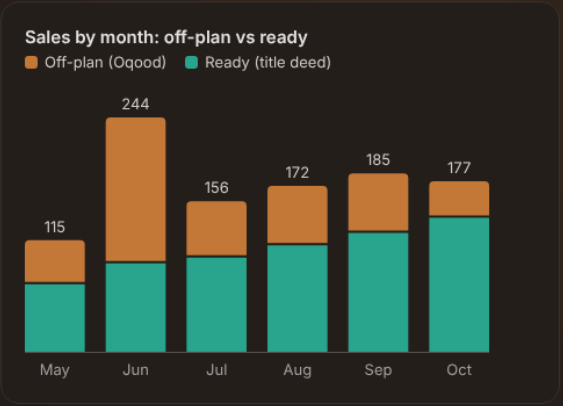
Yazdan Properties

COMMUNITY REPORT

International City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
178	AED 713	8.7%
+48.3% on last year	+5.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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International 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.

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

International City recorded 178 sales worth AED 140.49M in October 2026, up 48.3% on Oct 2025. The median sale was AED 457,500 at AED 713 per sq ft, and off-plan took 20.2% of the month. Every figure comes from Dubai Land Department records.

SALES
178
▼ −3.8% MoM
▲ +48.3% YoY

MEDIAN PRICE
AED 458K
▼ −15.7% MoM
▲ +6.4% YoY

PRICE PER SQ FT
AED 713
▼ −20.8% MoM
▲ +5.9% YoY

OFF-PLAN SHARE
20.2%
of Oct 2026 sales

MEDIAN RENT
AED 40,000
per year, 7,460 contracts, 3 months

GROSS YIELD
8.7%
rent over sale price

Dubai Land Department records International City under the district Al Warsan First, which also takes in neighbouring communities. Treat the figures as a guide to the wider 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	44	71	0	115	38.3%
Jun 2026	151	93	2	246	61.4%
Jul 2026	57	99	0	156	36.5%
Aug 2026	60	112	0	172	34.9%
Sep 2026	60	125	0	185	32.4%
Oct 2026	36	141	1	178	20.2%
Six months	**408**	**641**	**3**	**1,052**	**38.8%**

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	1,041	395	646	37.9%	AED 513,800	AED 839
Villas and townhouses	27	0	27	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 900	185	−20.8%
3 months	Jul 2026	AED 963	156	−26%
6 months	Apr 2026	AED 987	131	−27.8%
12 months	Oct 2025	AED 673	120	+5.9%

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 691	377	
Q1 2026	AED 822	415	+19%
Q2 2026	AED 1,105	492	+34.4%
Q3 2026	AED 874	513	−20.9%
Q4 2026	AED 713	178	−18.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 713 per sq ft from 178 sales.

Rents and yield

7,460 Ejari rent contracts were registered in the three months to the end of October 2026: 2,947 new leases and 4,513 renewals. The median annual rent was AED 40,000. Set against the median sale price, that is a gross yield of 8.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 37,000	43,569
Villas and townhouses	AED 115,000	746

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	74	41.6%
Studio	73	41%
2-bed	14	7.9%
Other / not stated	14	7.9%
3-bed	3	1.7%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	60.1%	43.8%
AED 500-750K	16.3%	25.4%
AED 750K-1M	10.1%	17.8%
AED 1-1.5M	6.7%	5.4%
AED 1.5-2M	2.2%	3.8%

PRICE BAND	OCT 2026	SEP 2026
AED 2-3M	3.4%	3.2%
AED 5-10M	0.6%	0%
AED 10M+	0.6%	0.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Yigo26	12	AED 895,942
International City Emarati	11	AED 355,000
Lawnz Residence by Danube	8	AED 557,500
Listone Residence	7	AED 1,098,470
Ryze by AUM	5	AED 969,576

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
International City	282	19.3%	International City Emarati, Warsan Village A, Warsan Village - B & C
Danube Properties Development	257	17.6%	Lawnz Residence by Danube, Olivz Residence, Petalz By Danube
Ayat Real Estate Development	223	15.2%	Ayami Residence, by Ayat Development
Devan Real Estate Development	122	8.3%	Longford Residences by Devan Real Estate Development
Yangtze International Real Estate Developer	116	7.9%	Yigo26

What the numbers say

- The median price per sq ft is 5.9% higher than in Oct 2025 (AED 713 against AED 673). 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 38.8% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 8.7%.
- The best-selling project in October 2026 was Yigo26 with 12 sales.

Common questions

What is the average price per sq ft in International City?

The median sale in International City in October 2026 was AED 713 per sq ft across 178 DLD-recorded sales, 5.9% higher than a year earlier.

Is International City mostly off-plan or ready?

Over the six months to October 2026, 38.8% of International City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in International City?

Gross yield on DLD figures was 8.7% in October 2026: the median annual rent of AED 40,000 over the median sale price.

Off-plan projects selling in International City

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

- AYAMI Residence by Ayat Development, from AED 897K, handover Q4 2028
- Yigo 26 by YIGO Developments, from AED 736K, handover Q4 2027
- Crystal Tower by VHS Developments, from AED 719K, handover Q1 2028
- Listone Residence by Lion Stone Properties, from AED 541K, handover Q3 2028

More on International City

- International City area guide: prices, rents and yields
- International 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 International 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 →

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

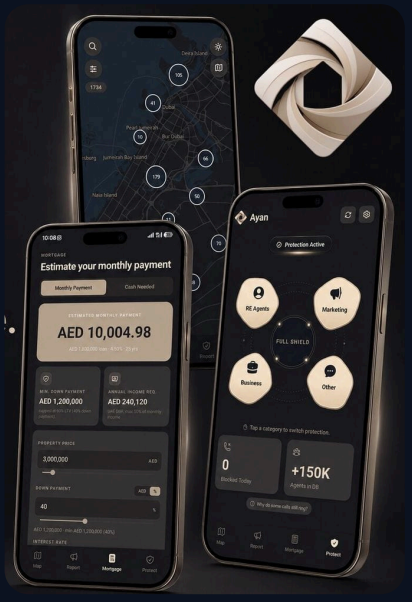
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Warsan First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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