

The Greens August Market Report

Apartments

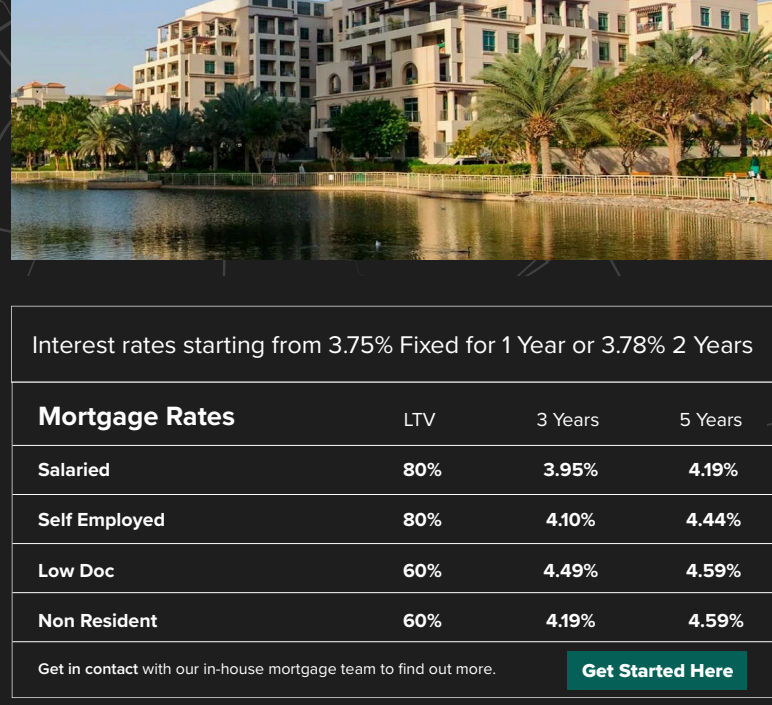
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Back-to-school demand boosts The Greens

The Greens is attracting renewed interest as families return from summer and prepare for the new academic year. Its established residential environment, greenery and proximity to Dubai's business districts continue supporting tenant demand, while limited new supply gives the community an added advantage for residents seeking convenient, ready-to-live-in apartments.



NEWS

White & Co.

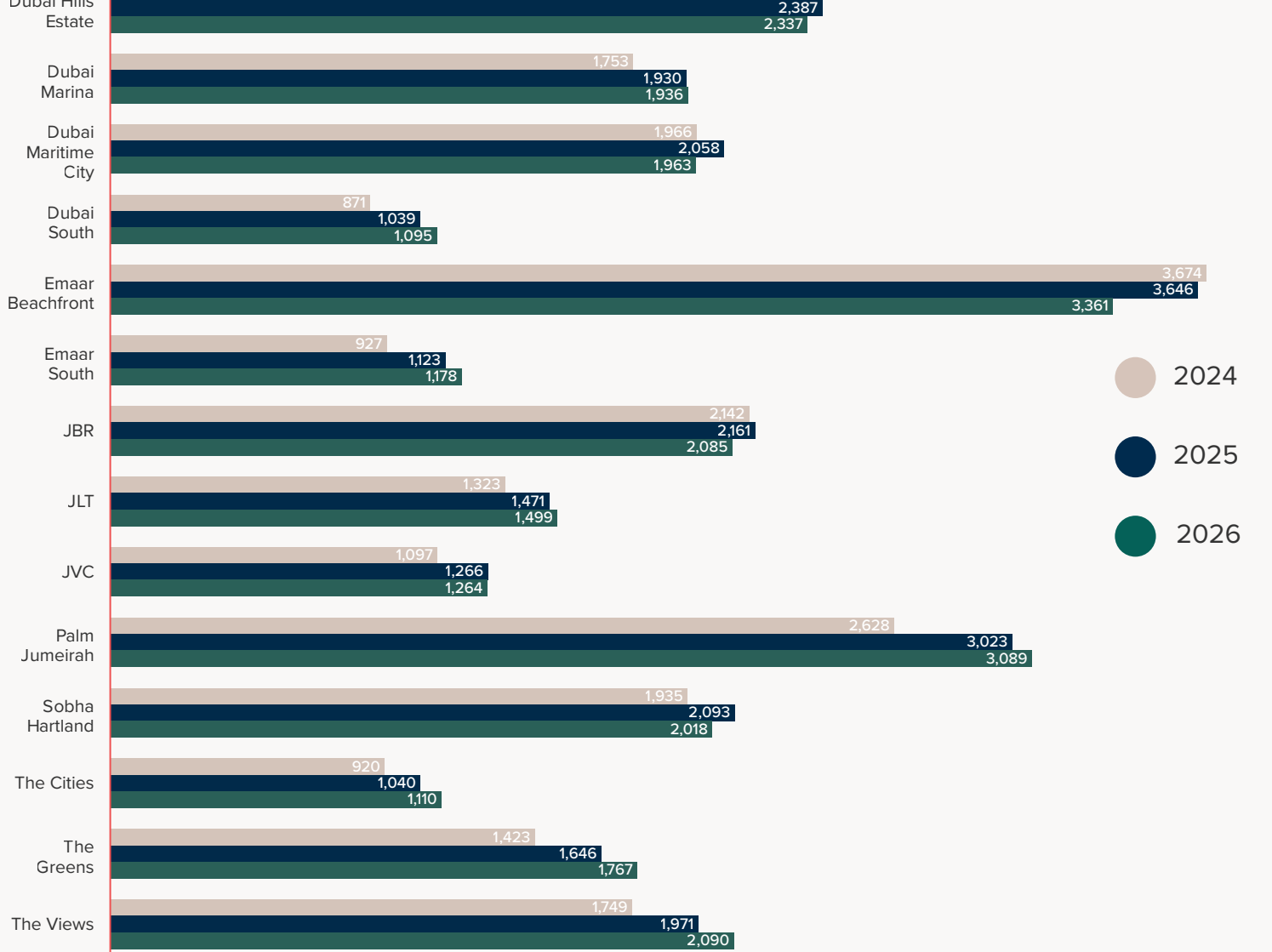
The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into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

Hot Properties for Sale

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Al Ghazlan 3, The Greens	AED 1,490,000	1	1	1,082
Al Alka 3, The Greens	AED 1,530,000	1	1	1,076
Al Dhafra 3, The Greens	AED 1,599,000	1	1	739
Al Thayyal 2, The Greens	AED 2,000,000	2	2	1,133
Al Dhafra 2, The Greens	AED 2,600,000	2	2	1,304

Recent White & Co. Sales

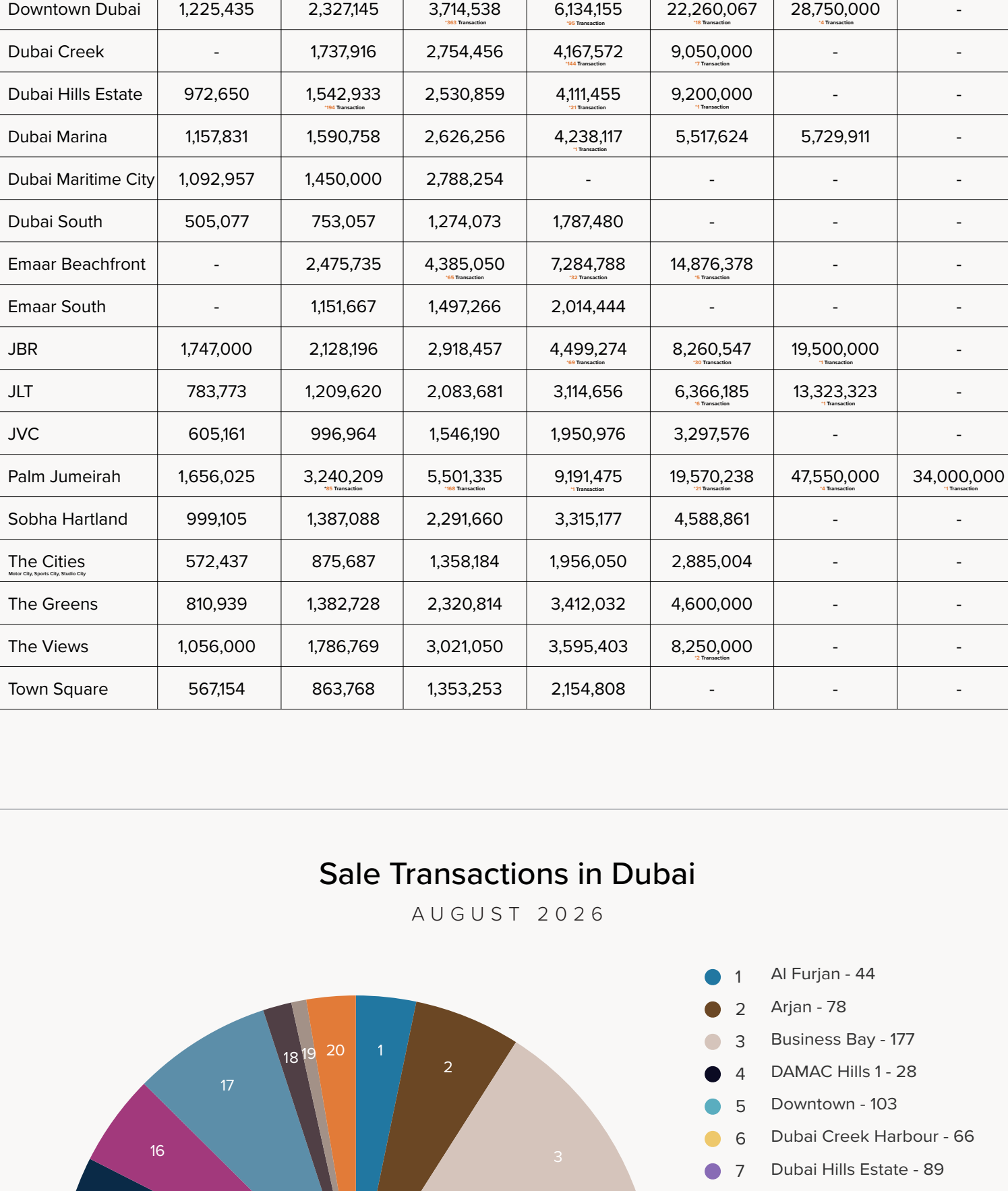
Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Al Alka 3, The Greens	AED 1,272,000	1	1	755
Al Ghazlan 3, The Greens	AED 1,400,000	1	1	754
Al Samer 2, The Greens	AED 1,470,000	1	1	739
Al Dhafra 2, The Greens	AED 1,500,000	1	1	1,087
Al Nakheel 2, The Greens	AED 3,200,000	2	2	1,415



Sales in Dubai

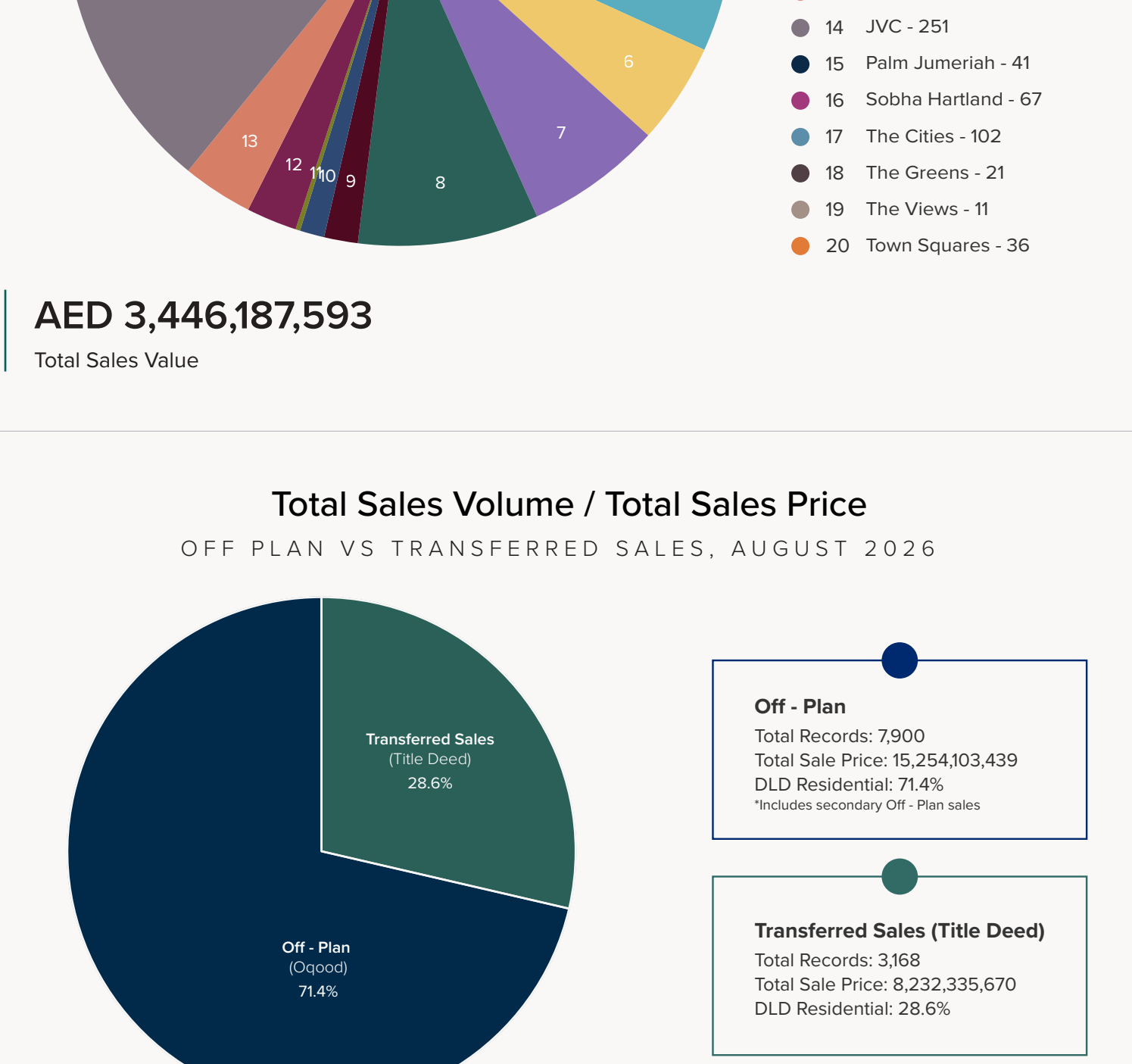
AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	598,463	1,051,820	1,589,724	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	3,114,656	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	9,911,475	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	-	-	-



AED 3,446,187,593

Total Sales Value

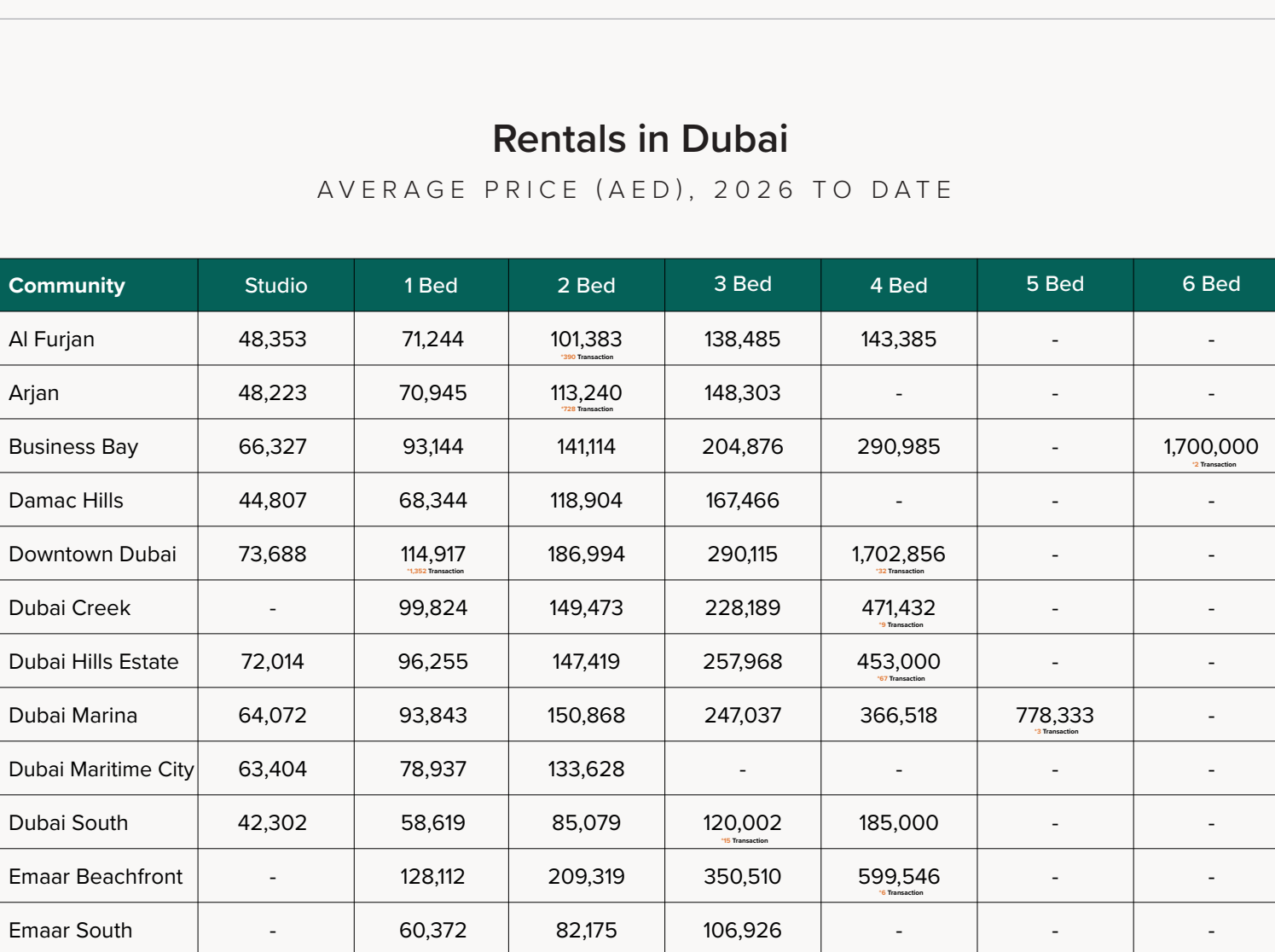
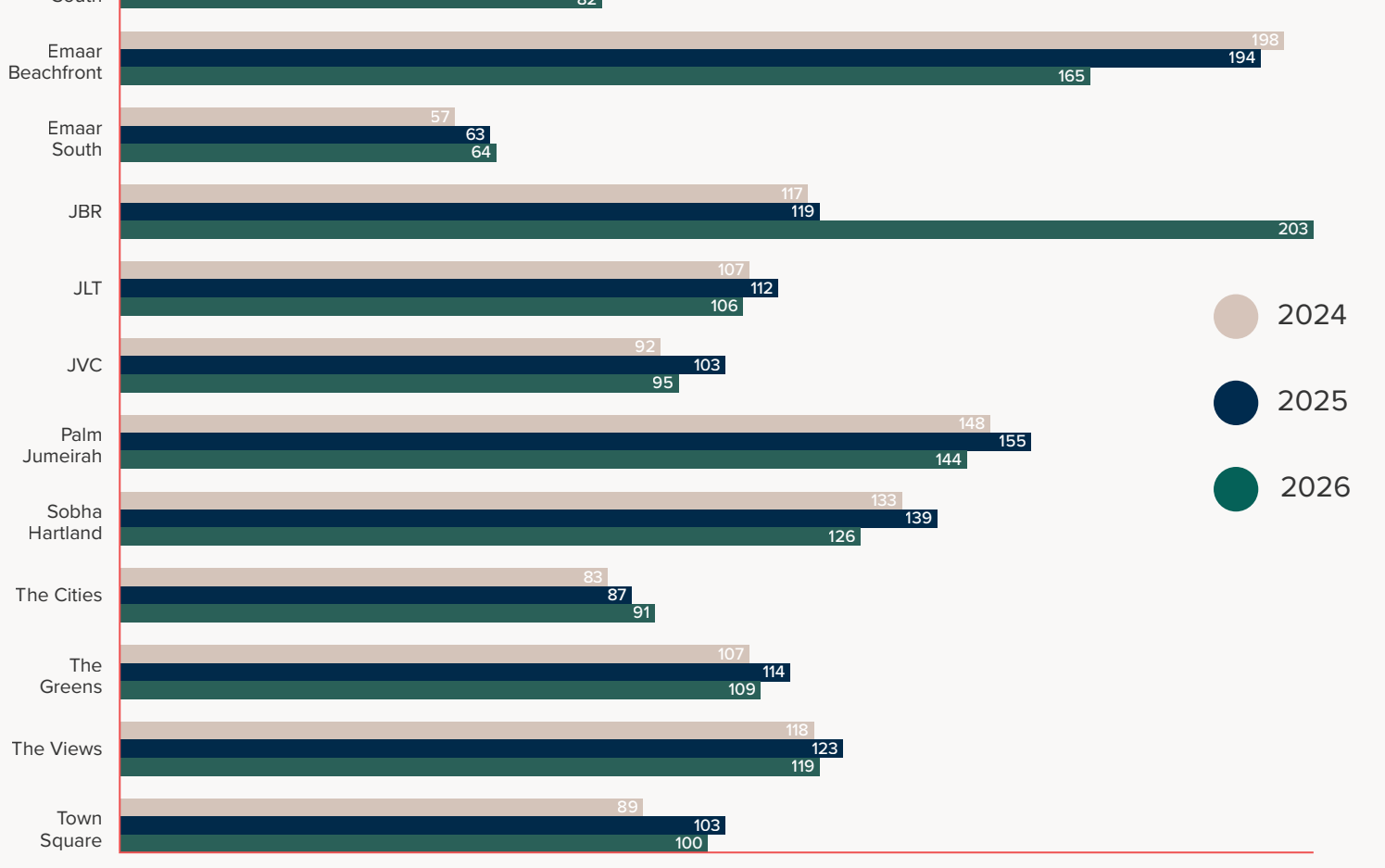
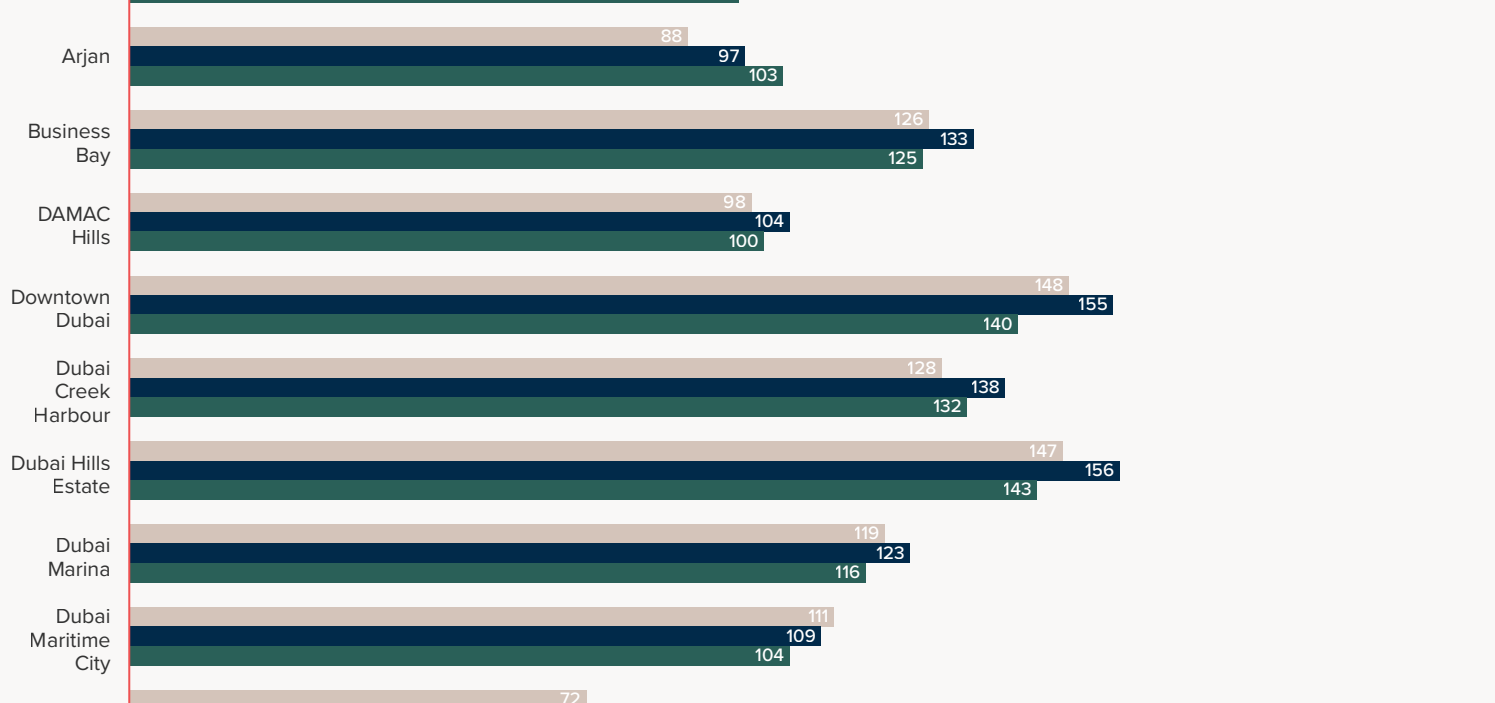


RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Al Ghazlan 3, The Greens	AED 110,000	1	1	754
Al Alka 3, The Greens	AED 135,000	1	1	764
Al Dhafra 4, The Greens	AED 145,000	2	2	1,133
The Onyx Tower 2, The Greens	AED 179,000	2	3	1,418
Al Ghaf 4, The Greens	AED 250,000	4	3	2,322



AED 1,972,089,359

Total Rental Value

Current Average Gross Yield

AUGUST 2026

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 %

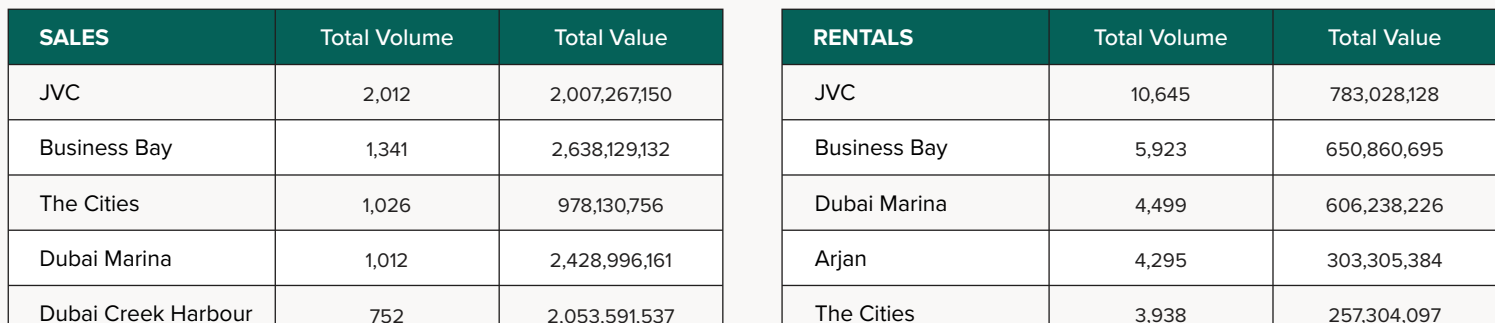
Community	Community Type	Avg. Gross Yield
Sobha Hartland	Apartment	6.20 %
Business Bay	Apartment	6.20 %
Dubai Hills Estate	Apartment	6.15 %
The Greens	Apartment	6.03 %
JBR	Apartment	5.93 %
The Views	Apartment	5.86 %
Dubai Maritime City	Apartment	5.78 %
Dubai Marina	Apartment	5.72 %
Dubai Creek Harbour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

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	2,012	2,007,287,150
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	283,035,003
JBR	264	1,003,716,649
Dubai South	233	227,331,352
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 Hills Estate	4,499	606,238,226
Arjan	4,295	303,305,384
The Cities	3,938	257,304,097
Downtown Dubai	3,094	251,771,241
JLT	2,885	251,832,390
Dubai South	1,509	124,755,091
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	198,117,821
Town Square	1,200	98,306,843
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



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

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