

Dubai Marina July Market Report

Apartments

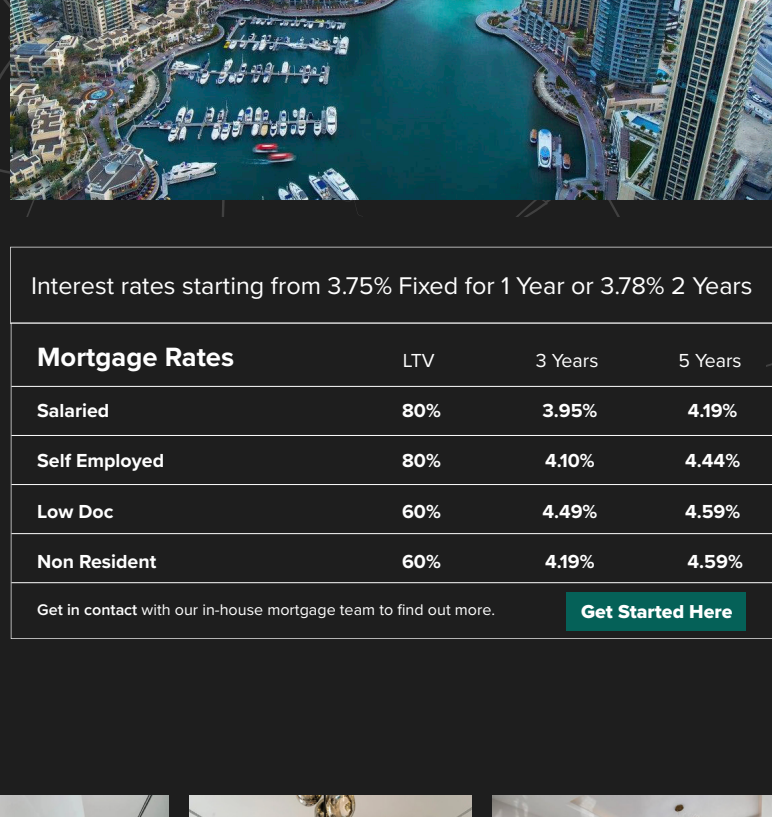
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai Marina enters a new connectivity phase

Dubai Marina is set to benefit from a major infrastructure upgrade, with the new Dubai Harbour bridge improving connectivity to Sheikh Zayed Road. More balanced rental conditions are enhancing value for tenants, while the community's waterfront lifestyle, established amenities and strong demand continue to reinforce its position as one of Dubai's premier residential destinations.



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.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates		LTV	3 Years	5 Years
Salaried		80%	3.95%	4.19%
Self Employed			4.10%	4.44%
Low Doc		60%	4.49%	4.59%
Non Resident		60%	4.19%	4.59%

Get in contact with our in-house mortgage team to find out more.

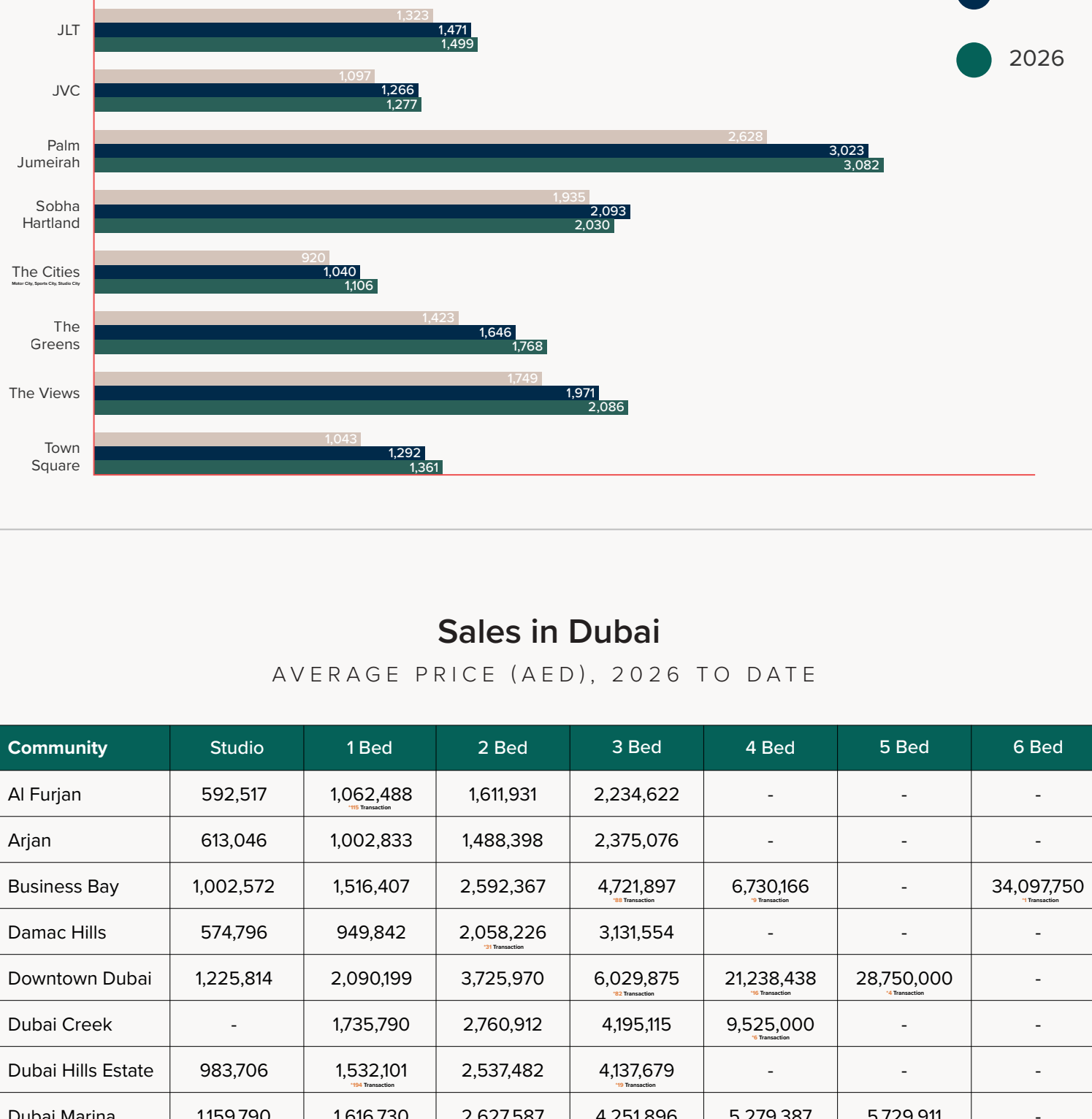
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Hot Properties for Sale

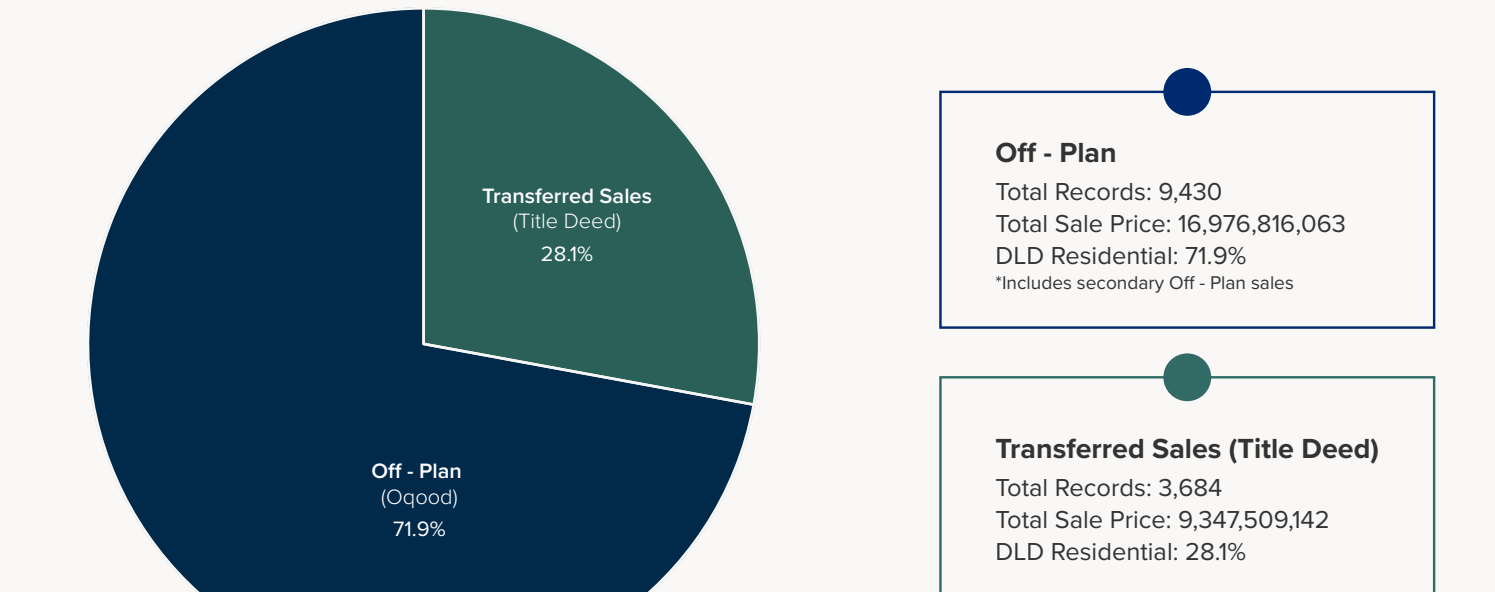
Marina Quays North, Dubai Marina	Cayan Tower, Dubai Marina	Delphine Tower, Dubai Marina	Elite Residence, Dubai Marina	Stella Maris, Dubai Marina
AED 7,750,000	AED 8,300,000	AED 10,500,000	AED 11,995,000	AED 13,800,000
3 3 4 1942	4 4 6 2,609	3 3 6 3,052	4 4 6 6,246	4 4 4 3,761

Recent White & Co. Sales

MAG 218, Dubai Marina	Princess Tower, Dubai Marina	Sulafa Tower, Dubai Marina	The Torch, Dubai Marina	Marinascap Oceanic, Dubai Marina
AED 1,230,000	AED 1,250,000	AED 2,050,000	AED 2,700,000	AED 2,715,000
1 1 2 864	1 1 1 862	3 3 4 1,512	3 3 3 1,713	2 2 3 1,862

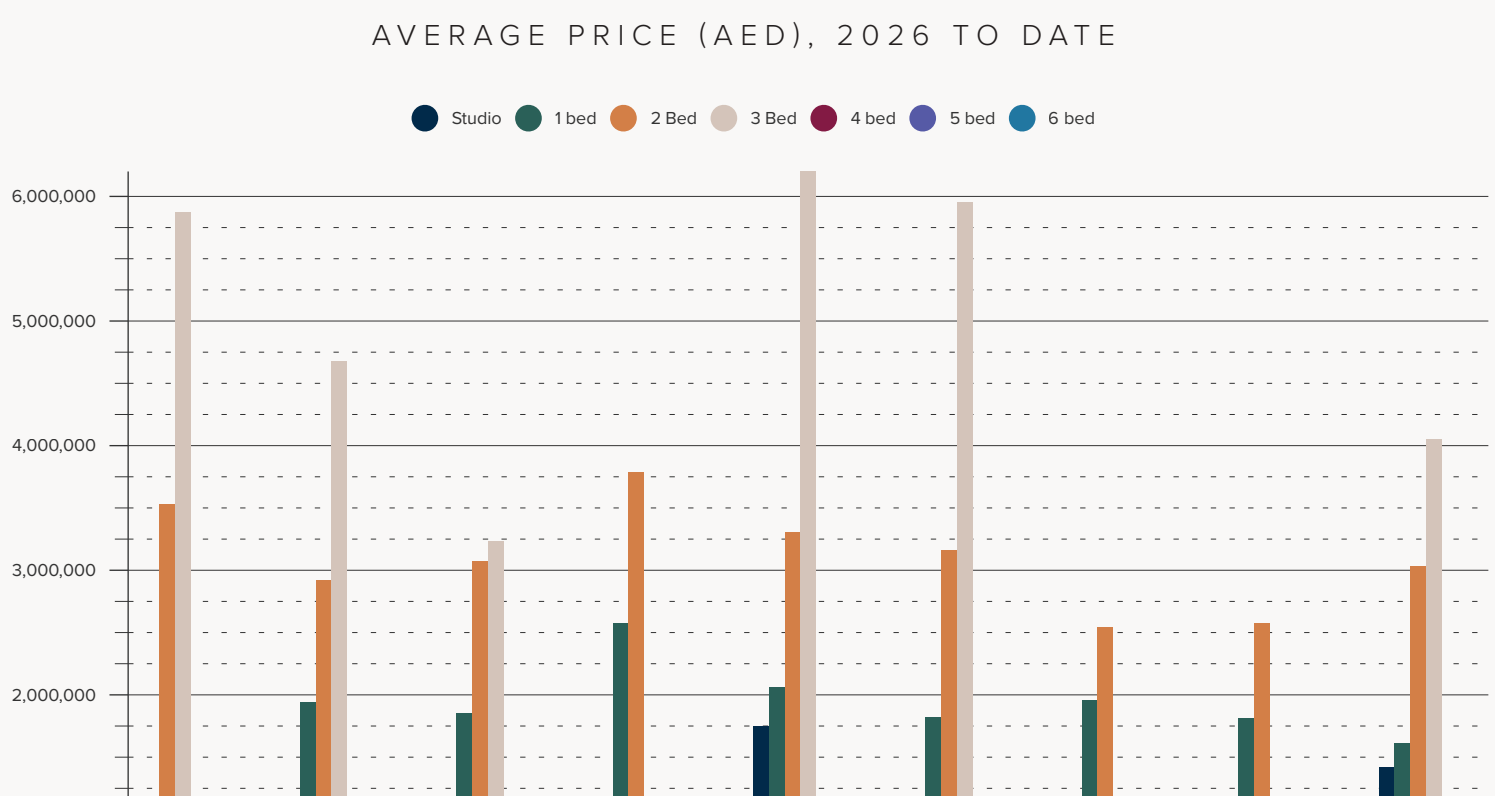


Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	592,517	1,062,488	1,611,931	2,234,622	-	-	-
Arjan	613,046	1,002,833	1,488,398	2,375,076	-	-	-
Business Bay	1,002,572	1,516,407	2,592,367	4,721,897	6,730,166	-	34,097,750
Damac Hills	574,796	949,842	2,058,226	3,131,554	-	-	-
Downtown Dubai	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	-	-	-



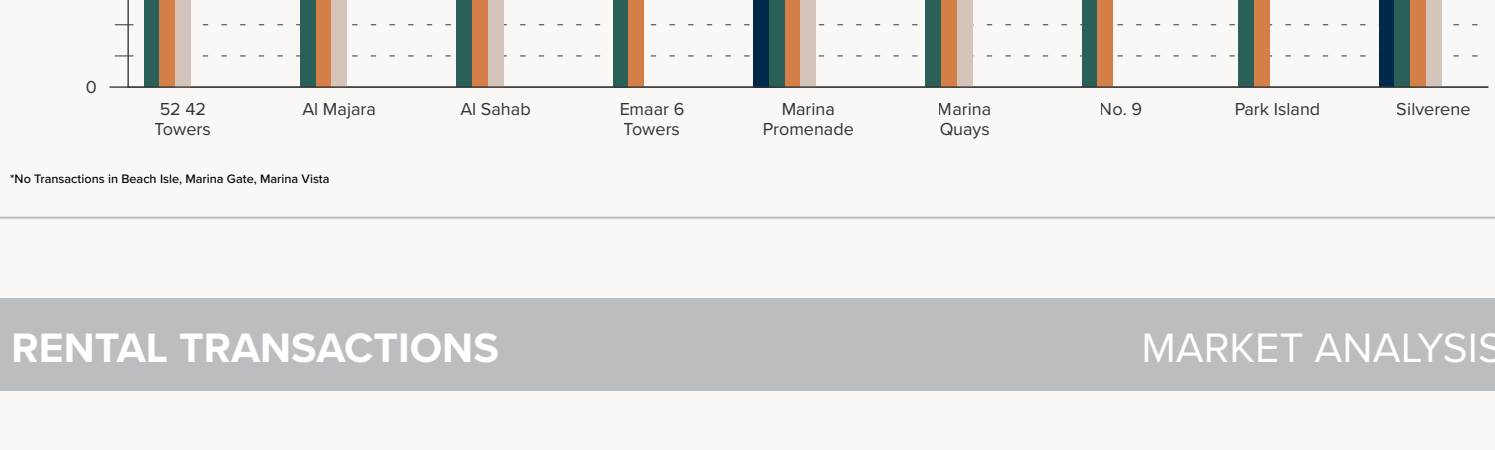
AED 3,787,815,955

Total Sales Value



Off - Plan
Total Records: 9,430
Total Sale Price: 16,976,816,063
DLD Residential: 71.9%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,684
Total Sale Price: 9,347,509,142
DLD Residential: 28.1%

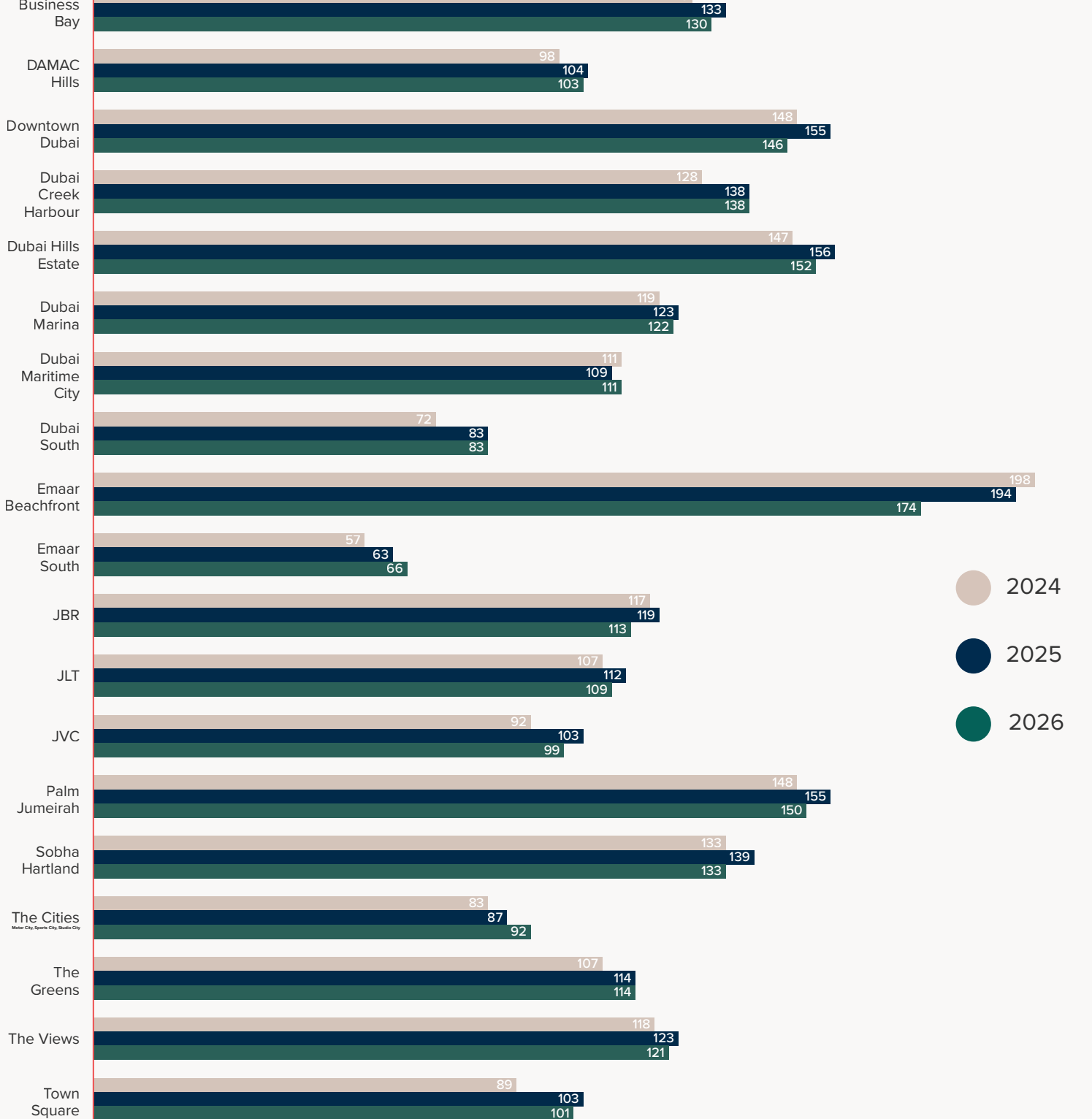


RENTAL TRANSACTIONS

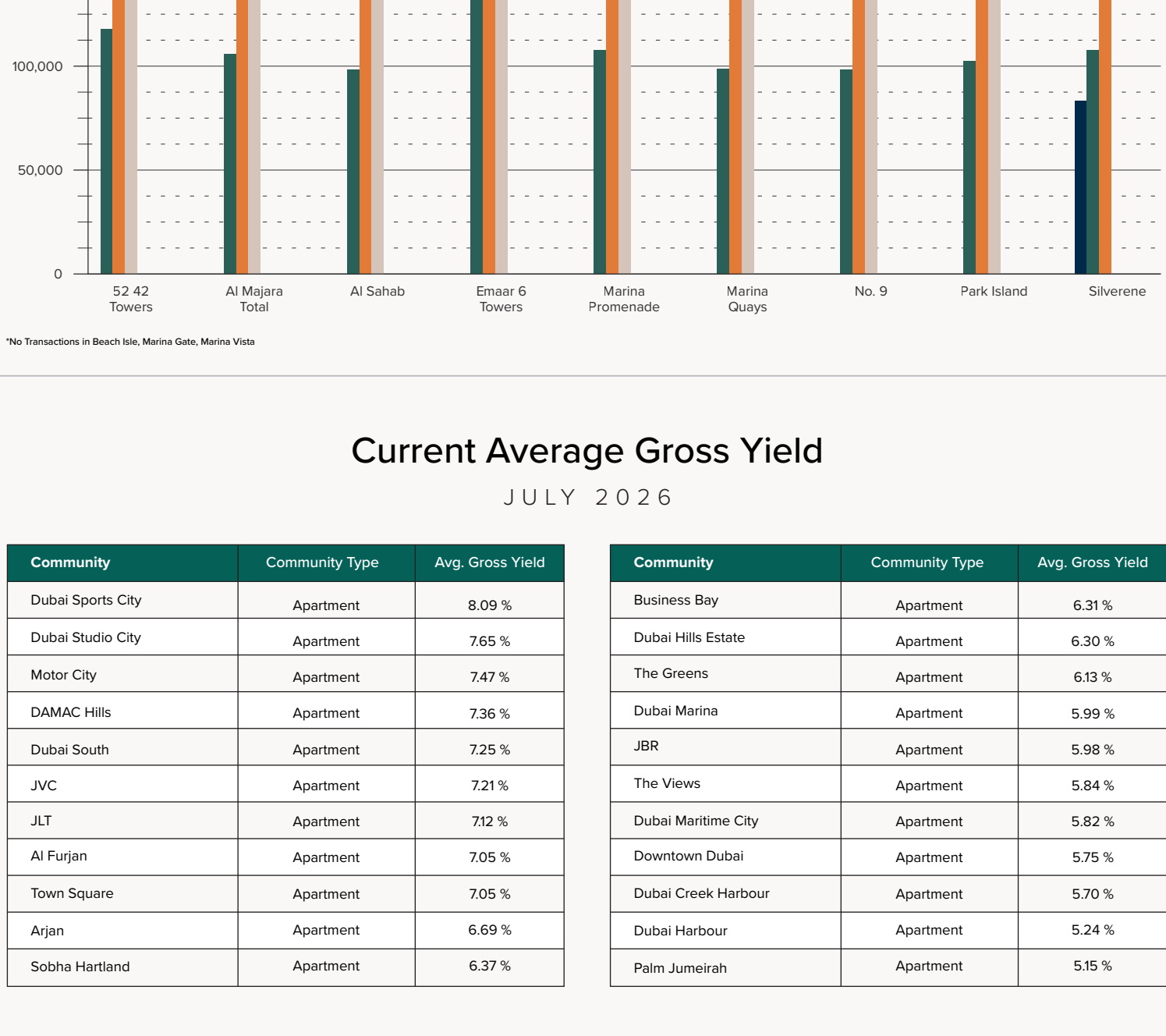
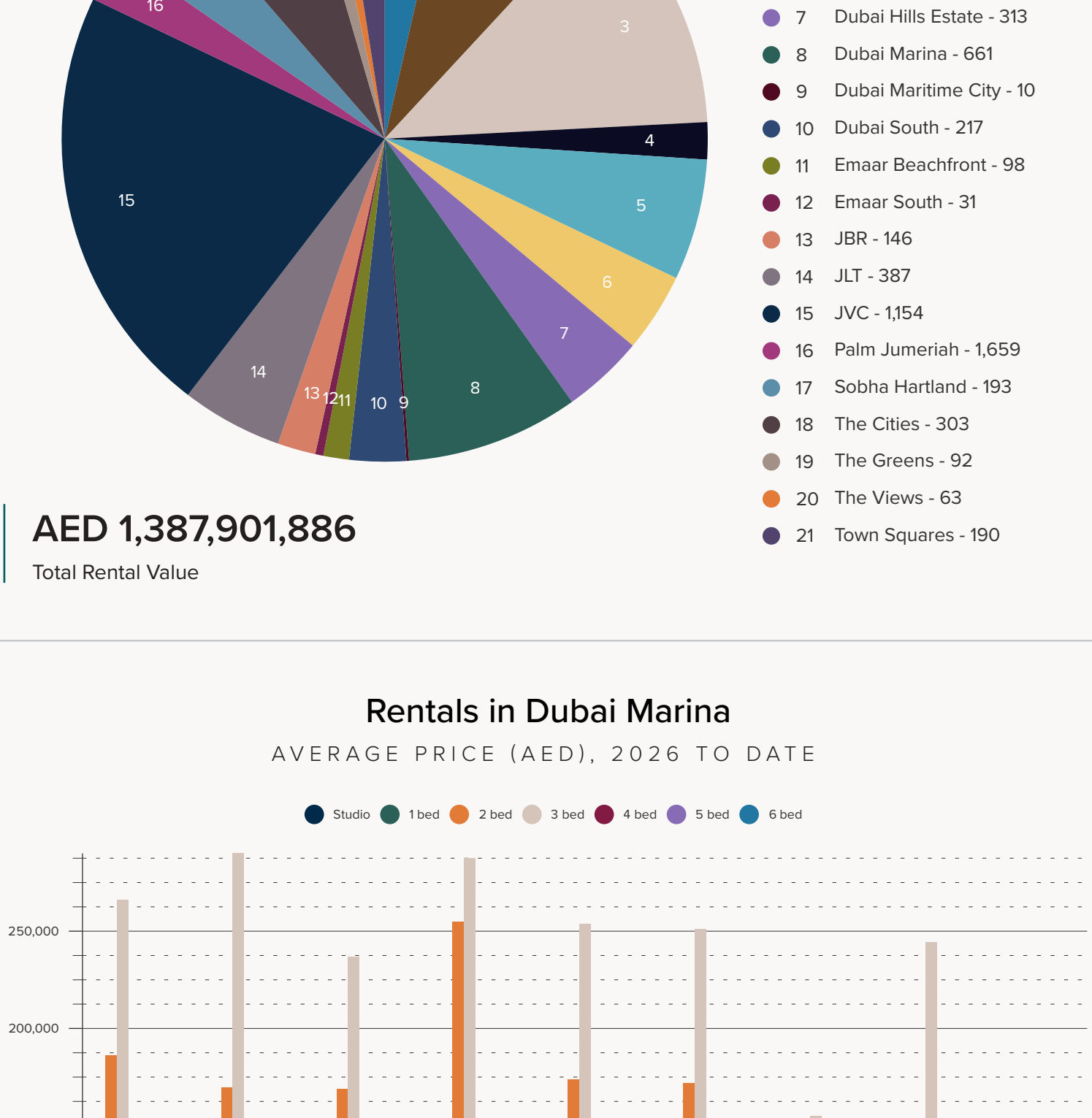
MARKET ANALYSIS

Hot Properties for Rent

Orre Harbour Residences, Dubai Marina	Marina Gate 2, Dubai Marina	Stella Maris, Dubai Marina	Marina Wharf 1, Dubai Marina	Jumeirah Living Marina Gate, Dubai Marina
AED 750,000	AED 849,999	AED 1,000,000	AED 1,053,429	AED 1,200,000
5 5 6 6,900	4 4 5 3,985	4 4 5 3,761	3 3 4 1,986	4 4 4 3,713



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	323,439	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	265,284	-	-
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	-	-	-



Community	Community Type	Avg. Gross Yield
Dubai Sports City	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 %

Dubai			Rajkot		
SALES			RENTALS		
Community	Total Volume	Total Value	Community	Total Volume	Total Value
JVC	1,759	1,761,044,685	JVC	8,576	640,156,947
Business Bay	1,165	2,301,319,844	Business Bay	4,746	535,898,545
The Cities	928	875,531,716	Dubai Marina	3,590	498,819,142
Dubai Marina	893	2,154,291,690	Arjan	3,404	239,322,362
Downtown Dubai	718	2,735,660,058	The Cities	3,245	212,717,046
Dubai Creek Harbour	683	1,874,082,537	Downtown Dubai	2,441	475,230,325
Arjan	635	611,554,592	JLT	2,078	204,313,574
Sobha Hartland	487	963,242,404	Dubai South	1,557	108,933,533
JLT	457	738,181,714	Dubai Creek Harbour	1,603	504,997,258
Dubai Hills Estate	450	1,011,620,019	Al Furjan	1,398	134,202,823
Town Square	416	509,413,886	Dubai Hills Estate	1,493	211,909,100
Palm Jumeirah	359	2,304,178,116	Sobha Hartland	1,320	155,633,093
Al Furjan	321	418,157,460	Town Square		



PROPERTY

MONITOR

A Cavendish Maxwell Group Company



WINNER
2024

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