

Dubai South | Emaar South June Market Report

Apartments

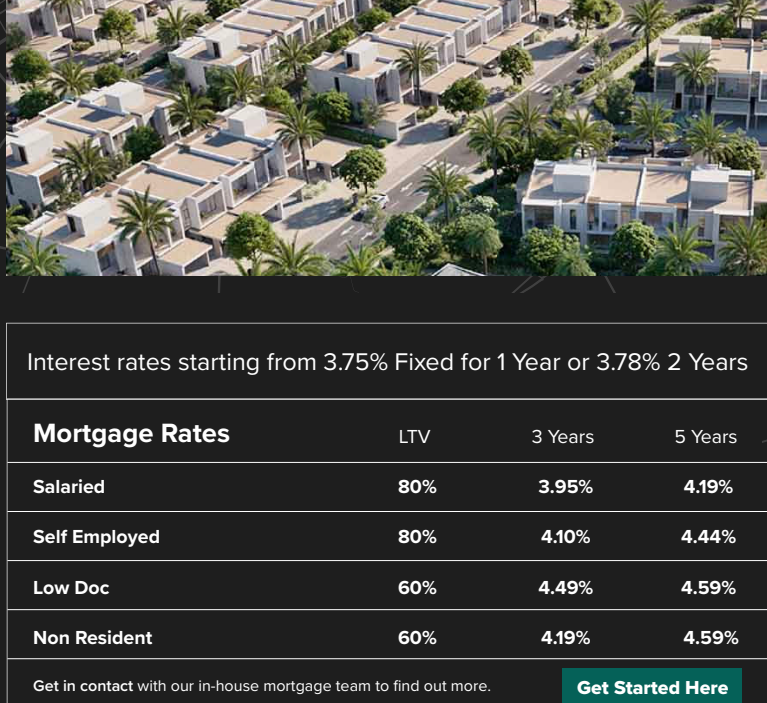
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai South Sees Continued Development Momentum

Dubai South is experiencing sustained development activity, supported by ongoing expansion across Emaar South and wider aviation-led infrastructure growth. The area continues to attract new residential interest as large-scale projects linked to Al Maktoum International Airport progress, reinforcing its position as one of Dubai's most active emerging communities.



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%	4.0%	4.59%
Non Resident	60%	4.19%	4.59%

Get in contact with our in-house mortgage team to find out more.

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Hot Properties for Sale

 AED 1,150,000 2 2 1,266	 AED 2,400,000 3 3 4 1,529	 AED 2,550,000 3 3 4 2,530	 AED 2,750,000 3 3 4 1,674
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Recent White & Co. Sales

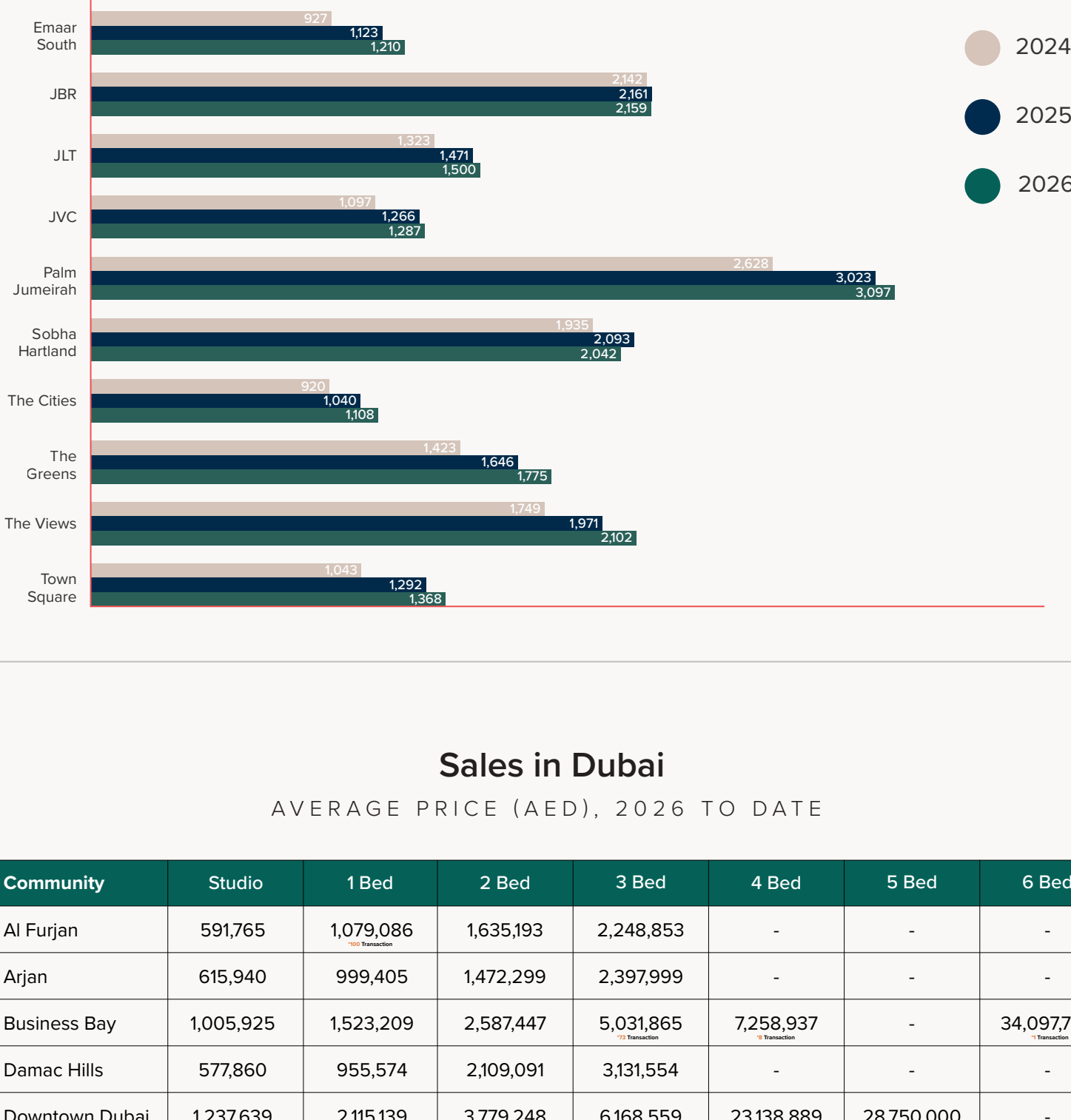
 AED 1,560,000 2 2 1,004	 AED 1,700,000 1 2 105	 AED 1,815,000 2 2 1,635	 AED 1,950,000 3 3 4 1,837
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



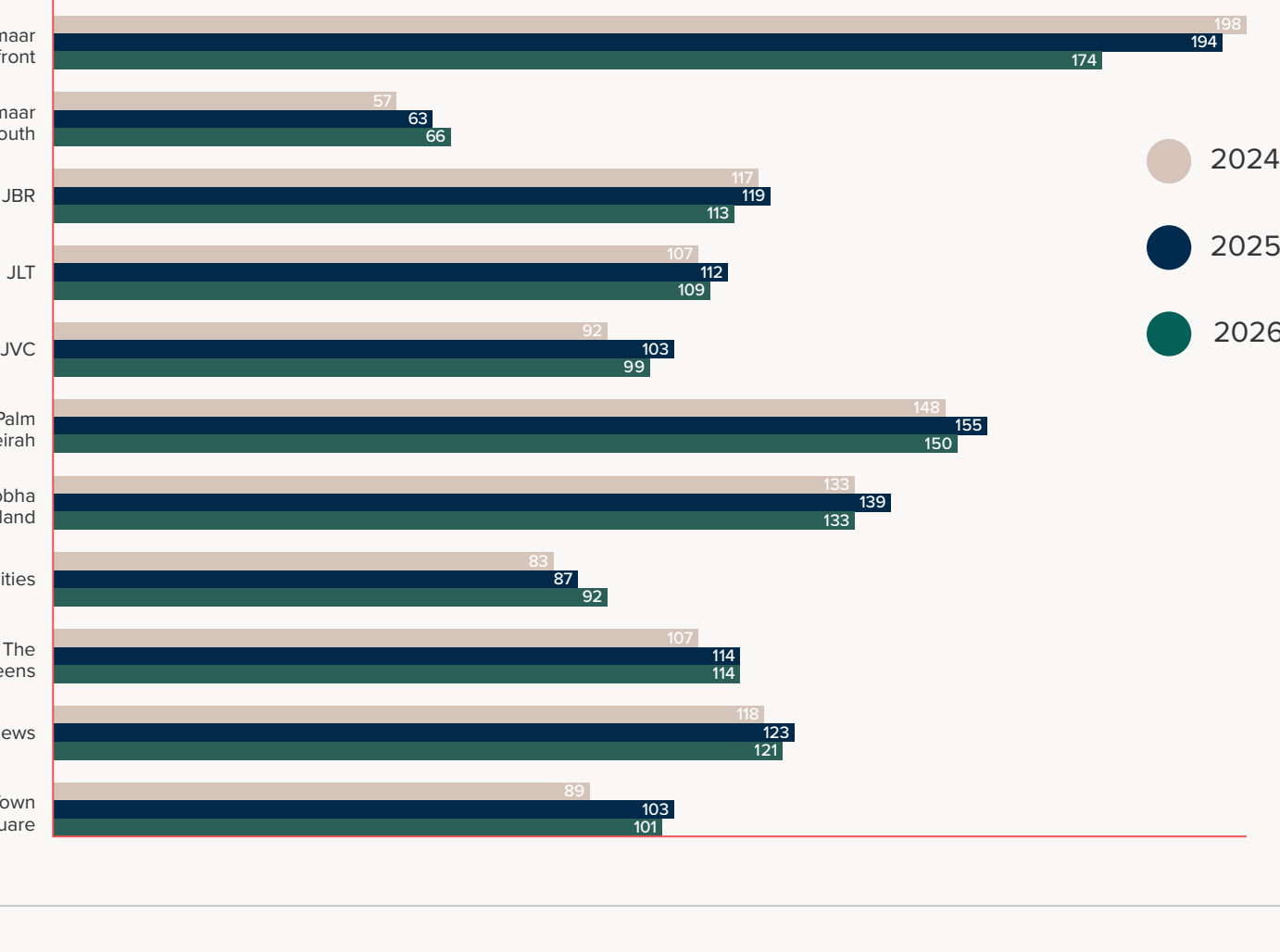
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	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	9,378,841	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	3,006,833	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

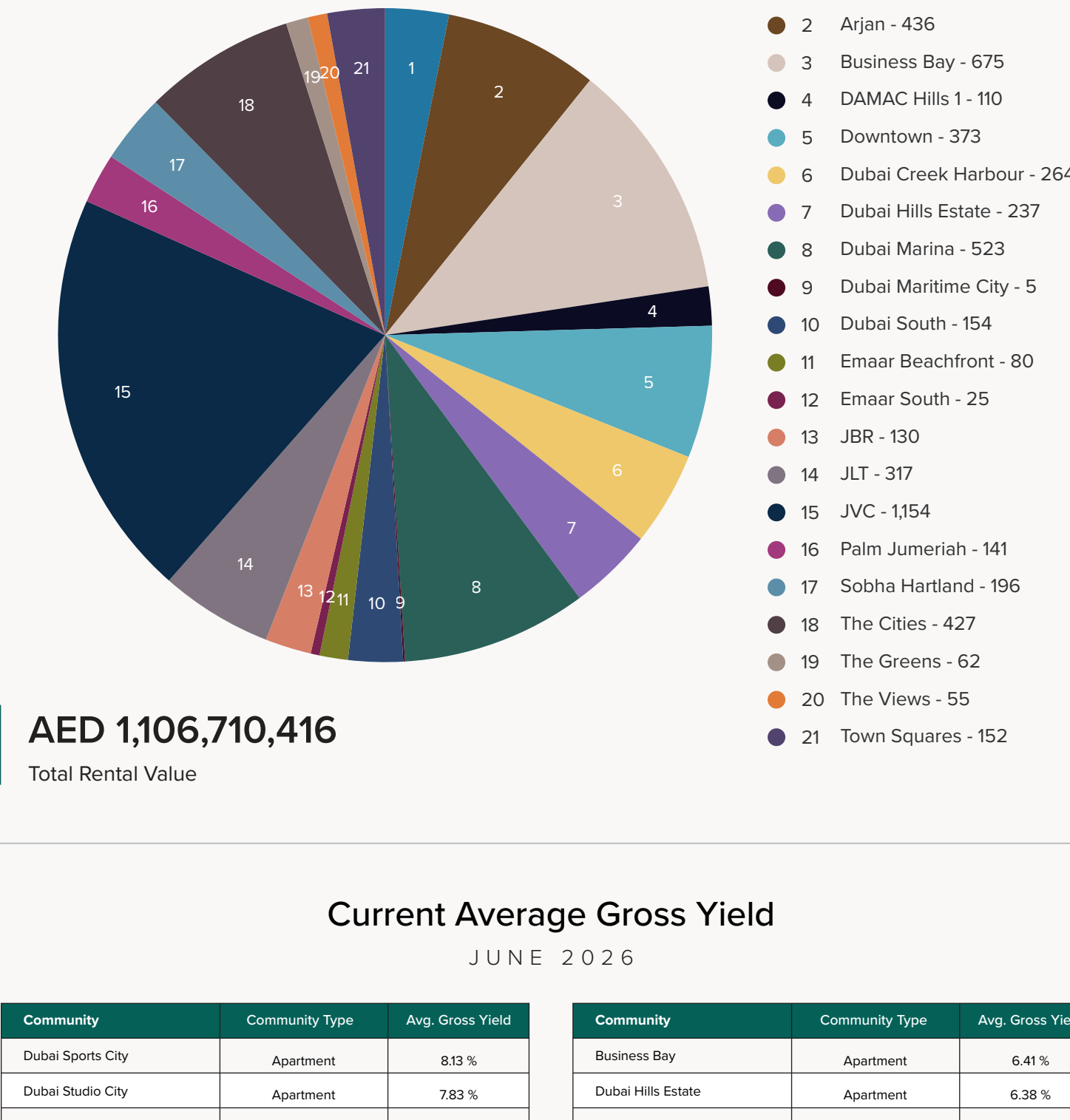
MARKET ANALYSIS

Hot Properties for Rent

 AED 80,000 1 2 903	 AED 89,999 1 2 904	 AED 109,999 3 3 2 2,562	 AED 120,000 3 2 2 2,328
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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	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	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

Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.41 %
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
Dubai Sports City	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	761,161,028
Dubai Marina	767	1,857,018,459
Downtown Dubai	601	2,280,974,158
Dubai Creek Harbour	601	1,657,478,121
Arjan	548	527,332,651
Sobha Hartland	419	808,975,250
JLT	405	651,818,089
Dubai Hills Estate	372	920,725,611
Town Square	356	433,312,375
Palm Jumeirah	323	2,099,719,919
Al Furjan	287	381,339,230
DAMAC Hills	217	212,553,981
JBR	202	819,488,981
Dubai South	182	170,061,589
Emaar Beachfront	144	623,302,142
The Greens	122	216,978,831
The Views	73	184,041,416
Emaar South	32	50,103,444
Dubai Maritime City	10	21,908,395

RENTALS	Total Volume	Total Value
JVC	6,731	514,897,664
Business Bay	3,736	438,816,113
Dubai Marina	2,875	416,599,833
Arjan	2,742	195,446,431
The Cities	2,853	173,816,137
Downtown Dubai	1,946	387,638,702
JLT	1,637	165,662,094
Dubai South	1,204	83,095,903
Dubai Creek Harbour	1,252	191,882,270
Al Furjan	1,098	112,599,529
Dubai Hills Estate	1,140	166,794,345
Sobha Hartland	983	112,825,700
Town Square	822	69,279,071
Palm Jumeirah	828	242,043,132
DAMAC Hills	670	46,026,694
JBR	609	121,712,911
The Greens	357	37,807,577
Emaar Beachfront	338	78,130,900
The Views	292	41,496,347
Emaar South	135	12,296,726
Dubai Maritime City	35	3,792,600

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER 2024

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

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