

Business Bay February Market Report

Apartments

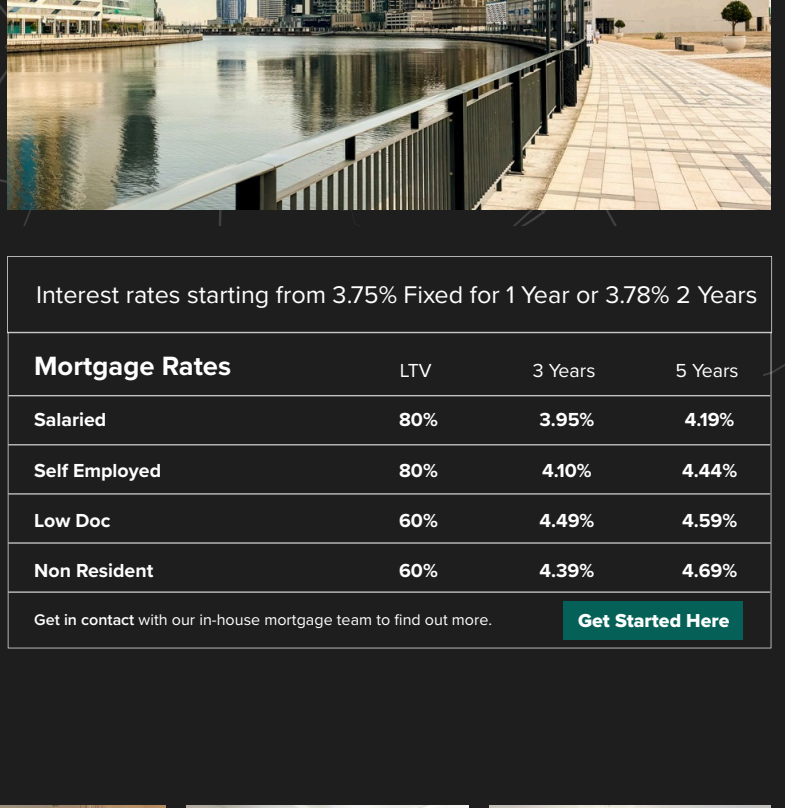
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Dubai Citywide Supply and Market Outlook

Business Bay remains a highly sought-after community in 2026. New luxury apartments and waterfront residences deliver modern homes with scenic views. Cafes, leisure facilities, and promenades enrich daily living. High-quality developments, premium amenities, steady occupancy, and ongoing handovers continue to reinforce strong popularity among residents across Dubai's prime central district.



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%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.39%	4.69%

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

Hot Properties for Sale

<p>Peninsula One, Business Bay AED 1,930,000 1 2 640</p>	<p>Nobles Tower, Business Bay AED 2,180,000 2 3 1355</p>	<p>Tower B, DAMAC Towers by Paramount, Business Bay AED 2,400,000 2 3 1407</p>	<p>Tower B, DAMAC Towers by Paramount, Business Bay AED 2,500,000 2 2 1387</p>	<p>Executive Tower 1, Business Bay AED 2,599,000 2 3 1440</p>
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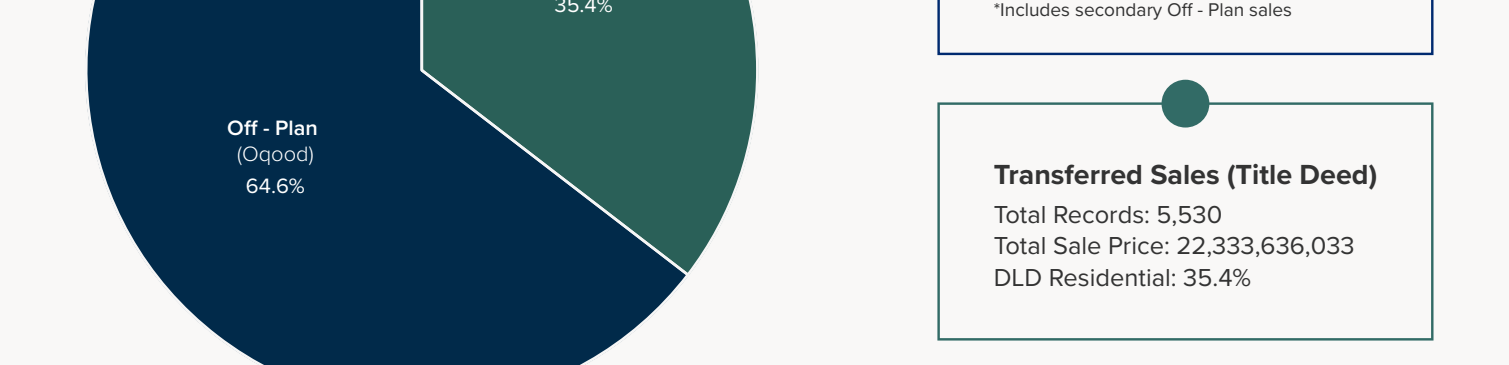
Recent White & Co. Sales

<p>15 Northside, Business Bay AED 1,035,000 1 379</p>	<p>Regalia By Deyaar, Business Bay AED 1,400,000 2 813</p>	<p>The Bay, Business Bay AED 1,950,000 2 3 1129</p>	<p>ATRIA RA, Business Bay AED 2,500,000 2 3 1571</p>	<p>Peninsula Four, Business Bay AED 3,850,000 2 3 1453</p>
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Dubai House Price Timeline

JANUARY 2026

*DPI for February is currently unavailable on Property Monitor.



Current January 2026: **232.72**

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

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



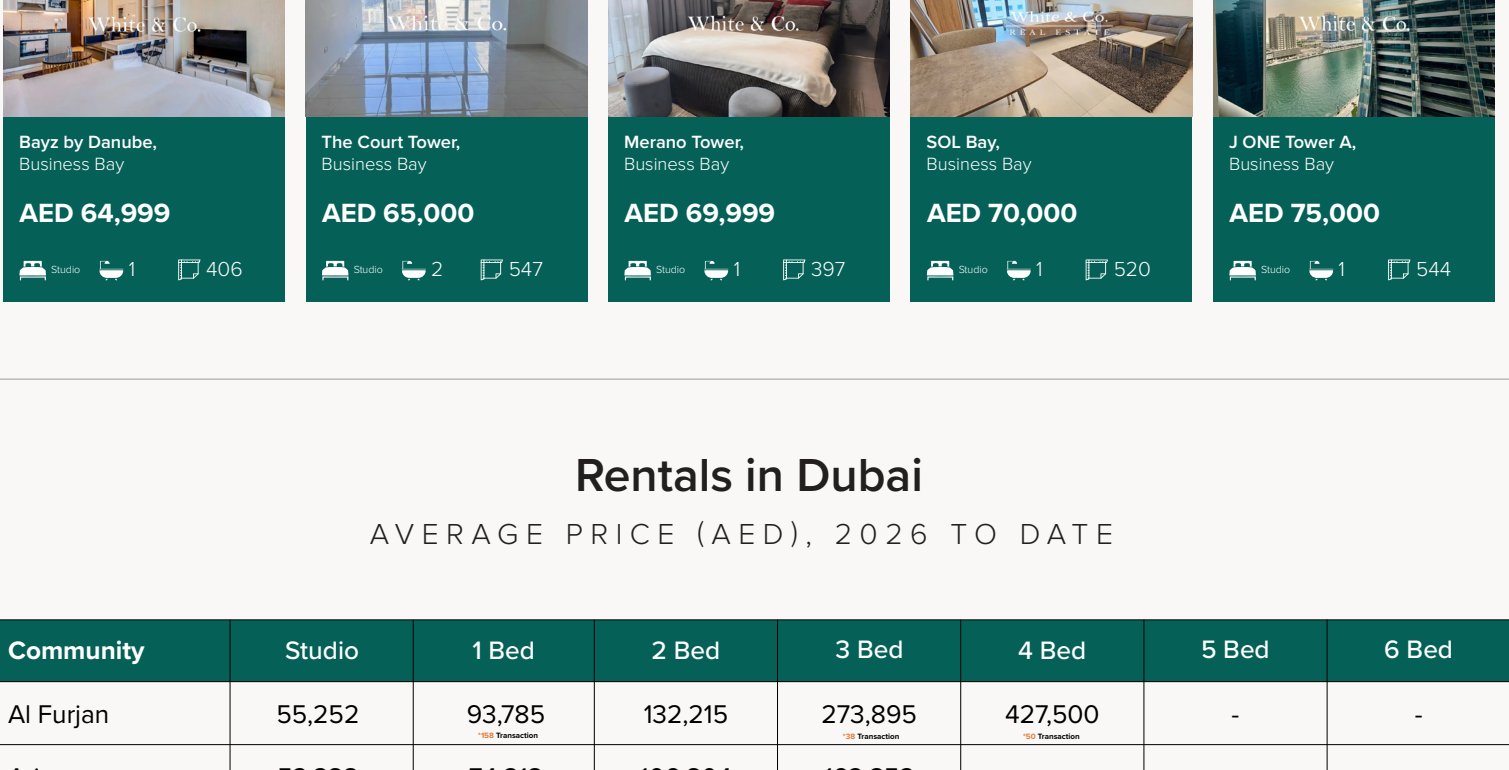
Sales in Dubai

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	2,877,708	-	-
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	-	-	-

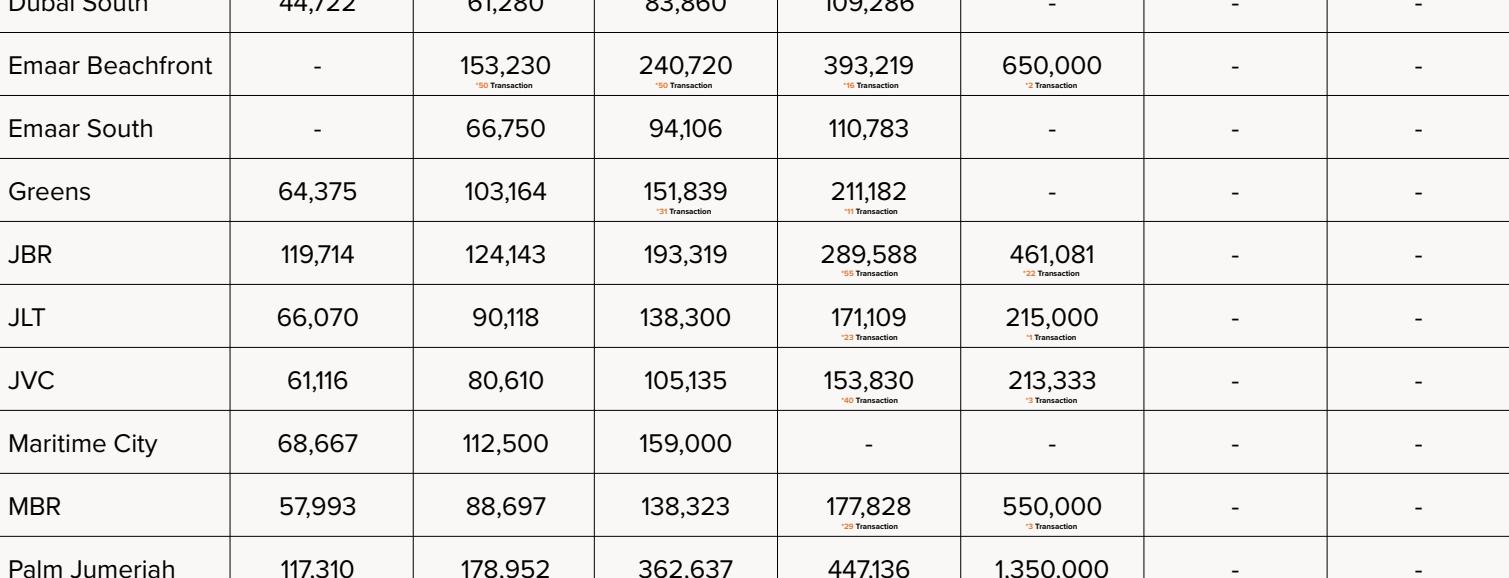
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026



AED 6,865,617,474
Total Sales Value

Hot Properties for Rent

<p>Bayz by Danube, Business Bay AED 64,999 1 406</p>	<p>The Court Tower, Business Bay AED 65,000 2 547</p>	<p>Merano Tower, Business Bay AED 69,999 1 397</p>	<p>SOL Bay, Business Bay AED 70,000 1 520</p>	<p>J ONE Tower A, Business Bay AED 75,000 1 544</p>
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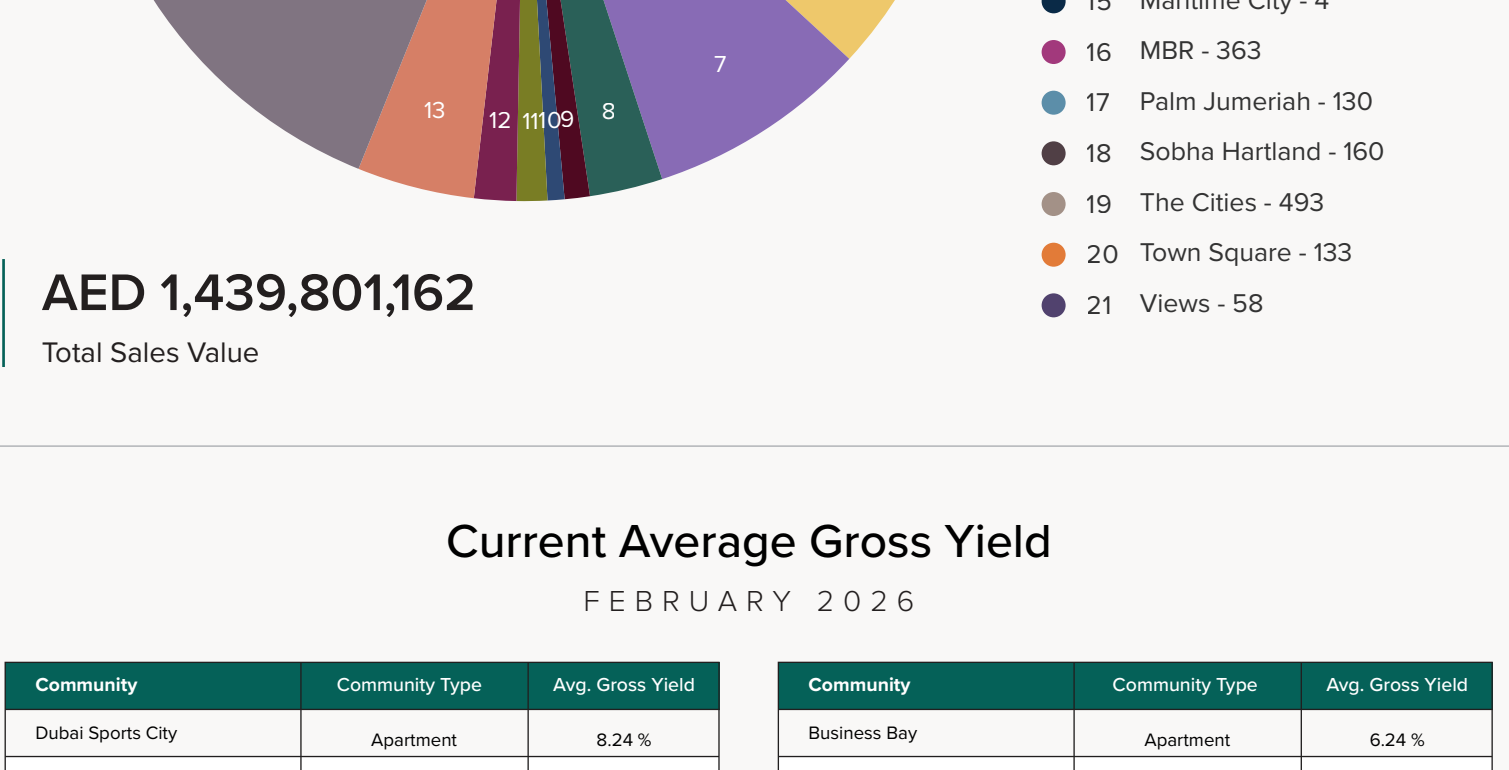
Rentals in Dubai

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	107,853	159,726	212,896	537,857	-	-
Creek	-	115,239	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	-	-

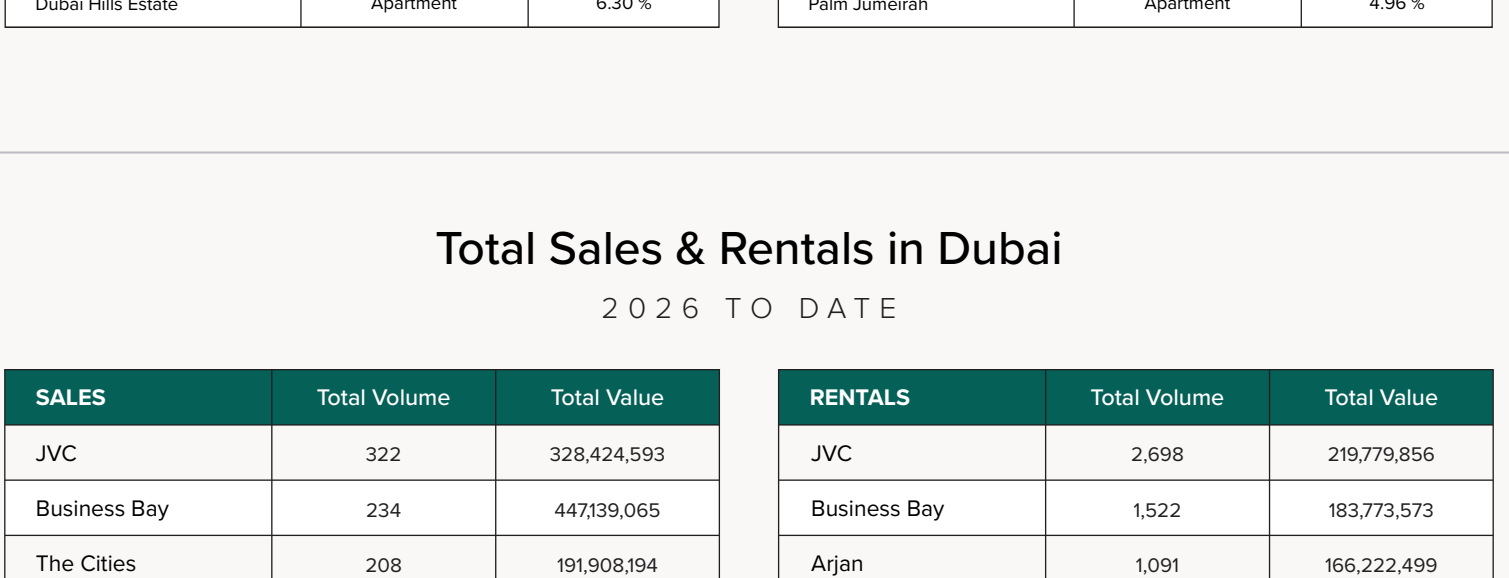
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

FEBRUARY 2026



AED 1,439,801,162
Total Sales Value

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

COMMUNITY	Total Volume	Total Value	RENTALS	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	65,558,716
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	70	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

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WINNER 2024

*Data source: Property Monitor, as of 2nd March 2026 Secondary Sales Only

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