Yazdan Properties

COMMUNITY REPORT

Dubai Studio City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
70	AED 2,405	11.3%
−48.5% on last year	+73.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Studio City 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.

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

Dubai Studio City recorded 70 sales worth AED 68.61M in October 2026, down 48.5% on Oct 2025. The median sale was AED 530,000 at AED 2,405 per sq ft, and off-plan took 71.4% of the month. Every figure comes from Dubai Land Department records.

SALES
70
▼ −23.1% MoM
▼ −48.5% YoY

MEDIAN PRICE
AED 530K
▼ −6.7% MoM
▼ −27.4% YoY

PRICE PER SQ FT
AED 2,405
▲ +50.4% MoM
▲ +73.6% YoY

OFF-PLAN SHARE
71.4%
of Oct 2026 sales

MEDIAN RENT
AED 60,000
per year, 701 contracts, 3 months

GROSS YIELD
11.3%
launch prices, see note

Dubai Land Department records Dubai Studio City under the district Al Hebiah Second. 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	51	20	0	71	71.8%
Jun 2026	127	24	0	151	84.1%
Jul 2026	143	40	0	183	78.1%
Aug 2026	75	15	0	90	83.3%
Sep 2026	76	14	1	91	83.5%
Oct 2026	50	20	0	70	71.4%
Six months	**522**	**133**	**1**	**656**	**79.6%**

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	655	509	146	77.7%	AED 565,000	AED 1,564
Villas and townhouses	3	0	3	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 1,599	91	+50.4%
3 months	Jul 2026	AED 1,525	183	+57.7%
6 months	Apr 2026	AED 1,600	62	+50.3%
12 months	Oct 2025	AED 1,385	136	+73.6%

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 1,419	384	
Q1 2026	AED 1,568	304	+10.5%
Q2 2026	AED 1,563	284	−0.3%
Q3 2026	AED 1,558	364	−0.3%
Q4 2026	AED 2,405	70	+54.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,405 per sq ft from 70 sales.

Rents and yield

701 Ejari rent contracts were registered in the three months to the end of October 2026: 492 new leases and 209 renewals. The median annual rent was AED 60,000. Set against the median sale price, that is a gross yield of 11.3%.

> A note on that yield: most sales here are off-plan, so the price side is mostly launch prices for homes that are not built yet, while the rent side is today's rents on finished homes. Buying a ready home on resale usually gives a lower yield. Ask us for the figure on a specific building.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 61,135	3,076

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
Studio	48	68.6%
1-bed	19	27.1%
2-bed	2	2.9%
Other / not stated	1	1.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	35.7%	22%
AED 500-750K	28.6%	38.5%
AED 750K-1M	10%	18.7%
AED 1-1.5M	22.9%	14.3%
AED 1.5-2M	1.4%	5.5%

PRICE BAND	OCT 2026	SEP 2026
AED 2-3M	0%	1.1%
AED 10M+	1.4%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
The First Collection at Dubai Studio City	35	AED 315,775
Azizi Mirage 1	11	AED 530,000
Beach Oasis 2	6	AED 700,660
Laya Courtyard	6	AED 869,636

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
Azizi Developments	956	41.1%	Azizi Mirage 1, Beach Oasis 2, Azizi Vista
Tfg S C Development	388	16.7%	The First Collection at Dubai Studio City
Qube Development	224	9.6%	Arisha Terraces, Arisha Terraces
Laya Developers	192	8.3%	Laya Courtyard, Laya Heights
Prescott Real Estate Development	178	7.7%	Verano By Prescott

What the numbers say

- The median price per sq ft is 73.6% higher than in Oct 2025 (AED 2,405 against AED 1,385). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 79.6% of sales over the past six months were Oqood registrations, so prices here mostly reflect developer launch pricing, not resale values.

- Gross yield on DLD figures is 11.3%, but most sales here are off-plan, so that compares today's rents with launch prices for homes not yet built. A ready home bought at today's resale price will usually yield less.
- The best-selling project in October 2026 was The First Collection at Dubai Studio City with 35 sales.

Common questions

What is the average price per sq ft in Dubai Studio City?

The median sale in Dubai Studio City in October 2026 was AED 2,405 per sq ft across 70 DLD-recorded sales, 73.6% higher than a year earlier.

Is Dubai Studio City mostly off-plan or ready?

Over the six months to October 2026, 79.6% of Dubai Studio City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Studio City?

Gross yield on DLD figures was 11.3% in October 2026: the median annual rent of AED 60,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

Off-plan projects selling in Dubai Studio City

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

- Beach Oasis 2 Tower B by Azizi Developments, from AED 1.18M, handover Q1 2027
- Beach Oasis 2 Tower A by Azizi Developments, from AED 1.08M, handover Q1 2027
- Glitz 3 by Danube Properties, from AED 1.01M, handover Q1 2018

More on Dubai Studio City

- Dubai Studio City area guide: prices, rents and yields
- Dubai Studio City 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 Studio City?

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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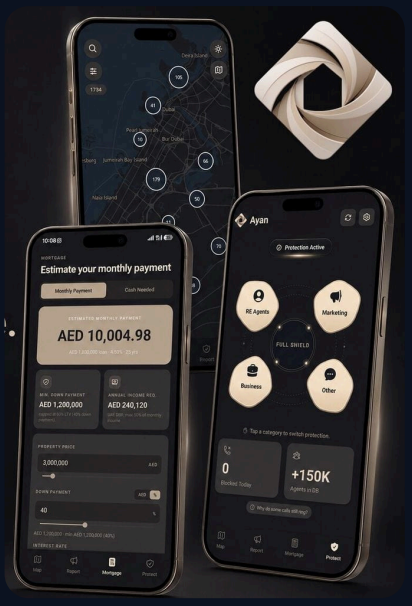
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah Second: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.