

Downtown March Market Report

Apartments

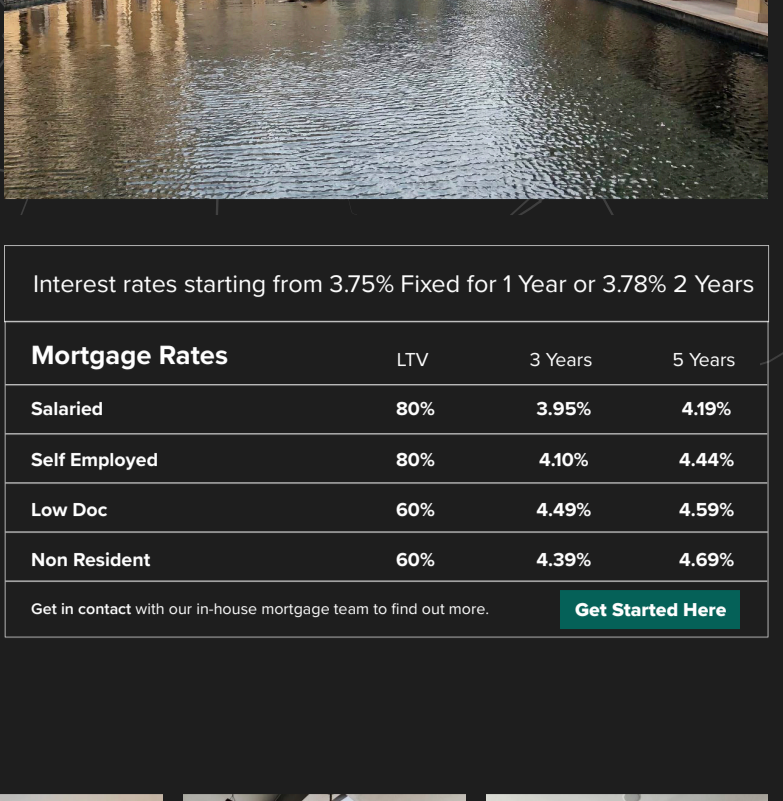
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Apartment Market Secondary Market Insights

Downtown Dubai's secondary apartment market in March 2026 remained active. High-floor 3 bedroom units, such as in Burj Vista (AED5.2M), show continued demand for premium towers, while discounted listings like Imperial Avenue (AED3.9M) offer opportunistic investment options. The mix reflects ongoing buyer interest and strategic market activity.



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
Salaryed	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

Kempinski Central Avenue, Downtown
AED 2,300,000

2 Bed | 2 Bath | 547 sqft

Kempinski Central Avenue, Downtown
AED 2,650,000

1 Bed | 1 Bath | 746 sqft

Rixos Financial Center, Downtown
AED 3,570,000

2 Bed | 2 Bath | 736 sqft

Midsa Residences by ARIR, Downtown
AED 5,700,000

3 Bed | 4 Bath | 1522 sqft

The Residences 6, Downtown
AED 5,700,000

2 Bed | 3 Bath | 1430 sqft

Recent White & Co. Sales

Downtown Views, Downtown
AED 3,700,000

2 Bed | 3 Bath | 1167 sqft

BLVD heights Tower 1, Downtown
AED 3,800,000

2 Bed | 3 Bath | 1567 sqft

Burj Boulevard Tower 2, Downtown
AED 4,000,000

2 Bed | 3 Bath | 1580 sqft

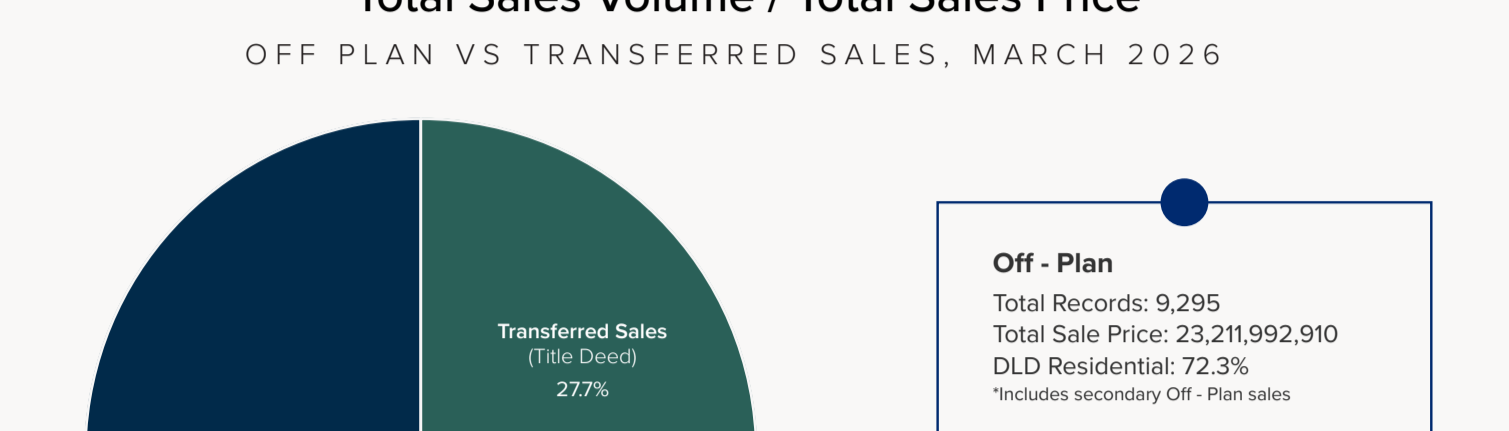
Burj Khalifa, Downtown
AED 4,400,000

2 Bed | 3 Bath | 1546 sqft

The Address Residence, Downtown
AED 5,300,000

2 Bed | 3 Bath | 1452 sqft

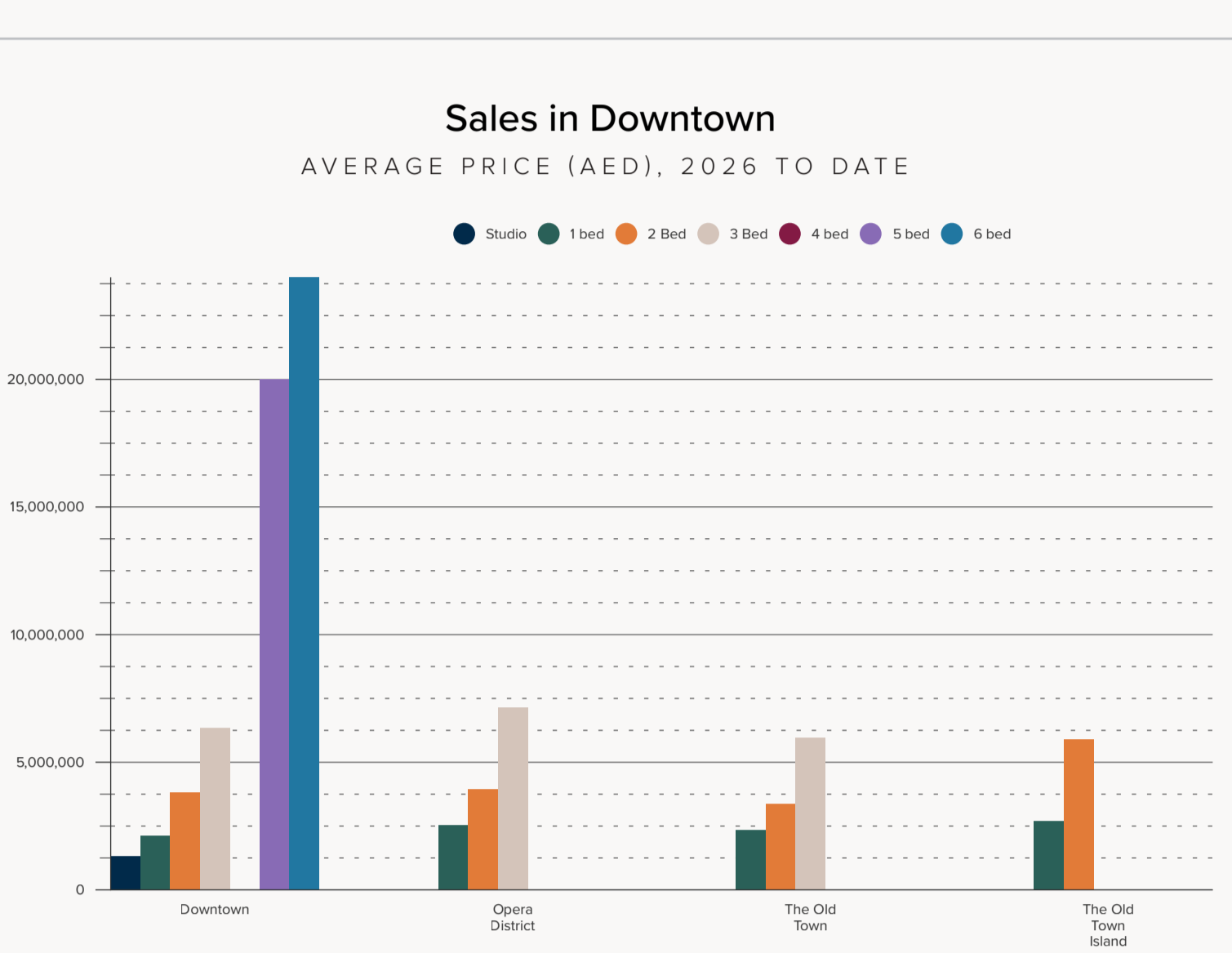
Dubai House Price Timeline



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

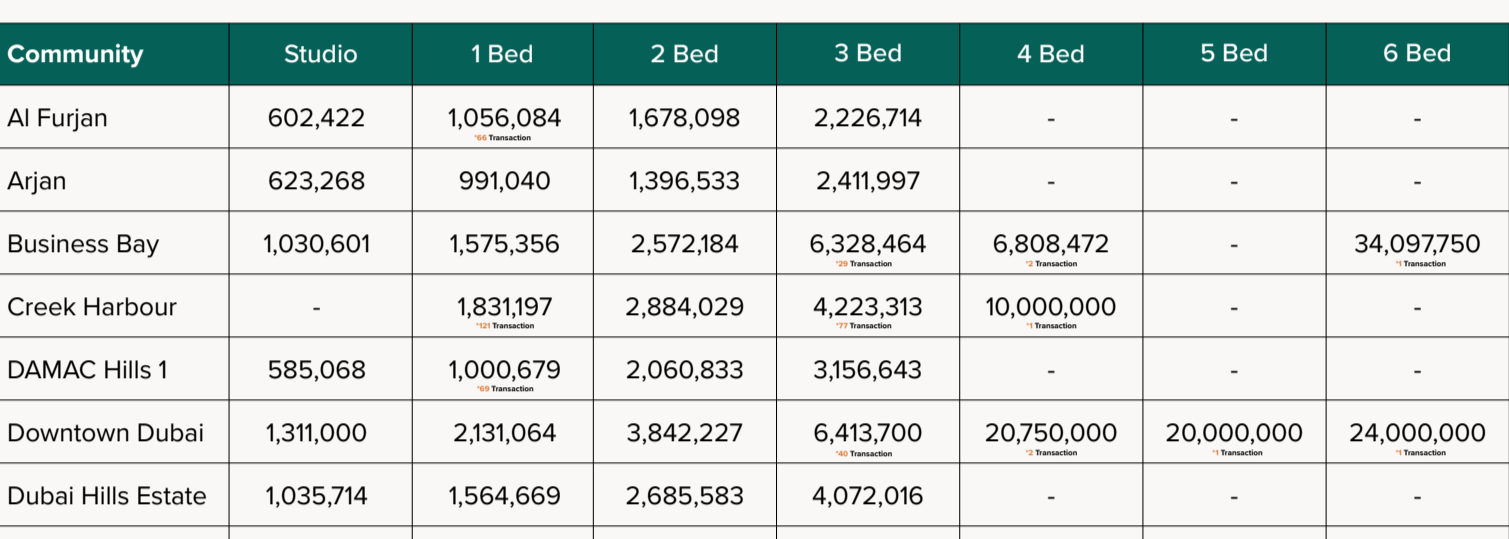
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



Sales in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



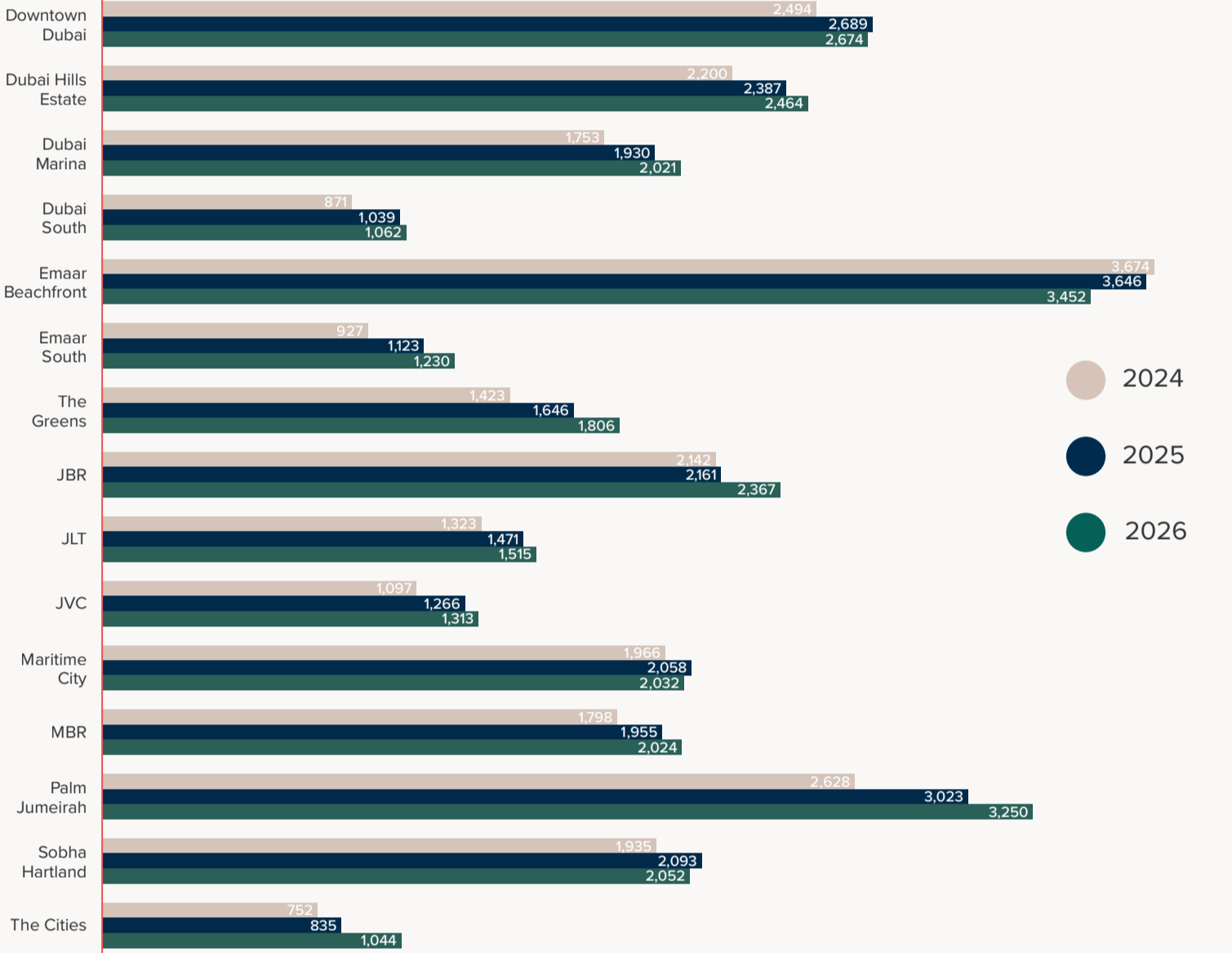
Sales in Dubai

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	2,572,184	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	2,311,064	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	2,174,117	3,545,313	-	-	-
The Cities	568,493	870,620	1,310,630	1,654,266	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	-	-	-

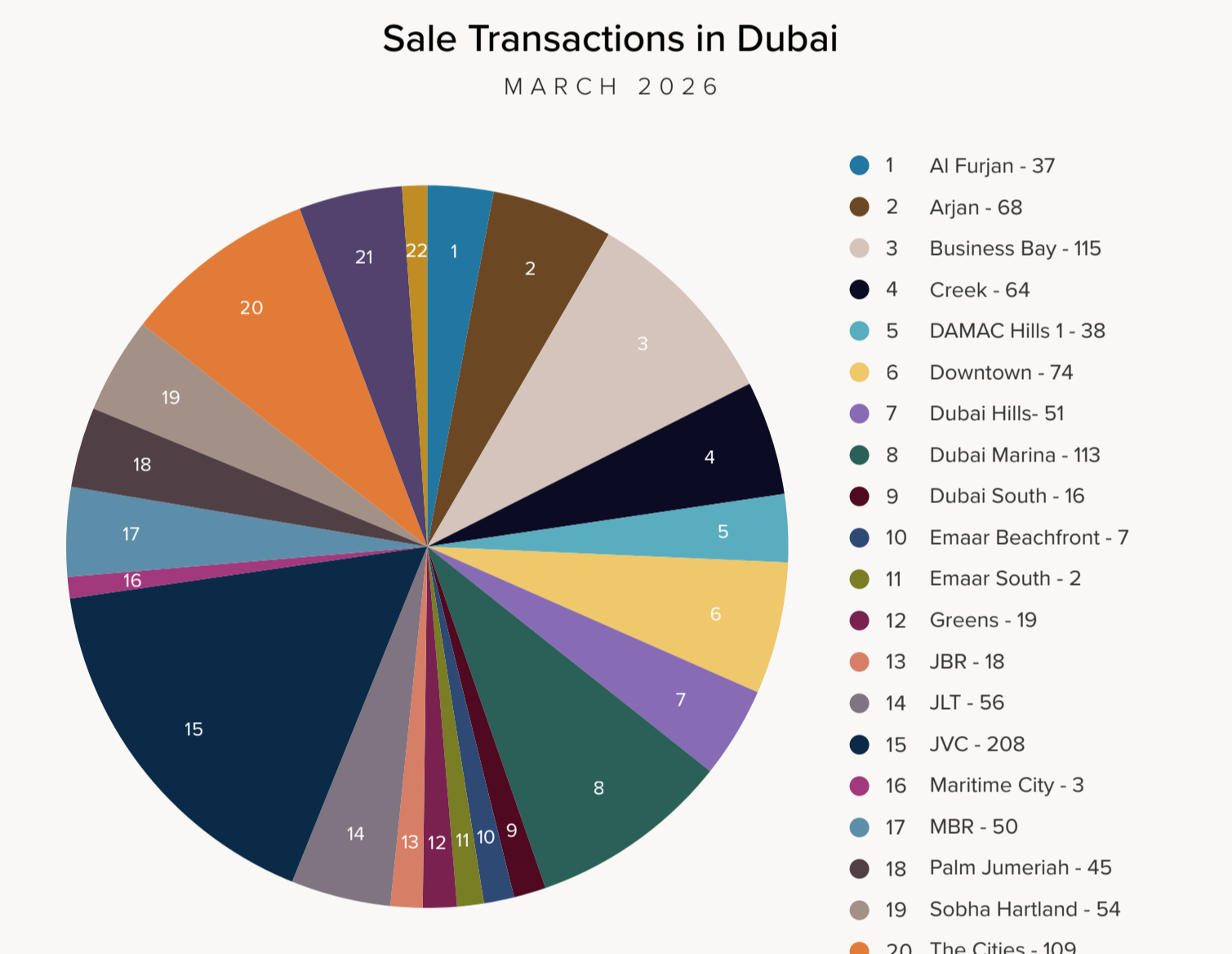
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



AED 3,468,552,907

Total Sales Value

- 1 Al Furjan - 37
- 2 Arjan - 68
- 3 Business Bay - 115
- 4 Creek - 64
- 5 DAMAC Hills 1 - 38
- 6 Downtown - 74
- 7 Dubai Hills - 51
- 8 Dubai Marina - 113
- 9 Dubai South - 16
- 10 Emaar Beachfront - 7
- 11 Emaar South - 2
- 12 Greens - 19
- 13 JBR - 18
- 14 JLT - 56
- 15 JVC - 208
- 16 Maritime City - 3
- 17 MBR - 50
- 18 Palm Jumeirah - 45
- 19 Sobha Hartland - 54
- 20 The Cities - 109
- 21 Town Square - 58
- 22 Views - 11

Hot Properties for Rent

Vida Dubai Mall Tower 1, Downtown
AED 899,999

4 Bed | 6 Bath | 2,244 sqft

Vida Dubai Mall Tower 1, Downtown
AED 1,000,000

4 Bed | 5 Bath | 2,248 sqft

The Address Sky View Sky, Downtown
AED 1,599,999

3 Bed | 5 Bath | 2,437 sqft

29 Burj Boulevard Tower 1, Downtown
AED 1,999,999

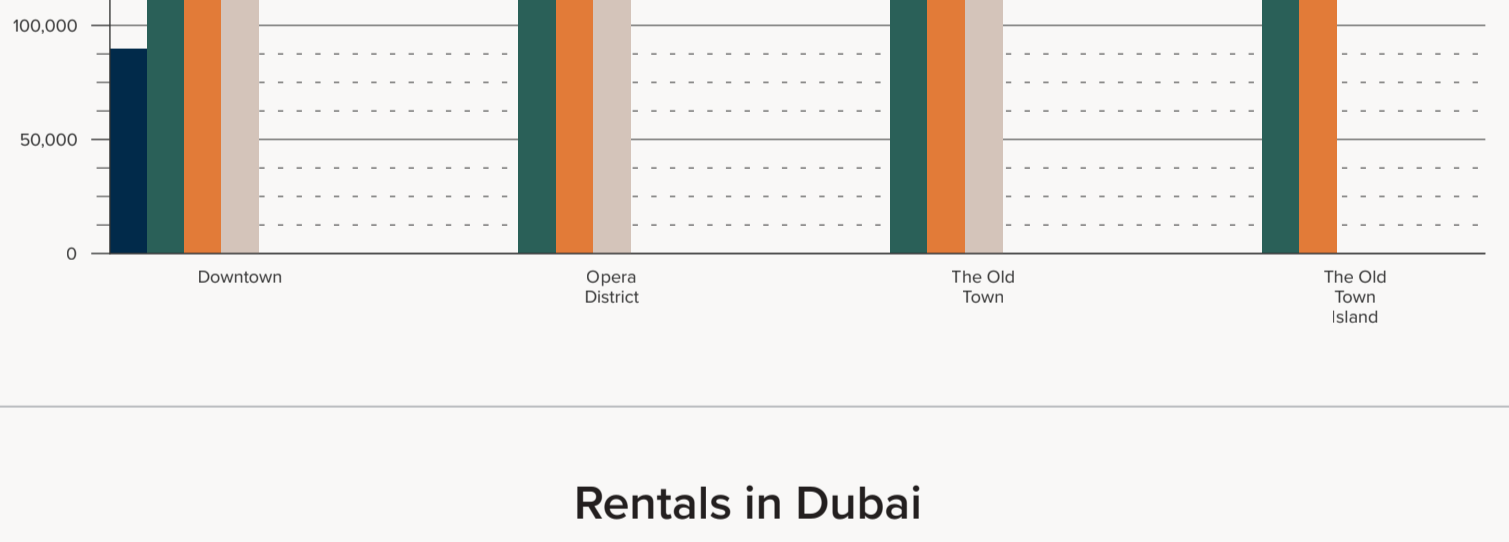
5 Bed | 7 Bath | 7454 sqft

29 Burj Boulevard Tower 1, Downtown
AED 1,800,000

4 Bed | 5 Bath | 5,593 sqft

Rentals in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



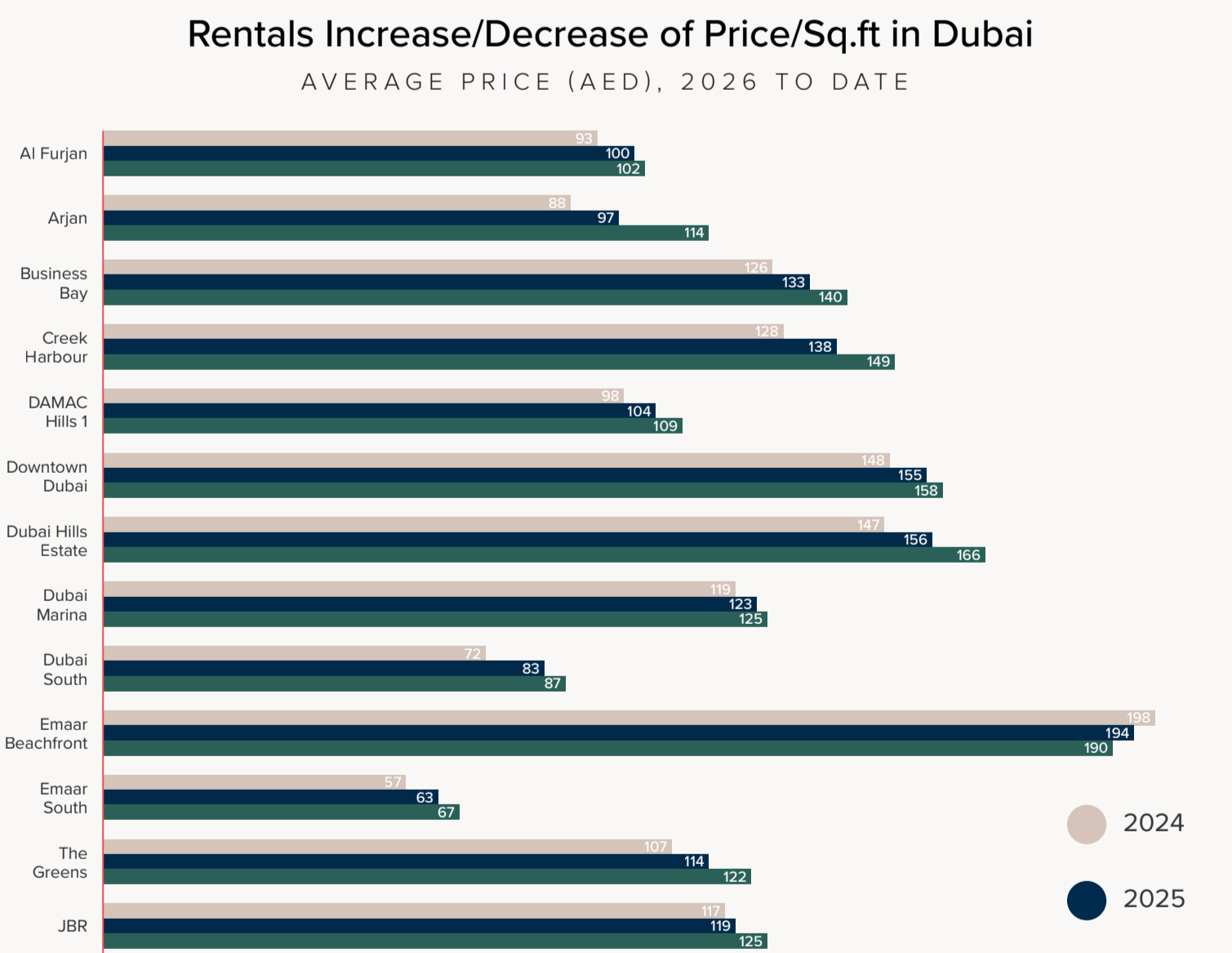
Rentals in Dubai

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	-	-	-
Business Bay	76,784	104,246	152,054	207,072	303,137	-	1,700,000
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	205,839	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	522,724	-	-
Palm Jumeirah	106,213	143,404	336,446	480,269	1,12,222	655,000	-
Sobha Hartland	73,000	95,914	146,294	202,729	445,000	-	-
The Cities	51,076	68,723	103,469	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	-	-

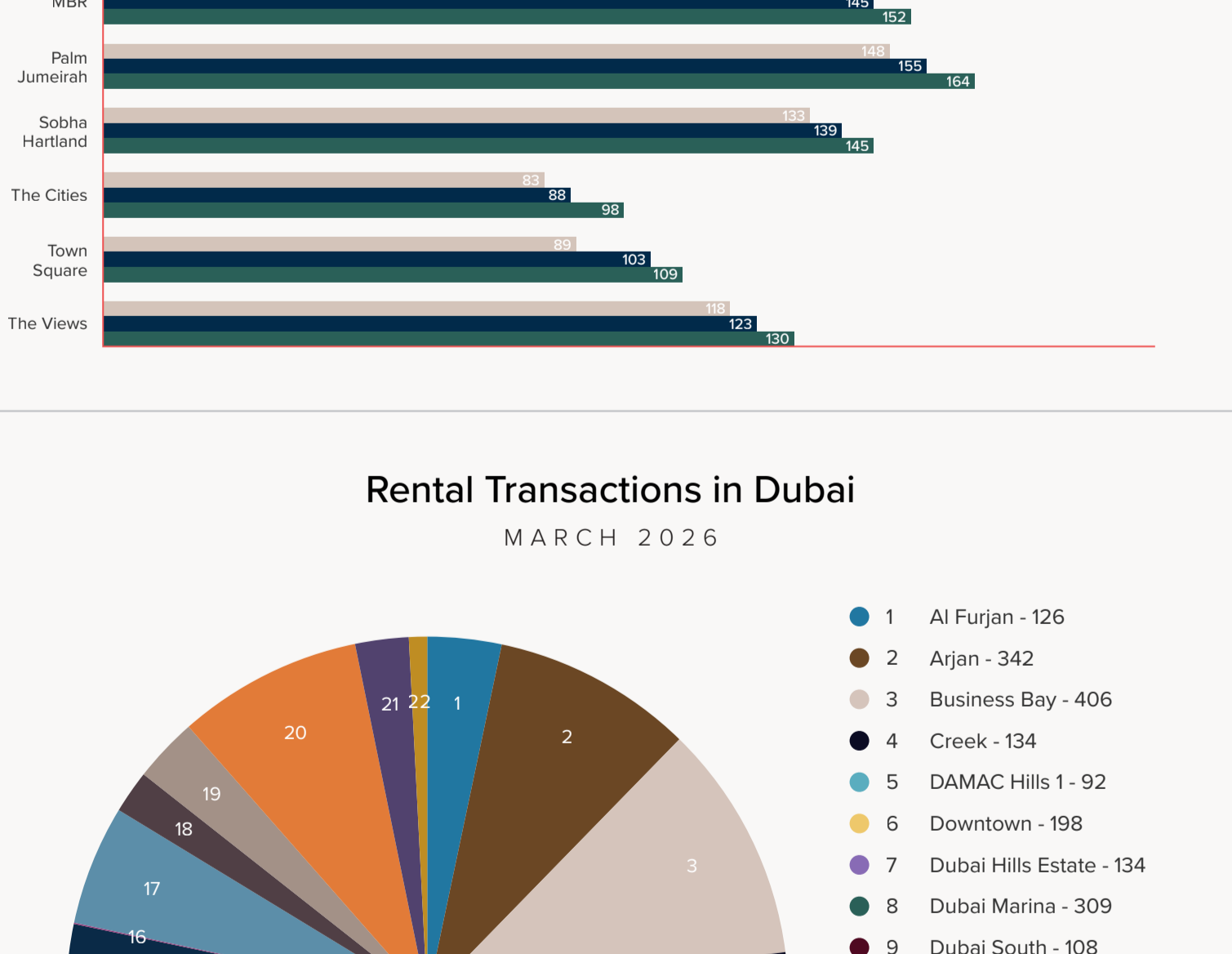
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



AED 886,781,958

Total Sales Value

- 1 Al Furjan - 126
- 2 Arjan - 342
- 3 Business Bay - 406
- 4 Creek - 134
- 5 DAMAC Hills 1 - 92
- 6 Downtown - 198
- 7 Dubai Hills Estate - 134
- 8 Dubai Marina - 309
- 9 Dubai South - 108
- 10 Emaar Beachfront - 35
- 11 Emaar South - 19
- 12 Greens - 41
- 13 JBR - 64
- 14 JLT - 204
- 15 JVC - 766
- 16 Maritime City - 2
- 17 MBR - 204
- 18 Palm Jumeirah - 110
- 19 Sobha Hartland - 73
- 20 The Cities - 315
- 21 Town Square - 91
- 22 Views - 31

Current Average Gross Yield

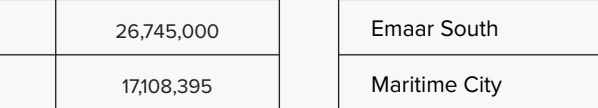
MARCH 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	7.22%	The Greens	Apartment	5.88%
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%
Moror 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	1,199,232,085	Arjan	1,472	105,510,926
Dubai Marina	445	1,119,232,340	The Cities	1,454	92,709,225
Downtown Dubai	370	1,317,366,884	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	294,133,356	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	252,164,121	Dubai South	514	30,684,218
Palm Jumeirah	193	1,324,431,851	Sobha Hartland	513	61,391,686
Al Furjan	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	81	410,553,284	JBR	283	58,830,732
Dubai South	84	62,291,975	The Greens	168	19,546,678
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	17,083,395	Maritime City	14	1,626,525



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

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