

Business Bay April Market Report

Apartments

No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut, April 2026



NEWS

Business Bay Market Update

Business Bay sees tightening supply in prime canal-side pockets, with limited new handovers and strong demand for quality resale and renovated apartments. At the same time, branded and serviced residences are rising, offering hotel-style living and managed rental options, boosting appeal for overseas investors seeking passive, flexible income opportunities.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

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%	4.19%	4.59%

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

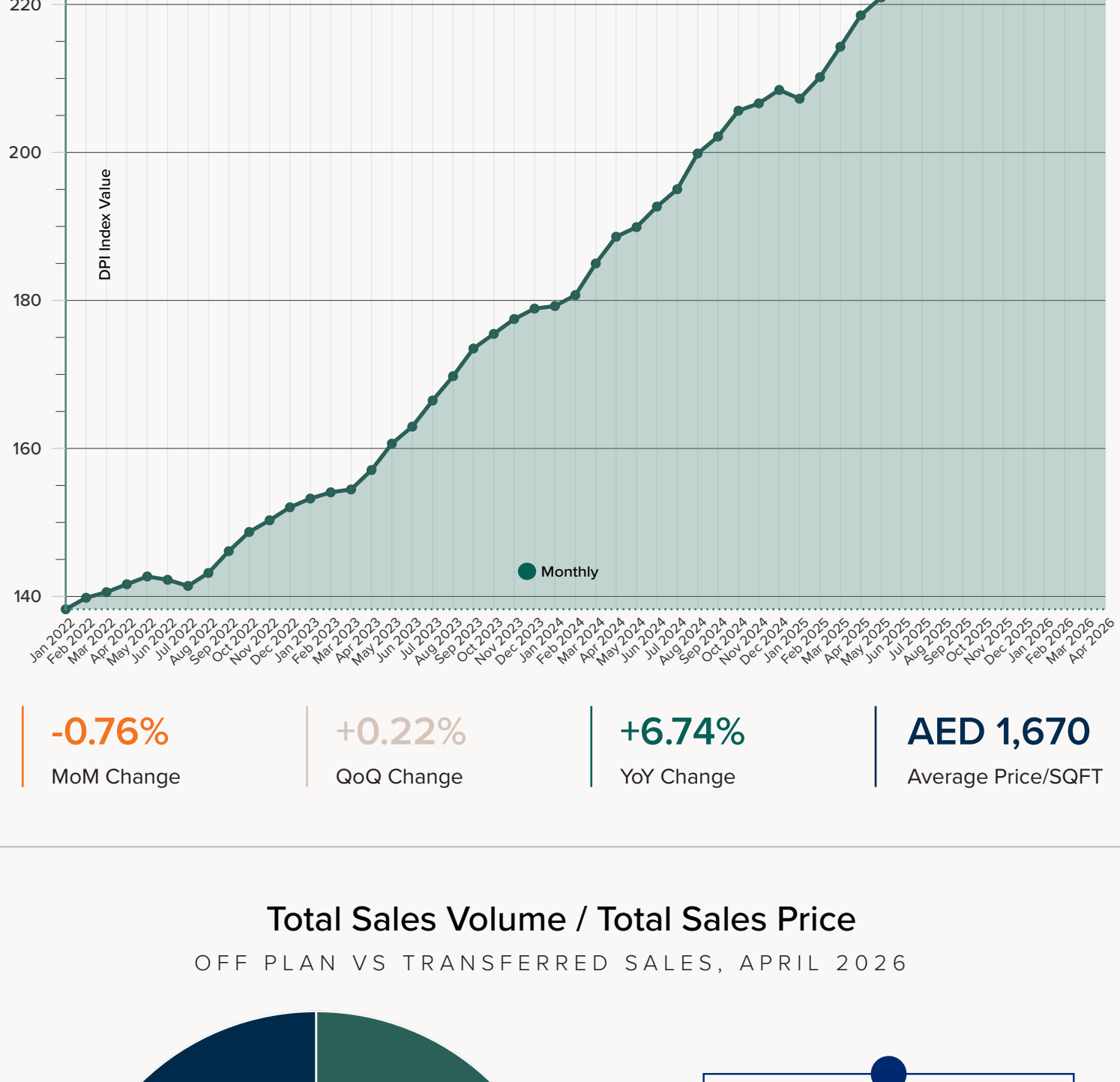
Hot Properties for Sale

<p>Royal Regency, Business Bay AED 5,000,000 3 5 2,653</p>	<p>Urban Oasis, Business Bay AED 5,199,999 3 4 1,902</p>	<p>The Opus, Business Bay AED 5,200,000 1 2 1,029</p>	<p>Bugatti Residences, Business Bay AED 5,300,000 3 4 1,717</p>	<p>SLS Dubai Hotel & Residences, Business Bay AED 5,950,000 2 4 1,880</p>
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Recent White & Co. Sales

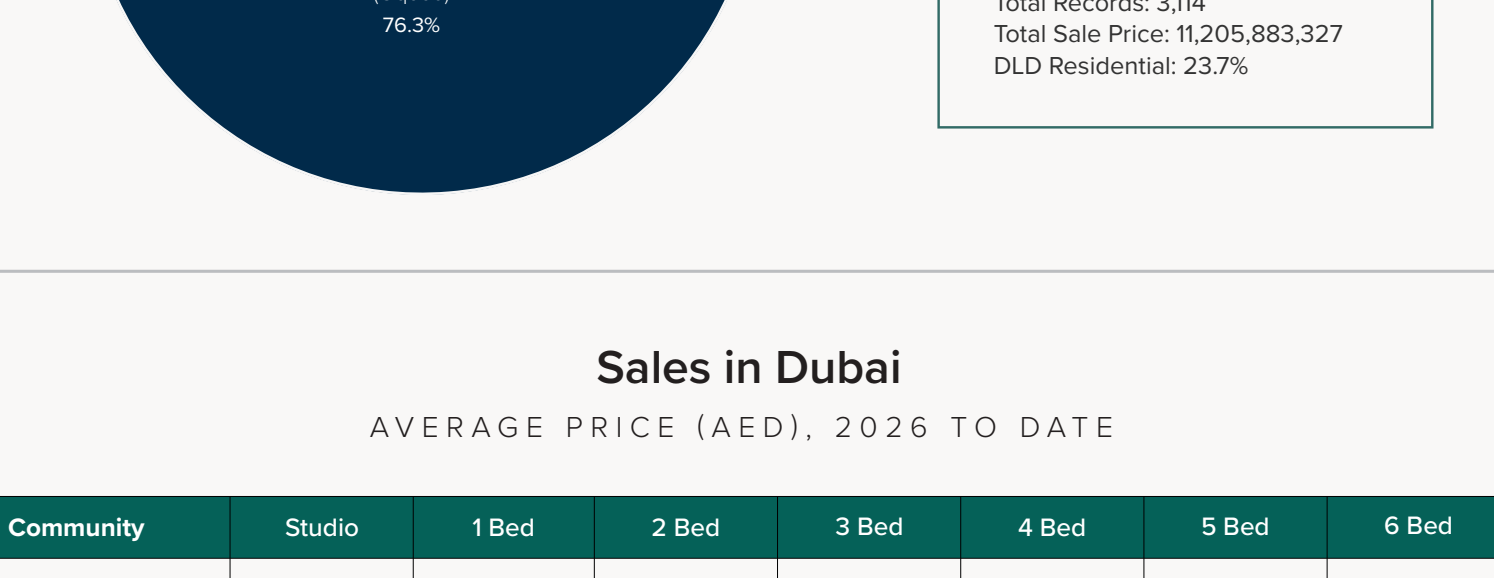
<p>Millennium Bilingual Business Bay AED 725,000 1 534</p>	<p>Avalon, Business Bay AED 1,085,000 1 2 883</p>	<p>The Bay, Business Bay AED 1,735,000 2 3 1,204</p>	<p>Peninsula Three, Business Bay AED 1,740,000 1 1 678</p>	<p>Churchill Residency Tower, Business Bay AED 2,250,000 2 3 1,270</p>
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Dubai House Price Timeline



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



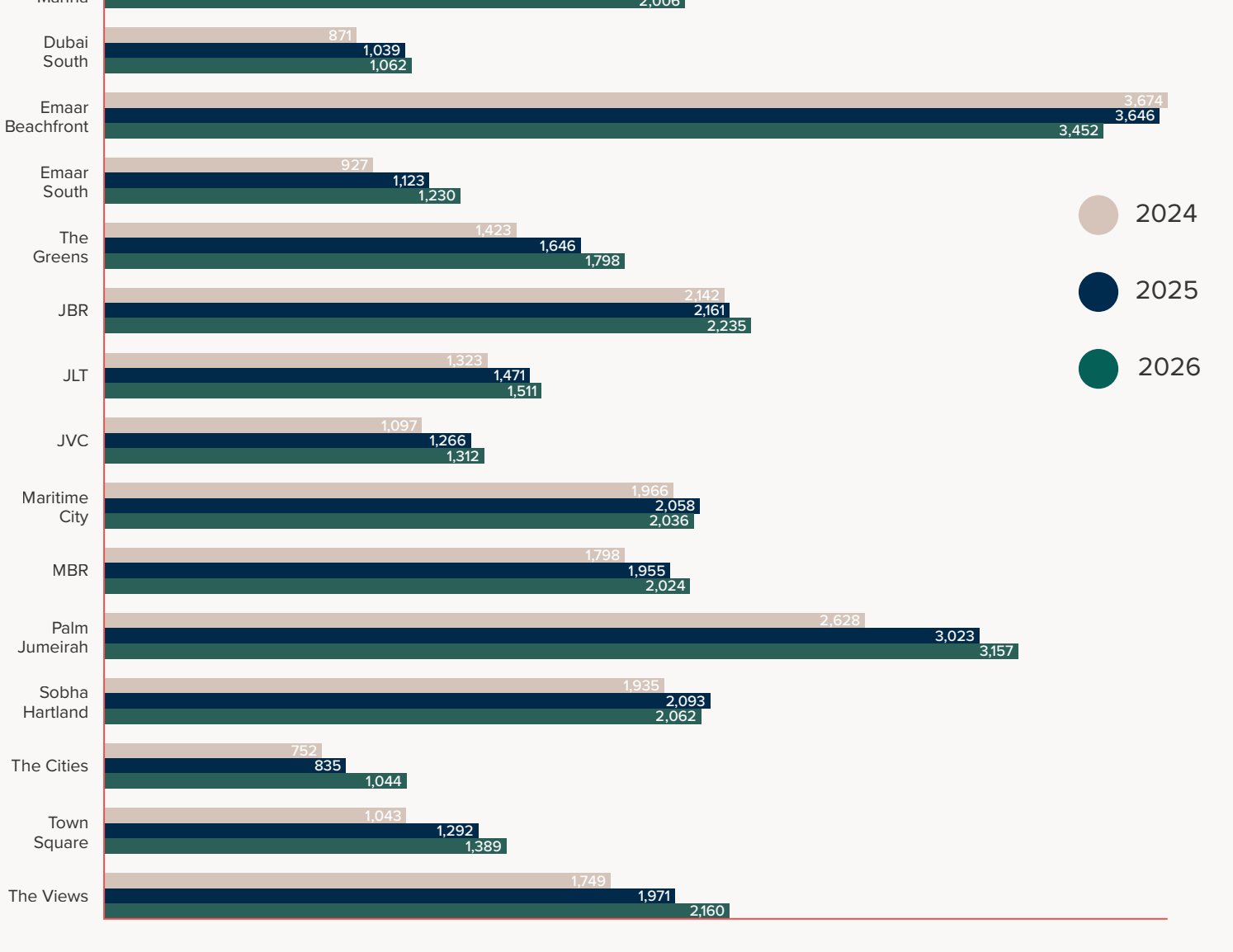
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	605,811	1,075,421	1,664,876	2,208,250	-	-	-
Arjan	626,886	1,001,251	1,389,189	2,182,999	-	-	-
Business Bay	1,017,953	1,565,278	2,541,735	5,734,278	6,822,314	-	34,097,750
Creek Harbour	-	1,823,686	2,852,615	4,214,710	10,000,000	-	-
DAMAC Hills 1	585,068	1,000,679	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,291,846	2,130,181	3,811,580	6,303,597	23,625,000	20,000,000	19,000,000
Dubai Hills Estate	1,043,500	1,539,588	2,644,202	4,175,912	-	-	-
Dubai Marina	1,214,441	1,671,868	2,665,824	4,171,054	5,803,166	6,859,821	-
Dubai South	470,811	733,830	1,025,762	1,564,000	-	-	-
Emaar Beachfront	-	2,529,374	4,230,882	7,319,701	-	-	-
Emaar South	-	1,151,667	1,579,667	1,951,250	-	-	-
The Greens	851,111	1,433,537	2,283,766	3,261,497	-	-	-
JBR	2,040,000	2,023,476	3,176,670	5,851,423	8,868,818	-	-
JLT	788,999	1,227,589	2,042,389	2,941,137	7,339,422	6,500,000	-
JVC	629,760	1,028,844	1,599,629	2,052,661	3,616,667	-	-
Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
MBR	713,327	1,321,042	2,127,123	4,080,000	8,505,720	-	-
Palm Jumeirah	1,650,060	3,450,250	5,356,877	9,606,748	17,757,500	51,400,000	34,000,000
Sobha Hartland	1,009,857	1,379,963	2,205,911	3,490,789	-	-	-
The Cities	571,359	866,679	1,341,883	1,727,292	2,904,214	-	-
Town Square	590,458	868,396	1,378,851	2,112,581	-	-	-
The Views	1,061,429	1,846,619	3,113,261	3,900,000	-	-	-

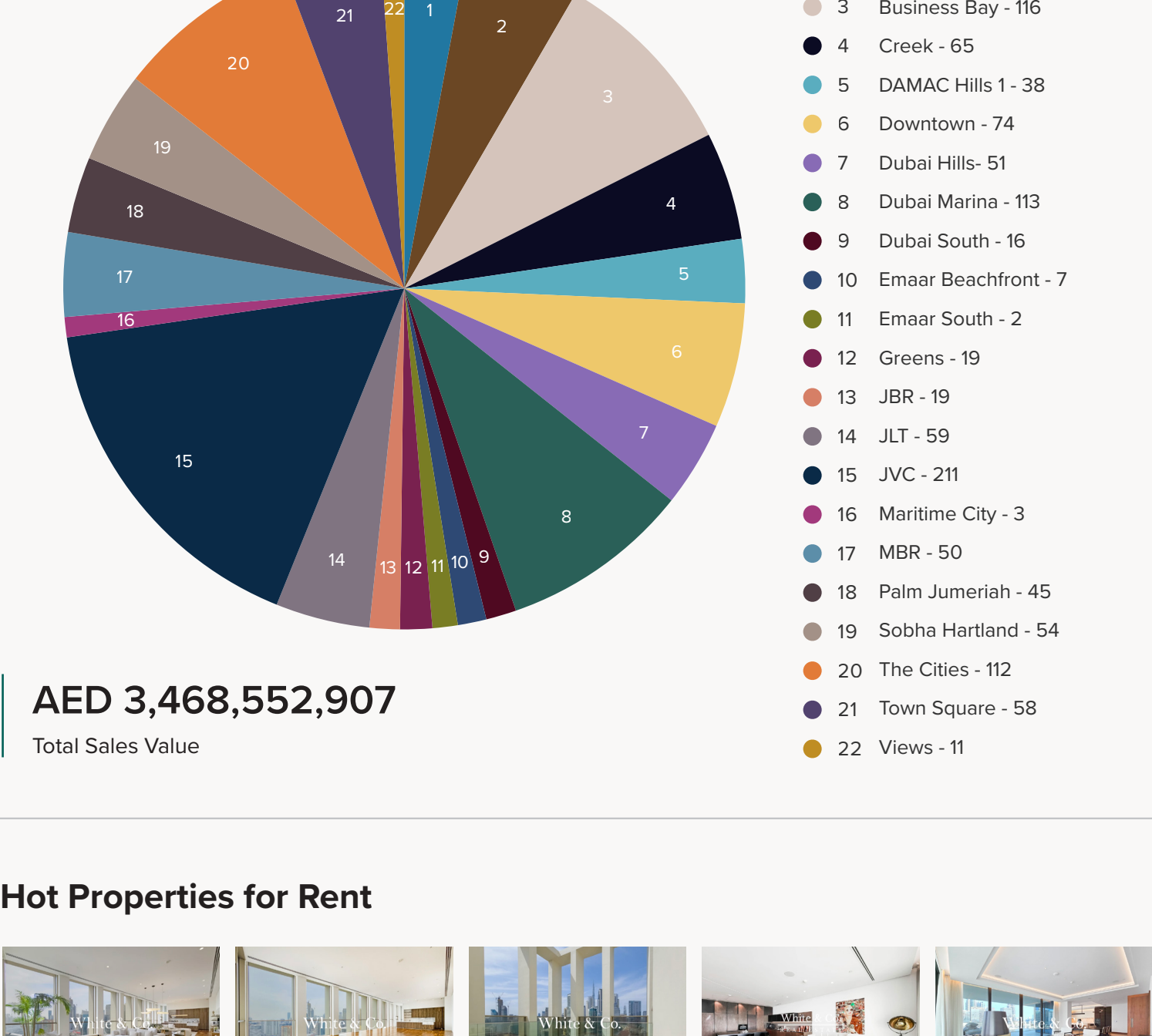
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



AED 3,468,552,907

Total Sales Value

Hot Properties for Rent

<p>Residence 22, Business Bay AED 1,200,000 2 3 3,934</p>	<p>Residence 22, Business Bay AED 1,500,000 1 4 4,781</p>	<p>Residence 22, Business Bay AED 1,900,000 4 4 4,922</p>	<p>Volante, Business Bay AED 1,950,000 2 3 5,048</p>	<p>The Liana, Business Bay AED 2,100,000 3 4 4,910</p>
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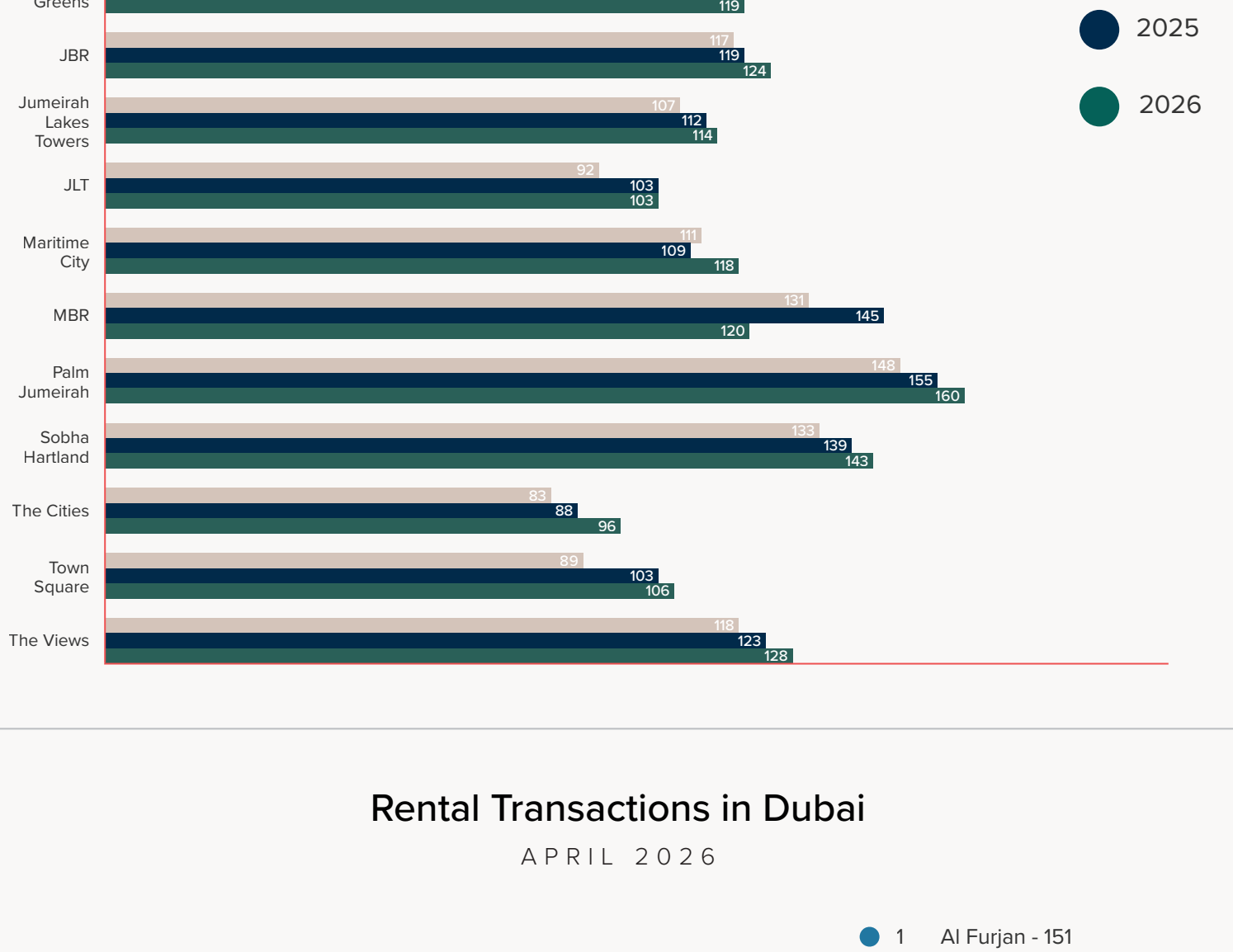
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	53,793	86,585	124,816	247,458	427,500	-	-
Arjan	52,733	75,248	107,503	158,478	-	-	-
Business Bay	76,944	105,616	156,078	212,918	425,610	-	1,700,000
Creek Harbour	-	112,649	170,146	263,866	528,333	-	-
DAMAC Hills 1	49,050	73,664	129,878	170,833	-	-	-
Downtown Dubai	90,960	129,369	221,496	375,752	2,029,474	1,750,000	-
Dubai Hills Estate	78,154	106,892	173,021	318,239	-	-	-
Dubai Marina	75,399	105,837	175,047	296,057	395,899	567,500	-
Dubai South	43,678	60,077	80,981	113,500	-	-	-
Emaar Beachfront	-	147,039	254,143	389,438	650,000	-	-
Emaar South	-	67,143	91,358	113,209	-	-	-
The Greens	64,063	100,088	149,891	199,119	-	-	-
JBR	98,185	118,806	183,066	290,324	498,118	801,000	-
JLT	64,426	90,159	137,086	169,355	978,333	1,210,000	-
JVC	58,285	78,680	106,210	153,987	213,333	-	-
Maritime City	65,250	90,500	155,833	-	-	-	-
MBR	57,911	100,366	189,147	362,500	-	-	-
Palm Jumeirah	115,788	169,809	340,021	445,062	894,167	853,333	-
Sobha Hartland	73,179	97,297	153,111	213,667	382,500	-	-
The Cities	47,200	67,941	100,024	176,789	135,000	-	-
Town Square	42,715	68,435	98,867	132,117	-	-	-
The Views	76,077	113,043	172,145	248,750	-	-	-

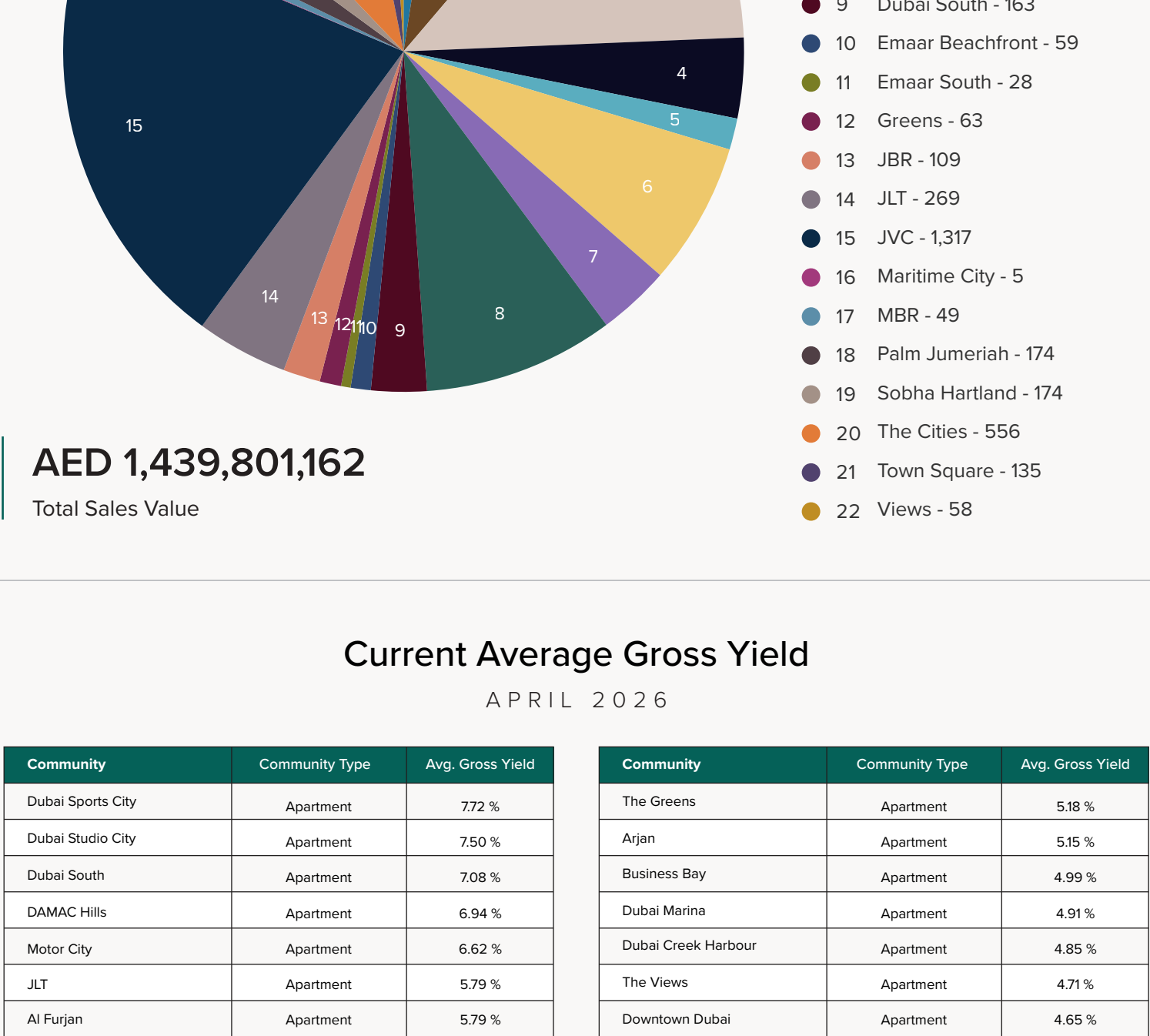
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



AED 1,439,801,162

Total Sales Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	7.72 %	The Greens	Apartment	5.18 %
Dubai Studio City	Apartment	7.50 %	Arjan	Apartment	5.15 %
Dubai South	Apartment	7.08 %	Business Bay	Apartment	4.99 %
DAMAC Hills	Apartment	6.94 %	Dubai Marina	Apartment	4.91 %
Motor City	Apartment	6.62 %	Dubai 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 %	Dubai 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

COMMUNITY	Total Volume	Total Value	RENTALS	Total Volume	Total Value
JVC	1075	1,103,948,418	JVC	4,279	341,138,420
Business Bay	735	1,494,933,552	Business Bay	2,321	279,842,183
The Cities	601	563,480,492	Arjan	1,770	128,110,068
Dubai Marina	553	1,343,861,425	Dubai Marina	1,734	269,788,950
Downtown Dubai	455	1,638,502,252	Downtown Dubai	1,152	253,786,453
Creek Harbour	427	1,209,508,239	The Cities	1,065	68,228,784
Arjan	395	376,842,678	JLT	996	105,025,720
Sobha Hartland	313</				