

Emaar Beachfront March Market Report

Apartments

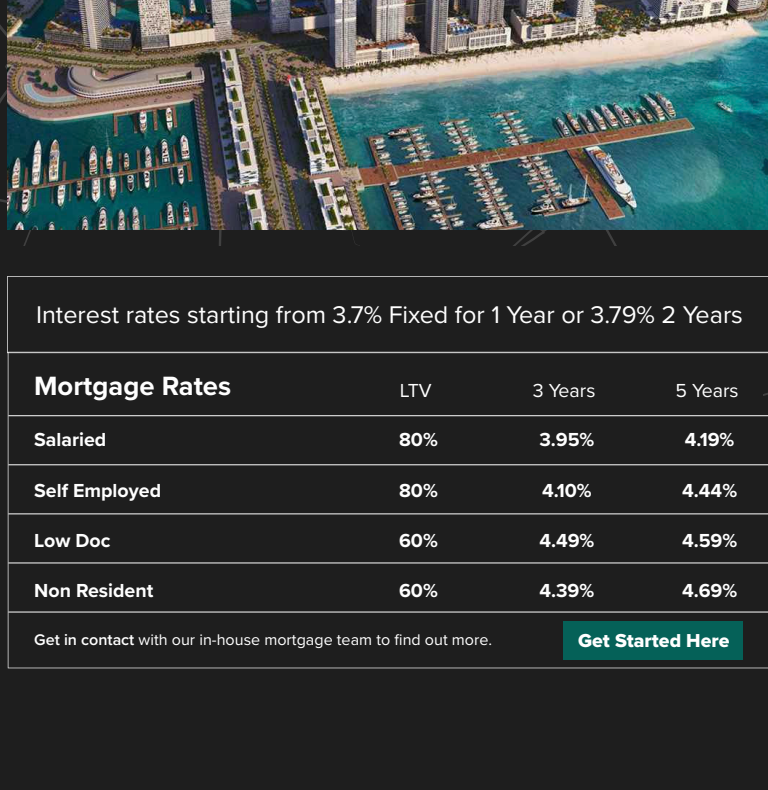
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Luxury Coastal Residences

In March 2026, Emaar Beachfront continued to attract families and investors. Ready 1 and 2 bed apartments offer immediate move-in with beach access, while luxury units and off-market deals provide investment opportunities. Strong rental demand, scenic views and lifestyle amenities reinforce the community's appeal as a long-term family and investor-friendly destination.



NEWS

White & Co.

Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

Hot Properties for Sale

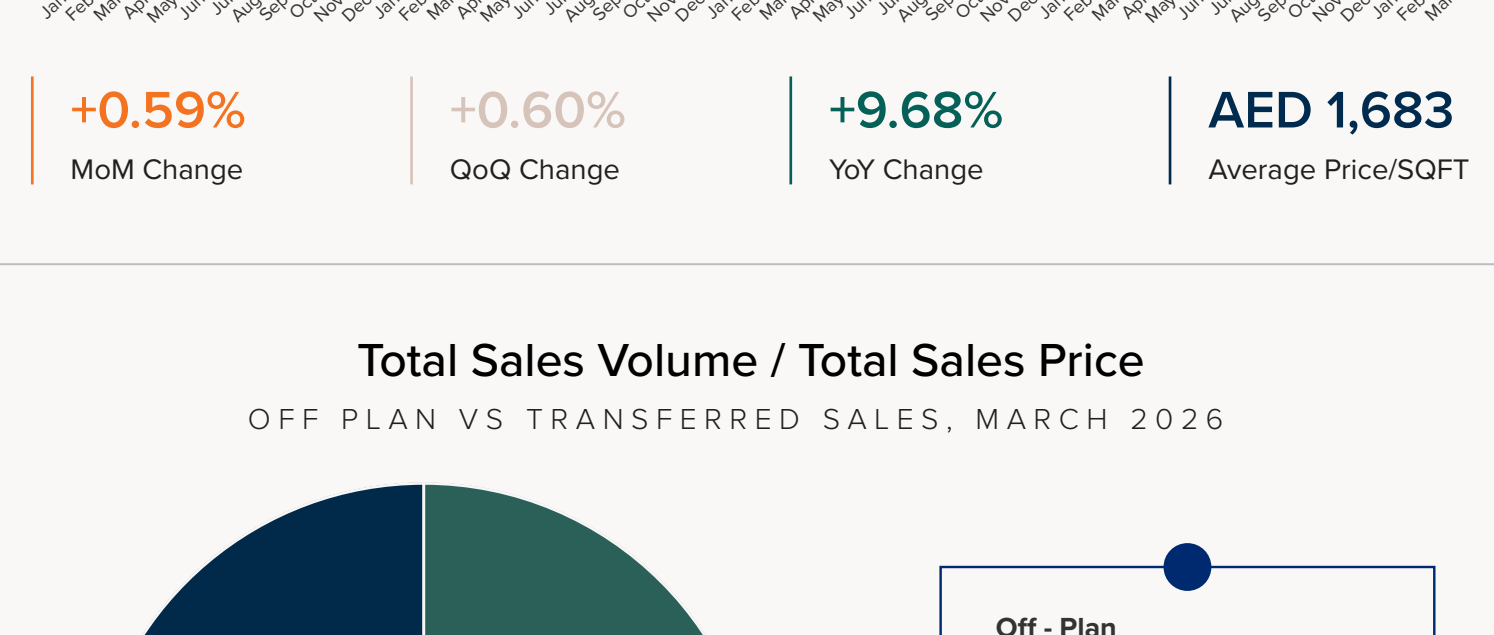
Sunrise Bay Tower 1, Emaar Beachfront	Palace Beach Residence, Emaar Beachfront	Palace Beach Residence, Emaar Beachfront	Palace Beach Residence, Emaar Beachfront	Address The Bay, Emaar Beachfront
AED 13,950,000	AED 23,950,000	AED 24,450,000	AED 33,000,000	AED 35,000,000
4 5 2,716	4 6 3,932	4 6 4,552	4 5 6,710	4 5 5,088

Recent White & Co. Sales

Beach Mansion, Emaar Beachfront	Beach Mansion Tower 2, Emaar Beachfront	Grand Bleu Tower 1, Emaar Beachfront	Marina Vista Tower 2, Emaar Beachfront	Marina Vista Tower 2, Emaar Beachfront
AED 2,550,000	AED 2,750,000	AED 2,975,000	AED 4,250,000	AED 4,500,000
1 1 793	1 1 790	1 1 802	2 2 1,199	2 2 1,080

Dubai House Price Timeline

MARCH 2026



+0.59%

MoM Change

+0.60%

QoQ Change

+9.68%

YoY Change

AED 1,683

Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



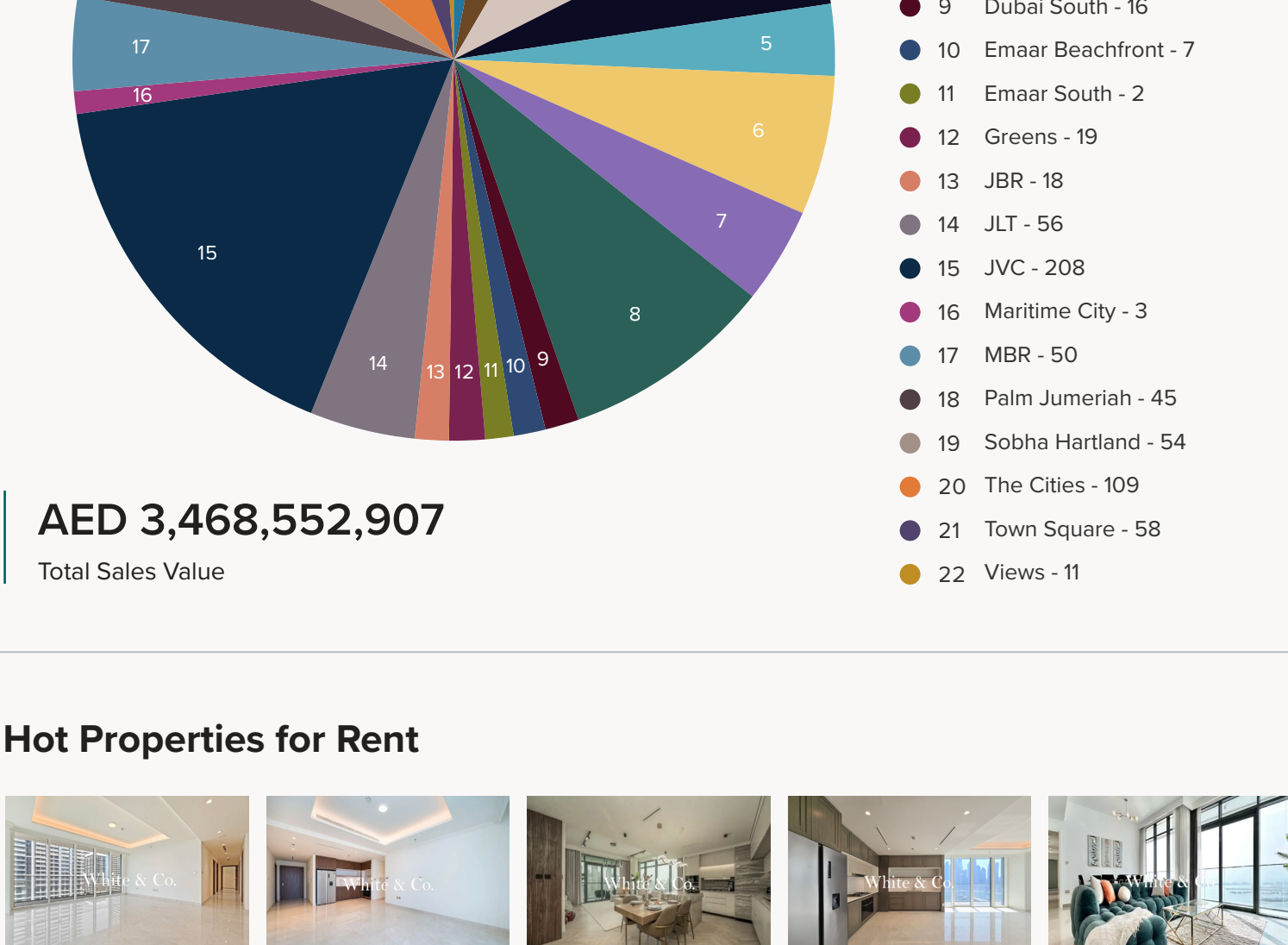
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	602,422	1,056,084	1,678,098	2,226,714	-	-	-
Arjan	623,268	991,040	1,396,533	2,411,997	-	-	-
Business Bay	1,030,601	1,575,356	2,572,124	6,328,464	6,808,472	-	34,097,750
Creek Harbour	-	1,831,197	2,884,029	4,223,313	10,000,000	-	-
DAMAC Hills 1	585,068	1,000,679	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,311,000	2,131,064	3,842,227	6,413,700	20,750,000	20,000,000	24,000,000
Dubai Hills Estate	1,035,714	1,564,669	2,685,583	4,072,016	-	-	-
Dubai Marina	1,154,679	1,709,681	2,698,355	4,231,317	5,529,621	6,859,821	-
Dubai South	470,811	714,953	1,038,264	1,543,750	-	-	-
Emaar Beachfront	-	2,591,706	4,265,000	7,624,697	-	-	-
Emaar South	-	1,107,500	1,580,000	1,856,667	-	-	-
The Greens	861,250	1,440,000	2,229,394	3,355,080	-	-	-
JBR	2,386,000	2,145,664	3,476,739	6,498,713	9,020,305	-	-
JLT	786,997	1,231,848	2,061,040	2,864,611	8,643,854	6,500,000	-
JVC	633,773	1,032,228	1,589,559	2,070,507	4,275,000	-	-
Maritime City	1,092,957	-	2,765,905	-	-	-	-
MBR	713,327	1,321,042	2,127,123	4,080,000	8,505,720	-	-
Palm Jumeirah	1,652,191	3,568,907	5,560,766	10,171,543	16,571,875	51,400,000	34,000,000
Sobha Hartland	999,000	1,364,259	2,174,117	3,545,313	-	-	-
The Cities	568,493	870,620	1,310,630	1,654,626	3,061,081	-	-
Town Square	586,824	861,290	1,362,208	2,170,909	-	-	-
The Views	1,038,333	1,886,412	3,147,632	3,900,000	-	-	-

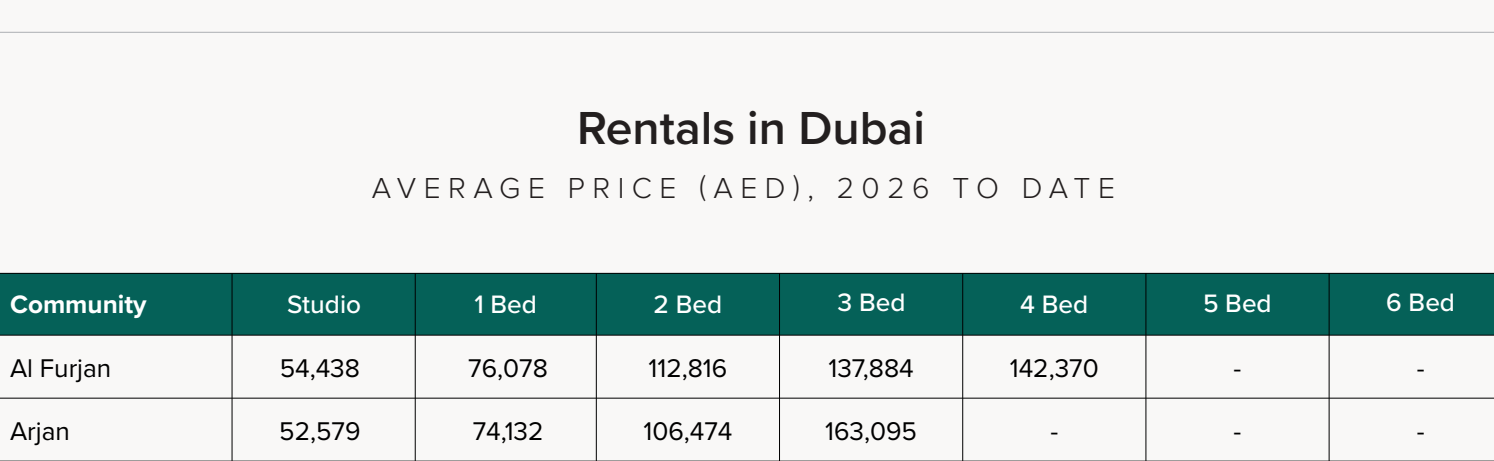
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



AED 3,468,552,907

Total Sales Value

Hot Properties for Rent

Palace Beach Residence, Emaar Beachfront	Palace Beach Residence, Emaar Beachfront	Marina Vista Tower 2, Emaar Beachfront	Palace Beach Residence, Emaar Beachfront	Beach Vista Tower 1, Emaar Beachfront
AED 399,999	AED 420,000	AED 450,000	AED 500,000	AED 809,999
3 3 1,918	3 4 1,681	3 4 1,754	3 4 1,918	4 4 2,343

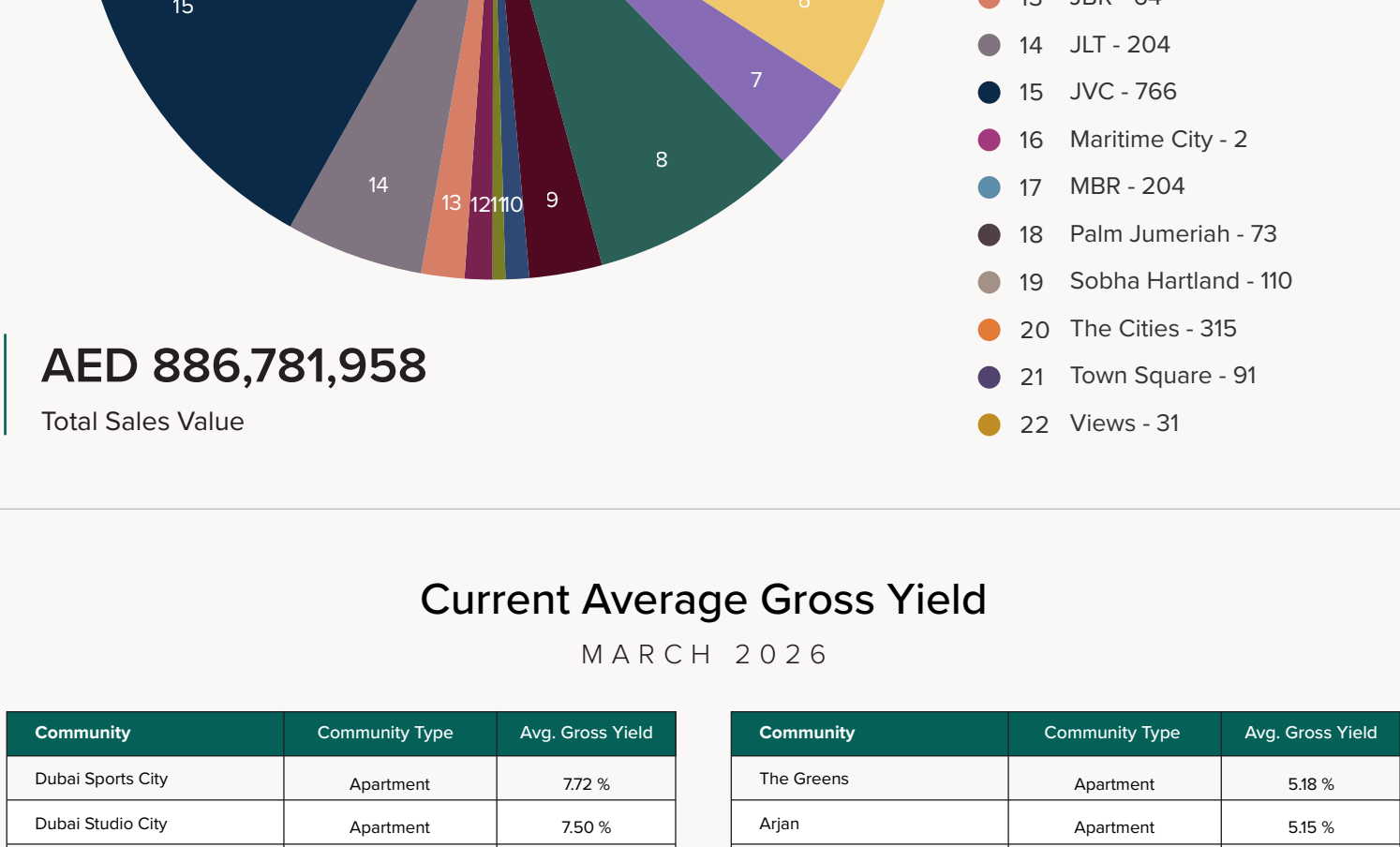
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	54,438	76,078	112,816	137,884	142,370	-	-
Arjan	52,579	74,132	106,474	163,095	-	-	-
Business Bay	76,784	104,246	152,054	207,072	303,137	-	1,700,000
Creek Harbour	-	113,112	171,731	250,246	412,852	-	-
DAMAC Hills 1	49,369	74,078	122,237	158,000	-	-	-
Downtown Dubai	89,708	128,913	207,941	311,958	2,012,121	1,750,000	-
Dubai Hills Estate	76,338	107,525	167,375	284,950	-	-	-
Dubai Marina	77,055	104,281	157,320	239,411	351,800	567,500	-
Dubai South	44,078	58,823	77,395	111,667	-	-	-
Emaar Beachfront	-	152,801	239,498	377,452	650,000	-	-
Emaar South	-	69,400	86,749	106,836	-	-	-
The Greens	63,563	99,426	146,809	206,839	70,000	-	-
JBR	104,836	118,743	171,410	257,135	417,970	-	-
JLT	66,425	87,780	131,686	171,420	215,000	1,210,000	-
JVC	54,853	78,339	105,611	156,020	213,333	-	-
Maritime City	68,475	98,006	155,179	-	-	-	-
MBR	57,644	87,869	139,980	185,697	522,704	-	-
Palm Jumeirah	106,213	143,404	336,446	410,269	1,112,222	655,000	-
Sobha Hartland	73,000	96,914	146,294	202,729	445,000	-	-
The Cities	51,076	68,723	103,469	133,871	137,500	-	-
Town Square	48,540	69,672	97,549	129,187	-	-	-
The Views	76,250	112,461	169,944	248,750	350,000	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



AED 886,781,958

Total Sales Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	7.72 %	The Greens	Apartment	5.18 %
Dubai Studio City	Apartment	7.50 %	Arjan	Apartment	5.15 %
Dubai South	Apartment	7.08 %	Business Bay	Apartment	4.99 %
DAMAC Hills	Apartment	6.94 %	Dubai Marina	Apartment	4.91 %
Motor City	Apartment	6.62 %	Creek Harbour	Apartment	4.85 %
JLT	Apartment	5.79 %	The Views	Apartment	4.71 %
Al Furjan	Apartment	5.79 %	Downtown Dubai	Apartment	4.65 %
Town Square	Apartment	5.75 %	Maritime City	Apartment	4.58 %
JVC	Apartment	5.70 %	JBR	Apartment	4.57 %
MBR	Apartment	5.44 %	Dubai Harbour	Apartment	4.38 %
Dubai Hills Estate	Apartment	5.40 %	Palm Jumeirah	Apartment	4.00 %
Sobha Hartland	Apartment	5.37 %			



A Cavendish Maxwell Group Company



OFFICIAL VALUERS SINCE 2004

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

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