

JLT July Market Report

Apartments

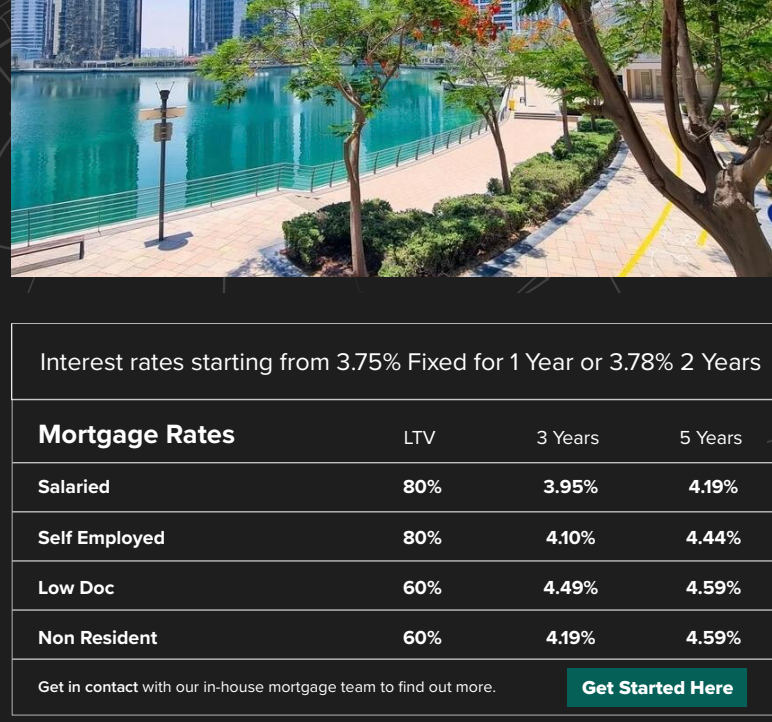
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

JLT's infrastructure continues to support growth

Jumeirah Lake Towers continues to attract strong residential demand thanks to its established infrastructure, direct Metro connectivity and vibrant mixed-use environment. Positioned alongside Dubai Marina and Emaar Beachfront, the community remains a popular mid-to-upper-tier choice, with its walkable lifestyle, diverse amenities and consistent tenant demand supporting long-term appeal for buyers and investors.

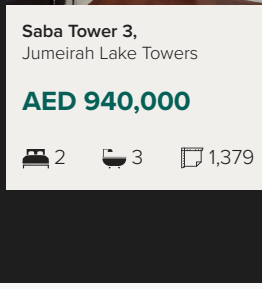
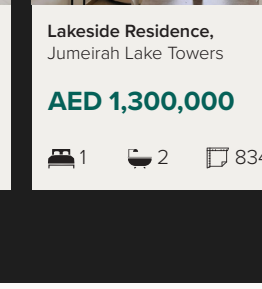
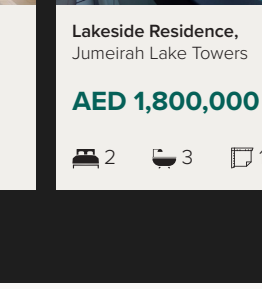
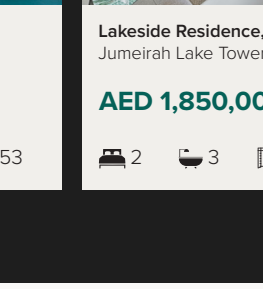
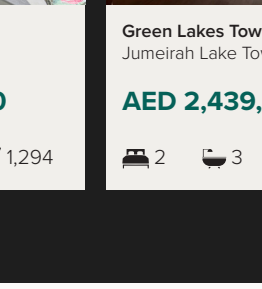


NEWS

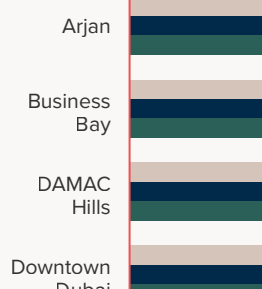
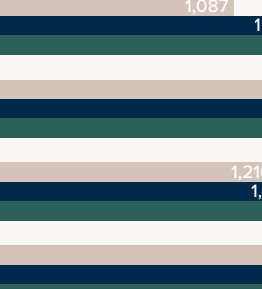
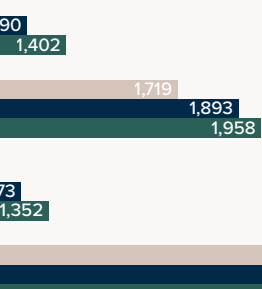
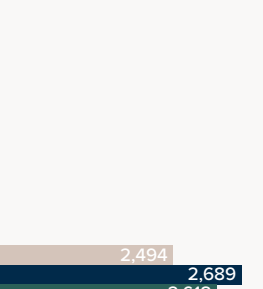
White & Co.

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

 Me Do Re 2, Jumeirah Lake Towers AED 4,750,000 3 2,009	 SO/ Uptown, Jumeirah Lake Towers AED 5,500,000 2 3 1,574	 SO/ Uptown Dubai, Jumeirah Lake Towers AED 6,200,000 2 3 2,073	 Saba Tower 2, Jumeirah Lake Towers AED 7,800,000 4 4 4,426	 Uptown Tower, Jumeirah Lake Towers AED 8,000,000 3 4 1,739
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Recent White & Co. Sales

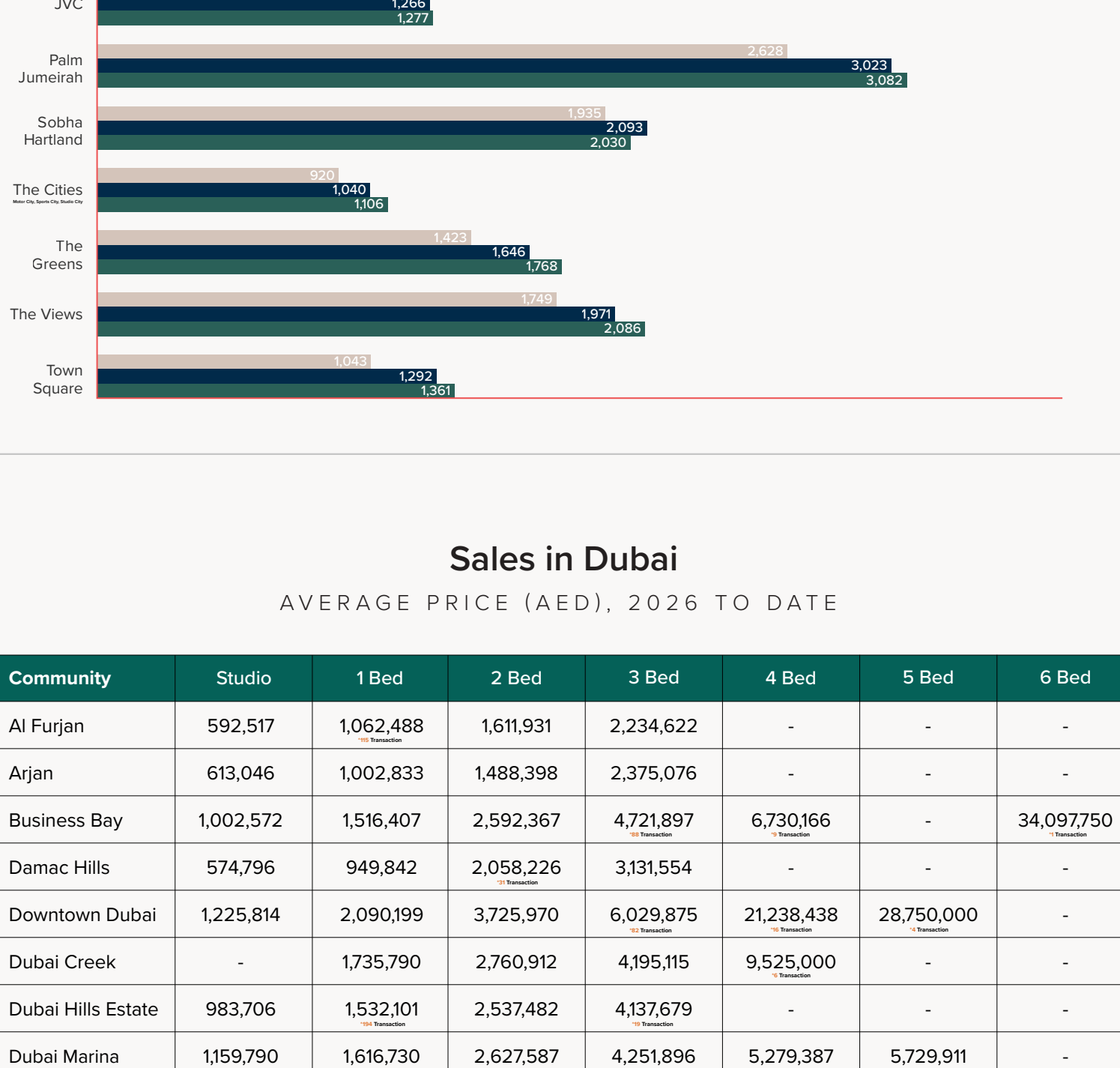
 Saba Tower 3, Jumeirah Lake Towers AED 940,000 2 3 1,379	 Lakeside Residence, Jumeirah Lake Towers AED 1,300,000 1 2 834	 Lakeside Residence, Jumeirah Lake Towers AED 1,800,000 2 3 1,153	 Lakeside Residence, Jumeirah Lake Towers AED 1,850,000 2 3 1,294	 Green Lakes Towers 3, Jumeirah Lake Towers AED 2,439,000 2 3 1,613
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



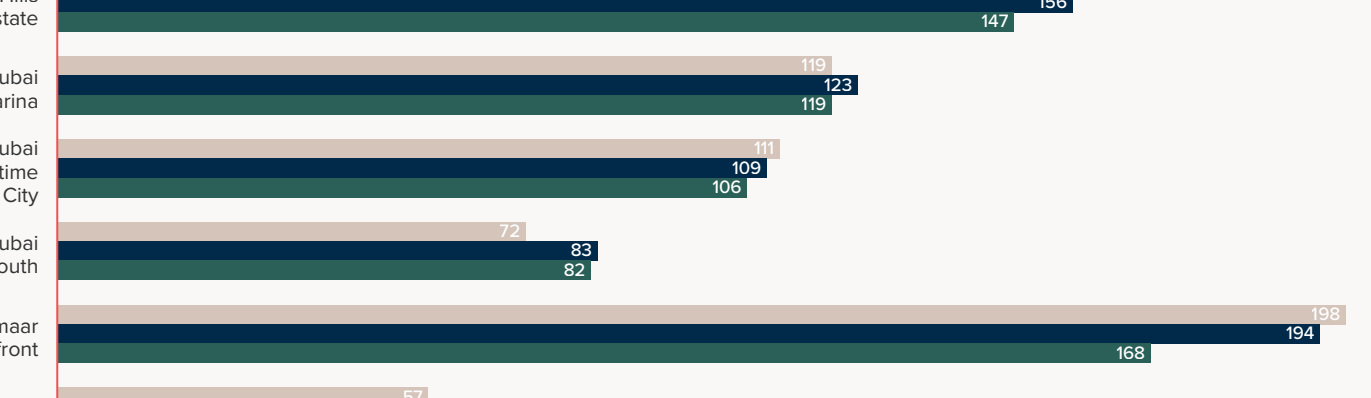
Sales in Dubai

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	3,131,554	-	-	-
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	-	-	-

Sale Transactions in Dubai

JULY 2026

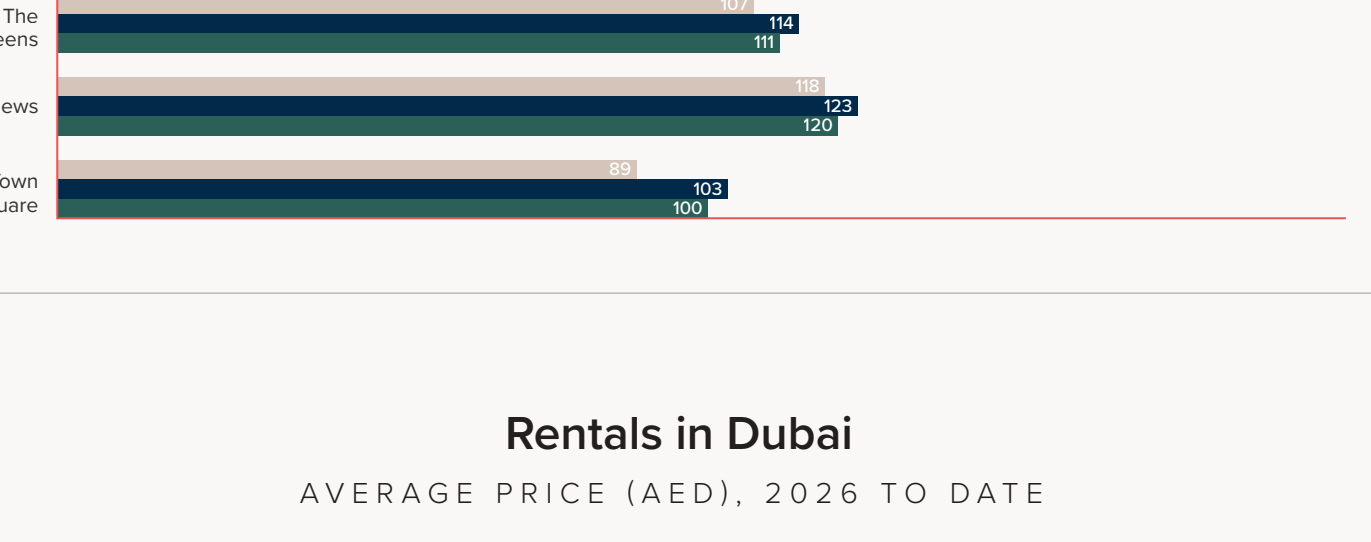


AED 3,787,815,955

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



Off - Plan

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

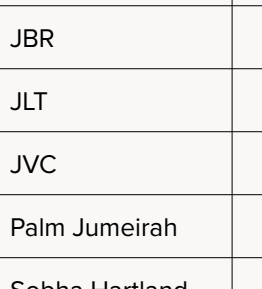
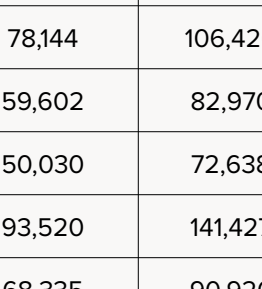
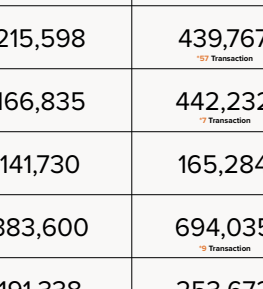
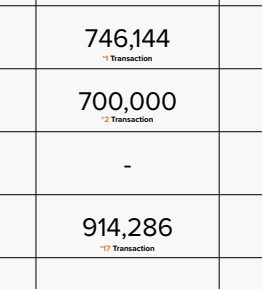
Transferred Sales (Title Deed)

Total Records: 3,684
Total Sale Price: 9,347,509,142
DLD Residential: 28.1%

RENTAL TRANSACTIONS

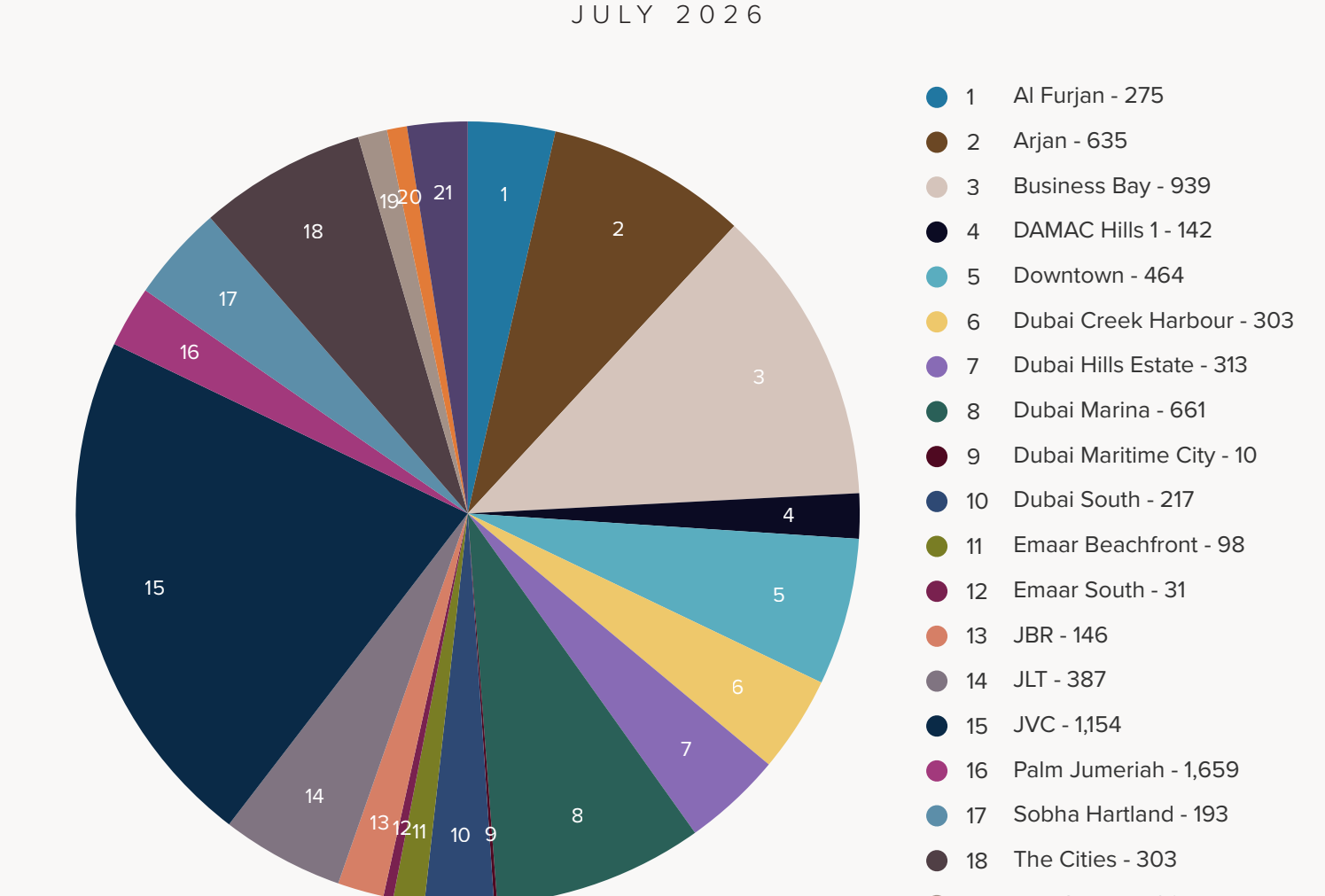
MARKET ANALYSIS

Hot Properties for Rent

 Dubai Arch, Jumeirah Lake Towers AED 180,000 3 3 1,626	 Uptown Tower, Jumeirah Lake Towers AED 190,000 1 2 995	 Green Lakes Towers 1, Jumeirah Lake Towers AED 210,000 2 4 1,657	 Green Lakes 2, Jumeirah Lake Towers AED 229,999 3 5 2,629	 Dubai Arch, Jumeirah Lake Towers AED 694,374 3 2 1,550
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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	-	-	-

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%