

Arjan February Market Report

Apartments

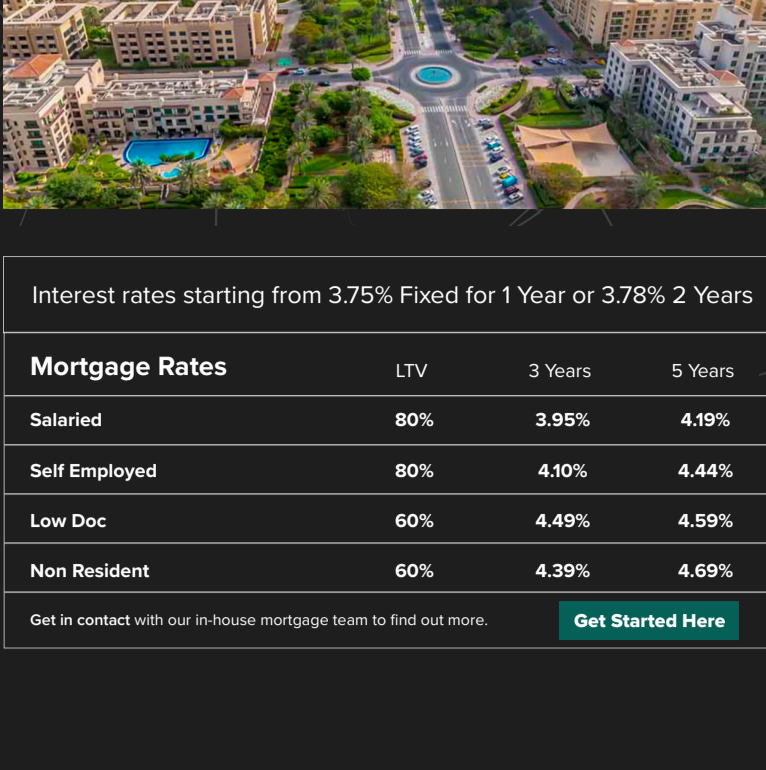
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Arjan Lifestyle and Connectivity Update

Arjan remains a firm favourite with families and professionals in 2026. Its tree-lined streets, landscaped parks and reputable nearby schools create a welcoming environment for family living. Strong road connectivity and everyday amenities support seamless commuting and business activity. Ongoing residential developments further enhance lifestyle choices.



NEWS

White & Co.

At the White Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

| Mortgage Rates | LTV | 3 Years | 5 Years |
|----------------|-----|---------|---------|
| Salaried | 80% | 3.95% | 4.9% |
| Self Employed | 80% | 4.10% | 4.44% |
| Low Doc | 60% | 4.49% | 4.59% |
| Non Resident | 60% | 4.39% | 4.6% |

Get in contact with our in-house mortgage team to find out more. [Get Started Here](#)

Hot Properties for Sale

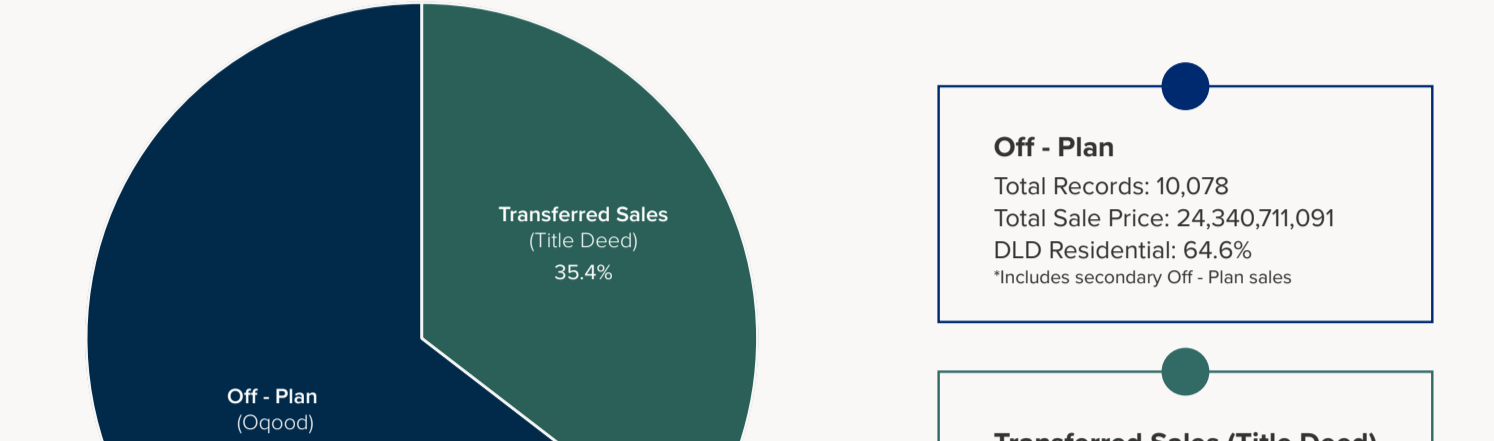
| | | | | |
|------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|
| <p>Divine Living, Arjan AED 1,690,000 2 3 1236</p> | <p>Welcome Residency, Arjan AED 1,850,000 2 3 1498</p> | <p>Divine Residence, Arjan AED 1,950,000 2 3 1519</p> | <p>Divine Residence, Arjan AED 1,950,000 2 3 1360</p> | <p>Welcome Residency, Arjan AED 1,969,999 2 2 1344</p> |
|------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|

Recent White & Co. Sales

| | | | | |
|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
| <p>Kyoto by ORO24, Arjan AED 1,000,000 2 3 989</p> | <p>Gardenia Livings, Arjan AED 1,000,000 2 2 741</p> | <p>Prime Gardens, Arjan AED 1,200,000 1 2 873</p> | <p>Gardenia Livings, Arjan AED 1,435,000 2 3 1,044</p> | <p>Gardenia Livings, Arjan AED 1,480,000 2 3 1,036</p> |
|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|

Dubai House Price Timeline

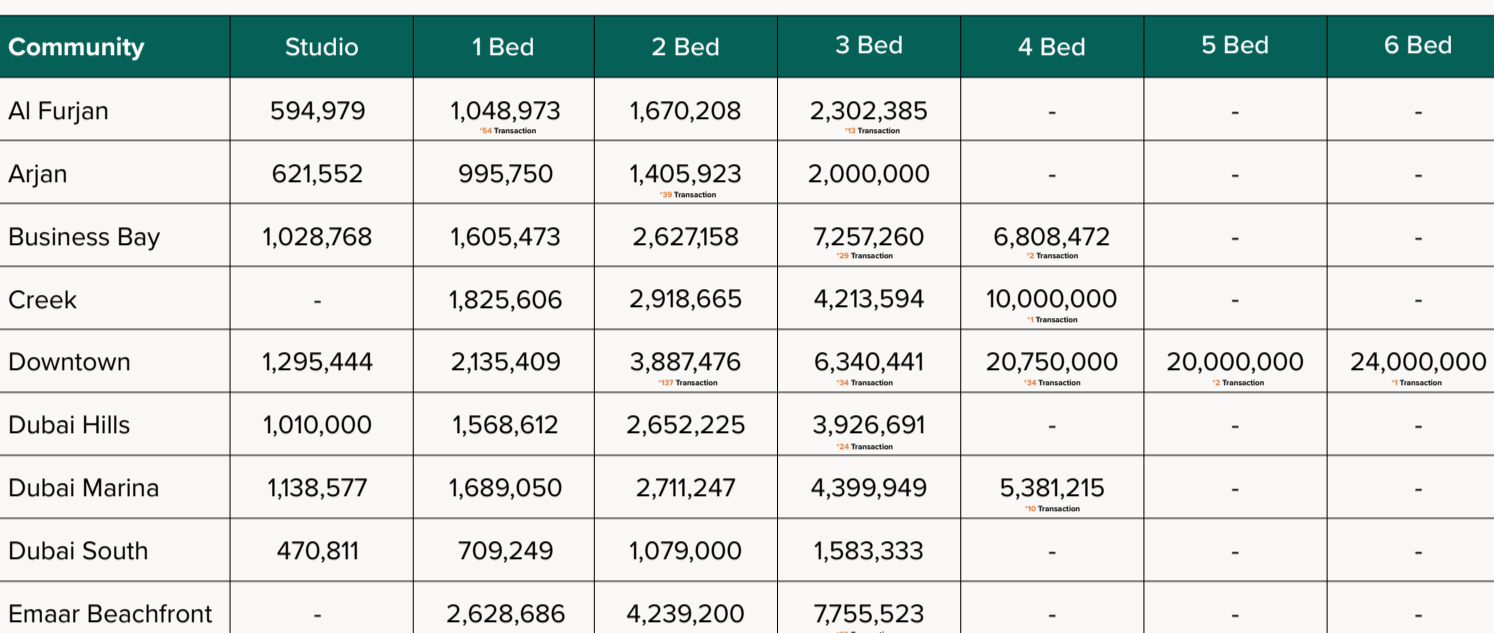
JANUARY 2026



| | | | |
|----------------------|----------------------|-----------------------|---------------------------------|
| -0.39% MoM Change | -0.98% GoQ Change | +12.29% YoY Change | AED 1,667 Average Price/SQFT |
|----------------------|----------------------|-----------------------|---------------------------------|

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



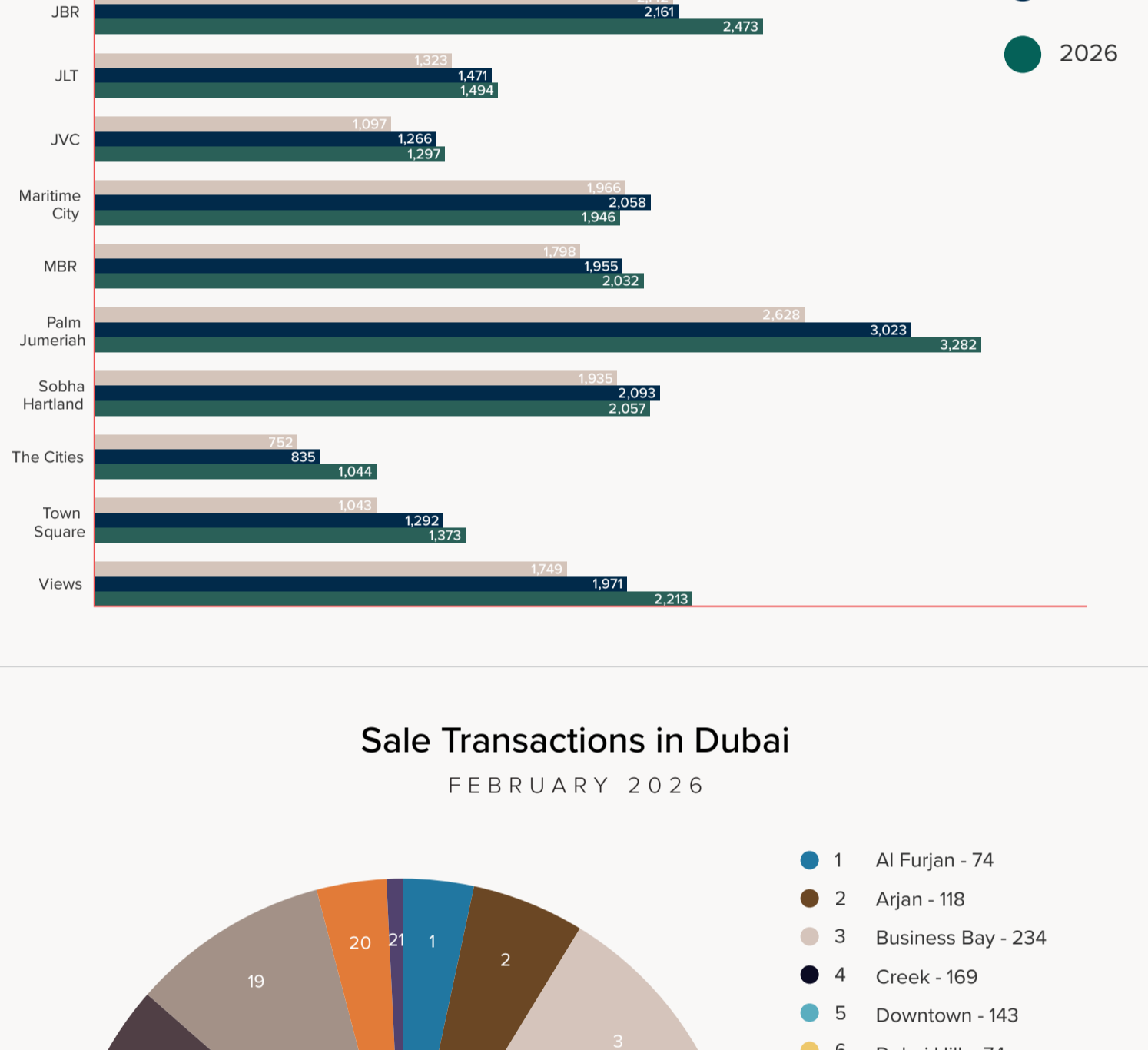
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan | 594,979 | 1,048,973 | 1,670,208 | 2,302,385 | - | - | - |
| Arjan | 621,552 | 995,750 | 1,405,923 | 2,000,000 | - | - | - |
| Business Bay | 1,028,768 | 1,605,473 | 2,627,158 | 7,257,260 | 6,808,472 | - | - |
| Creek | - | 1,825,606 | 2,918,665 | 4,213,594 | 10,000,000 | - | - |
| Downtown | 1,295,444 | 2,135,409 | 3,887,476 | 6,340,441 | 20,750,000 | 20,000,000 | 24,000,000 |
| Dubai Hills | 1,010,000 | 1,568,612 | 2,652,225 | 3,926,691 | - | - | - |
| Dubai Marina | 1,138,577 | 1,689,050 | 2,711,247 | 4,399,949 | 5,381,215 | - | - |
| Dubai South | 470,811 | 709,249 | 1,079,000 | 1,583,333 | - | - | - |
| Emaar Beachfront | - | 2,628,686 | 4,239,200 | 7,755,523 | - | - | - |
| Emaar South | - | 1,050,000 | 1,589,091 | 1,856,667 | - | - | - |
| Greens | 878,000 | 1,442,679 | 2,257,001 | 3,278,096 | - | - | - |
| JBR | 2,600,000 | 2,131,688 | 3,876,966 | 6,929,978 | 8,771,248 | - | - |
| JLT | 782,061 | 1,228,338 | 2,140,920 | 2,906,917 | 2,287,708 | - | - |
| JVC | 612,204 | 1,023,734 | 1,579,737 | 1,976,260 | 2,950,000 | - | - |
| Maritime City | 903,870 | - | 2,864,230 | - | - | - | - |
| MBR | 710,541 | 1,312,644 | 2,102,306 | 4,000,000 | 8,505,720 | - | - |
| Palm Jumeirah | 1,586,659 | 3,626,311 | 5,688,054 | 9,853,161 | 13,225,000 | 51,400,000 | 34,000,000 |
| Sobha Hartland | 1,008,000 | 1,360,825 | 2,154,155 | 3,689,444 | - | - | - |
| The Cities | 565,426 | 872,872 | 1,304,038 | 1,651,476 | 3,009,766 | - | - |
| Town Square | 587,273 | 865,000 | 1,352,437 | 2,127,353 | - | - | - |
| Views | 1,021,000 | 1,935,692 | 3,164,231 | 3,900,000 | - | - | - |

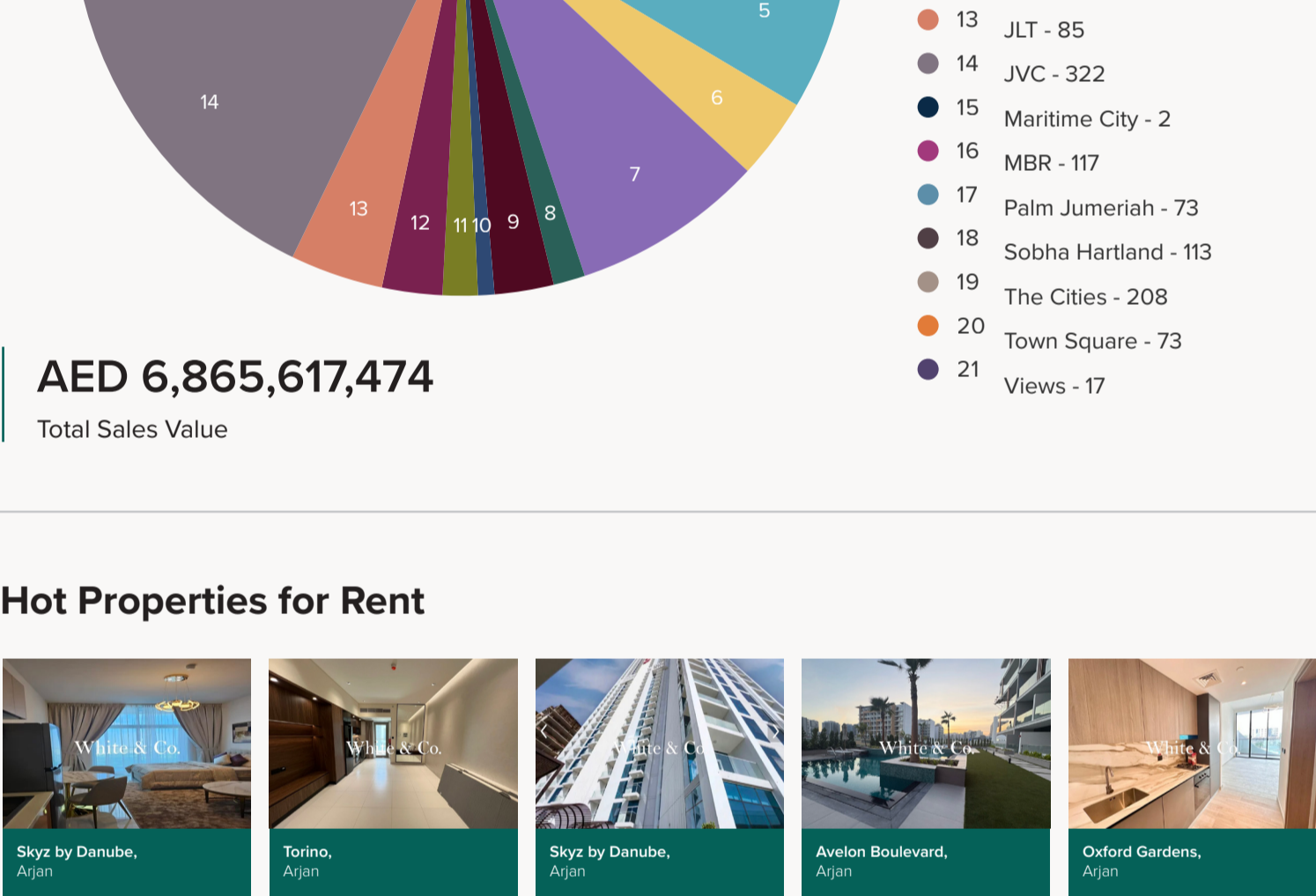
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026



Hot Properties for Rent

| | | | | |
|-------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------|
| <p>Skyz by Danube, Arjan AED 55,000 1 365</p> | <p>Torino, Arjan AED 59,999 1 369</p> | <p>Skyz by Danube, Arjan AED 60,000 1 362</p> | <p>Avelon Boulevard, Arjan AED 63,000 1 426</p> | <p>Orford Gardens, Arjan AED 64,999 1 410</p> |
|-------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------|

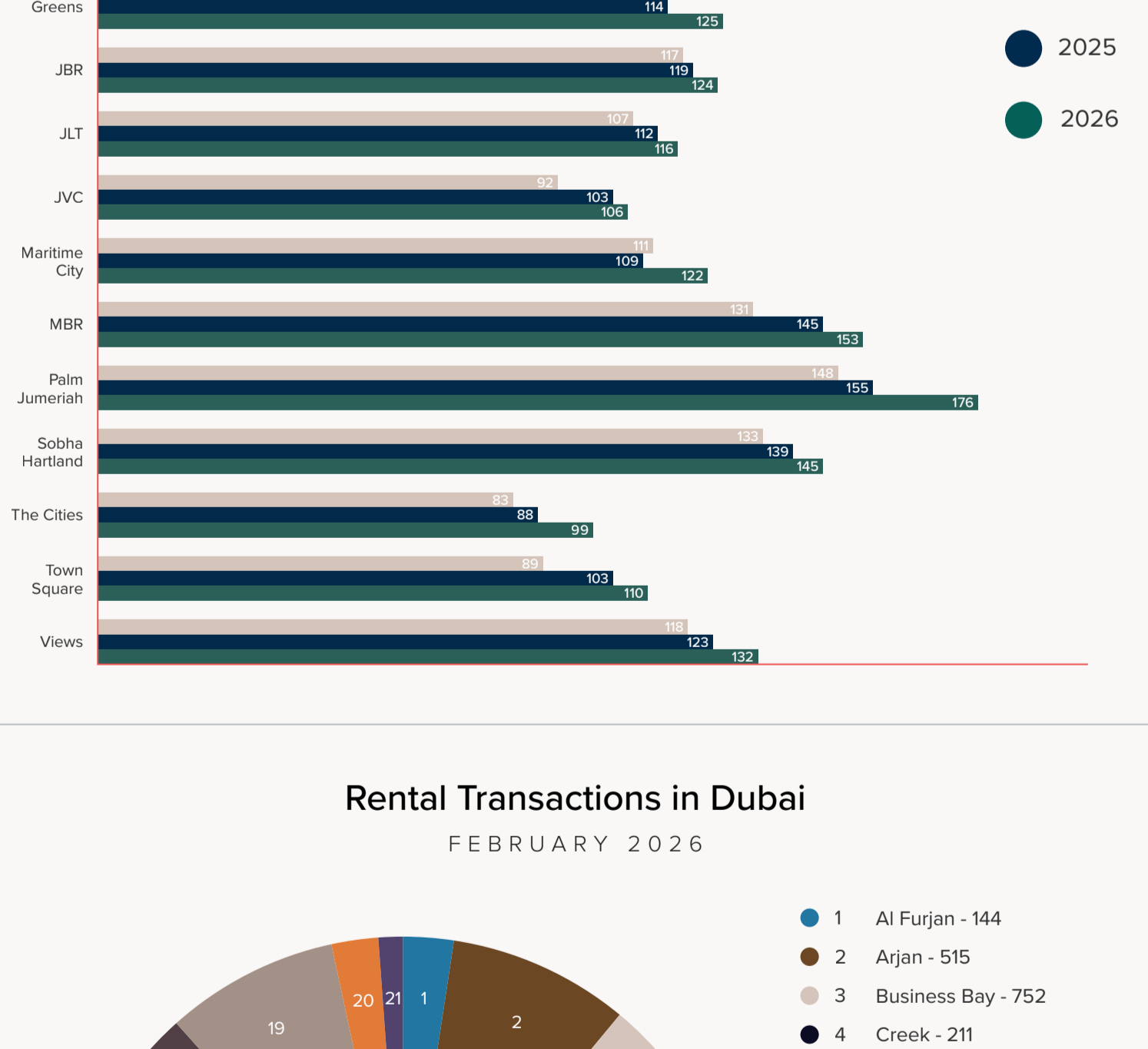
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|------------------|---------|---------|---------|---------|-----------|-------|-------|
| Al Furjan | 55,252 | 93,785 | 132,215 | 273,895 | 427,500 | - | - |
| Arjan | 53,388 | 74,218 | 106,804 | 162,353 | - | - | - |
| Business Bay | 78,704 | 105,813 | 159,726 | 212,896 | 537,857 | - | - |
| Creek | - | 116,239 | 175,487 | 269,521 | 472,500 | - | - |
| Downtown | 91,363 | 132,542 | 225,673 | 391,260 | 2,438,333 | - | - |
| Dubai Hills | 78,381 | 109,603 | 170,881 | 321,606 | - | - | - |
| Dubai Marina | 78,899 | 105,578 | 165,384 | 262,593 | 427,913 | - | - |
| Dubai South | 44,722 | 61,280 | 83,860 | 109,286 | - | - | - |
| Emaar Beachfront | - | 153,230 | 240,720 | 393,219 | 650,000 | - | - |
| Emaar South | - | 66,750 | 94,106 | 110,783 | - | - | - |
| Greens | 64,375 | 103,164 | 151,839 | 211,182 | - | - | - |
| JBR | 119,714 | 124,143 | 193,319 | 289,588 | 461,081 | - | - |
| JLT | 66,070 | 90,118 | 138,300 | 171,109 | 215,000 | - | - |
| JVC | 61,116 | 80,610 | 105,135 | 153,830 | 213,333 | - | - |
| Maritime City | 68,667 | 112,500 | 159,000 | - | - | - | - |
| MBR | 57,993 | 88,697 | 138,323 | 177,828 | 550,000 | - | - |
| Palm Jumeirah | 117,310 | 178,952 | 362,637 | 447,136 | 1,350,000 | - | - |
| Sobha Hartland | 73,333 | 98,501 | 154,353 | 212,933 | - | - | - |
| The Cities | 47,200 | 67,941 | 100,024 | 176,789 | 135,000 | - | - |
| Town Square | 48,973 | 69,483 | 101,576 | 135,111 | - | - | - |
| Views | 76,364 | 113,958 | 175,523 | 245,625 | 350,000 | - | - |

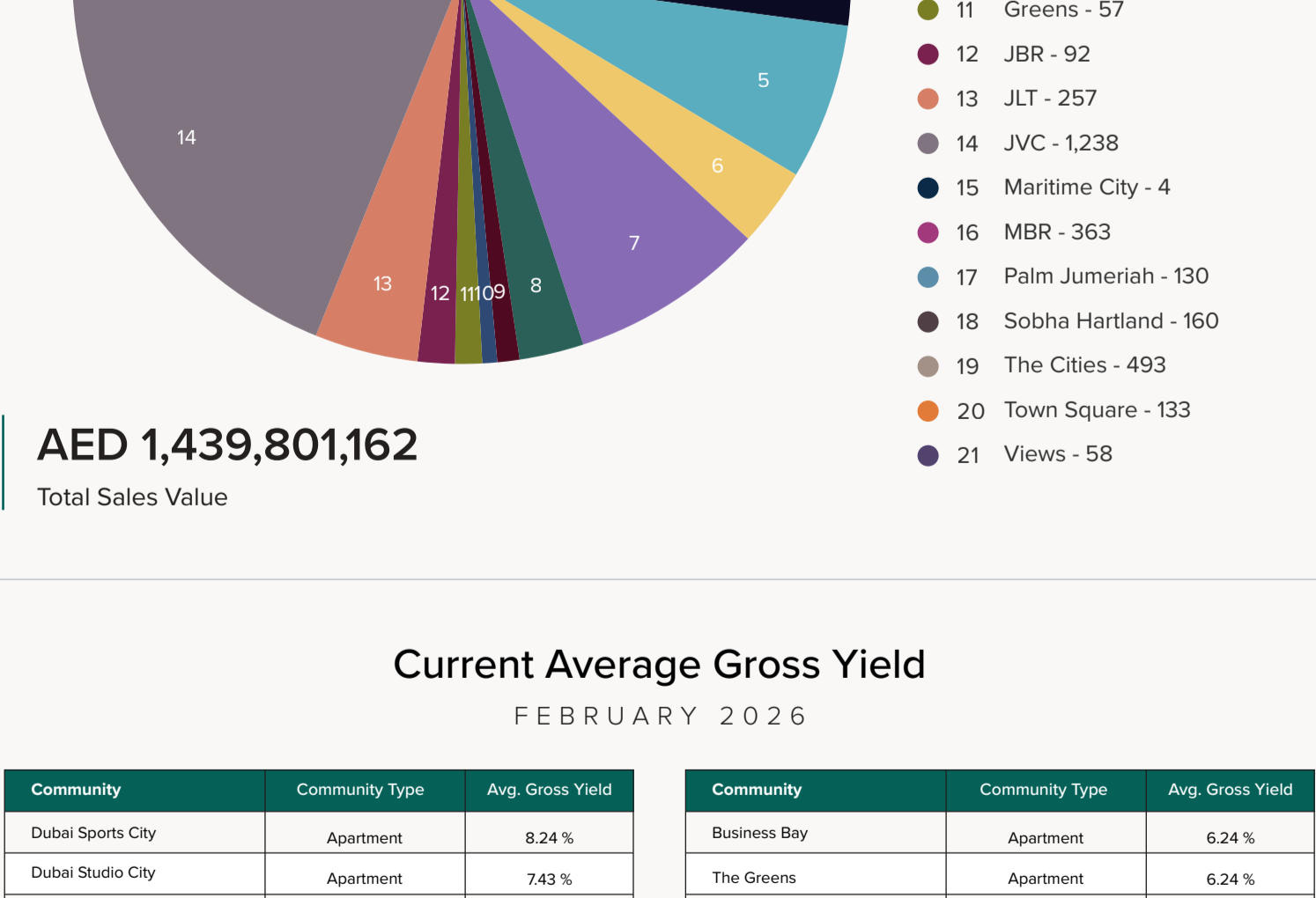
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

FEBRUARY 2026



Current Average Gross Yield

FEBRUARY 2026

| Community | Community Type | Avg. Gross Yield | Community | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|--------------------------|----------------|------------------|
| Dubai Sports City | Apartment | 8.24% | Business Bay | Apartment | 6.24% |
| Dubai Studio City | Apartment | 7.43% | The Greens | Apartment | 6.24% |
| Dubai South | Apartment | 7.24% | Arjan | Apartment | 6.05% |
| Town Square | Apartment | 7.00% | Dubai Marina | Apartment | 6.00% |
| Jumeirah Village Circle | Apartment | 6.99% | Dubai Maritime City | Apartment | 5.86% |
| Jumeirah Lakes Towers | Apartment | 6.95% | The Views | Apartment | 5.84% |
| Motor City | Apartment | 6.94% | Dubai Creek Harbour | Apartment | 5.77% |
| Al Furjan | Apartment | 6.92% | Jumeirah Beach Residence | Apartment | 5.69% |
| Mohammed Bin Rashid City | Apartment | 6.45% | Downtown Dubai | Apartment | 5.45% |
| Dubai Hills Estate | Apartment | 6.30% | Palm Jumeirah | Apartment | 4.96% |

Total Sales & Rentals in Dubai

2026 TO DATE

| SALES | | | RENTALS | | |
|--------------------|--------------|-------------|--------------------|--------------|-------------|
| Community | Total Volume | Total Value | Community | Total Volume | Total Value |
| JVC | 322 | 328,424,593 | JVC | 2,698 | 219,779,856 |
| Business Bay | 234 | 447,139,065 | Business Bay | 1,522 | 183,773,573 |
| The Cities | 208 | 191,908,194 | Arjan | 1,091 | 166,222,499 |
| Dubai Marina | 176 | 462,023,036 | The Cities | 1,065 | 153,785,678 |
| Creek Harbour | 169 | 474,177,659 | Dubai Marina | 1,038 | 85,536,983 |
| Downtown Dubai | 143 | 524,391,650 | MBR | 781 | 78,971,976 |
| Arjan | 118 | 112,840,963 | Downtown Dubai | 740 | 78,358,021 |
| MBR | 117 | 120,910,351 | JLT | 602 | 68,228,784 |
| Sobha Hartland | 113 | 186,801,640 | Creek Harbour | 475 | 65,558,764 |
| JLT | 85 | 124,228,574 | Al Furjan | 429 | 63,509,487 |
| Al Furjan | 74 | 99,063,180 | Dubai Hills Estate | 426 | 63,276,835 |
| Dubai Hills Estate | 74 | 181,520,871 | Sobha Hartland | 393 | 63,159,771 |
| Palm Jumeirah | 73 | 505,464,127 | Dubai South | 379 | 48,971,290 |
| Town Square | 73 | 92,795,776 | Town Square | 288 | 46,428,694 |
| JBR | 55 | 264,629,414 | Palm Jumeirah | 270 | 27,289,000 |
| Emaar Beachfront | 54 | 232,397,340 | JBR | 200 | 24,428,317 |
| The Greens | 32 | 59,823,510 | Emaar Beachfront | 118 | 23,494,942 |
| Dubai South | 29 | 22,213,737 | The Greens | 117 | 16,409,555 |
| The Views | 17 | 36,584,000 | The Views | 112 | 14,457,000 |
| Emaar South | 7 | 11,305,000 | Emaar South | 51 | 4,890,097 |
| Maritime City | 2 | 6,548,000 | Maritime City | 10 | 1,226,000 |

