White & Co. 2026

Sobha Hartland August Report

Apartments

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

NEWS

Sobha Hartland sees renewed family interest

As families return from summer travel, Sobha Hartland is attracting renewed attention ahead of the new school year. Green spaces, premium amenities and proximity to Downtown Dubai continue supporting demand, while newer apartment developments offer residents modern homes within a growing community suited to households prioritising convenience, lifestyle and access.

NEWS

White & Co.

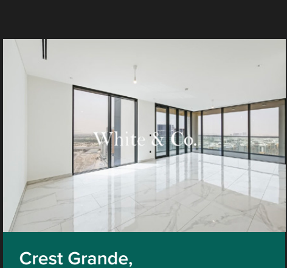
The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into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

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

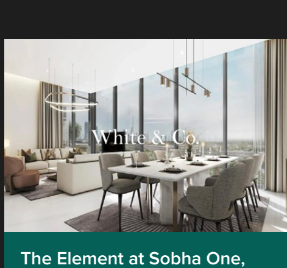
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.19%	4.59%

Get in contact with our in-house mortgage team to find out more. **Get Started Here**

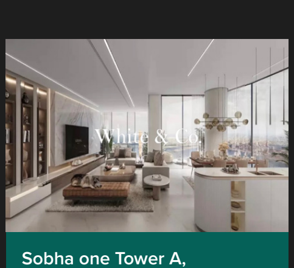
Hot Properties for Sale



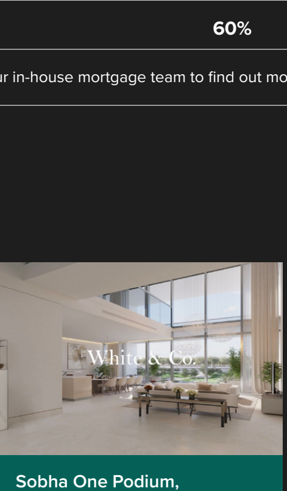
Crest Grande,
Sobha Hartland
AED 4,650,000
🛏 4 🛁 5 ▱ 2,353



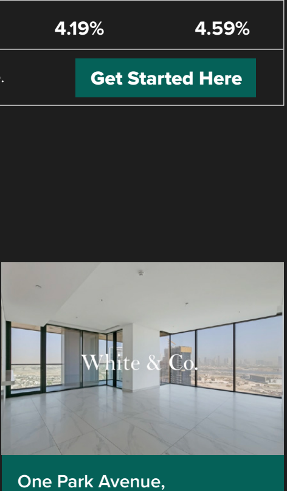
The Element at Sobha One,
Sobha Hartland
AED 5,050,000
🛏 3 🛁 4 ▱ 1,853



Sobha one Tower A,
Sobha Hartland
AED 5,250,000
🛏 4 🛁 5 ▱ 2,284

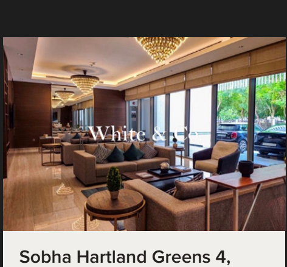


Sobha One Podium,
Sobha Hartland
AED 8,000,000
🛏 4 🛁 5 ▱ 3,075

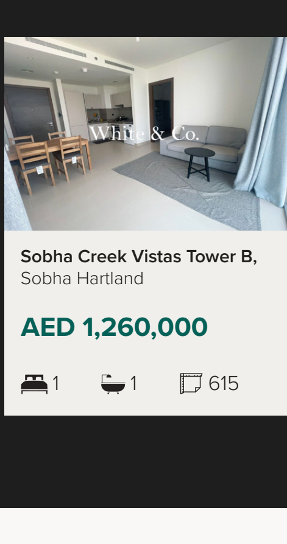


One Park Avenue,
Sobha Hartland
AED 8,850,000
🛏 4 🛁 5 ▱ 2,962

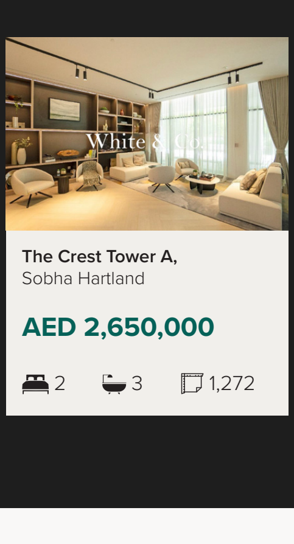
Recent White & Co. Sales



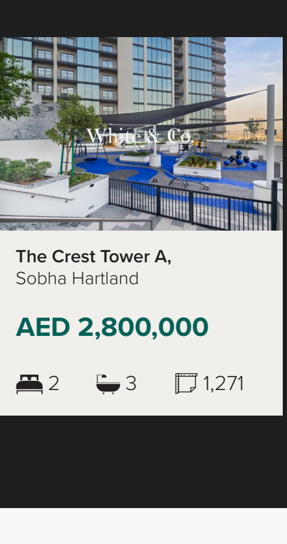
Sobha Hartland Greens 4,
Sobha Hartland
AED 1,000,000
🛏 Studio 🛁 1 ▱ 666



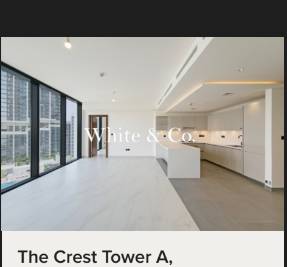
Sobha Creek Vistas Tower B,
Sobha Hartland
AED 1,260,000
🛏 1 🛁 1 ▱ 615



The Crest Tower A,
Sobha Hartland
AED 2,650,000
🛏 2 🛁 3 ▱ 1,272



The Crest Tower A,
Sobha Hartland
AED 2,800,000
🛏 2 🛁 3 ▱ 1,271



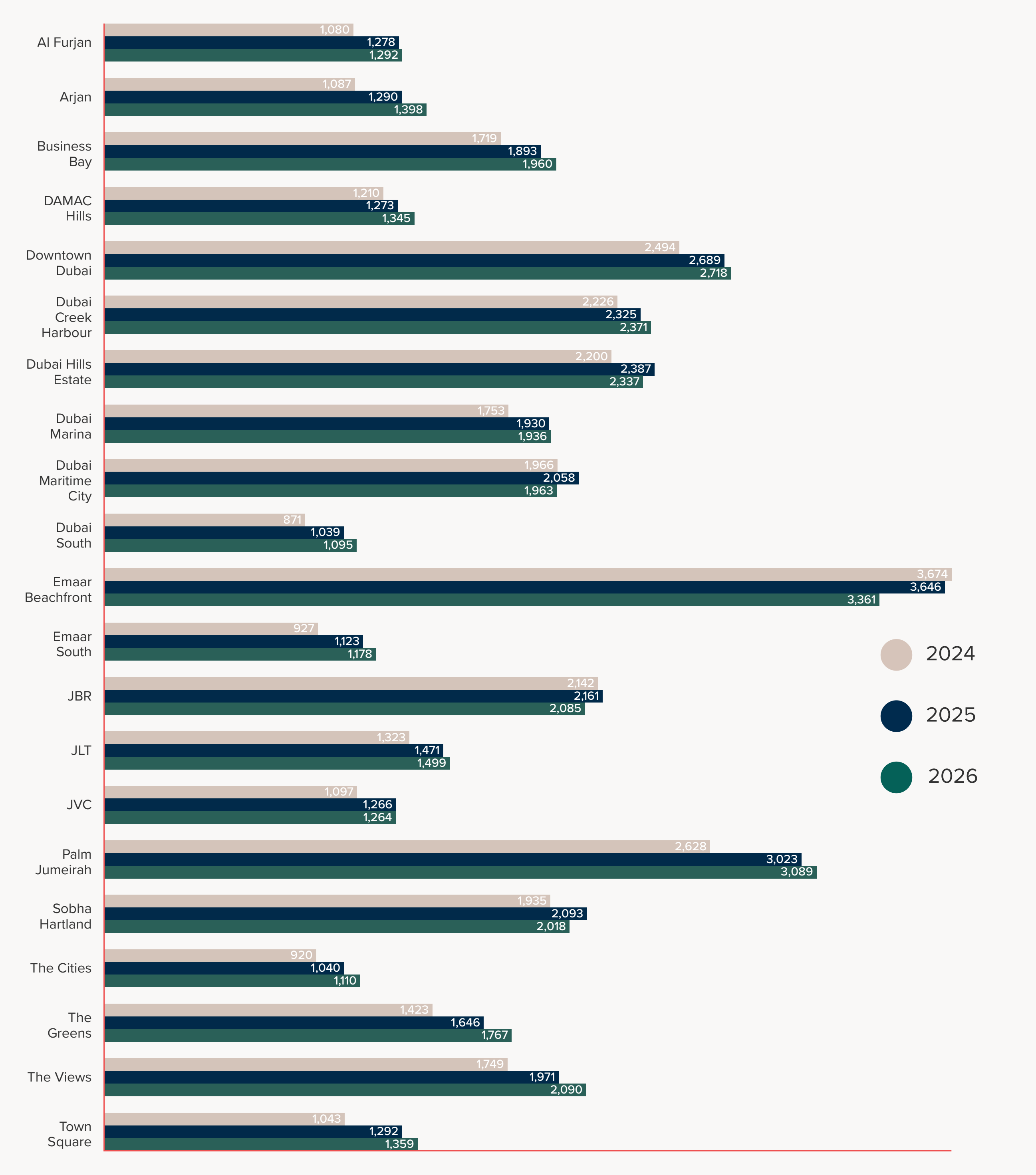
The Crest Tower A,
Sobha Hartland
AED 3,000,000
🛏 2 🛁 4 ▱ 1,483

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



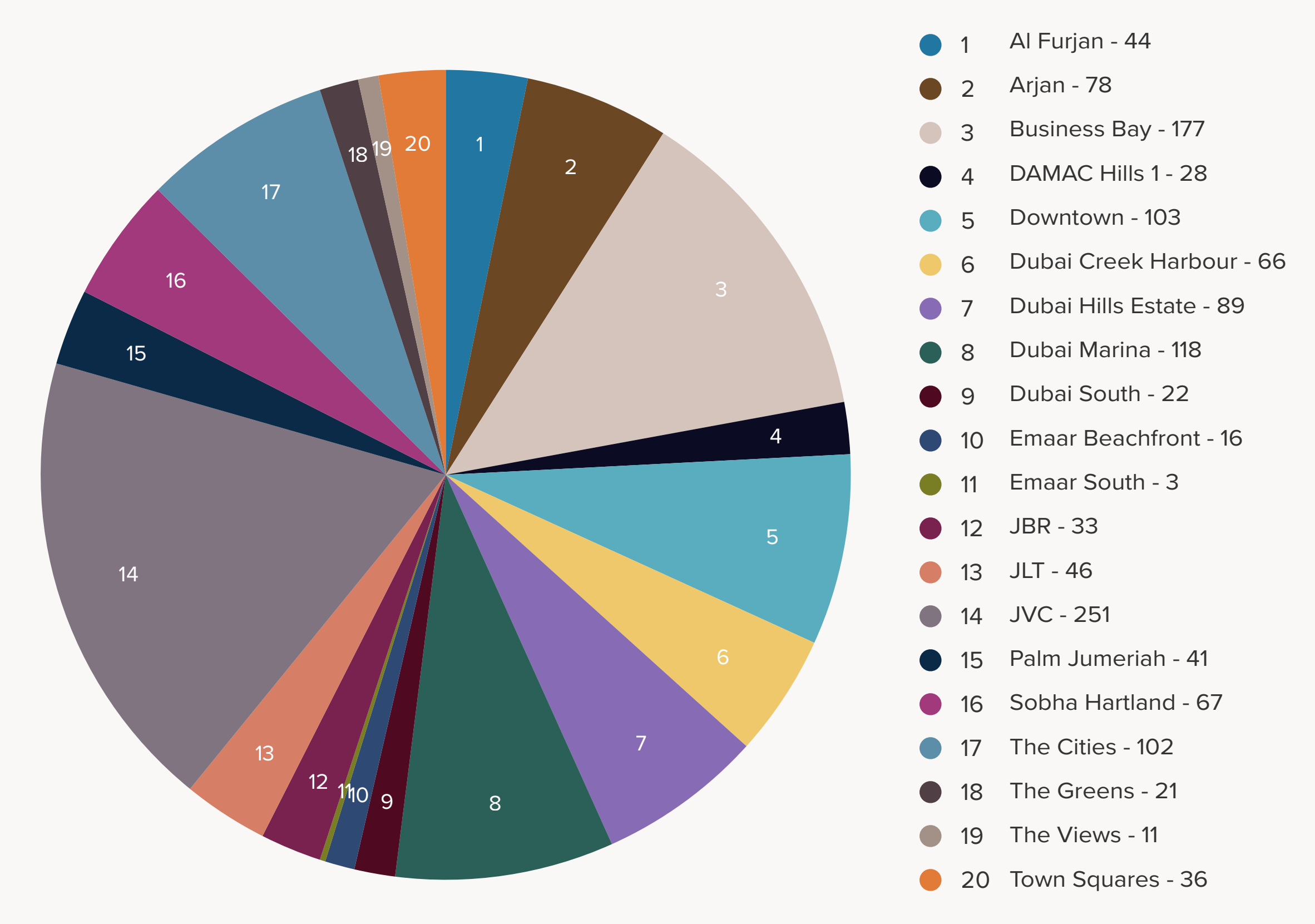
Sales in Dubai

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 *127 Transaction	1,589,724	2,248,279	-	-	-
Arjan	607,805	1,001,669 *263 Transaction	1,515,981	2,247,999	-	-	-
Business Bay	1,009,839	1,515,774	2,548,650	4,758,032 *97 Transaction	6,624,681 *11 Transaction	-	27,048,875 *2 Transaction
Damac Hills	575,775	956,483	2,036,515 *33 Transaction	2,976,302	-	-	-
Downtown Dubai	1,225,435	2,327,145	3,714,538 *363 Transaction	6,134,155 *95 Transaction	22,260,067 *18 Transaction	28,750,000 *4 Transaction	-
Dubai Creek	-	1,737,916	2,754,456	4,167,572 *144 Transaction	9,050,000 *7 Transaction	-	-
Dubai Hills Estate	972,650	1,542,933 *194 Transaction	2,530,859	4,111,455 *21 Transaction	9,200,000 *1 Transaction	-	-
Dubai Marina	1,157,831	1,590,758	2,626,256	4,238,117 *1 Transaction	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 *65 Transaction	7,284,788 *32 Transaction	14,876,378 *5 Transaction	-	-
Emaar South	-	1,151,667	1,497,266	2,014,444	-	-	-
JBR	1,747,000	2,128,196	2,918,457	4,499,274 *69 Transaction	8,260,547 *30 Transaction	19,500,000 *1 Transaction	-
JLT	783,773	1,209,620	2,083,681	3,114,656	6,366,185 *6 Transaction	13,323,323 *1 Transaction	-
JVC	605,161	996,964	1,546,190	1,950,976	3,297,576	-	-
Palm Jumeirah	1,656,025	3,240,209 *85 Transaction	5,501,335 *168 Transaction	9,191,475 *1 Transaction	19,570,238 *21 Transaction	47,550,000 *4 Transaction	34,000,000 *1 Transaction
Sobha Hartland	999,105	1,387,088	2,291,660	3,315,177	4,588,861	-	-
The Cities Motor City, Sports City, Studio City	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 *2 Transaction	-	-
Town Square	567,154	863,768	1,353,253	2,154,808	-	-	-

Sale Transactions in Dubai

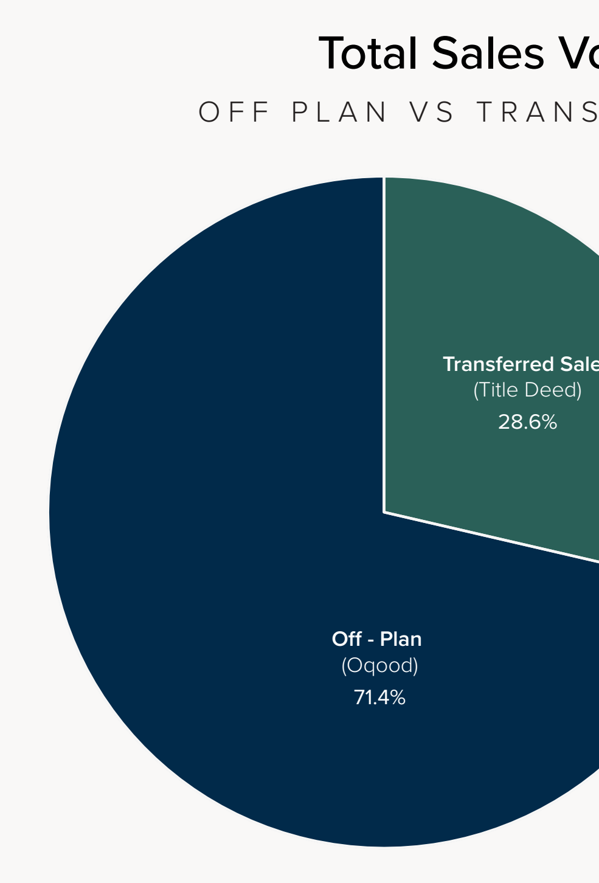
AUGUST 2026



AED 3,446,187,593
Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



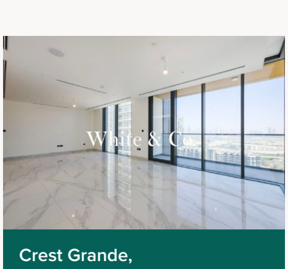
Off - Plan
Total Records: 7,900
Total Sale Price: 15,254,103,439
DLD Residential: 71.4%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,168
Total Sale Price: 8,232,335,670
DLD Residential: 28.6%

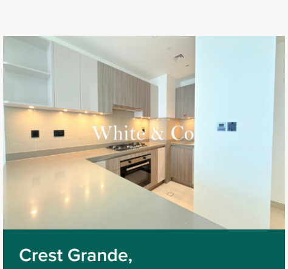
RENTAL TRANSACTIONS

MARKET ANALYSIS

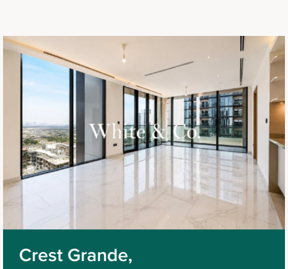
Hot Properties for Rent



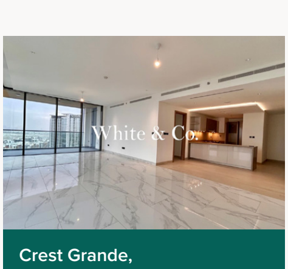
Crest Grande,
Sobha Hartland
AED 260,000
🛏 4 🛁 6 ▱ 2,156



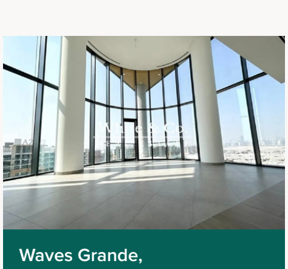
Crest Grande,
Sobha Hartland
AED 260,000
🛏 4 🛁 6 ▱ 2,354



Crest Grande,
Sobha Hartland
AED 270,000
🛏 4 🛁 6 ▱ 2,218



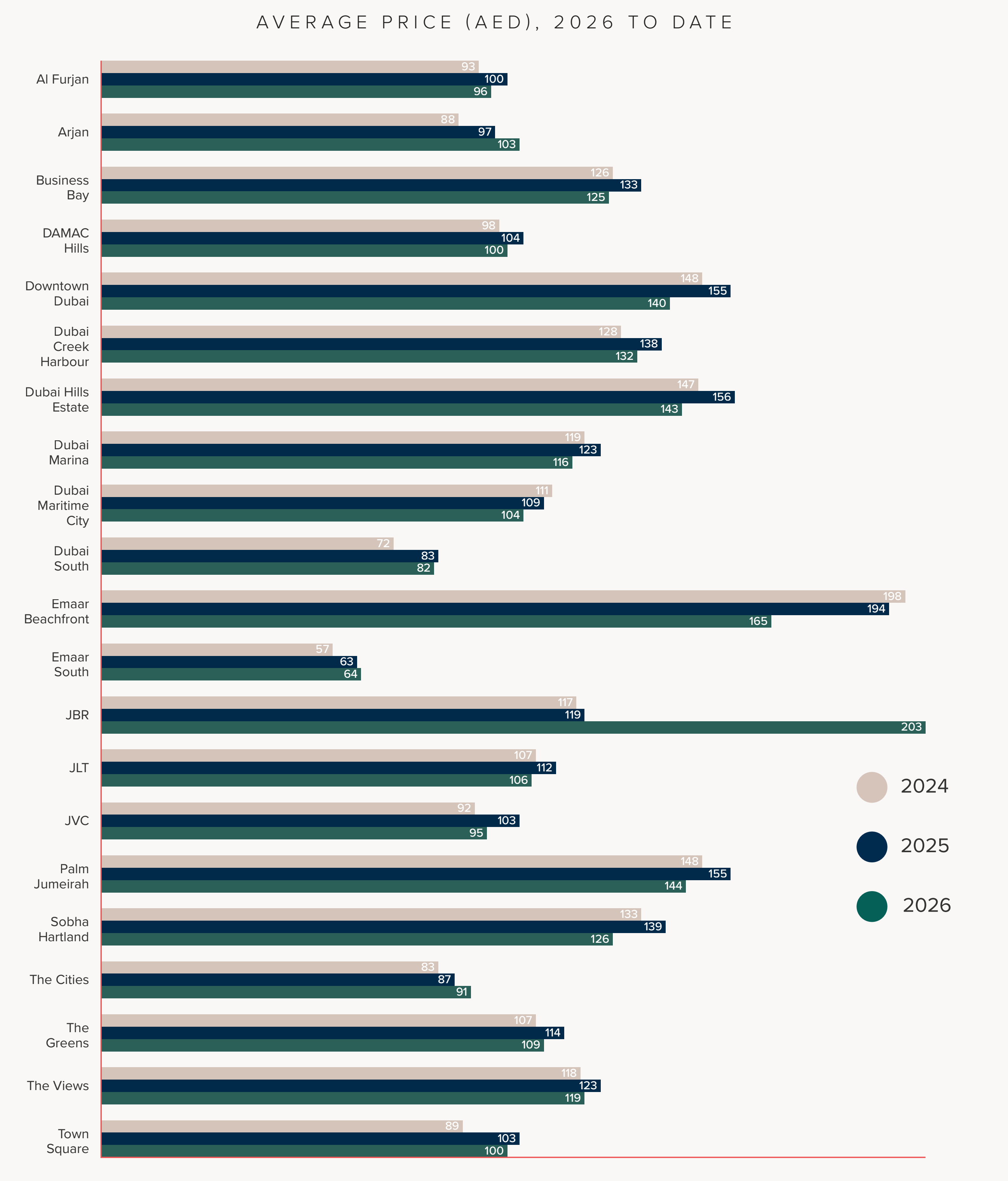
Crest Grande,
Sobha Hartland
AED 299,998
🛏 4 🛁 5 ▱ 2,353



Waves Grande,
Sobha Hartland
AED 449,999
🛏 4 🛁 5 ▱ 2,679

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

AVERAGE PRICE (AED), 2026 TO DATE



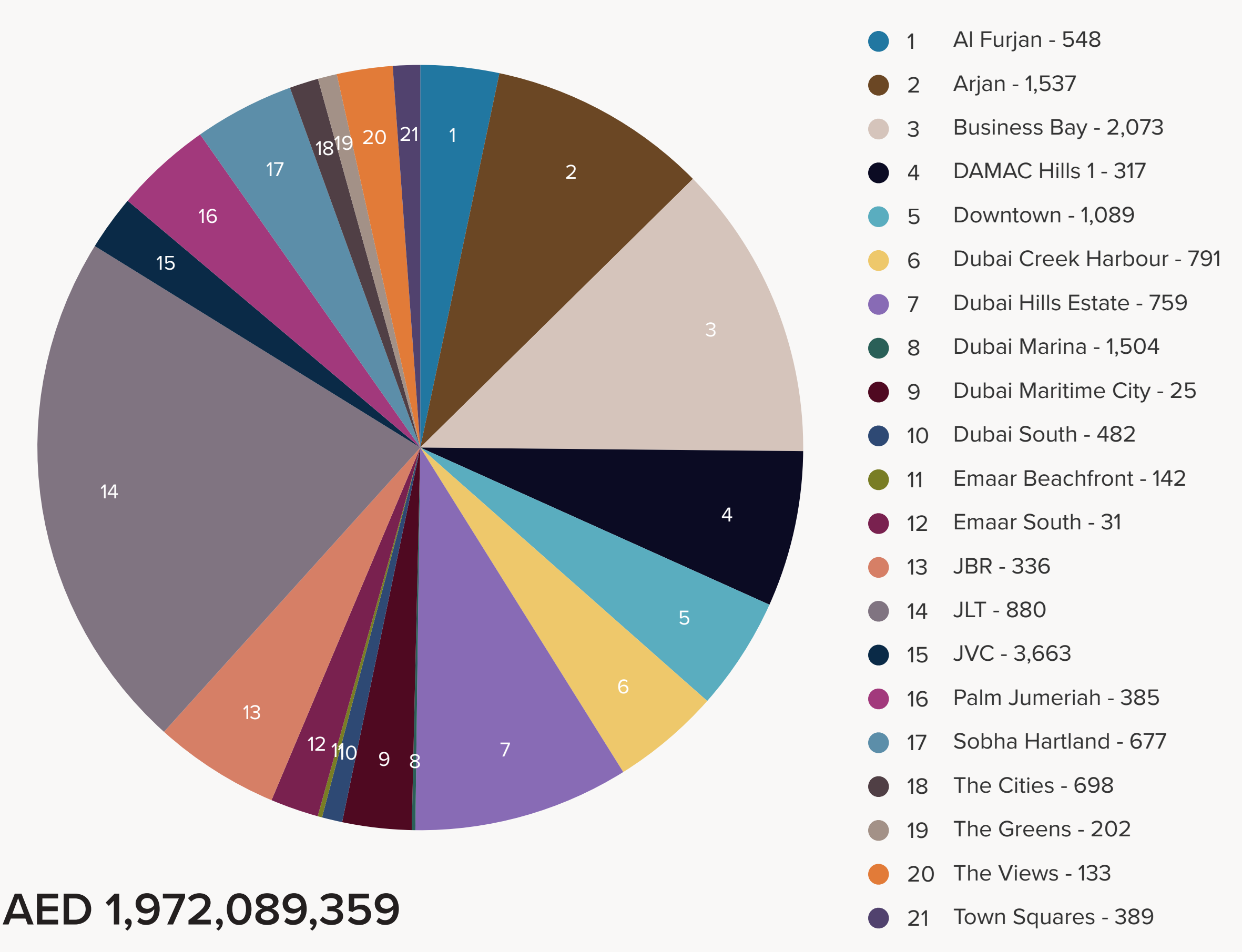
Rentals in Dubai

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 *390 Transaction	138,485	143,385	-	-
Arjan	48,223	70,945	113,240 *728 Transaction	148,303	-	-	-
Business Bay	66,327	93,144	141,114	204,876	290,985	-	1,700,000 *2 Transaction
Damac Hills	44,807	68,344	118,904	167,466	-	-	-
Downtown Dubai	73,688	114,917 *1,352 Transaction	186,994	290,115	1,702,856 *32 Transaction	-	-
Dubai Creek	-	99,824	149,473	228,189	471,432 *9 Transaction	-	-
Dubai Hills Estate	72,014	96,255	147,419	257,968	453,000 *67 Transaction	-	-
Dubai Marina	64,072	93,843	150,868	247,037	366,518	778,333 *3 Transaction	-
Dubai Maritime City	63,404	78,937	133,628	-	-	-	-
Dubai South	42,302	58,619	85,079	120,002 *15 Transaction	185,000	-	-
Emaar Beachfront	-	128,112	209,319	350,510	599,546 *6 Transaction	-	-
Emaar South	-	60,372	82,175	106,926	-	-	-
JBR	76,071	104,806 *209 Transaction	149,104	-	404,791	746,144 *2 Transaction	-
JLT	58,451	82,758	126,794	167,752	379,056 *15 Transaction	600,000 *5 Transaction	-
JVC	49,474	72,251	103,363	141,448	164,509	-	-
Palm Jumeirah	90,654	143,864	270,343 *502 Transaction	381,722 *6 Transaction	874,745 *52 Transaction	795,000 *24 Transaction	-
Sobha Hartland	67,286	88,995	139,580	186,952	250,240	-	-
The Cities Motor City, Sports City, Studio City	48,230	67,439	101,078	136,008	137,500	-	-
The Greens	58,406	88,241	135,657 *152 Transaction	179,444	-	-	-
The Views	66,533	104,358 *195 Transaction	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 %

Total Sales & 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	283,035,003
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 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	251,832,390
Dubai South	1,809	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	198,117,243
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

ANNUAL AWARDS WINNER 2024

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

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