

Emaar Beachfront April Market Report

Apartments

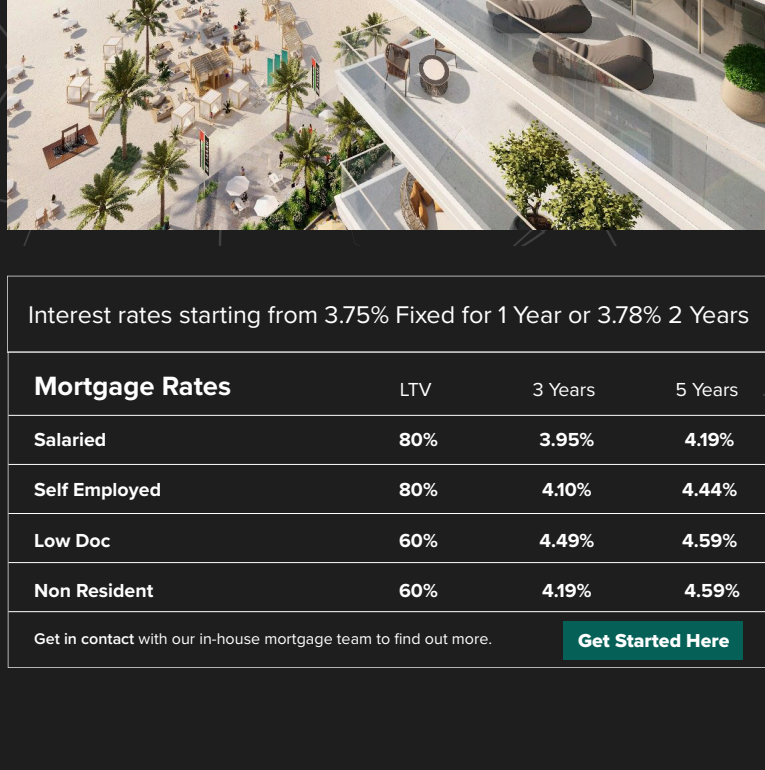
No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026



NEWS

Emaar Beachfront Linked to Dubai Harbour Growth

Emaar Beachfront's long-term value is anchored to the Dubai Harbour masterplan, positioned between Palm Jumeirah and Dubai Marina. As surrounding marina, retail and leisure infrastructure develops, the community benefits from its strategic waterfront location, reinforcing its status as a prime coastal destination with sustained demand and long-term capital stability.



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%	4.19%	4.59%

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

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Hot Properties for Sale

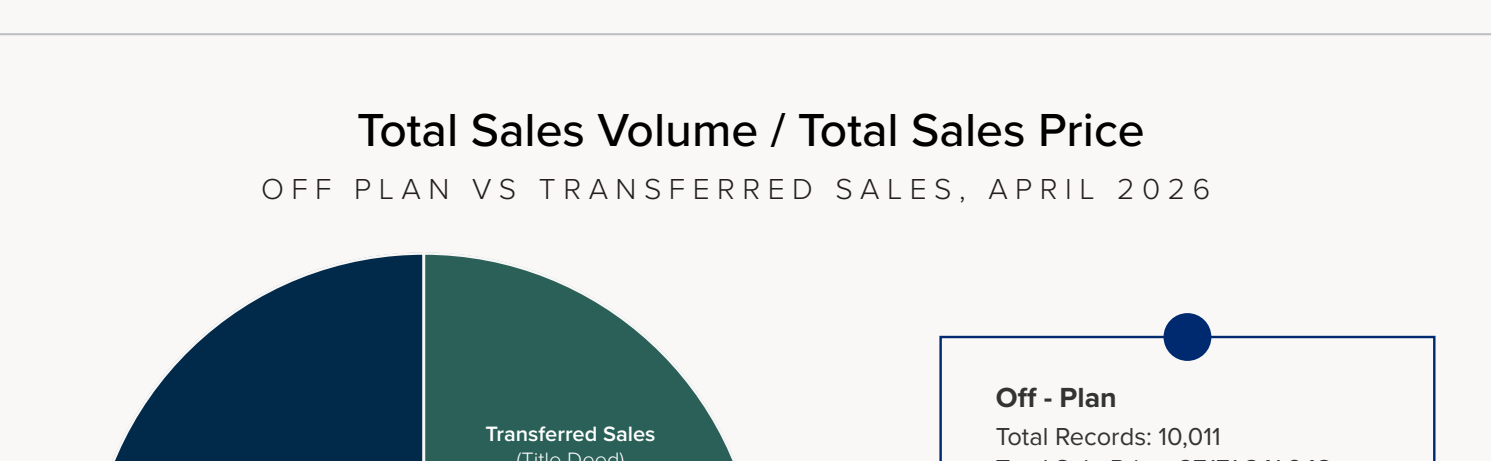
 Address The Bay, Emaar Beachfront AED 8,500,000 2 3 1,836	 Sunrise Bay Tower 2, Emaar Beachfront AED 8,690,000 3 3 2,096	 Seapoint Tower 2, Emaar Beachfront AED 9,100,000 3 3 1,828	 Address The Bay, Emaar Beachfront AED 9,500,000 3 4 2,058	 Address The Bay, Emaar Beachfront AED 9,800,000 3 4 1,970
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Recent White & Co. Sales

 Beach Mansion Tower 1, Emaar Beachfront AED 2,100,000 1 1 798	 Beach Mansion Tower 2, Emaar Beachfront AED 2,750,000 1 1 790	 Marina Vista Tower 2, Emaar Beachfront AED 4,250,000 2 2 1,999	 Address The Bay, Emaar Beachfront AED 7,000,000 2 2 1,726	 Beach Mansion Tower 2, Emaar Beachfront AED 7,250,000 3 4 2,206
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Dubai House Price Timeline

APRIL 2026

-0.76%
MoM Change+0.22%
QoQ Change+6.74%
YoY Change**AED 1,670**
Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



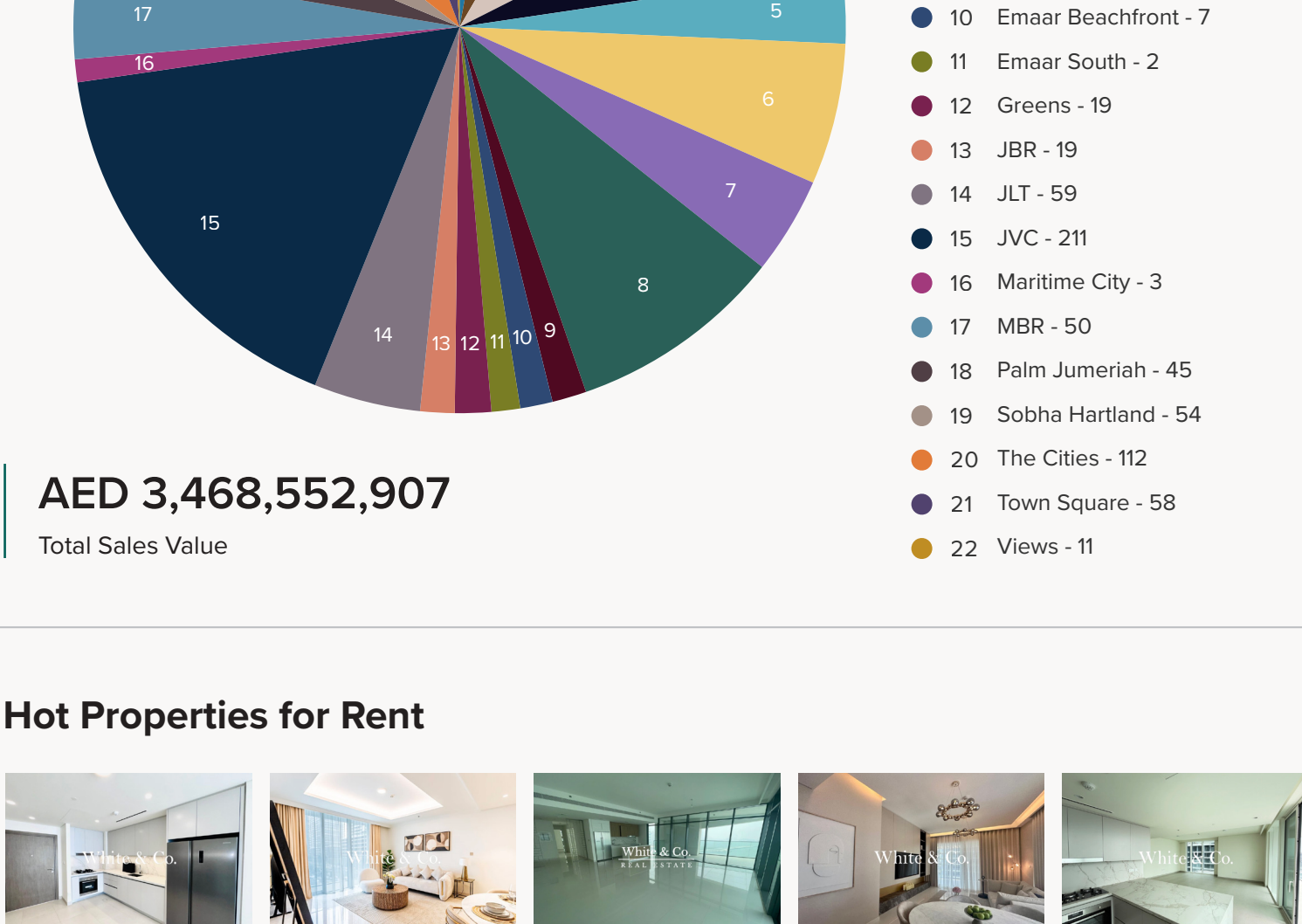
Sales in Dubai

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	2,852,635	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	3,176,760	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	1,341,831	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	3,113,261	3,900,000	-	-	-

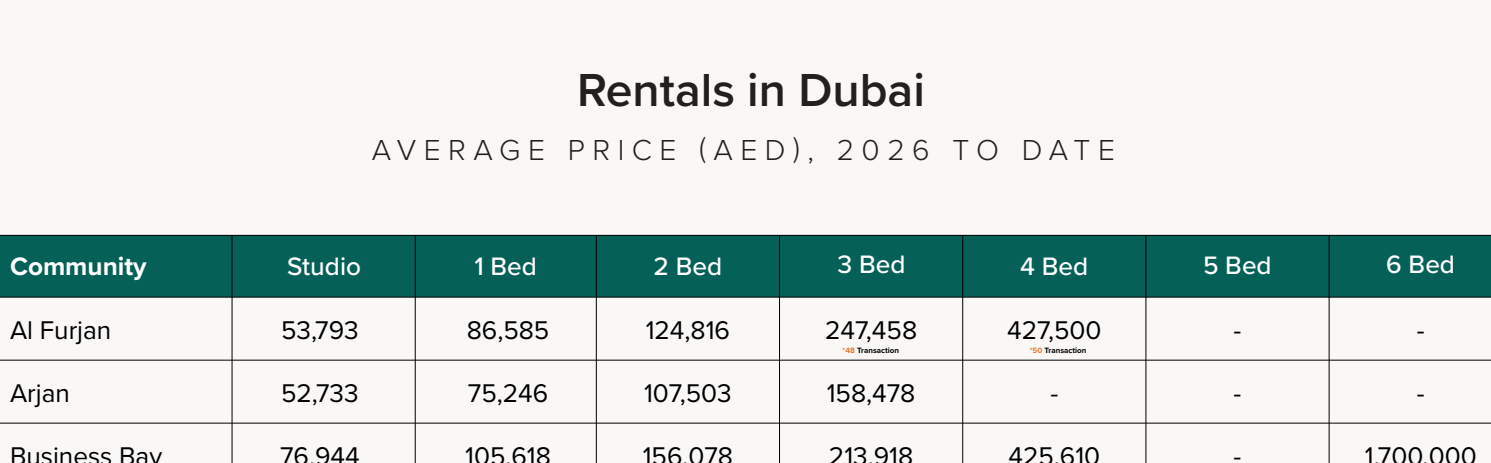
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026

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

Total Sales Value

- 1 Al Furjan - 37
- 2 Arjan - 68
- 3 Business Bay - 116
- 4 Creek - 65
- 5 DAMAC Hills 1 - 38
- 6 Downtown - 74
- 7 Dubai Hills - 51
- 8 Dubai Marina - 113
- 9 Dubai South - 16
- 10 Emaar Beachfront - 7
- 11 Emaar South - 2
- 12 Greens - 19
- 13 JBR - 19
- 14 JLT - 59
- 15 JVC - 211
- 16 Maritime City - 3
- 17 MBR - 50
- 18 Palm Jumeirah - 45
- 19 Sobha Hartland - 54
- 20 The Cities - 112
- 21 Town Square - 58
- 22 Views - 11

Hot Properties for Rent

 Beach Mansion Tower 2, Emaar Beachfront AED 189,999 2 3 1,219	 Palace Beach Residence, Emaar Beachfront AED 170,000 1 1 853	 Beach Vista Tower 1, Emaar Beachfront AED 299,999 3 3 2,130	 Grand Bleu Tower 2, Emaar Beachfront AED 300,000 2 2 1,405	 Beach Mansion, Emaar Beachfront AED 430,000 3 4 2,013
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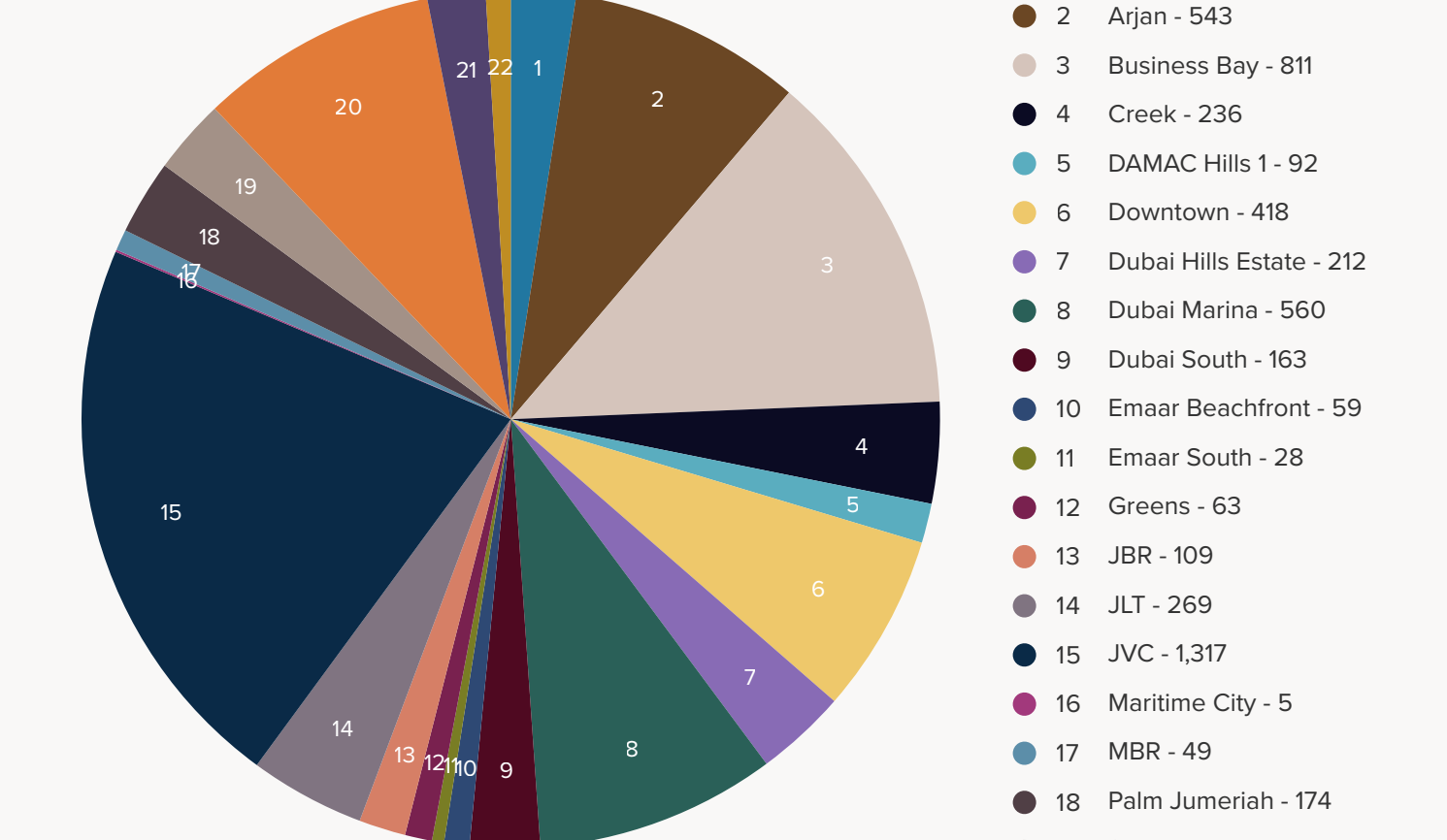
Rentals in Dubai

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	-	-	-

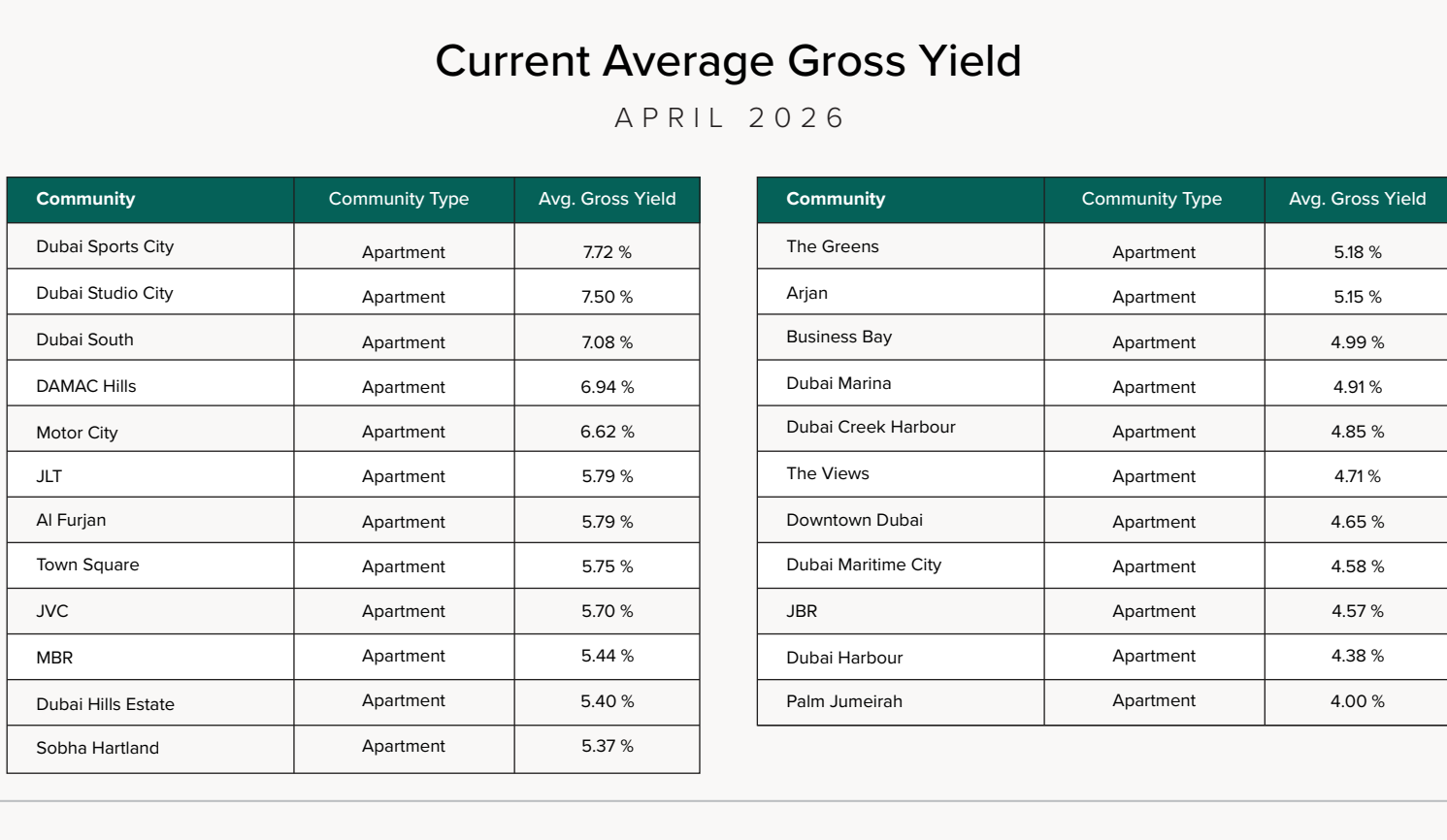
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026

**AED 1,439,801,162**

Total Sales Value

- 1 Al Furjan - 151
- 2 Arjan - 543
- 3 Business Bay - 811
- 4 Creek - 236
- 5 DAMAC Hills 1 - 92
- 6 Downtown - 418
- 7 Dubai Hills Estate - 212
- 8 Dubai Marina - 560
- 9 Dubai South - 163
- 10 Emaar Beachfront - 59
- 11 Emaar South - 28
- 12 Greens - 63
- 13 JBR - 109
- 14 JLT - 269
- 15 JVC - 1,317
- 16 Maritime City - 5
- 17 MBR - 49
- 18 Palm Jumeirah - 174
- 19 Sobha Hartland - 174
- 20 The Cities - 556
- 21 Town Square - 135
- 22 Views - 58

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	7.72 %
Dubai Studio City	Apartment	7.50 %
Dubai South	Apartment	7.08 %
DAMAC Hills	Apartment	6.94 %
Motor City	Apartment	6.62 %
JLT	Apartment	5.79 %
Al Furjan	Apartment	5.79 %
Town Square	Apartment	5.75 %
JVC	Apartment	5.70 %
MBR	Apartment	5.44 %
Dubai Hills Estate	Apartment	5.40 %
Sobha Hartland	Apartment	5.37 %

Community	Community Type	Avg. Gross Yield
The Greens	Apartment	5.18 %
Arjan	Apartment	5.15 %
Business Bay	Apartment	4.99 %
Dubai Marina	Apartment	4.91 %
Dubai Creek Harbour	Apartment	4.85 %
The Views	Apartment	4.71 %
Downtown Dubai	Apartment	4.65 %
Dubai Maritime City	Apartment	4.58 %
JBR	Apartment	4.57 %
Dubai Harbour	Apartment	4.38 %
Palm Jumeirah	Apartment	4.00 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1075	1103,948,418
Business Bay	735	1,494,933,552
The Cities	601	563,480,492
Dubai Marina	553	1,343,861,425
Downtown Dubai	455	1,638,502,252
Creek Harbour	427	1,209,508,239
Arjan	395	376,842,678
Sobha Hartland	313	568,444,327
JLT	295	489,117,909
Town Square	273	334,309,599
Dubai Hills Estate	270	632,842,823
MBR	266	294,133,356
Palm Jumeirah	233	1,512,955,553
Al Furjan	230	610,615,230
JBR	151	336,115,048
DAMAC Hills 1	137	136,826,952
Emaar Beachfront	107	465,863,070
Dubai South	99	76,364,376
The Greens	92	168,063,510
The Views	52	121,714,000
Emaar South	22	34,955,000
Maritime City	10	21,908,395

RENTALS	Total Volume	Total Value
JVC	4,279	341,138,420
Business Bay	2,321	279,842,183
Arjan	1,770	128,110,068
Dubai Marina	1,734	269,788,950
Downtown Dubai	1,152	253,788,453
The Cities	1,065	68,228,784
JLT	996	105,025,720
Creek Harbour	729	118,267,283
Dubai Hills Estate	680	103,807,730
Al Furjan	660	81,211,809
Sobha Hartland	600	73,807,125
Dubai South	594	35,590,455
Palm Jumeirah	485	146,748,284
Town Square	485	40,618,016
DAMAC Hills 1	369	25,863,287
JBR	347	79,084,888
MBR	264	33,173,125
The Greens	196	23,087,899
Emaar Beachfront	193	44,198,750
The Views	166	24,228,062
Emaar South	83	7,872,097
Maritime City	18	1,920,000



A Cavendish Maxwell Group Company



OFFICIAL MARKET VALUATION 2024

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

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