

The Views June Market Report

Apartments

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



NEWS

The Views keeps its niche among Emaar's golf-side communities

The Views, one of Emaar's earlier Dubai Marina-adjacent communities, continues to register steady rental turnover in 2026 even as newer golf and waterfront launches draw fresh investor attention. Its low-rise apartment blocks around the Emirates Golf Club remain popular with longer-term tenants seeking a quieter alternative to the Marina towers.



NEWS

White & 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

Tanaro, The Views	Tanaro, The Views	Mosela Waterside Residences, The Views	The Links West Tower, The Views	Panorama at the Views, The Views
AED 2,900,000	AED 2,950,000	AED 3,200,000	AED 3,800,000	AED 4,350,000
2 Beds, 2 Bathrooms, 1,405 sq.ft	2 Beds, 2 Bathrooms, 1,578 sq.ft	2 Beds, 2 Bathrooms, 1,568 sq.ft	2 Beds, 2 Bathrooms, 1,315 sq.ft	3 Beds, 4 Bathrooms, 2,417 sq.ft

Recent White & Co. Sales

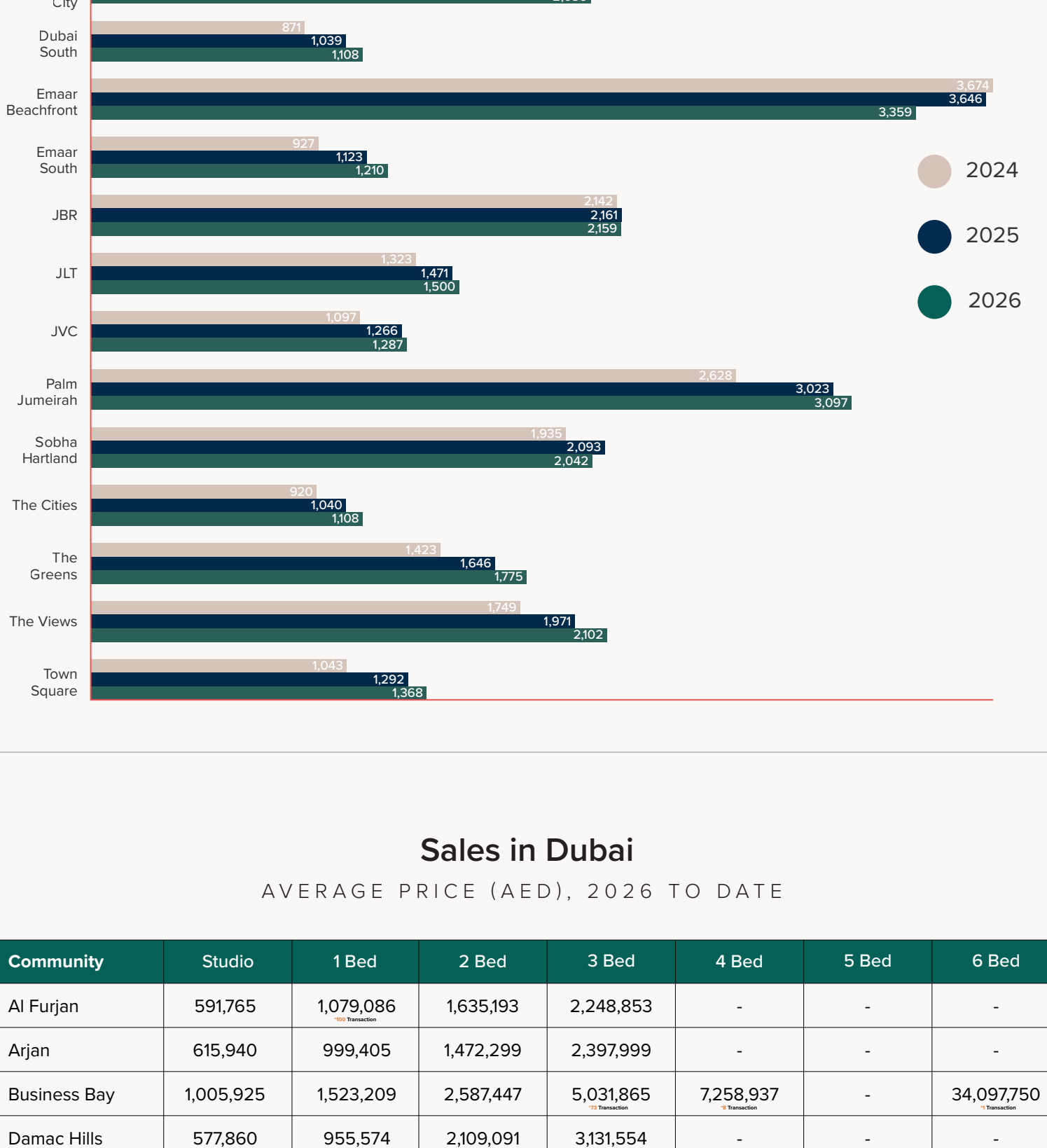
The Links Canal Apartments, The Views	The Fairways West, The Views	Mosela Waterside Residences, The Views	Armo A, The Views	Tanaro, The Views
AED 1,070,000	AED 2,100,000	AED 2,900,000	AED 3,300,000	AED 3,550,000
1 Bed, 1 Bathroom, 425 sq.ft	1 Bed, 1 Bathroom, 734 sq.ft	2 Beds, 2 Bathrooms, 1,462 sq.ft	2 Beds, 3 Bathrooms, 1,946 sq.ft	2 Beds, 2 Bathrooms, 2,115 sq.ft

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



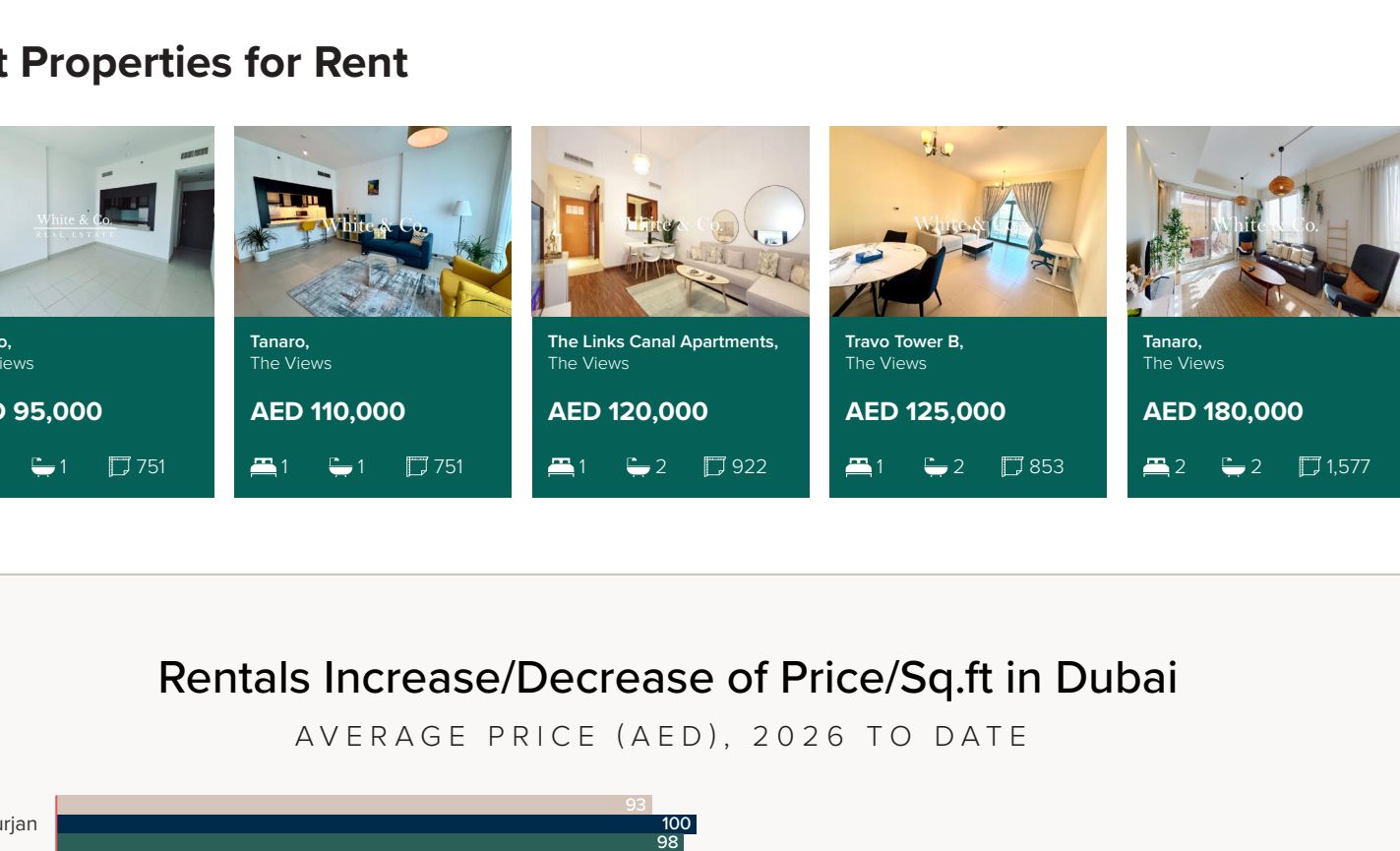
Sales in Dubai

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	3,131,551	-	-	-
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	2,031,461	3,297,576	-	-
Palm Jumeirah	1,627,121	3,309,087	5,368,387	9,378,848	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

MAY 2026

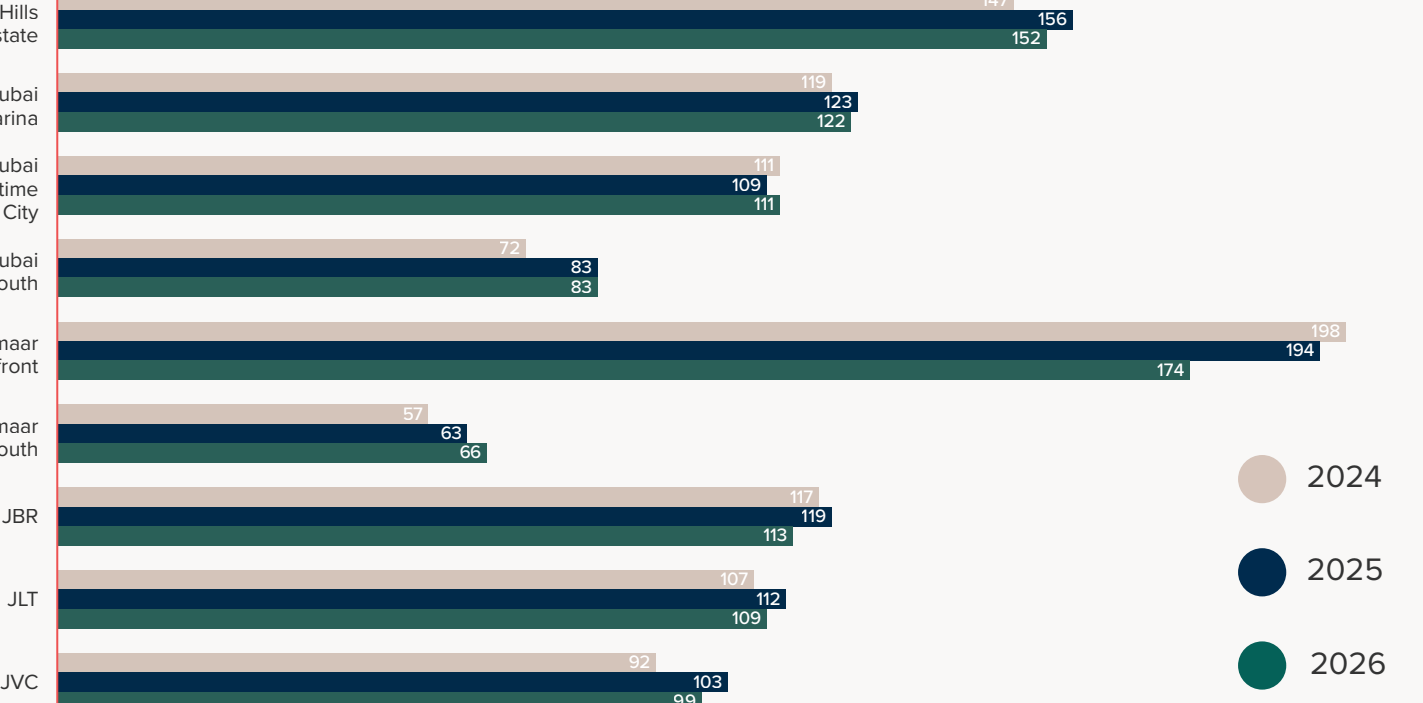


AED 3,477,697,206

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Off - Plan
Total Records: 9,460
Total Sale Price: 17,474,943,073
DLD Residential: 74.7%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,204
Total Sale Price: 8,120,199,440
DLD Residential: 25.3%

RENTAL TRANSACTIONS

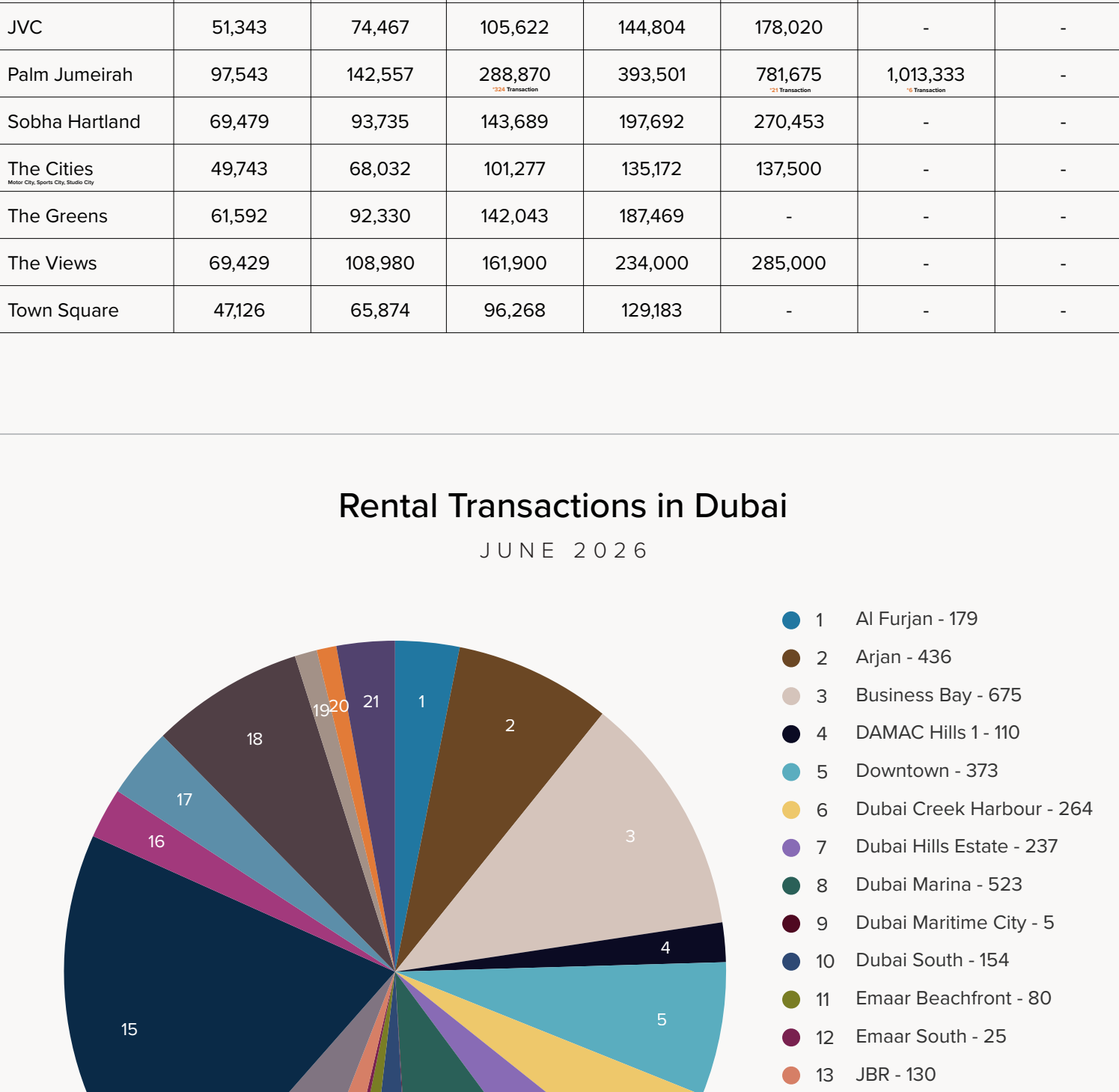
MARKET ANALYSIS

Hot Properties for Rent

Tanaro, The Views	Tanaro, The Views	The Links Canal Apartments, The Views	Travo Tower B, The Views	Tanaro, The Views
AED 95,000	AED 110,000	AED 120,000	AED 125,000	AED 180,000
1 Bed, 1 Bathroom, 751 sq.ft	1 Bed, 1 Bathroom, 751 sq.ft	1 Bed, 2 Bathrooms, 922 sq.ft	1 Bed, 2 Bathrooms, 853 sq.ft	2 Beds, 2 Bathrooms, 1,577 sq.ft

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	104,891	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	78,020	-	-
Palm Jumeirah	97,543	142,557	288,870	393,501	781,675	1,013,333	-
Sobha Hartland	69,479	93,735	143,689	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	-	-	-

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.13 %
Dubai Studio 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 Harbour	Apartment	5.32 %
Palm Jumeirah	Apartment	5.23 %