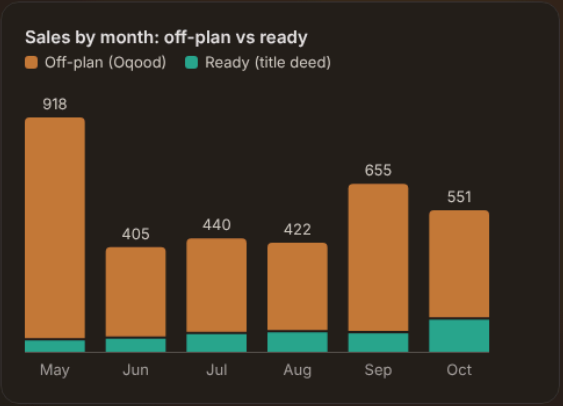
Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 3)

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
555	AED 1,452	6.5%
+66.2% on last year	-2.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubailand (Wadi Al Safa 3) 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 3) recorded 555 sales worth AED 1.3B in October 2026, up 66.2% on Oct 2025. The median sale was AED 1,095,000 at AED 1,452 per sq ft, and off-plan took 76.4% of the month. Every figure comes from Dubai Land Department records.

SALES

555

▼ −15.3% MoM

▲ +66.2% YoY

MEDIAN PRICE

AED 1.09M

▲ +51.7% MoM

▼ −1.6% YoY

PRICE PER SQ FT

AED 1,452

▲ +2.5% MoM

▼ −2.8% YoY

OFF-PLAN SHARE

76.4%

of Oct 2026 sales

MEDIAN RENT

AED 71,400

per year, 1,285 contracts, 3 months

GROSS YIELD

6.5%

launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 3. 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	873	45	3	921	94.8%
Jun 2026	353	52	0	405	87.2%
Jul 2026	370	70	0	440	84.1%
Aug 2026	345	77	2	424	81.4%
Sep 2026	582	73	0	655	88.9%
Oct 2026	424	127	4	555	76.4%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**2,947**	**444**	**9**	**3,400**	**86.7%**

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	2,515	2,187	328	87%	AED 1,000,000	AED 1,438
Villas and townhouses	244	140	104	57.4%	AED 3,460,000	AED 2,309

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 1,416	655	+2.5%
3 months	Jul 2026	AED 1,471	440	−1.3%
6 months	Apr 2026	AED 1,584	273	−8.3%
12 months	Oct 2025	AED 1,494	334	−2.8%

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 1,693	1,802	
Q1 2026	AED 1,622	1,562	−4.2%
Q2 2026	AED 1,454	1,599	−10.4%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,439	1,519	−1%
Q4 2026	AED 1,452	555	+0.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,452 per sq ft from 555 sales.

Rents and yield

1,285 Ejari rent contracts were registered in the three months to the end of October 2026: 700 new leases and 585 renewals. The median annual rent was AED 71,400. Set against the median sale price, that is a gross yield of 6.5%.

> 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 63,371	6,270
Villas and townhouses	AED 190,000	1,055

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	194	35%
Studio	156	28.1%
2-bed	76	13.7%
3-bed	65	11.7%
Other / not stated	35	6.3%

LAYOUT	SALES	SHARE
4-bed	25	4.5%
6-bed	2	0.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	1.6%	0.6%
AED 500-750K	25.4%	52.8%
AED 750K-1M	5.9%	4.4%
AED 1-1.5M	28.8%	26.9%
AED 1.5-2M	13%	4.6%
AED 2-3M	13%	5.3%
AED 3-5M	5%	2.6%
AED 5-10M	4.7%	2%
AED 10M+	2.5%	0.8%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Skyflame 1	111	AED 1,050,000
The Wilds Residences	55	AED 2,574,700
Binghatti Skyflame 2	52	AED 1,050,000
Taormina Village 1	39	AED 2,134,600
Living Legends Phase 5	37	AED 692,997

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
Binghatti Developers	3,088	31.4%	Binghatti Vintage, Binghatti Skyflame 1, Binghatti Titania
Aurora Spv 2	788	8%	The Wilds 3, The Wilds 1, The Wilds 2
Samana International Real Estate Development	705	7.2%	Samana Barari Heights, Samana Barari Views, Samana Barari Views 2
Samana Signature Real Estate Developments	666	6.8%	Samana Barari Lagoons, Samana Barari Avenue, Samana Business Park
Amer Alghurair Real Estate Development	398	4%	Living Legends Phase 5, Living Legends Phase 4

What the numbers say

- The median price per sq ft is 2.8% lower than in Oct 2025 (AED 1,452 against AED 1,494). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 86.7% 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 6.5%, 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 Binghatti Skyflame 1 with 111 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 3)?

The median sale in Dubailand (Wadi Al Safa 3) in October 2026 was AED 1,452 per sq ft across 555 DLD-recorded sales, 2.8% lower than a year earlier.

Is Dubailand (Wadi Al Safa 3) mostly off-plan or ready?

Over the six months to October 2026, 86.7% of Dubailand (Wadi Al Safa 3) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 3)?

Gross yield on DLD figures was 6.5% in October 2026: the median annual rent of AED 71,400 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 Dubailand (Wadi Al Safa 3)

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

- The Wilds by Aldar Properties, from AED 39.23M, handover Q3 2029
- Taormina Village 2 by Reportage Properties, from AED 4.29M, handover Q2 2029
- The Wilds Residences by Aldar Properties, from AED 1.67M, handover Q2 2030

More on Dubailand (Wadi Al Safa 3)

- Dubailand (Wadi Al Safa 3) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 3) 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 3)?

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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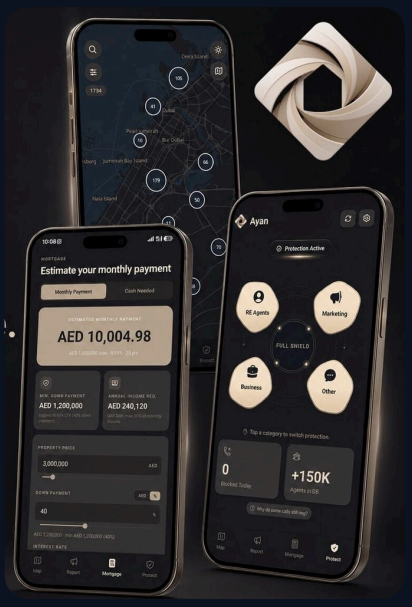
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About these figures. Every number comes from Dubai Land Department records for the DLD district Wadi Al Safa 3: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.