

Business Bay June Market Report

Apartments

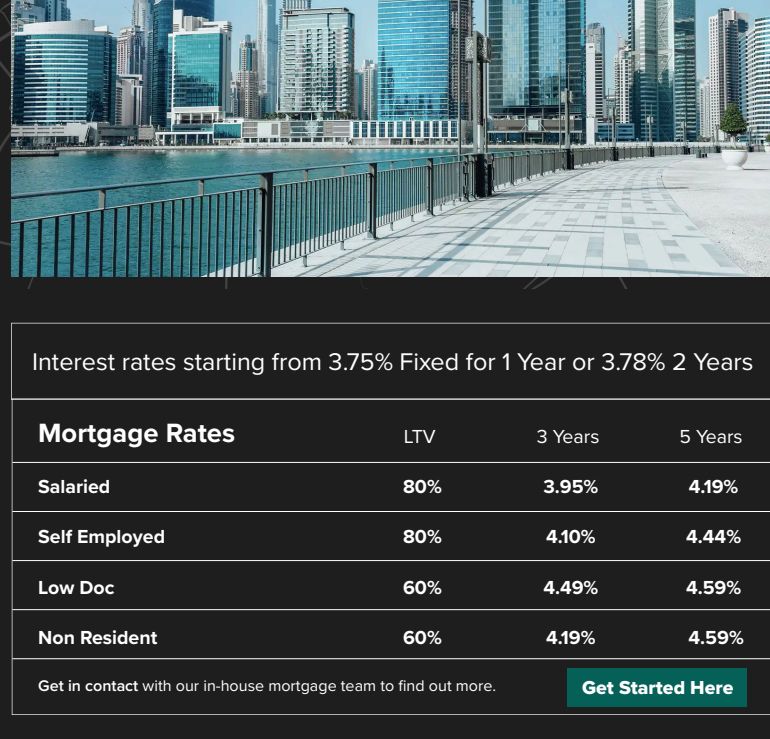
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Business Bay Continues to Lead the Way

Business Bay continued to command premium interest in 2026, with its central location and established skyline reinforcing long-term buyer confidence. Although rental growth has eased, the district remains a preferred choice for professionals, owner-occupiers and investors seeking a well-connected address with consistent capital value and strong liquidity.



NEWS

White & Co.

As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

Hot Properties for Sale

Jumeirah Living, Business Bay	Volante, Business Bay	Residence 22, Business Bay	Volante 2, Business Bay	Bugatti Residences, Business Bay
AED 18,000,000	AED 19,200,000	AED 27,000,000	AED 33,000,000	AED 41,600,000
4 6 4,333	1 2 3,768	4 6 4,922	4 5 5,531	3 4 6,378

Recent White & Co. Sales

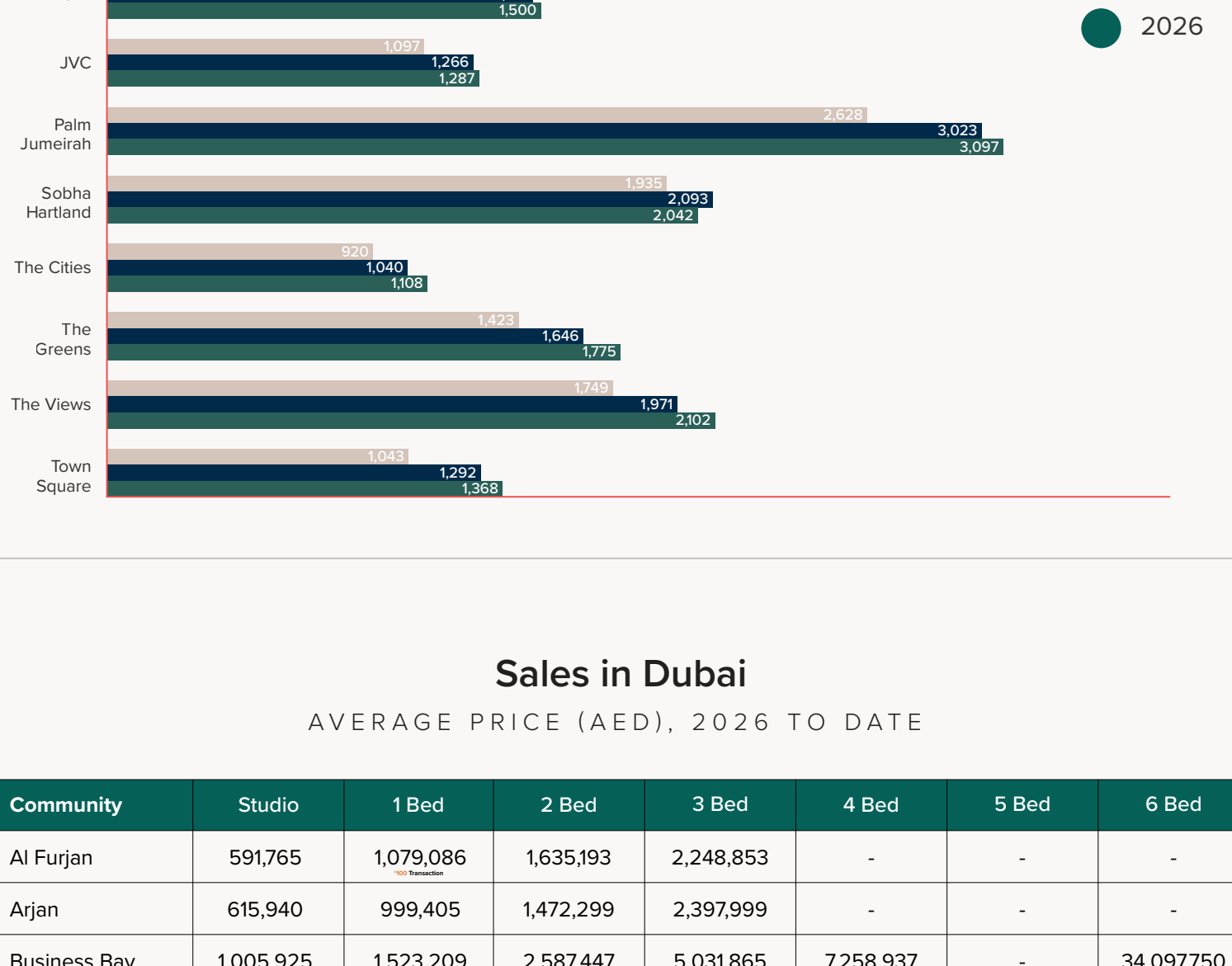
Zada Tower, Business Bay	Tower A, DAMAC Towers, Business Bay	Vera Residences, Business Bay	Churchill Residency Tower, Business Bay	Churchill Residency Tower, Business Bay
AED 950,000	AED 1,150,000	AED 1,200,000	AED 1,350,000	AED 1,350,000
1 1 471	1 2 929	1 1 478	1 1 1,014	1 1 1,013

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



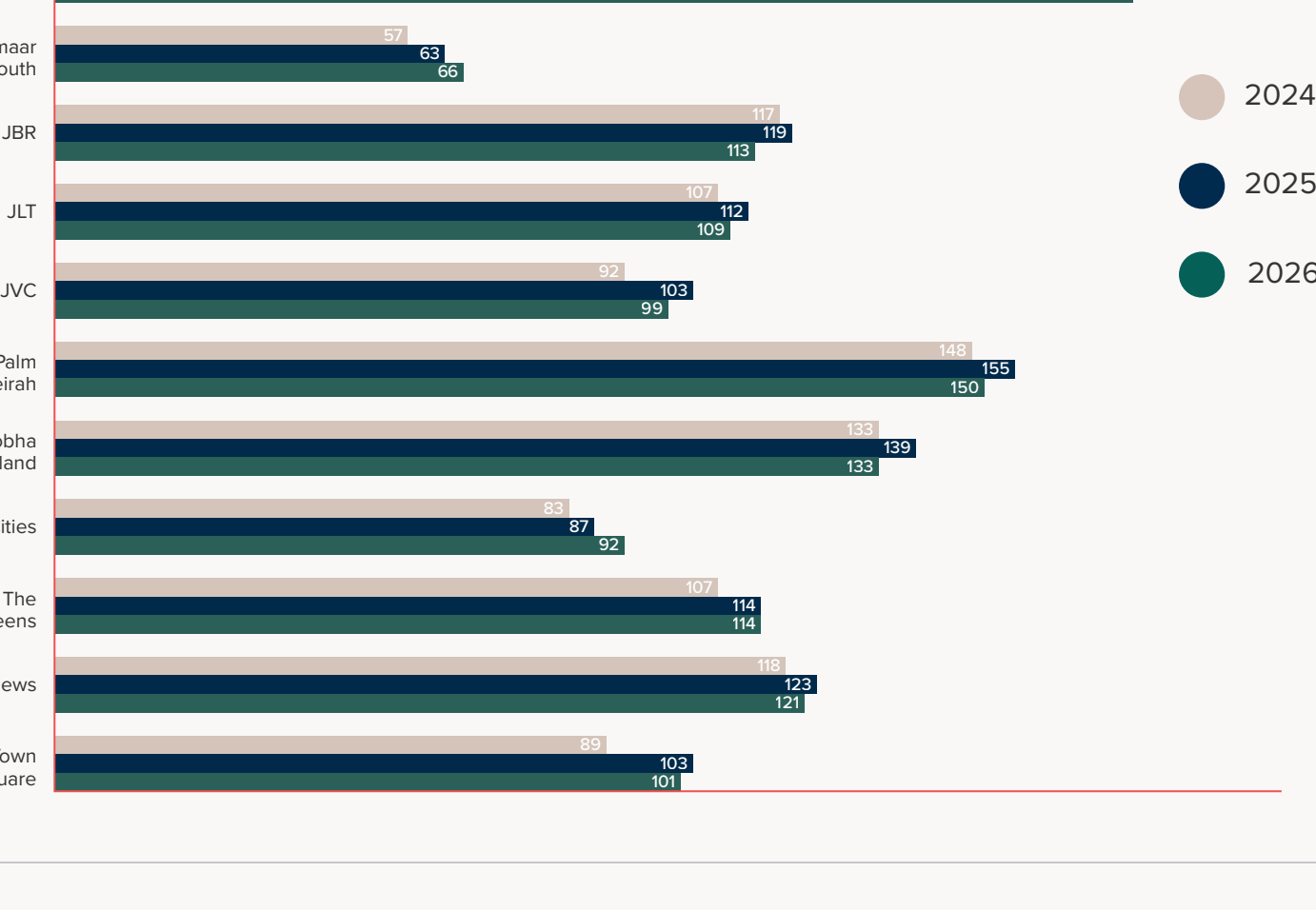
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	591,765	1,079,086	1,635,193	2,248,853	-	-	-
Arjan	615,940	999,405	1,472,299	2,397,999	-	-	-
Business Bay	1,005,925	1,523,209	2,587,447	5,031,865	7,258,937	-	34,097,750
DAMAC Hills	577,860	955,574	2,109,091	3,131,551	-	-	-
Downtown Dubai	1,237,639	2,115,139	3,779,248	6,168,559	23,138,889	28,750,000	-
Dubai Creek	-	1,756,279	2,780,447	4,220,741	9,750,000	-	-
Dubai Hills Estate	6,249,660	1,538,363	2,560,553	4,195,302	-	-	-
Dubai Marina	1,194,223	1,625,963	2,625,261	4,291,827	5,346,312	5,729,911	-
Dubai Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
Dubai South	508,344	764,916	1,289,266	1,804,167	-	-	-
Emaar Beachfront	-	2,497,903	4,371,623	7,106,931	14,583,333	-	-
Emaar South	-	1,151,667	1,514,932	1,967,500	-	-	-
JBR	1,935,000	2,005,118	2,898,091	5,200,202	9,595,226	19,500,000	-
JLT	782,719	1,215,201	2,068,066	3,064,576	7,339,422	6,500,000	-
JVC	615,913	1,017,473	1,570,412	2,031,461	3,297,576	-	-
Palm Jumeirah	1,627,121	3,309,087	5,368,387	9,378,848	19,148,529	51,400,000	34,000,000
Sobha Hartland	1,009,857	1,391,459	2,256,521	3,413,603	4,584,768	-	-
The Cities	569,928	870,292	1,355,880	1,760,098	2,883,130	-	-
The Greens	814,292	1,413,821	2,273,123	3,261,497	4,600,000	-	-
The Views	1,060,000	1,817,286	3,006,833	3,594,483	8,250,000	-	-
Town Square	574,484	867,841	1,366,729	2,115,128	-	-	-

Sale Transactions in Dubai

JUNE 2026



AED 3,477,697,206

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Off - Plan
Total Records: 9,460
Total Sale Price: 17,474,943,073
DLD Residential: 74.7%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,204
Total Sale Price: 8,120,199,440
DLD Residential: 25.3%

RENTAL TRANSACTIONS

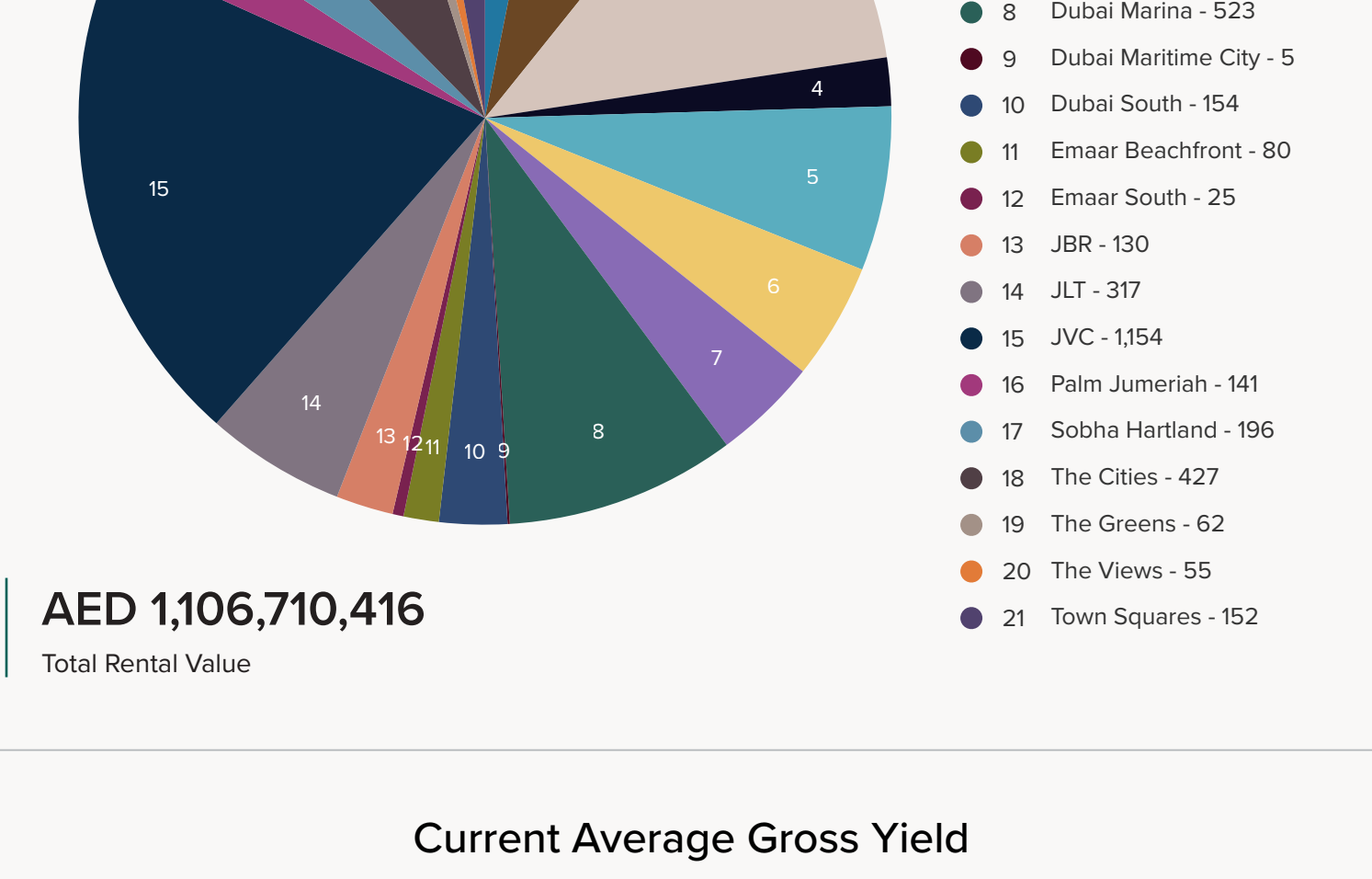
MARKET ANALYSIS

Hot Properties for Rent

Jumeirah Living, Business Bay	Residence 22, Business Bay	Meera, Al Habtoor City, Business Bay	Volante, Business Bay	The Lana, Business Bay
AED 775,000	AED 990,000	AED 1,000,000	AED 1,350,000	AED 1,999,999
3 3 3,121	4 4 4,781	5 7 9,452	4 4 4,922	3 4 4,910

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

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	50,433	72,846	104,359	140,642	142,512	-	-
Arjan	50,372	72,119	104,891	150,987	-	-	-
Business Bay	71,136	97,297	147,168	211,248	295,025	-	1,700,000
DAMAC Hills	46,762	71,095	120,376	161,088	-	-	-
Downtown Dubai	78,694	120,621	196,670	299,221	1,771,746	-	-
Dubai Creek	-	105,209	157,737	238,149	404,82	-	-
Dubai Hills Estate	75,625	100,742	157,701	264,428	-	-	-
Dubai Marina	66,876	98,557	161,753	268,596	332,878	778,333	-
Dubai Maritime City	65,106	82,842	138,862	-	-	-	-
Dubai South	42,779	59,364	86,246	122,245	185,000	-	-
Emaar Beachfront	-	135,600	224,195	351,428	575,000	-	-
Emaar South	-	63,417	83,417	110,871	-	-	-
JBR	82,680	107,972	156,225	228,791	459,295	801,000	-
JLT	61,294	84,734	129,111	173,147	496,442	923,333	-
JVC	51,343	74,467	105,622	144,804	78,020	-	-
Palm Jumeirah	97,543	142,557	288,870	393,501	171,675	1,013,333	-
Sobha Hartland	69,479	93,735	143,689	197,692	270,453	-	-
The Cities	49,743	68,032	101,277	135,172	137,500	-	-
The Greens	61,592	92,330	142,043	187,469	-	-	-
The Views	69,429	108,980	161,900	234,000	285,000	-	-
Town Square	47,126	65,874	96,268	129,183	-	-	-



A Cavendish Maxwell Group Company



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

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