

## Greens March Market Report

## Apartments

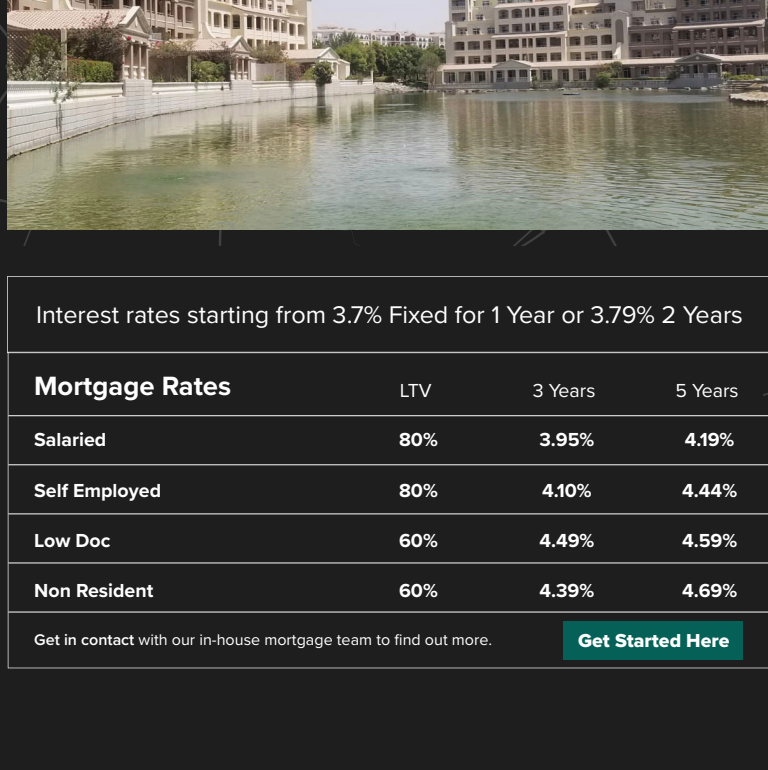
Award-Winning Visibility &amp; Market Demand on Bayut &amp; Property Finder



## NEWS

Lifestyle Update  
The Greens

The Greens introduces a new padel court, enhancing its array of recreational amenities for residents. This addition supports active, community-focused living, encouraging sports participation for families and professionals alike, while creating new social opportunities. It further strengthens The Greens' reputation as a vibrant, lifestyle-driven, amenity-rich residential destination.



## NEWS

## White &amp; 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.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 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% | 4.39%   | 4.69%   |

Get in contact with our in-house mortgage team to find out more. [Get Started Here](#)

## Hot Properties for Sale

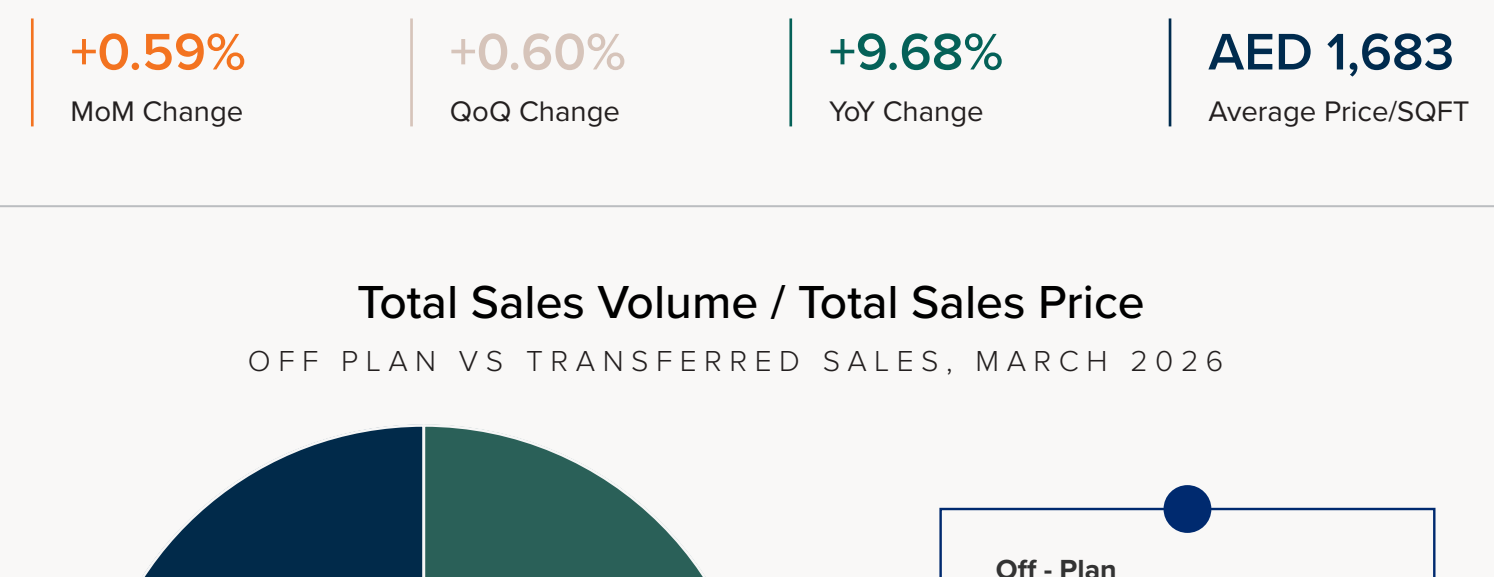
|                     |                   |                   |                      |                  |
|---------------------|-------------------|-------------------|----------------------|------------------|
|                     |                   |                   |                      |                  |
| AI Dhaifa 3, Greens | AI Alka 3, Greens | AI Arta 3, Greens | AI Nakheel 2, Greens | AI Jaz 2, Greens |
| AED 1,670,000       | AED 2,650,000     | AED 2,700,000     | AED 3,300,000        | AED 3,750,000    |
| 1 1 758             | 2 2 1,312         | 2 2 1,331         | 2 2 1,617            | 3 3 2,070        |

## Recent White &amp; Co. Sales

|                    |                      |                   |                    |                  |
|--------------------|----------------------|-------------------|--------------------|------------------|
|                    |                      |                   |                    |                  |
| AI Samar 2, Greens | AI Thayyal 4, Greens | AI Ghaf 4, Greens | Alt Sidr 3, Greens | AI Jaz 3, Greens |
| AED 1,470,000      | AED 1,660,000        | AED 2,130,000     | AED 2,575,000      | AED 3,630,000    |
| 1 1 754            | 1 1 739              | 2 3 1,300         | 2 2 1,617          | 3 3 2,070        |

## Dubai House Price Timeline

MARCH 2026

Current  
March 2026  
235.03+0.59%  
MoM Change+0.60%  
QoQ Change+9.68%  
YoY ChangeAED 1,683  
Average Price/SQFT

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



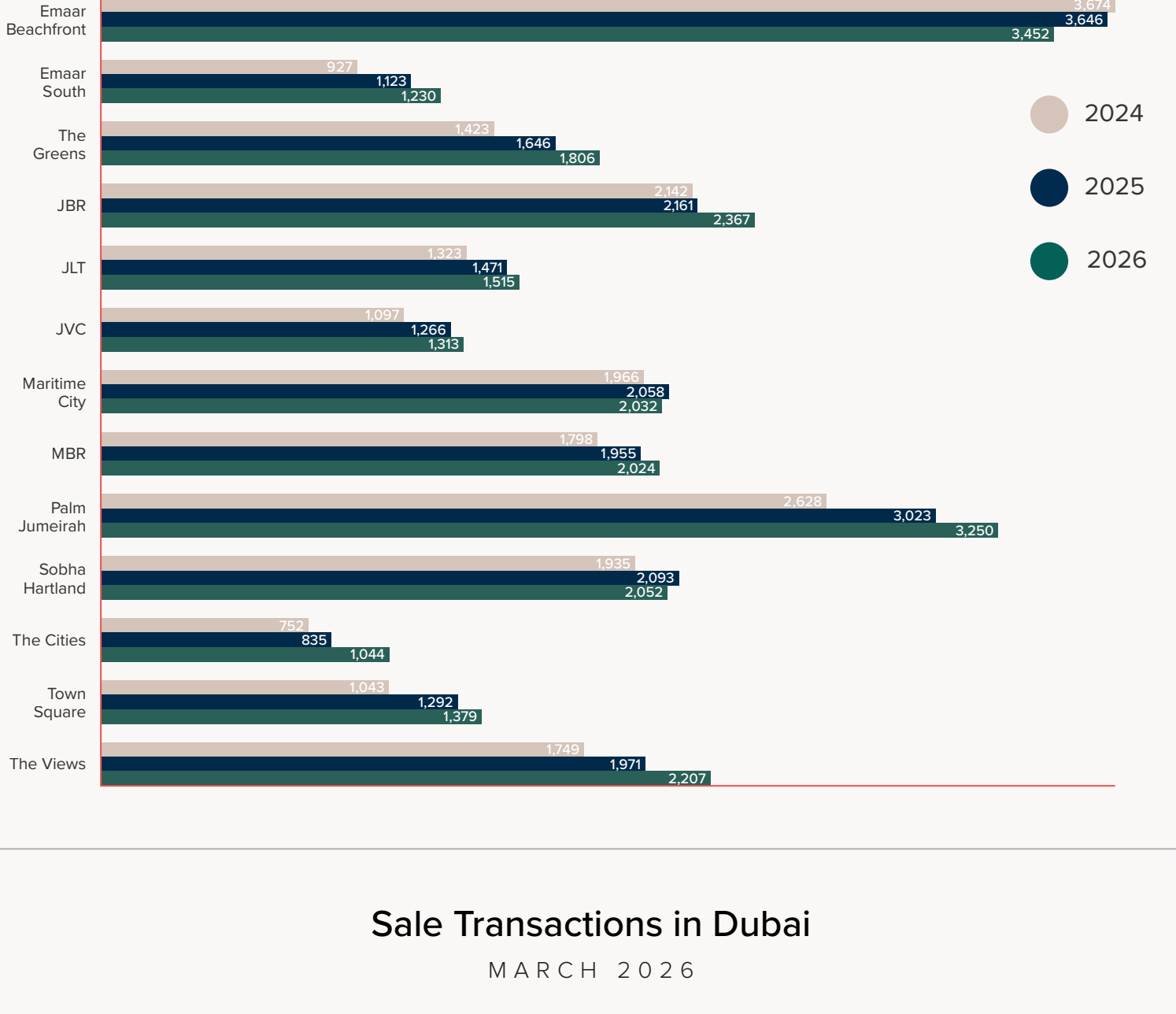
## Sales in Dubai

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  | -          | -          | -          |

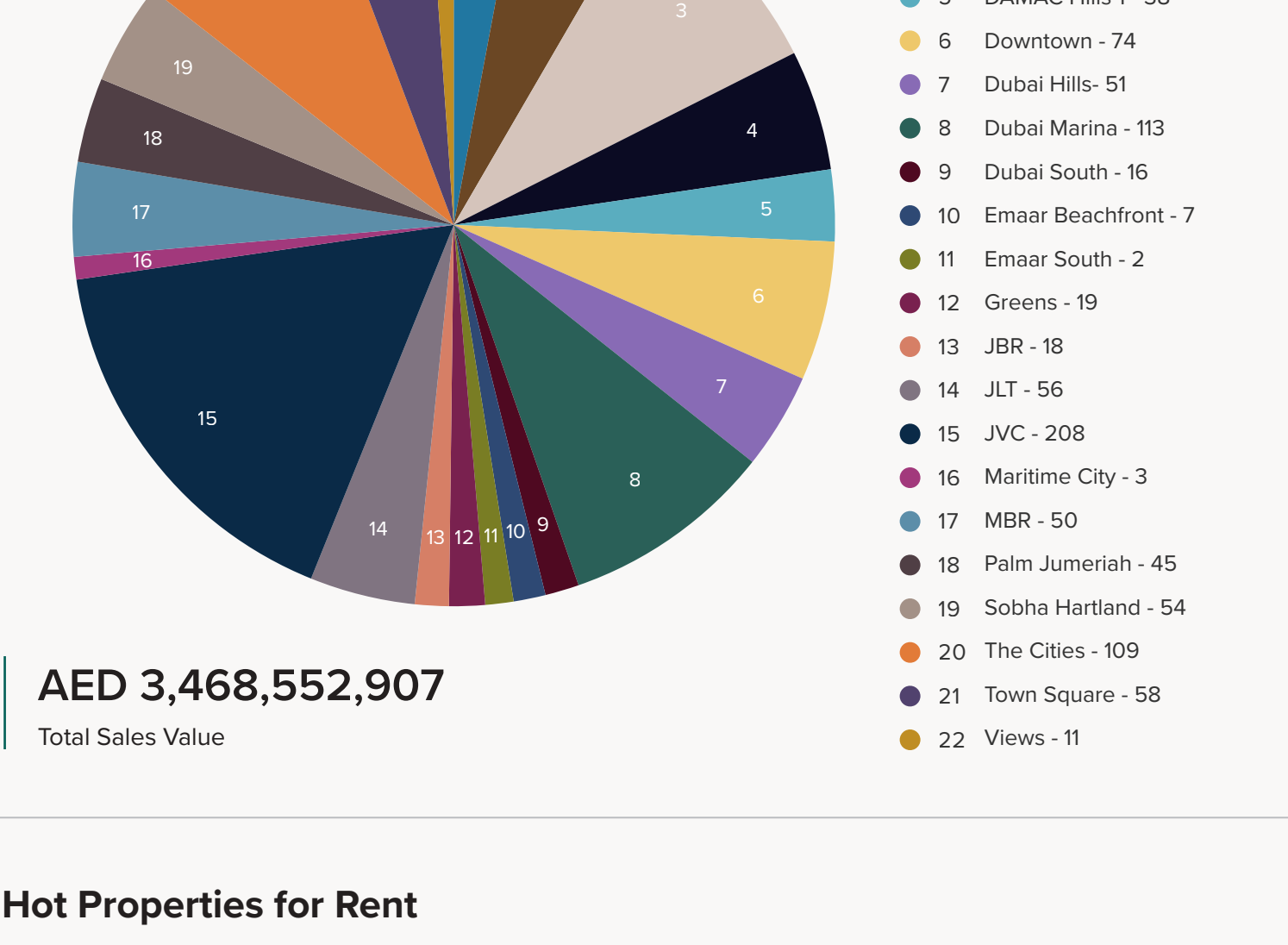
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

MARCH 2026



AED 3,468,552,907

Total Sales Value

## Hot Properties for Rent

|                  |                   |                   |                  |                             |
|------------------|-------------------|-------------------|------------------|-----------------------------|
|                  |                   |                   |                  |                             |
| AI Jaz 1, Greens | AI Ghaf 3, Greens | AI Ghaf 2, Greens | AI Jaz 2, Greens | AI Ghaf 2, Emaar Beachfront |
| AED 165,000      | AED 190,000       | AED 190,000       | AED 230,000      | AED 400,000                 |
| 2 2 1,408        | 3 3 1,652         | 3 3 1,598         | 3 3 1,652        | 4 3 2,398                   |

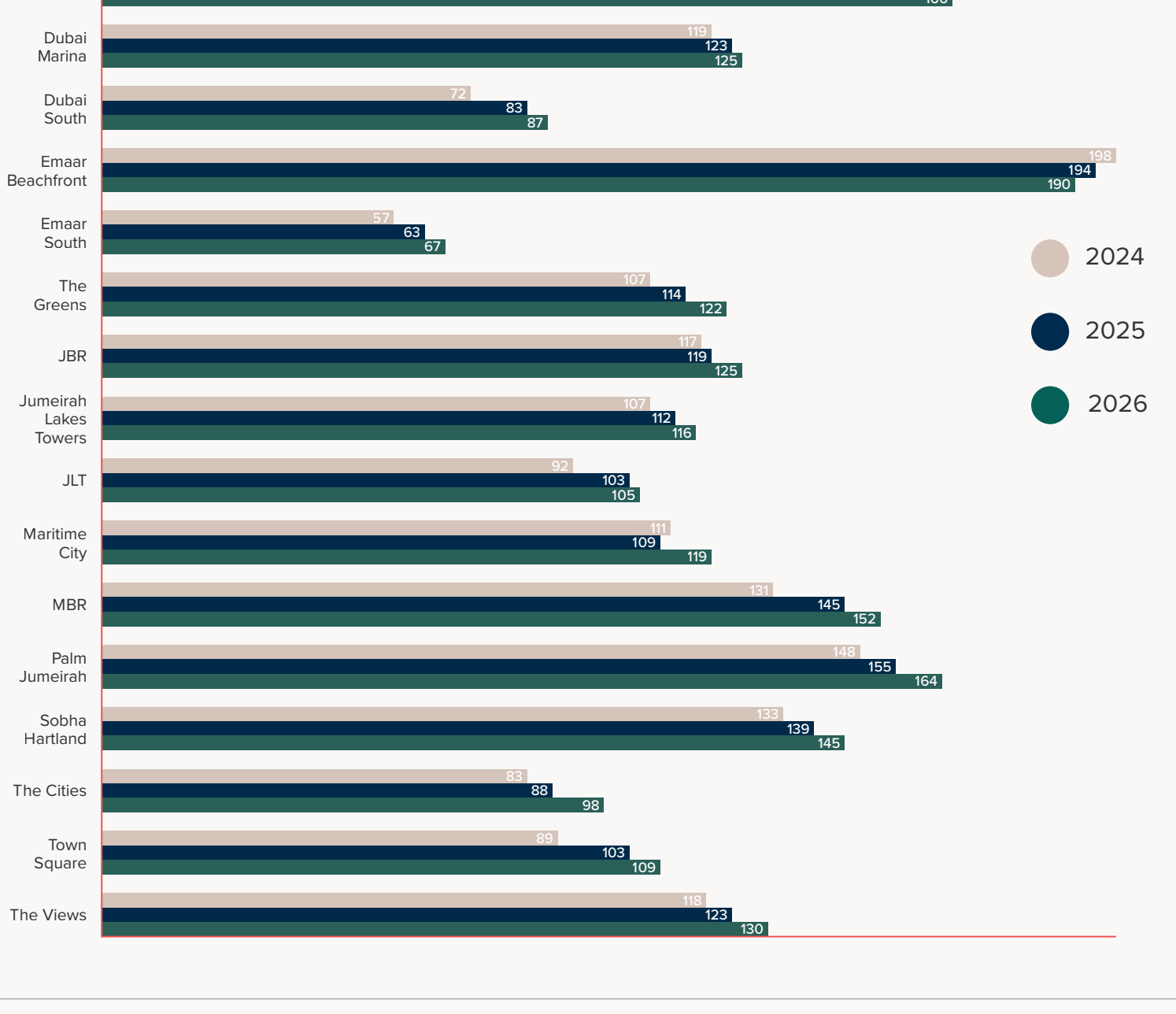
## Rentals in Dubai

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  | 106,839 | -         | -         | -         |
| The Greens         | 63,563  | 99,426  | 146,809 | 210,896 | 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   | -         | -         |

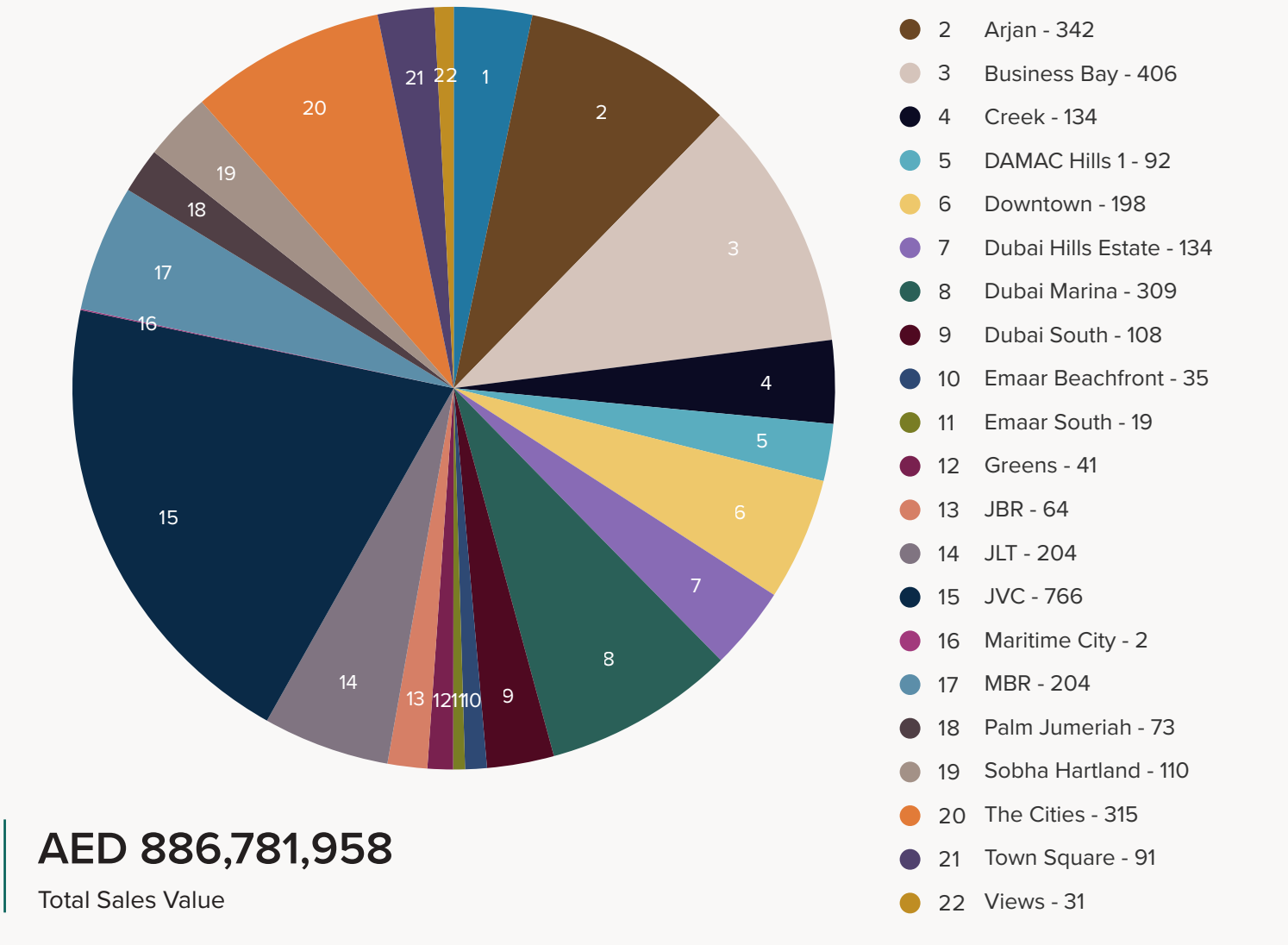
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

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 |
|--------------------|----------------|------------------|
| 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 %           |

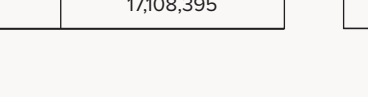
| Community      | Community Type | Avg. Gross Yield |
|----------------|----------------|------------------|
| The Greens     | Apartment      | 5.18 %           |
| Arjan          | Apartment      | 5.15 %           |
| Business Bay   | Apartment      | 4.99 %           |
| Dubai Marina   | Apartment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

## Total Sales &amp; Rentals in Dubai

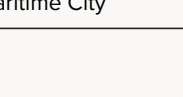
2026 TO DATE

| SALES               | Total Volume | Total Value   |
|---------------------|--------------|---------------|
| JVC                 | 863          | 888,394,594   |
| Business Bay        | 595          | 1,236,267,009 |
| The Cities          | 483          | 444,622,985   |
| Dubai Marina        | 445          | 1,119,232,340 |
| Downtown Dubai      | 370          | 1,317,366,884 |
| Dubai Creek Harbour | 348          | 986,490,217   |
| Arjan               | 297          | 277,365,332   |
| MBR                 | 266          | 294,133,356   |
| Sobha Hartland      | 263          | 469,489,785   |
| JLT                 | 246          | 406,436,877   |
| Dubai Hills Estate  | 207          | 506,581,370   |
| Town Square         | 206          | 252,164,121   |
| Palm Jumeirah       | 193          | 1,324,431,851 |
| Al Furjan           | 182          | 241,460,240   |
| DAMAC Hills 1       | 137          | 136,826,952   |
| JBR                 | 113          | 516,679,053   |
| Emaar Beachfront    | 94           | 410,553,284   |
| Dubai South         | 81           | 62,291,175    |
| The Greens          | 78           | 140,993,510   |
| The Views           | 43           | 102,004,000   |
| Emaar South         | 17           | 26,745,000    |
| Maritime City       | 8            | 17,068,395    |

| RENTALS            | Total Volume | Total Value |
|--------------------|--------------|-------------|
| JVC                | 3,574        | 279,950,410 |
| Business Bay       | 1,986        | 234,139,279 |
| Arjan              | 1,472        | 105,510,926 |
| The Cities         | 1,454        | 92,709,225  |
| Dubai Marina       | 1,384        | 195,470,111 |
| MBR                | 1,027        | 83,353,865  |
| Downtown Dubai     | 968          | 198,418,899 |
| JLT                | 819          | 83,022,427  |
| Creek Harbour      | 628          | 100,653,648 |
| Al Furjan          | 571          | 50,384,287  |
| Dubai Hills Estate | 567          | 84,112,886  |
| Dubai South        | 514          | 30,684,218  |
| Sobha Hartland     | 513          | 61,391,686  |
| Palm Jumeirah      | 390          | 11,215,670  |
| Town Square        | 383          | 32,023,029  |
| DAMAC Hills 1      | 369          | 25,863,287  |
| JBR                | 283          | 58,830,632  |
| The Greens         | 168          | 19,546,778  |
| Emaar Beachfront   | 159          | 36,076,212  |
| The Views          | 144          | 21,024,319  |
| Emaar South        | 72           | 6,545,520   |
| Maritime City      | 14           | 1,626,525   |



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

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