

Business Bay March Market Report

Apartments

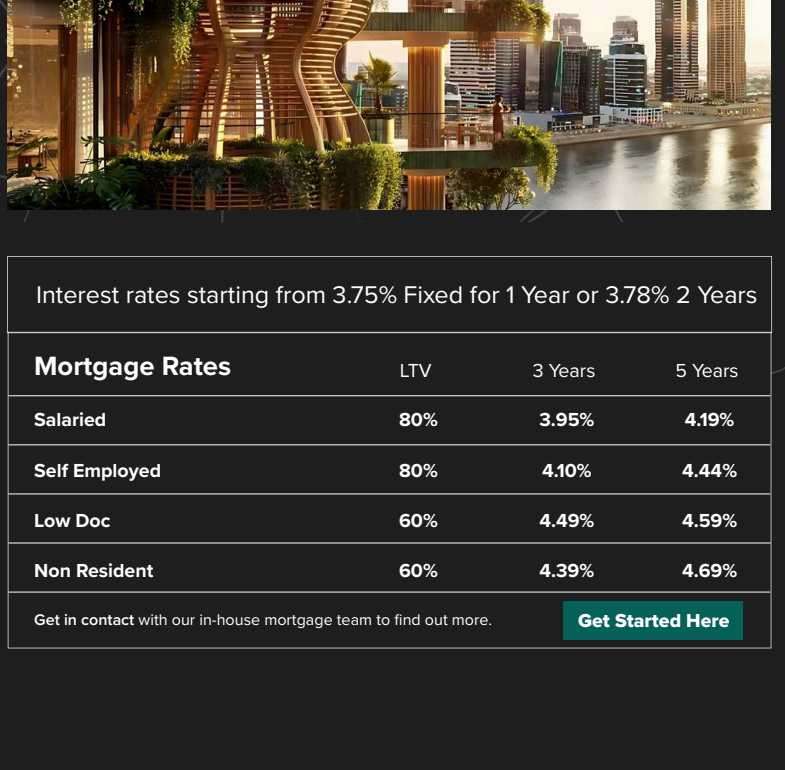
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Property Market Activity and Transaction Strength

Dubai's property market recorded AED 3.8 billion in transactions in mid-March 2026, with Business Bay contributing significantly. Strong apartment and mixed-use activity highlights continued investor and end-user demand, supported by prime location, solid rental performance and sustained appeal despite broader market caution.



NEWS

White & Co.

Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

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%	4.99%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.99%
Non Resident	60%	4.39%	4.65%

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

Hot Properties for Sale

Pagani Tower by DarGlobal, Business Bay
AED 24,958,451
4 | 5 | 4,355

Bugatti Residences, Business Bay
AED 33,200,000
2 | 3 | 2,532

Bugatti Residences, Business Bay
AED 41,600,000
3 | 4 | 6,378

Eyna, Business Bay
AED 135,587,344
4 | 8 | 6,453

Bugatti Residences, Business Bay
AED 175,000,000
4 | 5 | 10,300

Recent White & Co. Sales

The Bay, Business Bay
AED 1,150,000
1 | 1 | 844

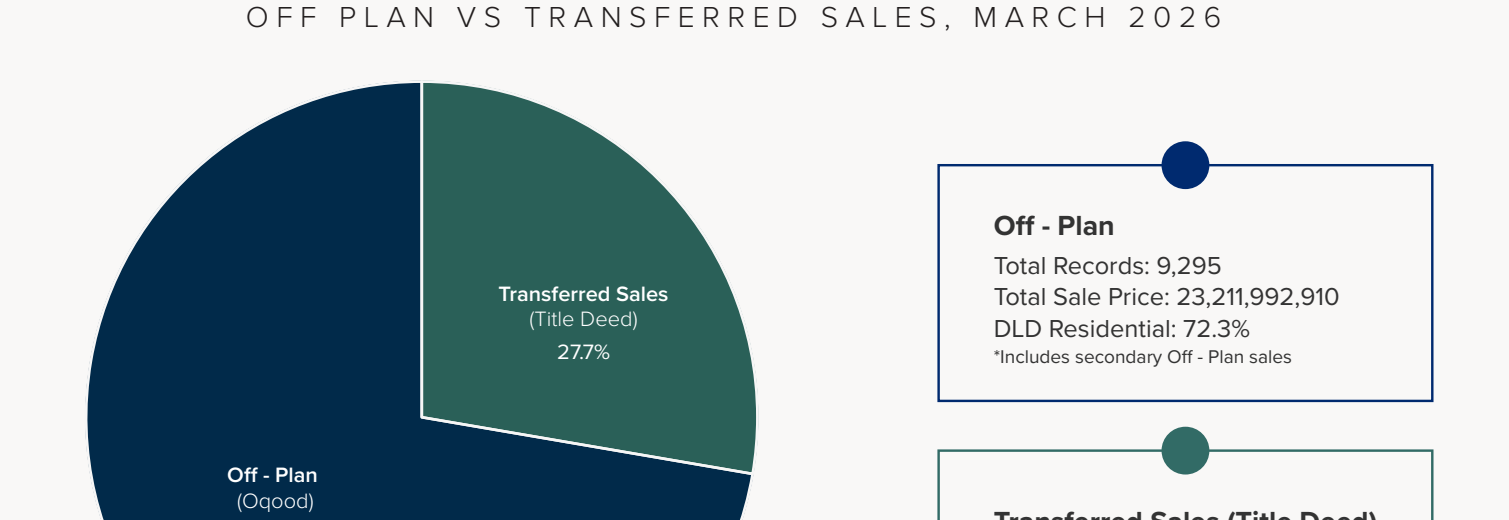
Hamilton, Business Bay
AED 1,400,000
1 | 1 | 869

Nobles Tower, Business Bay
AED 1,440,000
1 | 2 | 830

Aykon Tower C, Business Bay
AED 1,575,000
2 | 3 | 818

Paramount B, Business Bay
AED 1,600,000
1 | 2 | 939

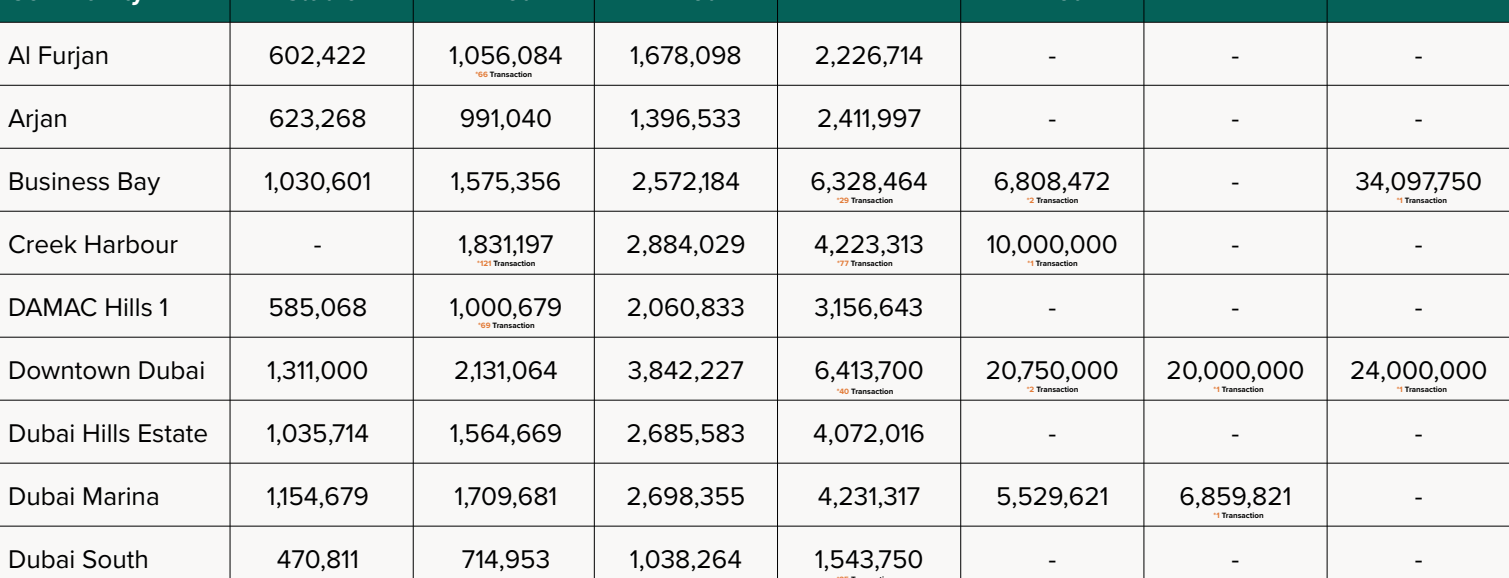
Dubai House Price Timeline



+0.59% MoM Change | **+0.60%** QoQ Change | **+9.68%** YoY Change | **AED 1,683** Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



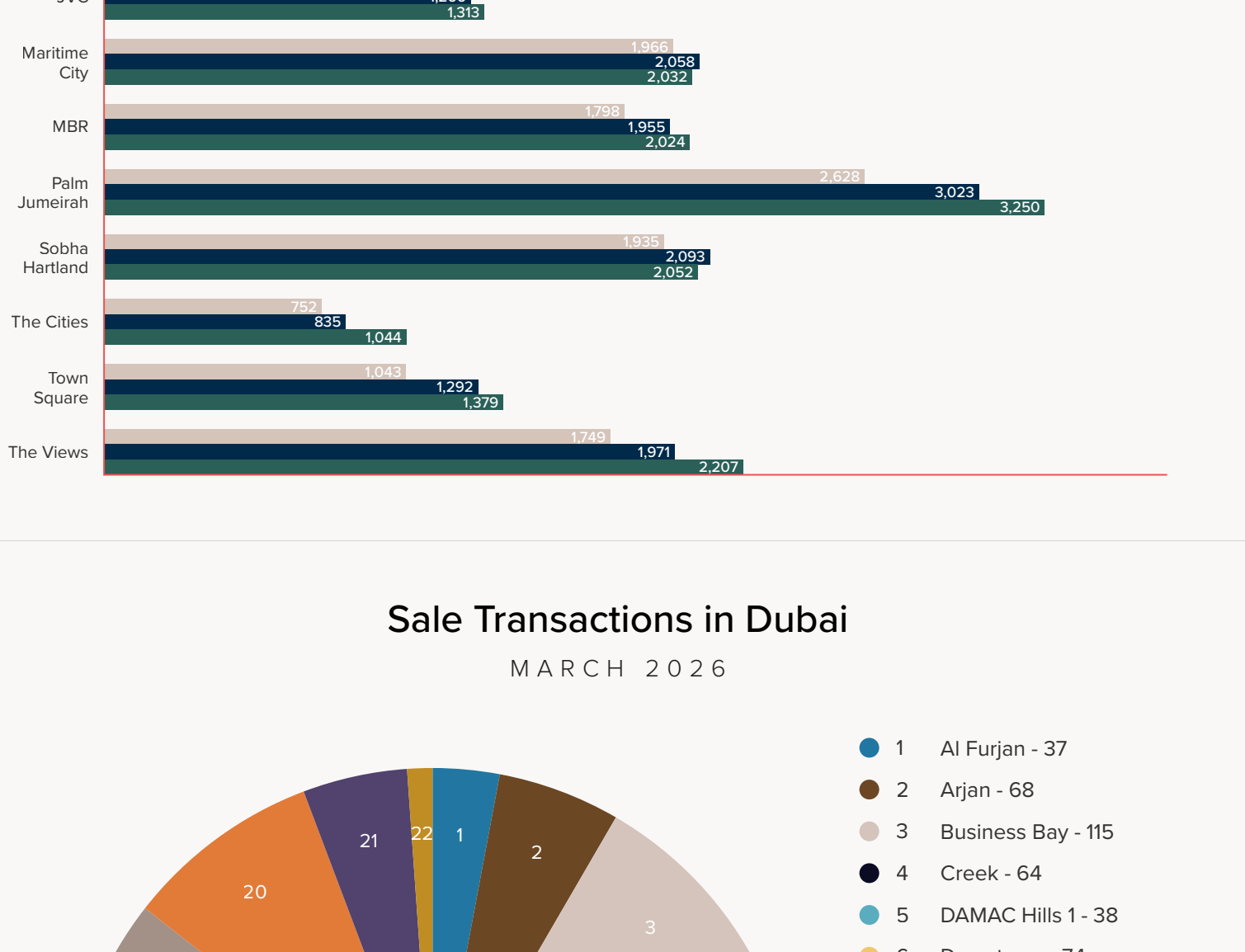
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	602,422	1,056,084	1,678,098	2,226,714	-	-	-
Arjan	623,268	991,040	1,396,533	2,411,997	-	-	-
Business Bay	1,030,601	1,575,356	2,572,124	6,328,464	6,808,472	-	34,097,750
Creek Harbour	-	1,831,197	2,884,029	4,223,313	10,000,000	-	-
DAMAC Hills 1	585,068	1,000,679	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,311,000	2,131,064	3,842,227	6,413,700	20,750,000	20,000,000	24,000,000
Dubai Hills Estate	1,035,714	1,564,669	2,685,583	4,072,016	-	-	-
Dubai Marina	1,154,679	1,709,681	2,698,355	4,231,317	5,529,621	6,859,821	-
Dubai South	470,811	714,953	1,038,264	1,543,750	-	-	-
Emaar Beachfront	-	2,591,706	4,265,000	7,624,697	-	-	-
Emaar South	-	1,107,500	1,580,000	1,856,667	-	-	-
The Greens	861,250	1,440,000	2,229,394	3,355,080	-	-	-
JBR	2,386,000	2,145,664	3,476,739	6,498,713	9,020,305	-	-
JLT	786,997	1,231,848	2,061,040	2,864,611	8,643,854	6,500,000	-
JVC	633,773	1,032,228	1,589,559	2,070,507	4,275,000	-	-
Maritime City	1,092,957	-	2,765,905	-	-	-	-
MBR	713,327	1,321,042	2,127,123	4,080,000	8,505,720	-	-
Palm Jumeirah	1,652,191	3,568,907	5,560,766	10,171,543	16,571,875	51,400,000	34,000,000
Sobha Hartland	999,000	1,364,259	2,174,171	3,545,313	-	-	-
The Cities	568,493	870,620	1,310,630	1,654,626	3,061,081	-	-
Town Square	586,824	861,290	1,362,208	2,170,909	-	-	-
The Views	1,038,333	1,886,412	3,147,632	3,900,000	-	-	-

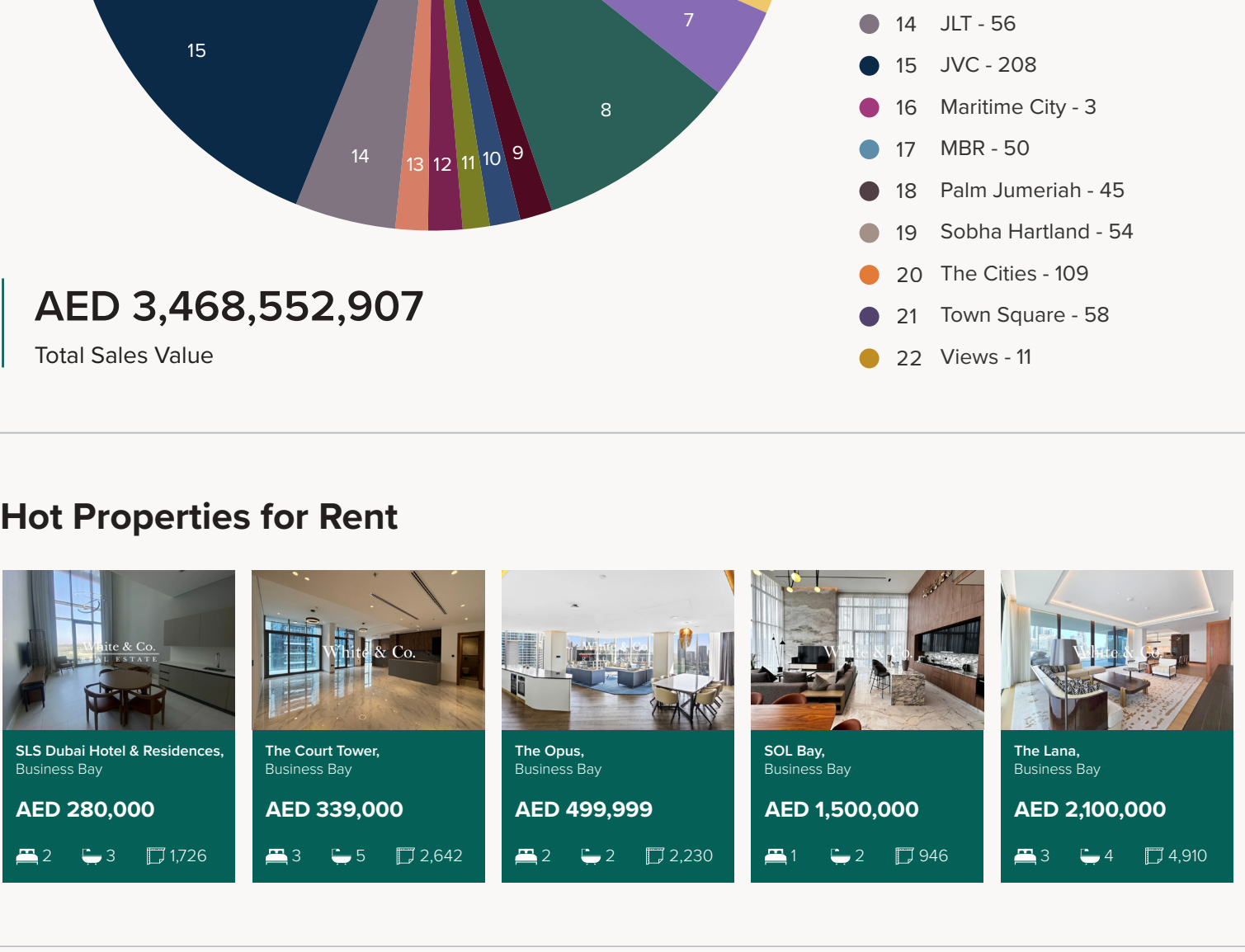
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



Hot Properties for Rent

SLS Dubai Hotel & Residences, Business Bay
AED 280,000
2 | 3 | 1,726

The Court Tower, Business Bay
AED 339,000
3 | 5 | 2,642

The Opus, Business Bay
AED 499,999
2 | 2 | 2,230

SOL Bay, Business Bay
AED 1,500,000
1 | 2 | 946

The Linka, Business Bay
AED 2,100,000
3 | 4 | 4,910

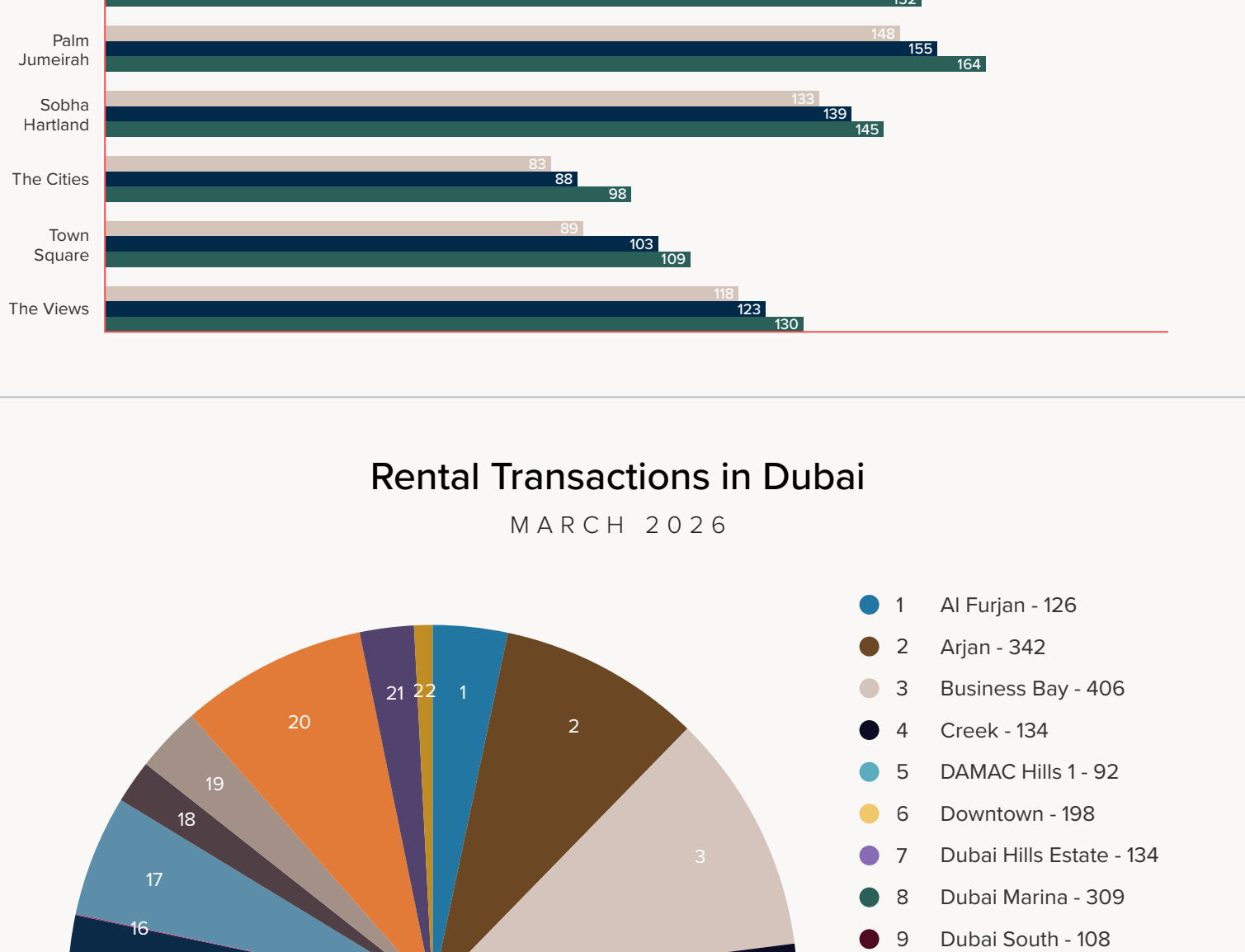
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	54,438	76,078	112,816	137,884	142,370	-	-
Arjan	52,579	74,132	106,474	163,095	303,137	-	1,700,000
Business Bay	76,784	104,246	152,054	207,072	303,137	-	-
Creek Harbour	-	113,112	171,731	250,246	412,852	-	-
DAMAC Hills 1	49,369	74,078	122,237	158,000	-	-	-
Downtown Dubai	89,708	128,913	207,941	311,958	2,012,121	1,750,000	-
Dubai Hills Estate	76,338	107,525	167,375	284,950	-	-	-
Dubai Marina	77,055	104,281	157,320	239,411	351,800	567,500	-
Dubai South	44,078	58,823	77,395	111,667	-	-	-
Emaar Beachfront	-	152,801	239,498	377,452	650,000	-	-
Emaar South	-	69,400	86,749	110,896	-	-	-
The Greens	63,563	99,426	146,809	206,839	70,000	-	-
JBR	104,836	118,743	171,410	257,135	417,970	-	-
JLT	66,425	87,780	131,686	171,420	215,000	1,210,000	-
JVC	54,853	78,339	105,611	156,020	213,333	-	-
Maritime City	68,475	98,006	155,179	-	-	-	-
MBR	57,644	87,869	139,980	185,697	522,704	-	-
Palm Jumeirah	106,213	143,404	336,446	410,269	1,112,222	655,000	-
Sobha Hartland	73,000	96,914	146,299	202,729	445,000	-	-
The Cities	51,076	68,723	103,464	133,871	137,500	-	-
Town Square	48,540	69,672	97,549	129,187	-	-	-
The Views	76,250	112,461	169,944	248,750	350,000	-	-

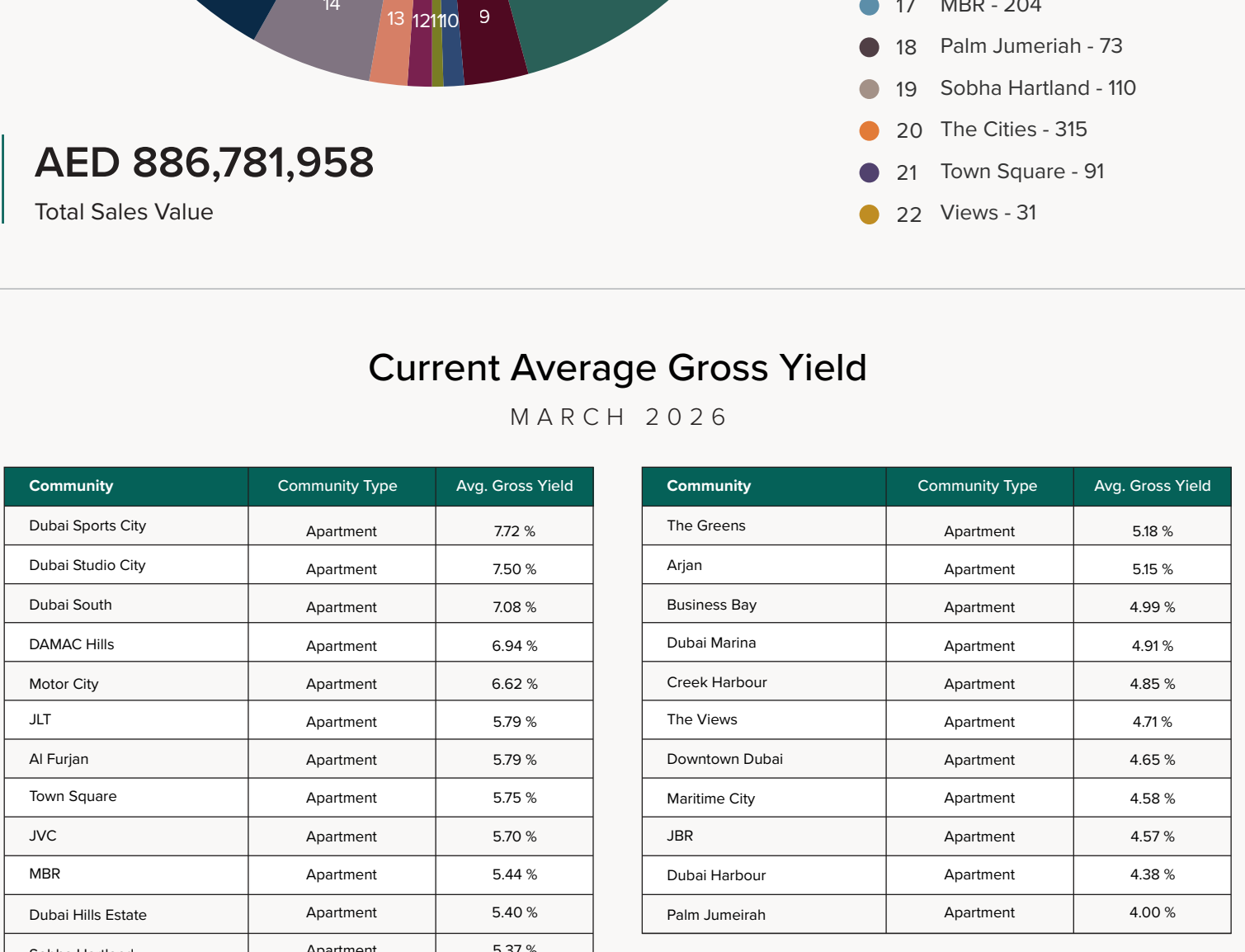
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	772 %	The Greens	Apartment	5.18 %
Dubai Studio City	Apartment	750 %	Arjan	Apartment	5.15 %
Dubai South	Apartment	708 %	Business Bay	Apartment	4.99 %
DAMAC Hills	Apartment	6.94 %	Dubai Marina	Apartment	4.91 %
Motor City	Apartment	6.62 %	Creek Harbour	Apartment	4.85 %
JLT	Apartment	5.79 %	The Views	Apartment	4.71 %
Al Furjan	Apartment	5.79 %	Downtown Dubai	Apartment	4.65 %
Town Square	Apartment	5.75 %	Maritime City	Apartment	4.58 %
JVC	Apartment	5.70 %	JBR	Apartment	4.57 %
MBR	Apartment	5.44 %	Dubai Harbour	Apartment	4.38 %
Dubai Hills Estate	Apartment	5.40 %	Palm Jumeirah	Apartment	4.00 %
Sobha Hartland	Apartment	5.37 %			

Total Sales & Rentals in Dubai

2026 TO DATE

SALES			RENTALS		
Community	Total Volume	Total Value	Community	Total Volume	Total Value
JVC	863	888,394,594	JVC	3,574	279,950,410
Business Bay	595	1,236,267,009	Business Bay	1,986	234,139,279
The Cities	483	444,622,985	Arjan	1,472	105,510,926
Dubai Marina	445	1,119,232,340	The Cities	1,454	92,709,225
Downtown Dubai	370	1,317,366,844	Dubai Marina	1,384	195,470,111
Dubai Creek Harbour	348	986,490,217	MBR	1,027	83,353,865
Arjan	297	277,365,332	Downtown Dubai	968	198,418,899
MBR	266	294,133,756	JLT	819	83,022,427
Sobha Hartland	263	469,489,785	Creek Harbour	628	100,653,648
JLT	246	406,436,877	Al Furjan	571	50,384,287
Dubai Hills Estate	207	506,581,370	Dubai Hills Estate	567	84,112,886
Town Square	206	252,642,121	Dubai South	514	30,684,218
Palm Jumeirah	193	1,324,431,851	Sobha Hartland	513	61,391,686
Arjan	182	241,460,240	Palm Jumeirah	390	111,215,670
DAMAC Hills 1	137	136,826,952	Town Square	383	32,023,029
JBR	113	516,679,053	DAMAC Hills 1	369	25,863,287
Emaar Beachfront	91	410,553,284	JBR	283	58,830,632
Dubai South	84	62,291,175	The Greens	168	19,546,778
The Greens	78	140,993,510	Emaar Beachfront	159	36,076,212
The Views	43	102,004,000	The Views	144	21,024,319
Emaar South	17	26,745,000	Emaar South	72	6,545,520
Maritime City	8	17,068,395	Maritime City	14	1,626,525

A Cavendish Maxwell Group Company

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

Find out the current value of your property with a free, online valuation in minutes. [Get Started Here](#)

www.whiteandcoegroup.com