

Downtown April Market Report

Apartments

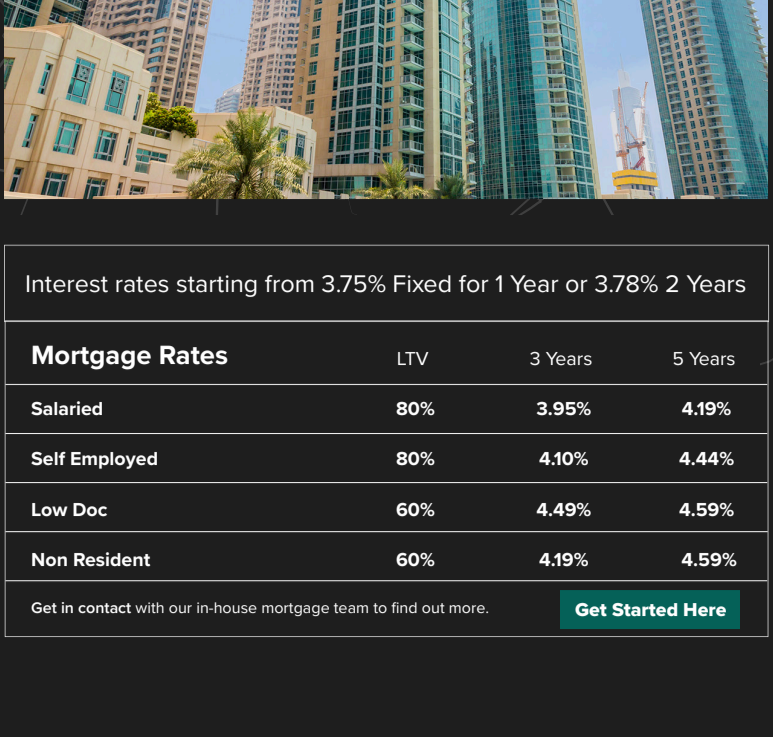
No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026



NEWS

Downtown Lifestyle Demand Remains Strong

Downtown Dubai continues to lead as the city's flagship lifestyle destination, anchored by the Burj Khalifa and Dubai Mall. Its world-class dining, retail and hospitality offering, combined with a walkable high-rise environment, sustains strong global appeal. Long-term demand remains resilient, supported by consistent end-user interest despite short-term market fluctuations across Dubai.



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%	3.96%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.99%	4.99%

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

Hot Properties for Sale

Vida Dubai Mall Tower 1, Downtown
AED 7,999,999

Burj Khalifa, Downtown
AED 8,000,000

The Residences 4, Downtown
AED 8,200,000

Act One, Act Towers, Downtown
AED 8,200,000

Opera Grand, Downtown
AED 8,495,000

Recent White & Co. Sales

Claven Tower 1, Downtown
AED 875,000

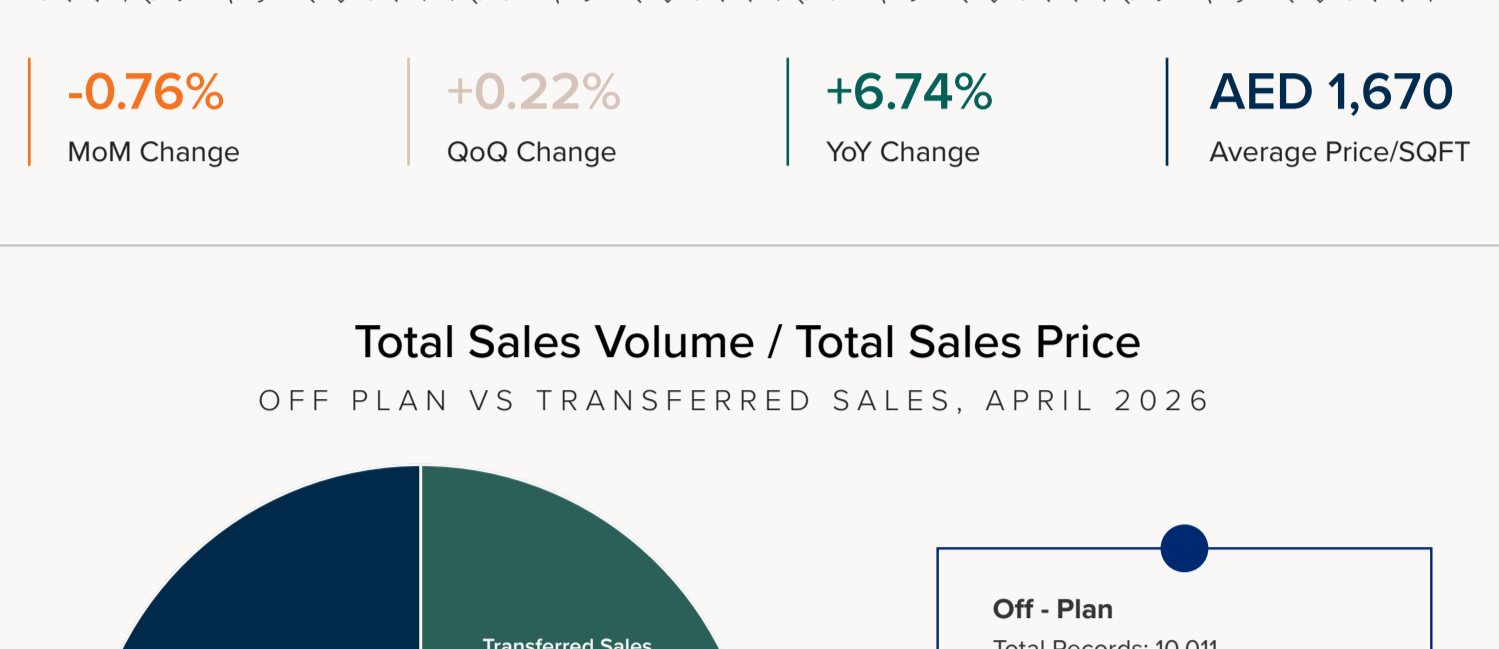
Standpoint Tower 1, Downtown
AED 1,850,000

8 Regis Residences, Tower 1, Downtown
AED 2,475,000

Act One, Act Towers, Downtown
AED 2,900,000

Kempinski BVD, Downtown
AED 4,600,000

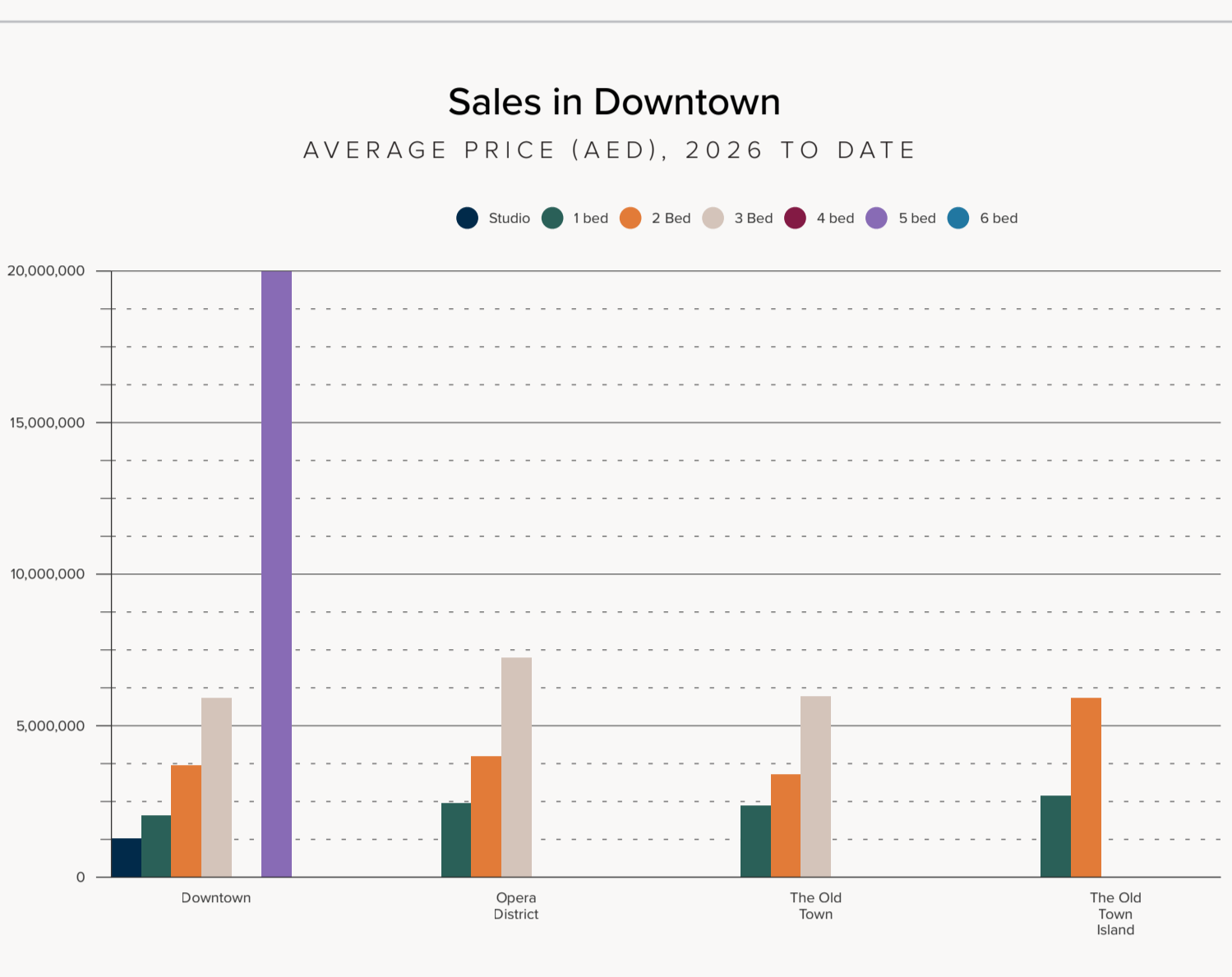
Dubai House Price Timeline



-0.76% MoM Change | +0.22% QoQ Change | +6.74% YoY Change | AED 1,670 Average Price/SQFT

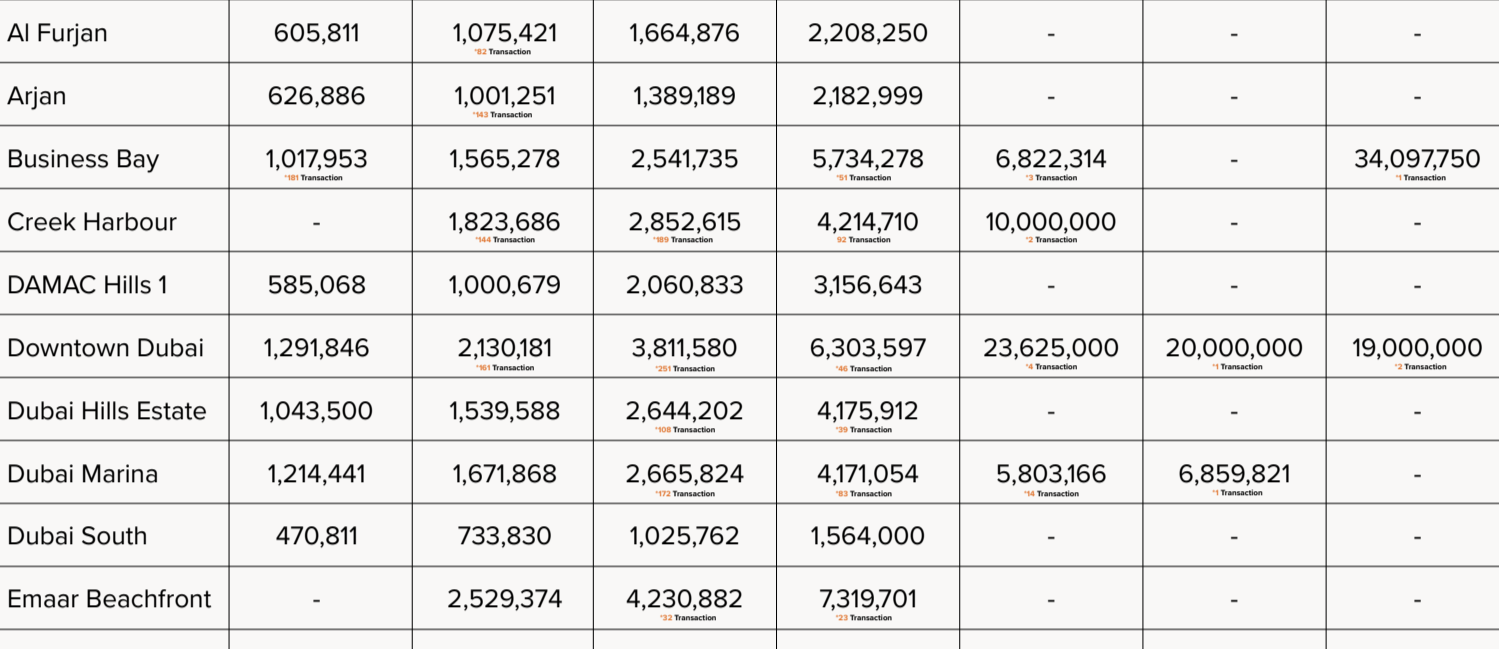
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



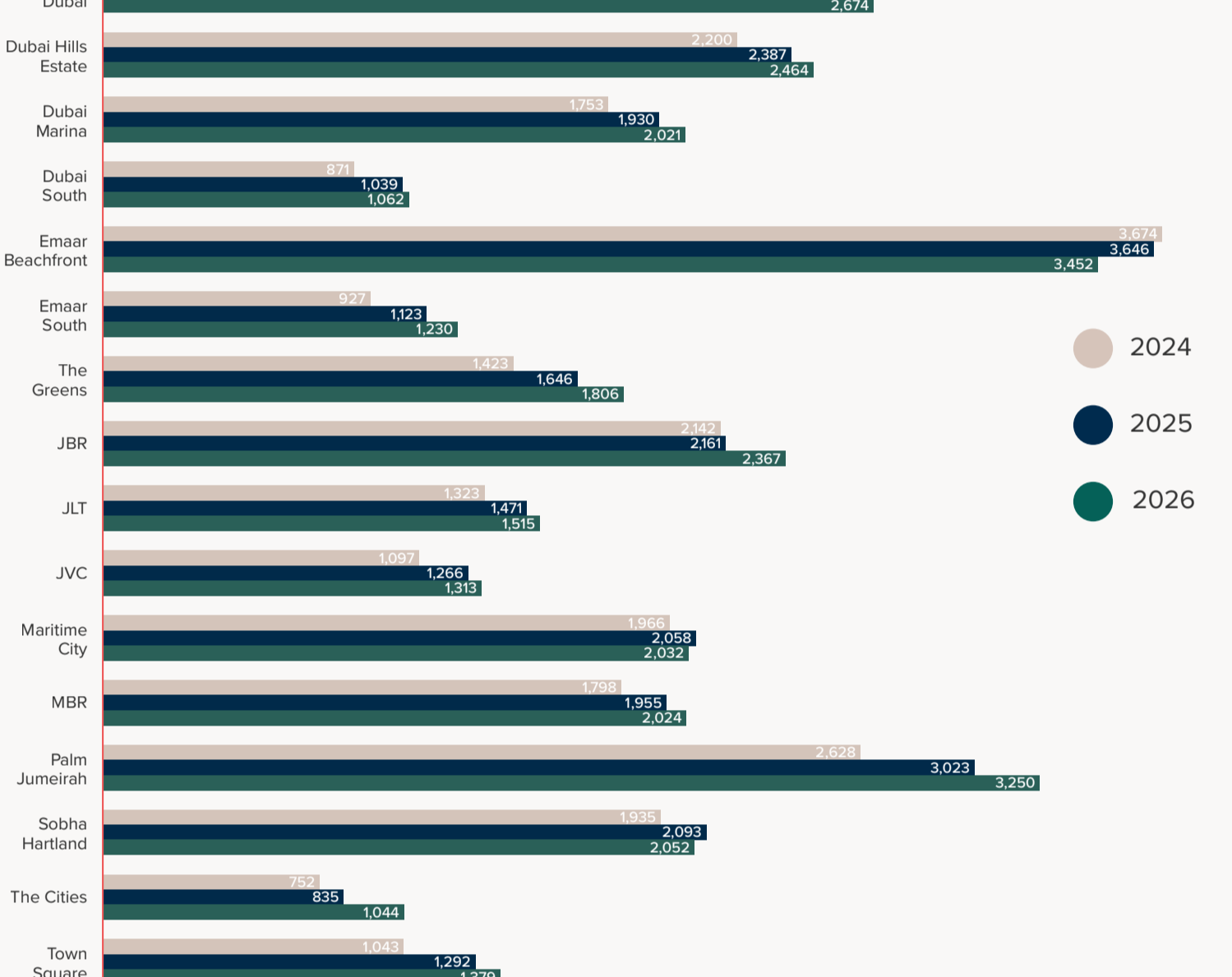
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	605,811	1,075,421	1,664,876	2,208,250	-	-	-
Arjan	626,886	1,001,251	1,389,189	2,182,978	-	-	-
Business Bay	1,017,953	1,565,278	2,541,735	5,734,299	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	2,063,476	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	1,341,383	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	-	-	-

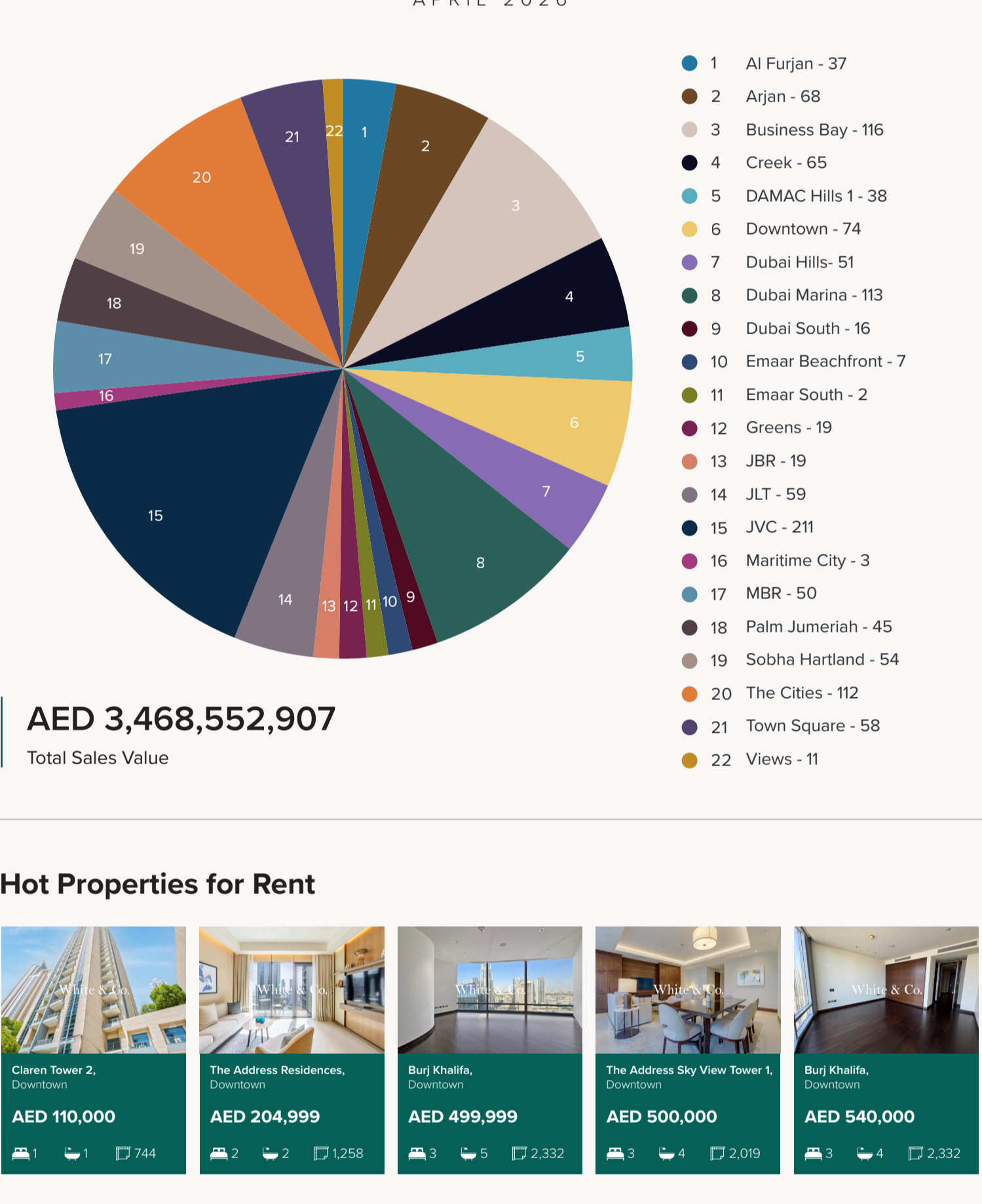
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



Hot Properties for Rent

Claven Tower 2, Downtown
AED 10,000

The Address Residences, Downtown
AED 204,999

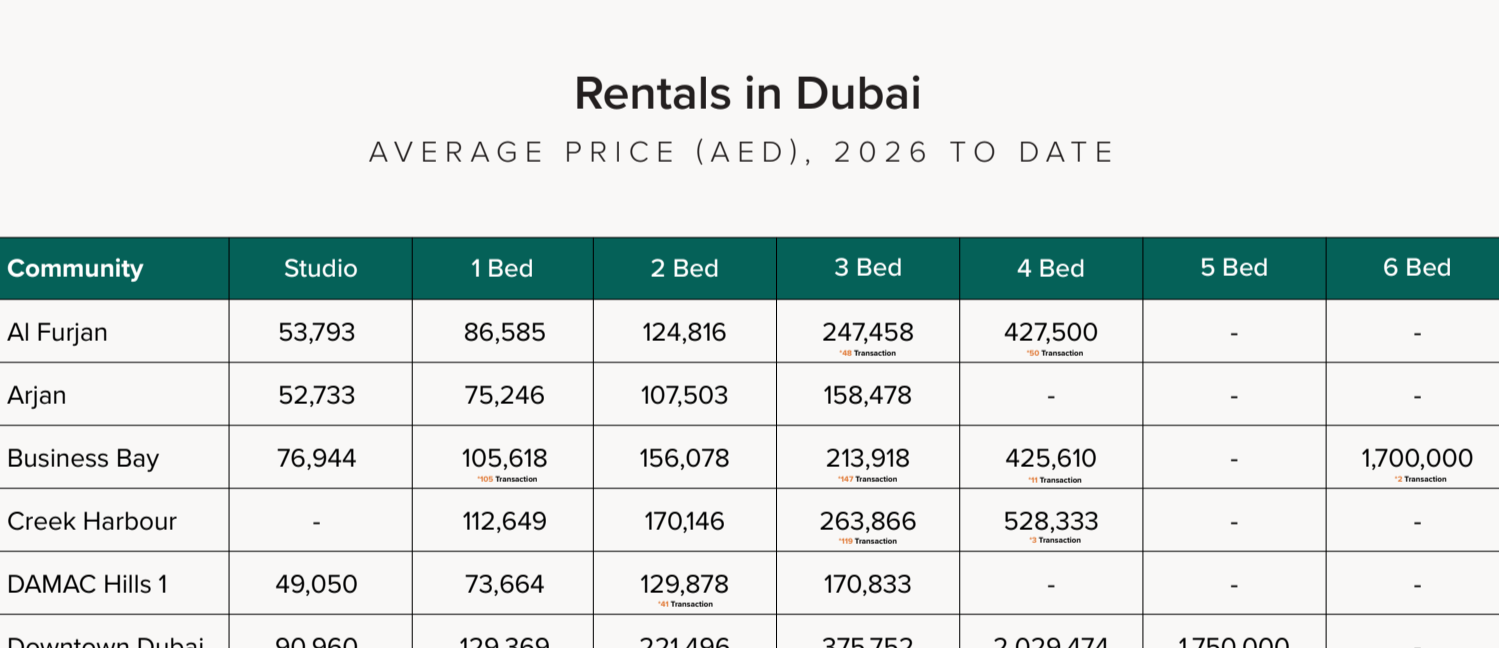
Burj Khalifa, Downtown
AED 499,999

The Address Sky View Tower 1, Downtown
AED 500,000

Burj Khalifa, Downtown
AED 540,000

Rentals in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



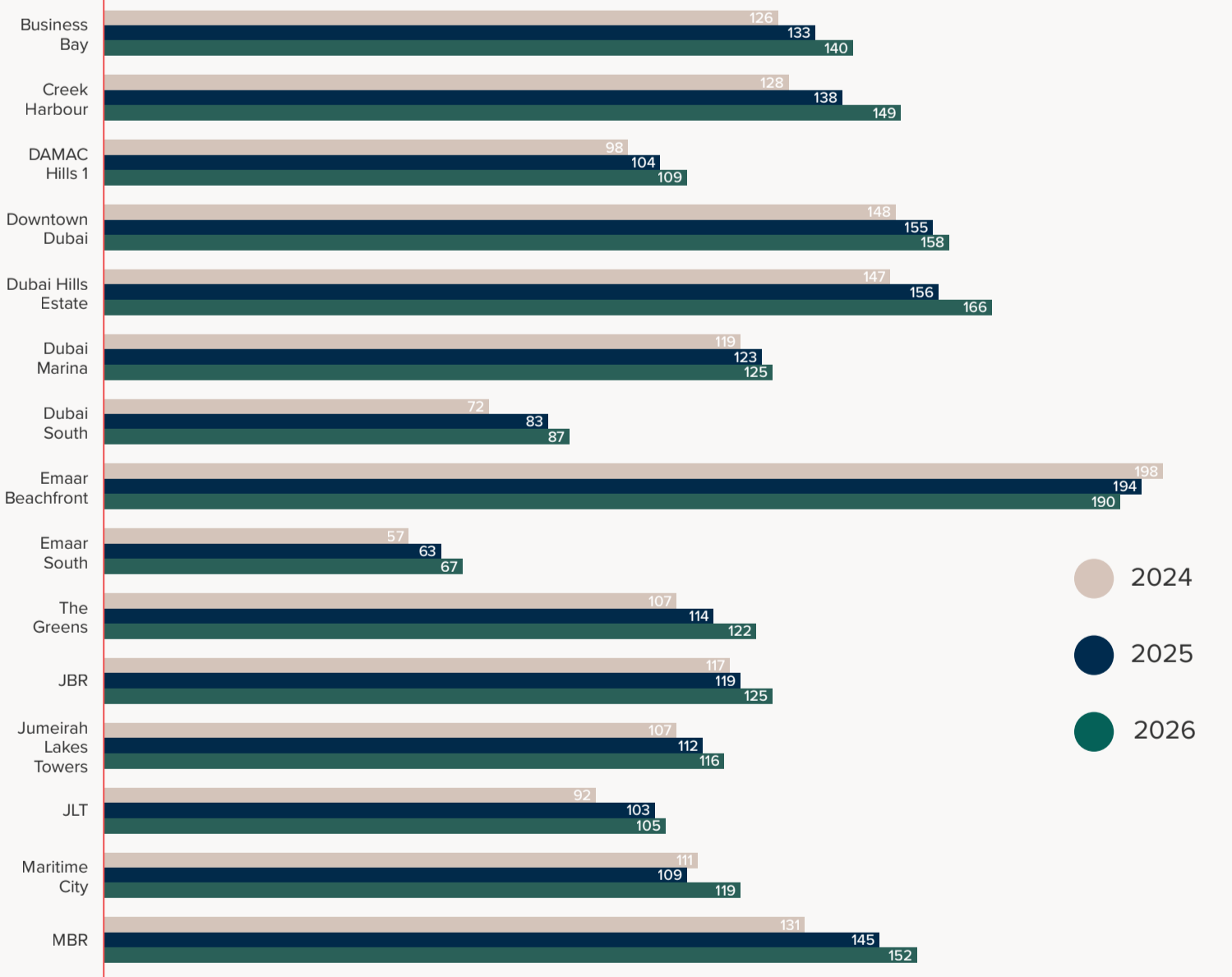
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	53,793	86,585	124,816	247,458	427,500	-	-
Arjan	52,733	75,246	107,503	158,478	-	-	-
Business Bay	76,944	105,618	156,078	213,918	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	375,252	2,029,474	1,750,000	-
Dubai Hills Estate	78,154	106,892	173,021	318,739	-	-	-
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	290,119	-	-	-
JBR	98,185	118,806	183,066	299,324	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	189,047	362,500	-	-	-
Palm Jumeirah	115,788	169,809	349,121	650,000	894,167	853,333	-
Sobha Hartland	73,179	97,297	153,111	213,667	382,500	-	-
The Cities	47,200	67,941	100,204	176,789	135,000	-	-
Town Square	47,715	68,435	98,867	132,117	-	-	-
The Views	76,077	113,043	172,145	248,750	-	-	-

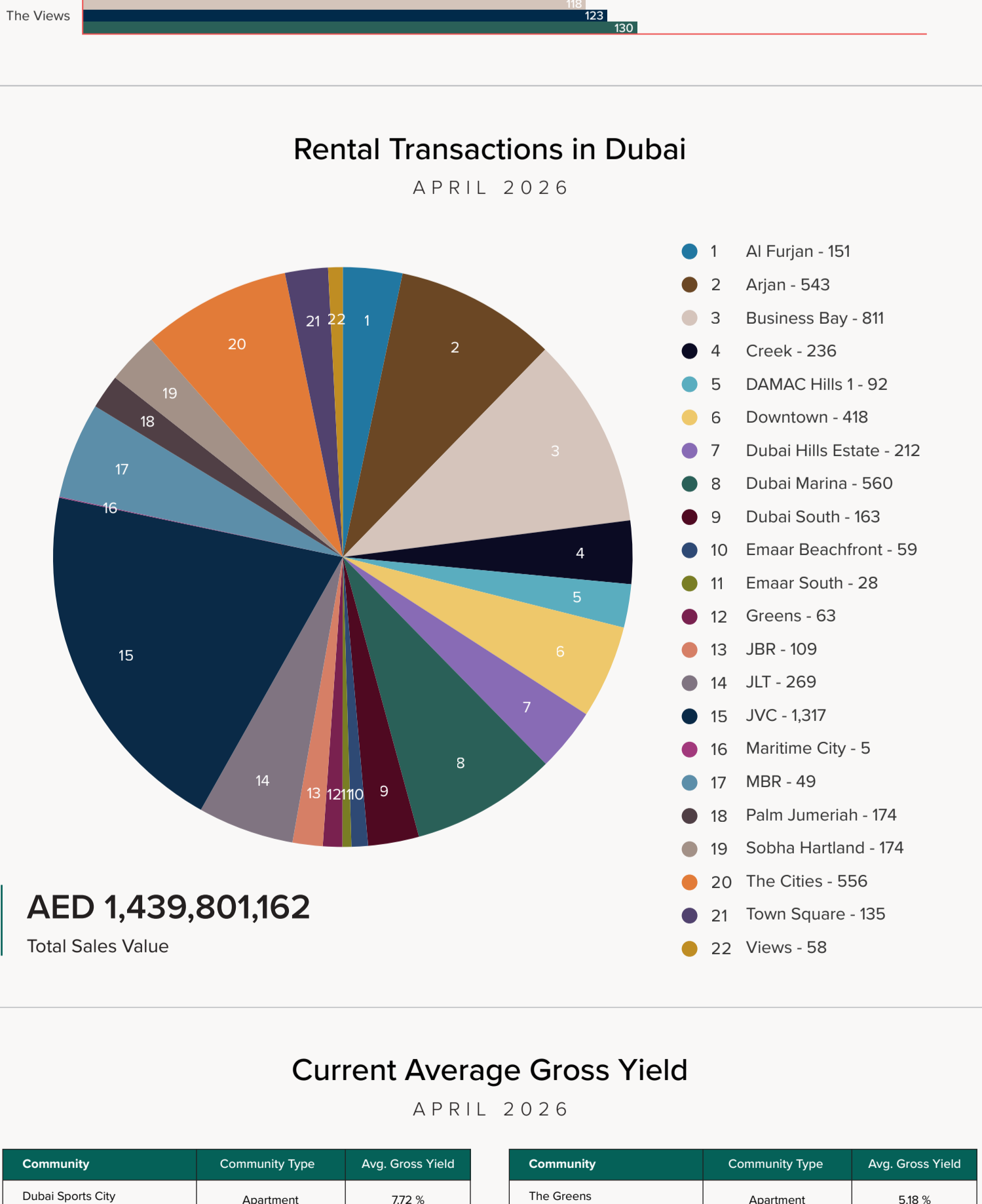
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Studio City	Apartment	7.72%	The Greens	Apartment	5.88%
Dubai South	Apartment	7.50%	Arjan	Apartment	5.15%
DAMAC Hills	Apartment	6.94%	Business Bay	Apartment	4.99%
Motor City	Apartment	6.62%	Dubai Marina	Apartment	4.91%
JLT	Apartment	5.79%	Dubai Creek Harbour	Apartment	4.85%
Al Furjan	Apartment	5.79%	The Views	Apartment	4.71%
Town Square	Apartment	5.75%	Downtown Dubai	Apartment	4.65%
JVC	Apartment	5.70%	Dubai Maritime City	Apartment	4.58%
MBR	Apartment	5.44%	JBR	Apartment	4.57%
Dubai Hills Estate	Apartment	5.40%	Dubai Harbour	Apartment	4.38%
Sobha Hartland	Apartment	5.37%	Palm Jumeirah	Apartment	4.00%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES			RENTALS		
Community	Total Volume	Total Value	Community	Total Volume	Total Value
JVC	1075	1,033,948,418	JVC	4,279	341,138,420
Business Bay	735	1,494,933,552	Business Bay	2,321	279,842,883
The Cities	601	563,849,492	Arjan	1,770	128,110,168
Dubai Marina	553	1,343,861,425	Dubai Marina	1,734	269,788,950
Downtown Dubai	455	1,638,202,252	Downtown Dubai	1,152	253,876,453
Creek Harbour	427	1,209,508,278	The Cities	1,065	68,228,784
Arjan	395	376,842,678	JLT	996	105,025,720
Sobha Hartland	313	568,444,327	Creek Harbour	729	18,267,283
JLT	295	489,179,909	Dubai Hills Estate	680	103,807,730
Town Square	273	334,309,599	Al Furjan	660	81,211,809
Dubai Hills Estate	270	632,842,823	Sobha Hartland	600	73,807,125
MBR	266	294,133,356	Dubai South	594	35,590,455
Palm Jumeirah	233	1,512,955,553	Palm Jumeirah	485	146,748,284
Al Furjan	230	310,615,230	Town Square	485	40,618,016
JBR	151	635,115,048	DAMAC Hills 1	369	25,863,287
DAMAC Hills 1	137	136,826,952	JBR	347	79,084,888
Emaar Beachfront	107	465,863,370	MBR	264	33,173,125
Dubai South	99	76,364,376	The Greens	196	23,077,899
The Greens	92	168,063,510	Emaar Beachfront	193	44,198,750
The Views	52	121,714,000	The Views	166	24,228,062
Emaar South	22	34,955,000	Emaar South	83	7,872,097
Maritime City	10	21,908,395	Maritime City	18	1,920,000



*Data source: Property Monitor, as of 4th May 2026 Secondary Sales Only

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