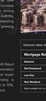
Dubai Creek Harbour April Market Report

Apartments

In Partnership with Property Finder & Bayut, April 2026



Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 3 Years

Mortgage Rates	1Yr	3 Years	5 Years
Fixed Rate	3.75%	3.78%	4.49%
Fixed Rate Islamic	4.49%	4.49%	4.49%
Variable	5.49%	4.49%	4.49%
Variable Islamic	5.49%	4.49%	4.49%

Mortgages are subject to a Property Valuation and Arrangement Fee. Terms and Conditions apply

Get Mortgaged

NEWS

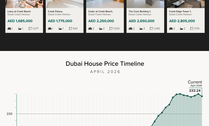
White & Co.

White & Co.'s April 2026 survey has it on both Bayut and Property Finder for secondary sales transactions and rental listings. Dubai Creek Harbour is a mature area with enjoyable waterfront and amenity spaces, leading to tightening, with bets pushing 0.1% from 80% close to 70% which favours prepared buyers and sellers alike.

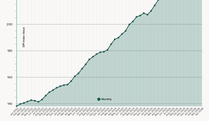
Creek Harbour Sees Rising Occupancy

Dubai Creek Harbour continues to mature as new residents settle into the waterfront community, with growing demand for amenities, services, connectivity and lifestyle. Recent data from Property Finder shows that Q1 saw residential sales transactions with growing, with a 12% increase in transactions and a 9% increase in average sale prices. The area's appeal is being driven by a combination of lifestyle, connectivity and long-term value, with buyers increasingly focusing on proximity to schools, healthcare, retail and leisure facilities. The mix of buyers is also evolving, with a growing share of investors now entering the market, alongside end-user demand. Rental activity remains strong, with demand for family homes and waterfront apartments supporting steady occupancy and rental growth across the area.

Hot Properties for Sale



Recent White & Co. Sales



Dubai House Price Timeline

APRIL 2026

-0.76% MoM Change

+0.22% QoQ Change

+6.74% YoY Change

AED 1,670 Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026

Off - Plan
Total Sales: 10,031
Total Sales Price: 2,571,841,948
OLD Residential: 78.3%
Residential: 21.7%

Transferred Sales (Ready Deals)
Total Records: 3,814
Total Sales Price: 1,000,152,327
OLD Residential: 23.7%

Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

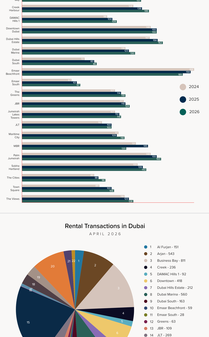
Community	Studio	1 Bed	2 Beds	3 Beds	4 Beds	5 Bed	6 Bed
Al Furjan	605,411	1,075,247	1,664,876	2,226,250	4,272,000	-	-
Ajan	626,886	1,020,267	1,383,989	2,182,999	-	-	-
Aqua Edge	1,073,953	1,565,278	2,534,735	5,734,278	8,822,294	-	34,260,750
Creek Harbour	-	1,623,588	2,852,428	4,224,750	10,000,000	-	-
DAMAC Hills 1	585,068	1,050,676	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,291,846	2,330,081	3,931,560	6,322,597	23,625,000	20,000,000	19,000,000
Dubai Hills Estate	1,043,500	1,539,588	2,668,262	4,379,942	-	-	-
Dubai Marina	1,294,441	1,973,868	2,655,824	4,171,004	5,803,966	6,893,821	-
Dubai South	470,281	733,830	1,025,360	1,564,000	-	-	-
Emaar Beachfront	-	2,329,294	4,230,882	7,093,511	-	-	-
Emaar South	585,000	1,051,667	1,575,667	1,881,250	-	-	-
The Greens	895,911	1,433,537	2,283,766	3,261,497	-	-	-
JBR	2,040,000	2,063,476	3,726,670	5,863,422	8,868,878	-	-
JLT	788,999	1,227,586	2,042,380	2,849,017	4,500,000	-	-
JVC	629,760	1,028,844	1,559,629	2,052,881	3,616,667	-	-
Maritime City	1,092,957	1,910,000	2,330,294	-	-	-	-
MBR	791,537	1,320,042	2,570,533	4,080,000	8,905,700	-	-
Palm Jumeirah	1,850,060	3,850,250	5,356,877	9,606,748	17,757,500	30,400,000	34,000,000
Sobha Hartland	1,009,000	1,379,963	2,209,181	3,490,769	-	-	-
The Cities	575,359	866,676	1,241,563	1,572,562	2,906,214	-	-
Town Square	591,458	868,386	1,378,850	2,152,581	-	-	-
The Views	1,081,628	1,846,616	3,011,267	3,900,000	-	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Sale Transactions in Dubai

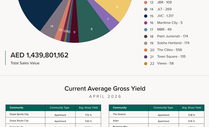
APRIL 2026



AED 3,468,552.907

Total Sales Value

Hot Properties for Rent



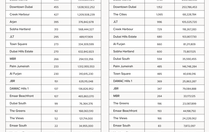
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Beds	3 Beds	4 Beds	5 Bed	6 Bed
Al Furjan	52,750	84,500	117,000	170,000	427,000	-	-
Ajan	52,733	75,246	107,503	158,478	-	-	-
Business Bay	76,944	105,216	156,078	213,148	425,610	-	1,700,000
Creek Harbour	-	92,649	157,086	263,861	528,333	-	-
DAMAC Hills 1	49,050	73,664	129,878	170,833	-	-	-
Downtown Dubai	93,360	139,500	215,250	375,757	1,128,674	1,750,000	-
Dubai Hills Estate	78,514	106,892	173,031	281,226	-	-	-
Dubai Marina	75,399	105,857	175,347	296,057	395,899	567,500	-
Dubai South	43,878	60,077	81,600	110,500	-	-	-
Emaar Beachfront	-	147,019	254,921	389,438	650,000	-	-
Emaar South	-	67,143	91,358	110,229	-	-	-
The Greens	64,063	100,088	149,891	189,178	-	-	-
JBR	98,985	118,816	183,066	292,524	498,118	800,000	-
JLT	64,424	90,918	127,086	165,435	179,100	250,000	-
JVC	58,285	78,683	108,210	153,587	215,333	-	-
Maritime City	65,250	92,500	115,000	-	-	-	-
MBR	57,911	101,366	169,147	362,000	-	-	-
Palm Jumeirah	115,788	169,809	343,021	445,062	894,167	853,333	-
Sobha Hartland	73,175	93,207	121,000	157,667	383,583	-	-
The Cities	47,200	67,941	103,024	176,789	135,000	-	-
Town Square	47,791	68,431	98,000	132,167	-	-	-
The Views	76,277	112,364	172,545	240,250	-	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026

AED 1,439,801.962

Total Sales Value

Current Average Gross Yield

APRIL 2026

Community	Community Yield	Avg Sale Price
Emaar Beachfront	Apartment	8.8%
Creek Harbour	Apartment	8.8%
Emaar South	Apartment	9.8%
DAMAC Hills 1	Apartment	9.9%
Ajan	Apartment	9.9%
Business Bay	Apartment	9.9%
Al Furjan	Apartment	9.9%
Dubai South	Apartment	9.9%
JLT	Apartment	9.9%
JVC	Apartment	9.9%
Maritime City	Apartment	9.9%
Sobha Hartland	Apartment	9.9%

Community	Community Yield	Avg Sale Price
The Greens	Apartment	9.9%
The Cities	Apartment	9.9%
Business Bay	Apartment	9.9%
Dubai Hills Estate	Apartment	9.9%
Dubai Creek Harbour	Apartment	9.9%
Downtown Dubai	Apartment	9.9%
Dubai Marina	Apartment	9.9%
JBR	Apartment	9.9%
Palm Jumeirah	Apartment	9.9%
Town Square	Apartment	9.9%

Total Sales & Rentals in Dubai

2026 TO DATE

RENTALS	Total Volume	Total Value
JBR	1,475	2,011,000,000
Business Bay	1,310	1,779,000,000
Ajan	1,170	1,597,000,000
Dubai Marina	1,134	2,019,000,000
Al Furjan	1,052	1,557,000,000
The Cities	1,005	1,000,000,000
JLT	980	1,000,000,000
Creek Harbour	719	1,000,000,000
Dubai Hills Estate	680	1,000,000,000
Town Square	665	1,000,000,000
Sobha Hartland	642	1,000,000,000
Dubai South	627	1,000,000,000
Palm Jumeirah	481	1,000,000,000
Town Square	465	1,000,000,000
Sobha Hartland	442	1,000,000,000
JBR	347	1,000,000,000
MBR	264	1,000,000,000
The Greens	251	1,000,000,000
Emaar Beachfront	193	1,000,000,000
The Views	160	1,000,000,000
Emaar South	83	1,000,000,000
Maritime City	16	1,000,000,000

SALES	Total Volume	Total Value
JVC	4,225	2,000,000,000
Business Bay	2,310	2,000,000,000
Ajan	1,770	2,000,000,000
Dubai Marina	1,734	2,000,000,000
Al Furjan	1,552	2,000,000,000
The Cities	1,005	2,000,000,000
JLT	980	2,000,000,000
Creek Harbour	719	2,000,000,000
Dubai Hills Estate	680	2,000,000,000
Town Square	665	2,000,000,000
Sobha Hartland	642	2,000,000,000
Dubai South	627	2,000,000,000
Palm Jumeirah	481	2,000,000,000
Town Square	465	2,000,000,000
Sobha Hartland	442	2,000,000,000
JBR	347	2,000,000,000
MBR	264	2,000,000,000
The Greens	251	2,000,000,000
Emaar Beachfront	193	2,000,000,000
The Views	160	2,000,000,000
Emaar South	83	2,000,000,000
Maritime City	16	2,000,000,000

PROPERTY MONITOR
Powered by Property Finder

Data source: Property Monitor, as of **4th May 2026** Secondary Sales Only

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