

## Emaar Beachfront June Market Report

## Apartments

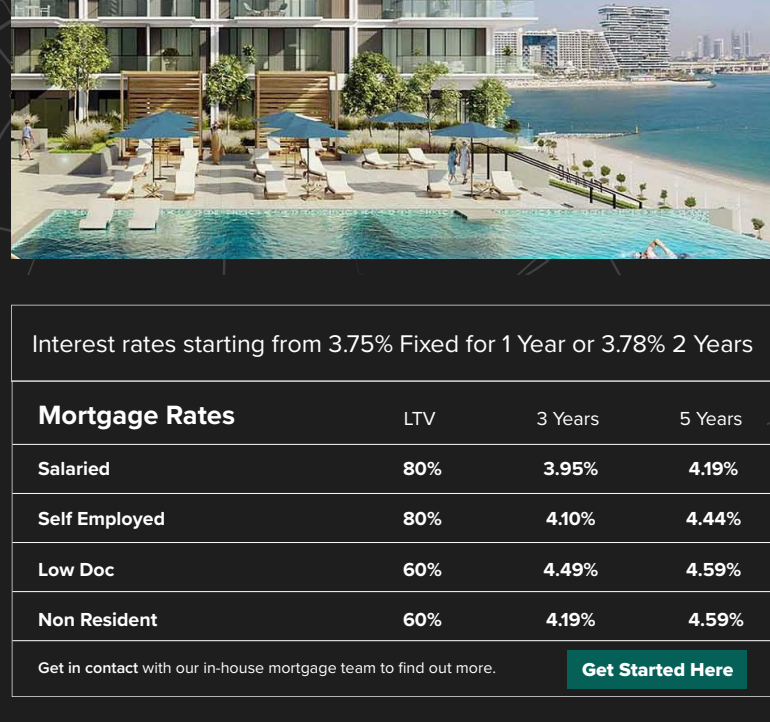
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## Emaar Beachfront Expands Luxury Offering

Further towers at Emaar Beachfront, including Beachgate and Bayview, are scheduled for handover through 2026, expanding the community's private beachfront residential offering. Continued deliveries reinforce the development's reputation as one of Dubai's most sought-after luxury waterfront destinations, supported by strong buyer interest and its prime coastal location.



## NEWS

## White &amp; 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.

## Hot Properties for Sale

| Property                                 | Price (AED)    | Bedrooms | Bathrooms | Sq. Ft |
|------------------------------------------|----------------|----------|-----------|--------|
| Beach Isle Tower 1, Emaar Beachfront     | AED 10,450,000 | 3        | 3         | 1,793  |
| Grand Bleu Tower 2, Emaar Beachfront     | AED 10,995,000 | 3        | 4         | 2,371  |
| Beachgate by Address, Emaar Beachfront   | AED 11,980,000 | 4        | 4         | 2,420  |
| Palace Beach Residence, Emaar Beachfront | AED 12,000,000 | 4        | 5         | 2,498  |
| Address The Bay, Emaar Beachfront        | AED 35,000,000 | 4        | 5         | 5,088  |

## Recent White &amp; Co. Sales

| Property                                | Price (AED)   | Bedrooms | Bathrooms | Sq. Ft |
|-----------------------------------------|---------------|----------|-----------|--------|
| Beach Mansion Tower 1, Emaar Beachfront | AED 2,100,000 | 1        | 1         | 798    |
| Grand Bleu Tower 2, Emaar Beachfront    | AED 5,850,000 | 2        | 3         | 1,400  |
| Beach Mansion Tower 1, Emaar Beachfront | AED 6,900,000 | 4        | 4         | 2,500  |
| 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  |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



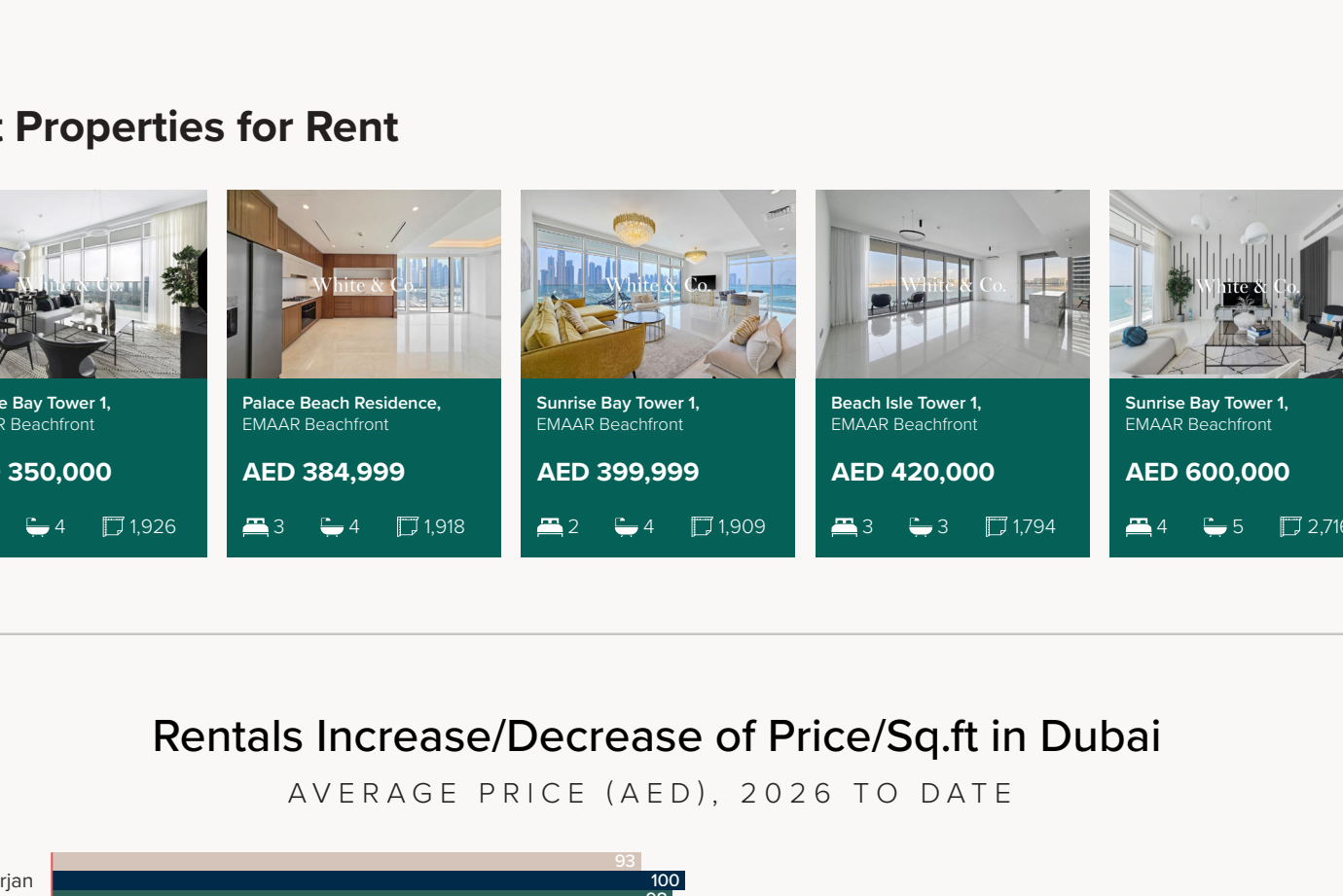
## Sales in Dubai

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 | 3,131,554 | -          | -          | -          |
| 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 | 2,031,468 | 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

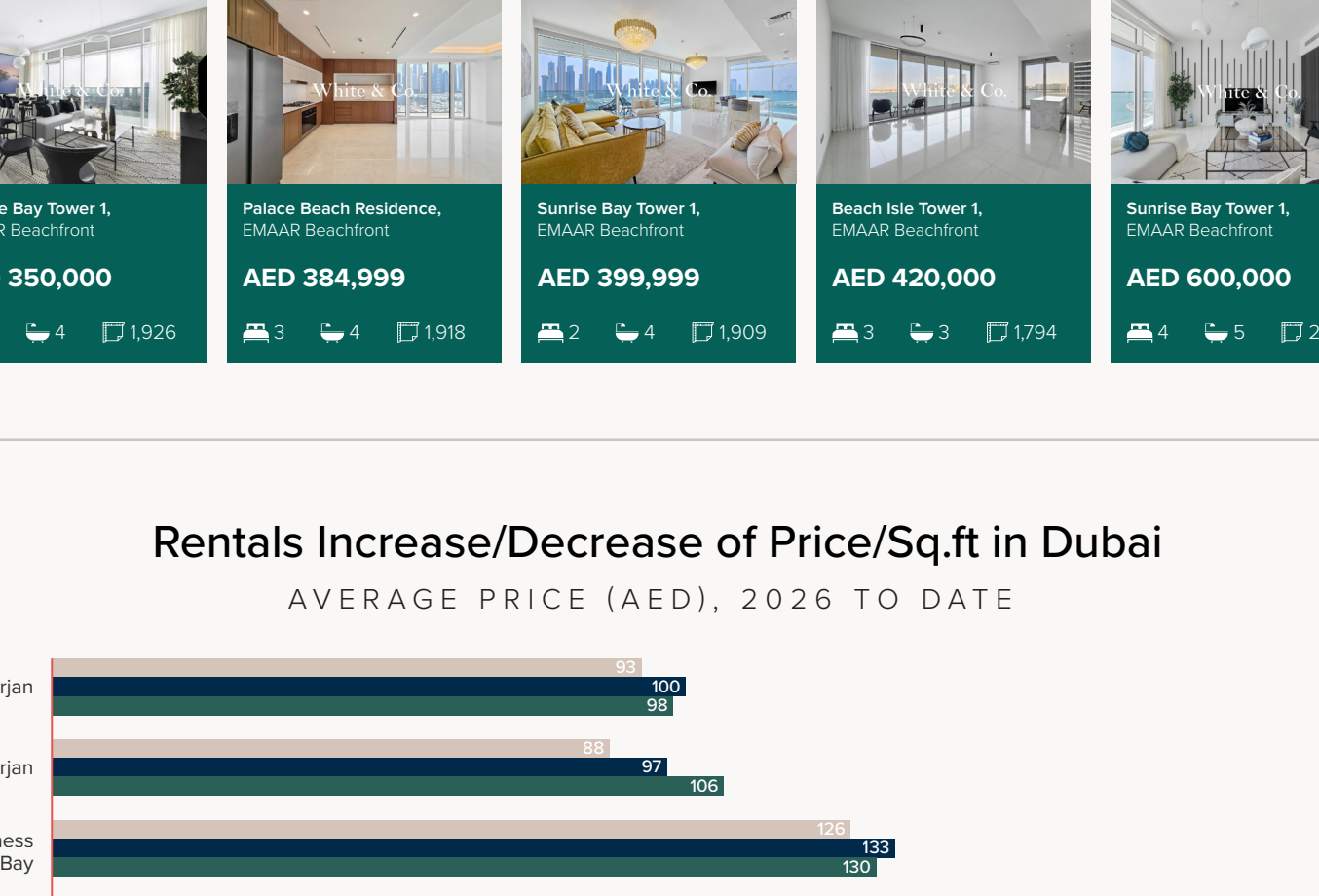


AED 3,477,697,206

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



## RENTAL TRANSACTIONS

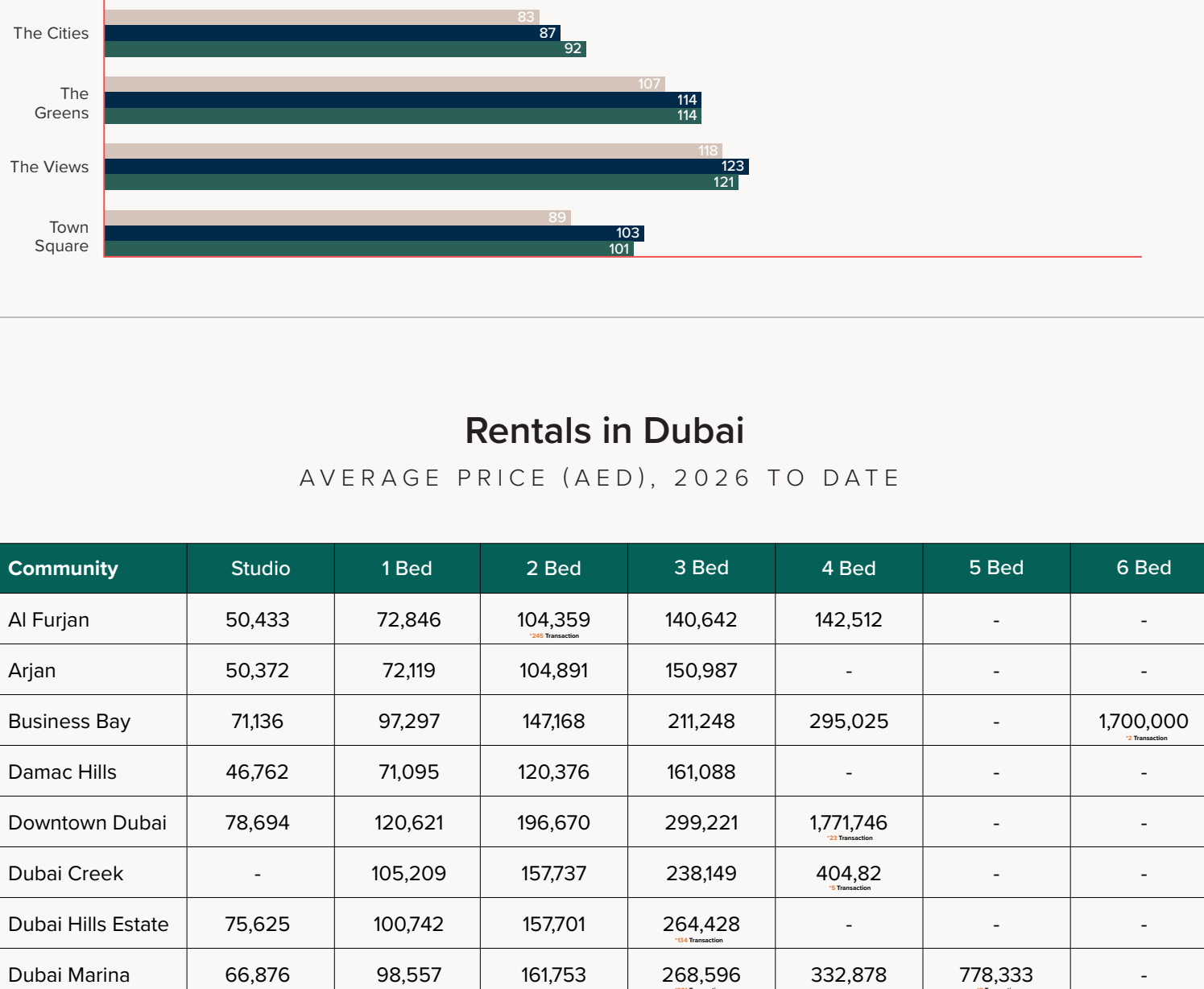
## MARKET ANALYSIS

## Hot Properties for Rent

| Property                                 | Price (AED) | Bedrooms | Bathrooms | Sq. Ft |
|------------------------------------------|-------------|----------|-----------|--------|
| Sunrise Bay Tower 1, EMAAR Beachfront    | AED 350,000 | 3        | 4         | 1,926  |
| Palace Beach Residence, EMAAR Beachfront | AED 384,999 | 3        | 4         | 1,918  |
| Sunrise Bay Tower 1, EMAAR Beachfront    | AED 399,999 | 2        | 4         | 1,909  |
| Beach Isle Tower 1, EMAAR Beachfront     | AED 420,000 | 3        | 3         | 1,794  |
| Sunrise Bay Tower 1, EMAAR Beachfront    | AED 600,000 | 4        | 5         | 2,716  |

## 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  | 104,819 | 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 | 178,020   | -         | -         |
| Palm Jumeirah       | 97,543 | 142,557 | 288,870 | 393,501 | 781,675   | 1,013,333 | -         |
| Sobha Hartland      | 69,479 | 93,735  | 163,689 | 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 | -         | -         | -         |

## Current Average Gross Yield

JUNE 2026

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| Dubai Sports City | Apartment      | 8.13 %           |
| Dubai Sports 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 |
|---------------------|----------------|------------------|
| Business Bay        | 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 South         | Apartment      | 5.32 %           |
| Palm Jumeirah       | Apartment      | 5.23 %           |

## Total Sales &amp; 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          | 1,657,479,121 |
| 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        | 514,977,664 |
| Business Bay        | 3,736        | 438,816,113 |
| Dubai Marina        | 2,875        | 416,599,833 |
| Arjan               | 2,742        | 195,446,431 |
| The Cities          | 2,653        | 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          | 117,825,700 |
| 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          | 337          | 127,807,577 |
| Emaar Beachfront    | 358          | 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

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

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