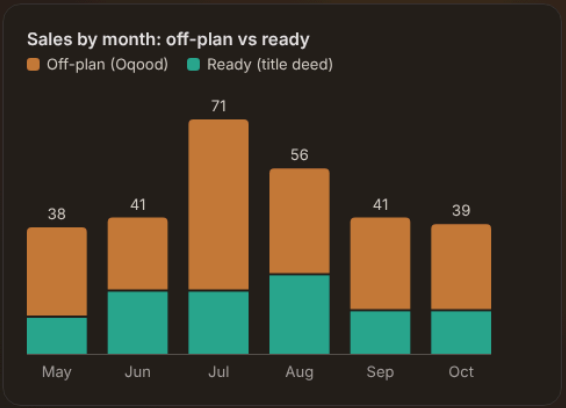
Yazdan Properties

COMMUNITY REPORT

Dubai Silicon Oasis

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
109	AED 1,079	6.6%
−57.3% on last year	−17.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Silicon Oasis Property Market Report

October 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Silicon Oasis recorded 109 sales worth AED 122.76M in October 2026, down 57.3% on Oct 2025. The median sale was AED 870,000 at AED 1,079 per sq ft, and off-plan took 23.9% of the month. Every figure comes from Dubai Land Department records.

SALES

109

▲ +1.9% MoM

▼ −57.3% YoY

MEDIAN PRICE

AED 870K

▼ −15.9% MoM

▼ −16.7% YoY

PRICE PER SQ FT

AED 1,079

▼ −3.4% MoM

▼ −17.9% YoY

OFF-PLAN SHARE

23.9%

of Oct 2026 sales

MEDIAN RENT

AED 57,000

per year, 4,784 contracts, 3 months

GROSS YIELD

6.6%

rent over sale price

Dubai Land Department records Dubai Silicon Oasis under the district Nadd Hessa. The figures cover that whole district.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
May 2026	27	11	40	78	34.6%
Jun 2026	22	19	58	99	22.2%
Jul 2026	52	19	86	157	33.1%
Aug 2026	32	24	83	139	23%
Sep 2026	28	13	66	107	26.2%
Oct 2026	26	13	70	109	23.9%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**187**	**99**	**403**	**689**	**27.1%**

Source: DLD-registered sales by calendar month, May 2026 to Oct 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 27 November 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	680	180	500	26.5%	AED 940,000	AED 1,123
Villas and townhouses	11	0	11	0%	too few	too few

Source: DLD-registered sales, the six months to 27 November 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in October 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO OCT 2026
1 month	Sep 2026	AED 1,117	107	−3.4%
3 months	Jul 2026	AED 1,200	157	−10.1%
6 months	Apr 2026	AED 1,203	94	−10.3%
12 months	Oct 2025	AED 1,315	255	−17.9%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q4 2025	AED 1,375	699	
Q1 2026	AED 1,147	368	−16.6%
Q2 2026	AED 1,170	271	+2%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,138	403	−2.7%
Q4 2026	AED 1,079	109	−5.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,079 per sq ft from 109 sales.

Rents and yield

4,784 Ejari rent contracts were registered in the three months to the end of October 2026: 1,811 new leases and 2,973 renewals. The median annual rent was AED 57,000. Set against the median sale price, that is a gross yield of 6.6%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 54,000	28,209
Villas and townhouses	AED 172,700	1,823

Source: DLD Ejari contracts, 24 months to 27 November 2026. Gross yield is before service charges, fees and empty months.

What sold in October 2026

LAYOUT	SALES	SHARE
1-bed	38	34.9%
2-bed	35	32.1%
Studio	25	22.9%
Office	5	4.6%
Other / not stated	3	2.8%
3-bed	3	2.8%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	11.9%	10.3%

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	31.2%	22.4%
AED 750K-1M	16.5%	13.1%
AED 1-1.5M	15.6%	34.6%
AED 1.5-2M	19.3%	12.1%
AED 2-3M	3.7%	6.5%
AED 5-10M	0.9%	0%
AED 10M+	0.9%	0.9%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
T88	10	AED 1,520,358
Khansaheb 1	8	AED 940,000
Silicon Gate 1	7	AED 540,696
The Hillgate	7	AED 1,937,828
Arabian Gate	5	AED 535,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Danube Properties Development	1,285	33.4%	Timez By Danube, Oasiz 2 by Danube, Oasiz 1 by Danube
Time Properties	281	7.3%	Silicon Gate 1, Arabian Gate, Silicon Gates 4
Gulf General Investments Co. (P.S.C	277	7.2%	Axis Residences 1, Topaz Residences 3, Axis Residences 4

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Ellington Properties Development	253	6.6%	The Hillgate
Pob1 Properties	157	4.1%	Serenova

What the numbers say

- The median price per sq ft is 17.9% lower than in Oct 2025 (AED 1,079 against AED 1,315). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 27.1% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 6.6%.
- The best-selling project in October 2026 was T88 with 10 sales.

Common questions

What is the average price per sq ft in Dubai Silicon Oasis?

The median sale in Dubai Silicon Oasis in October 2026 was AED 1,079 per sq ft across 109 DLD-recorded sales, 17.9% lower than a year earlier.

Is Dubai Silicon Oasis mostly off-plan or ready?

Over the six months to October 2026, 27.1% of Dubai Silicon Oasis sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Silicon Oasis?

Gross yield on DLD figures was 6.6% in October 2026: the median annual rent of AED 57,000 over the median sale price.

Off-plan projects selling in Dubai Silicon Oasis

Developer prices, payment plans and handover dates for projects launching or selling now:

- Oasis Lofts by Uniestate Properties, from AED 1.86M, handover Q1 2027
- Yigo Luxe by YIGO Developments, from AED 904K, handover Q4 2029
- Elyra Residences by Enaam Properties Development, from AED 695K, handover Q4 2028

More on Dubai Silicon Oasis

- Dubai Silicon Oasis area guide: prices, rents and yields
- Dubai Silicon Oasis rental yield, by home size
- Dubai market report, October 2026
- Dubai property rankings, October 2026: yields, prices and rents by area
- Dubai off-plan projects: prices and payment plans
- Off-plan projects on one live map

Thinking about Dubai Silicon Oasis?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Book a 30-minute advisory call →

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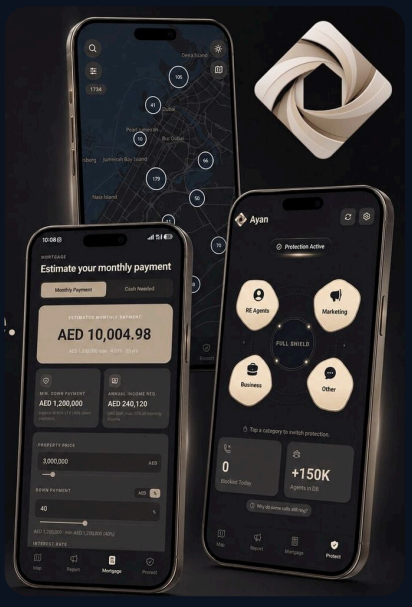
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About these figures. Every number comes from Dubai Land Department records for the DLD district Nadd Hessa: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a

little light. Data pulled 27 November 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.