

Business Bay January Market Report

Apartments

NEWS

Luxury Living and Waterfront Lifestyle

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.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.0%	4.29%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.35%	4.54%

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

Hot Properties for Sale

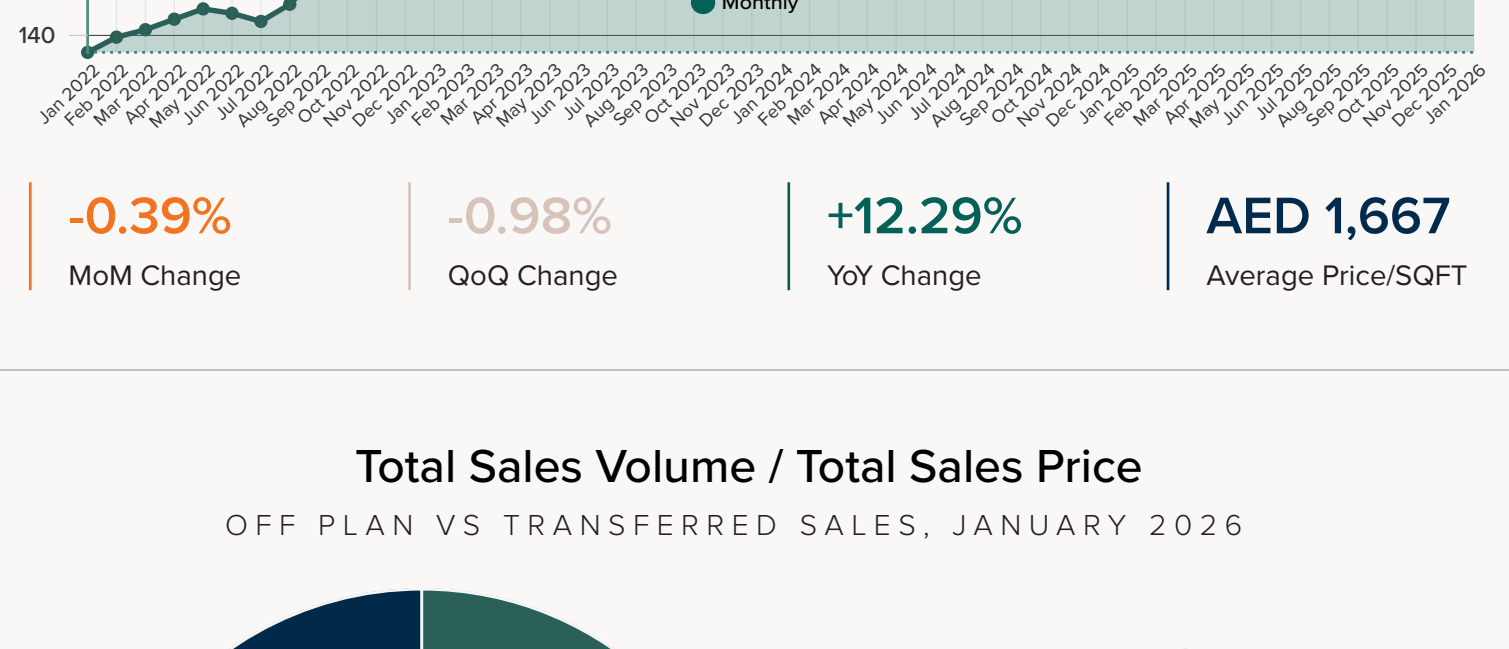
<p>Aykon City Tower C, Business Bay AED 1,499,999 2 3 896</p>	<p>Aykon City Tower C, Business Bay AED 1,799,999 2 3 812</p>	<p>J ONE Tower A, Business Bay AED 1,900,000 1 2 820</p>	<p>Urban Oasis, Business Bay AED 2,599,999 2 3 1165</p>	<p>Urban Oasis, Business Bay AED 3,299,999 2 3 1356</p>
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Recent White & Co. Sales

<p>Regalia, Business Bay AED 925,000 1 438</p>	<p>Zada Tower, Business Bay AED 1,030,000 1 471</p>	<p>Prime Damac A, Business Bay AED 1,085,000 1 408</p>	<p>Peninsula Three, Business Bay AED 1,780,000 1 658</p>	<p>Urban Oasis, Business Bay AED 3,500,000 2 3 1847</p>
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Dubai House Price Timeline

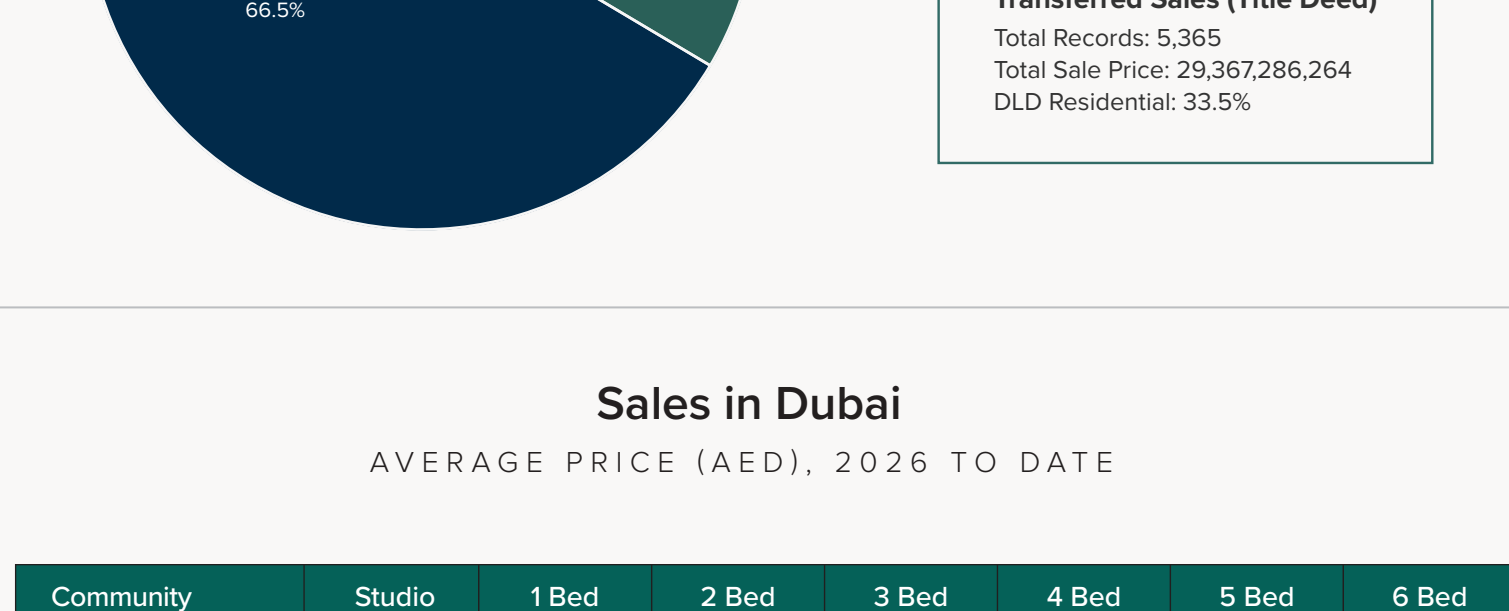
JANUARY 2026



-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, JANUARY 2026



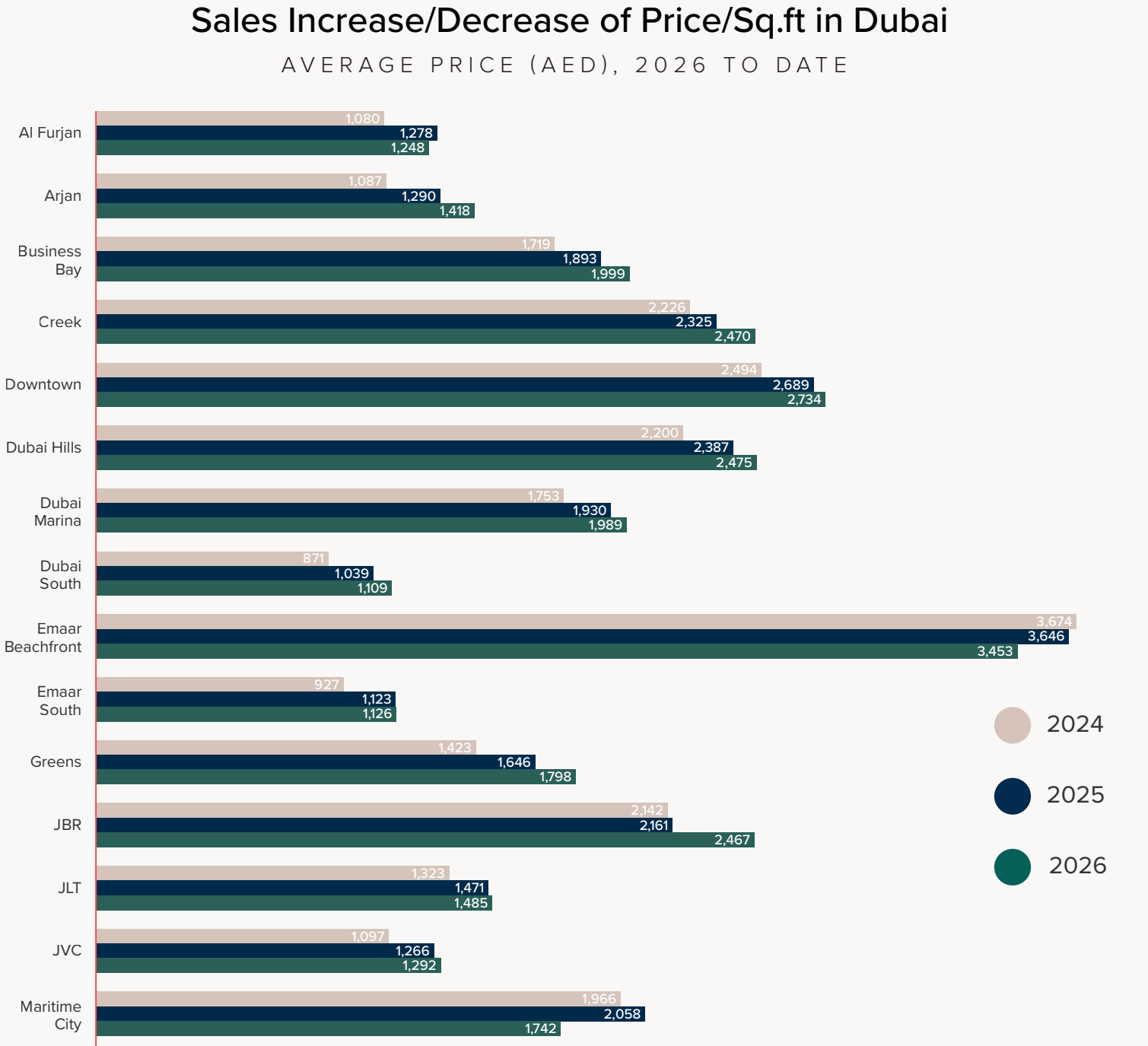
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	602,833	1,044,652	1,633,480	2,443,333	-	-	-
Arjan	626,241	1,005,140	1,376,143	-	-	-	-
Business Bay	1,010,297	1,537,474	2,753,768	9,061,946	5,116,943	-	-
Creek	-	1,812,860	2,916,207	4,204,374	-	-	-
Downtown	1,341,083	2,109,873	3,848,422	6,606,111	-	20,000,000	24,000,000
Dubai Hills	963,333	1,608,750	2,793,484	4,062,692	-	-	-
Dubai Marina	1,056,385	1,700,764	2,641,816	4,225,714	5,170,000	-	-
Dubai South	534,545	718,663	1,361,364	1,754,000	-	-	-
Emaar Beachfront	-	2,605,250	4,391,667	7,198,571	8,600,000	-	-
Emaar South	-	1,050,000	1,583,000	1,856,667	-	-	-
Greens	870,000	1,421,786	2,226,667	3,700,000	-	-	-
JBR	3,225,000	1,829,091	3,675,000	7,451,548	10,428,009	-	-
JLT	800,048	1,241,936	2,230,541	2,782,876	1,550,000	-	-
JVC	612,633	1,021,972	1,543,691	1,985,433	2,950,000	-	-
Maritime City	903,870	-	2,454,460	-	-	-	-
MBR	694,400	1,344,691	1,978,036	4,000,000	8,505,720	-	-
Palm Jumeriah	1,653,833	3,502,143	5,441,318	9,273,000	10,616,667	51,400,000	-
Sobha Hartland	1,007,143	1,452,969	2,309,530	4,081,250	-	-	-
The Cities	1,118,459	2,099,934	3,242,961	5,784,750	-	-	-
Town Square	576,667	844,063	1,319,636	2,313,125	-	-	-
Views	1,125,000	2,031,667	3,072,143	3,900,000	-	-	-

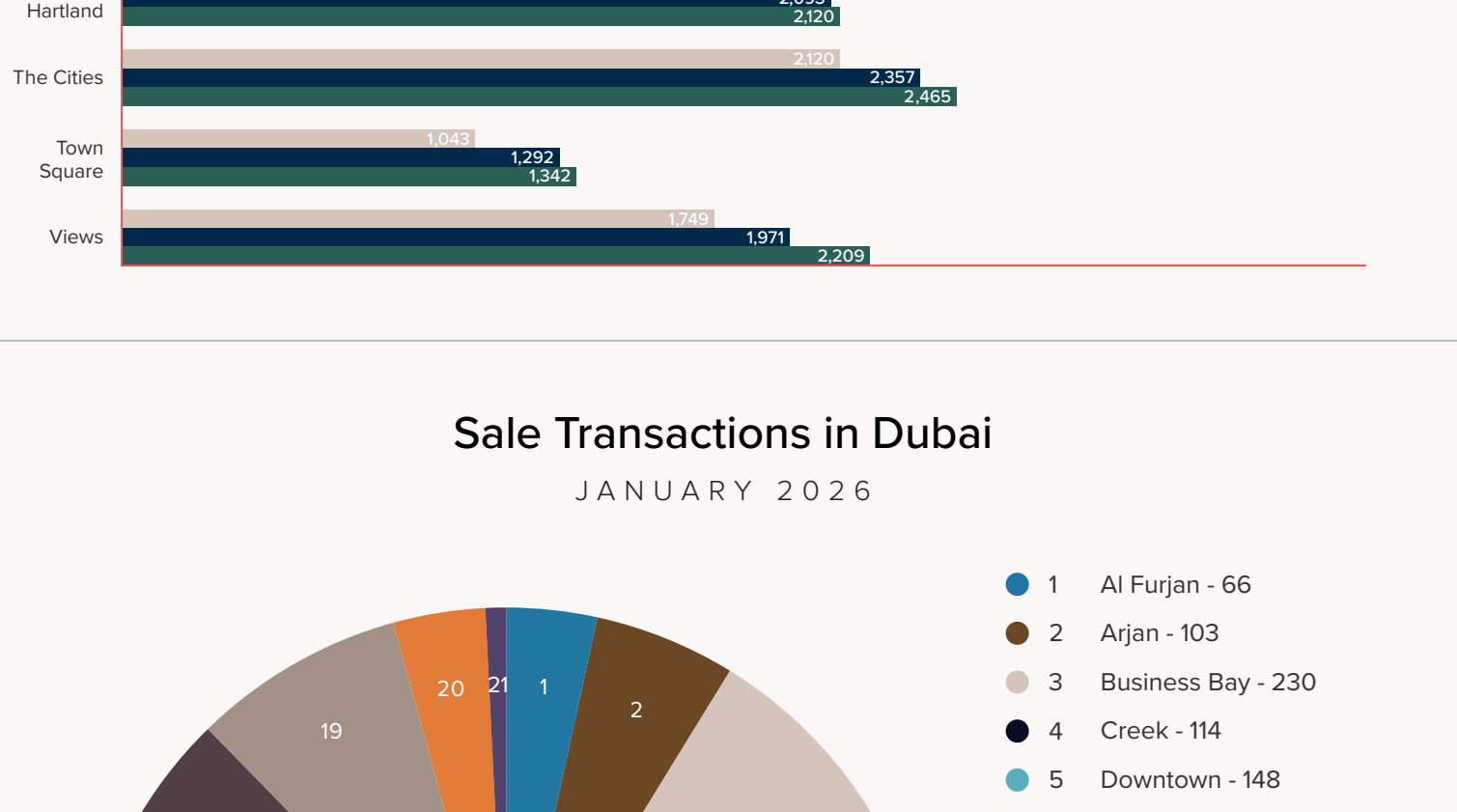
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



AED 5,165,262,590
Total Sales Value

Hot Properties for Rent

<p>J ONE Tower A, Business Bay AED 999,995 3 6 5,204</p>	<p>One of One Luxury Residences, Business Bay AED 1,500,000 1 2 946</p>	<p>Volante, Business Bay AED 1,950,000 2 3 5,048</p>	<p>Volante, Business Bay AED 2,000,000 2 3 5,048</p>	<p>The Lana, Business Bay AED 2,100,000 3 4 4,910</p>
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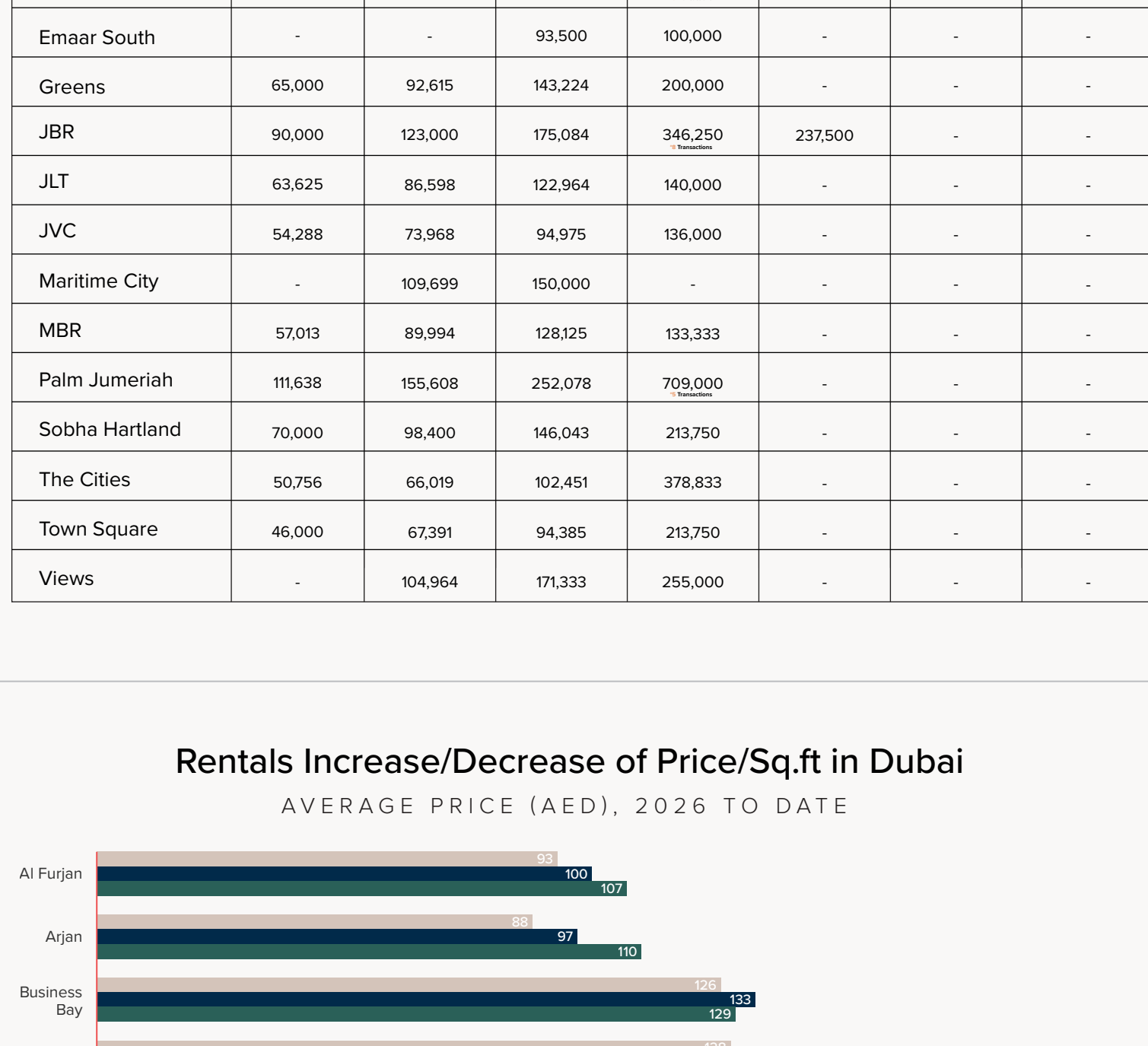
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	55,475	78,722	115,515	161,667	-	-	-
Arjan	51,872	73,102	107,585	188,333	-	-	-
Business Bay	67,707	101,637	147,067	204,833	235,000	-	-
Creek	-	140,285	191,002	241,910	-	-	-
Downtown	85,125	130,308	191,667	265,207	-	-	-
Dubai Hills	96,000	108,969	157,905	272,120	-	-	-
Dubai Marina	70,111	98,056	139,939	236,135	381,667	435,000	-
Dubai South	45,019	58,673	93,897	137,500	-	-	-
Emaar Beachfront	-	155,500	205,000	323,333	-	-	-
Emaar South	-	-	93,500	100,000	-	-	-
Greens	65,000	92,615	143,224	200,000	-	-	-
JBR	90,000	123,000	175,084	346,250	237,500	-	-
JLT	63,625	86,598	122,964	140,000	-	-	-
JVC	54,288	73,968	94,975	136,000	-	-	-
Maritime City	-	109,699	150,000	-	-	-	-
MBR	57,013	89,994	128,125	133,333	-	-	-
Palm Jumeriah	111,638	155,608	252,078	709,000	-	-	-
Sobha Hartland	70,000	98,400	146,043	213,750	-	-	-
The Cities	50,756	66,019	102,451	378,833	-	-	-
Town Square	46,000	67,391	94,385	213,750	-	-	-
Views	-	104,964	171,333	255,000	-	-	-

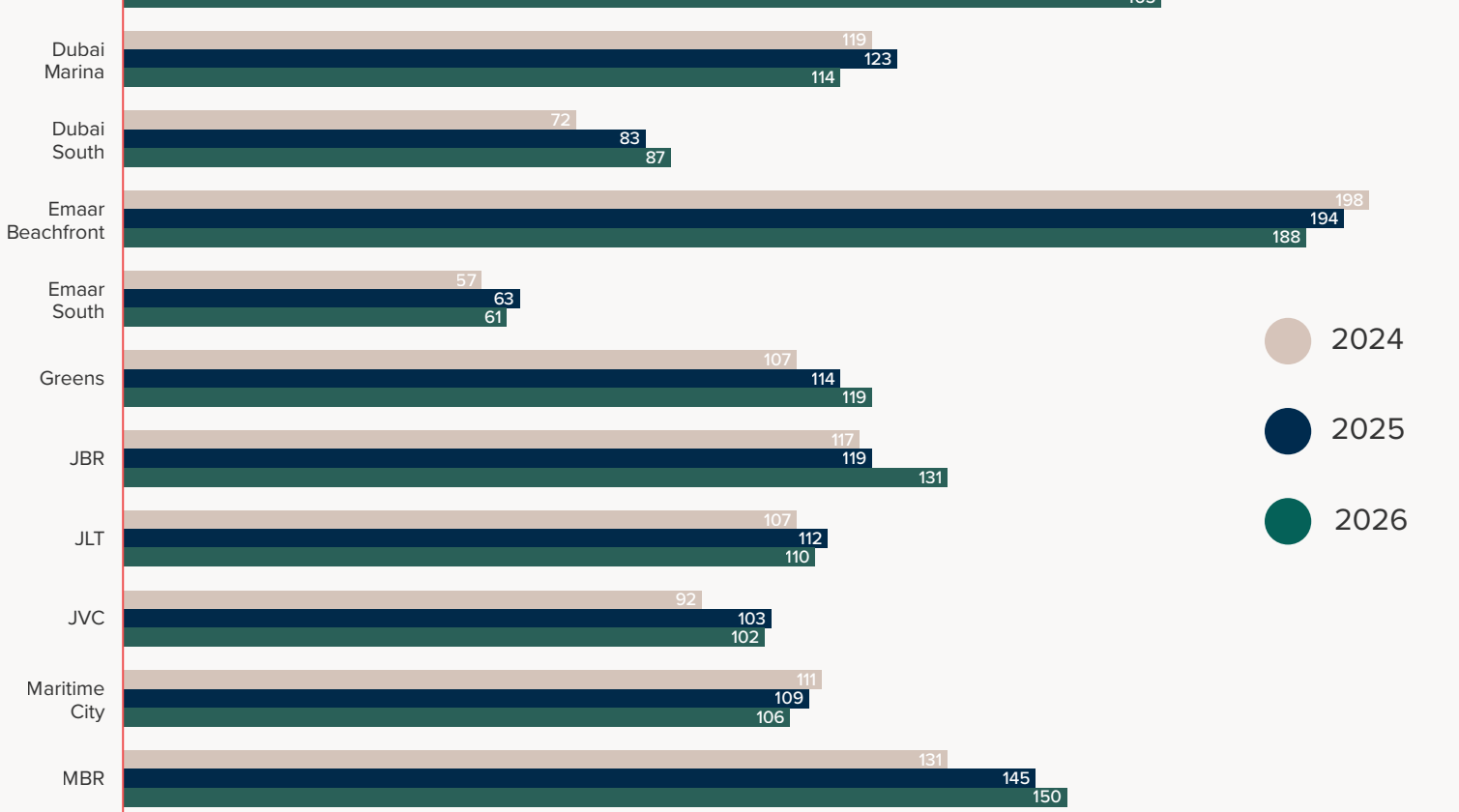
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



AED 395,930,196
Total Sales Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.24%
Dubai Studio City	Apartment	7.43%
Dubai South Residential	Apartment	7.24%
District	Apartment	7.00%
Town Square	Apartment	6.99%
Jumeirah Village Circle	Apartment	6.95%
Jumeirah Lakes Towers	Apartment	6.94%
Motor City	Apartment	6.92%
Al Furjan	Apartment	6.45%
Mohammed Bin Rashid City	Apartment	6.30%
Dubai Hills Estate	Apartment	6.30%
Business Bay	Apartment	6.24%
The Greens	Apartment	6.24%
Arjan	Apartment	6.05%
Dubai Marina	Apartment	6.00%
Dubai Marina City	Apartment	5.86%
The Views	Apartment	5.84%
Dubai Creek Harbour	Apartment	5.77%
Jumeirah Beach Residence	Apartment	5.69%
Downtown Dubai	Apartment	5.45%
Palm Jumeriah	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	322,417,436	JVC	435	33,005,385
The Cities	322	322,417,436	Arjan	158	11,903,312
Business Bay	239	546,907,467	Business Bay	145	16,621,353
Dubai Marina	155	376,428,432	The Cities	144	8,774,404
Downtown	153	555,975,630	Dubai Marina	139	20,716,318
Creek	121	341,116,184	Dubai South	96	7,246,244
Arjan	111	96,304,000	MBR	89	7,125,283
JLT	104	159,546,685	Downtown	80	13,276,984
Sobha Hartland	98	182,332,618	JLT	80	7,486,478
MBR	97	117,434,549	Sobha Hartland	66	7,938,000
Dubai Hills	85	203,435,499	Al Furjan	52	4,282,161
Palm Jumeriah	73	524,044,429	Creek	52	8,417,041
Town Square	72	90,894,000	Dubai Hills	51	7,437,944
Al Furjan	67	84,932,070	Town Square	44	2,076,318
Dubai South	41	39,686,281	Palm Jumeriah	38	10,091,677
JBR	36	174,997,423	JBR	25	5,525,757
Emaar Beachfront	30	127,024,000	Greens	22	2,528,346
Greens	26	45,385,000	Views	16	2,377,713
Views	15	38,720,000	Emaar Beachfront	15	2,935,000
Emaar South	9	14,535,000	Emaar South	5	474,000
Maritime City	3	5,812,790	Maritime City	2	259,699