

## Arjan July Market Report

## Apartments

No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## Arjan strengthens its position as a value-driven apartment hub

Arjan continues to strengthen its reputation as one of Dubai's leading value-focused apartment markets, supported by steady rental demand and ongoing residential completions. Developments surrounding Dubai Miracle Garden and Butterfly Garden continue to attract tenants and investors, while accessible entry prices reinforce the community's long-term investment appeal.



## NEWS

## White &amp; Co.

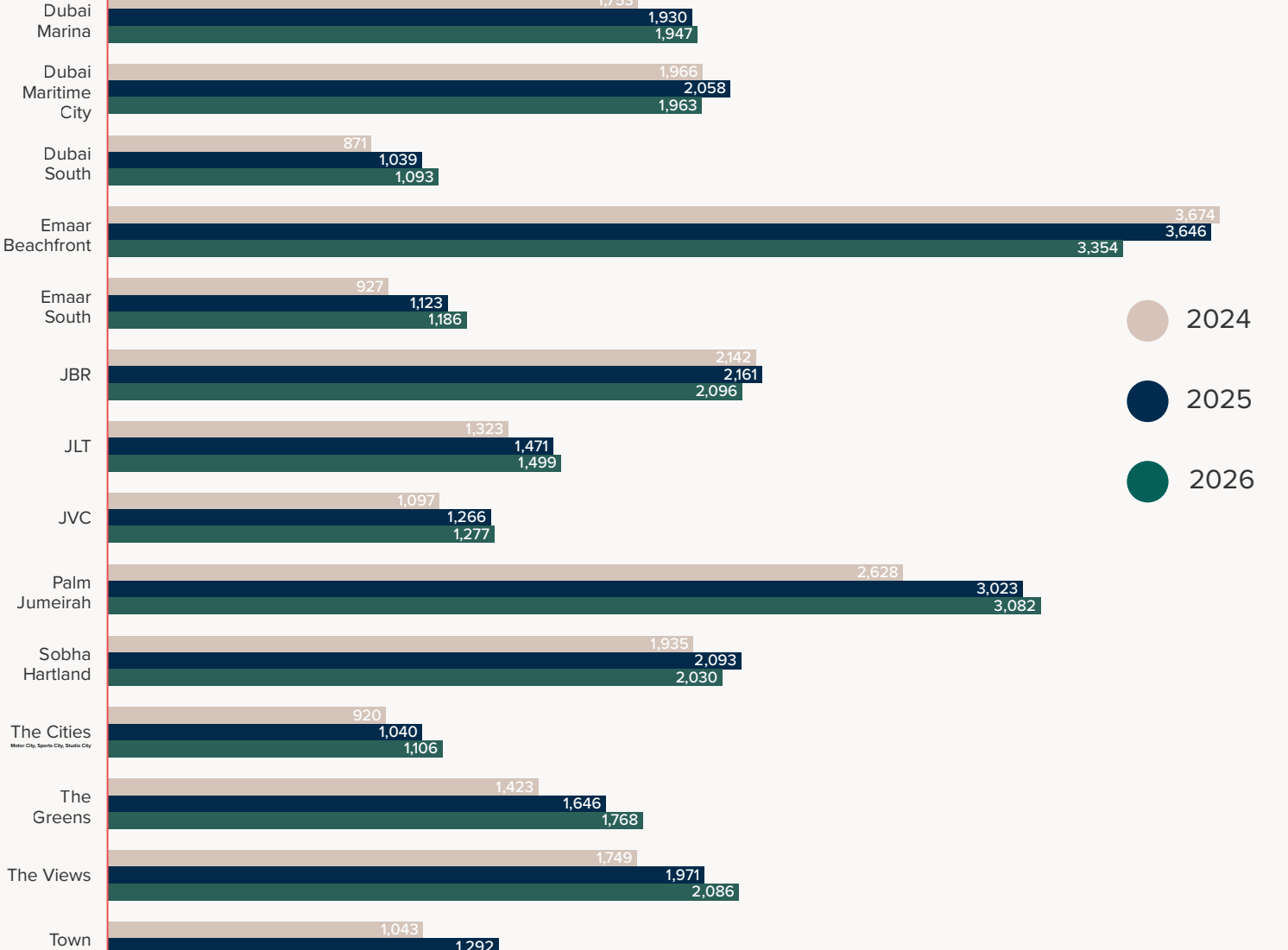
Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

## Hot Properties for Sale

| Property                  | Price (AED)   | Bedrooms | Bathrooms | Sq. Ft |
|---------------------------|---------------|----------|-----------|--------|
| Gardenia Livings, Arjan   | AED 1,450,000 | 2        | 3         | 1,066  |
| Divine Living, Arjan      | AED 1,800,000 | 2        | 3         | 1,289  |
| Welcome Residency, Arjan  | AED 1,900,000 | 2        | 3         | 1,523  |
| Parkside Boulevard, Arjan | AED 2,000,000 | 2        | 3         | 1,550  |
| 48 Parkside, Arjan        | AED 2,250,000 | 3        | 3         | 1,443  |

## Recent White &amp; Co. Sales

| Property                 | Price (AED)   | Bedrooms | Bathrooms | Sq. Ft |
|--------------------------|---------------|----------|-----------|--------|
| Jewels by Danube, Arjan  | AED 520,000   | 1        | 1         | 421    |
| Prime Residency 3, Arjan | AED 590,000   | 1        | 1         | 373    |
| Torino By ORO, Arjan     | AED 670,000   | 1        | 1         | 366    |
| Skyz by Danube, Arjan    | AED 750,000   | 1        | 1         | 571    |
| Gardenia Livings, Arjan  | AED 1,030,000 | 1        | 2         | 759    |



## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



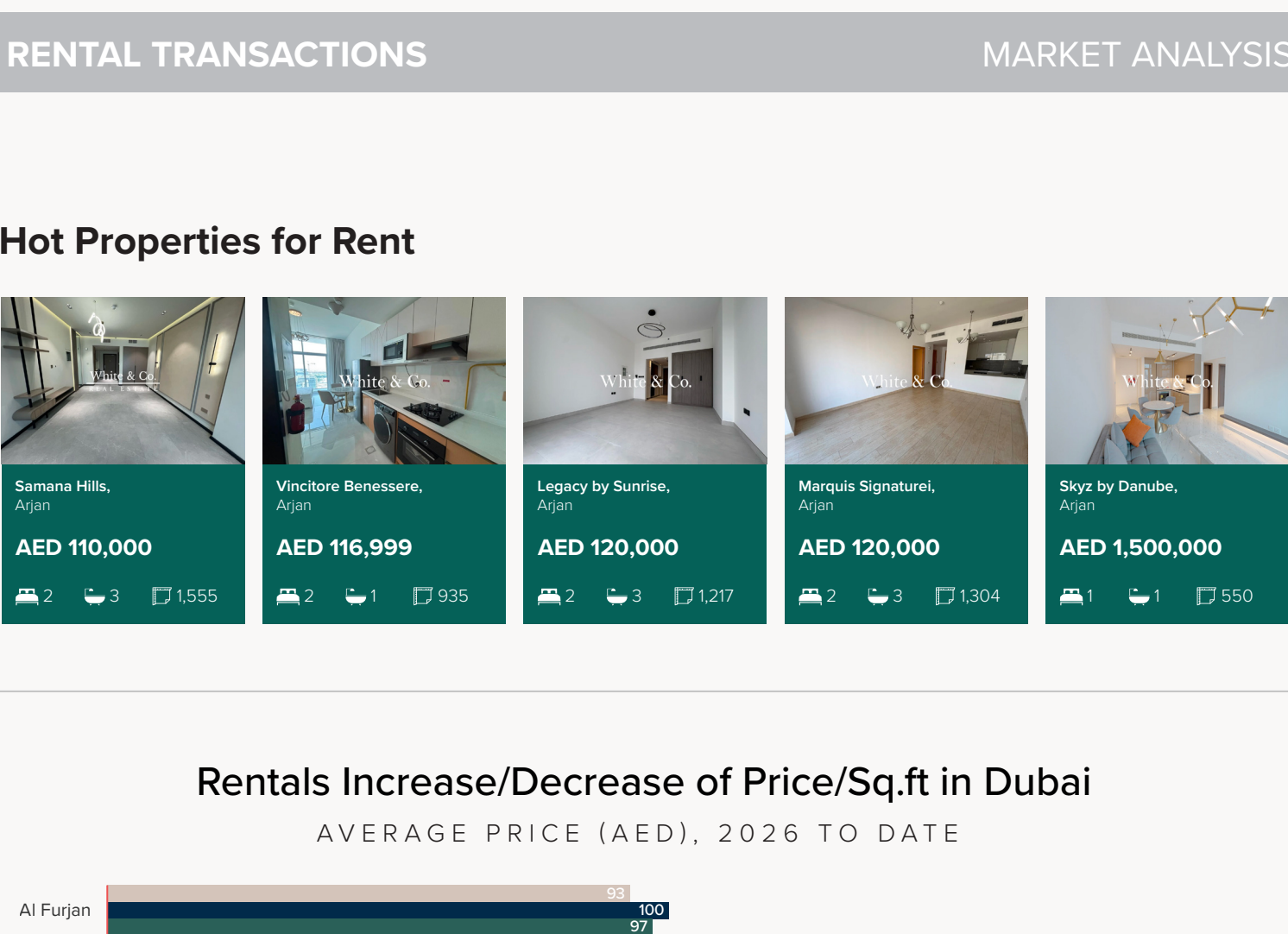
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community           | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|---------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan           | 592,517   | 1,062,488 | 1,611,931 | 2,234,622 | -          | -          | -          |
| Arjan               | 613,046   | 1,002,833 | 1,488,398 | 2,375,076 | -          | -          | -          |
| Business Bay        | 1,002,572 | 1,516,407 | 2,592,367 | 4,721,897 | 6,730,166  | -          | 34,097,750 |
| DAMAC Hills         | 574,796   | 949,842   | 2,058,226 | 3,131,551 | -          | -          | -          |
| Downtown Dubai      | 1,225,814 | 2,090,199 | 3,725,970 | 6,029,875 | 21,238,438 | 28,750,000 | -          |
| Dubai Creek         | -         | 1,735,790 | 2,760,912 | 4,195,115 | 9,525,000  | -          | -          |
| Dubai Hills Estate  | 983,706   | 1,532,101 | 2,537,482 | 4,137,679 | -          | -          | -          |
| Dubai Marina        | 1,159,790 | 1,616,730 | 2,627,587 | 4,251,896 | 5,279,387  | 5,729,911  | -          |
| Dubai Maritime City | 1,092,957 | 1,450,000 | 2,788,254 | -         | -          | -          | -          |
| Dubai South         | 507,265   | 759,063   | 1,256,986 | 1,805,810 | -          | -          | -          |
| Emaar Beachfront    | -         | 2,486,181 | 4,433,296 | 7,109,710 | 12,932,972 | -          | -          |
| Emaar South         | -         | 1,151,667 | 1,492,056 | 1,985,000 | -          | -          | -          |
| JBR                 | 1,847,778 | 2,038,627 | 2,880,862 | 4,818,334 | 8,637,194  | 19,500,000 | -          |
| JLT                 | 776,026   | 1,216,991 | 2,078,334 | 3,112,351 | 7,339,422  | 6,500,000  | -          |
| JVC                 | 608,671   | 1,005,729 | 1,564,870 | 2,009,223 | 3,297,576  | -          | -          |
| Palm Jumeirah       | 1,643,909 | 3,221,830 | 5,408,487 | 9,321,906 | 19,638,158 | 51,400,000 | 34,000,000 |
| Sobha Hartland      | 1,001,941 | 1,389,316 | 2,289,184 | 3,335,093 | 4,606,909  | -          | -          |
| The Cities          | 570,357   | 870,688   | 1,357,965 | 1,946,451 | 2,885,004  | -          | -          |
| The Greens          | 815,184   | 1,399,312 | 2,300,055 | 3,278,048 | 4,600,000  | -          | -          |
| The Views           | 1,060,000 | 1,802,541 | 2,967,182 | 3,595,403 | 8,250,000  | -          | -          |
| Town Square         | 570,853   | 864,593   | 1,353,656 | 2,168,043 | -          | -          | -          |

## Sale Transactions in Dubai

JULY 2026

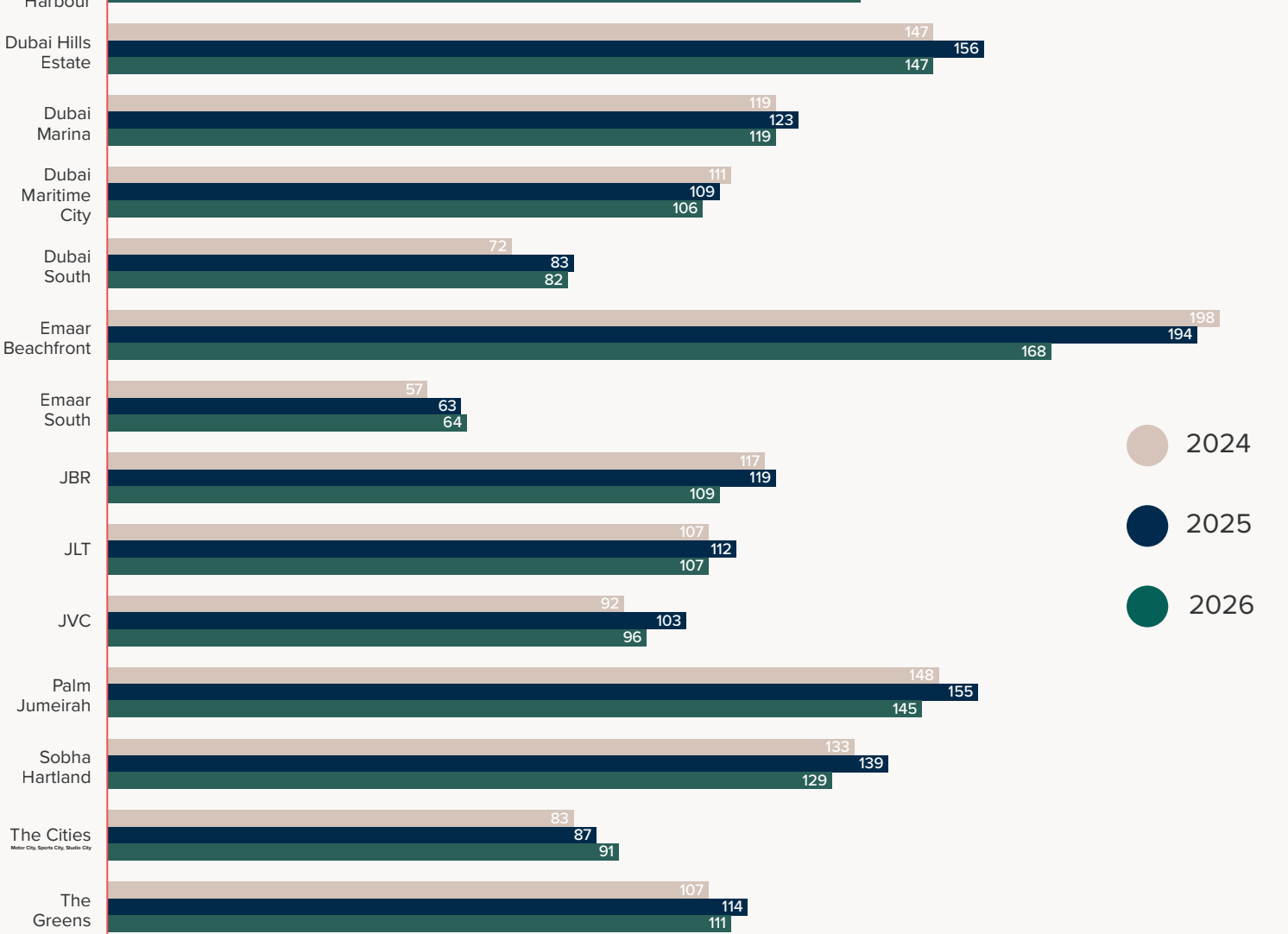


AED 3,787,815,955

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



## RENTAL TRANSACTIONS

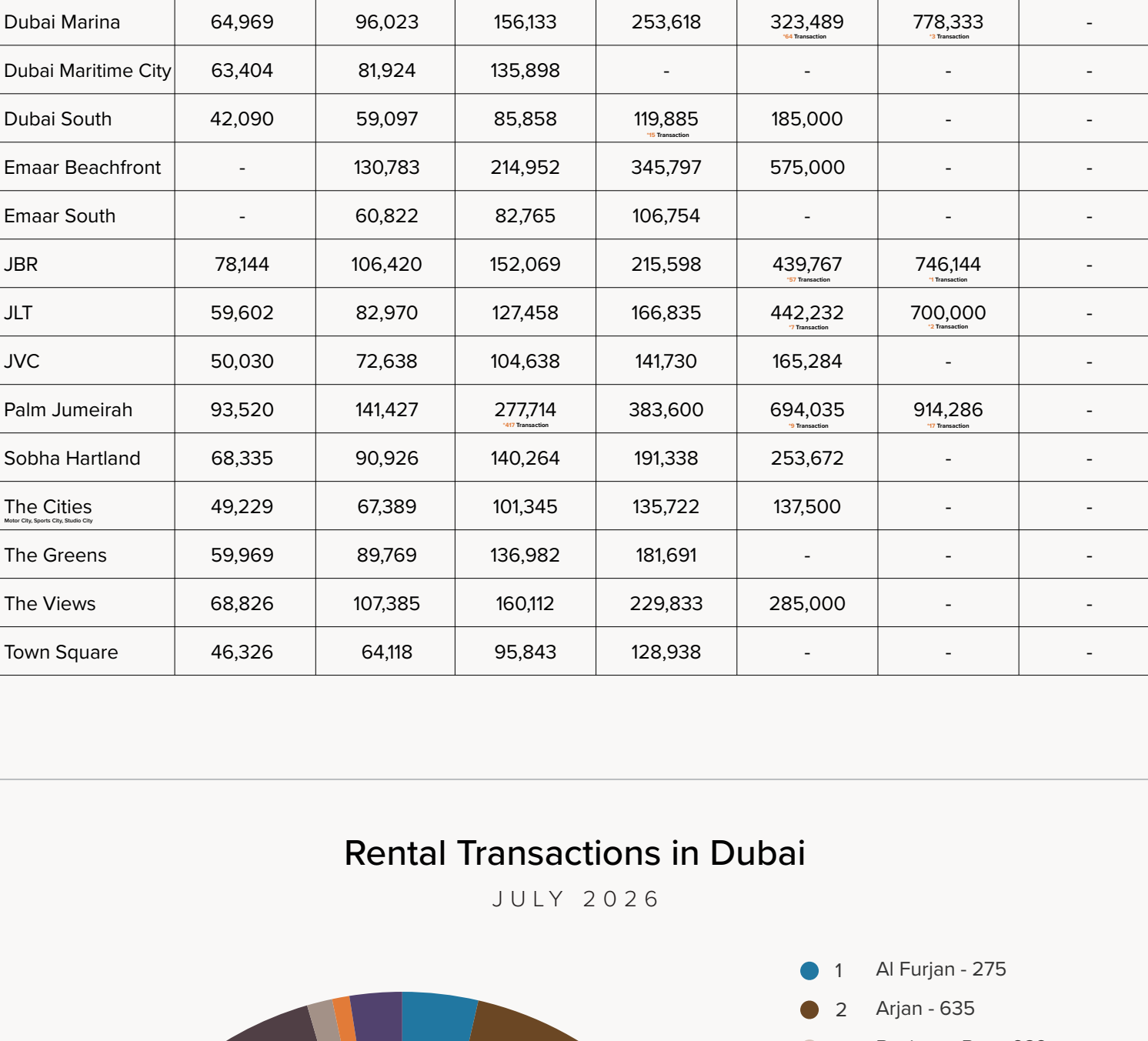
## MARKET ANALYSIS

## Hot Properties for Rent

| Property                   | Price (AED)   | Bedrooms | Bathrooms | Sq. Ft |
|----------------------------|---------------|----------|-----------|--------|
| Samana Hills, Arjan        | AED 110,000   | 2        | 3         | 1,555  |
| Vincitore Benessere, Arjan | AED 116,999   | 2        | 1         | 935    |
| Legacy by Sunrise, Arjan   | AED 120,000   | 2        | 3         | 1,217  |
| Marquis Signaturel, Arjan  | AED 120,000   | 2        | 3         | 1,304  |
| Skyz by Danube, Arjan      | AED 1,500,000 | 1        | 1         | 550    |

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

AVERAGE PRICE (AED), 2026 TO DATE



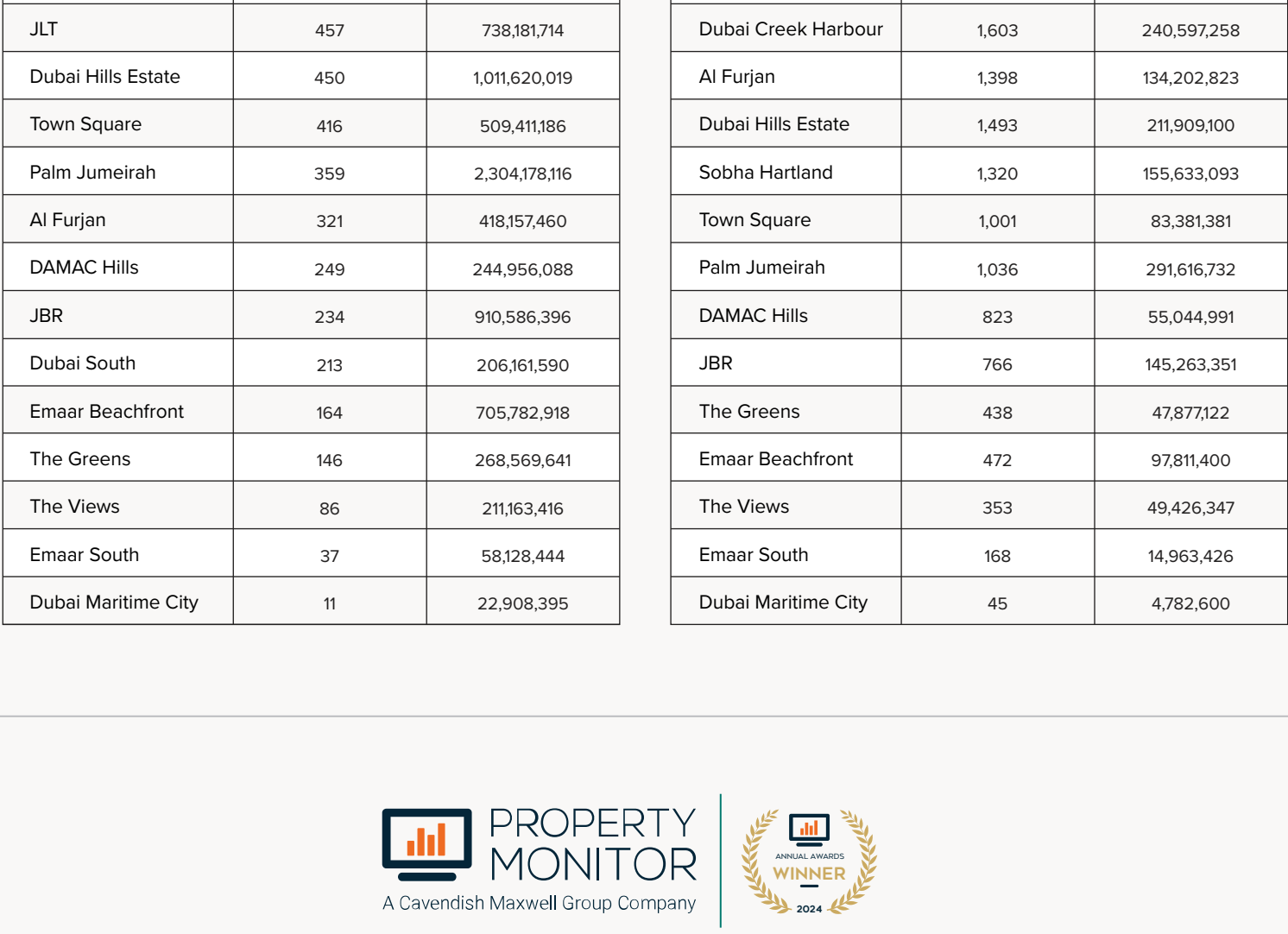
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community           | Studio | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed     | 5 Bed   | 6 Bed     |
|---------------------|--------|---------|---------|---------|-----------|---------|-----------|
| Al Furjan           | 49,246 | 71,578  | 102,654 | 140,661 | 142,873   | -       | -         |
| Arjan               | 49,191 | 70,958  | 104,539 | 149,965 | -         | -       | -         |
| Business Bay        | 68,453 | 94,210  | 144,304 | 204,500 | 268,946   | -       | 1,700,000 |
| DAMAC Hills         | 45,593 | 69,222  | 118,773 | 161,069 | -         | -       | -         |
| Downtown Dubai      | 76,623 | 117,209 | 191,327 | 291,763 | 1,749,713 | -       | -         |
| Dubai Creek         | -      | 102,271 | 153,395 | 231,469 | 395,687   | -       | -         |
| Dubai Hills Estate  | 74,504 | 98,434  | 153,050 | 260,214 | 420,000   | -       | -         |
| Dubai Marina        | 64,969 | 96,023  | 156,133 | 253,618 | 323,489   | 778,333 | -         |
| Dubai Maritime City | 63,404 | 81,924  | 135,898 | -       | -         | -       | -         |
| Dubai South         | 42,090 | 59,097  | 85,858  | 119,885 | 185,000   | -       | -         |
| Emaar Beachfront    | -      | 130,783 | 214,952 | 345,797 | 575,000   | -       | -         |
| Emaar South         | -      | 60,822  | 82,765  | 106,754 | -         | -       | -         |
| JBR                 | 78,144 | 106,420 | 152,069 | 215,598 | 439,767   | 746,144 | -         |
| JLT                 | 59,602 | 82,970  | 127,458 | 166,835 | 442,232   | 700,000 | -         |
| JVC                 | 50,030 | 72,638  | 104,638 | 141,730 | 165,284   | -       | -         |
| Palm Jumeirah       | 93,520 | 141,427 | 277,714 | 383,600 | 694,035   | 914,286 | -         |
| Sobha Hartland      | 68,335 | 90,926  | 140,264 | 191,338 | 253,672   | -       | -         |
| The Cities          | 49,229 | 67,389  | 101,345 | 135,722 | 137,500   | -       | -         |
| The Greens          | 59,969 | 89,769  | 136,982 | 181,691 | -         | -       | -         |
| The Views           | 68,826 | 107,385 | 160,112 | 229,833 | 285,000   | -       | -         |
| Town Square         | 46,326 | 64,118  | 95,843  | 128,938 | -         | -       | -         |

## Rental Transactions in Dubai

JULY 2026



## Current Average Gross Yield

JULY 2026

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| Business Bay      | Apartment      | 8.09 %           |
| Dubai Studio City | Apartment      | 7.65 %           |
| Motor City        | Apartment      | 7.47 %           |
| DAMAC Hills       | Apartment      | 7.36 %           |
| Dubai South       | Apartment      | 7.25 %           |
| JVC               | Apartment      | 7.21 %           |
| JLT               | Apartment      | 7.12 %           |
| Al Furjan         | Apartment      | 7.05 %           |
| Town Square       | Apartment      | 7.05 %           |
| Arjan             | Apartment      | 6.69 %           |
| Sobha Hartland    | Apartment      | 6.37 %           |

| Community           | Community Type | Avg. Gross Yield |
|---------------------|----------------|------------------|
| Dubai Hills Estate  | Apartment      | 6.30 %           |
| The Greens          | Apartment      | 6.13 %           |
| Dubai Marina        | Apartment      | 5.99 %           |
| JBR                 | Apartment      | 5.98 %           |
| The Views           | Apartment      | 5.84 %           |
| Dubai Maritime City | Apartment      | 5.82 %           |
| Downtown Dubai      | Apartment      | 5.75 %           |
| Dubai Creek Harbour | Apartment      | 5.70 %           |
| Dubai Harbour       | Apartment      | 5.24 %           |
| Palm Jumeirah       | Apartment      | 5.15 %           |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| SALES               | Total Volume | Total Value   |
|---------------------|--------------|---------------|
| JVC                 | 1759         | 1,761,044,885 |
| Business Bay        | 1165         | 2,301,319,844 |
| The Cities          | 928          | 877,531,716   |
| Dubai Marina        | 893          | 2,154,291,690 |
| Downtown Dubai      | 718          | 2,735,660,058 |
| Dubai Creek Harbour | 683          | 1,874,082,537 |
| Arjan               | 635          | 611,554,592   |
| Sobha Hartland      | 487          | 963,242,404   |
| JLT                 | 457          | 738,181,714   |
| Dubai Hills Estate  | 450          | 1,011,620,019 |
| Town Square         | 416          | 509,411,186   |
| Palm Jumeirah       | 359          | 2,134,178,116 |
| DAMAC Hills         | 249          | 244,956,088   |
| JBR                 | 234          | 910,586,396   |
| Dubai South         | 213          | 206,161,590   |
| Emaar Beachfront    | 164          | 705,782,918   |
| The Greens          | 146          | 268,569,641   |
| The Views           | 86           | 211,163,416   |
| Emaar South         | 37           | 58,128,444    |
| Dubai Maritime City | 11           | 22,908,395    |

| RENTALS             | Total Volume | Total Value |
|---------------------|--------------|-------------|
| JVC                 | 8,576        | 640,156,947 |
| Business Bay        | 3,596        | 535,898,545 |
| Dubai Marina        | 4,790        | 498,819,142 |
| Arjan               | 3,404        | 239,322,362 |
| The Cities          | 3,245        | 212,717,046 |
| Downtown Dubai      | 2,441        | 475,230,325 |
| JLT                 | 2,078        | 204,313,574 |
| Dubai South         | 1,557        | 108,933,533 |
| Dubai Creek Harbour | 1,603        | 240,597,258 |
| Al Furjan           | 1,398        | 134,202,823 |
| Dubai Hills Estate  | 1,493        | 211,909,100 |
| Sobha Hartland      | 1,320        | 155,633,093 |
| Town Square         | 1,001        | 83,381,381  |
| Palm Jumeirah       | 1,036        | 291,616,732 |
| DAMAC Hills         | 823          | 55,044,991  |
| JBR                 | 766          | 145,263,351 |
| The Greens          | 438          | 47,877,122  |
| Emaar Beachfront    | 472          | 97,811,400  |
| The Views           | 353          | 49,426,347  |
| Emaar South         | 168          | 14,963,426  |
| Dubai Maritime City | 45           | 4,782,600   |

\*Data source: Property Monitor, as of 3rd August 2026 Secondary Sales Only

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