

Dubai April Market Report

Apartments

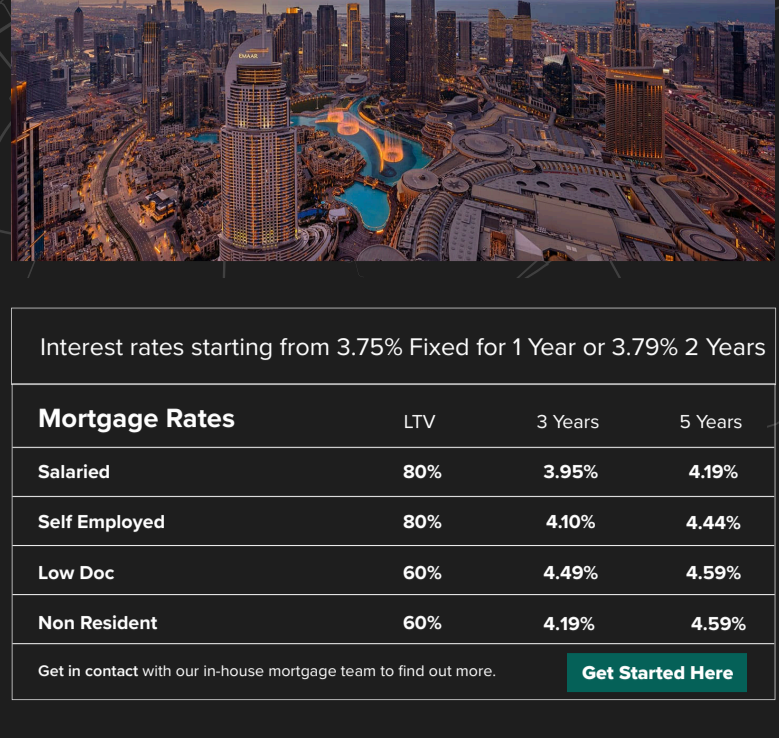
No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut , April 2026



NEWS

Dubai Apartment Market Enters Balanced Phase

Dubai's apartment market remains active in April 2026, with strong transaction volumes and continued off-plan demand driving activity. Rental growth is stabilising following previous increases, while prime and luxury segments remain resilient. Overall, the market is transitioning into a more balanced, sustainable phase, supported by consistent demand and a robust development pipeline.



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.

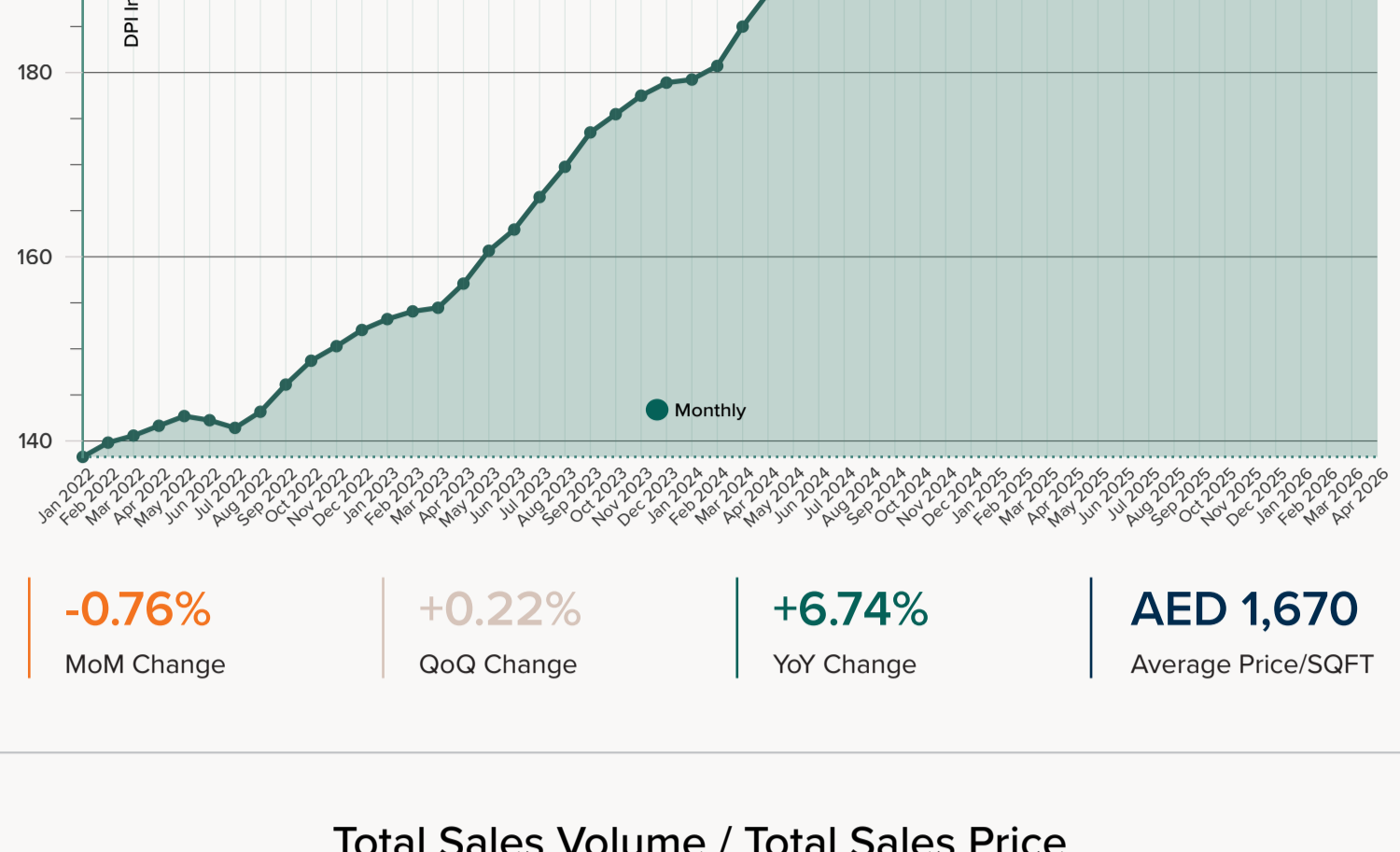
Interest rates starting from 3.75% Fixed for 1 Year or 3.79% 2 Years

| 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](#)

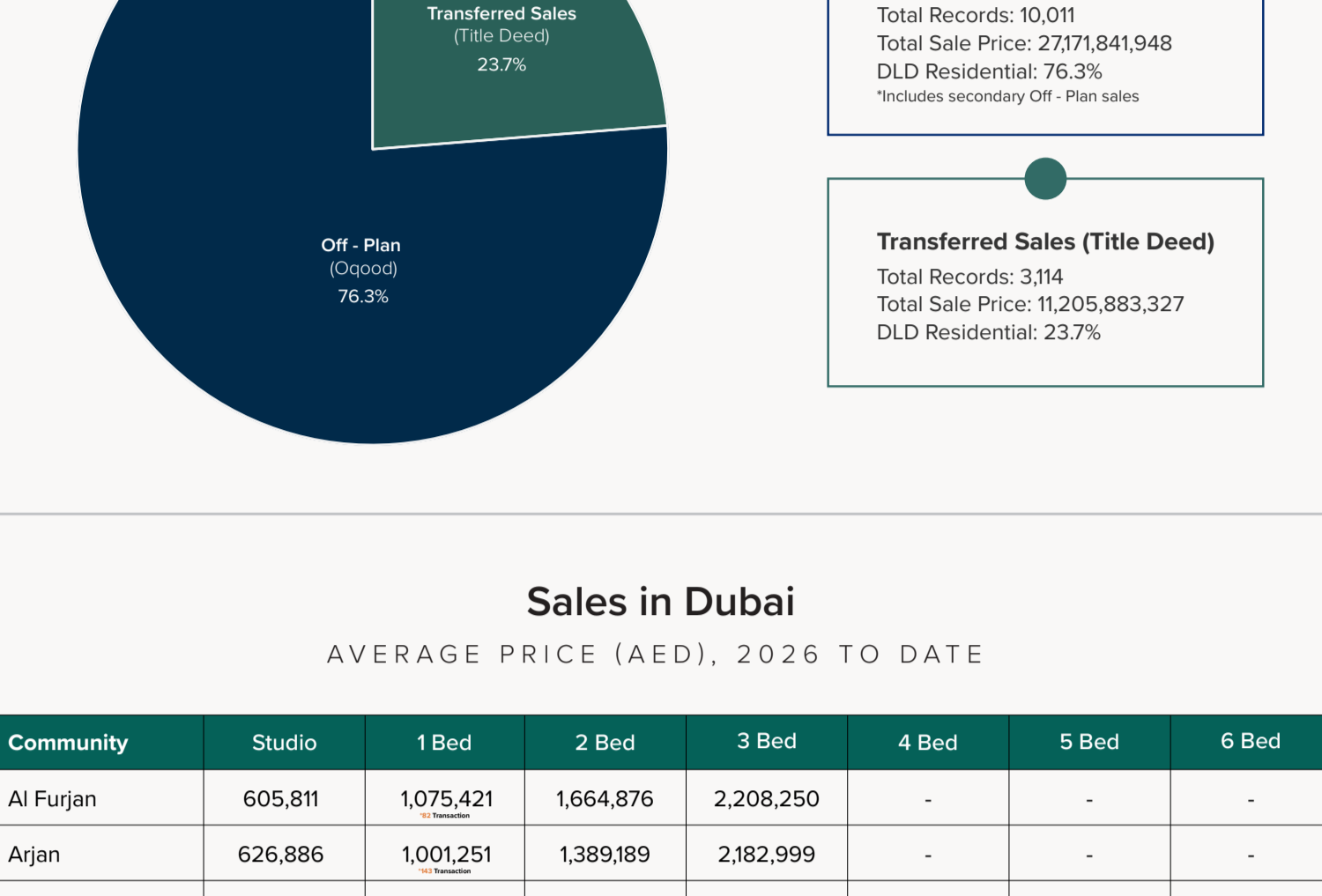
Dubai House Price Timeline

APRIL 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



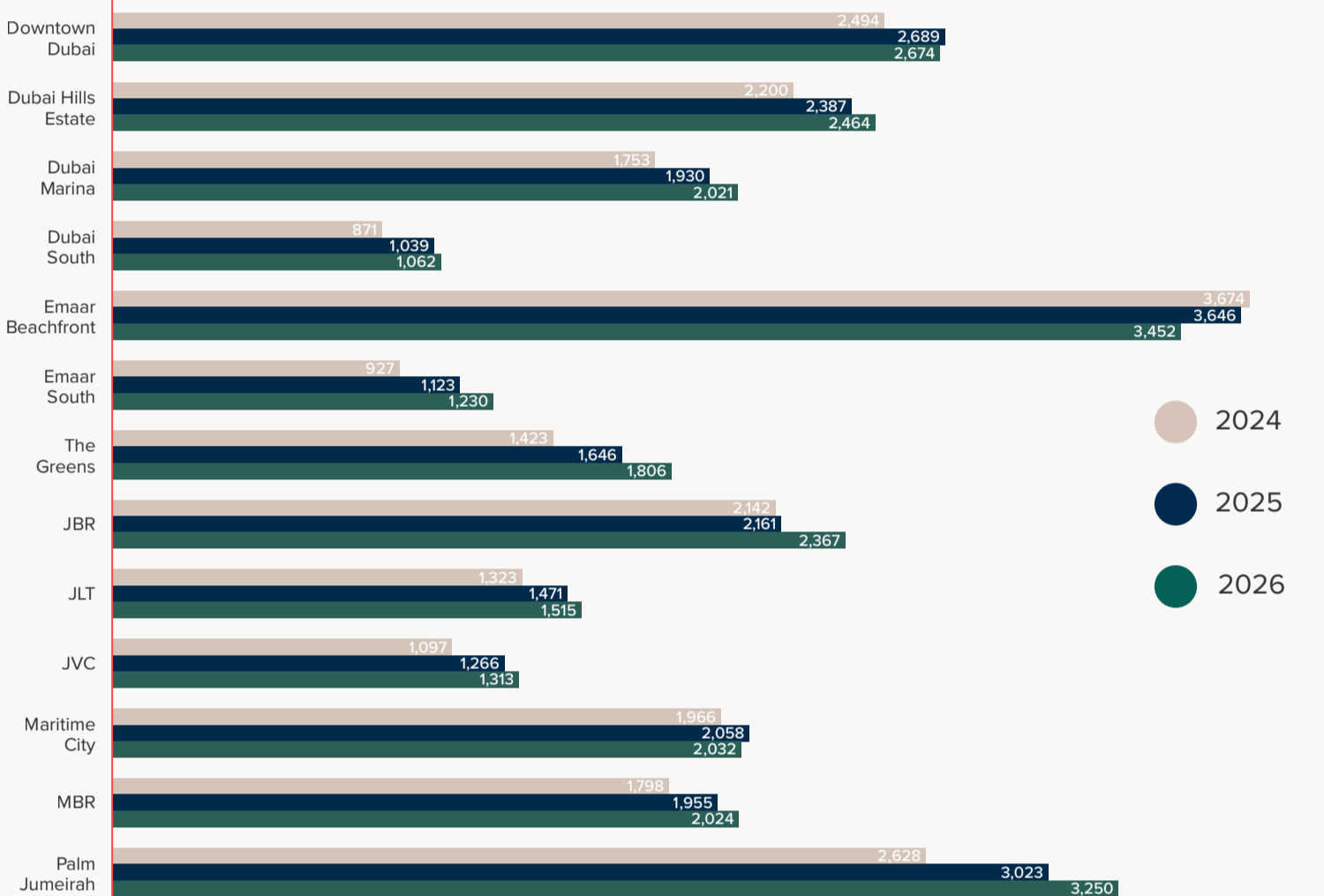
Sales in Dubai

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 | 2,549,735 | 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 | 2,063,476 | 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 | - | - | - |

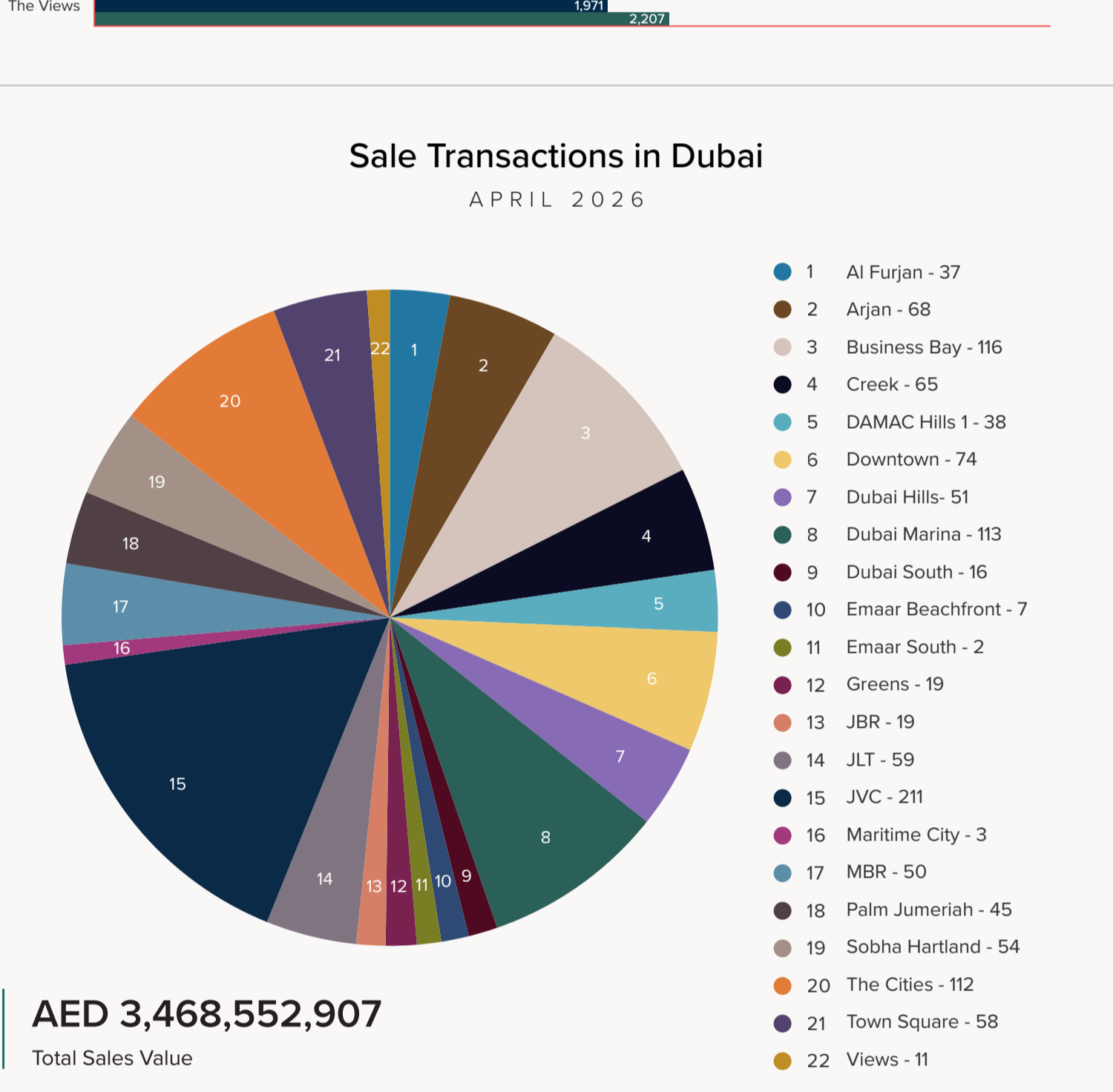
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



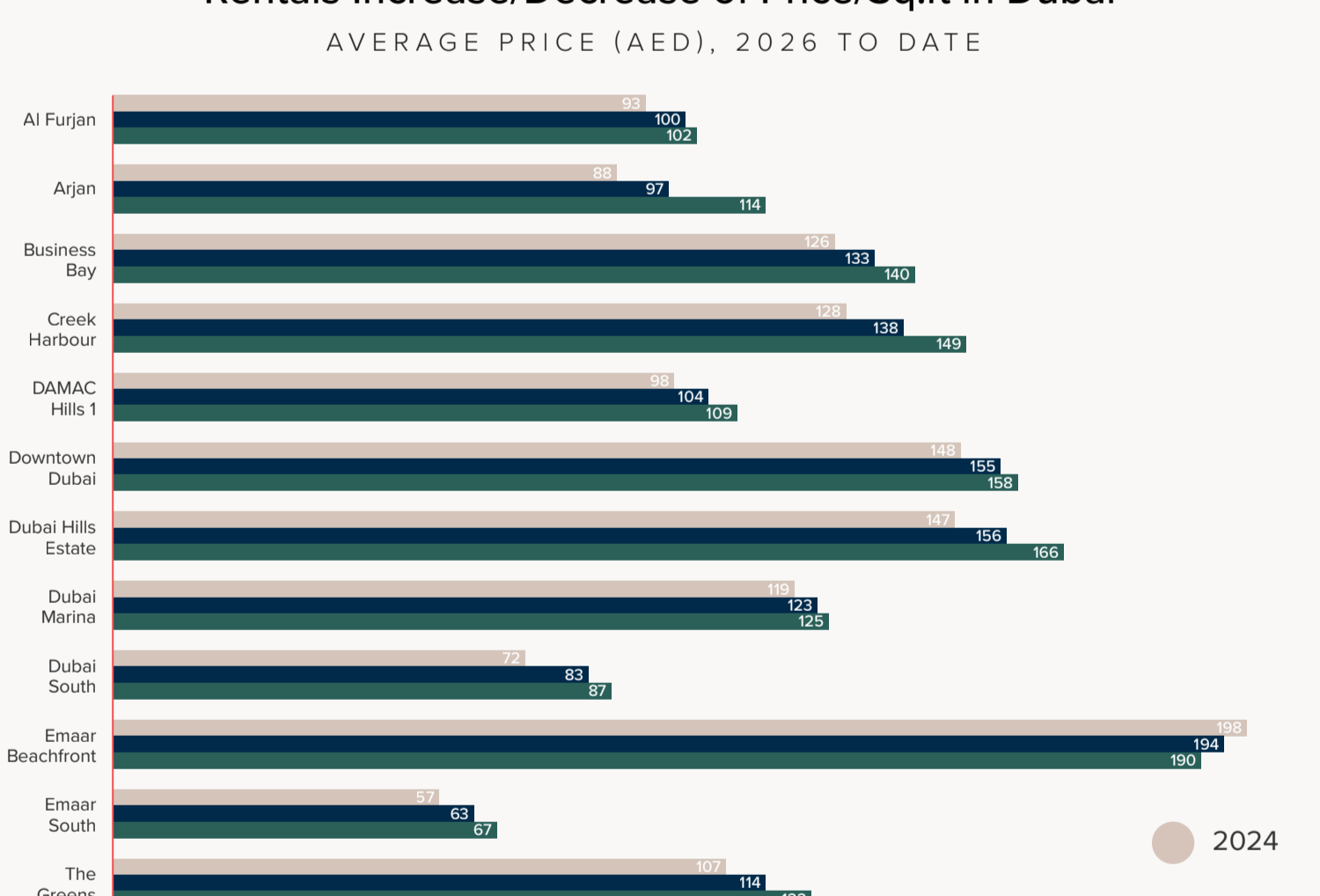
Rentals in Dubai

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 | 375,572 | 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 | 47,715 | 68,435 | 98,867 | 132,117 | - | - | - |
| The Views | 76,077 | 113,043 | 172,145 | 248,750 | - | - | - |

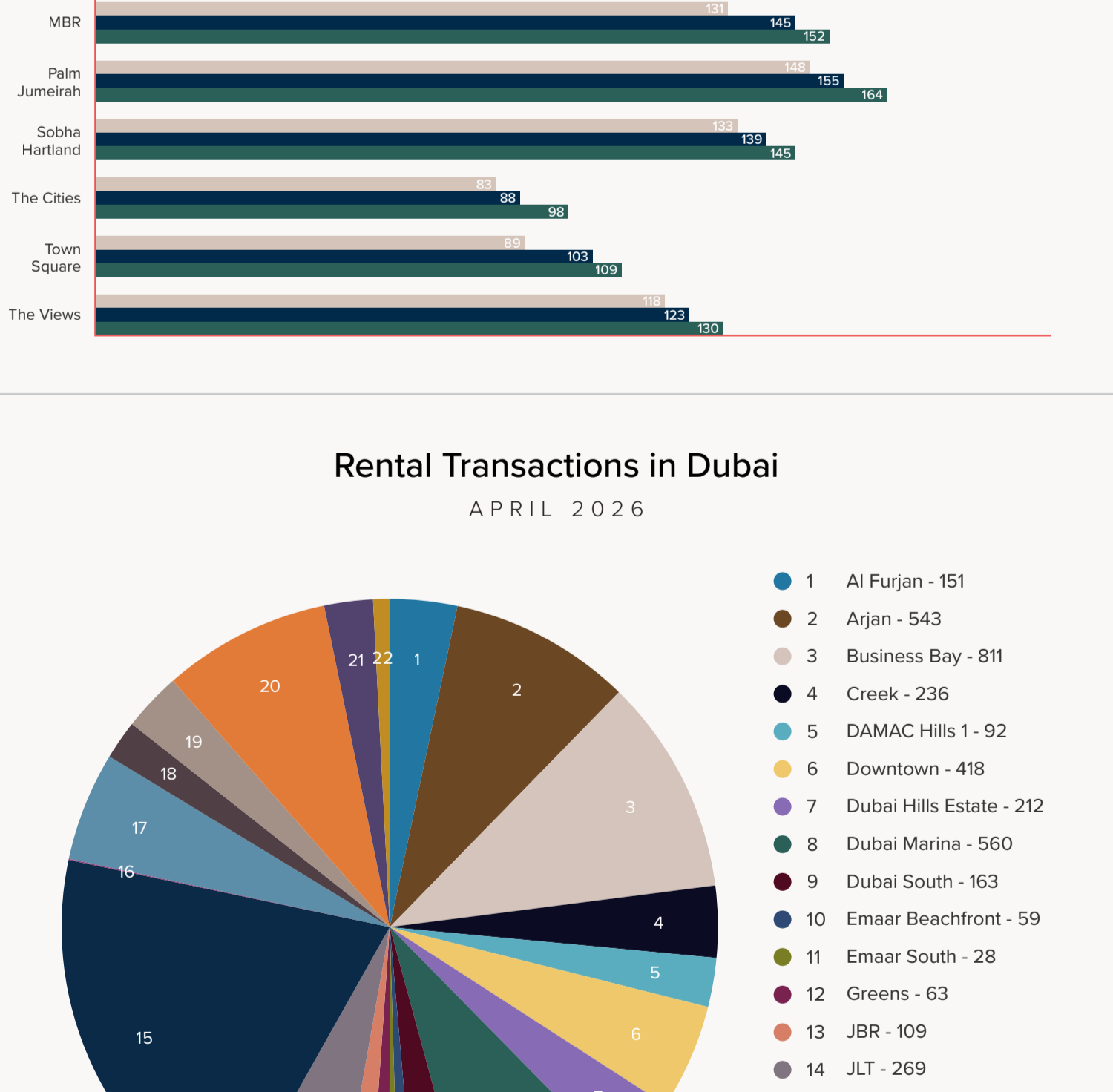
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



Current Average Gross Yield

APRIL 2026

| Community | Community Type | Avg. Gross Yield |
|--------------------|----------------|------------------|
| Dubai Sports City | Apartment | 7.72 % |
| Dubai Studio City | Apartment | 7.50 % |
| Dubai South | Apartment | 7.08 % |
| DAMAC Hills | Apartment | 6.94 % |
| Moteyr City | Apartment | 6.62 % |
| JLT | Apartment | 5.79 % |
| Al Furjan | Apartment | 5.79 % |
| Town Square | Apartment | 5.75 % |
| JVC | Apartment | 5.70 % |
| MBR | Apartment | 5.44 % |
| Dubai Hills Estate | Apartment | 5.40 % |
| Sobha Hartland | Apartment | 5.37 % |

Total Sales & Rentals in Dubai

2026 TO DATE

| COMMUNITY | Total Volume | Total Value |
|--------------------|--------------|---------------|
| JVC | 1075 | 1,103,948,418 |
| Business Bay | 735 | 1,494,933,552 |
| The Cities | 601 | 563,480,492 |
| Dubai Marina | 553 | 1,343,861,425 |
| Downtown Dubai | 455 | 1,638,502,252 |
| Creek Harbour | 427 | 1,209,508,239 |
| Arjan | 395 | 376,842,678 |
| Sobha Hartland | 313 | 568,444,327 |
| JLT | 295 | 489,117,909 |
| Town Square | 273 | 334,309,599 |
| Dubai Hills Estate | 270 | 632,842,823 |
| MBR | 266 | 294,133,356 |
| Palm Jumeirah | 233 | 1,512,955,553 |
| Al Furjan | 230 | 310,615,230 |
| JBR | 151 | 635,115,048 |
| DAMAC Hills 1 | 137 | 136,826,952 |
| Emaar Beachfront | 107 | 465,863,070 |
| Dubai South | 99 | 76,364,376 |
| The Greens | 92 | 168,063,510 |
| The Views | 52 | 121,714,000 |
| Emaar South | 22 | 34,955,503 |
| Maritime City | 10 | 21,908,395 |

| COMMUNITY | Total Volume | Total Value |
|--------------------|--------------|-------------|
| JVC | 4,279 | 341,138,420 |
| Business Bay | 2,321 | 279,842,183 |
| Arjan | 1,770 | 128,110,068 |
| Dubai Marina | 1,734 | 269,788,950 |
| Downtown Dubai | 1,152 | 253,786,453 |
| The Cities | 1,065 | 68,228,784 |
| JLT | 996 | 105,025,720 |
| Creek Harbour | 729 | 118,267,283 |
| Dubai Hills Estate | 680 | 103,807,730 |
| Al Furjan | 660 | 81,211,809 |
| Sobha Hartland | 600 | 73,807,125 |
| Dubai South | 594 | 35,590,455 |
| Palm Jumeirah | 485 | 146,748,284 |
| Town Square | 485 | 40,618,016 |
| DAMAC Hills 1 | 369 | 25,863,287 |
| JBR | 347 | 79,084,888 |
| MBR | 264 | 33,173,125 |
| The Greens | 196 | 23,087,899 |
| Emaar Beachfront | 193 | 44,198,750 |
| The Views | 166 | 24,228,062 |
| Emaar South | 83 | 7,872,097 |
| Maritime City | 18 | 1,920,000 |



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

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