

Palm Jumeirah July Market Report

Apartments

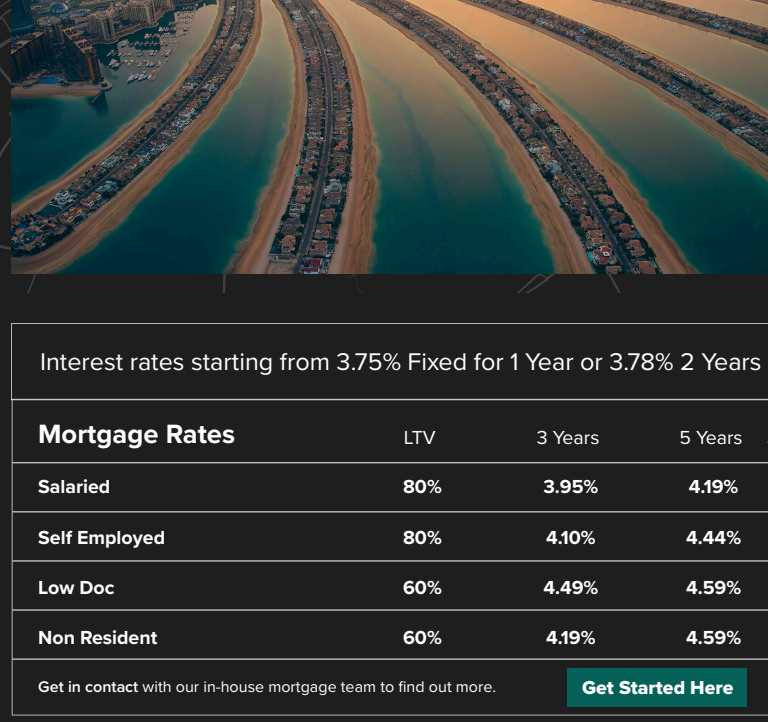
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Palm Jumeirah Apartment Market Holds Strong

Palm Jumeirah apartments continue to attract strong demand in 2026, supported by limited waterfront supply and sustained interest from international buyers. Luxury residences remain highly sought after, reinforcing the island's position as one of Dubai's most prestigious residential destinations.

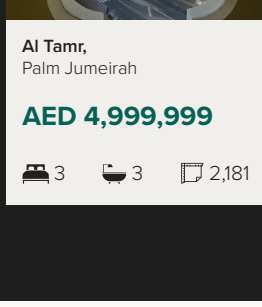
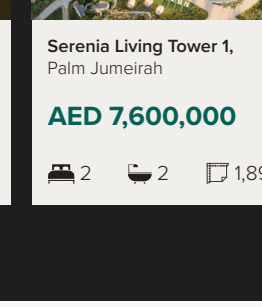
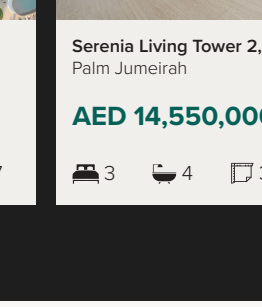
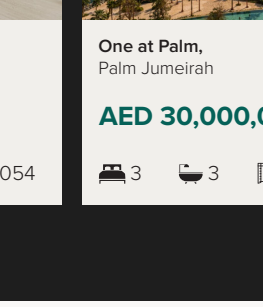
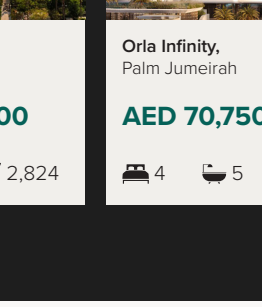


NEWS

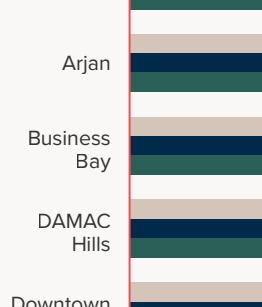
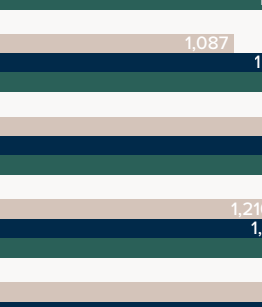
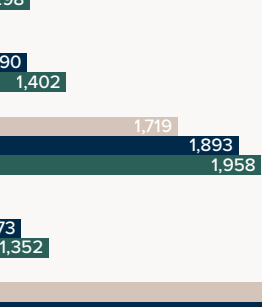
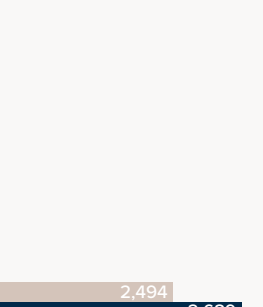
White & Co.

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.

Hot Properties for Sale

 Serenia Living Tower 2, Palm Jumeirah AED 12,500,000 3 3 2,428	 One at Palm Jumeirah, Palm Jumeirah AED 48,750,000 4 5 5,152	 One at Palm Jumeirah, Palm Jumeirah AED 52,000,000 4 4 6,252	 Mansion 4, Palm Jumeirah AED 59,000,000 5 6 7,697	 One at Palm Jumeirah, Palm Jumeirah AED 99,500,000 5 5 9,958
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Recent White & Co. Sales

 Al Tamr, Palm Jumeirah AED 4,999,999 3 3 2,381	 Serenia Living Tower 1, Palm Jumeirah AED 7,600,000 2 2 1,897	 Serenia Living Tower 2, Palm Jumeirah AED 14,550,000 3 4 3,054	 One at Palm Jumeirah, Palm Jumeirah AED 30,000,000 3 3 2,824	 Orla Infinity, Palm Jumeirah AED 70,750,000 4 5 7,679
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



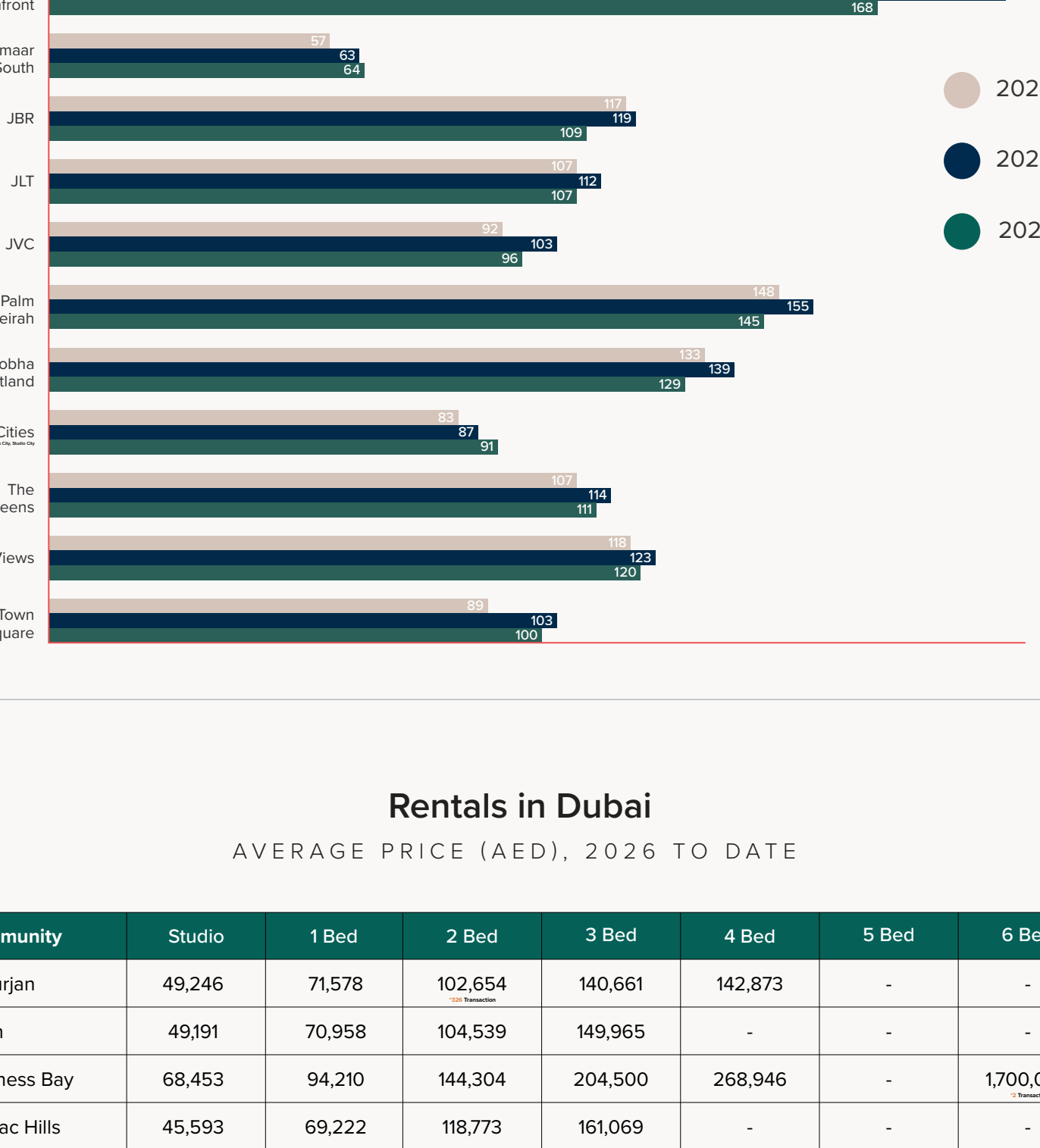
Sales in Dubai

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	3,131,551	-	-	-
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	4,818,331	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

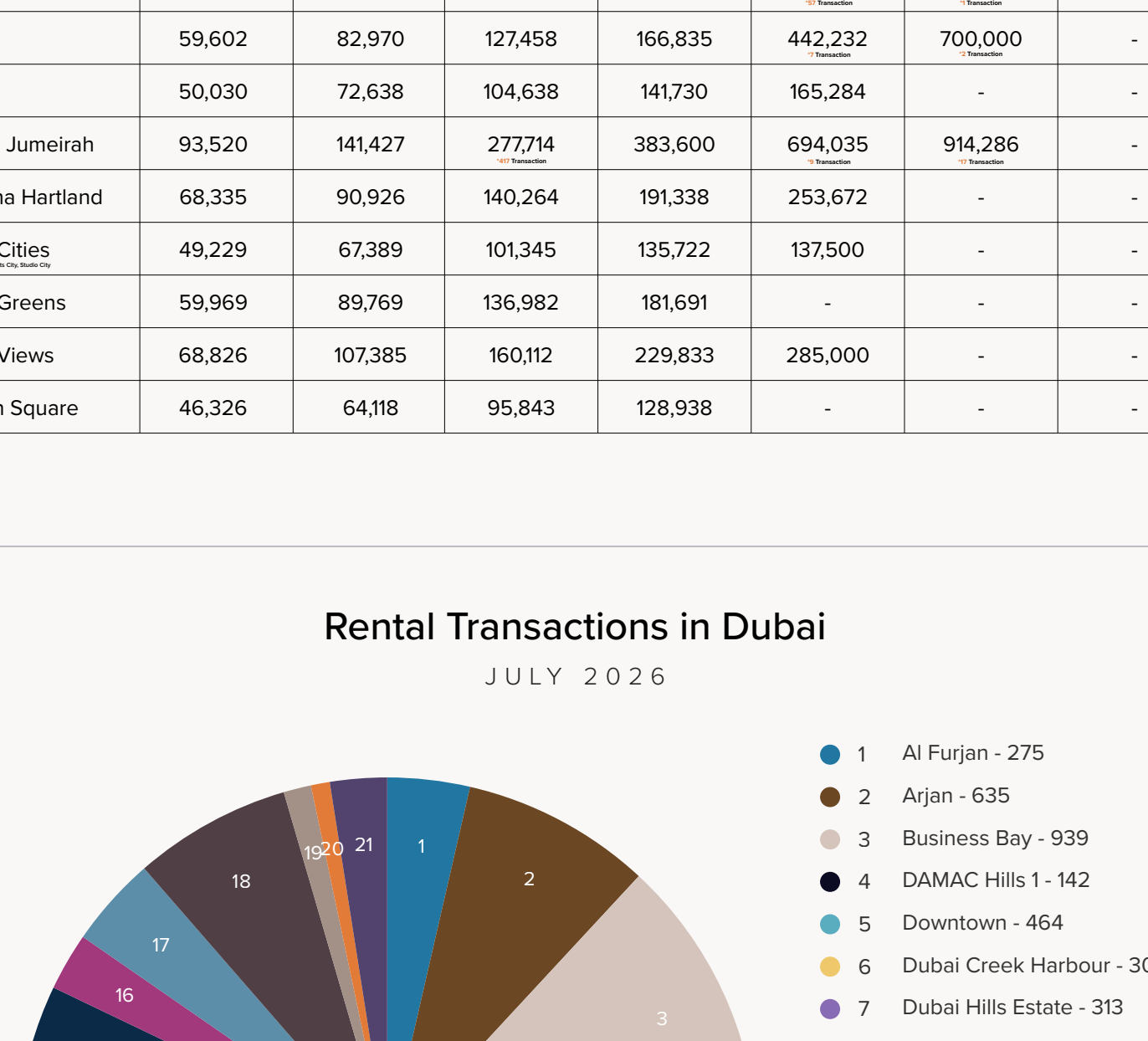


AED 3,787,815,955

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



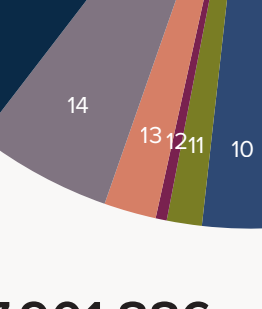
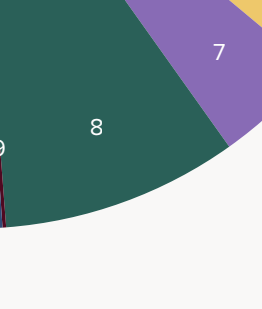
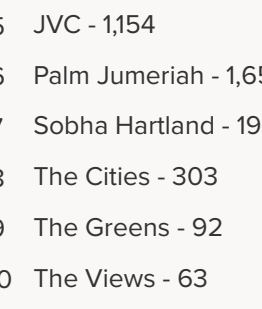
Off - Plan
Total Records: 9,430
Total Sale Price: 16,976,816,063
DLD Residential: 71.9%
*Includes secondary Off - Plan sales

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

RENTAL TRANSACTIONS

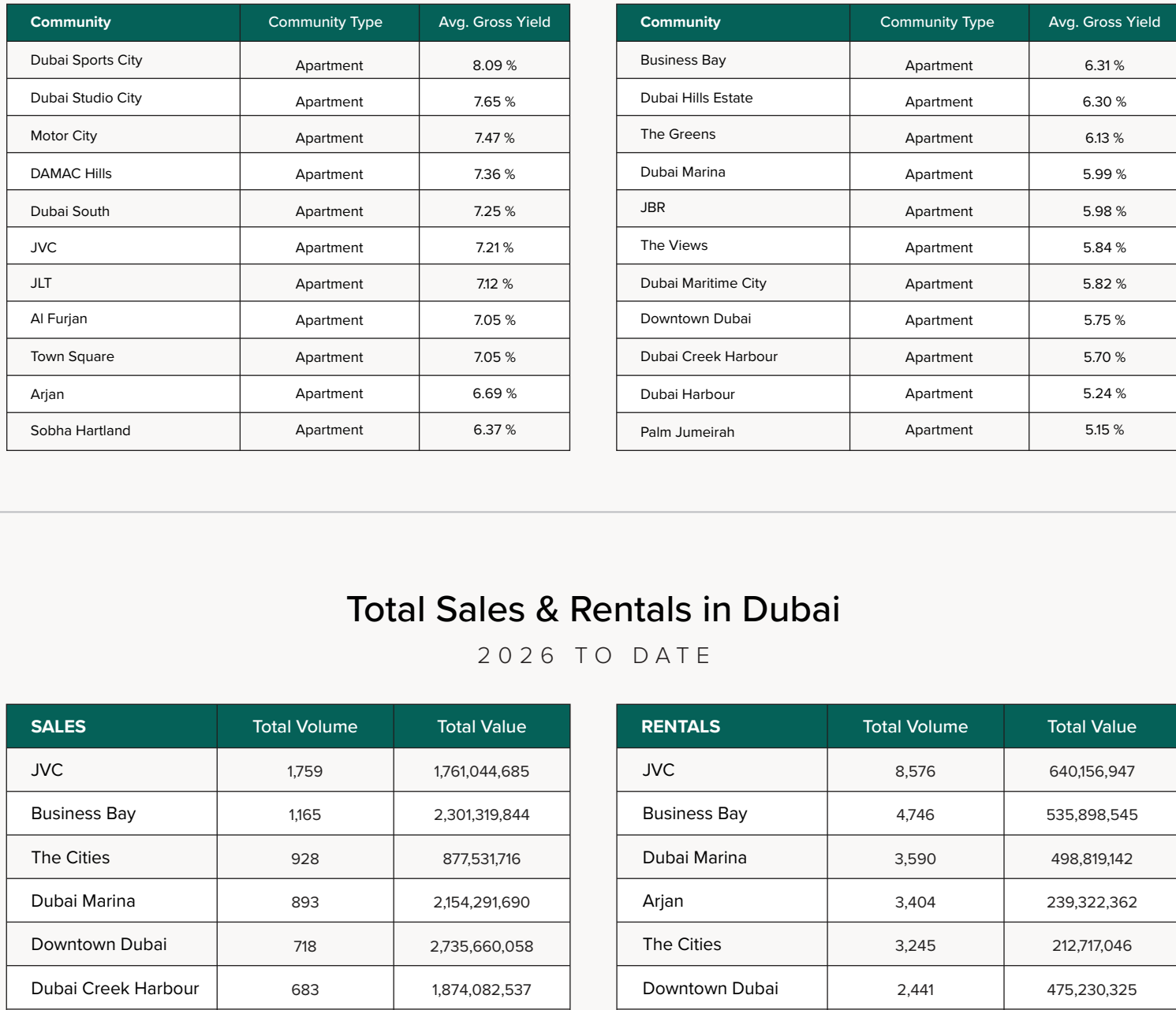
MARKET ANALYSIS

Hot Properties for Rent

 Golden Mile 4, Palm Jumeirah AED 179,999 2 3 1,794	 Abu Keibai, Palm Jumeirah AED 199,999 1 2 1,144	 Abu Keibai, Palm Jumeirah AED 219,999 2 3 1,999	 Oceana Baltic, Palm Jumeirah AED 350,000 3 4 2,279	 Serenia Residences East, Palm Jumeirah AED 800,000 3 5 4,877
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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	277,774	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	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 %