White & Co. 2026

Views October Market Report

Apartments

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

NEWS

Upgraded Hessa Street Serves The Views

With a recent Hessa Street upgrade has widened the road to 6 lanes, and added a 3.5m cycle track, the long-awaited Phase 2 of Hessa Street Project is now nearing completion. Apartment residents benefit from improved access and 4 quicker route towards Al Barsha South, JVC and Dubai's main highways throughout the day.

NEWS

White & Co.

Dubai's No.1 Dutch-sourced secondary sales team since February, with AED 1.7 billion transacted across 3,850 deals, up 37% in value on September. Now ranked No.1 also as a 2026 high at almost 2,000. Closer to home, White & Co. trained another 5,000 people, has over 2.2 million secondary clients and has closed AED 5.5 billion in sales in their first 4 full years.

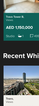
Interest rates starting from 3.75% fixed for 1 year or 3.79% for 2 years.

Mortgage Rates	2 Yr	3 Years	5 Years
Expat	4.49%	4.49%	4.29%
Local/Expat	3.9%	4.49%	4.49%
Low Fee	4.5%	4.49%	4.29%
Non-Resident	4.9%	5.0%	4.99%

Rate is indicative only as it is a mortgage based on % of loan value.

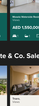
Get Started Here

Hot Properties for Sale



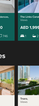
Vision Tower A
Apartment

AED 1,550,000



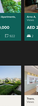
Mesela Waterside Residences
Apartment

AED 1,999,000



Mesela Creek Side Apartments
Apartment

AED 2,750,000



Hessa Street Views
Apartment

AED 3,900,000

Recent White & Co. Sales



Vision Tower A
Apartment

AED 1,450,000



Mesela Waterside Residences
Apartment

AED 1,530,000



Mesela Creek Side Apartments
Apartment

AED 1,585,000



Hessa Street Views
Apartment

AED 2,450,000



Mesela Waterside Residences
Apartment

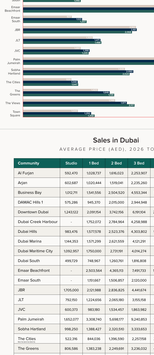
AED 3,900,000

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED) - 2026 TO DATE



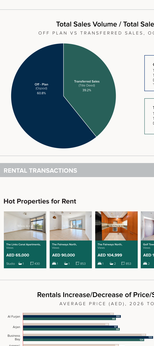
Sales in Dubai

AVERAGE PRICE (AED) - 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	562,410	1,028,721	1,616,222	2,257,667	-	-	-
Arjan	602,687	1,020,644	1,519,041	2,231,260	-	-	-
Business Bay	1,012,711	1,941,556	2,924,520	4,553,346	5,887,760	-	27,948,875
DAMAC Hills 1	575,280	945,370	2,015,000	2,944,948	-	-	-
Downtown Dubai	1,241,522	2,281,154	3,762,705	5,726,134	21,954,670	28,750,000	50,000,000
Dubai Creek Harbour	-	1,712,072	2,794,964	4,258,988	6,831,250	-	-
Dubai Hills	983,476	1,577,578	2,523,376	4,303,802	9,250,000	-	-
Dubai Marina	1,144,351	1,971,299	2,923,917	4,121,291	9,114,270	9,538,607 (1,530 sq.ft)	-
Dubai Maritime City	1,090,957	1,750,000	-	2,731,981	4,294,271	-	-
Dubai South	499,729	748,967	1,260,761	1,816,808	-	-	-
Emaar Beachfront	-	-	2,533,564	3,481,732	7,410,733	14,034,535	-
Emaar South	-	-	1,191,667	1,508,857	2,120,000	-	-
JBR	1,170,000	2,121,988	2,836,825	4,441,674	8,267,981	19,500,000	-
JLT	762,150	1,224,696	2,069,380	3,155,158	5,600,000	10,333,333	-
JVC	460,370	881,980	1,334,870	1,863,982	2,884,360	-	-
Palm Jumeirah	1,602,077	2,308,740	5,698,177	9,240,953	19,961,743	45,033,333	24,000,000
Sobha Hartland	998,250	1,588,427	2,320,930	3,333,833	4,707,751	-	-
The Cities	522,316	844,036	1,396,000	1,911,798	2,891,004	-	-
The Greens	806,586	1,383,238	2,249,691	3,236,932	4,650,000	-	-
The Views	1,056,000	1,797,780	2,966,339	4,285,455	8,250,000	-	-
Town Square	567,156	861,984	1,358,995	1,931,485	2,949,000	-	-

Sale Transactions in Dubai

OCTOBER 2026



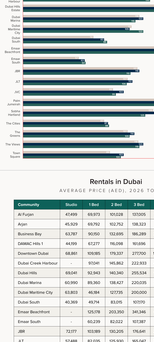
1 - Al Furjan - 40
2 - Arjan - 83
3 - Business Bay - 252
4 - DAMAC Hills 1 - 36
5 - Downtown Dubai - 87
6 - Dubai Creek Harbour - 84
7 - Dubai Hills Estate - 109
8 - Dubai Marina - 78
9 - Dubai Maritime City - 5
10 - Dubai South - 30
11 - Emaar Beachfront - 20
12 - Emaar South - 6
13 - JBR - 41
14 - JLT - 109
15 - JVC - 314
16 - Palm Jumeirah - 69
17 - Sobha Hartland - 68
18 - The Cities - 135
19 - The Greens - 77
20 - The Views - 21
21 - Town Square - 76

AED 4,545,873,383

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES - OCTOBER 2026



RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent



The Cove Apartments
Apartment

AED 60,000



The Terraces North
Apartment

AED 90,000



The Gateway North
Apartment

AED 104,999



Golf Tower 3
Apartment

AED 155,000

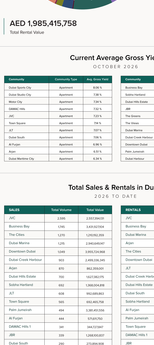


Golf Tower 3
Apartment

AED 180,000

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	47,466	69,973	101,128	137,555	142,270	-	-
Arjan	45,929	69,792	103,752	138,323	-	-	-
Business Bay	63,787	90,150	132,695	186,289	306,769	2,379,904	1,145,924
DAMAC Hills 1	44,199	67,277	116,098	161,096	-	-	-
Downtown Dubai	68,861	109,185	179,231	277,700	1,330,698	2,512,500	-
Dubai Creek Harbour	-	97,041	145,862	222,933	457,452	-	-
Dubai Hills	69,041	92,943	140,340	210,534	453,000	-	-
Dubai Marina	60,990	108,417	157,077	220,035	288,571	729,457 (3,000 sq.ft)	-
Dubai Maritime City	63,803	46,184	127,735	200,000	-	-	-
Dubai South	40,369	49,714	83,015	107,170	-	-	-
Emaar Beachfront	-	129,178	203,250	341,346	493,093	-	-
Emaar South	-	60,239	82,022	107,387	-	-	-
JBR	72,177	103,189	130,205	176,641	283,890	930,763	260,000
JLT	57,488	82,035	125,930	169,047	234,623	819,873	-
JVC	48,324	70,754	102,446	141,057	193,296	-	-
Palm Jumeirah	89,317	147,731	217,871	279,491	752,626	1,028,000	-
Sobha Hartland	66,028	87,705	136,358	186,754	241,475	-	-
The Cities	42,522	62,268	95,250	139,981	180,000	-	-
The Greens	56,755	86,324	132,915	174,823	152,500	-	-
The Views	69,834	100,628	156,273	223,142	265,000	-	-
Town Square	44,059	62,593	93,549	128,240	-	-	-

Rental Transactions in Dubai

OCTOBER 2026



1 - Al Furjan - 302
2 - Arjan - 83
3 - Business Bay - 1,565
4 - DAMAC Hills 1 - 209
5 - Downtown Dubai - 776
6 - Dubai Creek Harbour - 419
7 - Dubai Hills Estate - 1,172
8 - Dubai Marina - 1,022
9 - Dubai Maritime City - 21
10 - Dubai South - 274
11 - Emaar Beachfront - 167
12 - Emaar South - 60
13 - JBR - 172
14 - JLT - 1,013
15 - JVC - 2,013
16 - Palm Jumeirah - 230
17 - Sobha Hartland - 432
18 - The Cities - 791
19 - The Greens - 912
20 - The Views - 86
21 - Town Square - 271

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	7.96 %
Motor City	Apartment	7.81 %
DAMAC Hills	Apartment	7.53 %
JVC	Apartment	7.51 %
Town Square	Apartment	7.14 %
JLT	Apartment	7.07 %
Dubai South	Apartment	7.06 %
Arjan	Apartment	6.98 %
Arjan	Apartment	6.72 %
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	6.07 %
The Views	Apartment	6.06 %
Al Furjan	Apartment	5.98 %
Dubai Creek Harbour	Apartment	5.56 %
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	2,516	2,537,394,131
Business Bay	1,745	4,545,873,384
The Cities	1,270	1,210,282,350
Dubai Marina	1,215	3,211,000,000
Downtown Dubai	1,048	3,810,334,882
Dubai Creek Harbour	903	2,418,236,345
Arjan	810	862,230,607
Dubai Hills Estate	790	1,507,382,175
Sobha Hartland	652	1,035,607,000
JLT	628	960,688,882
Town Square	565	892,483,758
Palm Jumeirah	464	1,381,410,342
Al Furjan	444	573,610,750
DAMAC Hills 1	341	360,721,867
JBR	339	1,068,930,837
Dubai South	290	271,699,958
Emaar Beachfront	212	562,020,919
The Greens	185	353,951,899
The Views	151	363,180,000
Emaar South	47	76,275,000
Dubai Maritime City	15	34,382,809

RENTALS	Total Volume	Total Value
JVC	11,141	1,079,485,856
Business Bay	6,256	959,691,668
Dubai Marina	4,391	858,114,209
JLT	4,129	648,622,659
The Cities	4,387	353,719,387
Downtown Dubai	4,672	785,634,246
JBR	1,457	335,410,160
Dubai Creek Harbour	3,135	442,902,808
Dubai Hills Estate	2,945	391,856,989
Dubai South	2,352	157,672,172
Sobha Hartland	2,346	290,812,210
Al Furjan	2,258	181,641,131
Palm Jumeirah	1,788	467,950,247
Town Square	1,632	155,279,656
DAMAC Hills 1	1,427	151,867,248
JBR	1,210	238,280,772
Emaar Beachfront	1,016	192,501,674
The Greens	788	82,054,347
The Views	548	85,925,266
Emaar South	288	22,952,994
Dubai Maritime City	194	12,752,368

PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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