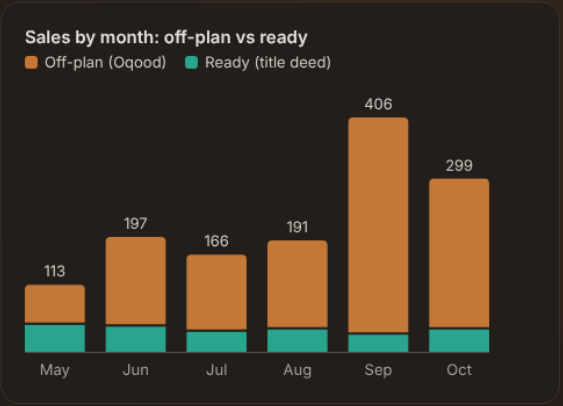
Yazdan Properties

COMMUNITY REPORT

Motor City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
299	AED 1,502	7.3%
−38.1% on last year	−13.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Motor 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

Motor City recorded 299 sales worth AED 419.59M in October 2026, down 38.1% on Oct 2025. The median sale was AED 1,100,000 at AED 1,502 per sq ft, and off-plan took 87% of the month. Every figure comes from Dubai Land Department records.

SALES
299
▼ −26.5% MoM
▼ −38.1% YoY

MEDIAN PRICE
AED 1.1M
▲ +4.8% MoM
▼ −1.6% YoY

PRICE PER SQ FT
AED 1,502
▼ −18.5% MoM
▼ −13.6% YoY

OFF-PLAN SHARE
87%
of Oct 2026 sales

MEDIAN RENT
AED 80,000
per year, 722 contracts, 3 months

GROSS YIELD
7.3%
launch prices, see note

Dubai Land Department records Motor City under the district Al Hebiah First. 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	66	47	2	115	57.4%
Jun 2026	153	44	1	198	77.3%
Jul 2026	131	35	0	166	78.9%
Aug 2026	152	39	0	191	79.6%
Sep 2026	376	30	1	407	92.4%
Oct 2026	260	39	0	299	87%
Six months	**1,138**	**234**	**4**	**1,376**	**82.7%**

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	1,561	1,371	190	87.8%	AED 1,100,000	AED 1,701
Villas and townhouses	20	0	20	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 1,843	407	−18.5%
3 months	Jul 2026	AED 1,762	166	−14.8%
6 months	Apr 2026	AED 1,711	157	−12.2%
12 months	Oct 2025	AED 1,738	483	−13.6%

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 1,877	1,228	
Q1 2026	AED 1,729	725	−7.9%
Q2 2026	AED 1,707	470	−1.3%
Q3 2026	AED 1,800	764	+5.4%
Q4 2026	AED 1,502	299	−16.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,502 per sq ft from 299 sales.

Rents and yield

722 Ejari rent contracts were registered in the three months to the end of October 2026: 398 new leases and 324 renewals. The median annual rent was AED 80,000. Set against the median sale price, that is a gross yield of 7.3%.

> 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 76,000	3,531
Villas and townhouses	AED 270,000	181

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	155	51.8%
Studio	78	26.1%
2-bed	42	14%
Other / not stated	14	4.7%
3-bed	9	3%
Shop	1	0.3%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	5%	7.4%
AED 750K-1M	23.7%	36.9%

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	49.2%	27.5%
AED 1.5-2M	12.7%	3.7%
AED 2-3M	3.3%	7.9%
AED 3-5M	2%	2.5%
AED 5-10M	4%	12.8%
AED 10M+	0%	1.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Skyterraces	209	AED 1,100,000
Sierra by Iman	15	AED 1,223,629
Sobha Orbis	7	AED 1,200,505
Sobha Solis	7	AED 2,246,190
O1NE District - Dawn	6	AED 5,767,500

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
Sobha	2,807	46.5%	Sobha Solis, Sobha Orbis
Binghatti Developers	1,048	17.4%	Binghatti Skyterraces
Iman Developers	695	11.5%	Sierra by Iman, 15 Cascade
Takaya Real Estate Development	351	5.8%	Takaya, Takaya
Tiger Properties	207	3.4%	Ananda Residences

What the numbers say

- The median price per sq ft is 13.6% lower than in Oct 2025 (AED 1,502 against AED 1,738). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 82.7% 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 7.3%, 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 Skyterraces with 209 sales.

Common questions

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

The median sale in Motor City in October 2026 was AED 1,502 per sq ft across 299 DLD-recorded sales, 13.6% lower than a year earlier.

Is Motor City mostly off-plan or ready?

Over the six months to October 2026, 82.7% of Motor City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Motor City?

Gross yield on DLD figures was 7.3% in October 2026: the median annual rent of AED 80,000 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 Motor City

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

- Sobha Solis Tower D by Sobha Realty, from AED 2.43M, handover Q4 2027
- Sobha Solis Tower C by Sobha Realty, from AED 2.2M, handover Q4 2027
- Sobha Solis Tower A by Sobha Realty, from AED 2.14M, handover Q4 2027
- Sobha Solis Tower B by Sobha Realty, from AED 2M, handover Q4 2027
- Harmony Takaya by Union Properties, from AED 1.94M, handover Q4 2027
- Symphony Takaya by Union Properties, from AED 1.83M, handover Q4 2027

- Takaya Tower by Union Properties, from AED 1.68M, handover Q4 2027
- Mövenpick Residences by CITYVIEW Developments, from AED 811K, handover Q4 2028
- Binghatti Sky Terraces by Binghatti Developers, from AED 781K, handover Q2 2028

More on Motor City

- Motor City area guide: prices, rents and yields
- Motor 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 Motor 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**

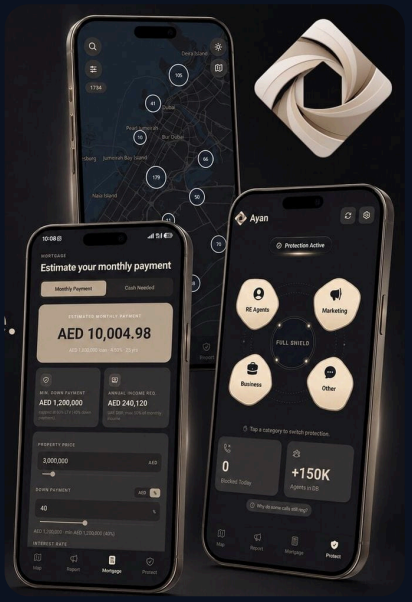
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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