

Dubai Creek Harbour July Market Report

Apartments

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



NEWS

Dubai Creek Harbour enters a new era

Dubai Creek Harbour is entering its next stage of growth, with Emaar progressing the long-term Dubai Square retail and lifestyle destination alongside continued residential handovers across the masterplan. Strong tenant demand keeps the community competitive, while its evolving amenities and waterfront setting continue to attract buyers seeking long-term growth and lifestyle appeal.



NEWS

White & Co.

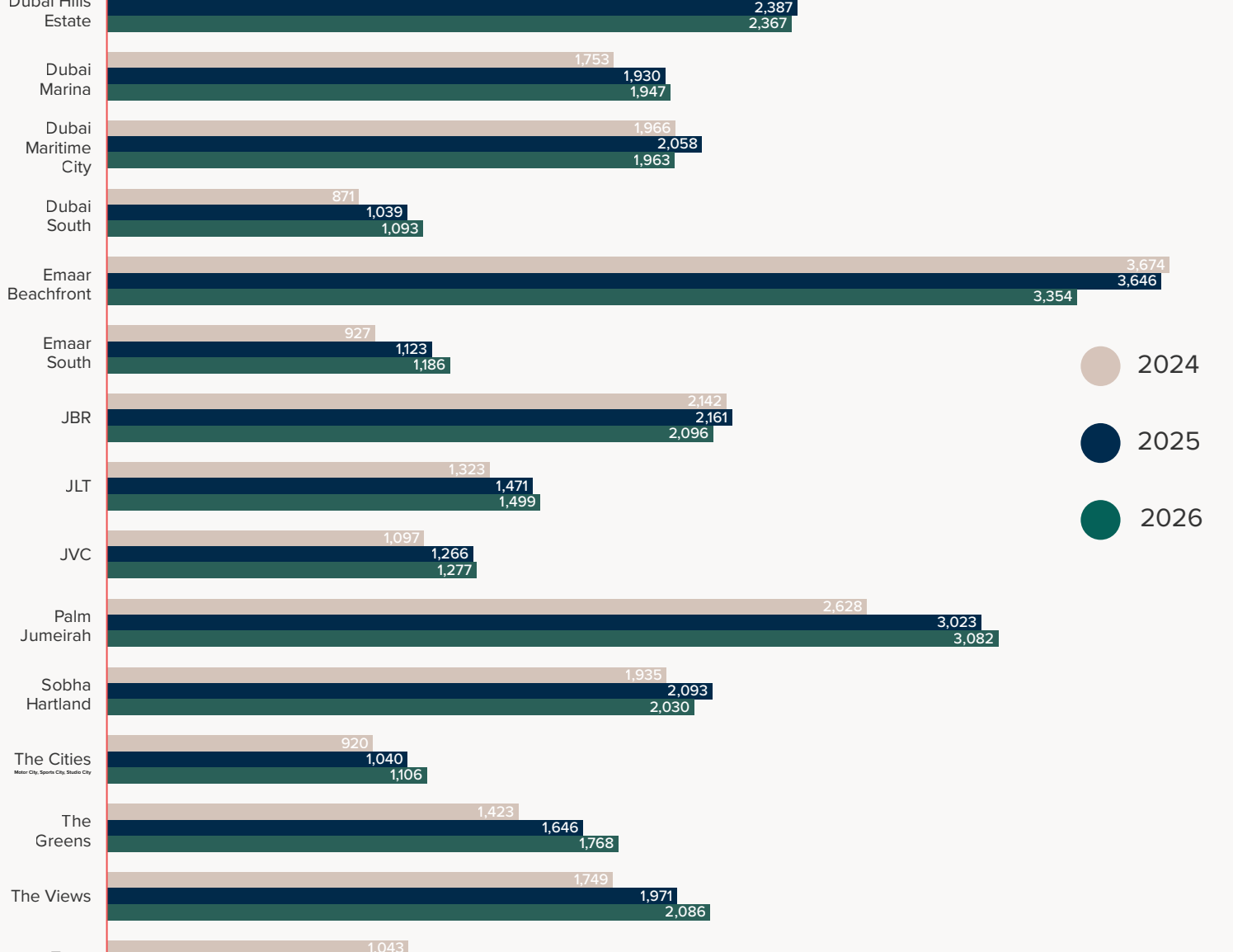
Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

Hot Properties for Sale

Property	Price (AED)	Bedrooms	Bathrooms	Area (sq.ft)
17 Icon Bay, Dubai Creek Harbour	AED 4,300,000	3	4	1,686
Harbour Views Podium, Dubai Creek Harbour	AED 5,199,990	3	4	2,343
Palace Residences, Dubai Creek Harbour	AED 5,500,000	3	4	1,823
Ario, Dubai Creek Harbour	AED 6,400,000	3	4	1,745
Dubai Creek Residence, Dubai Creek Harbour	AED 6,890,000	3	4	2,124

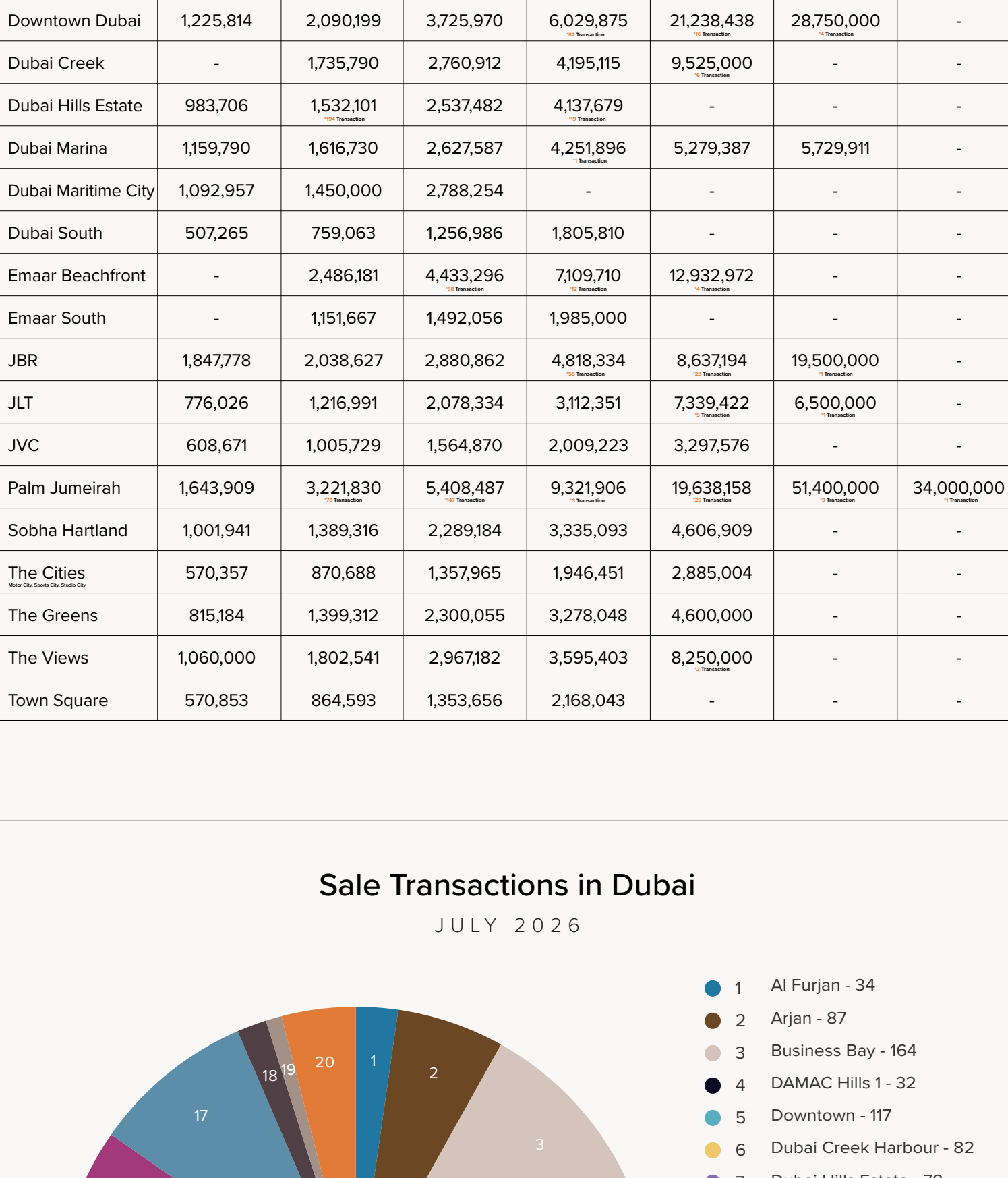
Recent White & Co. Sales

Property	Price (AED)	Bedrooms	Bathrooms	Area (sq.ft)
Mangrove at Creek Beach, Dubai Creek Harbour	AED 1,530,000	1	1	666
Bayshore at Creek Beach, Dubai Creek Harbour	AED 1,535,000	1	1	681
Creek Rise Podium, Dubai Creek Harbour	AED 2,550,000	2	2	1,168
Creek Rise Tower 2, Dubai Creek Harbour	AED 2,590,000	2	2	1,109
Sunset at Creek Beach, Dubai Creek Harbour	AED 3,800,000	3	4	1,597



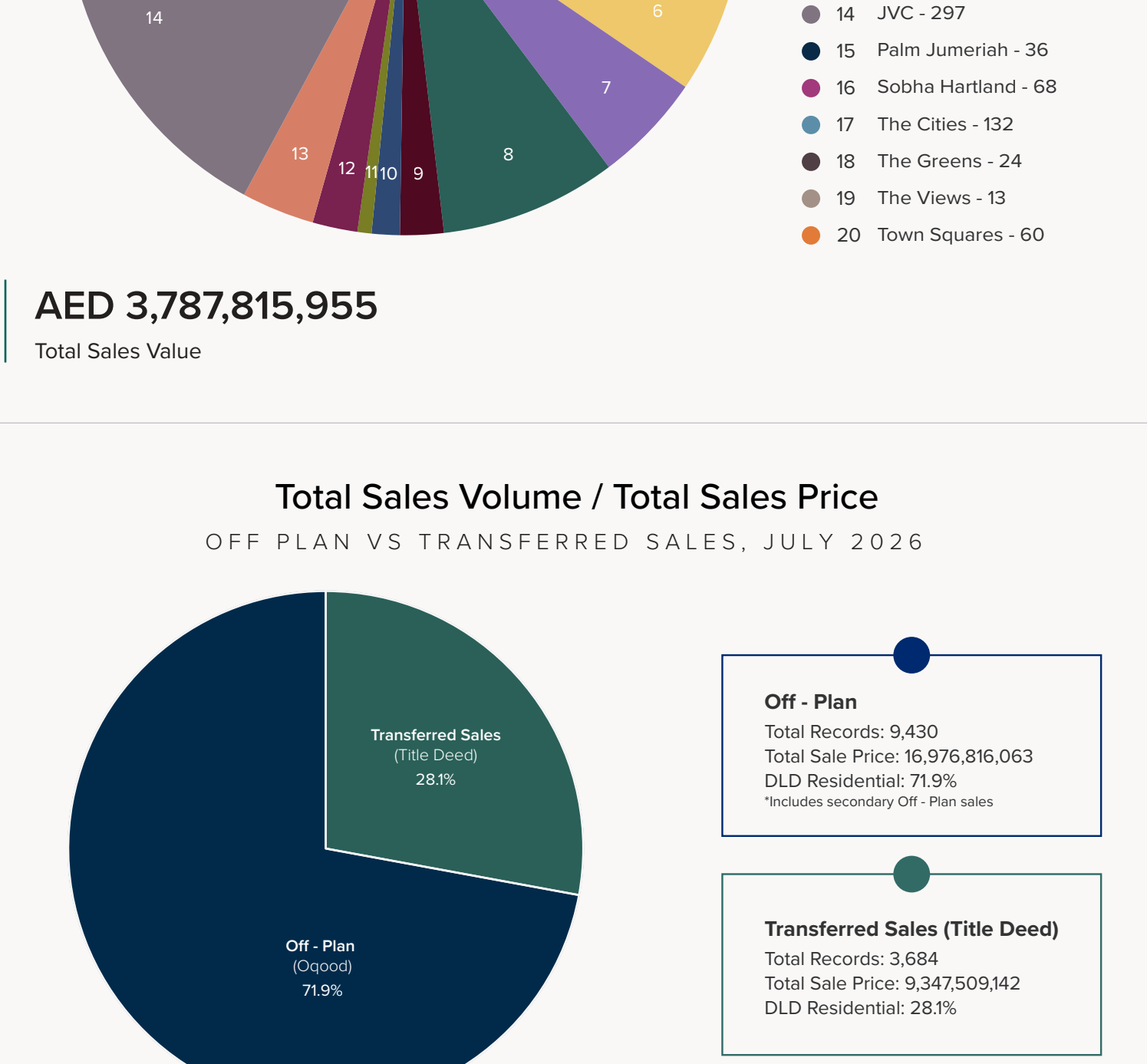
Sales in Dubai
AVERAGE PRICE (AED), 2026 TO DATE

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	3,131,554	-	-	-
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	-	-	-



AED 3,787,815,955

Total Sales Value

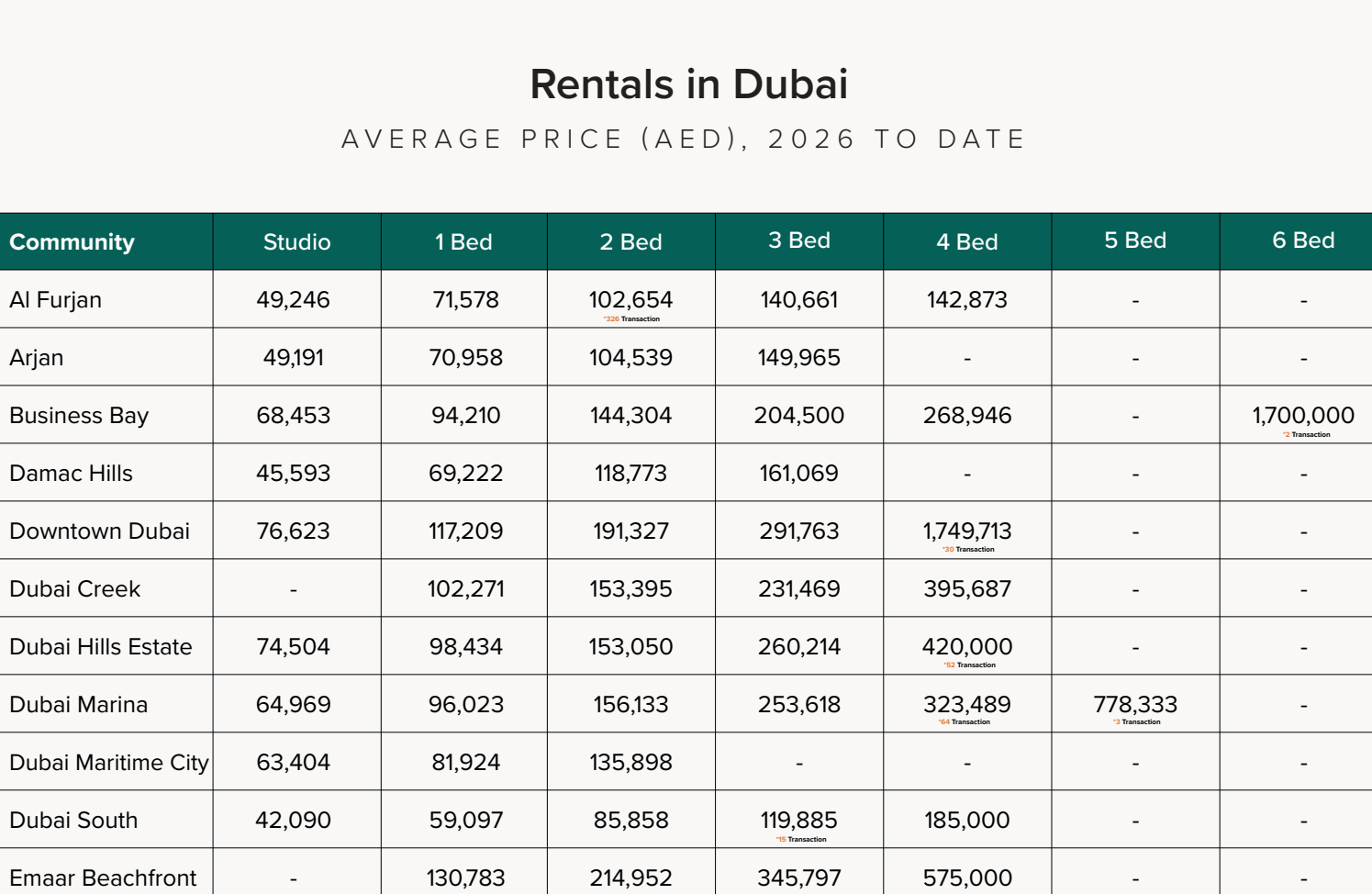
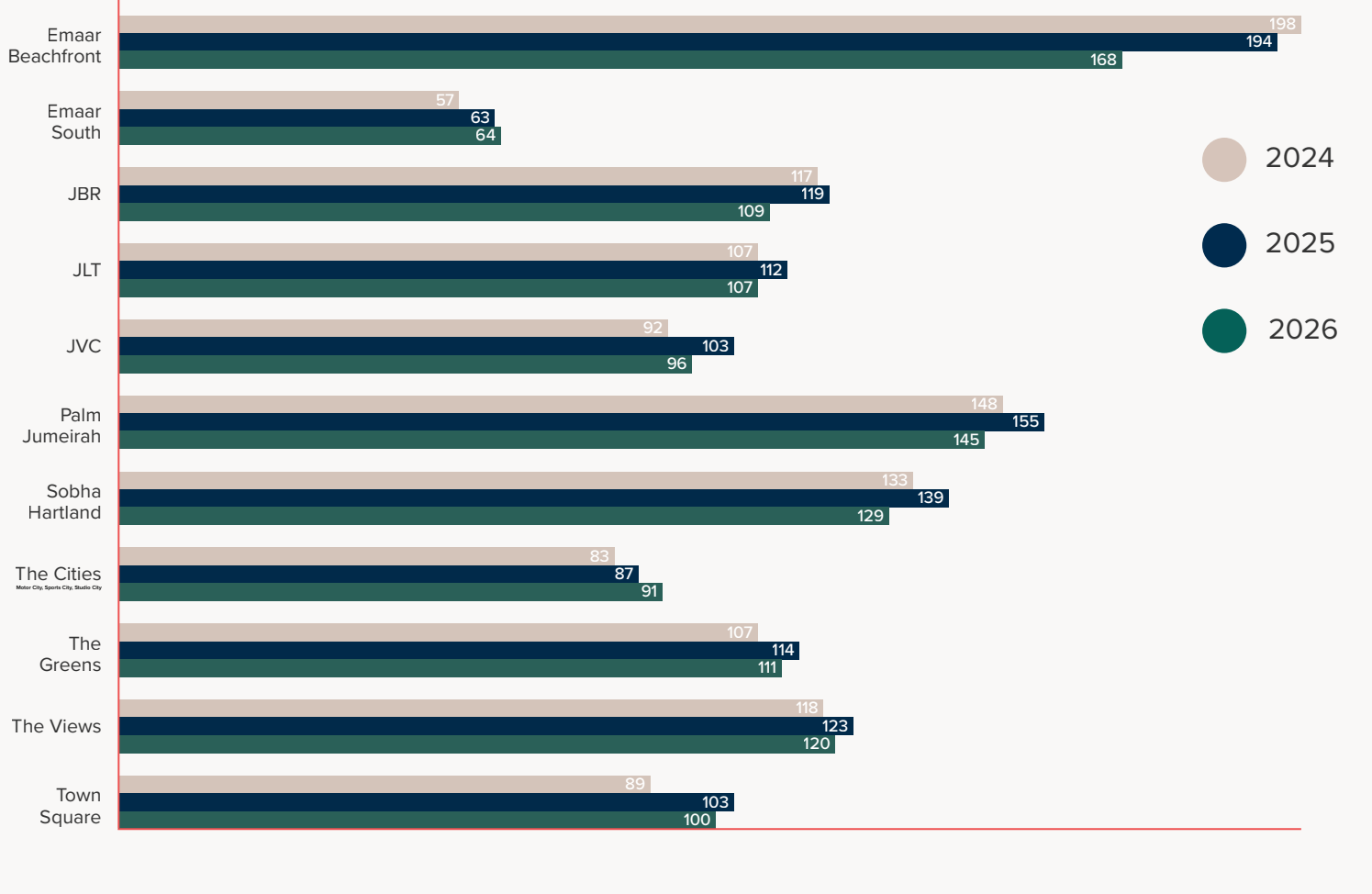
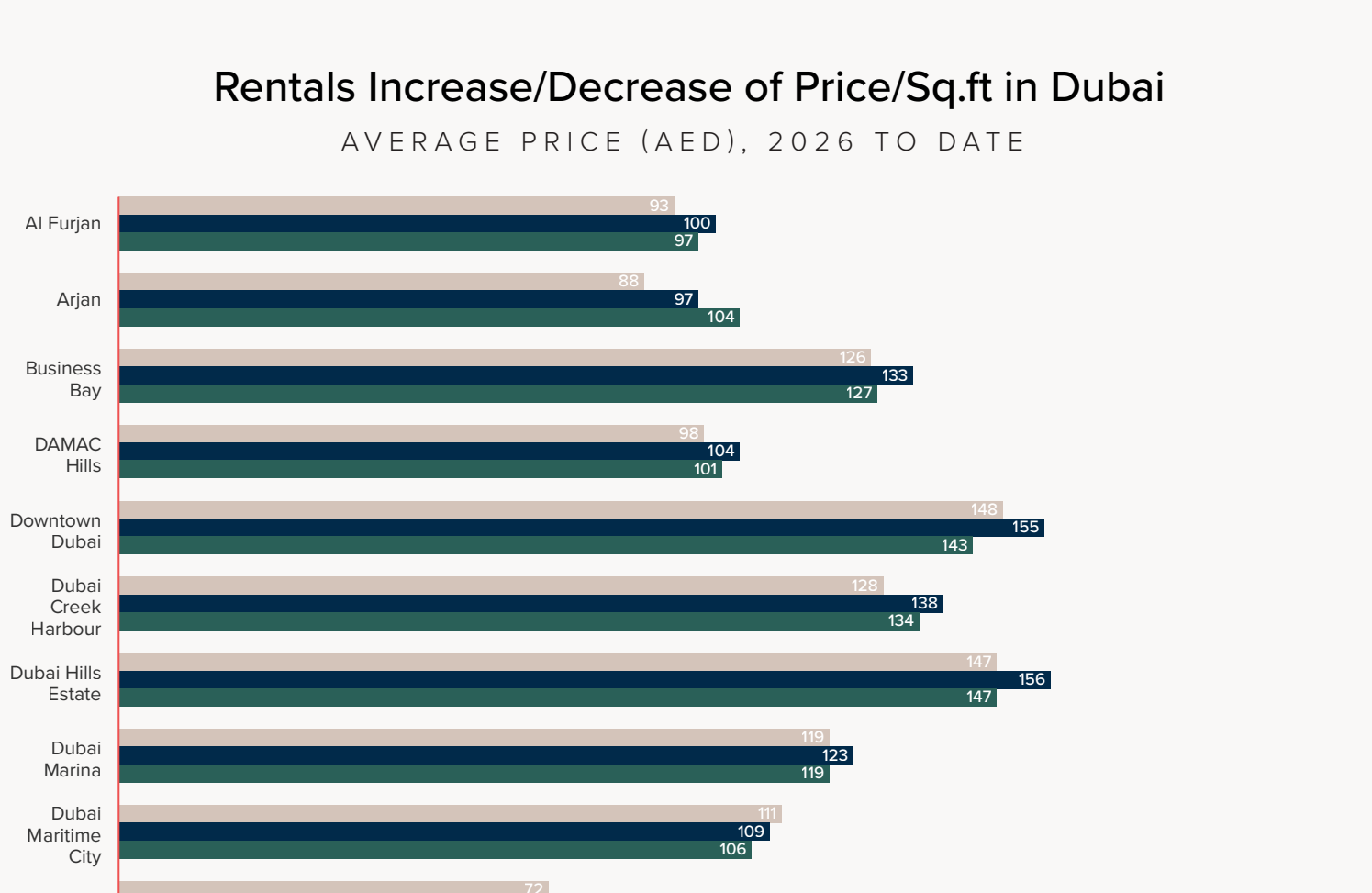


RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Property	Price (AED)	Bedrooms	Bathrooms	Area (sq.ft)
Harbour Gate Podium, Dubai Creek Harbour	AED 340,000	3	4	2,302
The Grand, Dubai Creek Harbour	AED 350,000	3	4	2,349
The Grand, Dubai Creek Harbour	AED 399,000	3	4	2,514
Palace Residences, Dubai Creek Harbour	AED 399,999	3	4	1,799
Address Harbour Point Tower 2, Dubai Creek Harbour	AED 700,000	3	4	2,378



AED 1,387,901,886

Total Rental Value

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 %

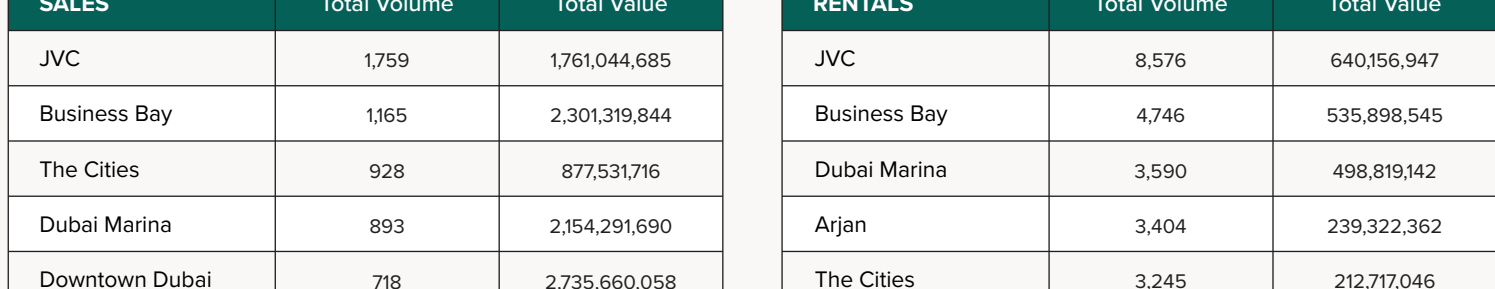
Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.31 %
Dubai Hills Estate	Apartment	6.30 %
The Greens	Apartment	6.13 %
Dubai Marina	Apartment	5.99 %
JBR	Apartment	5.98 %
The Views	Apartment	5.84 %
Dubai Maritime City	Apartment	5.82 %
Downtown Dubai	Apartment	5.75 %
Dubai Creek Harbour	Apartment	5.70 %
Dubai Harbour	Apartment	5.24 %
Palm Jumeirah	Apartment	5.15 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1759	1,761,044,685
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	2,304,178,116
Al Furjan	321	418,157,460
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	155,633,081
Town Square	1,001	83,381,393
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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