

Business Bay September Market Report

Apartments

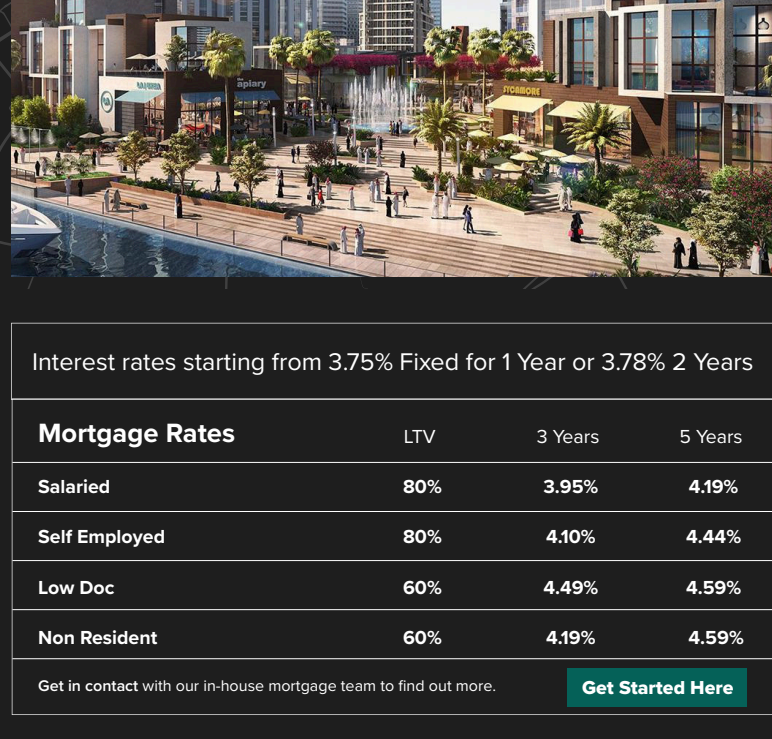
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Branded Residences Reshape Business Bay's Canal

A further round of internationally branded residential towers is under way along the Dubai Water Canal, adding to Business Bay's growing collection of hospitality-linked developments. The trend continues to widen the district's appeal at the premium end, reinforcing interest across the board for anyone holding or considering existing Business Bay stock.

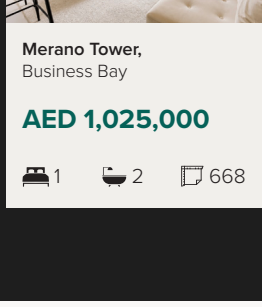
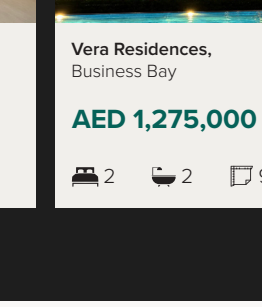
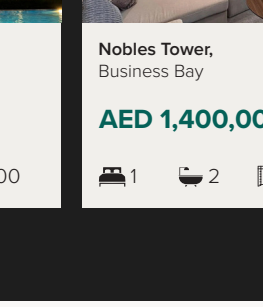
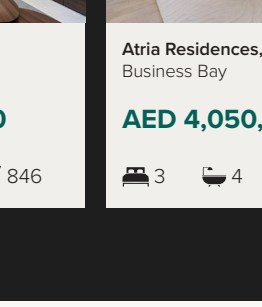


NEWS

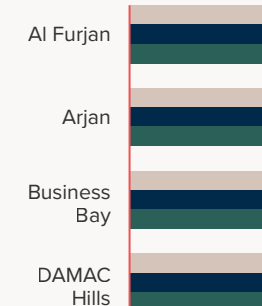
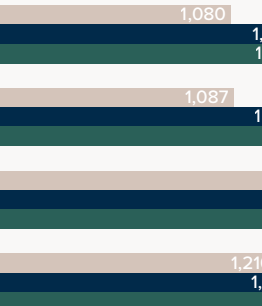
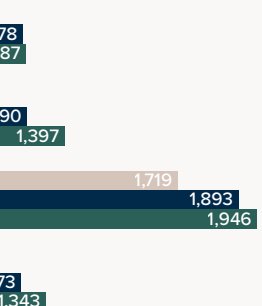
White & Co.

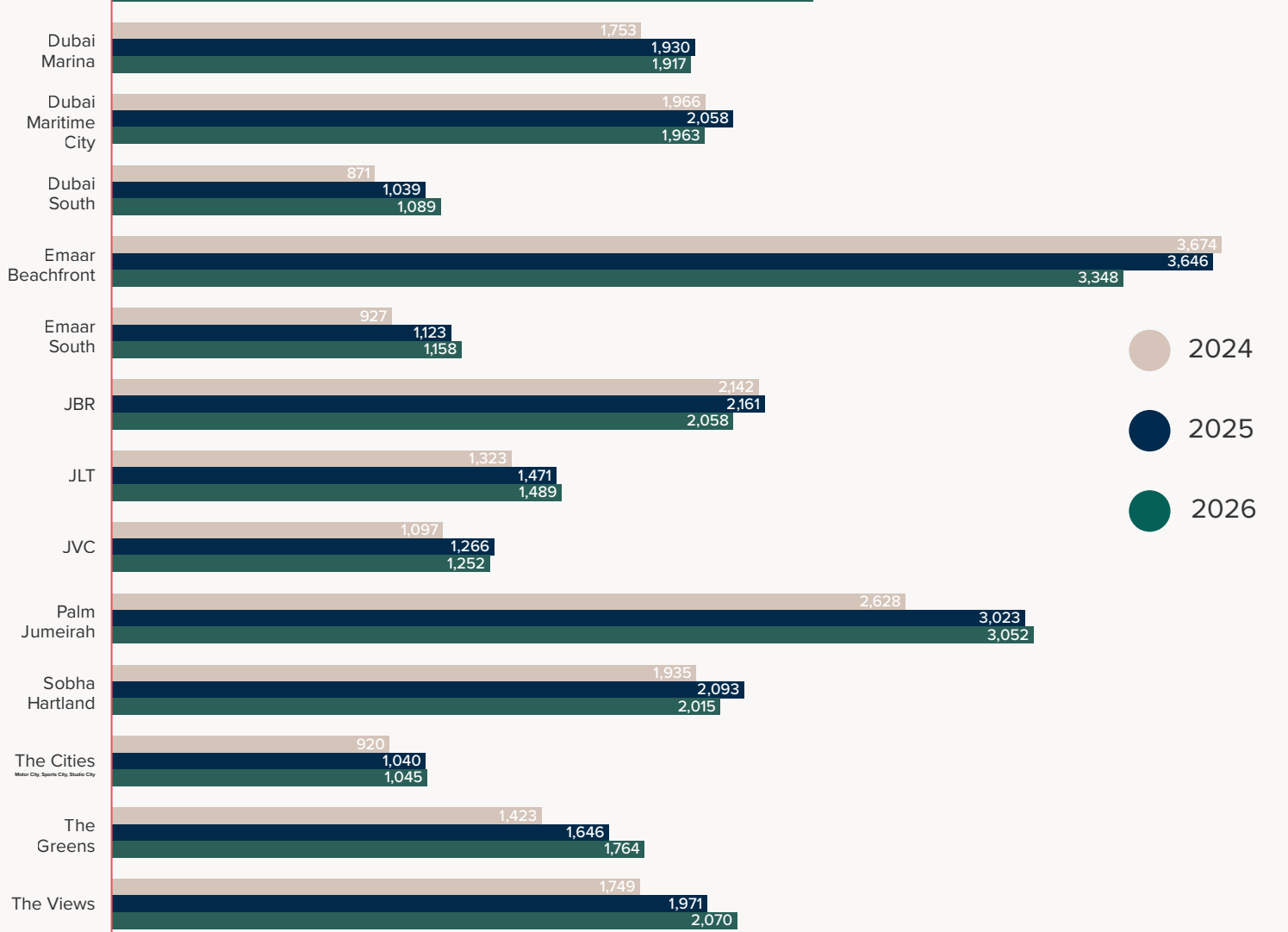
White & Co. has received an Award of Appreciation from the Dubai Land Department, recognising the company as the highest-selling real estate brokerage in Dubai's freehold areas. Just five years after its launch, this milestone reflects White & Co's growth and its contribution to Dubai's residential property market.

Hot Properties for Sale

 Reva Residences, Business Bay AED 950,000 1 bed, 2 bath, 469 sq.ft	 Mayfair Residency, Business Bay AED 1,300,000 1 bed, 2 bath, 832 sq.ft	 Terraces Marasi Drive, Business Bay AED 2,050,000 1 bed, 2 bath, 1060 sq.ft	 Atria Residences, Business Bay AED 2,430,000 2 bed, 4 bath, 1515 sq.ft	 One 8 Tower, Business Bay AED 4,699,999 2 bed, 3 bath, 1689 sq.ft
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Recent White & Co. Sales

 Merano Tower, Business Bay AED 1,025,000 1 bed, 2 bath, 668 sq.ft	 Regalia By Deyaar, Business Bay AED 1,240,000 1 bed, 2 bath, 1710 sq.ft	 Reva Residences, Business Bay AED 1,275,000 2 bed, 2 bath, 900 sq.ft	 Nobles Tower, Business Bay AED 1,400,000 1 bed, 2 bath, 846 sq.ft	 Atria Residences, Business Bay AED 4,050,000 3 bed, 4 bath, 2367 sq.ft
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



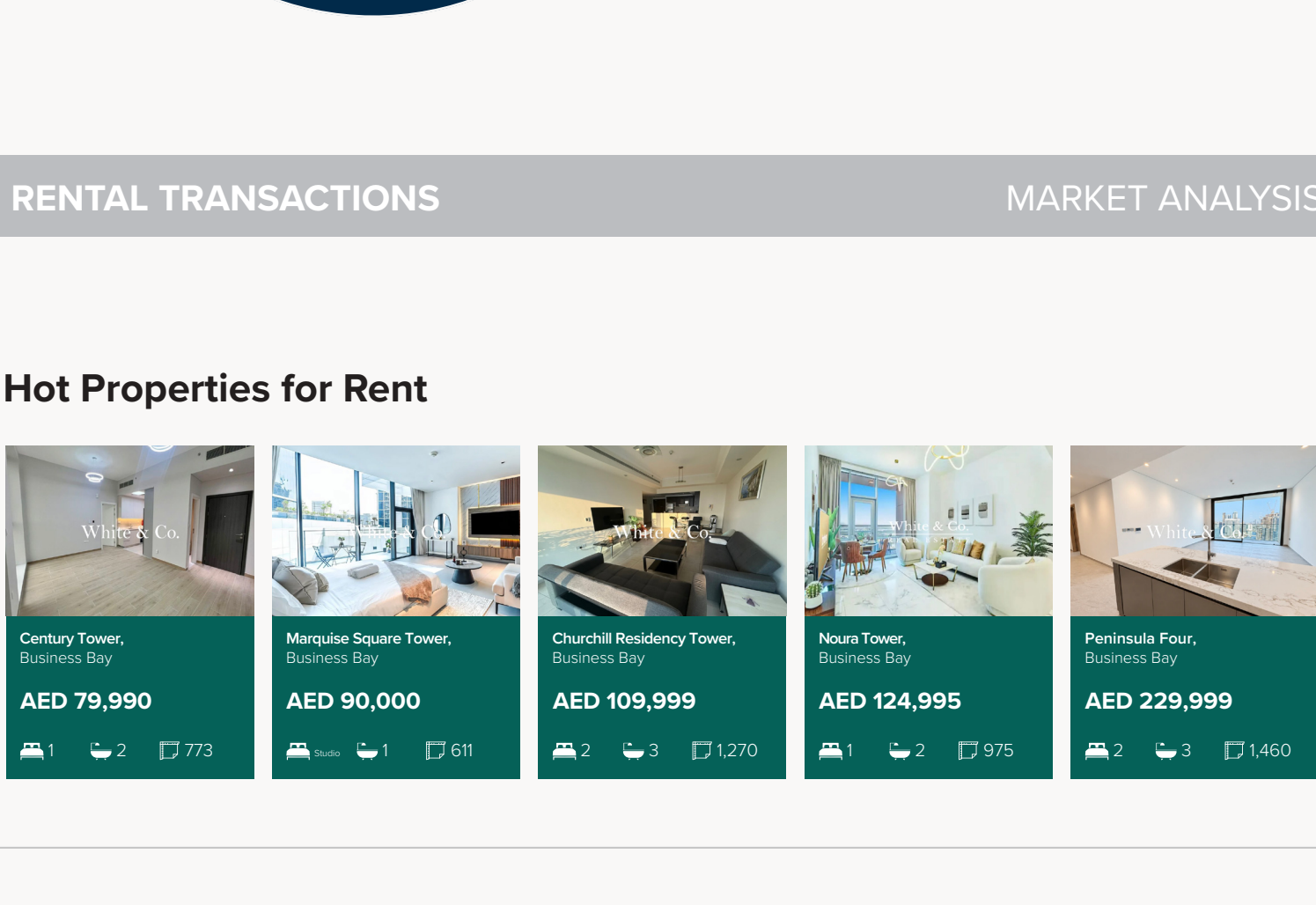
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	594,434	1,044,465	1,599,319	2,253,477	-	-	-
Arjan	606,849	1,008,888	1,515,575	2,285,052	-	-	-
Business Bay	1,008,914	1,520,212	2,525,320	4,514,592	5,653,066	-	27,048,875
DAMAC Hills	576,094	952,247	1,000,526	2,950,577	-	-	-
Downtown Dubai	1,253,373	2,322,232	3,676,478	6,079,983	22,562,169	28,750,000	-
Dubai Creek	-	1,734,665	2,748,356	4,198,736	9,050,000	-	-
Dubai Hills Estate	983,476	1,559,467	2,523,837	4,152,716	9,200,000	-	-
Dubai Marina	1,155,179	1,581,479	2,608,562	4,093,272	5,683,727	5,729,910	-
Dubai Maritime City	1,092,957	1,450,000	2,788,254	-	-	-	-
Dubai South	500,633	751,229	1,257,729	1,780,269	-	-	-
Emaar Beachfront	-	2,450,368	4,351,134	7,357,531	14,396,981	-	-
Emaar South	-	1,151,667	1,457,670	2,014,444	-	-	-
JBR	1,688,182	2,107,863	2,859,835	4,425,995	8,178,638	19,500,000	-
JLT	785,662	1,208,386	2,073,338	3,132,932	5,749,639	13,323,322	-
JVC	602,303	986,686	1,546,895	1,856,116	2,841,900	-	-
Palm Jumeirah	1,642,595	3,199,391	5,483,484	9,032,296	19,421,458	43,040,000	34,000,000
Sobha Hartland	1,000,818	1,386,763	2,299,992	3,292,611	4,704,877	-	-
The Cities	523,541	842,465	1,391,482	2,207,280	2,885,004	-	-
The Greens	806,586	1,388,218	2,329,344	3,408,780	4,600,000	-	-
The Views	1,056,000	1,785,907	2,942,046	3,595,403	8,250,000	-	-
Town Square	567,537	865,298	1,356,507	2,130,179	2,900,000	-	-

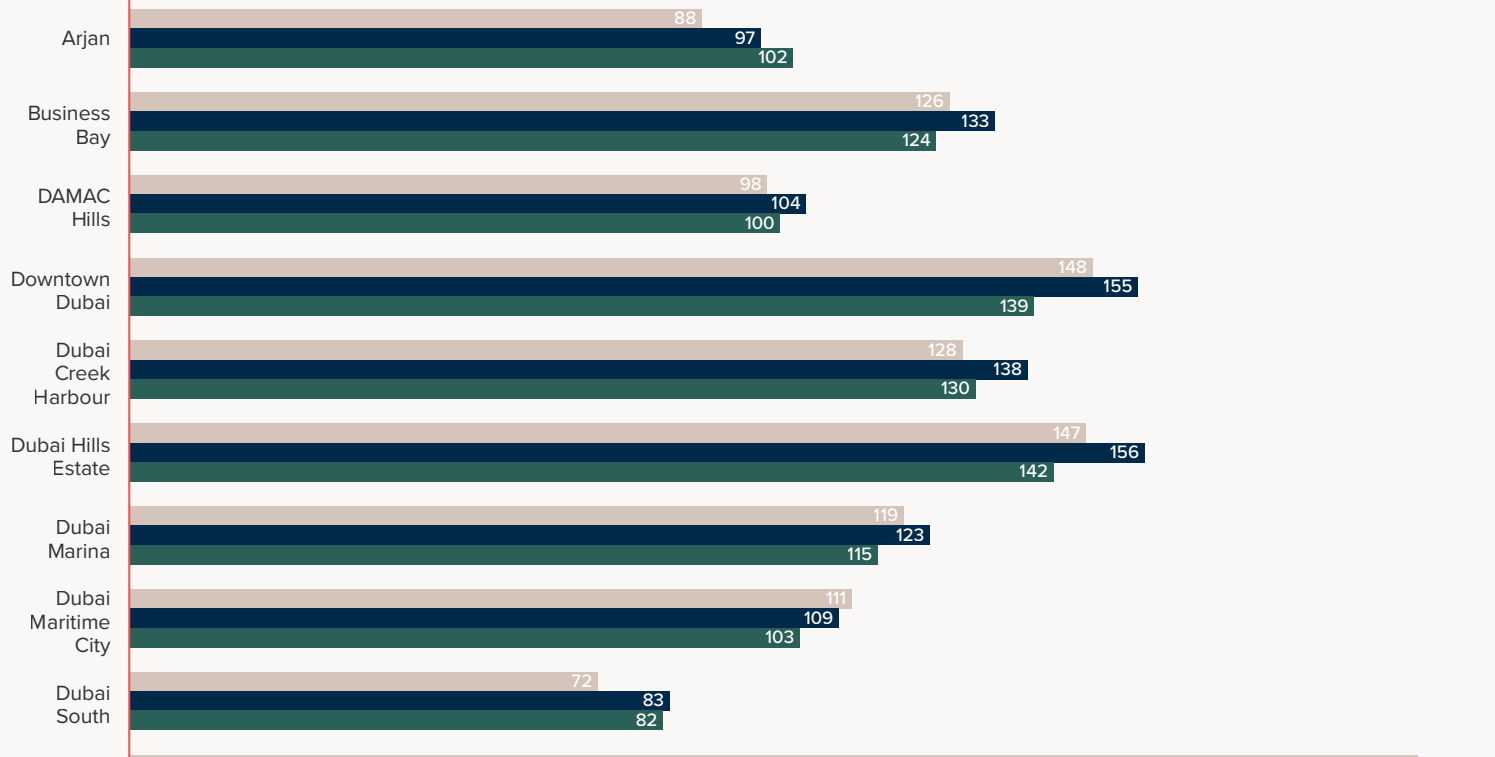
Sale Transactions in Dubai

SEPTEMBER 2026



Total Sales Volume / Total Sales Price

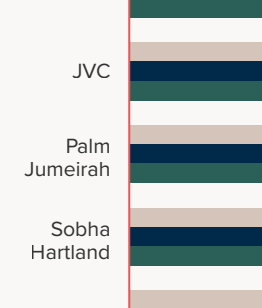
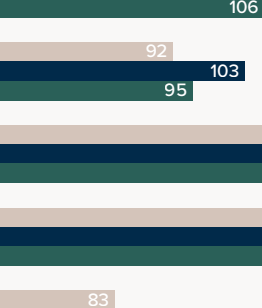
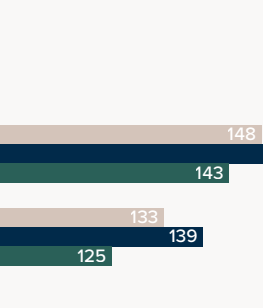
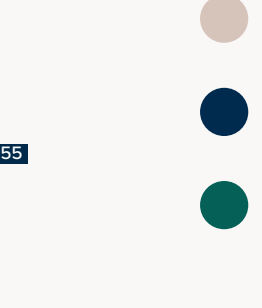
OFF PLAN VS TRANSFERRED SALES, SEPTEMBER 2026



RENTAL TRANSACTIONS

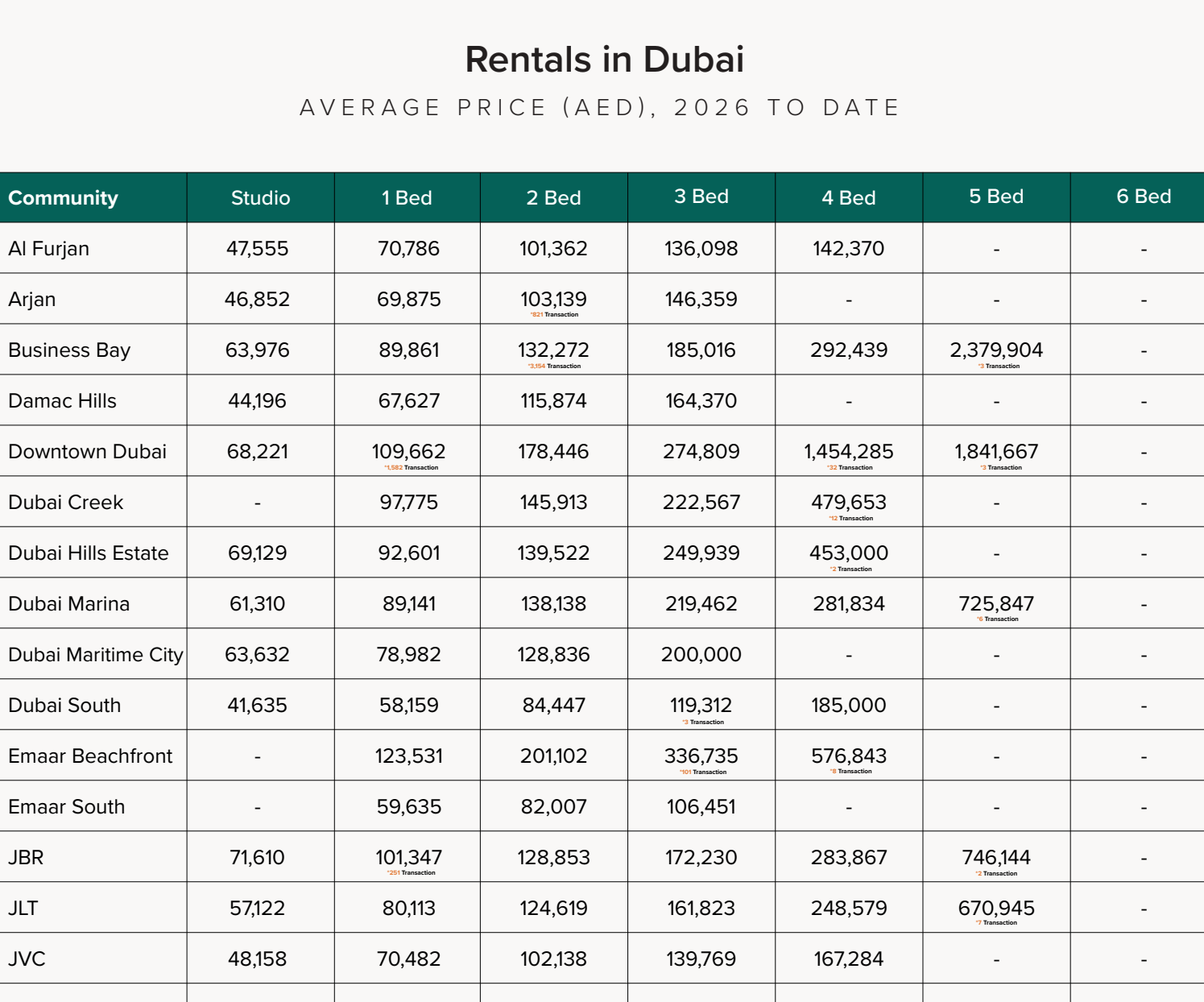
MARKET ANALYSIS

Hot Properties for Rent

 Century Tower, Business Bay AED 79,990 1 bed, 2 bath, 773 sq.ft	 Marquise Square Tower, Business Bay AED 90,000 1 bed, 2 bath, 611 sq.ft	 Churchill Residency Tower, Business Bay AED 109,999 2 bed, 3 bath, 1270 sq.ft	 Naura Tower, Business Bay AED 124,995 1 bed, 2 bath, 975 sq.ft	 Peninsula Four, Business Bay AED 229,999 2 bed, 3 bath, 1460 sq.ft
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



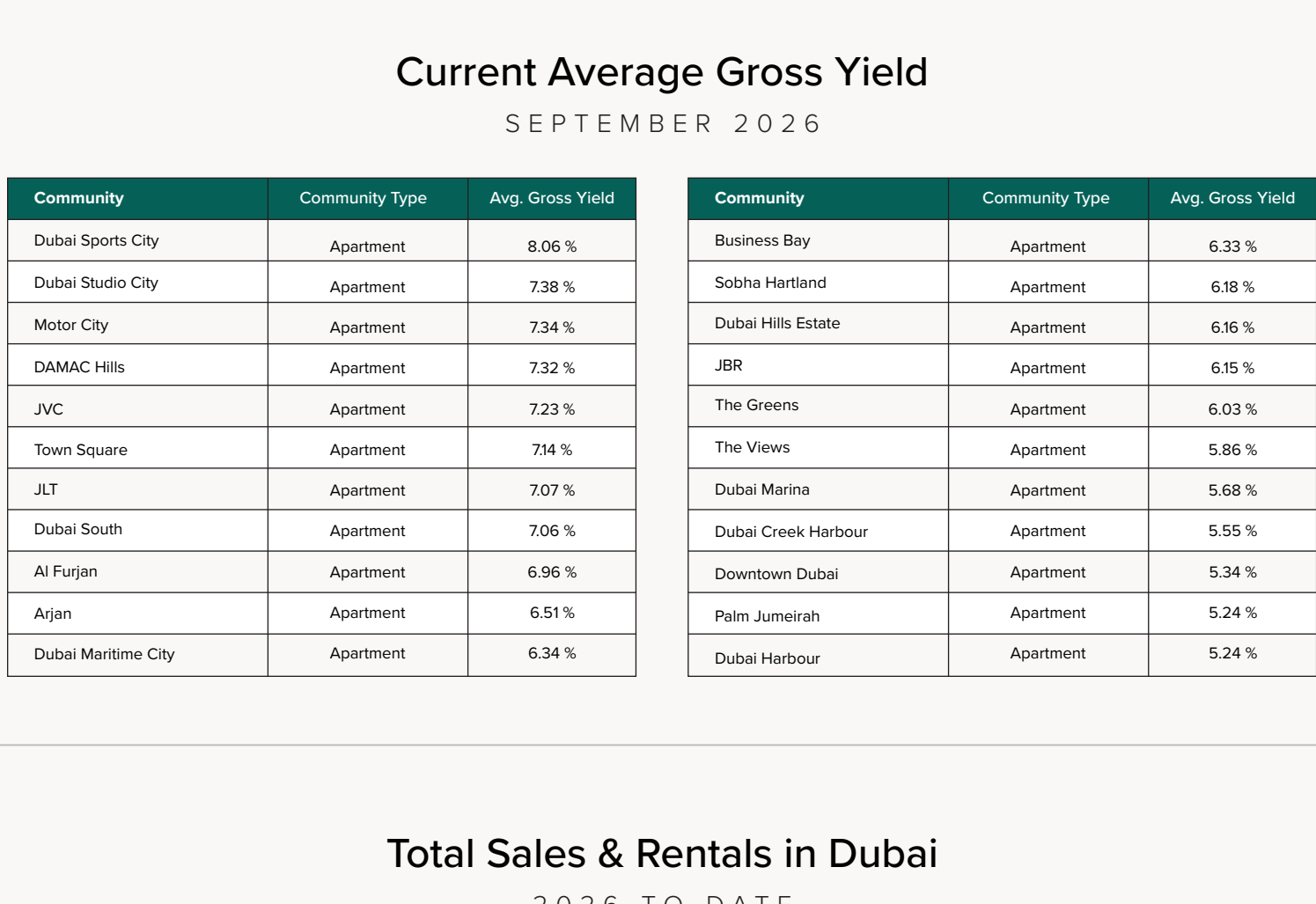
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	47,555	70,786	101,362	136,098	142,370	-	-
Arjan	46,852	69,875	103,139	146,359	-	-	-
Business Bay	63,976	89,861	132,272	185,016	292,439	2,379,904	-
DAMAC Hills	44,196	67,627	115,874	164,370	-	-	-
Downtown Dubai	68,221	109,662	178,446	274,809	1,454,285	1,841,667	-
Dubai Creek	-	97,775	145,913	222,567	479,653	-	-
Dubai Hills Estate	69,129	92,601	139,522	249,939	453,000	-	-
Dubai Marina	61,310	89,141	138,138	219,462	281,834	725,847	-
Dubai Maritime City	63,632	78,982	128,836	200,000	-	-	-
Dubai South	41,635	58,159	84,447	119,312	185,000	-	-
Emaar Beachfront	-	123,531	201,102	336,735	576,843	-	-
Emaar South	-	59,635	82,007	106,451	-	-	-
JBR	71,610	101,347	128,853	172,230	283,867	746,144	-
JLT	57,122	80,113	124,619	161,823	248,579	670,945	-
JVC	48,158	70,482	102,138	139,769	167,284	-	-
Palm Jumeirah	88,835	138,944	214,209	294,556	607,096	-	-
Sobha Hartland	66,737	87,712	136,876	183,318	242,447	-	-
The Cities	43,470	63,501	96,242	143,405	165,000	-	-
The Greens	56,961	87,081	131,306	178,504	152,500	-	-
The Views	66,255	101,359	154,055	229,314	285,000	-	-
Town Square	44,869	62,696	93,887	126,155	-	-	-

Rental Transactions in Dubai

SEPTEMBER 2026



Current Average Gross Yield

SEPTEMBER 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.06 %
Dubai Studio City	Apartment	7.38 %
Motor City	Apartment	7.34 %
DAMAC Hills	Apartment	7.32 %
JVC	Apartment	7.23 %
Town Square	Apartment	7.14 %
JLT	Apartment	7.07 %
Dubai South	Apartment	7.06 %
Al Furjan	Apartment	6.96 %
Arjan	Apartment	6.51 %
Dubai Maritime City	Apartment	6.34 %

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.33 %
Sobha Hartland	Apartment	6.18 %
Dubai Hills Estate	Apartment	6.16 %
JBR	Apartment	6.15 %
The Greens	Apartment	6.03 %
The Views	Apartment	5.86 %
Dubai Marina	Apartment	5.68 %
Dubai Creek Harbour	Apartment	5.55 %
Downtown Dubai	Apartment	5.34 %
Palm Jumeirah	Apartment	5.24 %
Dubai Harbour	Apartment	5.24 %

Total Sales & Rentals in Dubai

2026 TO DATE

Dubai Maritime City	11	22,908,395	Dubai Maritime City	71	7,434,533
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PROPERTY
MONITOR

A Cavendish Maxwell Group Company



***Data source:** Property Monitor, as of **5th October 2026** Secondary Sales Only

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