White & Co.

2026

# Sobha Hartland September Report

Apartments

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

NEWS

## Sobha confirms new community mall for Hartland

Sobha Realty is preparing to open a dedicated retail and dining destination within Sobha Hartland, adding a permanent amenity anchor to the community. The development addresses a notable gap in the area's day-to-day offering, giving current owners an additional amenity to look forward to while supporting the community's continued evolution.

NEWS

## White & Co.

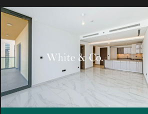
White & Co. has received an Award of Appreciation from the Dubai Land Department, recognising the company as the highest-selling real estate brokerage in Dubai's freehold areas. Just five years after its launch, this milestone reflects White & Co's growth and its contribution to Dubai's residential property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

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**

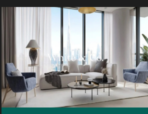
## Hot Properties for Sale



**Sobha Hartland Waves,**
Sobha Hartland

**AED 1,690,000**

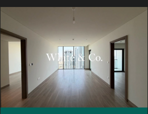
🛏 1 🛁 2 ⬚ 806



**Sobha Creek Vista Heights,**
Sobha Hartland

**AED 2,100,000**

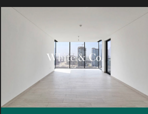
🛏 2 🛁 3 ⬚ 970



**Sobha Hartland Waves,**
Sobha Hartland

**AED 2,620,000**

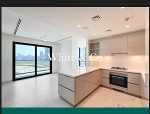
🛏 2 🛁 3 ⬚ 1,192



**One Park Avenue,**
Sobha Hartland

**AED 3,200,000**

🛏 3 🛁 3 ⬚ 1,486

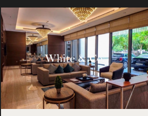


**Sobha Creek Vistas Grande,**
Sobha Hartland

**AED 3,850,000**

🛏 3 🛁 4 ⬚ 1,635

## Recent White & Co. Sales



**Sobha Hartland Greens 4,**
Sobha Hartland

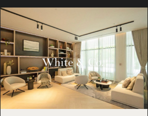
**AED 1,000,000**

🛏 Studio 🛁 1 ⬚ 666

**Sobha Creek Vistas Tower B,**
Sobha Hartland

**AED 1,260,000**

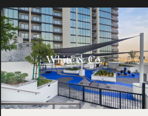
🛏 1 🛁 1 ⬚ 615



**The Crest Tower A,**
Sobha Hartland

**AED 2,650,000**

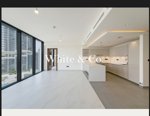
🛏 2 🛁 3 ⬚ 1,272



**The Crest Tower A,**
Sobha Hartland

**AED 2,800,000**

🛏 2 🛁 3 ⬚ 1,271



**The Crest Tower A,**
Sobha Hartland

**AED 3,000,000**

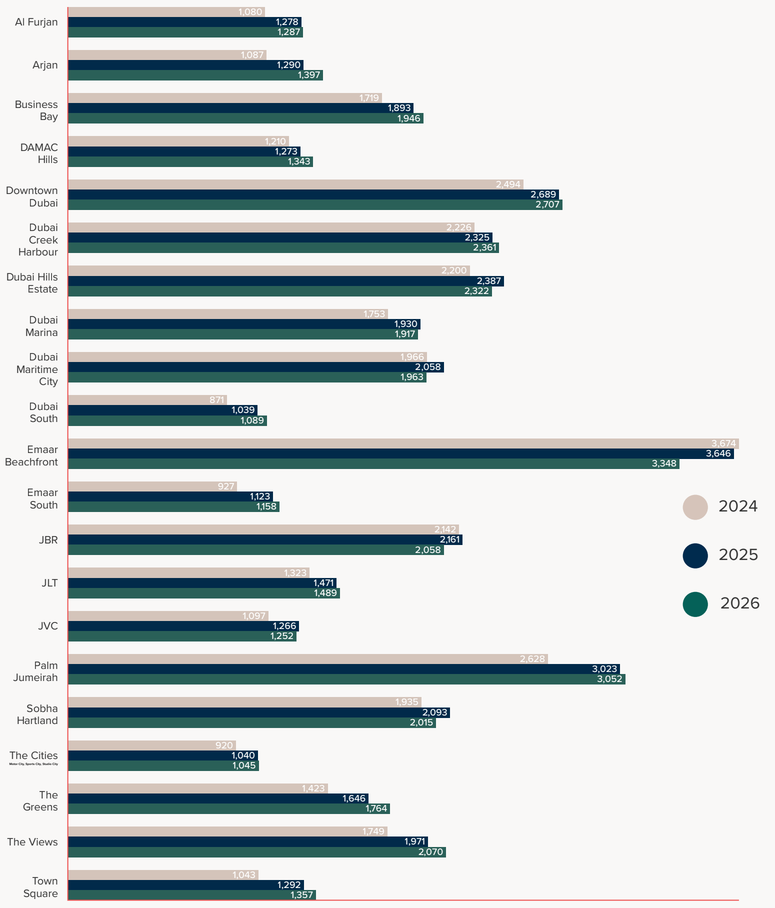
🛏 2 🛁 4 ⬚ 1,483

## SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



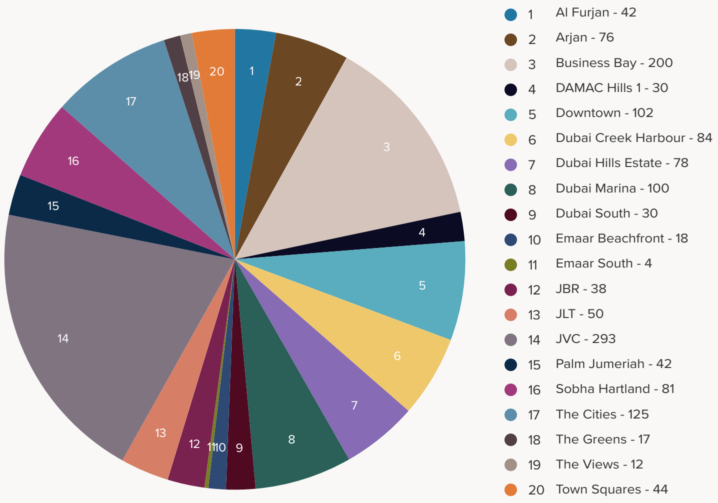
### Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|---|---|---|
| Al Furjan | 594,434 | 1,044,465<br>*143 Transaction | 1,599,319 | 2,253,477 | - | - | - |
| Arjan | 606,849 | 1,008,888<br>*296 Transaction | 1,515,575 | 2,285,052 | - | - | - |
| Business Bay | 1,008,914 | 1,520,212 | 2,525,320 | 4,514,592<br>*117 Transaction | 5,653,066 | - | 27,048,875<br>*2 Transaction |
| Damac Hills | 576,094 | 952,247<br>*131 Transaction | 2,000,526<br>*38 Transaction | 2,950,777 | - | - | - |
| Downtown Dubai | 1,253,373 | 2,322,232 | 3,676,478<br>*409 Transaction | 6,079,983<br>*1065 Transaction | 22,562,169<br>*19 Transaction | 28,750,000<br>*4 Transaction | - |
| Dubai Creek | - | 1,734,665 | 2,748,356 | 4,198,736<br>*158 Transaction | 9,050,000<br>*7 Transaction | - | - |
| Dubai Hills Estate | 983,476 | 1,559,467<br>*259 Transaction | 2,523,837 | 4,152,716<br>*79 Transaction | 9,200,000<br>*1 Transaction | - | - |
| Dubai Marina | 1,155,179 | 1,581,479 | 2,608,562 | 4,093,272<br>*158 Transaction | 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<br>*69 Transaction | 7,357,531<br>*36 Transaction | 14,396,981<br>*6 Transaction | - | - |
| 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<br>*32 Transaction | 19,500,000<br>*1 Transaction | - |
| JLT | 785,662 | 1,208,386 | 2,073,338 | 3,132,932 | 5,749,639<br>*8 Transaction | 13,323,322<br>*2 Transaction | - |
| JVC | 602,303 | 986,686 | 1,546,895 | 1,856,110 | 2,841,900 | - | - |
| Palm Jumeirah | 1,642,595 | 3,199,391<br>*94 Transaction | 5,483,484<br>*184 Transaction | 9,032,296<br>*80 Transaction | 19,421,458<br>*24 Transaction | 43,040,000<br>*4 Transaction | 34,000,000<br>*1 Transaction |
| Sobha Hartland | 1,000,818 | 1,386,763 | 2,299,992 | 3,292,611 | 4,704,877 | - | - |
| The Cities<br>Motor City, Sports City, Studio City | 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<br>*2 Transaction | - | - |
| Town Square | 567,537 | 865,298 | 1,356,507 | 2,130,179 | 2,900,000 | - | - |

# Sale Transactions in Dubai

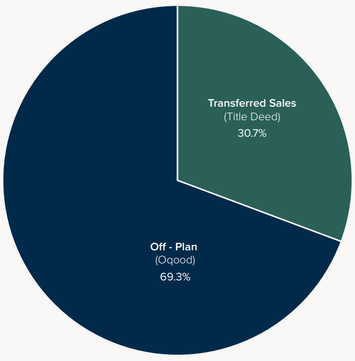
SEPTEMBER 2026



**AED 3,784,755,745**
Total Sales Value

# Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, SEPTEMBER 2026



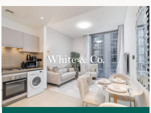
**Off - Plan**
Total Records: 7,188
Total Sale Price: 14,309,336,571
DLD Residential: 69.3%
*Includes secondary Off - Plan sales

**Transferred Sales (Title Deed)**
Total Records: 3,181
Total Sale Price: 9,309,314,736
DLD Residential: 30.7%

## RENTAL TRANSACTIONS

MARKET ANALYSIS

## Hot Properties for Rent



**Sobha Creek Vistas,**
Sobha Hartland

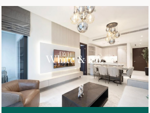
**AED 85,000**

🛏 1 🛁 1 ⬚ 511

**Sobha Hartland Waves,**
Sobha Hartland

**AED 110,000**

🛏 1 🛁 2 ⬚ 899



**Sobha Creek Vistas Grande,**
Sobha Hartland

**AED 164,999**

🛏 2 🛁 3 ⬚ 1,105

**Crest Grande,**
Sobha Hartland

**AED 180,000**

🛏 3 🛁 4 ⬚ 1,616

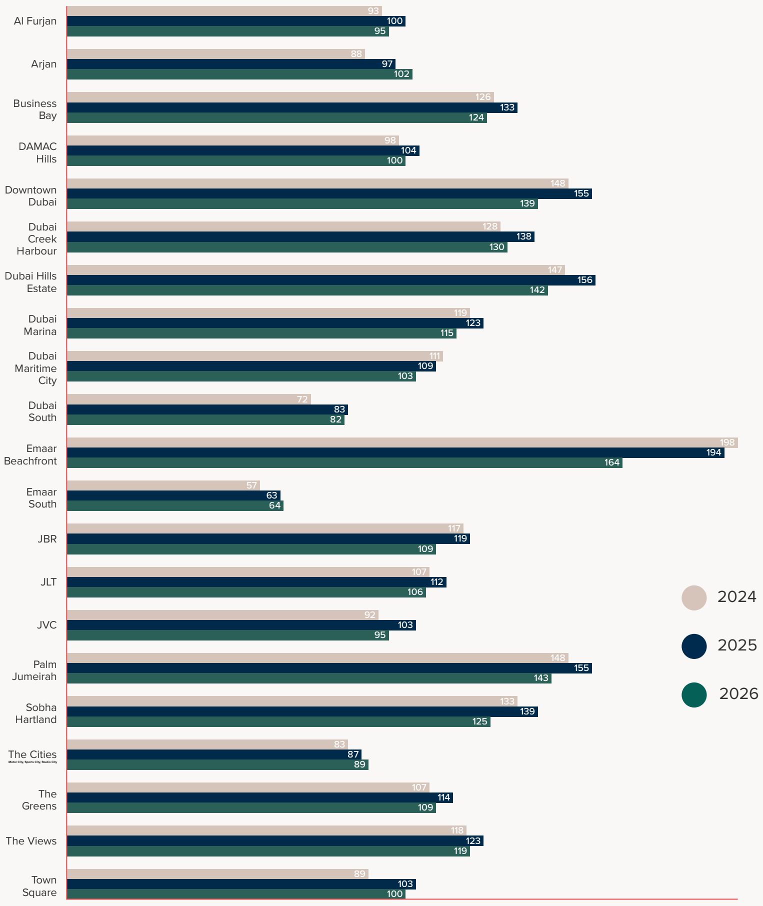
**Sobha Hartland Waves,**
Sobha Hartland

**AED 229,999**

🛏 3 🛁 4 ⬚ 1,750

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

AVERAGE PRICE (AED), 2026 TO DATE



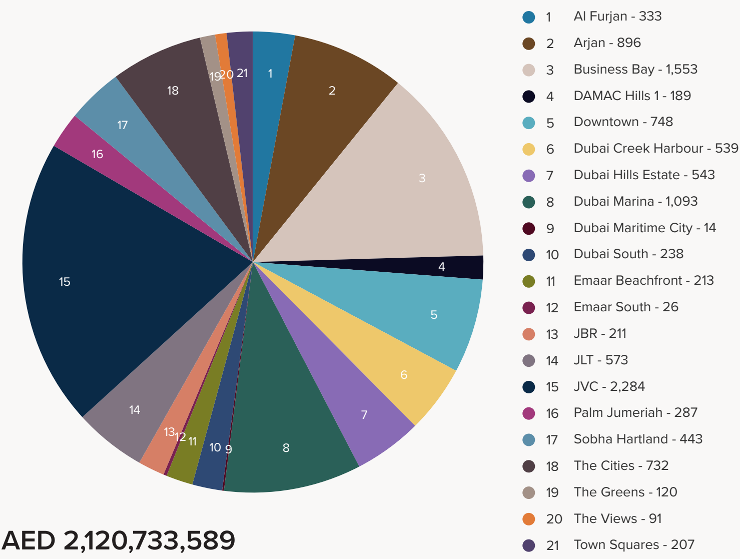
# Rentals in Dubai

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<br>*821 Transaction | 146,359 | - | - | - |
| Business Bay | 63,976 | 89,861 | 132,272<br>*3,154 Transaction | 185,016 | 292,439 | 2,379,904<br>*3 Transaction | - |
| Damac Hills | 44,196 | 67,627 | 115,874 | 164,370 | - | - | - |
| Downtown Dubai | 68,221 | 109,662<br>*1,582 Transaction | 178,446 | 274,809 | 1,454,285<br>*32 Transaction | 1,841,667<br>*3 Transaction | - |
| Dubai Creek | - | 97,775 | 145,913 | 222,567 | 479,653<br>*12 Transaction | - | - |
| Dubai Hills Estate | 69,129 | 92,601 | 139,522 | 249,939 | 453,000<br>*2 Transaction | - | - |
| Dubai Marina | 61,310 | 89,141 | 138,138 | 219,462 | 281,834 | 725,847<br>*6 Transaction | - |
| Dubai Maritime City | 63,632 | 78,982 | 128,836 | 200,000 | - | - | - |
| Dubai South | 41,635 | 58,159 | 84,447 | 119,312<br>*3 Transaction | 185,000 | - | - |
| Emaar Beachfront | - | 123,531 | 201,102 | 336,735<br>*101 Transaction | 576,843<br>*8 Transaction | - | - |
| Emaar South | - | 59,635 | 82,007 | 106,451 | - | - | - |
| JBR | 71,610 | 101,347<br>*251 Transaction | 128,853 | 172,230 | 283,867 | 746,144<br>*2 Transaction | - |
| JLT | 57,122 | 80,113 | 124,619 | 161,823 | 248,579 | 670,945<br>*7 Transaction | - |
| JVC | 48,158 | 70,482 | 102,138 | 139,769 | 167,284 | - | - |
| Palm Jumeirah | 88,835 | 138,944 | 214,209 | 294,556 | 607,096<br>*39 Transaction | - | - |
| Sobha Hartland | 66,737 | 87,712 | 136,876 | 183,318 | 242,447 | - | - |
| The Cities<br>Motor City, Sports City, Studio City | 43,470 | 63,501 | 96,242 | 143,405 | 165,000 | - | - |
| The Greens | 56,961 | 87,081 | 131,306<br>*175 Transaction | 178,504 | 152,500 | - | - |
| The Views | 66,255 | 101,359<br>*234 Transaction | 154,055 | 229,314 | 285,000 | - | - |
| Town Square | 44,869 | 62,696 | 93,887 | 126,155 | - | - | - |

## Rental Transactions in Dubai

SEPTEMBER 2026



**AED 2,120,733,589**

Total Rental Value

## 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

| **SALES** | Total Volume | Total Value |
|---|---|---|
| JVC | 2,295 | 2,278,911,189 |
| Business Bay | 1,531 | 3,004,565,937 |
| The Cities | 1,148 | 1,093,415,399 |
| Dubai Marina | 1,107 | 2,646,072,220 |
| Downtown Dubai | 832 | 3,347,005,633 |
| Dubai Creek Harbour | 831 | 2,264,198,554 |
| Arjan | 789 | 772,363,501 |
| Sobha Hartland | 635 | 1,259,138,989 |
| Dubai Hills Estate | 615 | 1,405,397,928 |
| JLT | 551 | 910,551,272 |
| Town Square | 495 | 607,854,870 |
| Palm Jumeirah | 438 | 2,837,014,582 |
| Al Furjan | 407 | 524,644,548 |
| DAMAC Hills | 306 | 308,185,503 |
| JBR | 299 | 1,107,254,802 |
| Dubai South | 263 | 249,844,352 |
| Emaar Beachfront | 195 | 857,312,138 |
| The Greens | 184 | 342,823,926 |
| The Views | 108 | 263,702,561 |
| Emaar South | 44 | 68,230,444 |
| Dubai Maritime City | 11 | 22,908,395 |

| **RENTALS** | Total Volume | Total Value |
|---|---|---|
| JVC | 12,668 | 908,893,762 |
| Business Bay | 7,367 | 778,150,810 |
| Dubai Marina | 5,506 | 709,870,412 |
| Downtown Dubai | 3,802 | 662,420,761 |
| Palm Jumeirah | 1,527 | 401,866,294 |
| JBR | 1,182 | 378,634,585 |
| Dubai Creek Harbour | 2,601 | 368,889,082 |
| Arjan | 5,083 | 351,231,122 |
| Dubai Hills Estate | 2,447 | 326,239,496 |
| The Cities | 4,592 | 294,580,380 |
| JLT | 3,109 | 291,475,294 |
| Sobha Hartland | 2,103 | 240,167,902 |
| Emaar Beachfront | 823 | 158,042,854 |
| Al Furjan | 1,984 | 153,202,292 |
| Dubai South | 2,018 | 134,316,468 |
| Town Square | 1,378 | 110,520,327 |
| DAMAC Hills | 1,170 | 76,334,507 |
| The Greens | 665 | 70,382,890 |
| The Views | 513 | 68,381,827 |
| Emaar South | 225 | 19,344,866 |
| Dubai Maritime City | 71 | 7,434,533 |

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS
WINNER
2024

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

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with a free, online valuation in minutes

**Get Started Here**

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