White & Co.
2026

# Downtown October Market Report

Apartments

**No.1 for Secondary Sales in Dubai, 2026 (Property Finder & Bayut)**

NEWS

## Burj Khalifa Metro Station Expansion Under Way

RTA is expanding the Burj Khalifa/Dubai Mall Metro Station, one of the busiest stops on the Red Line, with works continuing until the end of the year. For Downtown apartment residents, the upgrade promises a smoother, less crowded connection to the wider Metro network once complete, supporting car-free living in the heart of the city.

NEWS

## White & Co.

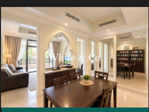
October was Dubai's busiest secondary sales month since February, with AED 11.7 billion transacted across 3,859 deals, up 37% in value on September. New rental contracts also hit a 2026 high at almost 27,000. Closer to home, White & Co named Jordan Smith its first ever partner. A Palm Jumeirah specialist, Jordan has closed AED 5.5 billion in sales in four and a half years.

Interest rates starting from 3.75% fixed for 1 year or 3.78% for 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**

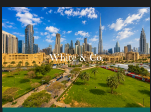
## Hot Properties for Sale



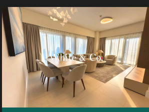
**The Old Town Island,**
Downtown
**AED 2,480,000**
🛏 1 🛁 2 ⬚ 1,039

**Kempinski BLVD,**
Downtown
**AED 2,900,000**
🛏 1 🛁 2 ⬚ 814

**Downtown Views II Tower 2,**
Downtown
**AED 3,200,000**
🛏 2 🛁 2 ⬚ 1,096



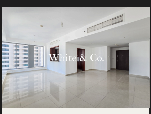
**South Ridge 4,**
Downtown
**AED 3,599,999**
🛏 2 🛁 3 ⬚ 1,663



**Burj Royale,**
Downtown
**AED 5,600,000**
🛏 3 🛁 4 ⬚ 1,317

## Recent White & Co. Sales

**Standpoint Tower 1,**
Downtown
**AED 1,150,000**
Studio 🛁 1 ⬚ 446



**Burj Boulevard Tower,**
Downtown
**AED 3,000,000**
🛏 2 🛁 2 ⬚ 1,174

**Forte 2,**
Downtown
**AED 4,000,000**
🛏 3 🛁 4 ⬚ 1,533

**The Address Residence Fountain Views 2,**
Downtown
**AED 4,300,000**
🛏 2 🛁 3 ⬚ 1,452

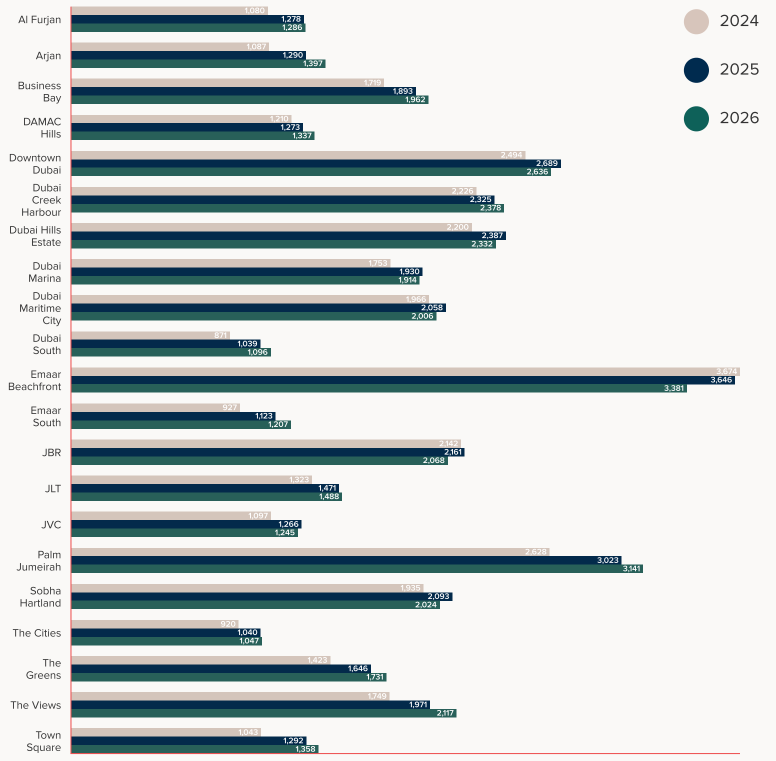
**South Ridge 5,**
Downtown
**AED 4,500,000**
🛏 3 🛁 4 ⬚ 1,891

## SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



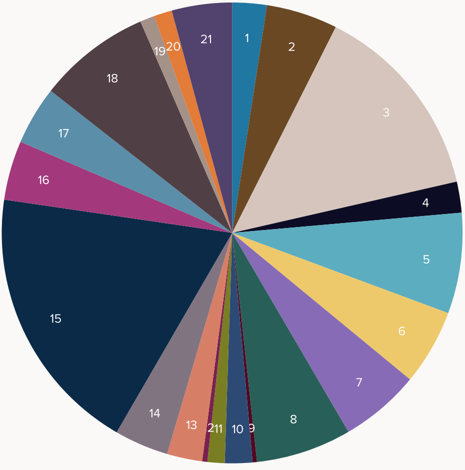
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|---|---|---|
| Al Furjan | 592,470 | 1,028,737 | 1,616,023 | 2,253,907 | - | - | - |
| Arjan | 602,687 | 1,020,444 | 1,519,041 | 2,235,260 | - | - | - |
| Business Bay | 1,012,711 | 1,541,556 | 2,504,520 | 4,553,344 | 5,887,760 | - | 27,048,875<br>*2 Transactions |
| DAMAC Hills 1 | 575,286 | 945,370 | 2,015,000 | 2,944,948 | - | - | - |
| Downtown Dubai | 1,243,122 | 2,091,154 | 3,742,156 | 6,191,104 | 21,954,670 | 28,750,000<br>*4 Transactions | 19,000,000<br>*2 Transactions |
| Dubai Creek Harbour | - | 1,752,072 | 2,784,964 | 4,258,988 | 8,831,250 | - | - |
| Dubai Hills | 983,476 | 1,577,578 | 2,523,376 | 4,303,802 | 9,200,000 | - | - |
| Dubai Marina | 1,144,353 | 1,571,299 | 2,621,559 | 4,121,291 | 6,114,270 | 5,536,607<br>*3 Transactions | - |
| Dubai Maritime City | 1,092,957 | 1,750,000 | 2,731,191 | 4,014,274 | - | - | - |
| Dubai South | 499,729 | 748,967 | 1,260,761 | 1,816,808 | - | - | - |
| Emaar Beachfront | - | 2,503,564 | 4,365,113 | 7,491,733 | 14,054,555 | - | - |
| Emaar South | - | 1,151,667 | 1,506,857 | 2,120,000 | - | - | - |
| JBR | 1,705,000 | 2,121,988 | 2,836,825 | 4,441,674 | 8,267,981 | 19,500,000<br>*1 Transactions | - |
| JLT | 792,150 | 1,224,656 | 2,065,180 | 3,155,158 | 4,650,134 | 13,323,322<br>*2 Transactions | - |
| JVC | 600,373 | 983,180 | 1,534,457 | 1,863,982 | 2,841,900 | - | - |
| Palm Jumeirah | 1,652,077 | 3,308,740 | 5,698,177 | 9,240,853 | 19,961,743 | 45,033,333<br>*6 Transactions | 34,000,000<br>*1 Transactions |
| Sobha Hartland | 998,250 | 1,388,427 | 2,320,510 | 3,333,653 | 4,701,732 | - | - |
| The Cities<br>Motor City, Sports City, Studio City | 522,316 | 844,036 | 1,396,590 | 2,257,158 | 2,885,004 | - | - |
| The Greens | 806,586 | 1,383,238 | 2,249,691 | 3,236,032 | 4,600,000 | - | - |
| The Views | 1,056,000 | 1,797,780 | 2,966,519 | 4,285,455 | 8,250,000 | - | - |
| Town Square | 567,106 | 861,984 | 1,358,910 | 2,113,485 | 2,900,000 | - | - |

## Sale Transactions in Dubai

OCTOBER 2026



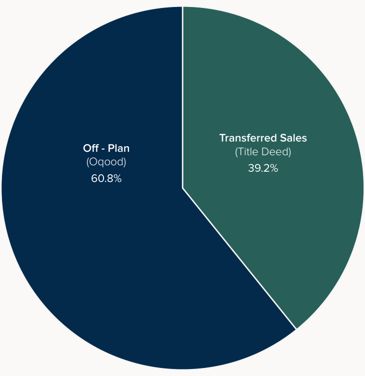
- 1 Al Furjan - 40
- 2 Arjan - 83
- 3 Business Bay - 232
- 4 DAMAC Hills 1 - 36
- 5 Downtown Dubai - 117
- 6 Dubai Creek Harbour - 88
- 7 Dubai Hills Estate - 93
- 8 Dubai Marina - 111
- 9 Dubai Maritime City - 5
- 10 Dubai South - 32
- 11 Emaar Beachfront - 20
- 12 Emaar South - 6
- 13 JBR - 41
- 14 JLT - 63
- 15 JVC - 314
- 16 Palm Jumeirah - 69
- 17 Sobha Hartland - 68
- 18 The Cities - 131
- 19 The Greens - 17
- 20 The Views - 21
- 21 Town Square - 70

**AED 4,545,873,383**

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, OCTOBER 2026

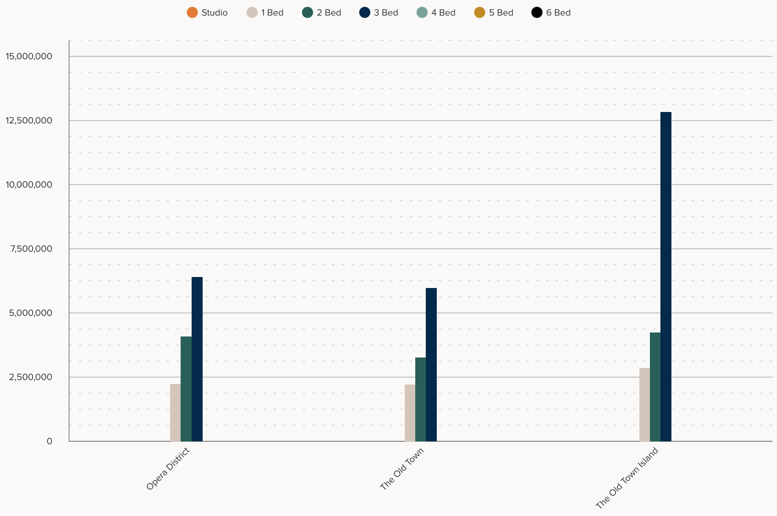


**Off - Plan**
Total Records: 6,189
Total Sale Price: 11,342,523,313
DLD Residential: 60.8%
*Includes secondary Off - Plan sales

**Transferred Sales (Title Deed)**
Total Records: 3,989
Total Sale Price: 13,808,821,330
DLD Residential: 39.2%

## Sales in Downtown

AVERAGE PRICE (AED), 2026 TO DATE

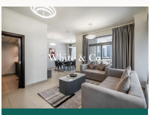


*No transactions in Downtown

**RENTAL TRANSACTIONS** MARKET ANALYSIS

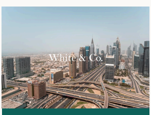
## Hot Properties for Rent

**Burj Al Nujoom,**
Downtown
**AED 70,000**
Studio 1 452



**Burj Views B,**
Downtown
**AED 160,000**
2 3 1,467

**Vida Residence Downtown,**
Downtown
**AED 380,000**
3 5 1,980

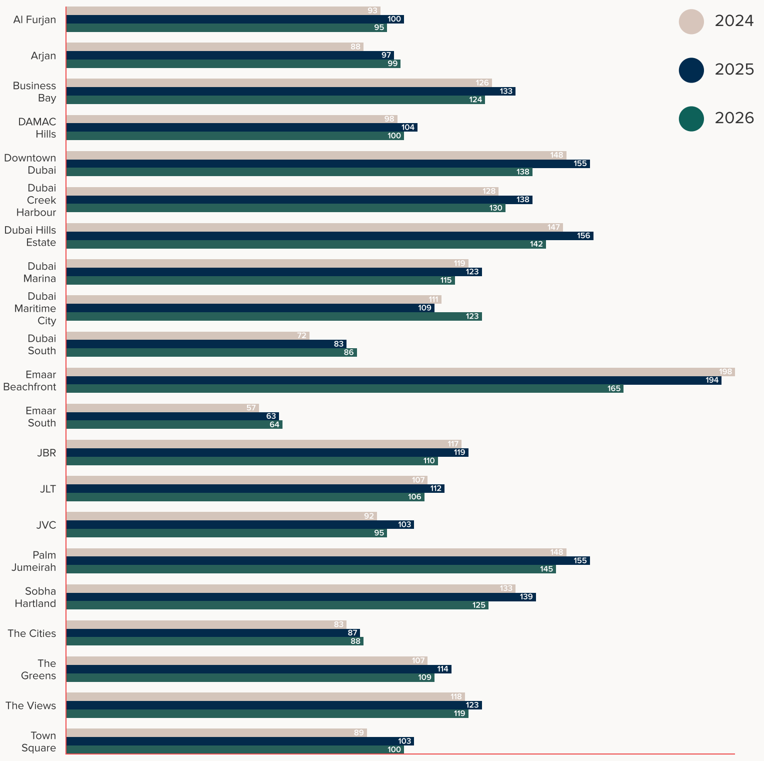


**The Address Sky View Sky Collection Tower 1,**
Downtown
**AED 850,000**
4 5 2,537

**Burj Vista 1,**
Downtown
**AED 2,000,000**
5 6 8,606

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

AVERAGE PRICE (AED), 2026 TO DATE



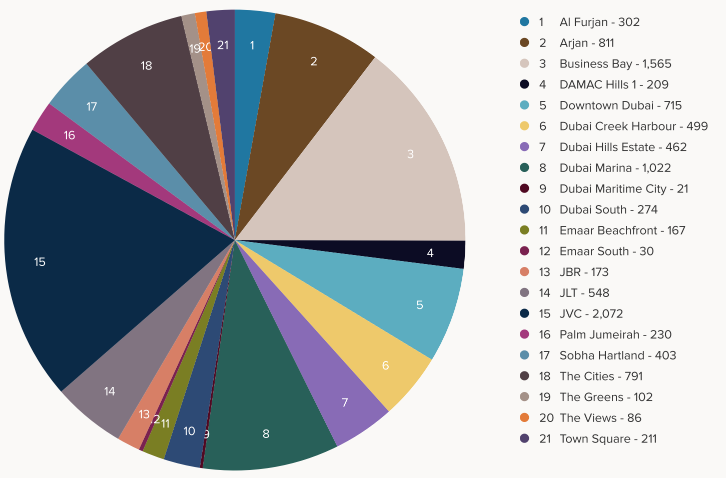
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|---|---|---|
| Al Furjan | 47,499 | 69,973 | 101,028 | 137,005 | 142,370 | - | - |
| Arjan | 45,929 | 69,792 | 102,752 | 138,323 | - | - | - |
| Business Bay | 63,787 | 90,150 | 132,695 | 186,289 | 306,769 | 2,379,904<br>*3 Transactions | 1,345,924<br>*2 Transactions |
| DAMAC Hills 1 | 44,199 | 67,277 | 116,098 | 161,696 | - | - | - |
| Downtown Dubai | 68,861 | 109,185 | 179,337 | 277,700 | 1,330,698 | 2,512,500<br>*2 Transactions | - |
| Dubai Creek Harbour | - | 97,041 | 145,862 | 222,933 | 457,452 | - | - |
| Dubai Hills | 69,041 | 92,943 | 140,340 | 255,534 | 453,000 | - | - |
| Dubai Marina | 60,990 | 89,360 | 138,427 | 220,035 | 288,571 | 729,457<br>*10 Transactions | - |
| Dubai Maritime City | 63,803 | 46,184 | 127,735 | 200,000 | - | - | - |
| Dubai South | 40,369 | 49,714 | 83,015 | 107,170 | - | - | - |
| Emaar Beachfront | - | 125,178 | 203,350 | 341,346 | 493,093 | - | - |
| Emaar South | - | 60,239 | 82,022 | 107,387 | - | - | - |
| JBR | 72,177 | 103,189 | 130,205 | 176,641 | 283,690 | 930,763<br>*3 Transactions | 260,000<br>*1 Transactions |
| JLT | 57,488 | 82,035 | 125,930 | 165,047 | 234,623 | 819,873<br>*7 Transactions | - |
| JVC | 48,324 | 70,754 | 102,449 | 141,057 | 159,296 | - | - |
| Palm Jumeirah | 89,317 | 147,731 | 217,871 | 279,491 | 712,626 | 1,028,000<br>*10 Transactions | - |
| Sobha Hartland | 66,028 | 87,705 | 136,958 | 186,754 | 241,475 | - | - |
| The Cities<br>Motor City, Sports City, Studio City | 43,122 | 63,268 | 95,250 | 139,981 | 180,000 | - | - |
| The Greens | 56,755 | 86,324 | 132,915 | 174,823 | 152,500 | - | - |
| The Views | 65,834 | 100,628 | 156,273 | 223,142 | 285,000 | - | - |
| Town Square | 44,059 | 62,593 | 93,549 | 128,243 | - | - | - |

## Rental Transactions in Dubai

OCTOBER 2026

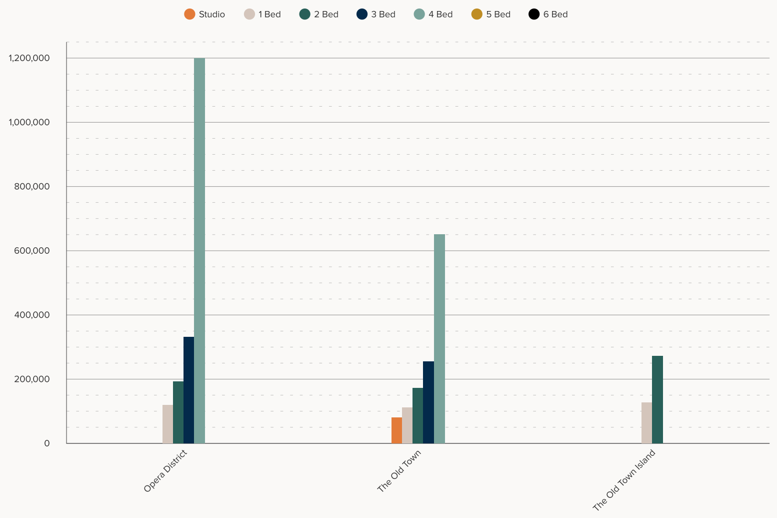


**AED 1,985,415,758**

Total Rental Value

## Rentals in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Downtown

## Current Average Gross Yield

OCTOBER 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

| SALES | Total Volume | Total Value |
|---|---|---|
| JVC | 2,595 | 2,557,394,131 |
| Business Bay | 1,745 | 3,431,927,104 |
| The Cities | 1,270 | 1,210,192,359 |
| Dubai Marina | 1,215 | 2,940,649,147 |
| Downtown Dubai | 1,049 | 3,955,724,968 |
| Dubai Creek Harbour | 903 | 2,499,336,345 |
| Arjan | 870 | 862,359,001 |
| Dubai Hills Estate | 700 | 1,627,382,175 |
| Sobha Hartland | 692 | 1,368,004,818 |
| JLT | 608 | 992,689,863 |
| Town Square | 565 | 692,465,758 |
| Palm Jumeirah | 494 | 3,381,451,556 |
| Al Furjan | 444 | 571,611,750 |
| DAMAC Hills 1 | 341 | 344,727,847 |
| JBR | 339 | 1,268,100,837 |
| Dubai South | 290 | 273,894,908 |
| Emaar Beachfront | 212 | 952,020,559 |
| The Greens | 195 | 353,951,899 |
| The Views | 133 | 342,080,145 |
| Emaar South | 47 | 75,275,000 |
| Dubai Maritime City | 15 | 34,392,669 |

| RENTALS | Total Volume | Total Value |
|---|---|---|
| JVC | 15,143 | 1,079,445,890 |
| Business Bay | 9,218 | 968,684,866 |
| Dubai Marina | 6,701 | 858,114,334 |
| Arjan | 6,121 | 408,623,109 |
| The Cities | 5,587 | 353,713,987 |
| Downtown Dubai | 4,672 | 785,634,045 |
| JLT | 3,750 | 355,412,165 |
| Dubai Creek Harbour | 3,135 | 442,900,806 |
| Dubai Hills Estate | 2,945 | 390,858,089 |
| Dubai South | 2,552 | 151,473,172 |
| Sobha Hartland | 2,546 | 290,803,010 |
| Al Furjan | 2,358 | 181,649,119 |
| Palm Jumeirah | 1,766 | 467,990,047 |
| Town Square | 1,632 | 130,279,659 |
| DAMAC Hills 1 | 1,427 | 92,667,248 |
| JBR | 1,370 | 238,080,773 |
| Emaar Beachfront | 1,010 | 192,921,674 |
| The Greens | 786 | 82,054,347 |
| The Views | 618 | 80,925,265 |
| Emaar South | 266 | 22,953,994 |
| Dubai Maritime City | 194 | 13,750,568 |

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS
WINNER
2024

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

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