

## Dubai Creek Harbour February Market Report

## Apartments

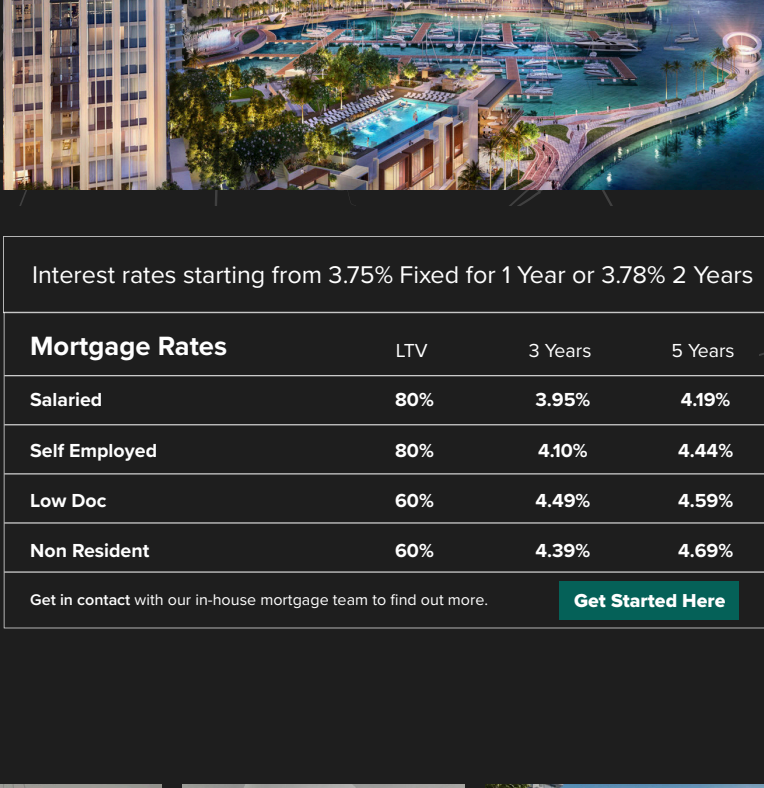
Award-Winning Visibility &amp; Market Demand on Bayut &amp; Property Finder



## NEWS

## Market Dynamics and Demand Creek Harbour 2026

Waterfront apartments and contemporary mid-rise residences continue to attract strong interest from both residents and investors. Scenic promenades, landscaped parks and vibrant retail amenities elevate everyday living. With ready handovers and a prime waterfront setting, Dubai Creek Harbour offers rental stability, steady capital appreciation and compelling long-term investment appeal.



## NEWS

## White &amp; Co.

At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

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% | 4.39%   | 4.69%   |

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

Get Started Here

## Hot Properties for Sale

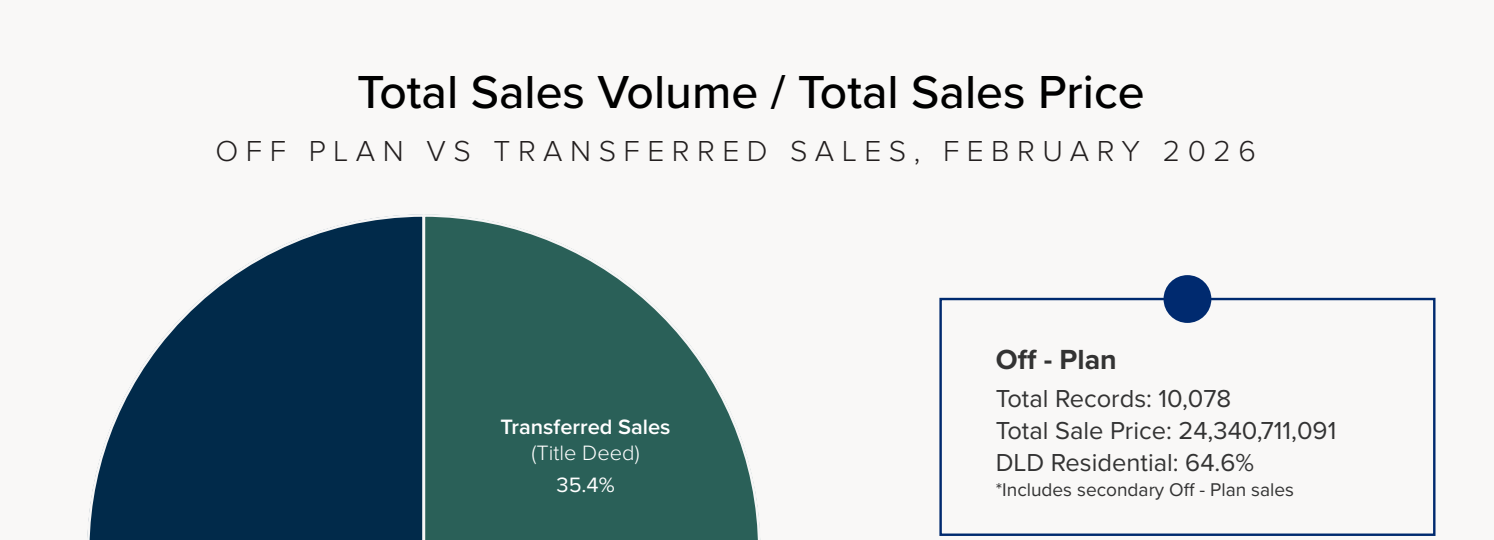
|                                                                           |                                                                         |                                                                                       |                                                                                              |                                                                                       |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><b>The Cove II, Dubai Creek Harbour</b><br>AED 8,499,000<br>3 4 2,469 | <br><b>The Grand, Dubai Creek Harbour</b><br>AED 8,999,999<br>3 4 3,458 | <br><b>The Cove II Building 7, Dubai Creek Harbour</b><br>AED 13,800,000<br>4 6 4,950 | <br><b>Address Harbour Point Tower 2, Dubai Creek Harbour</b><br>AED 14,000,000<br>3 4 2,378 | <br><b>The Cove II Building 5, Dubai Creek Harbour</b><br>AED 15,300,000<br>4 6 6,927 |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

## Recent White &amp; Co. Sales

|                                                                     |                                                                                     |                                                                                   |                                                                                  |                                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <br><b>MAG 318, Dubai Creek Harbour</b><br>AED 1,100,000<br>1 1 433 | <br><b>Bayshore at Creek Beach, Dubai Creek Harbour</b><br>AED 1,580,000<br>1 1 682 | <br><b>Summer at Creek Beach, Dubai Creek Harbour</b><br>AED 1,730,000<br>1 1 703 | <br><b>Lotus at Creek Beach, Dubai Creek Harbour</b><br>AED 1,780,000<br>1 1 900 | <br><b>The Cove Building 3, Dubai Creek Harbour</b><br>AED 3,000,000<br>2 2 1,344 |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

## Dubai House Price Timeline

JANUARY 2026



## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



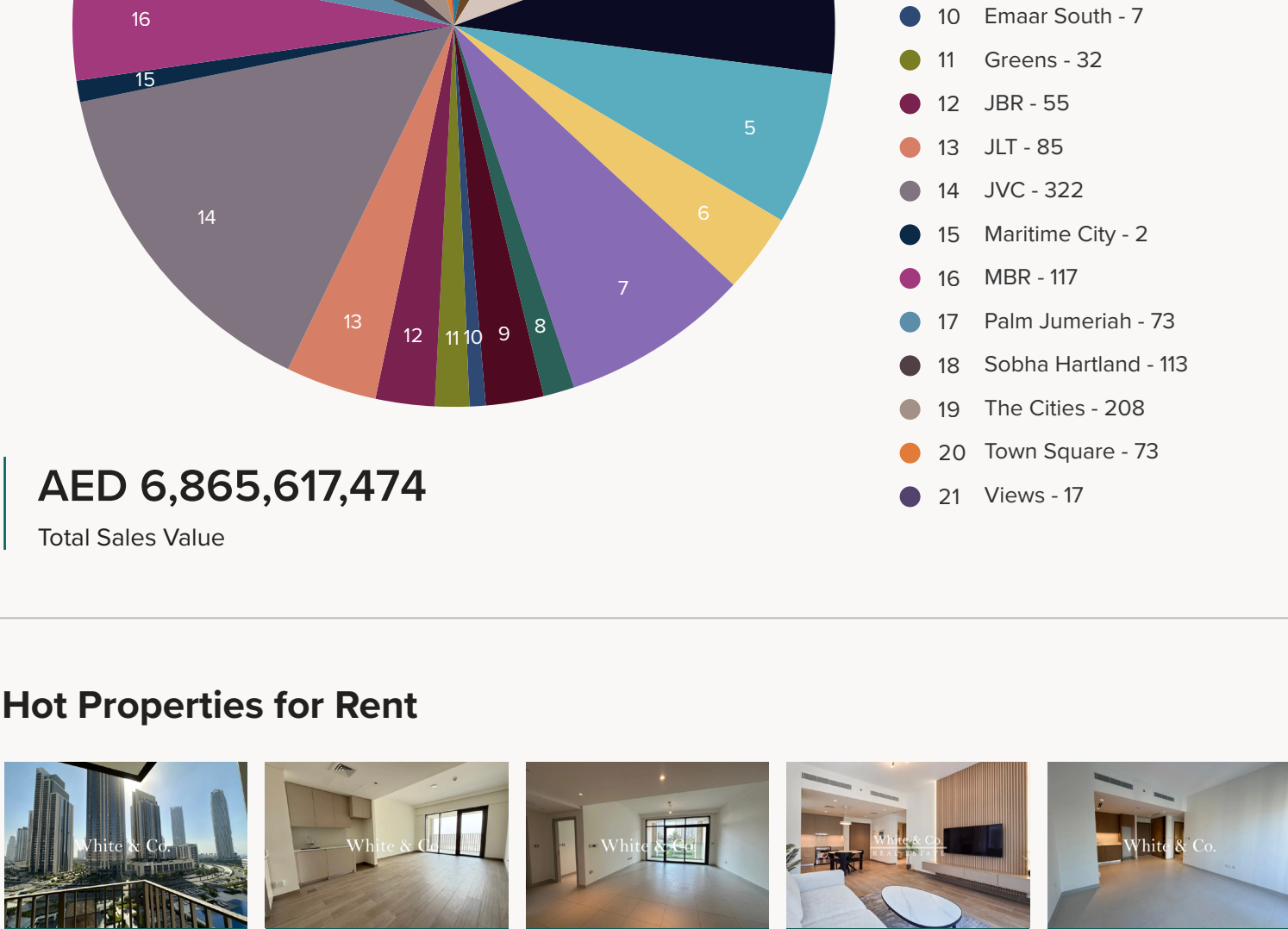
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community        | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan        | 594,979   | 1,048,973 | 1,670,208 | 2,302,385 | -          | -          | -          |
| Arjan            | 621,552   | 995,750   | 1,405,923 | 2,000,000 | -          | -          | -          |
| Business Bay     | 1,028,768 | 1,605,473 | 2,627,158 | 7,257,260 | 6,808,472  | -          | -          |
| Creek            | -         | 1,825,606 | 2,918,665 | 4,213,594 | 10,000,000 | -          | -          |
| Downtown         | 1,295,444 | 2,135,409 | 3,887,476 | 6,340,441 | 20,750,000 | 20,000,000 | 24,000,000 |
| Dubai Hills      | 1,010,000 | 1,568,612 | 2,652,225 | 3,926,691 | -          | -          | -          |
| Dubai Marina     | 1,138,577 | 1,689,050 | 2,711,247 | 4,399,949 | 5,381,215  | -          | -          |
| Dubai South      | 470,811   | 709,249   | 1,079,000 | 1,583,333 | -          | -          | -          |
| Emaar Beachfront | -         | 2,628,686 | 4,239,200 | 7,755,523 | -          | -          | -          |
| Emaar South      | -         | 1,050,000 | 1,589,091 | 1,856,667 | -          | -          | -          |
| Greens           | 878,000   | 1,442,679 | 2,257,001 | 3,278,096 | -          | -          | -          |
| JBR              | 2,600,000 | 2,131,688 | 3,876,966 | 6,929,978 | 8,771,248  | -          | -          |
| JLT              | 782,061   | 1,228,338 | 2,140,920 | 2,906,917 | 2,287,708  | -          | -          |
| JVC              | 612,204   | 1,023,734 | 1,579,737 | 1,976,260 | 2,950,000  | -          | -          |
| Maritime City    | 903,870   | -         | 2,864,230 | -         | -          | -          | -          |
| MBR              | 710,541   | 1,312,644 | 2,102,306 | 4,000,000 | 8,505,720  | -          | -          |
| Palm Jumeirah    | 1,586,659 | 3,626,311 | 5,688,054 | 9,853,361 | 13,225,000 | 51,400,000 | 34,000,000 |
| Sobha Hartland   | 1,008,000 | 1,360,825 | 2,154,155 | 3,689,444 | -          | -          | -          |
| The Cities       | 565,426   | 872,872   | 1,304,038 | 1,651,476 | 3,009,766  | -          | -          |
| Town Square      | 587,273   | 865,000   | 1,352,437 | 2,127,353 | -          | -          | -          |
| Views            | 1,021,000 | 1,935,692 | 3,164,231 | 3,900,000 | -          | -          | -          |

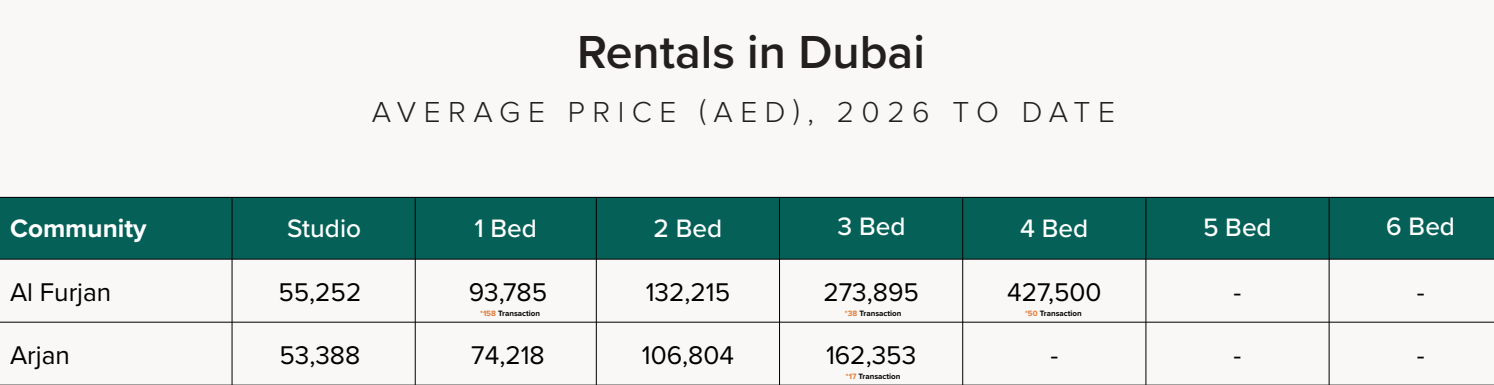
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

FEBRUARY 2026



AED 6,865,617,474

Total Sales Value

## Hot Properties for Rent

|                                                                          |                                                                                 |                                                                    |                                                                                |                                                                                |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <br><b>Creek Crescent, Dubai Creek Harbour</b><br>AED 104,950<br>1 1 684 | <br><b>Orchid at Creek Beach, Dubai Creek Harbour</b><br>AED 105,000<br>1 1 679 | <br><b>The Cove, Dubai Creek Harbour</b><br>AED 108,950<br>1 1 790 | <br><b>Lotus at Creek Beach, Dubai Creek Harbour</b><br>AED 109,950<br>1 1 727 | <br><b>Cedar at Creek Beach, Dubai Creek Harbour</b><br>AED 110,000<br>1 1 684 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|

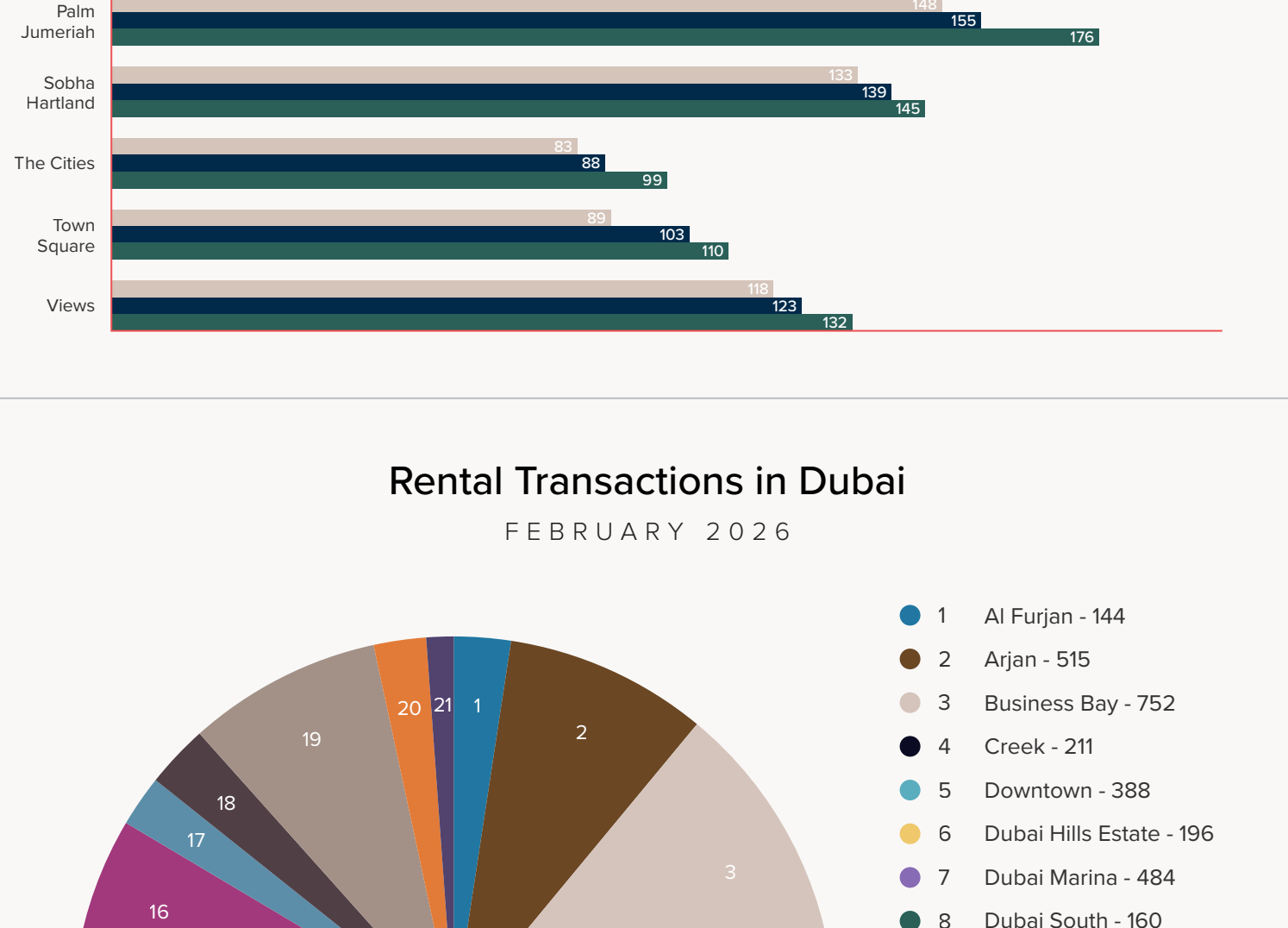
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community        | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed     | 5 Bed | 6 Bed |
|------------------|---------|---------|---------|---------|-----------|-------|-------|
| Al Furjan        | 55,252  | 93,785  | 132,215 | 273,895 | 427,500   | -     | -     |
| Arjan            | 53,388  | 74,218  | 106,624 | 162,353 | -         | -     | -     |
| Business Bay     | 78,704  | 106,853 | 159,726 | 212,896 | 537,857   | -     | -     |
| Creek            | -       | 115,239 | 175,487 | 269,521 | 472,500   | -     | -     |
| Downtown         | 91,363  | 132,542 | 225,673 | 391,260 | 2,438,333 | -     | -     |
| Dubai Hills      | 78,381  | 109,603 | 170,881 | 321,606 | -         | -     | -     |
| Dubai Marina     | 78,899  | 105,578 | 165,384 | 262,593 | 427,913   | -     | -     |
| Dubai South      | 44,722  | 61,280  | 83,860  | 109,286 | -         | -     | -     |
| Emaar Beachfront | -       | 153,230 | 240,720 | 393,219 | 650,000   | -     | -     |
| Emaar South      | -       | 66,750  | 94,106  | 110,783 | -         | -     | -     |
| Greens           | 64,375  | 103,164 | 151,839 | 211,182 | -         | -     | -     |
| JBR              | 119,714 | 124,143 | 193,319 | 289,588 | 461,081   | -     | -     |
| JLT              | 66,070  | 90,118  | 138,300 | 171,109 | 215,000   | -     | -     |
| JVC              | 61,116  | 80,610  | 105,135 | 153,830 | 213,333   | -     | -     |
| Maritime City    | 68,667  | 112,500 | 159,000 | -       | -         | -     | -     |
| MBR              | 57,993  | 88,697  | 138,323 | 177,828 | 550,000   | -     | -     |
| Palm Jumeirah    | 117,310 | 178,952 | 362,637 | 447,136 | 1,350,000 | -     | -     |
| Sobha Hartland   | 73,333  | 98,501  | 154,353 | 212,933 | -         | -     | -     |
| The Cities       | 47,200  | 67,941  | 100,024 | 176,789 | 135,000   | -     | -     |
| Town Square      | 48,973  | 69,483  | 101,576 | 135,111 | -         | -     | -     |
| Views            | 76,364  | 113,958 | 175,523 | 246,625 | 350,000   | -     | -     |

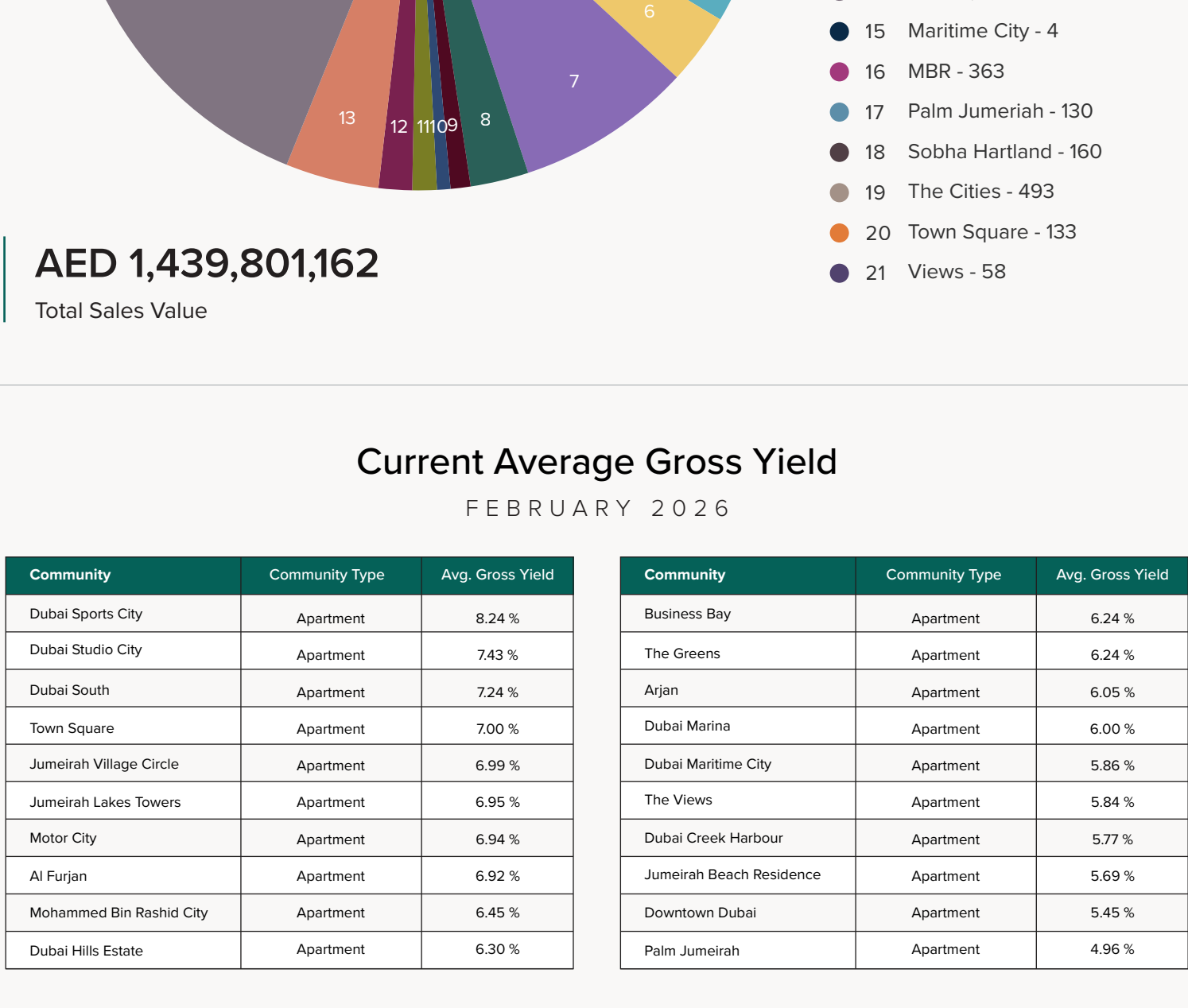
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

FEBRUARY 2026



AED 1,439,801,162

Total Sales Value

## Current Average Gross Yield

FEBRUARY 2026

| Community                | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|
| Dubai Sports City        | Apartment      | 8.24 %           |
| Dubai Studio City        | Apartment      | 7.43 %           |
| Dubai South              | Apartment      | 7.24 %           |
| Town Square              | Apartment      | 7.00 %           |
| Jumeirah Village Circle  | Apartment      | 6.99 %           |
| Jumeirah Lakes Towers    | Apartment      | 6.95 %           |
| Motor City               | Apartment      | 6.94 %           |
| Al Furjan                | Apartment      | 6.92 %           |
| Mohammed Bin Rashid City | Apartment      | 6.45 %           |
| Dubai Hills Estate       | Apartment      | 6.30 %           |

| Community                | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|
| Business Bay             | Apartment      | 6.24 %           |
| The Greens               | Apartment      | 6.24 %           |
| Arjan                    | Apartment      | 6.05 %           |
| Dubai Marina             | Apartment      | 6.00 %           |
| Dubai Maritime City      | Apartment      | 5.86 %           |
| The Views                | Apartment      | 5.84 %           |
| Dubai Creek Harbour      | Apartment      | 5.77 %           |
| Jumeirah Beach Residence | Apartment      | 5.69 %           |
| Downtown Dubai           | Apartment      | 5.45 %           |
| Palm Jumeirah            | Apartment      | 4.96 %           |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| SALES              | Total Volume | Total Value |
|--------------------|--------------|-------------|
| JVC                | 322          | 328,424,593 |
| Business Bay       | 234          | 447,139,065 |
| The Cities         | 208          | 191,908,194 |
| Dubai Marina       | 176          | 462,023,036 |
| Creek Harbour      | 169          | 574,177,659 |
| Downtown Dubai     | 143          | 524,391,650 |
| Arjan              | 118          | 112,840,963 |
| MBR                | 117          | 120,910,351 |
| Sobha Hartland     | 113          | 186,801,640 |
| JLT                | 85           | 124,228,574 |
| Al Furjan          | 74           | 99,063,180  |
| Dubai Hills Estate | 74           | 181,520,871 |
| Palm Jumeirah      | 73           | 505,464,127 |
| Town Square        | 73           | 92,795,776  |
| JBR                | 55           | 264,629,414 |
| Emaar Beachfront   | 54           | 232,397,340 |
| The Greens         | 32           | 59,823,510  |
| Dubai South        | 29           | 22,213,737  |
| The Views          | 17           | 36,584,000  |
| Emaar South        | 7            | 11,305,000  |
| Maritime City      | 2            | 6,548,000   |

| RENTALS            | Total Volume | Total Value |
|--------------------|--------------|-------------|
| JVC                | 2,698        | 219,779,856 |
| Business Bay       | 1,522        | 183,773,573 |
| Arjan              | 1,091        | 166,222,499 |
| The Cities         | 1,065        | 153,785,678 |
| Dubai Marina       | 1,038        | 85,536,983  |
| MBR                | 781          | 78,971,976  |
| Downtown Dubai     | 740          | 78,358,021  |
| JLT                | 602          | 68,228,784  |
| Creek Harbour      | 475          | 65,558,716  |
| Al Furjan          | 429          | 63,509,487  |
| Dubai Hills Estate | 426          | 63,276,835  |
| Sobha Hartland     | 393          | 63,159,771  |
| Dubai South        | 379          | 48,971,290  |
| Town Square        | 288          | 46,428,694  |
| Palm Jumeirah      | 270          | 27,289,000  |
| JBR                | 200          | 24,428,317  |
| Emaar Beachfront   | 118          | 23,494,942  |
| The Greens         | 117          | 16,409,555  |
| The Views          | 112          | 14,457,000  |
| Emaar South        | 51           | 4,890,097   |
| Maritime City      | 10           | 1,226,000   |