

JBR August Market Report

Apartments

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



NEWS

JBR apartments attract renewed interest as summer ends

As summer draws to a close, JBR remains relevant to residents returning to Dubai and preparing for the new school year. Direct beach access, hospitality and established amenities continue supporting its lifestyle appeal, while limited beachfront stock keeps the community distinctive for tenants seeking coastal living alongside convenient access to Dubai's wider attractions.



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
Jumeirah Gate Tower 1, Jumeirah Beach Residence	AED 8,600,000	3	5	1,939
Jumeirah Gate Tower 2, Jumeirah Beach Residence	AED 12,000,000	3	3	1,864
Rimal 5, Jumeirah Beach Residence	AED 12,499,999	4	6	6,261
Bahar 5, Jumeirah Beach Residence	AED 12,500,000	4	6	5,537
Jumeirah Gate Tower 1, Jumeirah Beach Residence	AED 44,000,000	5	5	4,246

Recent White & Co. Sales

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Shams 1, Jumeirah Beach Residence	AED 2,100,000	2	3	1,376
Shams 1, Jumeirah Beach Residence	AED 2,150,000	2	3	1,376
Sadaf 8, Jumeirah Beach Residence	AED 2,200,000	3	4	1,903
Sadaf 8, Jumeirah Beach Residence	AED 2,200,000	3	4	1,903
Shams 2, Jumeirah Beach Residence	AED 2,500,000	2	3	1,323

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



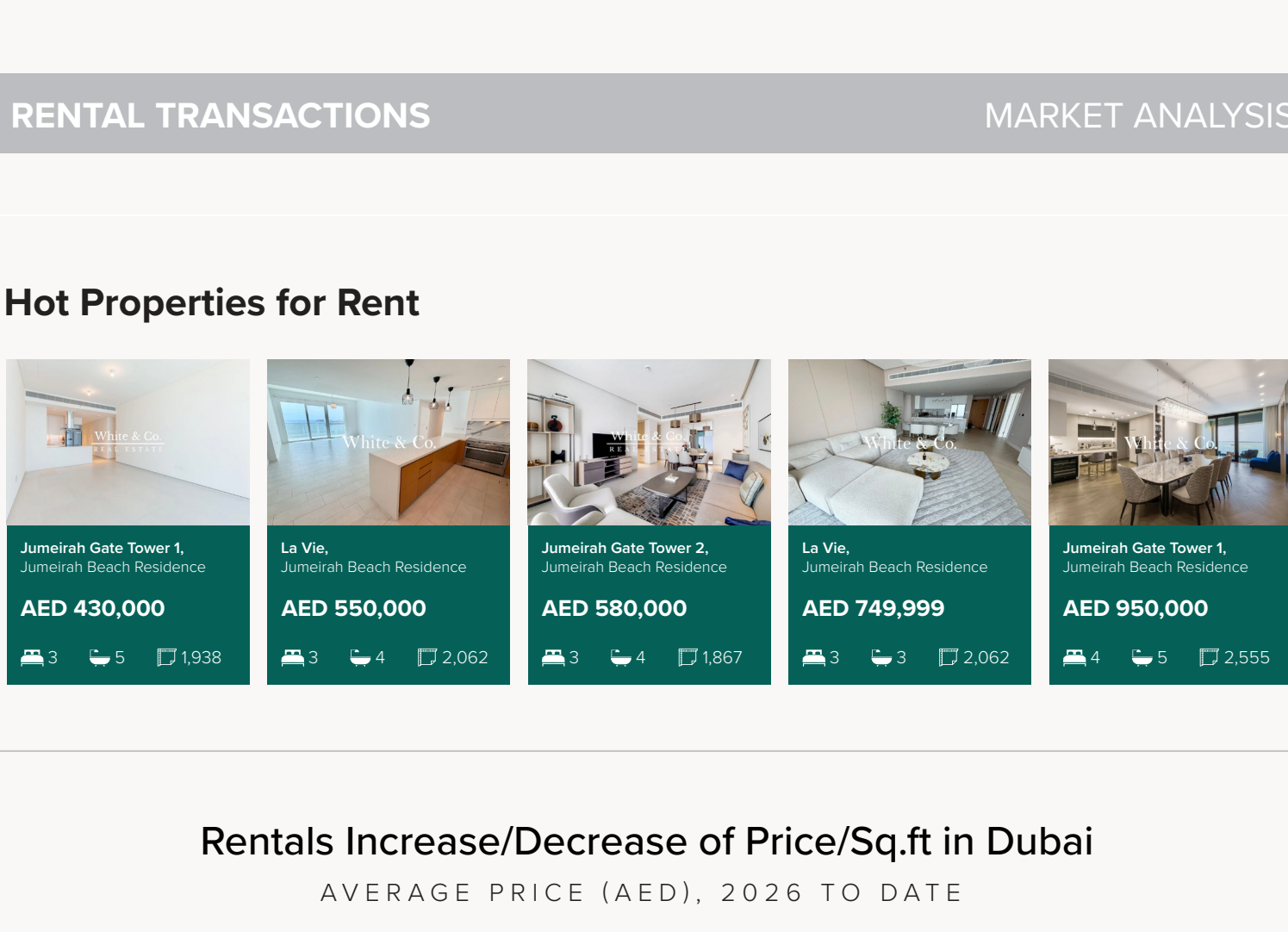
Sales in Dubai

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	1,589,724	2,248,279	-	-	-
Arjan	607,805	1,001,669	1,515,981	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



RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Jumeirah Gate Tower 1, Jumeirah Beach Residence	AED 430,000	3	5	1,938
La Vie, Jumeirah Beach Residence	AED 550,000	3	4	2,062
Jumeirah Gate Tower 2, Jumeirah Beach Residence	AED 580,000	3	4	1,867
La Vie, Jumeirah Beach Residence	AED 749,999	3	3	2,062
Jumeirah Gate Tower 1, Jumeirah Beach Residence	AED 950,000	4	5	2,555

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

AVERAGE PRICE (AED), 2026 TO DATE



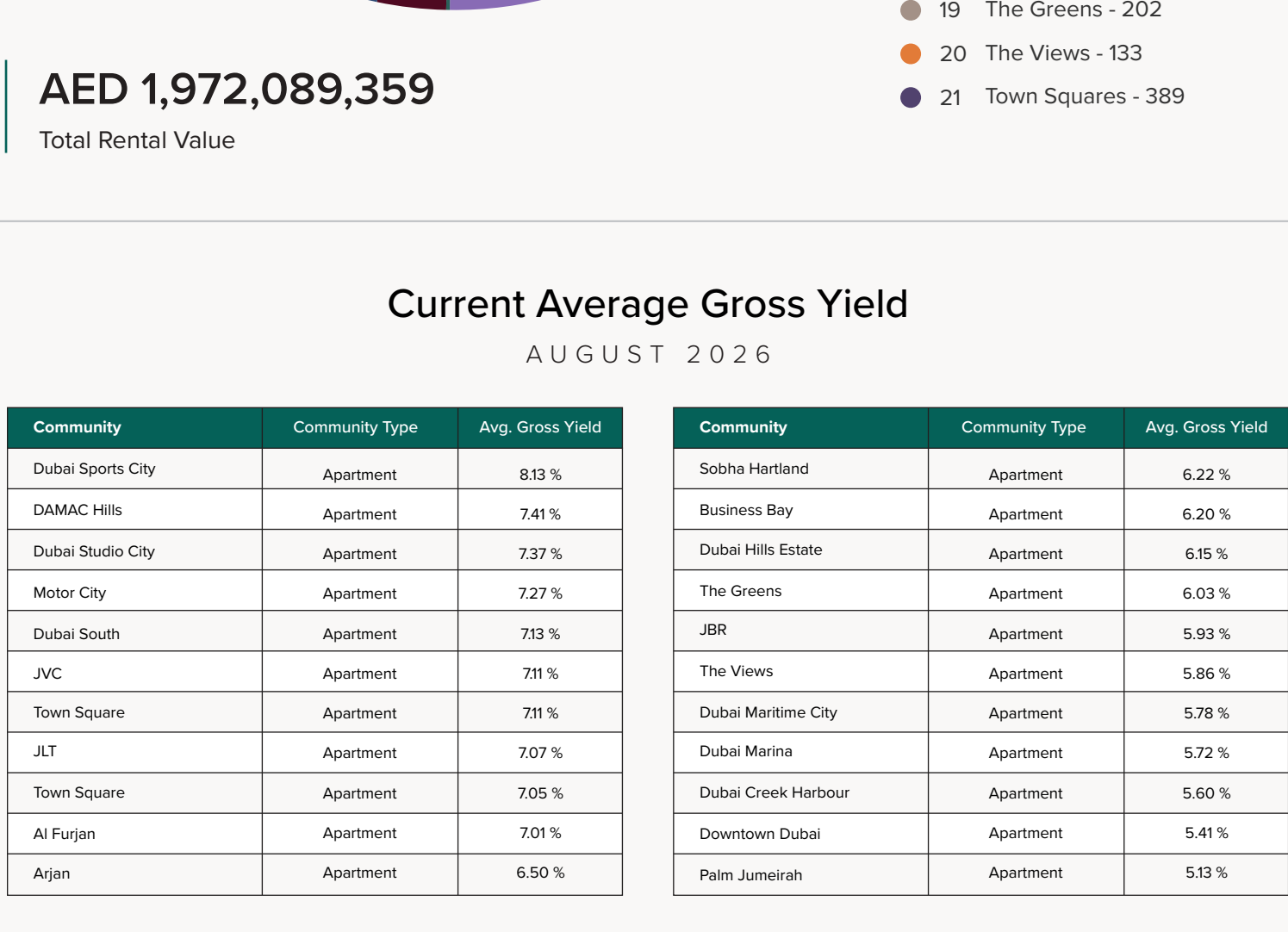
Rentals in Dubai

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	-	-	-

Rental Transactions in Dubai

AUGUST 2026



AED 1,972,089,359

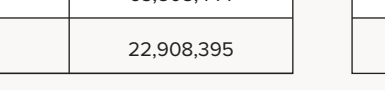
Total Rental Value

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	6.22 %
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 %



A Cavendish Maxwell Group Company



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

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