

Dubai South | Emaar South April Market Report

Apartments

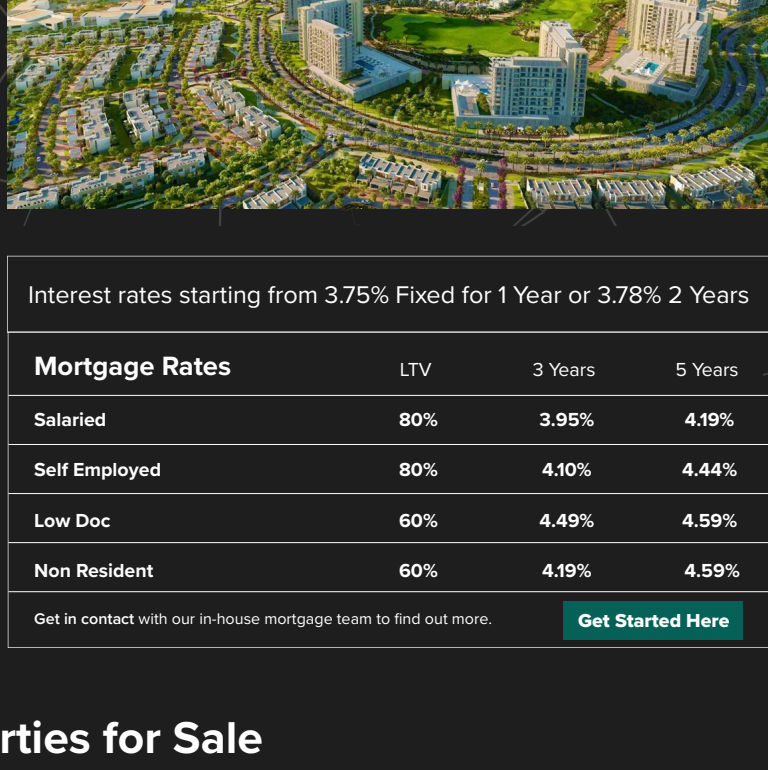
No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026



NEWS

Azizi Venice Hits Key Construction Milestone

Azizi Venice has reached around 39% construction completion, marking a key mid-stage milestone as structural works progress. Located in Dubai South, the development benefits from long-term infrastructure and airport expansion. The 'waterfront' lifestyle concept continues to attract investor interest, with confidence strengthening as the project moves closer towards delivery.



NEWS

White & Co.

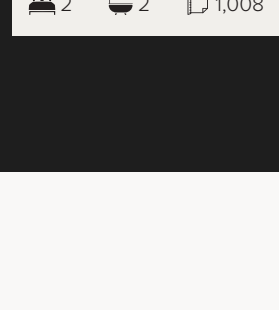
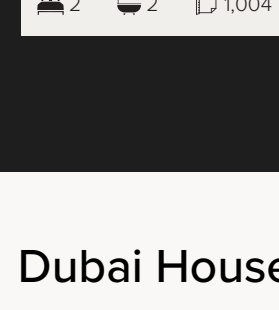
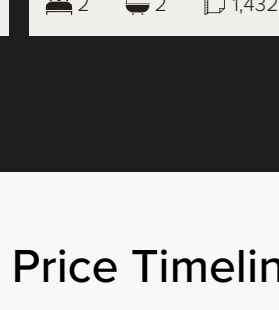
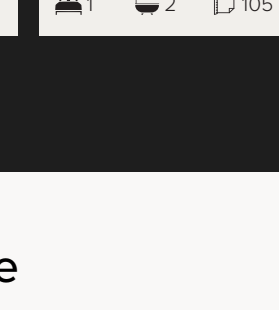
White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

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

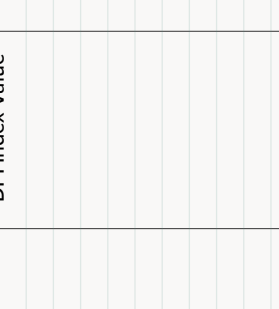
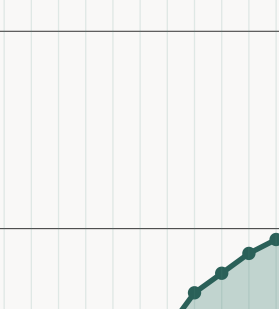
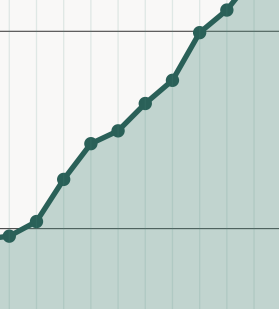
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.9%	4.99%

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

Hot Properties for Sale

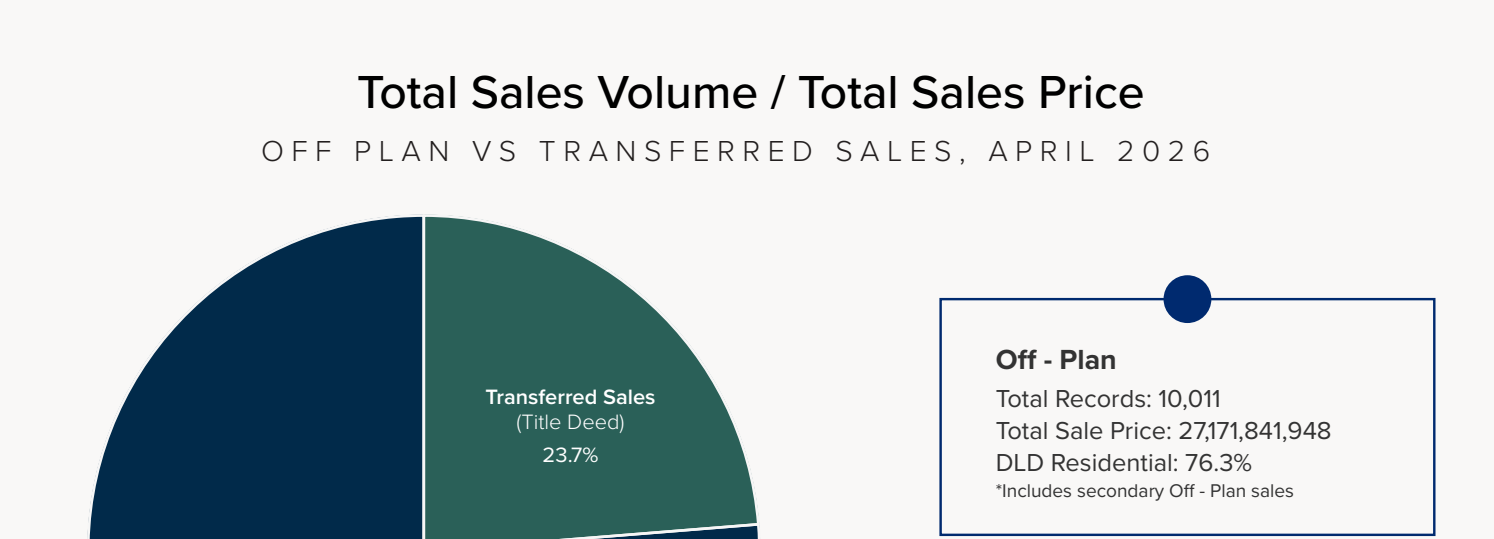
 Golf Views A, Dubai South AED 2,100,000 2 Beds, 2 Bathrooms, 1,302 sqft	 Cresswell Residences, Dubai South AED 2,200,000 3 Beds, 4 Bathrooms, 1,851 sqft	 Golf Views B, Dubai South AED 2,500,000 3 Beds, 4 Bathrooms, 1,529 sqft	 South Living, Dubai South AED 2,750,000 3 Beds, 4 Bathrooms, 1,674 sqft
---	--	--	--

Recent White & Co. Sales

 MAG 535, Dubai South AED 1,060,000 2 Beds, 2 Bathrooms, 1,008 sqft	 Golf Views, Dubai South AED 1,560,000 2 Beds, 2 Bathrooms, 1,004 sqft	 Cresswell Residences, Dubai South AED 1,650,000 2 Beds, 2 Bathrooms, 1,432 sqft	 Cresswell Residences, Dubai South AED 1,700,000 1 Bed, 2 Bathrooms, 105 sqft
--	--	--	---

Dubai House Price Timeline

APRIL 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



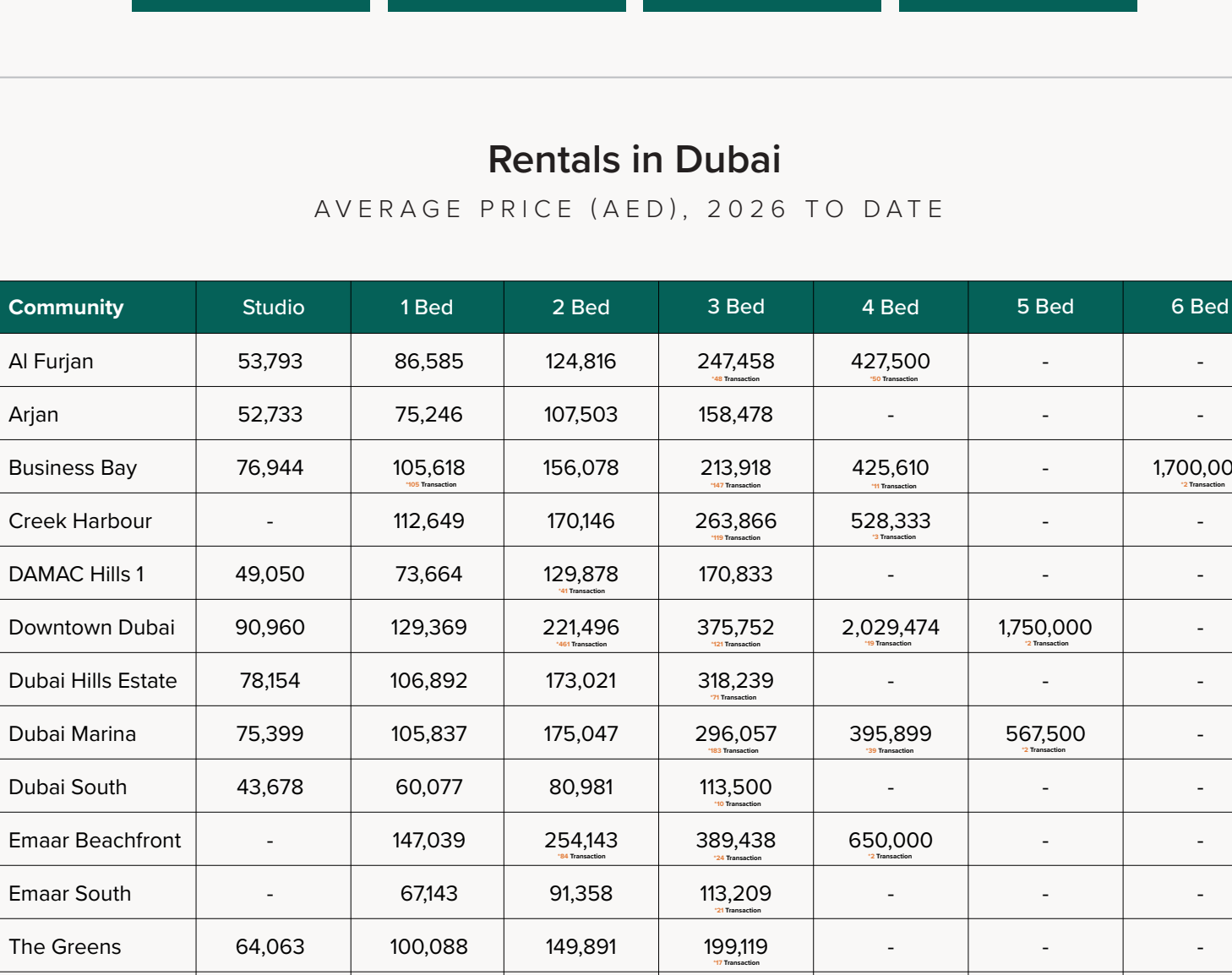
Sales in Dubai

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	2,541,735	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	3,176,707	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	3,113,661	3,900,000	-	-	-

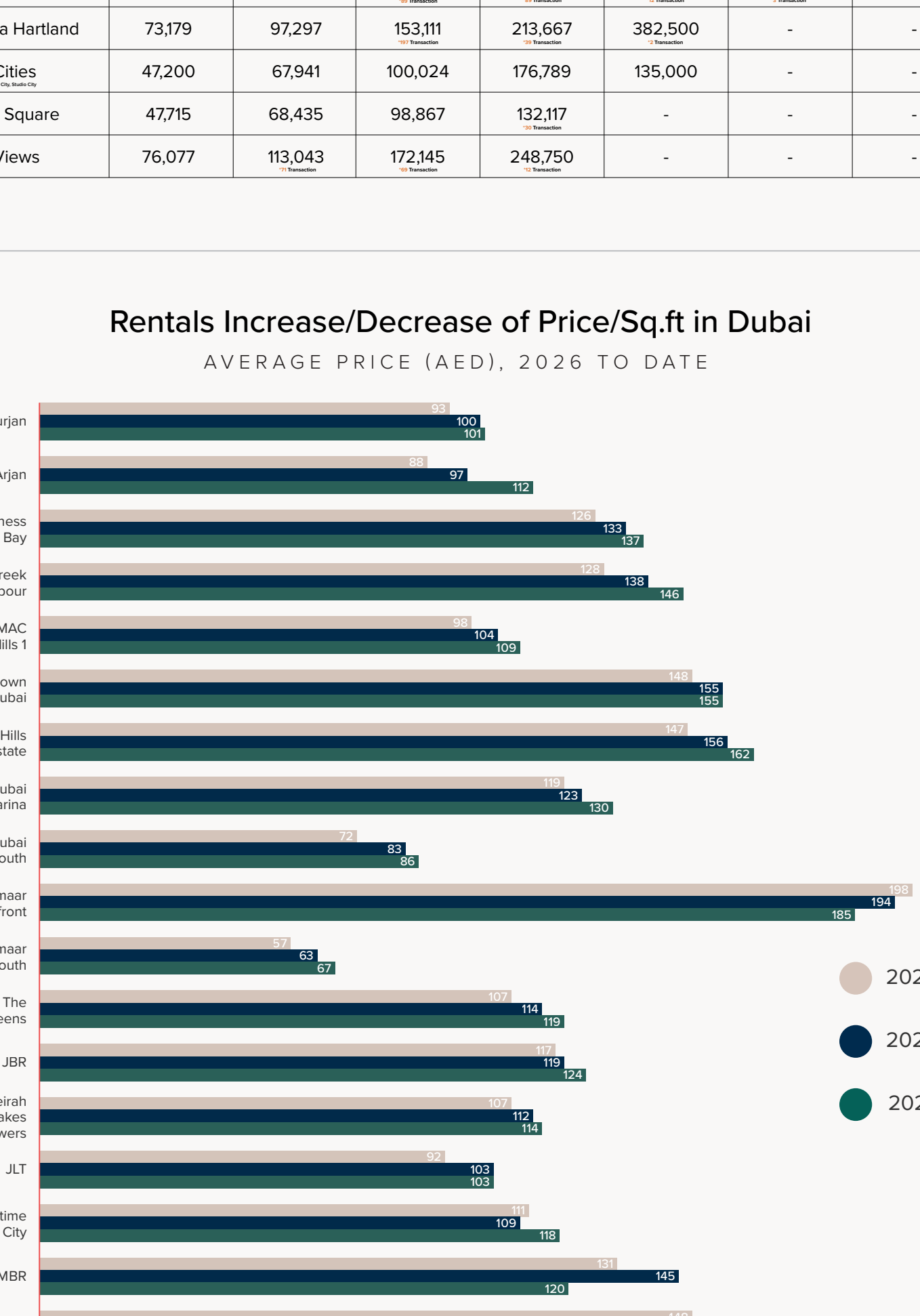
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



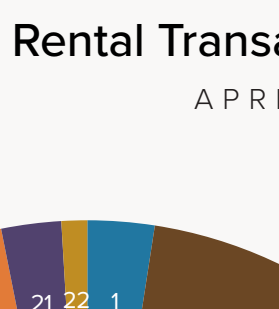
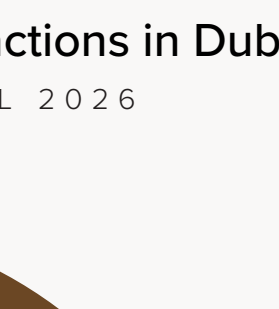
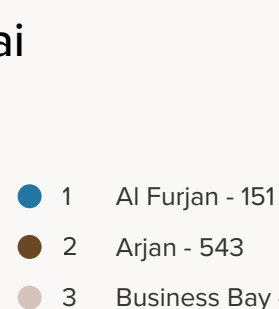
Sale Transactions in Dubai

APRIL 2026

**AED 3,468,552,907**

Total Sales Value

Hot Properties for Rent

 Celestia A, Dubai South AED 50,000 1 Bed, 2 Bathrooms, 446 sqft	 Cresswell Residences, Dubai South AED 80,000 1 Bed, 2 Bathrooms, 903 sqft	 Cresswell Residences, Dubai South AED 100,000 2 Beds, 3 Bathrooms, 1,431 sqft	 Golf Views B, Dubai South AED 120,000 3 Beds, 4 Bathrooms, 1,282 sqft
---	--	--	--

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	375,752	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	-	-	-

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

Find out the current value of your property with a free, online valuation in minutes

[Get Started Here](#)[www.whiteandcogroup.com](#)