Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 4)

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
216	AED 1,651	7.1%
+16.1% on last year	−4.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubailand (Wadi Al Safa 4) 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

Dubailand (Wadi Al Safa 4) recorded 216 sales worth AED 289.46M in October 2026, up 16.1% on Oct 2025. The median sale was AED 1,058,675 at AED 1,651 per sq ft, and off-plan took 94.4% of the month. Every figure comes from Dubai Land Department records.

SALES
216
▼ −39.5% MoM
▲ +16.1% YoY

MEDIAN PRICE
AED 1.06M
▼ −18.9% MoM
▼ −31.7% YoY

PRICE PER SQ FT
AED 1,651
▼ −5% MoM
▼ −4.5% YoY

OFF-PLAN SHARE
94.4%
of Oct 2026 sales

MEDIAN RENT
AED 75,000
per year, 92 contracts, 3 months

GROSS YIELD
7.1%
launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 4. 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	259	1	0	260	99.6%
Jun 2026	489	4	0	493	99.2%
Jul 2026	647	14	1	662	97.7%
Aug 2026	928	17	0	945	98.2%
Sep 2026	354	3	0	357	99.2%
Oct 2026	204	12	0	216	94.4%
Six months	**2,881**	**51**	**1**	**2,933**	**98.2%**

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	2,754	2,719	35	98.7%	AED 627,625	AED 1,717
Villas and townhouses	23	18	5	78.3%	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 1,737	357	−5%
3 months	Jul 2026	AED 1,731	662	−4.6%
6 months	Apr 2026	AED 1,851	93	−10.8%
12 months	Oct 2025	AED 1,729	186	−4.5%

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 1,781	513	
Q1 2026	AED 1,763	305	−1%
Q2 2026	AED 1,720	846	−2.4%
Q3 2026	AED 1,717	1,964	−0.2%
Q4 2026	AED 1,651	216	−3.8%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,651 per sq ft from 216 sales.

Rents and yield

92 Ejari rent contracts were registered in the three months to the end of October 2026: 87 new leases and 5 renewals. The median annual rent was AED 75,000. Set against the median sale price, that is a gross yield of 7.1%.

> 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 65,000	129

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	102	47.2%
Studio	65	30.1%
2-bed	35	16.2%
3-bed	10	4.6%
Other / not stated	4	1.9%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	29.2%	20.2%
AED 750K-1M	12%	5.9%

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	35.2%	50.4%
AED 1.5-2M	4.6%	8.4%
AED 2-3M	13%	12.3%
AED 3-5M	5.1%	2.8%
AED 5-10M	0.9%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Arancia Yards 2 By Beyond	116	AED 1,311,000
Azizi Milan 28	24	AED 588,500
Azizi Milan 20	14	AED 589,000
Azizi Milan Heights	9	AED 614,790
Mag 330	9	AED 875,000

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
Azizi Developments	2,325	44%	Azizi Milan Heights, Azizi Milan 20, Azizi Milan 30
Majid Al Futtaim Ghaf Woods	1,664	31.5%	Capria West, Capria East, Distrikt
Peninsula Altera Real Estate Development	307	5.8%	Arancia Yards 2 By Beyond
One International Real Estate Development	307	5.8%	Laguna Residence
Peninsula Elit Real Estate Development L.L.C S.O.C	253	4.8%	Arancia Yards By Beyond

What the numbers say

- The median price per sq ft is 4.5% lower than in Oct 2025 (AED 1,651 against AED 1,729). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 98.2% 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 7.1%, 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 Arancia Yards 2 By Beyond with 116 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 4)?

The median sale in Dubailand (Wadi Al Safa 4) in October 2026 was AED 1,651 per sq ft across 216 DLD-recorded sales, 4.5% lower than a year earlier.

Is Dubailand (Wadi Al Safa 4) mostly off-plan or ready?

Over the six months to October 2026, 98.2% of Dubailand (Wadi Al Safa 4) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 4)?

Gross yield on DLD figures was 7.1% in October 2026: the median annual rent of AED 75,000 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 Dubailand (Wadi Al Safa 4)

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

- Ghaf Woods Distrikt 2 by Majid Al Futtaim, from AED 3.03M, handover Q3 2029
- Ghaf Woods Distrikt 3 by Majid Al Futtaim, from AED 2.93M, handover Q3 2029
- Ghaf Woods Distrikt 4 by Majid Al Futtaim, from AED 2.81M, handover Q3 2029
- Ghaf Woods Distrikt 1 by Majid Al Futtaim, from AED 2.78M, handover Q3 2029

More on Dubailand (Wadi Al Safa 4)

- Dubailand (Wadi Al Safa 4) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 4) 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 4)?

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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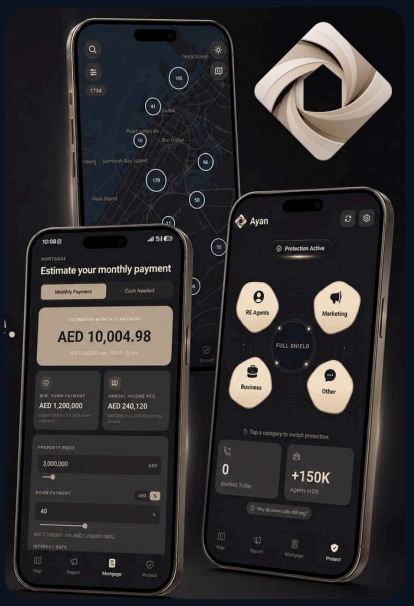
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About these figures. Every number comes from Dubai Land Department records for the DLD district Wadi Al Safa 4: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.