

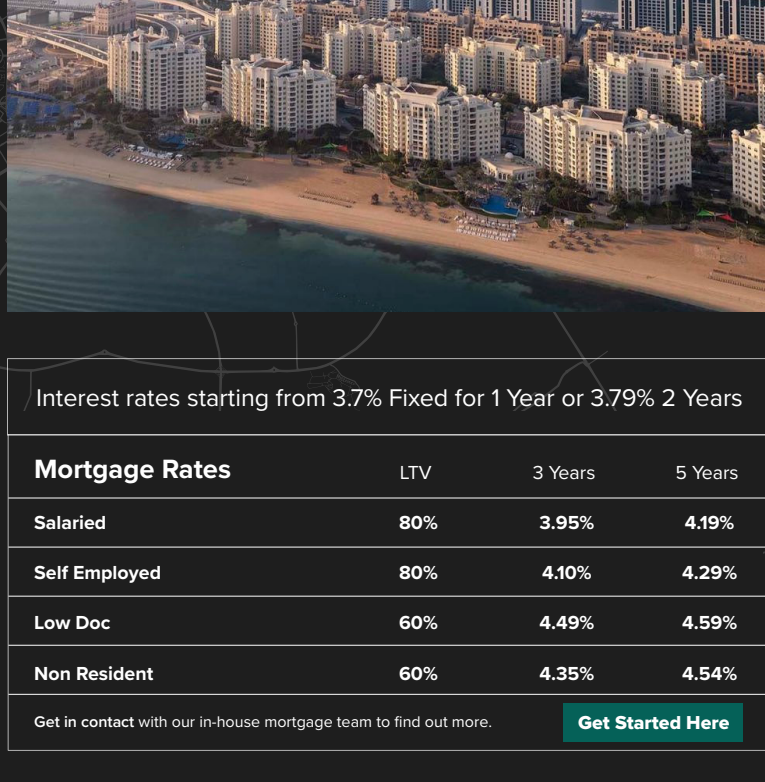
Palm Jumeirah January Market Report

Apartments

NEWS

Luxury and Lifestyle Appeal

Palm Jumeirah remains a leading residential hub in 2026. High-end apartments and branded residences attract strong investor demand, while waterfront living, family-friendly amenities and access to retail, dining and leisure enhance lifestyle appeal. Off-plan and secondary market activity reinforce confidence and sustain the community's premium positioning and long-term growth.



NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

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%	4.05%	4.29%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.35%	4.54%
Get in contact with our in-house mortgage team to find out more.			
			Get Started Here

Hot Properties for Sale

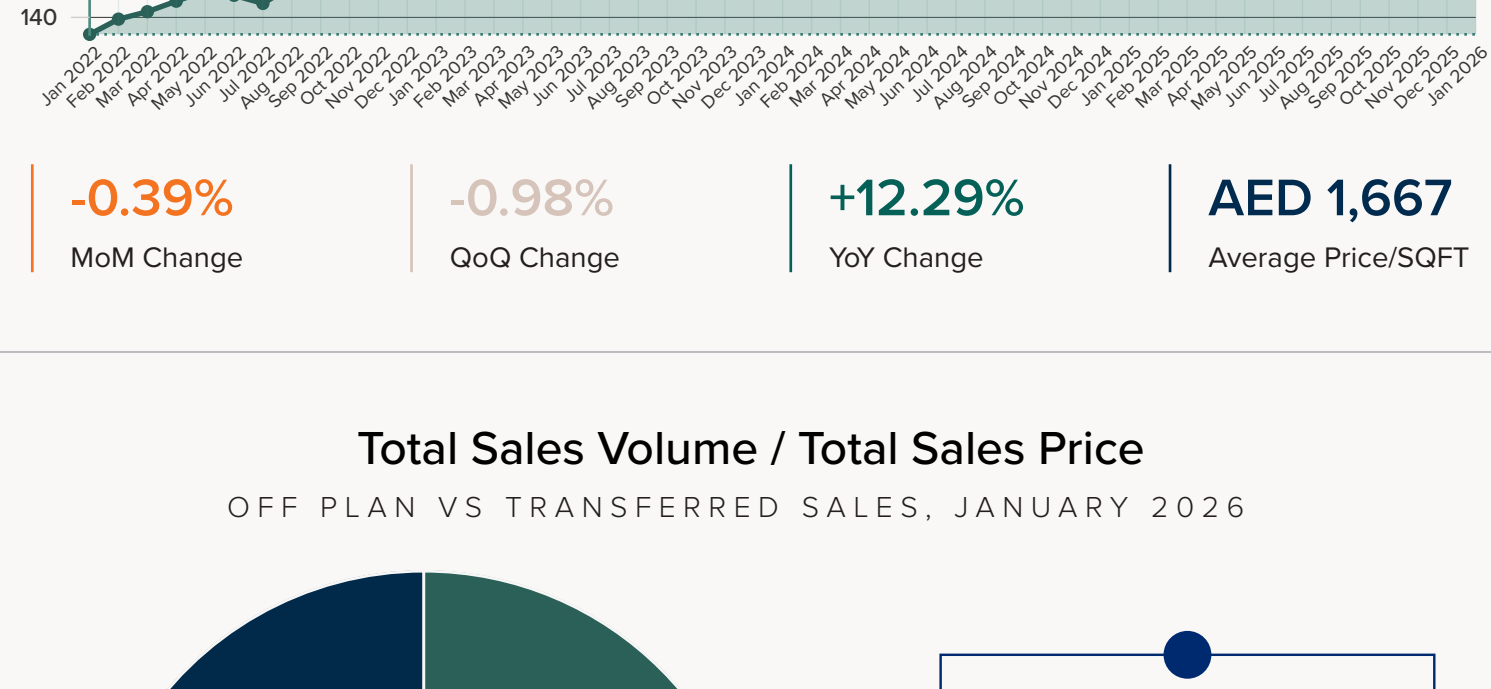
AED 2,400,000	AED 6,900,000	AED 7,200,000	AED 7,850,000	AED 7,990,000
1 2 856	2 3 1,646	3 4 4,282	2 3 1,993	2 4 1,766

Recent White & Co. Sales

AED 3,900,000	AED 4,100,000	AED 5,050,000	AED 5,850,000	AED 7,200,000
1 2 1,296	2 3 1,770	2 3 1,743	3 4 2,283	3 4 2,426

Dubai House Price Timeline

JANUARY 2026



-0.39% MoM Change	-0.98% QoQ Change	+12.29% YoY Change	AED 1,667 Average Price/SQFT
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Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



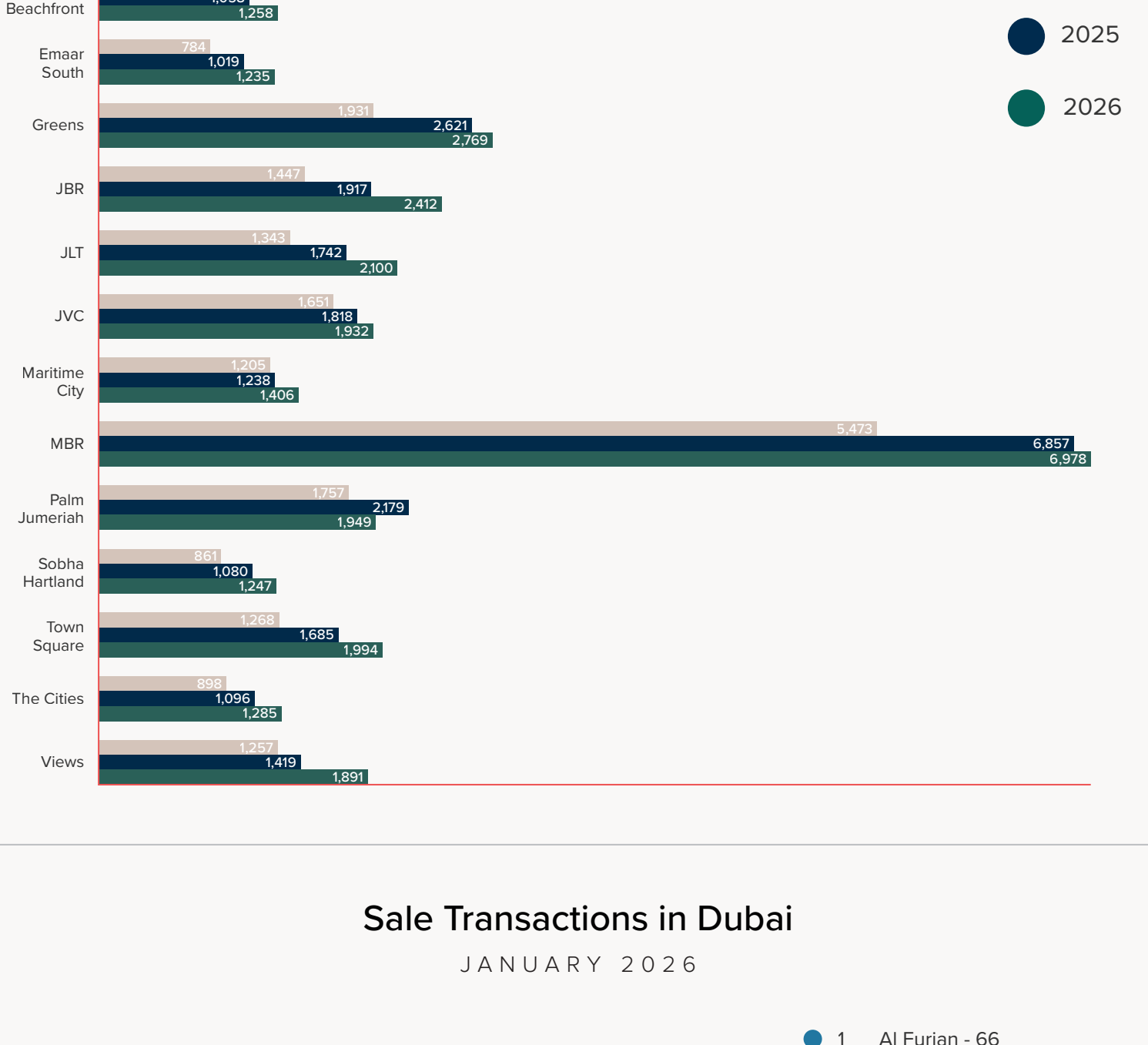
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,030,336	5,831,215	7,923,534	10,500,000
Arjan	6,754,888	9,151,222	13,169,592	13,809,286
Business Bay	4,330,809	6,442,467	9,232,294	11,140,000
Creek	2,979,256	4,667,482	7,627,857	-
Downtown	3,584,679	4,057,767	8,130,089	12,560,625
Dubai Hills	1,583,460	2,103,940	2,545,000	3,944,245
Dubai Marina	2,316,907	2,458,326	3,316,652	7,643,939
Dubai South	7,255,300	8,677,876	14,037,060	36,873,000
Emaar Beachfront	2,725,978	3,916,801	5,261,739	-
Emaar South	2,446,964	3,683,640	6,328,222	-
Greens	6,035,361	11,433,000	17,747,063	30,256,250
JBR	5,242,656	10,745,647	17,378,211	22,004,588
JLT	8,299,333	9,044,621	12,250,833	-
JVC	3,869,334	7,634,071	18,812,049	33,244,138
Maritime City	3,110,264	4,128,277	5,987,500	-
MBR	20,757,143	32,946,535	37,933,370	77,010,000
Palm Jumeirah	-	12,270,000	17,840,000	21,815,000
Sobha Hartland	2,639,842	4,073,758	6,746,207	-
Town Square	3,986,088	6,920,460	12,985,111	30,657,697
The Cities	2,649,227	3,285,744	-	-
Views	4,374,071	5,718,444	10,972,778	22,933,333

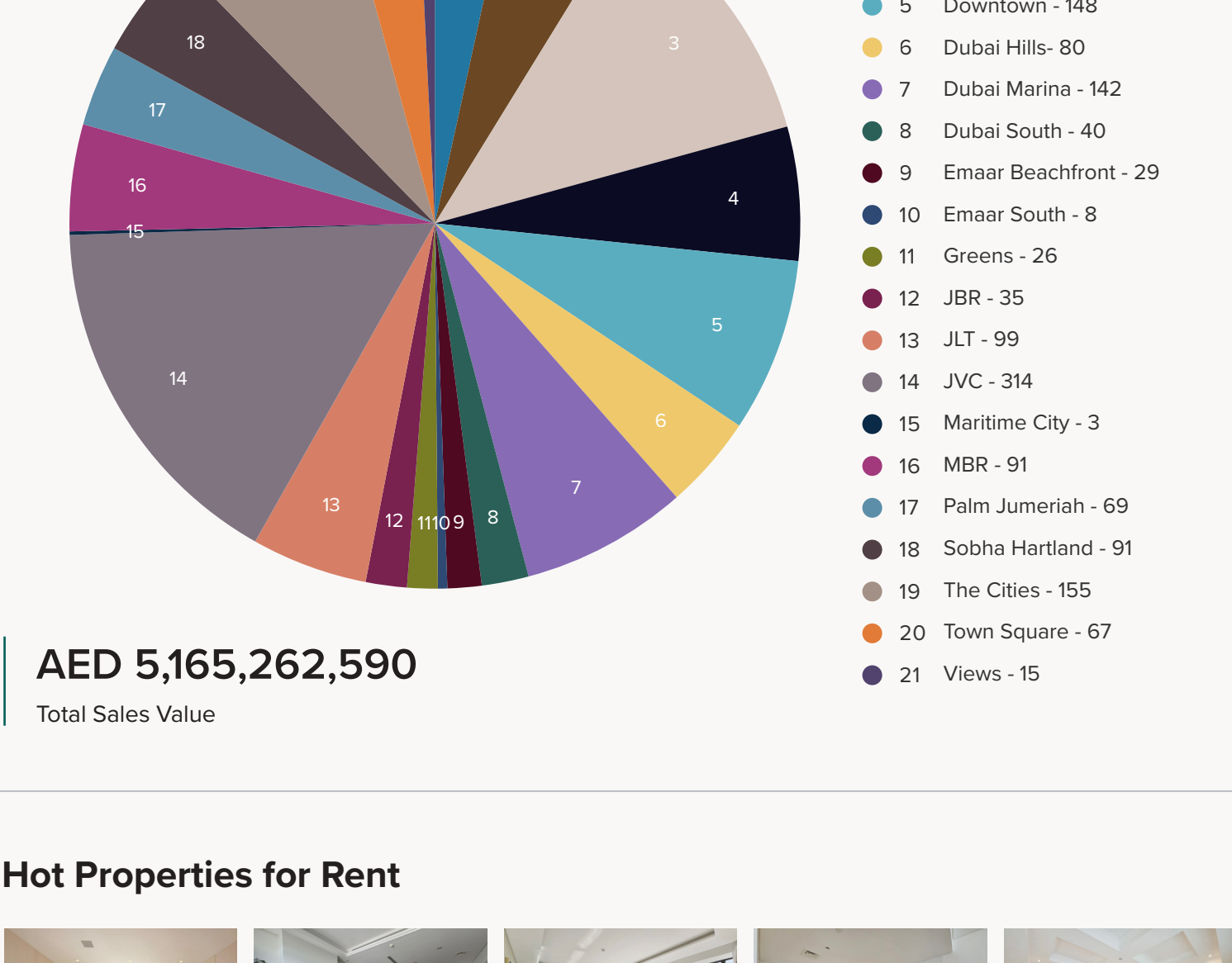
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



AED 5,165,262,590

Total Sales Value

Hot Properties for Rent

AED 250,000	AED 260,000	AED 290,000	AED 400,000	AED 570,000
1 2 1,215	2 3 1,326	1 2 1,115	2 3 1,316	2 4 4,089

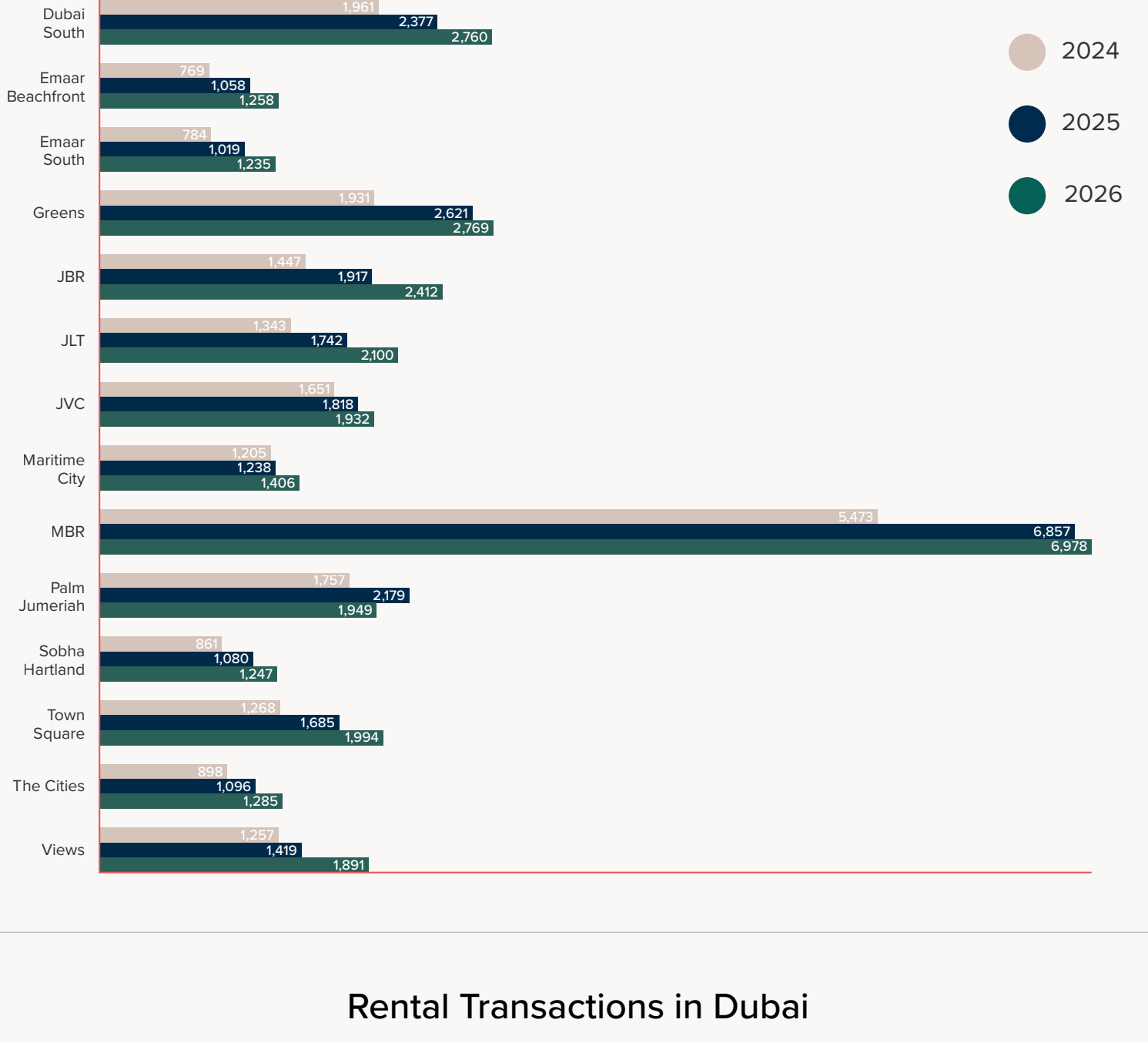
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,030,336	5,831,215	7,923,534	10,500,000
Arjan	6,754,888	9,151,222	13,169,592	13,809,286
Business Bay	4,330,809	6,442,467	9,232,294	11,140,000
Creek	2,979,256	4,667,482	7,627,857	-
Downtown	3,584,679	4,057,767	8,130,089	12,560,625
Dubai Hills	1,583,460	2,103,940	2,545,000	3,944,245
Dubai Marina	2,316,907	2,458,326	3,316,652	7,643,939
Dubai South	7,255,300	8,677,876	14,037,060	36,873,000
Emaar Beachfront	2,725,978	3,916,801	5,261,739	-
Emaar South	2,446,964	3,683,640	6,328,222	-
Greens	6,035,361	11,433,000	17,747,063	30,256,250
JBR	5,242,656	10,745,647	17,378,211	22,004,588
JLT	8,299,333	9,044,621	12,250,833	-
JVC	3,869,334	7,634,071	18,812,049	33,244,138
Maritime City	3,110,264	4,128,277	5,987,500	-
MBR	20,757,143	32,946,535	37,933,370	77,010,000
Palm Jumeirah	-	12,270,000	17,840,000	21,815,000
Sobha Hartland	2,639,842	4,073,758	6,746,207	-
Town Square	3,986,088	6,920,460	12,985,111	30,657,697
The Cities	2,649,227	3,285,744	-	-
Views	4,374,071	5,718,444	10,972,778	22,933,333

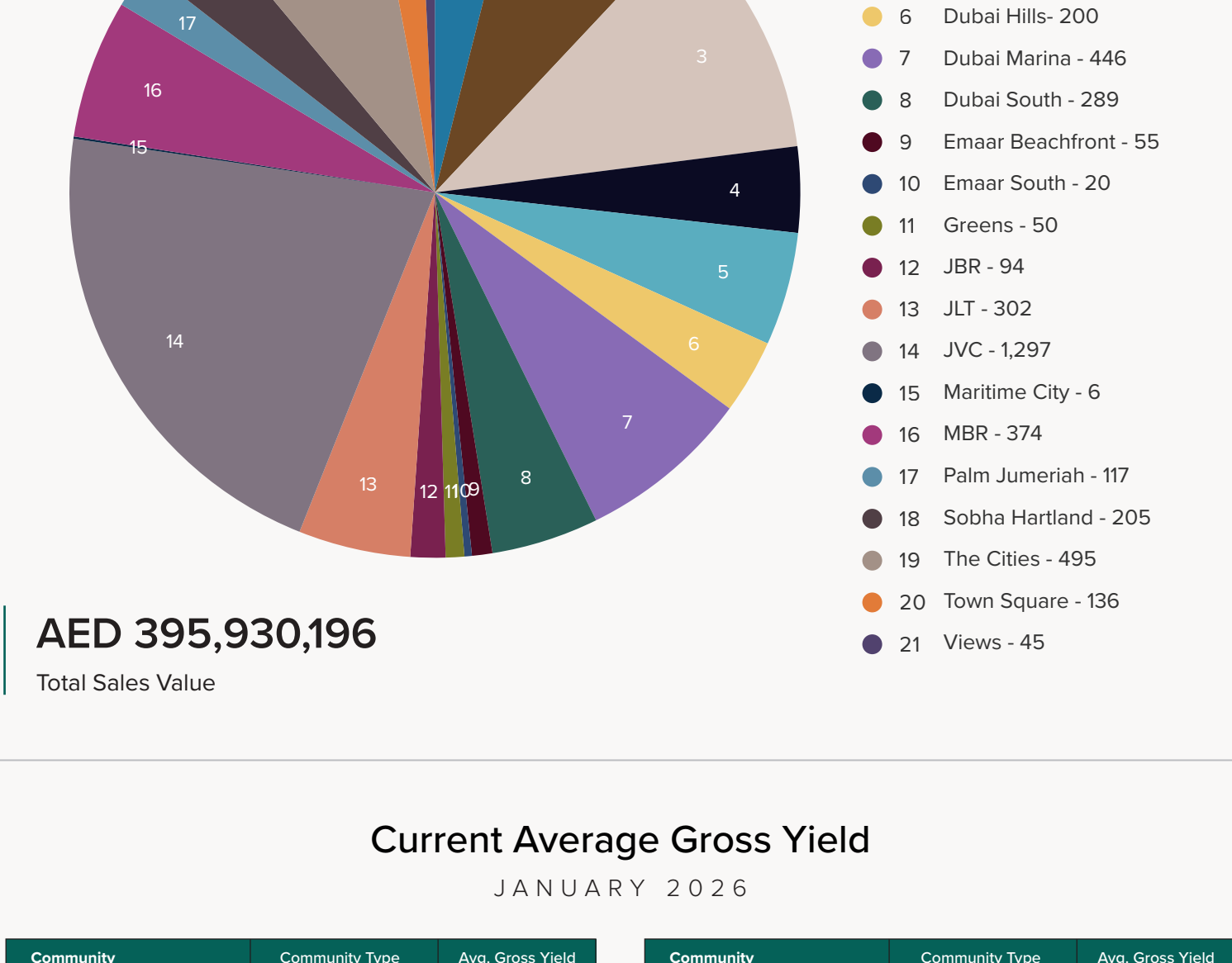
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



AED 395,930,196

Total Sales Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Al Furjan	Villa	6.03 %
Arjan	Villa	6.00 %
Business Bay	Villa	5.70 %
Creek	Villa	5.67 %
Downtown	Villa	5.65 %
Dubai Hills	Townhouse	5.32 %
Dubai Marina	Townhouse	5.23 %
Dubai South	Villa	5.20 %
Emaar Beachfront	Villa	5.20 %
Emaar South	Villa	5.10 %
Greens	Townhouse	5.03 %

Community	Community Type	Avg. Gross Yield
JBR	Villa	6.03 %
JLT	Villa	6.00 %
JVC	Villa	5.70 %
Maritime City	Villa	5.67 %
MBR	Villa	5.65 %
Palm Jumeirah	Townhouse	5.32 %
Sobha Hartland	Townhouse	5.23 %
Town Square	Villa	5.20 %
The Cities	Villa	5.20 %
Views	Villa	5.10 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Al Furjan	1114	3,820,193,314
Arjan	723	3,229,704,443
Business Bay	709	2,552,245,079
Creek	633	5,745,848,517
Downtown	607	1,051,522,032
Dubai Hills	501	2,822,831,316
Dubai Marina	492	1,871,510,997
Dubai South	468	5,333,770,341
Emaar Beachfront	411	1,444,753,242
Emaar South	403	3,928,829,159
Greens	379	1,200,870,050
JBR	375	1,135,798,000
JLT	360	1,013,554,443
JVC	347	1,763,312,939
Maritime City	344	4,979,038,117
MBR	313	2,585,375,221
Palm Jumeirah	258	3,275,593,305
Sobha Hartland	155	1,430,890,300
Town Square	142	897,055,385
The Cities	123	5,328,710,044
Views	98	829,676,000

RENTALS	Total Volume	Total Value
Al Furjan	2,259	232,615,233
Arjan	1,226	169,584,795
Business Bay	1,085	382,971,734
Creek	907	140,866,400
Downtown	884	108,022,802
Dubai Hills	860	221,321,402
Dubai Marina	835	412,521,263
Dubai South	710	268,438,635
Emaar Beachfront	710	124,763,874
Emaar South	678	178,762,558
Greens	590	115,505,200
JBR	545	243,876,883
JLT	468	170,448,836
JVC	427	88,747,904
Maritime City	366	143,215,773
MBR	323	91,006,508
Palm Jumeirah	286	42,458,864
Sobha Hartland	230	174,108,223
Town Square	184	290,460,368
The Cities	147	59,605,985
Views	30	23,049,165