White & Co. 2026

Emaar Beachfront October Market Report

Apartments

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

NEWS

Dubai Harbour Bridge Opens for Beachfront Residents

RTA has completed the new Dubai Harbour bridge on Sheikh Zayed Road, giving direct access to the waterfront district that includes Emaar Beachfront. Apartment residents now enjoy a much faster route in and out of the community, easing one of the area's busiest access points for commuters, residents and weekend visitors.

NEWS

White & Co.

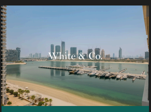
October was Dubai's busiest secondary sales month since February, with AED 11.7 billion transacted across 3,859 deals, up 37% in value on September. New rental contracts also hit a 2026 high at almost 27,000. Closer to home, White & Co named Jordan Smith its first ever partner. A Palm Jumeirah specialist,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

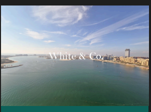
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.19%	4.59%

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

Hot Properties for Sale



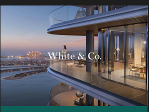
Beach Mansion,
Emaar Beachfront
AED 4,400,000
🛏 2 🛁 2 ▢ 1,267



Seapoint Tower 2,
Emaar Beachfront
AED 7,050,000
🛏 2 🛁 2 ▢ 1,470

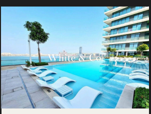
Seapoint Tower 1,
Emaar Beachfront
AED 9,729,888
🛏 3 🛁 3 ▢ 1,787

Beachgate By Address,
Emaar Beachfront
AED 12,999,999
🛏 4 🛁 4 ▢ 2,420



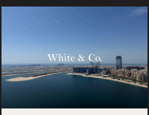
Bayview Tower 1,
Emaar Beachfront
AED 14,500,000
🛏 4 🛁 4 ▢ 2,463

Recent White & Co. Sales



Beach Vista,
Emaar Beachfront
AED 2,100,000
🛏 1 🛁 1 ▢ 742

Grand Bleu Tower 1,
Emaar Beachfront
AED 2,400,000
🛏 1 🛁 1 ▢ 780



Address The Bay,
Emaar Beachfront
AED 5,570,000
🛏 2 🛁 2 ▢ 1,408

Sunrise Bay Tower 1,
Emaar Beachfront
AED 5,600,000
🛏 3 🛁 4 ▢ 1,926

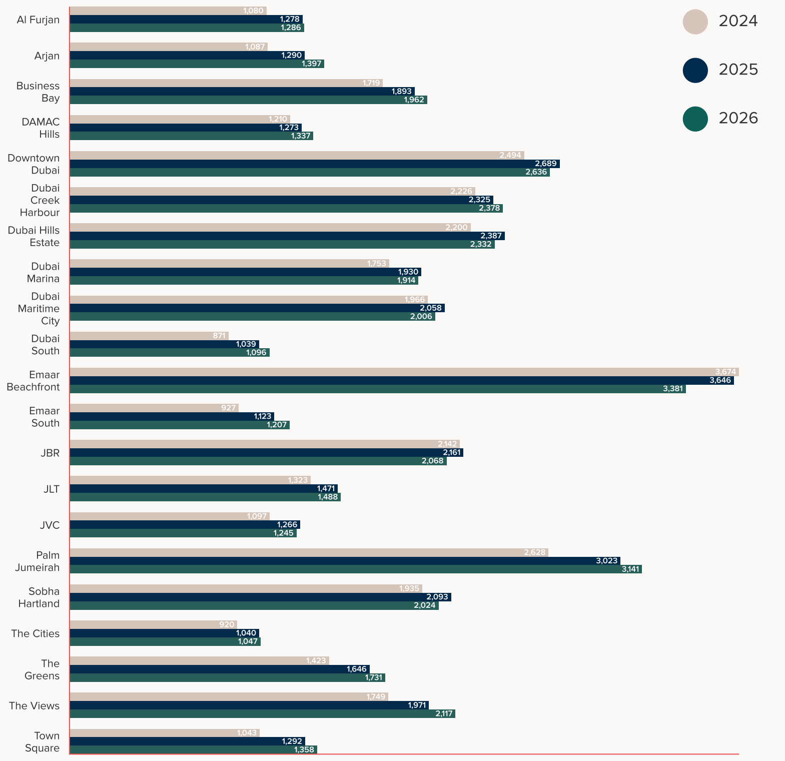
Beach Mansion,
Emaar Beachfront
AED 7,300,000
🛏 3 🛁 4 ▢ 2,206

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



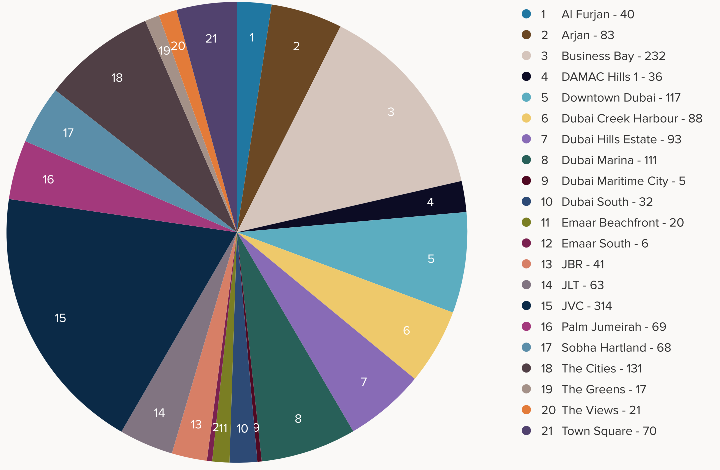
Sales in Dubai

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 *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 *4 Transactions	19,000,000 *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 *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 *1 Transactions	-
JLT	792,150	1,224,656	2,065,180	3,155,158	4,650,134	13,323,322 *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 *6 Transactions	34,000,000 *1 Transactions
Sobha Hartland	998,250	1,388,427	2,320,510	3,333,653	4,701,732	-	-
The Cities 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

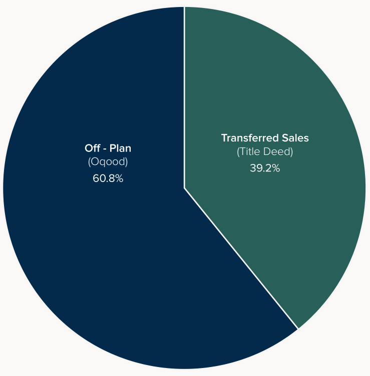


AED 4,545,873,383

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%

RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Grand Bleu Tower 1,
Emaar Beachfront

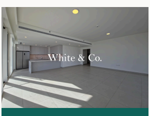
AED 165,000

1 1 803

Beach Mansion,
Emaar Beachfront

AED 249,999

2 2 1,215



Beach Mansion,
Emaar Beachfront

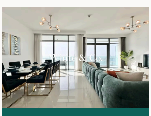
AED 389,998

3 4 2,054

Beach Mansion,
Emaar Beachfront

AED 499,999

4 5 2,448



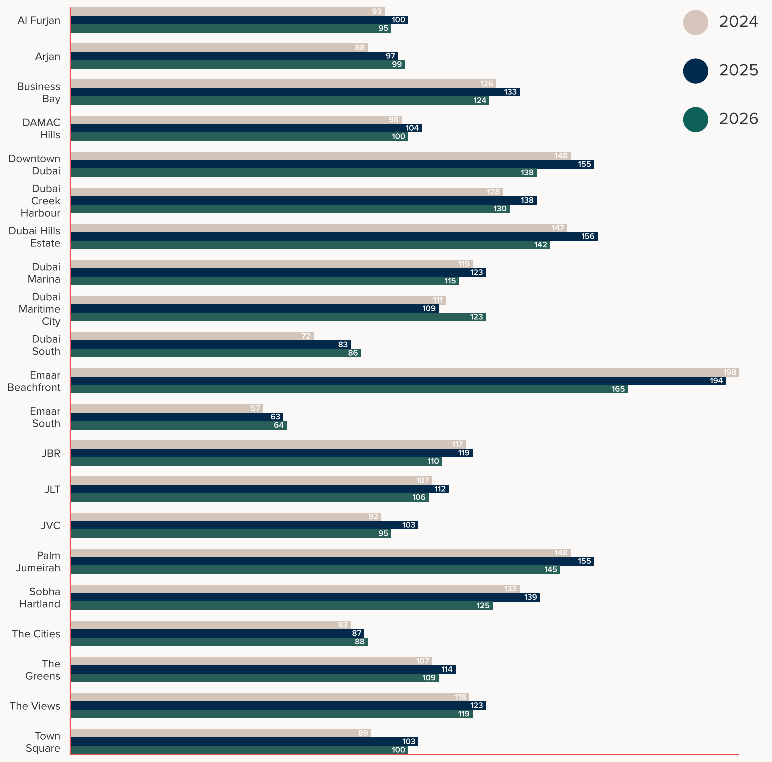
Beach Vista,
Emaar Beachfront

AED 599,999

4 4 2,343

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

AVERAGE PRICE (AED), 2026 TO DATE



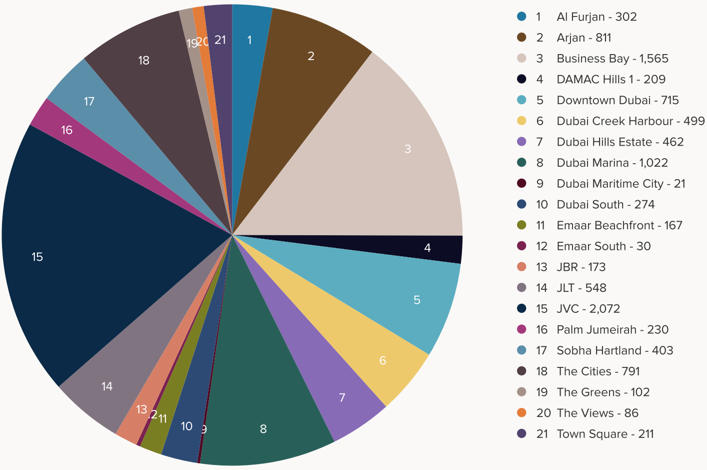
Rentals in Dubai

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 *3 Transactions	1,345,924 *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 *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 *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 *3 Transactions	260,000 *1 Transactions
JLT	57,488	82,035	125,930	165,047	234,623	819,873 *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 *10 Transactions	-
Sobha Hartland	66,028	87,705	136,958	186,754	241,475	-	-
The Cities 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

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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