

Dubai Marina June Market Report

Apartments

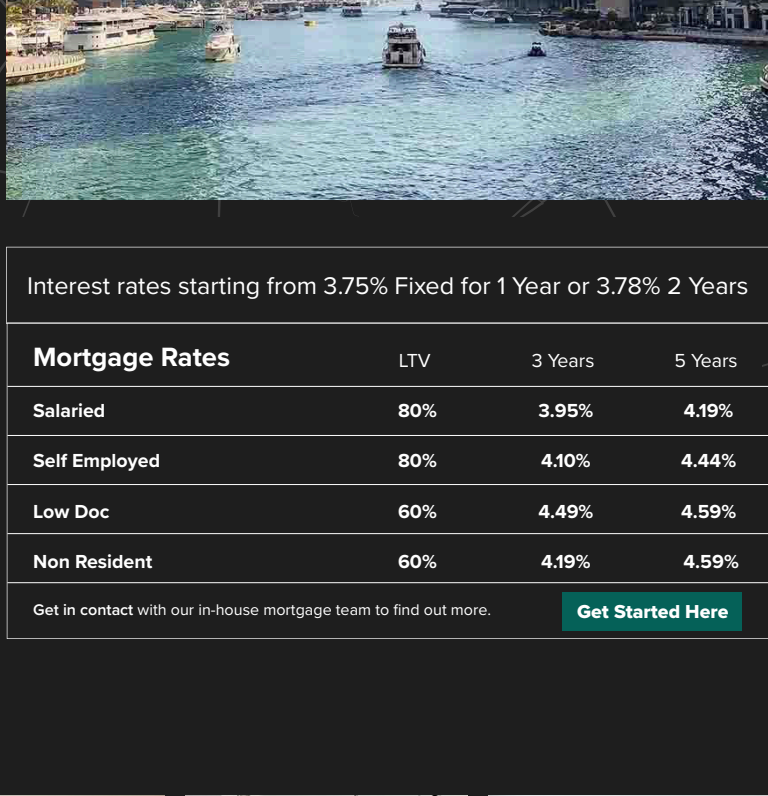
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai Marina Set for Better Connectivity

Dubai Marina is set to benefit from a major infrastructure upgrade, with the new Dubai Harbour bridge nearing completion. The direct link to Sheikh Zayed Road is expected to reduce travel times from around 12 minutes to just three, significantly improving access and further strengthening the area's long-term residential and investment appeal.



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.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates			
	LTV	3 Years	5 Years
Salaried	80%	3.95%	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](#)

Hot Properties for Sale

The Torch, Dubai Marina	Marina Wharf 2, Dubai Marina	Skyview Tower, Dubai Marina	Marjan 1, Dubai Marina	Al Saeed Residences, Dubai Marina
AED 1,995,000	AED 2,000,000	AED 2,700,000	AED 3,450,000	AED 3,800,000
2 2 1258	3 3 1245	3 3 1795	3 3 1922	3 3 2307

Recent White & Co. Sales

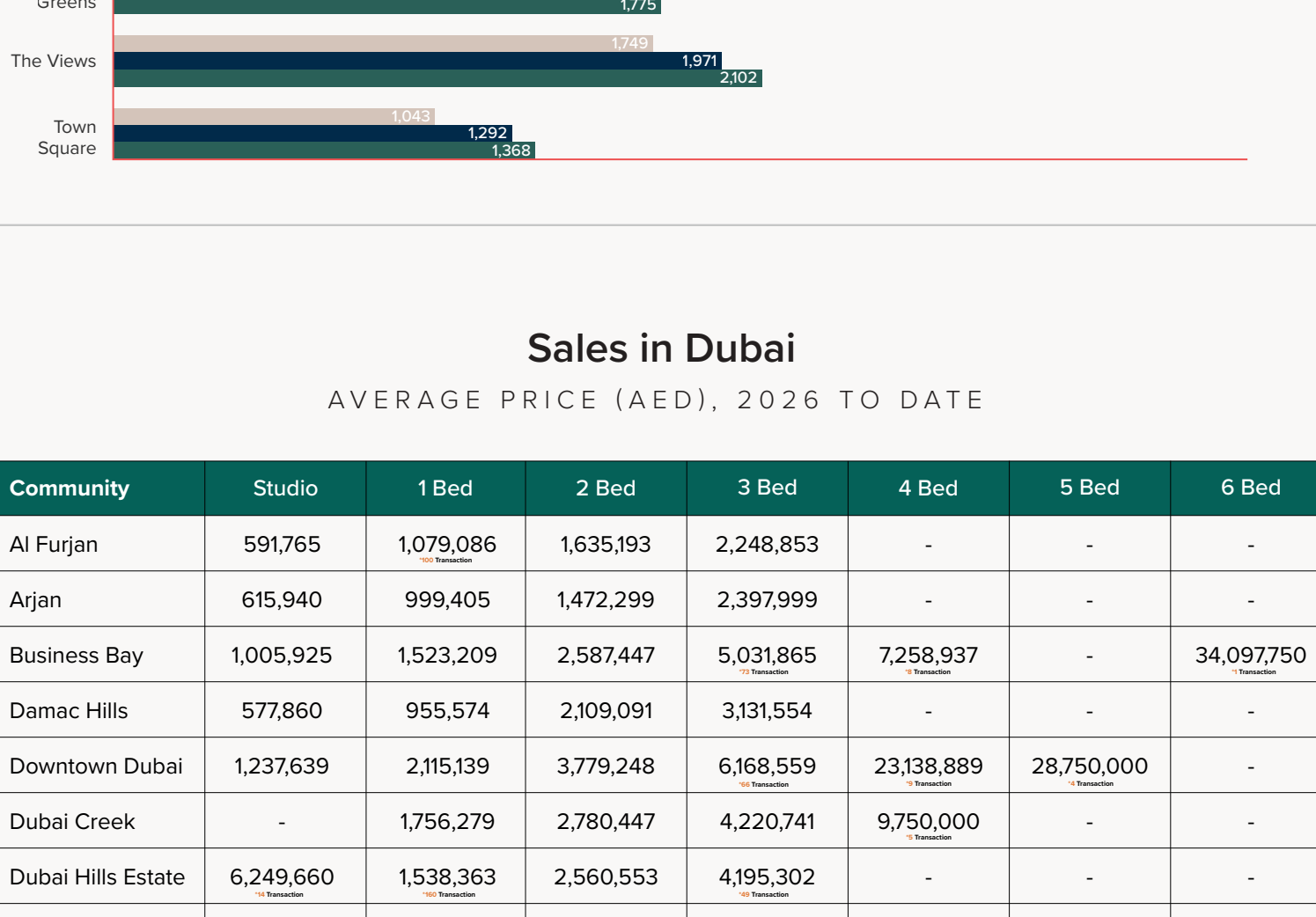
Princess Tower, Dubai Marina	The Torch, Dubai Marina	Skyview Tower, Dubai Marina	Al Sahab 2, Dubai Marina	Al Majara 2, Dubai Marina
AED 1,100,000	AED 1,100,000	AED 1,270,000	AED 2,600,000	AED 3,050,000
1 1 862	1 1 887	1 1 722	2 2 1461	2 3 1408

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



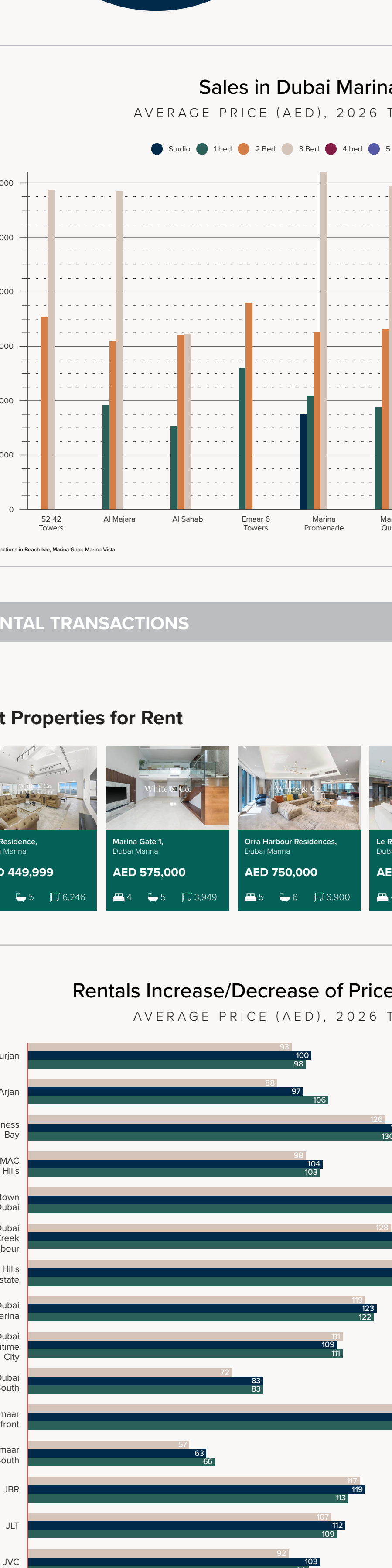
Sales in Dubai

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	3,131,554	-	-	-
Downtown Dubai	1,237,639	2,115,339	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	1,935,050	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	2,031,468	3,297,576	-	-
Palm Jumeirah	1,627,121	3,309,087	5,368,387	9,378,841	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	3,006,633	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

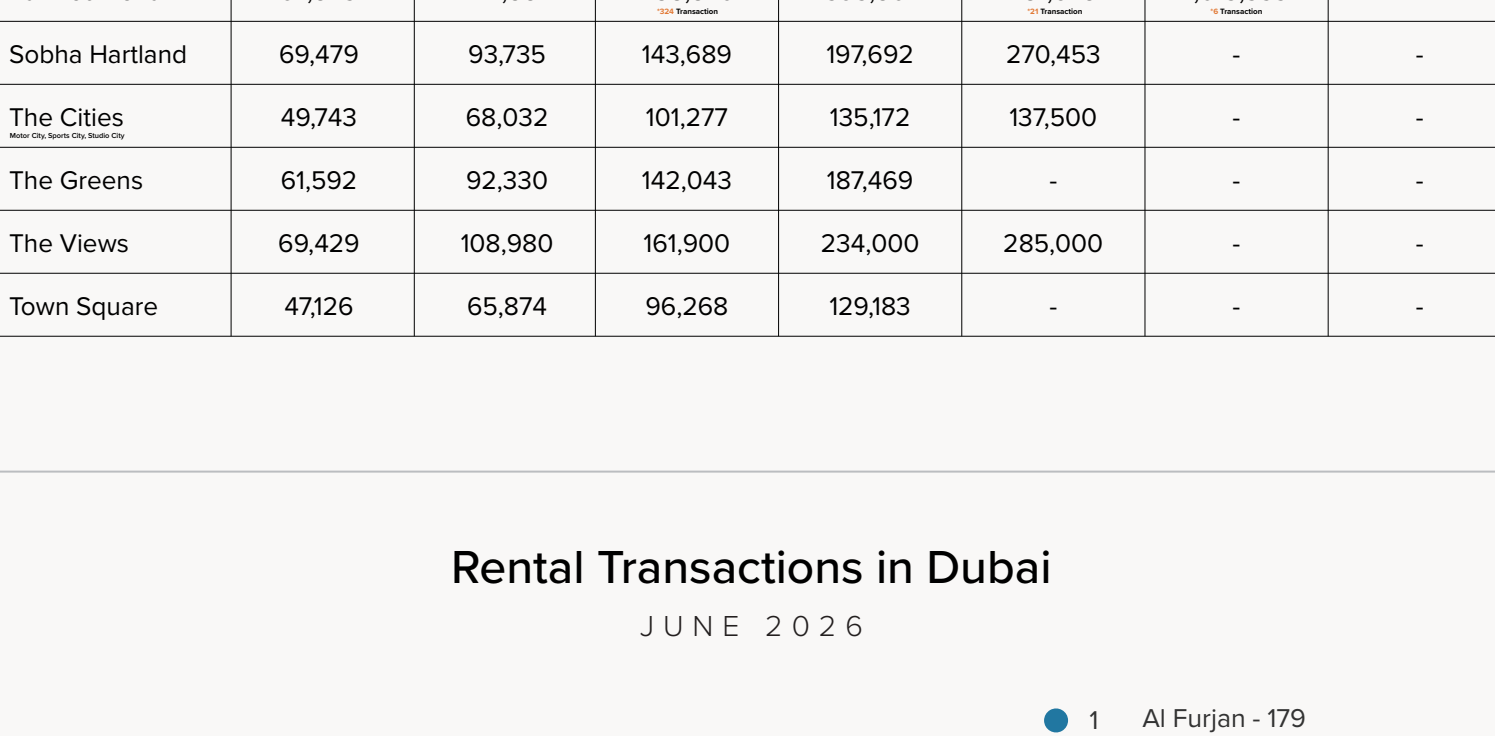
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Sales in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

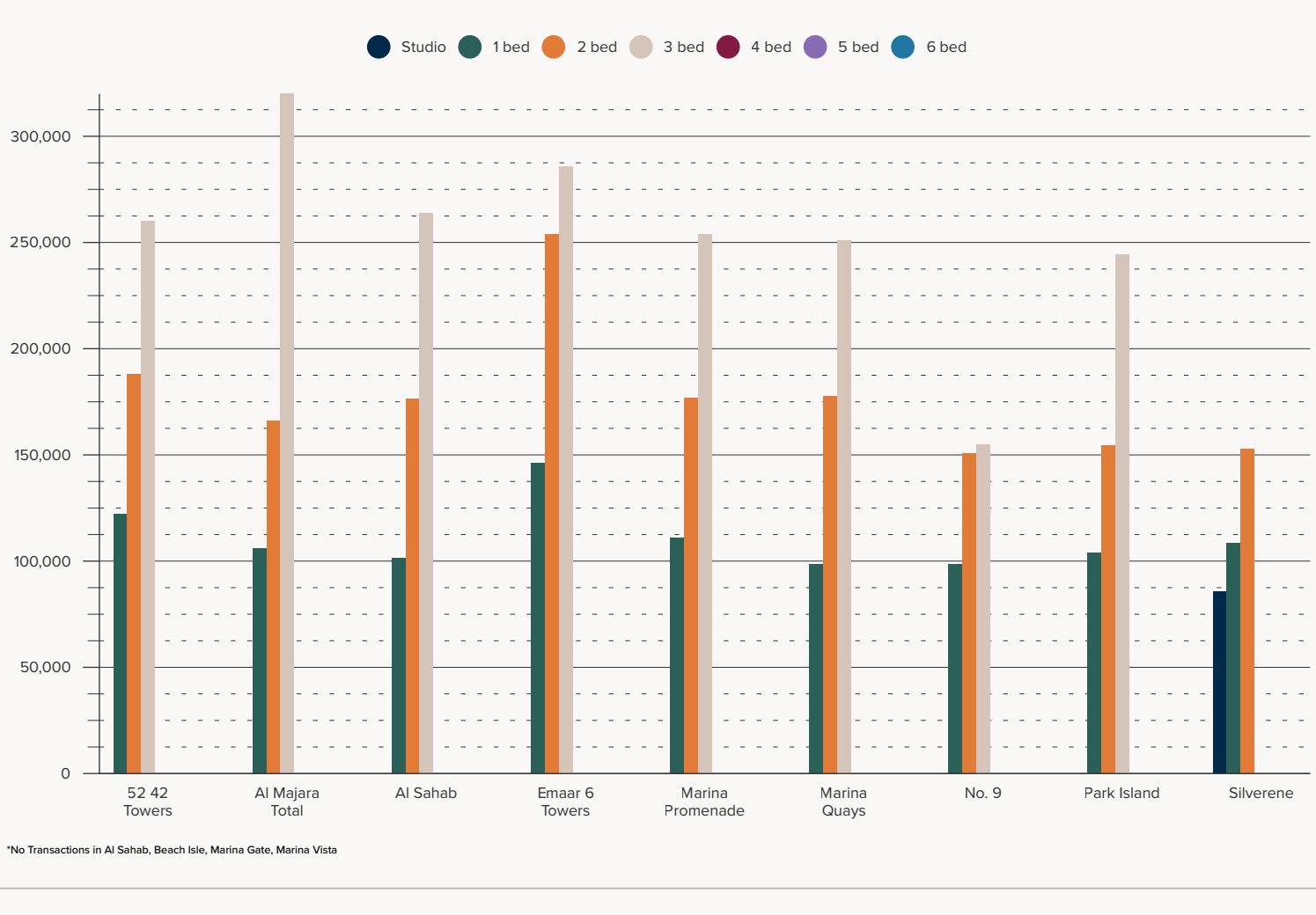
MARKET ANALYSIS

Hot Properties for Rent

Elite Residence, Dubai Marina	Marina Gate 1, Dubai Marina	Orsa Harbour Residences, Dubai Marina	Le Reve, Dubai Marina	Jumeirah Living Marina Gate, Dubai Marina
AED 449,999	AED 575,000	AED 750,000	AED 999,999	AED 1,825,000
4 4 6,246	4 4 3,949	5 5 6,900	4 4 6,307	4 4 6,398

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

AVERAGE PRICE (AED), 2026 TO DATE



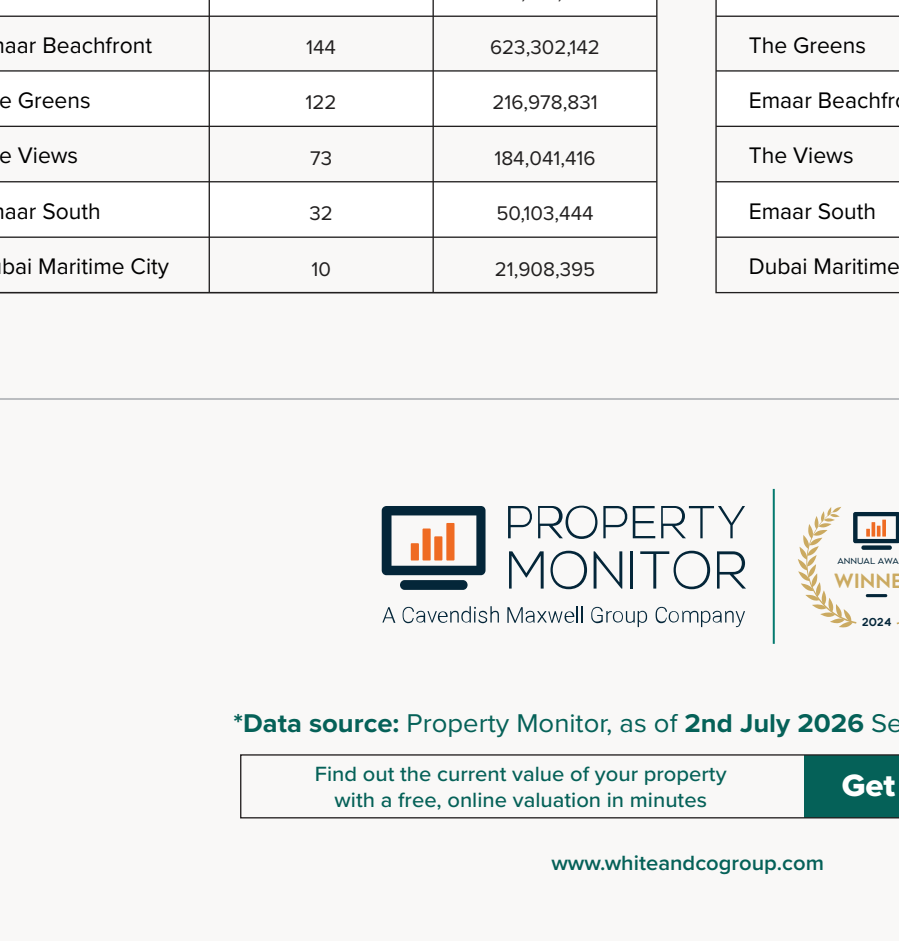
Rentals in Dubai

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	157,731	238,149	404,882	-	-
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	178,020	-	-
Palm Jumeirah	97,543	142,557	288,870	393,501	781,675	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	-	-	-

Rental Transactions in Dubai

JUNE 2026

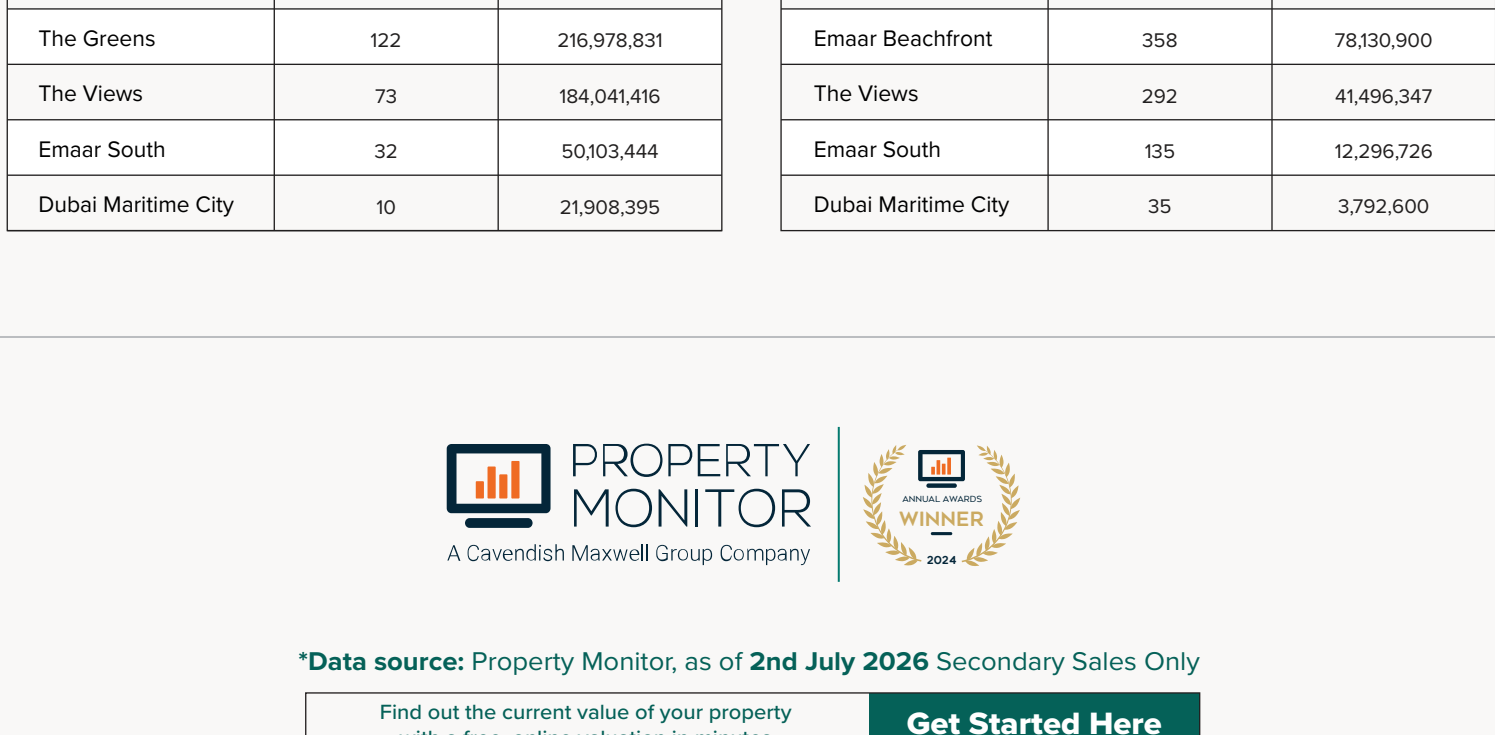


AED 1,106,710,416

Total Rental Value

Rentals in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.13 %
Dubai Studio City	Apartment	7.83 %
Motor City	Apartment	7.47 %
Dubai South	Apartment	7.47 %
DAMAC Hills	Apartment	7.39 %
JVC	Apartment	7.20 %
Al Furjan	Apartment	7.19 %
JLT	Apartment	7.18 %
Town Square	Apartment	7.09 %
Arjan	Apartment	6.83 %
Sobha Hartland	Apartment	6.44 %

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.41 %
Dubai Hills Estate	Apartment	6.38 %
Dubai Marina	Apartment	6.21 %
The Greens	Apartment	6.16 %
JBR	Apartment	6.01 %
The Views	Apartment	5.83 %
Downtown Dubai	Apartment	5.81 %
Dubai Creek Harbour	Apartment	5.77 %
Dubai Maritime City	Apartment	5.76 %
Dubai Harbour	Apartment	5.32 %
Palm Jumeirah	Apartment	5.23 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1,461	1,473,066,297
Business Bay	1,001	2,009,291,933
The Cities	796	761,961,028
Dubai Marina	767	1,857,018,459
Downtown Dubai	601	2,280,974,158
Dubai Creek Harbour	601	1,657,479,121
Arjan	548	527,332,651
Sobha Hartland	419	808,975,250
JLT	405	651,818,089
Dubai Hills Estate		