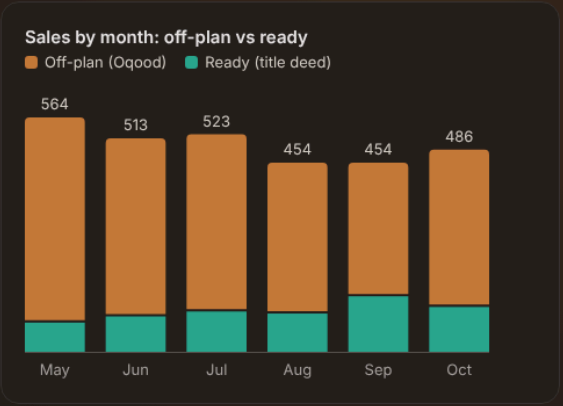
Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 5)

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
493	AED 1,450	6.6%
−34.5% on last year	−1.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubailand (Wadi Al Safa 5) 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 5) recorded 493 sales worth AED 814.42M in October 2026, down 34.5% on Oct 2025. The median sale was AED 965,000 at AED 1,450 per sq ft, and off-plan took 76.5% of the month. Every figure comes from Dubai Land Department records.

SALES
493
▲ +5.6% MoM
▼ −34.5% YoY

MEDIAN PRICE
AED 965K
▼ −12.3% MoM
▲ +0.3% YoY

PRICE PER SQ FT
AED 1,450
▲ +5.5% MoM
▼ −1.9% YoY

OFF-PLAN SHARE
76.5%
of Oct 2026 sales

MEDIAN RENT
AED 64,000
per year, 3,357 contracts, 3 months

GROSS YIELD
6.6%
launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 5. 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	493	71	4	568	86.8%
Jun 2026	427	86	9	522	81.8%
Jul 2026	425	98	3	526	80.8%
Aug 2026	361	93	7	461	78.3%
Sep 2026	319	135	13	467	68.3%
Oct 2026	377	109	7	493	76.5%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**2,402**	**592**	**43**	**3,037**	**79.1%**

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	2,381	2,098	283	88.1%	AED 865,906	AED 1,414
Villas and townhouses	427	137	290	32.1%	AED 3,200,000	AED 1,471

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 1,375	467	+5.5%
3 months	Jul 2026	AED 1,374	526	+5.5%
6 months	Apr 2026	AED 1,494	546	−2.9%
12 months	Oct 2025	AED 1,478	753	−1.9%

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 1,472	2,115	
Q1 2026	AED 1,468	1,864	−0.3%
Q2 2026	AED 1,468	1,636	+0%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,399	1,454	−4.7%
Q4 2026	AED 1,450	493	+3.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,450 per sq ft from 493 sales.

Rents and yield

3,357 Ejari rent contracts were registered in the three months to the end of October 2026: 1,754 new leases and 1,603 renewals. The median annual rent was AED 64,000. Set against the median sale price, that is a gross yield of 6.6%.

> 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 50,936	14,168
Villas and townhouses	AED 170,000	6,506

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	176	35.7%
1-bed	149	30.2%
3-bed	55	11.2%
2-bed	50	10.1%
Other / not stated	33	6.7%

LAYOUT	SALES	SHARE
4-bed	27	5.5%
5-bed	3	0.6%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	1.8%	8.8%
AED 500-750K	29.8%	23.1%
AED 750K-1M	19.1%	12.2%
AED 1-1.5M	22.3%	20.3%
AED 1.5-2M	5.7%	6%
AED 2-3M	6.5%	8.8%
AED 3-5M	10.3%	16.1%
AED 5-10M	3%	3.4%
AED 10M+	1.4%	1.3%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Weston	84	AED 718,648
The Wow Tower	46	AED 784,000
Sky Courts	24	AED 720,350
Empire Gardens	19	AED 889,777
Roof Comfort	17	AED 610,000

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
Samana International Real Estate Development	1,145	8.2%	Samana Boulevard Heights, Samana IBIZA, Samana IVY Gardens 2
North Dubailand Projects	1,135	8.1%	La Tilia at Villanova Phase 2, La Tilia at Villanova Phase 1, La Violeta 1
Aurora Spv 3	1,113	7.9%	Athlon by Al Dar 1, Rise by Athlon 1, Athlon by Al Dar 2
Imtiaz Real Estate Investment & Development	1,019	7.3%	Cove Boulevard By Imtiaz, Cove Edition Residence 3 By Imtiaz, Cove Edition Residence 4 By Imtiaz
Peace Homes Development	954	6.8%	Peace Lagoons by Peace Homes, Peace Lagoons II by Peace Homes

What the numbers say

- The median price per sq ft is 1.9% lower than in Oct 2025 (AED 1,450 against AED 1,478). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 79.1% 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 6.6%, 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 Weston with 84 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 5)?

The median sale in Dubailand (Wadi Al Safa 5) in October 2026 was AED 1,450 per sq ft across 493 DLD-recorded sales, 1.9% lower than a year earlier.

Is Dubailand (Wadi Al Safa 5) mostly off-plan or ready?

Over the six months to October 2026, 79.1% of Dubailand (Wadi Al Safa 5) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 5)?

Gross yield on DLD figures was 6.6% in October 2026: the median annual rent of AED 64,000 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 5)

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

- Al Habtoor Polo Resort Villas by Al Habtoor, from AED 6.44M, handover Q2 2017
- Verdes by Haven by Aldar Properties, from AED 1.25M, handover Q2 2028

More on Dubailand (Wadi Al Safa 5)

- Dubailand (Wadi Al Safa 5) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 5) 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 5)?

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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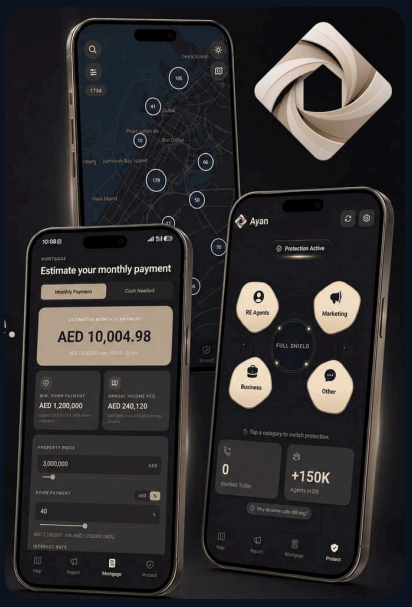
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About these figures. Every number comes from Dubai Land Department records for the DLD district Wadi Al Safa 5: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.