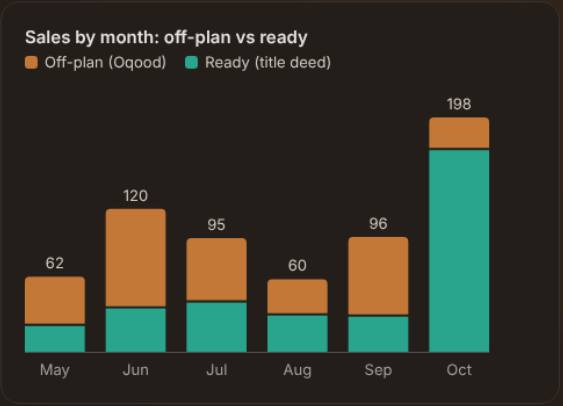
Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 2)

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
200	AED 1,000	5.3%
+49.3% on last year	-33.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubailand (Wadi Al Safa 2) 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

Dubailand (Wadi Al Safa 2) recorded 200 sales worth AED 243.72M in October 2026, up 49.3% on Oct 2025. The median sale was AED 903,502 at AED 1,000 per sq ft, and off-plan took 13% of the month. Every figure comes from Dubai Land Department records.

SALES

200

▲ +108.3% MoM

▲ +49.3% YoY

MEDIAN PRICE

AED 904K

▼ −7.6% MoM

▼ −36.2% YoY

PRICE PER SQ FT

AED 1,000

▼ −27.5% MoM

▼ −33.8% YoY

OFF-PLAN SHARE

13%

of Oct 2026 sales

MEDIAN RENT

AED 48,000

per year, 1,648 contracts, 3 months

GROSS YIELD

5.3%

rent over sale price

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 2. 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	40	22	1	63	63.5%
Jun 2026	83	37	1	121	68.6%
Jul 2026	53	42	1	96	55.2%
Aug 2026	29	31	0	60	48.3%
Sep 2026	66	30	0	96	68.8%
Oct 2026	26	172	2	200	13%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**297**	**334**	**5**	**636**	**46.7%**

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	584	243	341	41.6%	AED 915,000	AED 1,091
Villas and townhouses	42	30	12	71.4%	AED 1,310,000	AED 1,221

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 1,379	96	−27.5%
3 months	Jul 2026	AED 1,256	96	−20.4%
6 months	Apr 2026	AED 1,201	77	−16.7%
12 months	Oct 2025	AED 1,511	134	−33.8%

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 1,466	459	
Q1 2026	AED 1,287	308	−12.2%
Q2 2026	AED 1,346	261	+4.6%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,343	252	−0.2%
Q4 2026	AED 1,000	200	−25.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,000 per sq ft from 200 sales.

Rents and yield

1,648 Ejari rent contracts were registered in the three months to the end of October 2026: 1,061 new leases and 587 renewals. The median annual rent was AED 48,000. Set against the median sale price, that is a gross yield of 5.3%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 53,000	8,000
Villas and townhouses	AED 200,000	514

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	119	59.5%
2-bed	58	29%
Other / not stated	14	7%
3-bed	4	2%
Studio	4	2%
4-bed	1	0.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	2%	4.2%

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	9.5%	21.9%
AED 750K-1M	46.5%	24%
AED 1-1.5M	33.5%	37.5%
AED 1.5-2M	5.5%	8.3%
AED 2-3M	0.5%	2.1%
AED 5-10M	1.5%	1%
AED 10M+	1%	1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Qpoint Liwan-Plot R062	142	AED 900,295
Bianca	7	AED 1,182,000
Ayat Park View	6	AED 1,260,000
Parkgreen Residences by Alishaan	5	AED 922,481
Empire Lakeviews	4	AED 977,277

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
Ellington Karma Developers	494	21.9%	Belgravia Gardens
Empire Crown Real Estate Development	405	18%	Empire Lakeviews
Al Mazaya Real Estate	334	14.8%	Qpoint Liwan-Plot R008 A&B, Qpoint Liwan-Plot R005, Qpoint Liwan - Plot R002

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Clear Vision Real Estate Development	295	13.1%	Reem by vision, Celine By Vision, Karma
Hre Real Estate Development	194	8.6%	Sakura Gardens by HRE, Sakura Gardens by HRE

What the numbers say

- The median price per sq ft is 33.8% lower than in Oct 2025 (AED 1,000 against AED 1,511). 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 46.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.3%.
- The best-selling project in October 2026 was Qpoint Liwan-Plot R062 with 142 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 2)?

The median sale in Dubailand (Wadi Al Safa 2) in October 2026 was AED 1,000 per sq ft across 200 DLD-recorded sales, 33.8% lower than a year earlier.

Is Dubailand (Wadi Al Safa 2) mostly off-plan or ready?

Over the six months to October 2026, 46.7% of Dubailand (Wadi Al Safa 2) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 2)?

Gross yield on DLD figures was 5.3% in October 2026: the median annual rent of AED 48,000 over the median sale price.

Off-plan projects selling in Dubailand (Wadi Al Safa 2)

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

- Lumina by Vision by Vision Developments, from AED 553K, handover Q4 2028

More on Dubailand (Wadi Al Safa 2)

- Dubailand (Wadi Al Safa 2) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 2) 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 Dubailand (Wadi Al Safa 2)?

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 →

Prefer WhatsApp? **Chat with us on WhatsApp**

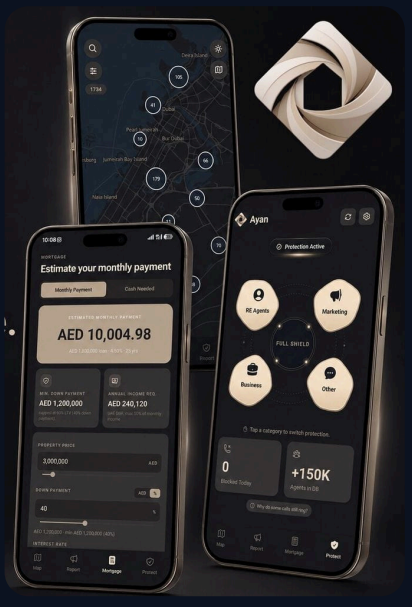
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About these figures. Every number comes from Dubai Land Department records for the DLD district Wadi Al Safa 2: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.