White & Co.

2026

Prime Xva Market Report

Apartments

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

Property Finder | Bayut | #1 Google

NEWS

The Views End User Demand Remains Strong

The Views continues to attract professionals and families from across the Middle East, Europe and Asia, with a mix of end-user and investment buyers. The community's appeal is underpinned by lower price points than other premium Dubai communities, strong rental yields, and a well-connected secondary market supported by a stable, mature ownership base.

NEWS

White & Co.

White & Co. finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation. The firm's lead mix remains broad, with buyers actively enquiring, reserving and completing across Dubai. Underpinning, with loans pulling in Q1 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	1Y	2 Years	5 Years
Fixed Rate	3.75%	3.78%	4.49%
Fixed Discounts	50%	45%	40%
Variable Rate	4.49%	4.49%	4.49%
Variable Discounts	50%	45%	40%

Subject to credit check. Fees apply. Mortgage charge may be payable. Terms and conditions apply.

Get Mortgage Rates

Hot Properties for Sale

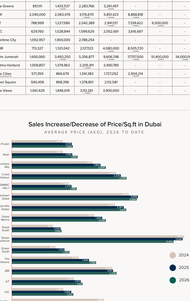
Villa Palmera Heights	The Valley Mira Oasis	Villa Tiara 1	Villa Tiara 2	The Valley Mira Oasis
3 BR	3 BR	4 BR	4 BR	3 BR
AED 1,925,000	AED 2,000,000	AED 2,400,000	AED 2,900,000	AED 3,300,000
2,154 ft²	2,154 ft²	3,000 ft²	3,000 ft²	2,154 ft²

Recent White & Co. Sales

Villa Palmera Heights	The Valley Mira Oasis	Villa Tiara 1	Villa Tiara 2	The Valley Mira Oasis
3 BR	3 BR	4 BR	4 BR	3 BR
AED 1,925,000	AED 2,000,000	AED 2,400,000	AED 2,900,000	AED 3,300,000
2,154 ft²	2,154 ft²	3,000 ft²	3,000 ft²	2,154 ft²

Dubai House Price Timeline

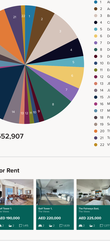
APRIL 2026



-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 TRANSFERED SALES, APRIL 2026



Off - Plan
Total Sales: 16,031
Total Sales Price: 2,573,841,948
OLD Residential: 78.2%
New Residential: 21.8%

Transferred Sales (Title Deed)
Total Sales: 5,714
Total Sales Price: 1,480,227
OLD Residential: 20.7%

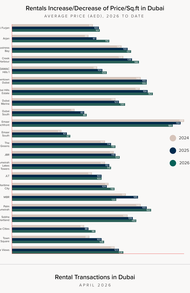
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	605,411	1,075,247	1,664,876	2,226,250	4,273,000	-	-
Ajan	626,886	1,020,267	1,383,989	2,182,999	-	-	-
Business Bay	1,073,953	1,565,278	2,534,735	5,734,278	8,822,294	-	34,283,750
Creek Harbour	-	1,623,000	2,852,438	4,234,750	10,000,000	-	-
DAMAC Hills 1	585,068	1,050,676	2,060,833	3,156,543	-	-	-
Downtown Dubai	1,291,846	2,330,081	3,815,580	6,303,597	23,625,000	20,500,000	19,500,000
Dubai Hills Estate	1,043,500	1,539,588	2,648,262	4,379,242	-	-	-
Dubai Marina	1,294,441	1,973,868	2,855,824	4,171,054	5,803,966	6,893,821	-
Dubai South	405,881	733,830	1,025,960	1,564,000	-	-	-
Emaar Beachfront	-	2,329,294	4,230,882	7,093,511	-	-	-
Emaar South	525,000	1,051,667	1,575,667	1,885,250	-	-	-
The Greens	895,911	1,433,537	2,283,766	3,261,497	-	-	-
JBR	2,040,000	2,063,476	3,726,670	5,863,833	8,868,818	-	-
JLT	788,999	1,217,006	1,842,390	2,844,017	4,500,000	-	-
JVC	629,760	1,028,844	1,559,629	2,052,881	3,616,667	-	-
Maritime City	1,092,167	1,593,000	2,181,254	-	-	-	-
MBR	791,537	1,320,042	2,127,033	4,080,000	8,905,700	-	-
Palm Jumeirah	1,850,060	3,850,250	5,356,877	9,606,748	17,757,500	30,400,000	34,000,000
Sobha Hartland	1,000,000	1,379,962	2,209,391	3,490,799	-	-	-
The Cities	575,359	860,676	1,241,563	1,572,562	2,906,214	-	-
Town Square	595,458	868,396	1,378,850	2,152,581	-	-	-
The Views	1,061,628	1,846,816	3,181,267	3,900,000	-	-	-

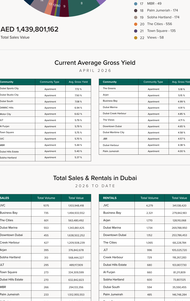
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



AED 3,468,552,907

Total Sales Value

Hot Properties for Rent

Ajan	Ajan	Ajan Tower 1	Ajan Tower 2	The Greens Mint
1 BR	1 BR	1 BR	1 BR	1 BR
AED 180,000	AED 180,000	AED 220,000	AED 225,000	AED 250,000
1,000 ft²	1,000 ft²	1,000 ft²	1,000 ft²	1,000 ft²

Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

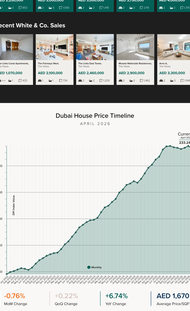
Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	52,750	84,580	117,604	155,000	427,000	-	-
Ajan	52,733	75,246	107,503	158,478	-	-	-
Business Bay	76,344	105,218	156,078	253,148	425,610	-	1,700,000
Creek Harbour	-	93,649	157,086	242,864	528,328	-	-
DAMAC Hills 1	49,050	73,664	129,878	170,833	-	-	-
Downtown Dubai	90,960	139,300	221,456	375,712	1,128,674	1,750,000	-
Dubai Hills Estate	78,514	106,892	173,531	281,228	-	-	-
Dubai Marina	75,399	105,857	175,347	290,057	395,899	567,500	-
Dubai South	43,878	60,077	81,900	110,500	-	-	-
Emaar Beachfront	-	147,039	250,421	389,438	650,000	-	-
Emaar South	-	67,143	91,358	102,329	-	-	-
The Greens	64,063	100,088	149,691	189,078	-	-	-
JBR	98,985	116,836	183,066	290,524	498,118	800,000	-
JLT	64,424	90,918	127,086	168,435	179,100	250,000	-
JVC	58,285	78,680	108,210	153,587	215,333	-	-
Maritime City	65,250	92,500	102,833	-	-	-	-
MBR	57,911	102,366	169,047	363,000	-	-	-
Palm Jumeirah	115,788	169,809	340,523	645,062	894,867	853,333	-
Sobha Hartland	73,175	97,207	151,387	207,667	380,000	-	-
The Cities	47,220	67,941	100,024	176,789	135,000	-	-
Town Square	47,791	68,435	98,847	132,117	-	-	-
The Views	76,277	112,364	172,246	240,750	-	-	-

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

Current Average Gross Yield

APRIL 2026

Community	Gross Yield	Sq.Ft Price
Al Furjan	Apartment	6.75%
Ajan	Apartment	7.21%
Business Bay	Apartment	7.08%
Creek Harbour	Apartment	6.75%
Dubai Marina	Apartment	6.86%
Downtown Dubai	Apartment	6.81%
Dubai Hills Estate	Apartment	6.96%
JBR	Apartment	6.87%
Palm Jumeirah	Apartment	6.71%
Sobha Hartland	Apartment	7.07%
The Cities	Apartment	8.08%
The Greens	Apartment	7.08%
The Views	Apartment	7.08%
Town Square	Apartment	7.08%
Dubai South	Apartment	7.08%
Emaar Beachfront	Apartment	7.08%
Emaar South	Apartment	7.08%
JLT	Apartment	7.08%
JVC	Apartment	7.08%
Maritime City	Apartment	7.08%
MBR	Apartment	7.08%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1,137	1,164,000,000
Business Bay	1,116	1,969,000,000
The Cities	1,000	1,000,000,000
Dubai Marina	1,000	1,000,000,000
Downtown Dubai	1,000	1,000,000,000
Creek Harbour	1,000	1,000,000,000
JLT	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000
Dubai Hills Estate	1,000	1,000,000,000
Palm Jumeirah	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
DAMAC Hills 1	1,000	1,000,000,000
JBR	1,000	1,000,000,000
MBR	1,000	1,000,000,000
The Greens	1,000	1,000,000,000
Emaar Beachfront	1,000	1,000,000,000
The Views	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
Maritime City	1,000	1,000,000,000

RENTALS	Total Volume	Total Value
JVC	1,000	1,000,000,000
Business Bay	1,000	1,000,000,000
Dubai Marina	1,000	1,000,000,000
Downtown Dubai	1,000	1,000,000,000
The Cities	1,000	1,000,000,000
JLT	1,000	1,000,000,000
Creek Harbour	1,000	1,000,000,000
Dubai Hills Estate	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
Palm Jumeirah	1,000	1,000,000,000
Emaar Beachfront	1,000	1,000,000,000
DAMAC Hills 1	1,000	1,000,000,000
JBR	1,000	1,000,000,000
MBR	1,000	1,000,000,000
The Greens	1,000	1,000,000,000
Maritime City	1,000	1,000,000,000
The Views	1,000	1,000,000,000

PROPERTY MONITOR
Powered by Property Finder

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

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