White & Co. 2026

# Maritime City October Market Report

Apartments

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

NEWS

## Harbour Lights Tops Out in Dubai Maritime City

DAMAC has topped out its Harbour Lights residential tower in Dubai Maritime City, with handover scheduled for next year. The milestone reflects the district's continued shift towards waterfront living, alongside the recently opened Dubai Maritime City business centre bringing new commercial activity, jobs and footfall to this growing waterfront area beside Port Rashid.



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% |

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## Hot Properties for Sale



| Casa, Maritime City | Oceanz 1, Maritime City | Talea, Maritime City | ANWA, Maritime City |
|---|---|---|---|
| AED 865,000 | AED 1,250,000 | AED 2,300,000 | AED 3,200,000 |
| Studio, 1, 393 | Studio, 1, 427 | 1, 2, 756 | 2, 2, 1,369 |

## Recent White & Co. Sales



| Casa, Maritime City | London Gate, Maritime City | Kanyon, Maritime City | Seagate Building 1, Maritime City |
|---|---|---|---|
| AED 975,000 | AED 2,227,000 | AED 2,677,000 | AED 3,250,000 |
| Studio, 1, 380 | 1, 2, 969 | 1, 1, 647 | 2, 2, 1,216 |

**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 (1 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 (1 Transactions) | 19,000,000 (1 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 (1 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 (1 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 (1 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

## 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 (1 Transactions) | 1,345,924 (1 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 (1 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 (1 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 (1 Transactions) | 260,000 (1 Transactions) |
| JLT | 57,488 | 82,035 | 125,930 | 165,047 | 234,623 | 819,873 (1 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 (1 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
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***Data source:** Property Monitor, as of **2nd November 2026** Secondary Sales Only

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