

Palm Jumeirah March Market Report

Apartments

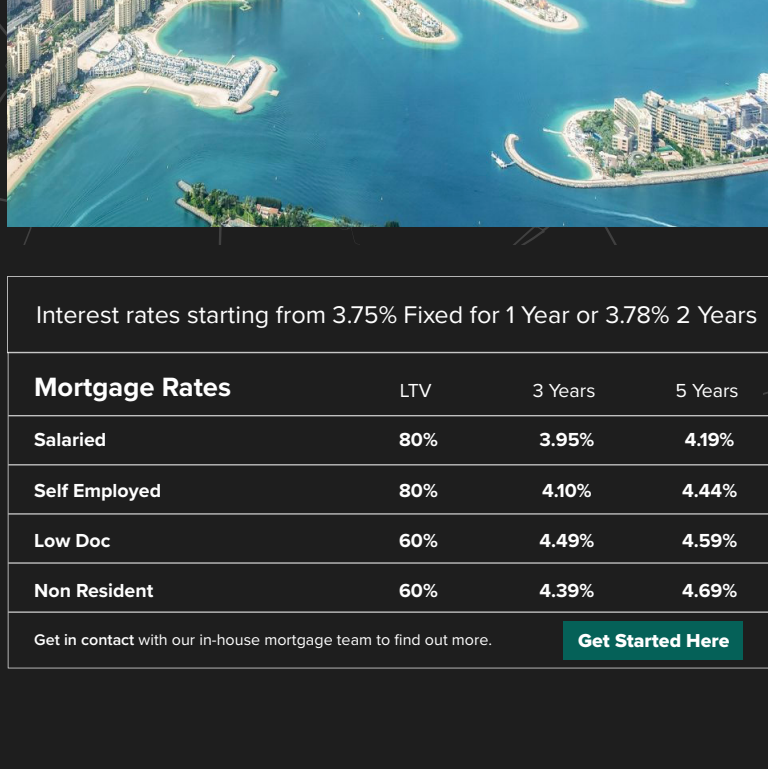
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Family & Investor Appeal
Palm Jumeirah

Palm Jumeirah continues to attract families seeking luxury waterfront living with apartments offering seaside views, private beach access and lifestyle amenities. Walkable promenades, retail and recreational facilities enhance daily living. Limited supply and iconic location also appeal to investors, supporting strong rental demand and long-term capital appreciation.



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

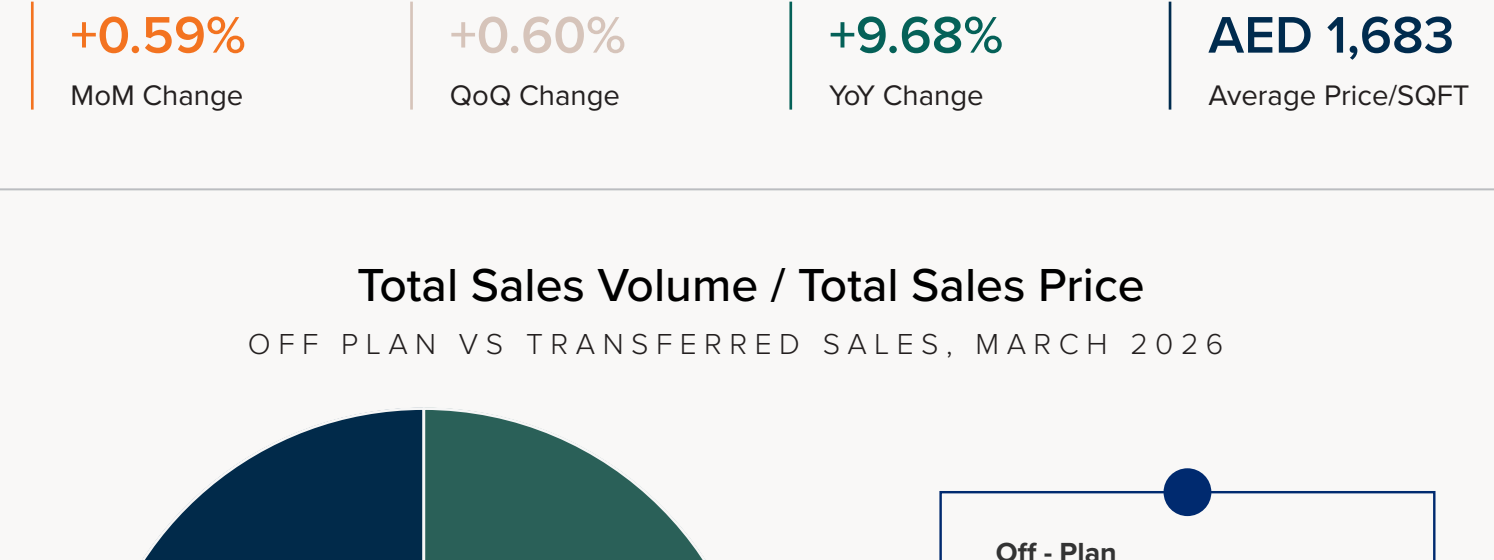
Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft.
Golden Mile 9, Palm Jumeirah	AED 3,550,000	2	3	1,887
Palm Beach Towers 1, Palm Jumeirah	AED 3,600,000	1	2	922
Golden Mile 4, Palm Jumeirah	AED 3,988,888	2	3	1,807
Marina Residences 1, Palm Jumeirah	AED 4,000,000	2	2	1,870
Marina Residences 4, Palm Jumeirah	AED 4,100,000	2	3	1,778

Recent White & Co. Sales

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft.
Al Hamd, Palm Jumeirah	AED 2,250,000	1	1	720
Al Tamr, Shoreline Apartments, Palm Jumeirah	AED 3,850,000	2	3	2,014
Marina Residences 3, Palm Jumeirah	AED 3,850,000	2	3	2,019
Aquamarine, Tiara Residences, Palm Jumeirah	AED 4,000,000	1	2	1,296
Marina Residences 3, Palm Jumeirah	AED 4,850,000	3	4	2,438

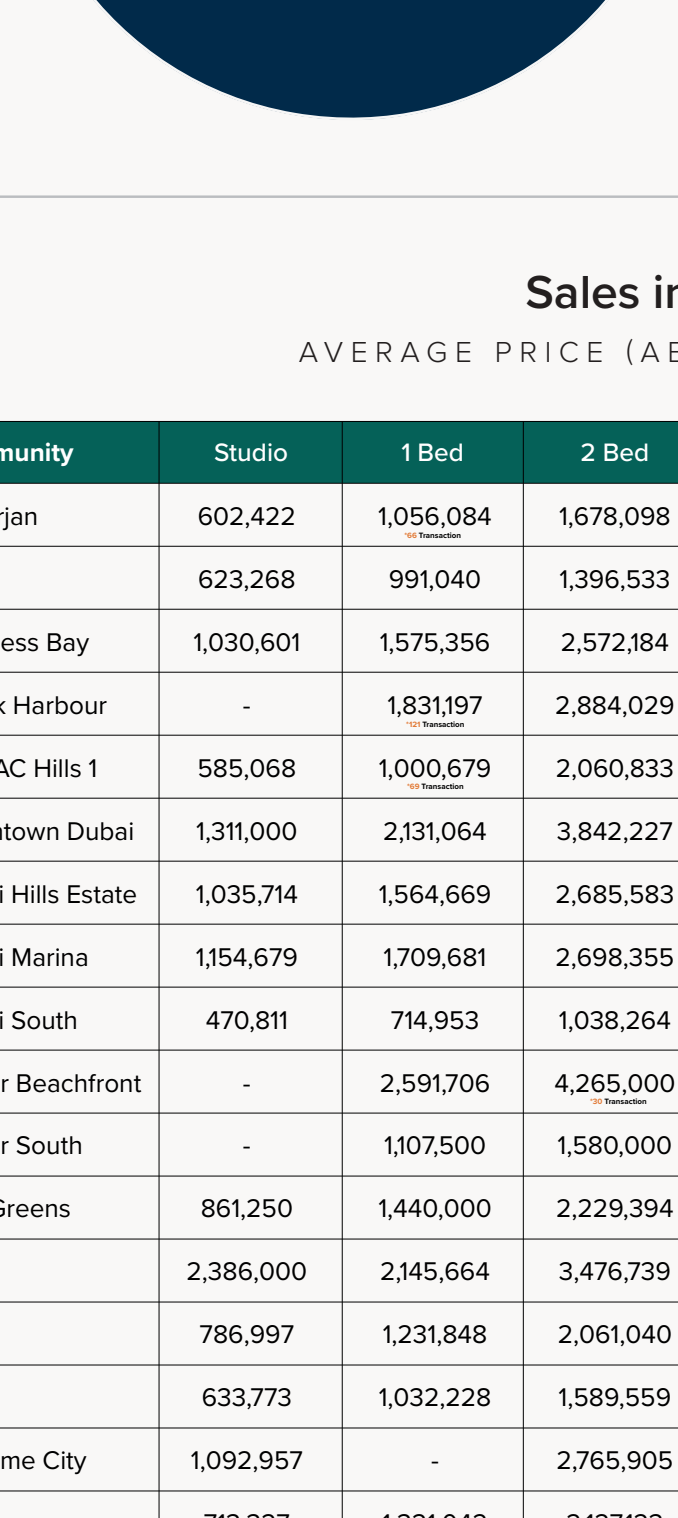
Dubai House Price Timeline

MARCH 2026

+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



Off - Plan
Total Records: 9,295
Total Sale Price: 23,211,992,910
DLD Residential: 72.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,561
Total Sale Price: 14,219,789,788
DLD Residential: 27.7%

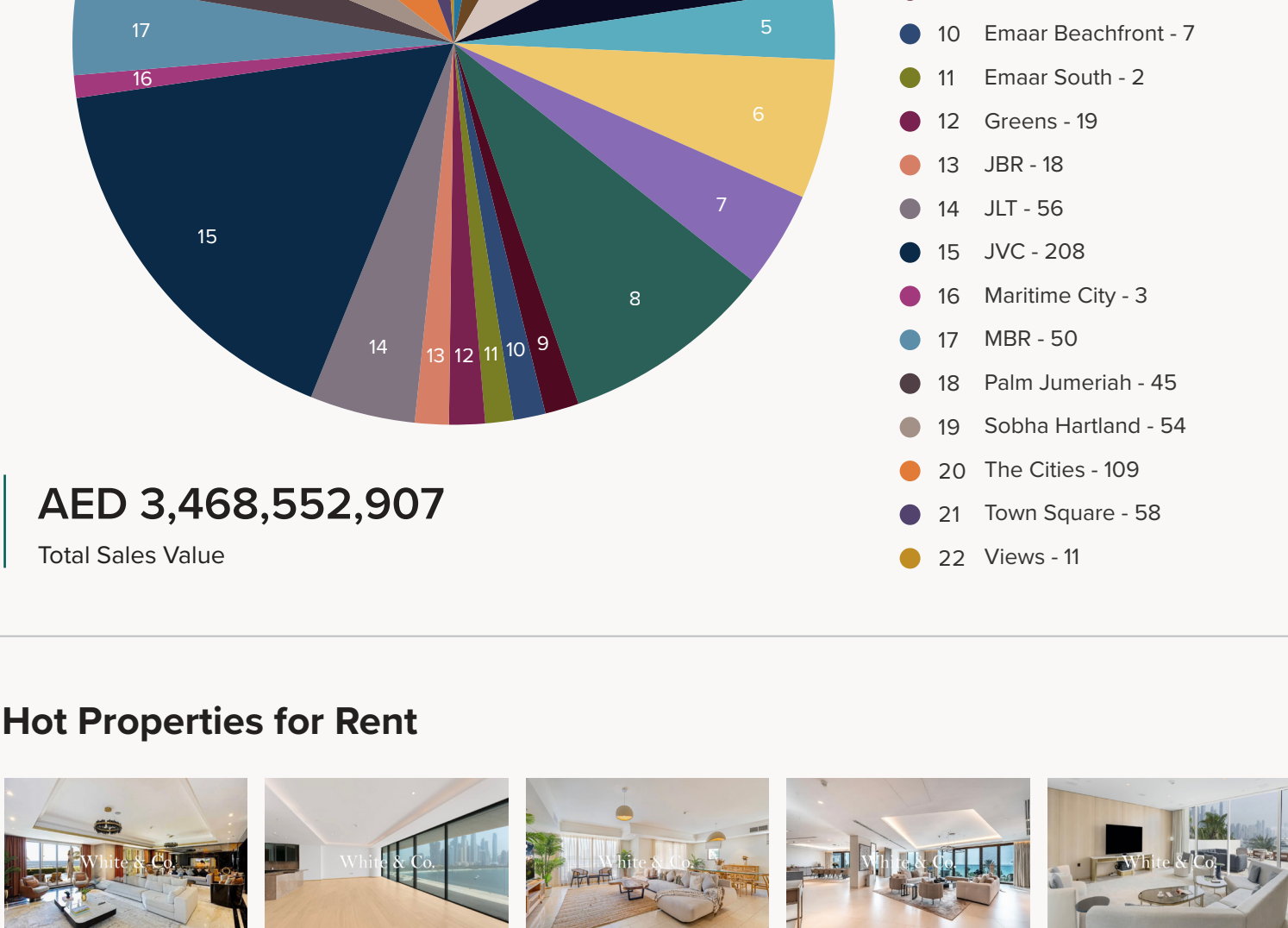
Sales in Dubai

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	1,231,888	2,061,040	2,864,411	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	-	-	-

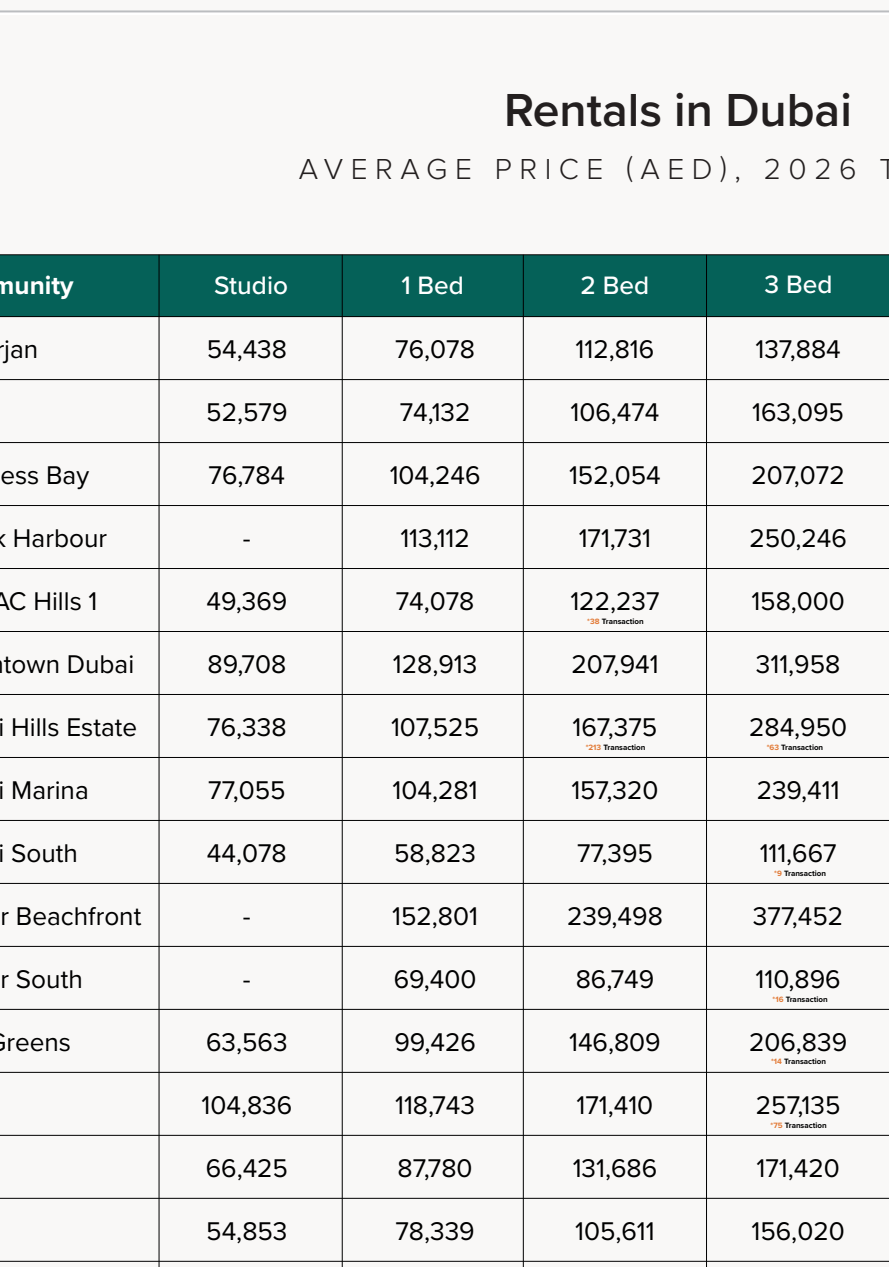
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



1 Al Furjan - 37
2 Arjan - 68
3 Business Bay - 115
4 Creek - 64
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 - 18
14 JLT - 56
15 JVC - 208
16 Maritime City - 3
17 MBR - 50
18 Palm Jumeirah - 45
19 Sobha Hartland - 54
20 The Cities - 109
21 Town Square - 58
22 Views - 11

AED 3,468,552,907

Total Sales Value

Hot Properties for Rent

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft.
Balqis Residences-Beach Villas, Palm Jumeirah	AED 2,000,000	5	6	13,912
Marina Residences 2, Palm Jumeirah	AED 2,300,000	3	4	3,035
Balqis Residences, Palm Jumeirah	AED 2,600,000	5	7	13,944
Mansion 4, Palm Jumeirah	AED 3,000,000	5	6	7,697
FIVE Palm Jumeirah, Palm Jumeirah	AED 3,600,000	5	6	12,324

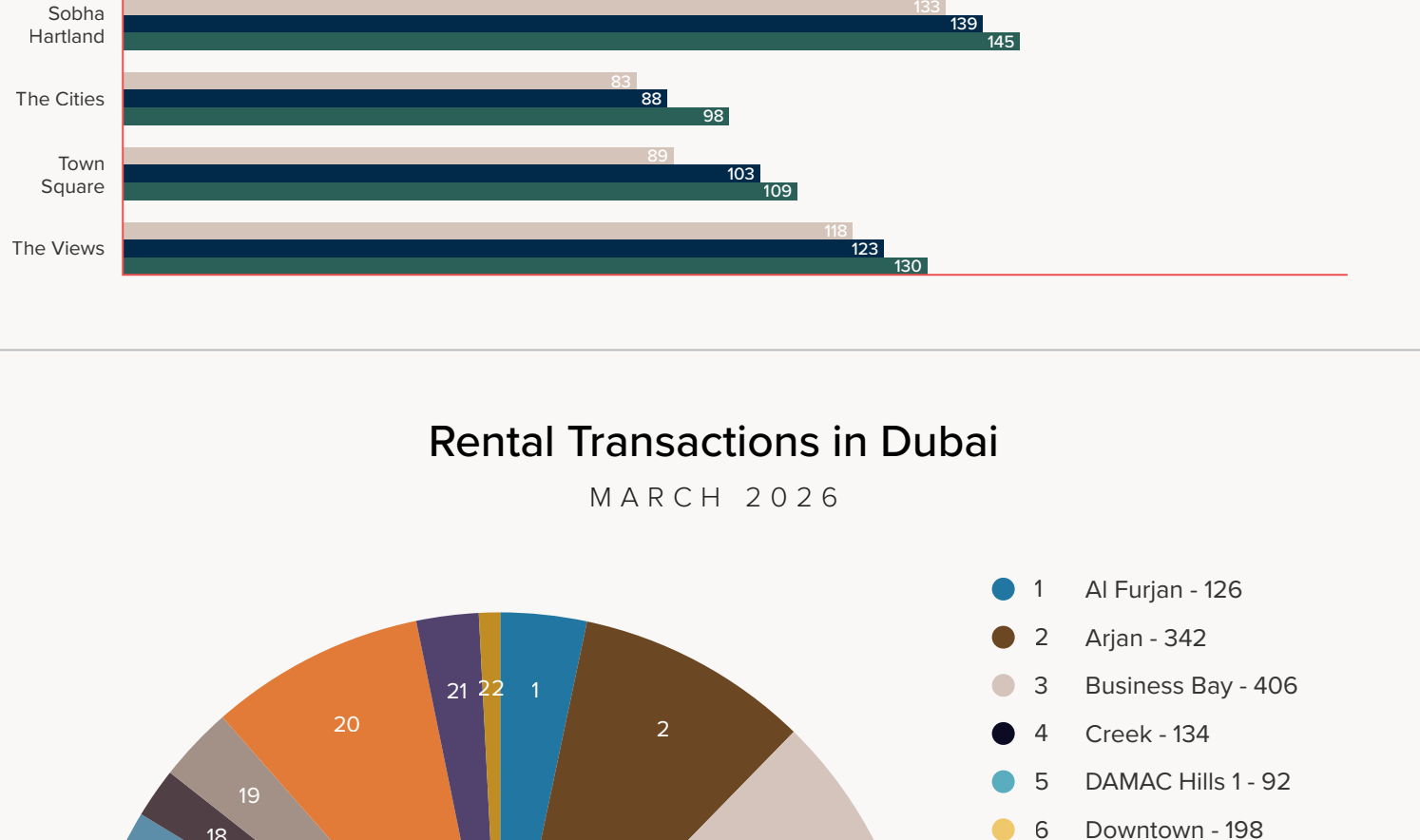
Rentals in Dubai

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	206,899	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	123,871	137,500	-	-
Town Square	48,540	69,672	97,549	129,187	-	-	-
The Views	76,250	112,461	169,944	248,750	350,000	-	-

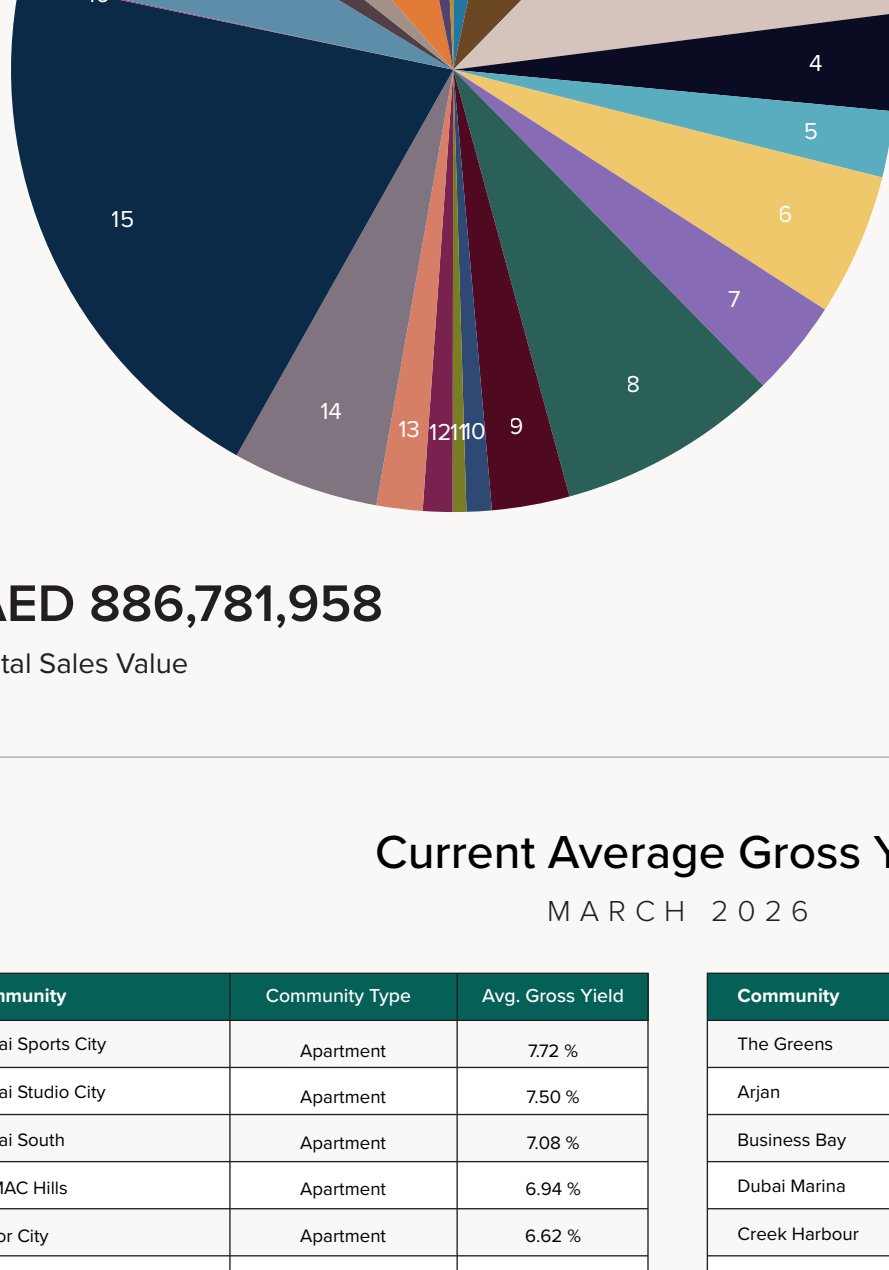
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



1 Al Furjan - 126
2 Arjan - 342
3 Business Bay - 406
4 Creek - 134
5 DAMAC Hills 1 - 92
6 Downtown - 198
7 Dubai Hills Estate - 134
8 Dubai Marina - 309
9 Dubai South - 108
10 Emaar Beachfront - 35
11 Emaar South - 19
12 Greens - 41
13 JBR - 64
14 JLT - 204
15 JVC - 766
16 Maritime City - 2
17 MBR - 204
18 Palm Jumeirah - 73
19 Sobha Hartland - 110
20 The Cities - 315
21 Town Square - 91
22 Views - 31

AED 886,781,958

Total Sales Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	772 %
Dubai Studio City	Apartment	750 %
Dubai South	Apartment	708 %
DAMAC Hills	Apartment	694 %
Motor City	Apartment	662 %
JLT	Apartment	579 %
Al Furjan	Apartment	579 %
Town Square	Apartment	575 %
JVC	Apartment	570 %
MBR	Apartment	544 %
Dubai Hills Estate	Apartment	540 %
Sobha Hartland	Apartment	537 %

Community	Community Type	Avg. Gross Yield
The Greens	Apartment	518 %
Arjan	Apartment	515 %
Business Bay	Apartment	499 %
Dubai Marina	Apartment	491 %
Creek Harbour	Apartment	485 %
The Views	Apartment	471 %
Downtown Dubai	Apartment	465 %
Maritime City	Apartment	458 %
JBR	Apartment	457 %
Dubai Harbour	Apartment	438 %
Palm Jumeirah	Apartment	400 %

Total Sales & 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	1,317,366,894
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	506,561,370
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	140,993,350
The Views	43	102,004,000
Emaar South	17	26,745,000
Maritime City	8	17,008,395

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	111,215,670
Town Square	383	32,023,029
DAMAC Hills 1	369	25,863,287
JBR	283	18,830,732
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

PROPERTY MONITOR

A Cavendish Maxwell Group Company



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

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