

## Business Bay August Market Report

## Apartments

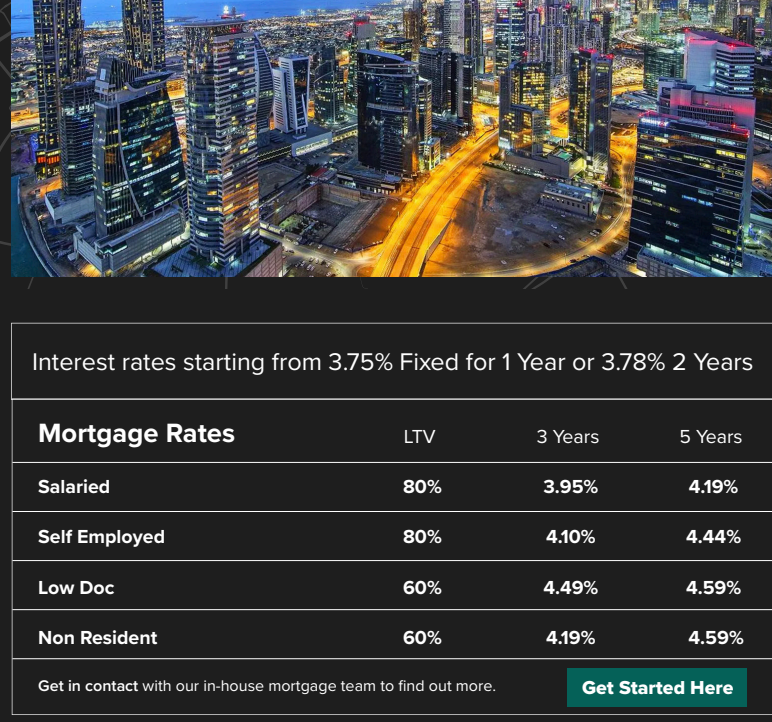
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## Business Bay attracts returning residents as summer ends

As summer draws to a close, Business Bay is seeing renewed interest from residents returning to Dubai and preparing for the new school year. Its central location, access to offices, retail, and transport links continue supporting apartment demand, while premium buildings and canal-side residences remain particularly attractive to tenants prioritising convenience.



## NEWS

## White &amp; Co.

The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

| 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                                                        | 80% | 4.10%   | 4.44%                            |
| Low Dec                                                              | 60% | 4.49%   | 4.99%                            |
| Non Resident                                                         | 60% | 4.19%   | 4.99%                            |
| Get in contact with our in-house mortgage team to find out more.     |     |         |                                  |
|                                                                      |     |         | <a href="#">Get Started Here</a> |

## Hot Properties for Sale

|                            |                            |                            |                         |                                  |
|----------------------------|----------------------------|----------------------------|-------------------------|----------------------------------|
|                            |                            |                            |                         |                                  |
| Residence 22, Business Bay | Residence 22, Business Bay | Residence 22, Business Bay | Volante 2, Business Bay | Bugatti Residences, Business Bay |
| AED 24,200,000             | AED 27,000,000             | AED 30,000,000             | AED 33,000,000          | AED 41,600,000                   |
| 4 5 4,781                  | 4 6 4,922                  | 4 6 4,922                  | 4 5 5,531               | 3 4 6,378                        |

## Recent White &amp; Co. Sales

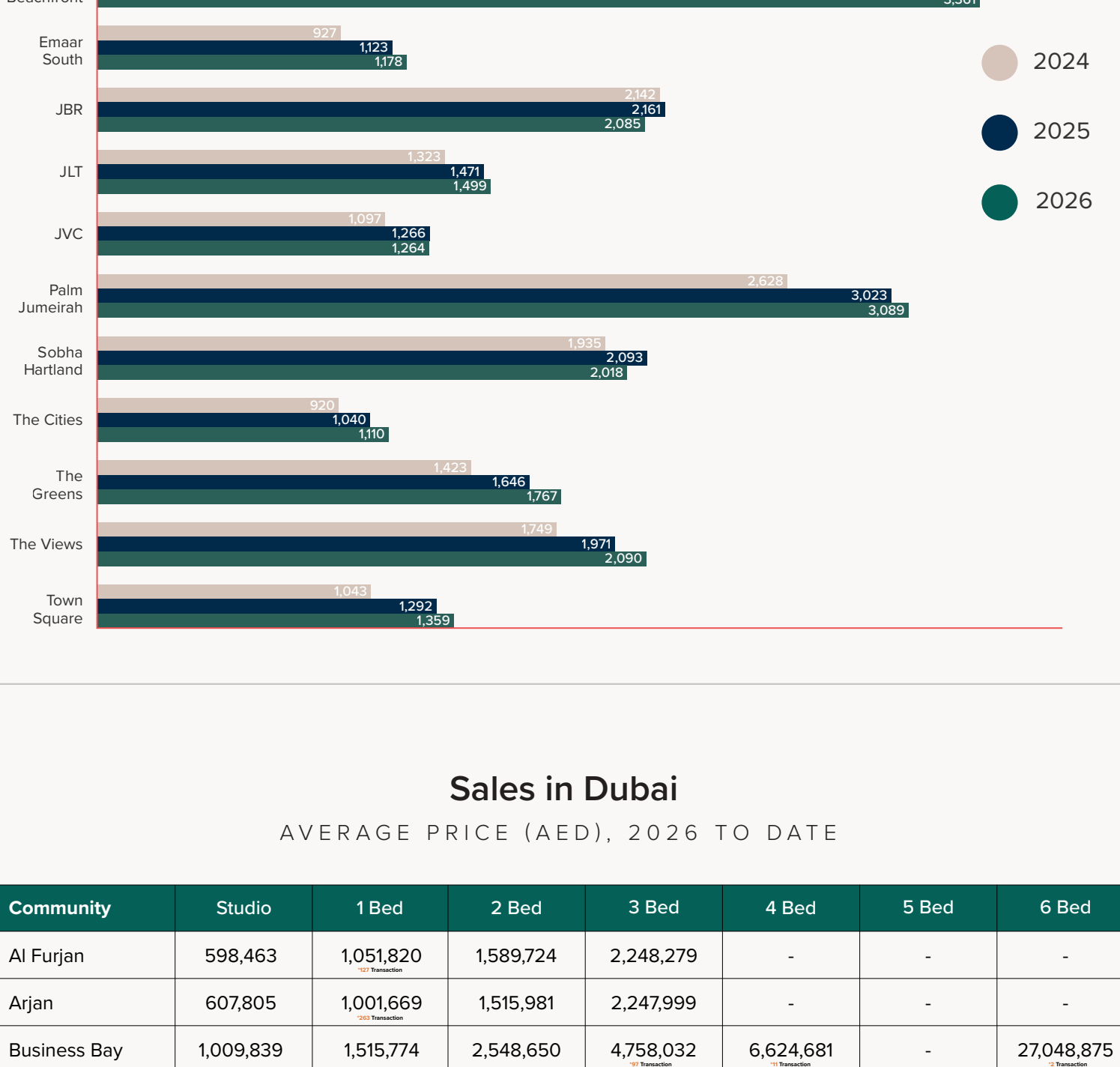
|                            |                              |                           |                                 |                               |
|----------------------------|------------------------------|---------------------------|---------------------------------|-------------------------------|
|                            |                              |                           |                                 |                               |
| Nobles Tower, Business Bay | Saefer Tower 1, Business Bay | Waves Tower, Business Bay | Executive Tower E, Business Bay | Jumeirah Living, Business Bay |
| AED 1,290,000              | AED 1,650,000                | AED 2,175,000             | AED 6,000,000                   | AED 7,600,000                 |
| 1 2 829                    | 2 4 1,580                    | 2 3 1,580                 | 3 4 4,232                       | 3 4 2,113                     |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



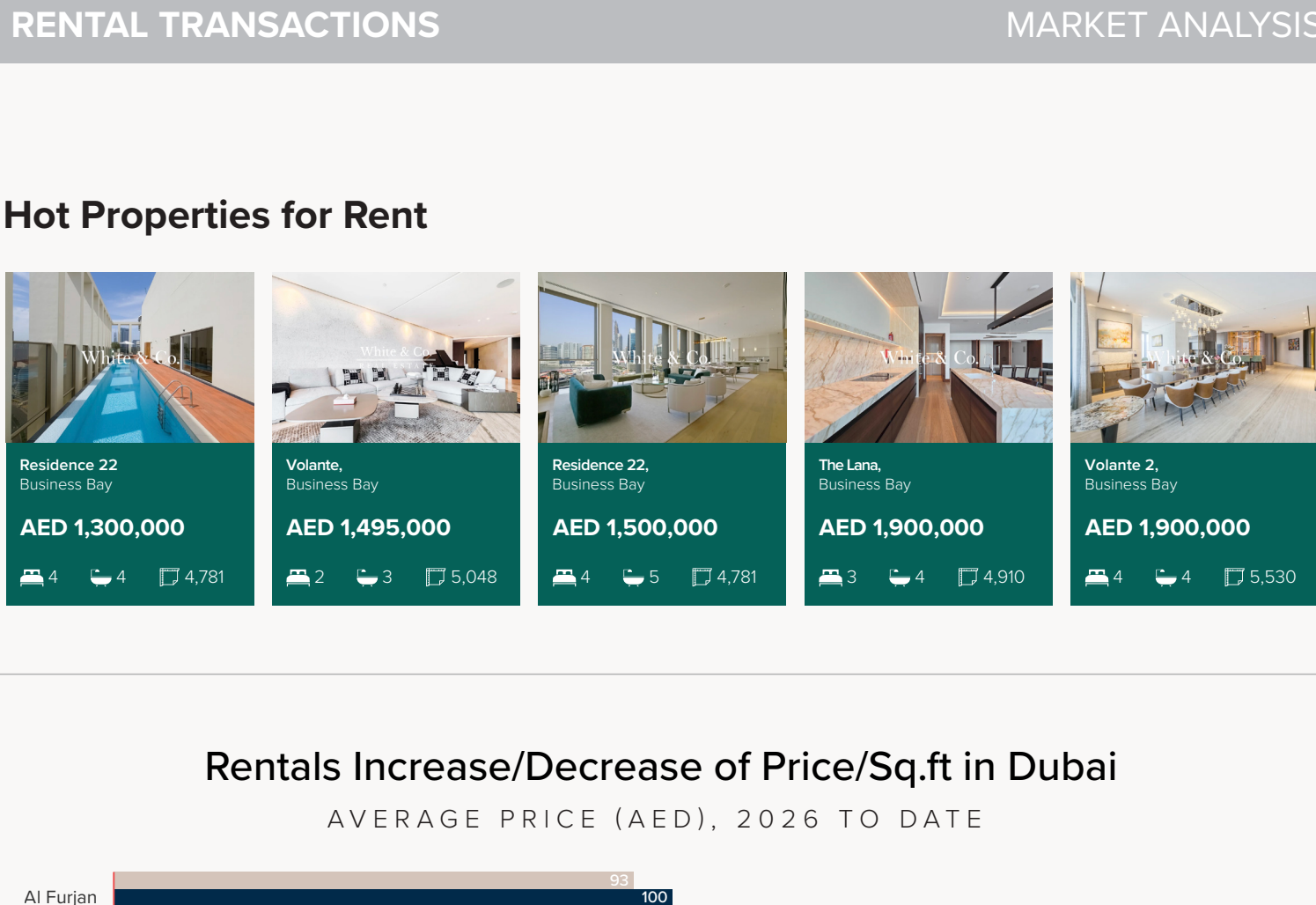
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community           | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|---------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan           | 598,463   | 1,051,820 | 1,589,924 | 2,248,279 | -          | -          | -          |
| Arjan               | 607,805   | 1,001,669 | 1,515,951 | 2,247,999 | -          | -          | -          |
| Business Bay        | 1,009,839 | 1,515,774 | 2,548,650 | 4,758,032 | 6,624,681  | -          | 27,048,875 |
| DAMAC Hills         | 575,775   | 956,483   | 2,036,515 | 2,976,302 | -          | -          | -          |
| Downtown Dubai      | 1,225,435 | 2,327,145 | 3,714,538 | 6,134,155 | 22,260,067 | 28,750,000 | -          |
| Dubai Creek         | -         | 1,737,916 | 2,754,456 | 4,167,572 | 9,050,000  | -          | -          |
| Dubai Hills Estate  | 972,650   | 1,542,933 | 2,530,859 | 4,111,455 | 9,200,000  | -          | -          |
| Dubai Marina        | 1,157,831 | 1,590,758 | 2,626,256 | 4,238,117 | 5,517,624  | 5,729,911  | -          |
| Dubai Maritime City | 1,092,957 | 1,450,000 | 2,788,254 | -         | -          | -          | -          |
| Dubai South         | 505,077   | 753,057   | 1,274,073 | 1,787,480 | -          | -          | -          |
| Emaar Beachfront    | -         | 2,475,735 | 4,385,050 | 7,284,788 | 14,876,378 | -          | -          |
| Emaar South         | -         | 1,151,667 | 1,497,266 | 2,014,444 | -          | -          | -          |
| JBR                 | 1,747,000 | 2,128,196 | 2,918,457 | 4,499,274 | 8,260,547  | 19,500,000 | -          |
| JLT                 | 783,773   | 1,209,620 | 2,083,681 | 3,114,655 | 6,366,185  | 13,323,323 | -          |
| JVC                 | 605,161   | 996,964   | 1,546,190 | 1,950,976 | 3,297,576  | -          | -          |
| Palm Jumeirah       | 1,656,025 | 3,240,209 | 5,501,335 | 9,191,475 | 19,570,238 | 47,550,000 | 34,000,000 |
| Sobha Hartland      | 999,105   | 1,387,088 | 2,291,660 | 3,315,177 | 4,588,861  | -          | -          |
| The Cities          | 572,437   | 875,687   | 1,358,184 | 1,956,050 | 2,885,004  | -          | -          |
| The Greens          | 810,939   | 1,382,728 | 2,320,814 | 3,412,032 | 4,600,000  | -          | -          |
| The Views           | 1,056,000 | 1,786,769 | 3,021,050 | 3,595,403 | 8,250,000  | -          | -          |
| Town Square         | 567,154   | 863,768   | 1,353,253 | 2,154,808 | -          | -          | -          |

## Sale Transactions in Dubai

AUGUST 2026

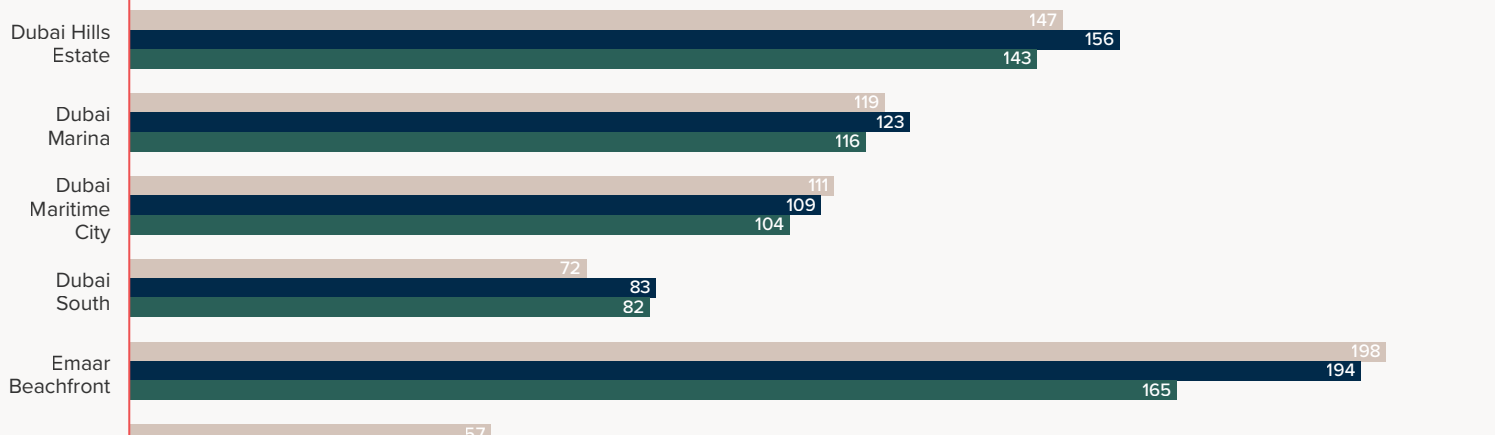


AED 3,446,187,593

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



## Off - Plan

Total Records: 7900

Total Sale Price: 15,254,103,439

DLD Residential: 71.4%

Includes secondary Off - Plan sales

## Transferred Sales (Title Deed)

Total Records: 3,168

Total Sale Price: 8,232,335,670

DLD Residential: 28.6%

## RENTAL TRANSACTIONS

## MARKET ANALYSIS

## Hot Properties for Rent

|                            |                       |                            |                        |                         |
|----------------------------|-----------------------|----------------------------|------------------------|-------------------------|
|                            |                       |                            |                        |                         |
| Residence 22, Business Bay | Volante, Business Bay | Residence 22, Business Bay | The Lane, Business Bay | Volante 2, Business Bay |
| AED 1,300,000              | AED 1,495,000         | AED 1,500,000              | AED 1,900,000          | AED 1,900,000           |
| 4 4 4,781                  | 2 3 5,048             | 4 4 4,781                  | 3 4 4,910              | 4 4 4 5,530             |

## 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           | 48,353 | 71,244  | 101,383 | 138,485 | 143,385   | -       | -         |
| Arjan               | 48,223 | 70,945  | 113,240 | 148,303 | -         | -       | -         |
| Business Bay        | 66,327 | 93,144  | 141,114 | 204,876 | 290,985   | -       | 1,700,000 |
| DAMAC Hills         | 44,807 | 68,344  | 118,904 | 167,466 | -         | -       | -         |
| Downtown Dubai      | 73,688 | 114,917 | 186,994 | 290,115 | 1,702,856 | -       | -         |
| Dubai Creek         | -      | 99,824  | 149,473 | 228,189 | 471,432   | -       | -         |
| Dubai Hills Estate  | 72,014 | 96,255  | 147,419 | 257,968 | 453,000   | -       | -         |
| Dubai Marina        | 64,072 | 93,843  | 150,868 | 247,037 | 366,518   | 778,333 | -         |
| Dubai Maritime City | 63,404 | 78,937  | 133,628 | -       | -         | -       | -         |
| Dubai South         | 42,302 | 58,619  | 85,079  | 120,002 | 185,000   | -       | -         |
| Emaar Beachfront    | -      | 128,112 | 209,319 | 350,510 | 599,546   | -       | -         |
| Emaar South         | -      | 60,372  | 82,175  | 106,926 | -         | -       | -         |
| JBR                 | 76,071 | 104,806 | 149,104 | -       | 404,791   | 746,144 | -         |
| JLT                 | 58,451 | 82,758  | 126,794 | 167,752 | 379,056   | 600,000 | -         |
| JVC                 | 49,474 | 72,251  | 103,363 | 141,448 | 164,509   | -       | -         |
| Palm Jumeirah       | 90,654 | 143,864 | 270,343 | 381,722 | 874,745   | 795,000 | -         |
| Sobha Hartland      | 67,286 | 88,995  | 139,580 | 186,952 | 250,240   | -       | -         |
| The Cities          | 48,230 | 67,439  | 101,078 | 136,008 | 137,500   | -       | -         |
| The Greens          | 58,406 | 88,241  | 135,657 | 179,444 | -         | -       | -         |
| The Views           | 66,533 | 104,358 | 159,665 | 227,292 | 285,000   | -       | -         |
| Town Square         | 45,257 | 63,576  | 94,593  | 128,431 | -         | -       | -         |

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| Dubai Sports City | Apartment      | 8.13 %           |
| DAMAC Hills       | Apartment      | 7.41 %           |
| Dubai Studio City | Apartment      | 7.37 %           |
| Motor City        | Apartment      | 7.27 %           |
| Dubai South       | Apartment      | 7.13 %           |
| JVC               | Apartment      | 7.11 %           |
| Town Square       | Apartment      | 7.11 %           |
| JLT               | Apartment      | 7.07 %           |
| Town Square       | Apartment      | 7.05 %           |
| Al Furjan         | Apartment      | 7.01 %           |
| Arjan             | Apartment      | 6.50 %           |

| Community           | Community Type | Avg. Gross Yield |
|---------------------|----------------|------------------|
| Sobha Hartland      | Apartment      | 6.20 %           |
| Business Bay        | Apartment      | 6.20 %           |
| Dubai Hills Estate  | Apartment      | 6.15 %           |
| The Greens          | Apartment      | 6.03 %           |
| JBR                 | Apartment      | 5.93 %           |
| The Views           | Apartment      | 5.86 %           |
| Dubai Maritime City | Apartment      | 5.78 %           |
| Dubai Marina        | Apartment      | 5.72 %           |
| Dubai Creek Harbour | Apartment      | 5.60 %           |
| Downtown Dubai      | Apartment      | 5.41 %           |
| Palm Jumeirah       | Apartment      | 5.13 %           |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| SALES               | Total Volume | Total Value   |
|---------------------|--------------|---------------|
| JVC                 | 2,012        | 2,007,267,150 |
| Business Bay        | 1,341        | 2,638,129,132 |
| The Cities          | 1,026        | 978,130,756   |
| Dubai Marina        | 1,012        | 2,428,996,161 |
| Dubai Creek Harbour | 752          | 2,053,591,537 |
| Downtown Dubai      | 736          | 3,025,219,590 |
| Arjan               | 713          | 695,612,001   |
| Sobha Hartland      | 559          | 1,107,400,139 |
| Dubai Hills Estate  | 539          | 1,219,302,837 |
| JLT                 | 503          | 828,488,772   |
| Town Square         | 452          | 555,633,982   |
| Palm Jumeirah       | 397          | 2,572,513,805 |
| Al Furjan           | 366          | 475,428,460   |
| DAMAC Hills         | 280          | 283,028,003   |
| JBR                 | 264          | 1,003,716,649 |
| Dubai South         | 233          | 227,331,252   |
| Emaar Beachfront    | 178          | 780,679,250   |
| The Greens          | 169          | 315,018,998   |
| The Views           | 97           | 239,158,416   |
| Emaar South         | 40           | 63,508,444    |
| Dubai Maritime City | 11           | 22,908,395    |

| RENTALS             | Total Volume | Total Value |
|---------------------|--------------|-------------|
| JVC                 | 10,645       | 783,028,128 |
| Business Bay        | 5,923        | 650,860,695 |
| Dubai Marina        | 4,499        | 606,238,226 |
| Arjan               | 4,295        | 303,305,384 |
| The Cities          | 3,938        | 257,304,097 |
| Downtown Dubai      | 3,094        | 575,771,241 |
| JLT                 | 2,585        | 121,832,390 |
| Dubai South         | 1,809        | 24,755,091  |
| Dubai Creek Harbour | 2,083        | 305,890,979 |
| Al Furjan           | 1,702        | 155,585,043 |
| Dubai Hills Estate  | 1,959        | 270,940,419 |
| Sobha Hartland      | 1,694        | 198,117,123 |
| Town Square         | 1,200        | 98,306,811  |
| Palm Jumeirah       | 1,247        | 355,034,082 |
| DAMAC Hills         | 999          | 66,338,927  |
| JBR                 | 965          | 349,322,049 |
| The Greens          | 553          | 59,822,320  |
| Emaar Beachfront    | 633          | 127,268,399 |
| The Views           | 429          | 58,621,797  |
| Emaar South         | 198          | 17,500,010  |
| Dubai Maritime City | 57           | 5,906,400   |

PROPERTY MONITOR  
A Cavendish Maxwell Group Company

\*Data source: Property Monitor, as of 2nd September 2026 Secondary Sales Only

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