

Dubai South | Emaar South May Market Report

Apartments

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



NEWS

Dubai South & Emaar South Apartments See Rapid Growth

Dubai South and Emaar South apartments are gaining strong momentum in May 2026, supported by aviation-driven infrastructure growth, rising workforce housing demand and active off-plan launches. Affordable pricing, flexible payment plans, and master-planned communities continue attracting long-term investors and end-user buyers.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co. continued expanding across sales and leasing.

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%	4.99%
Non Resident	60%	4.19%	4.99%
Get in contact with our in-house mortgage team to find out more.			
			Get Started Here

Hot Properties for Sale

 URBANA Stacked House, Dubai South AED 2,300,000 2 2 2,378	 Golf Views B, Dubai South AED 2,500,000 3 3 1,529	 MAG 530, Dubai South AED 2,550,000 3 4 2,530	 South Living, Dubai South AED 2,750,000 3 4 1,674
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Recent White & Co. Sales

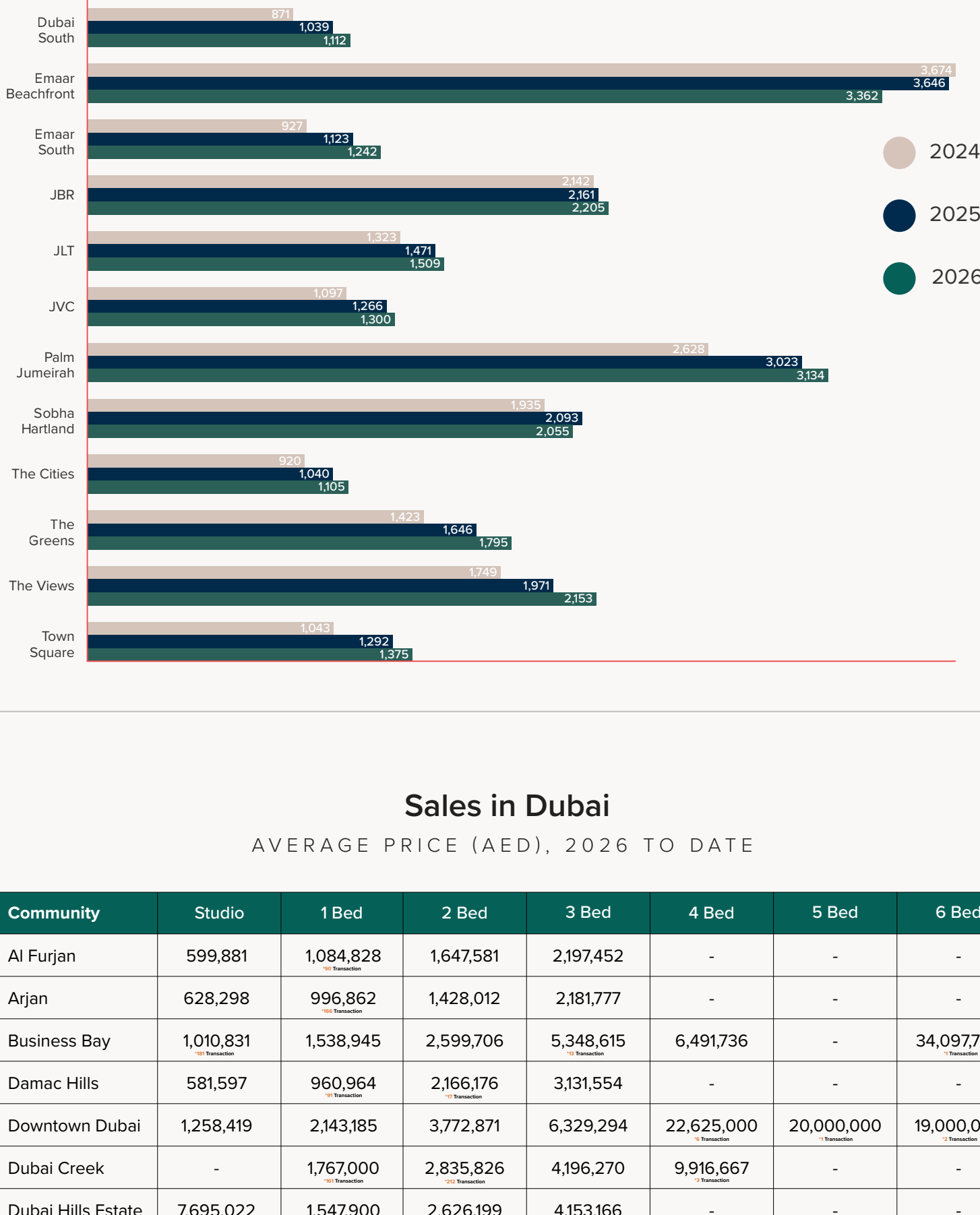
 MAG 535, Dubai South AED 1,060,000 2 2 1,008	 Golf Views, Dubai South AED 1,560,000 2 2 1,004	 Cresswell Residences, Dubai South AED 1,650,000 2 2 1,432	 Cresswell Residences, Dubai South AED 1,950,000 3 4 1,837
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



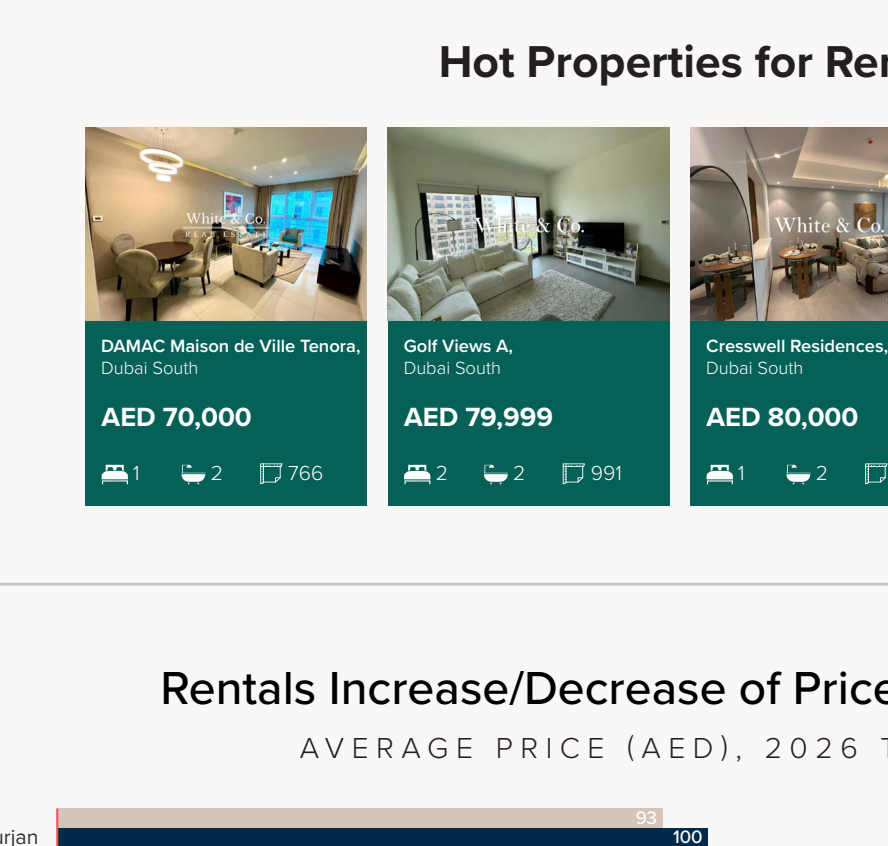
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,881	1,084,828 10 Transactions	1,647,581	2,197,452	-	-	-
Arjan	628,298	996,862	1,428,016	2,181,777	-	-	-
Business Bay	1,010,831	1,538,945	2,599,706	5,348,615	6,491,736	-	34,097,750 1 Transaction
DAMAC Hills	581,597	960,964	2,166,176	3,131,554	-	-	-
Downtown Dubai	1,258,419	2,143,185	3,772,871	6,329,294	22,625,000 1 Transaction	20,000,000 1 Transaction	19,000,000 1 Transaction
Dubai Creek	-	1,767,000 10 Transactions	2,835,826	4,196,270	9,916,667 1 Transaction	-	-
Dubai Hills Estate	7,695,022 1 Transaction	1,547,900	2,626,199	4,153,166 1 Transaction	-	-	-
Dubai Maritime City	1,222,527	1,652,454	2,654,109	4,206,141	5,109,797	6,859,821	-
Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
Dubai South	515,840	776,521	1,280,266	1,786,364	-	-	-
Emaar Beachfront	-	2,512,037 10 Transactions	4,333,333 10 Transactions	7,227,428 10 Transactions	14,583,333 1 Transaction	-	-
Emaar South	-	1,151,667	1,570,000	1,961,000 1 Transaction	-	-	-
JBR	2,040,000	2,107,514	3,062,918	5,454,975	8,868,818	-	-
JLT	789,611	1,219,237	2,069,682	3,071,751	7,339,422	6,500,000	-
JVC	626,681	1,019,647	1,577,854	2,031,468	3,297,576	-	-
Palm Jumeirah	1,638,293	3,404,361 10 Transactions	5,391,140 10 Transactions	9,854,777	19,881,667 1 Transaction	51,400,000 1 Transaction	34,000,000 1 Transaction
Sobha Hartland	1,009,857	1,388,590	2,232,464	3,451,280	4,328,325	-	-
The Cities	568,074	869,315	1,336,013	1,723,972	2,880,720	-	-
The Greens	851,111	1,435,543	2,289,944	3,261,497	-	-	-
The Views	1,061,429	1,837,360	3,104,038	3,963,333	8,250,000	-	-
Town Square	589,000	866,491	1,380,921	2,121,944	-	-	-

Sale Transactions in Dubai

MAY 2026



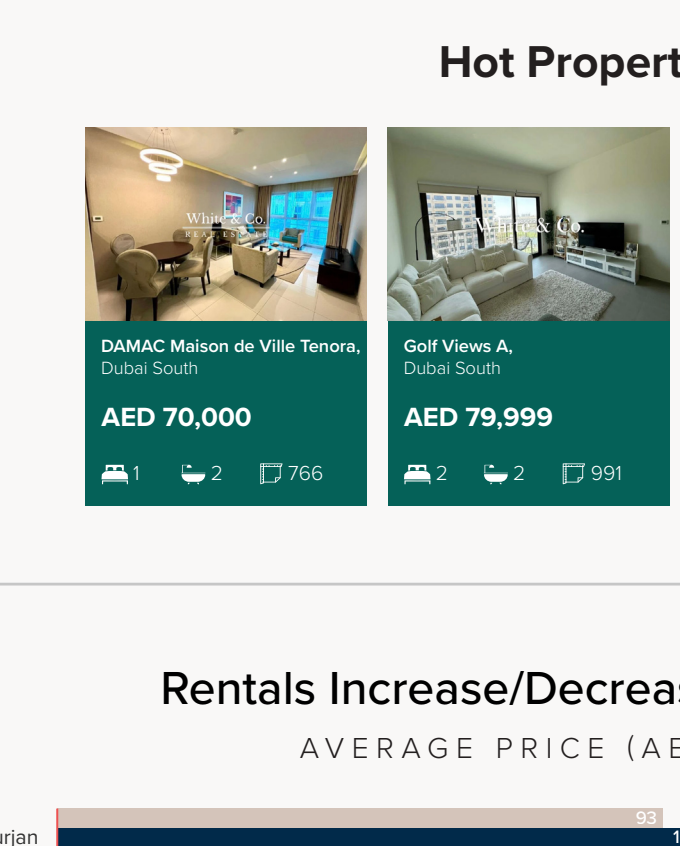
- 1 Al Furjan - 24
- 2 Arjan - 67
- 3 Business Bay - 109
- 4 DAMAC Hills 1 - 23
- 5 Downtown - 74
- 6 Dubai Creek Harbour - 60
- 7 Dubai Hills Estate - 34
- 8 Dubai Marina - 100
- 9 Dubai South - 27
- 10 Emaar Beachfront - 16
- 11 Emaar South - 5
- 12 JBR - 13
- 13 JLT - 49
- 14 JVC - 167
- 15 Palm Jumeirah - 36
- 16 Sobha Hartland - 49
- 17 The Cities - 93
- 18 The Greens - 5
- 19 The Views - 12
- 20 Town Squares - 46

AED 2,857,378,838

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



- Off - Plan
Total Records: 7196
Total Sale Price: 15,125,256,744
DLD Residential: 75.5%
*Includes secondary Off - Plan sales
- Transferred Sales (Title Deed)
Total Records: 2,338
Total Sale Price: 6,911,349,178
DLD Residential: 24.5%

RENTAL TRANSACTIONS

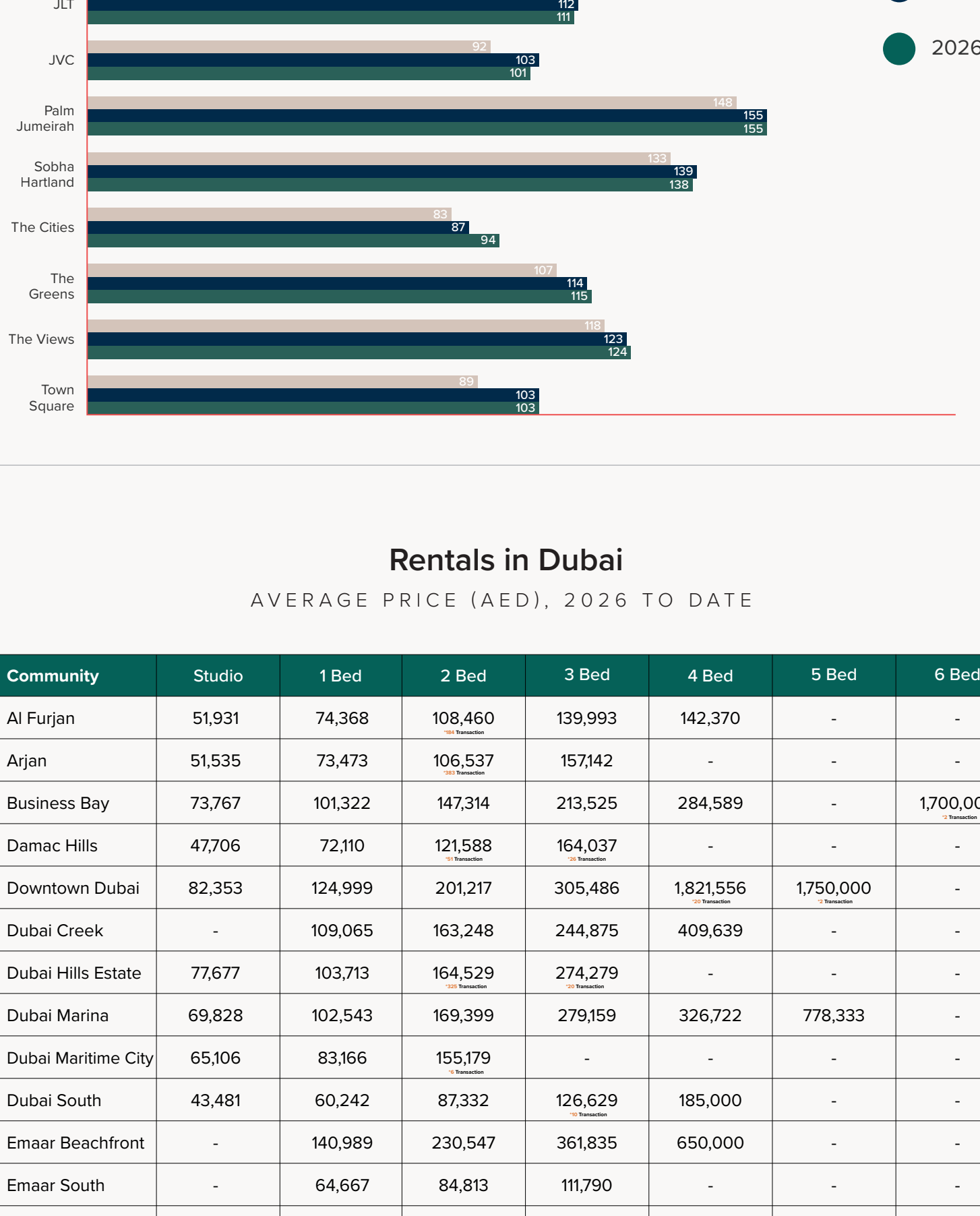
MARKET ANALYSIS

Hot Properties for Rent

 DAMAC Maison de Ville Tenora AED 70,000 1 2 766	 Golf Views A, Dubai South AED 79,999 2 2 991	 Cresswell Residences, Dubai South AED 80,000 1 2 903	 Cresswell Residences, Dubai South AED 80,000 1 2 904
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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	51,931	74,368	108,460 10 Transactions	139,993	142,370	-	-
Arjan	51,535	73,473	106,537	157,142	-	-	-
Business Bay	73,767	101,322	147,314	213,525	284,589	-	1,700,000 1 Transaction
DAMAC Hills	47,706	72,110	121,588	164,037	-	-	-
Downtown Dubai	82,353	124,999	201,217	305,486	1,821,556 1 Transaction	1,750,000 1 Transaction	-
Dubai Creek	-	109,065	163,248	244,875	409,639	-	-
Dubai Hills Estate	77,677	103,713	164,529 10 Transactions	274,279	-	-	-
Dubai Marina	69,828	102,543	169,399	279,159	326,722	778,333	-
Dubai Maritime City	65,106	83,166	155,179	-	-	-	-
Dubai South	43,481	60,242	87,332	126,629 1 Transaction	185,000	-	-
Emaar Beachfront	-	140,989	230,547	361,835	650,000	-	-
Emaar South	-	64,667	84,813	111,790	-	-	-
JBR	85,609	113,603	160,149	247,945	463,068	801,000	-
JLT	63,220	86,626	131,048	162,521	693,627	923,333	-
JVC	53,152	76,205	106,339	149,839	178,020	-	-
Palm Jumeirah	101,946	144,116	306,083 10 Transactions	400,401 1 Transaction	900,949 1 Transaction	1,076,000 1 Transaction	-
Sobha Hartland	71,867	96,476	146,212	202,136	308,674 1 Transaction	-	-
The Cities	50,310	68,882	101,827	134,337	137,500	-	-
The Greens	62,543	93,800	143,102	193,145	-	-	-
The Views	72,412	110,474	165,268	236,389	315,000	-	-
Town Square	47,844	67,150	97,642	128,746	-	-	-

Rental Transactions in Dubai

MAY 2026



- 1 Al Furjan - 176
- 2 Arjan - 354
- 3 Business Bay - 506
- 4 DAMAC Hills 1 - 90
- 5 Downtown - 169
- 6 Dubai Creek Harbour - 169
- 7 Dubai Hills Estate - 161
- 8 Dubai Marina - 366
- 9 Dubai Maritime City - 1
- 10 Dubai South - 146
- 11 Emaar Beachfront - 58
- 12 Emaar South - 16
- 13 JBR - 81
- 14 JLT - 232
- 15 JVC - 922
- 16 Palm Jumeirah - 119
- 17 Sobha Hartland - 139
- 18 The Cities - 379
- 19 The Greens - 61
- 20 The Views - 52
- 21 Town Squares - 120

AED 957,010,394

Total Rental Value

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.39 %
Dubai Studio City	Apartment	7.93 %
Dubai South	Apartment	7.49 %
DAMAC Hills	Apartment	7.47 %
Motor City	Apartment	7.46 %
JVC	Apartment	7.23 %
JLT	Apartment	7.22 %
Al Furjan	Apartment	7.19 %
Town Square	Apartment	7.09 %
Arjan	Apartment	6.84 %
Business Bay	Apartment	6.49 %

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Apartment	6.48 %
Dubai Hills Estate	Apartment	6.46 %
The Greens	Apartment	6.22 %
Dubai Marina	Apartment	6.17 %
Dubai Maritime City	Apartment	5.94 %
Downtown Dubai	Apartment	5.90 %
JBR	Apartment	5.88 %
Dubai Creek	Apartment	5.85 %
The Views	Apartment	5.84 %
Dubai Harbour	Apartment	5.41 %
Palm Jumeirah	Apartment	5.15 %



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

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