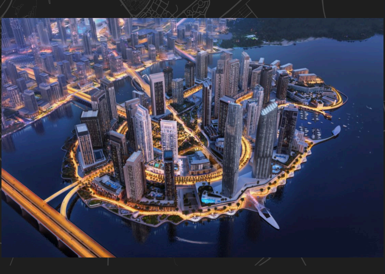
White & Co. 2026

Dubai Creek Harbour May Market Report

Apartments

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



NEWS

Dubai Creek Harbour Apartments See Strong Waterfront Demand

Dubai Creek Harbour's apartment market remains highly active, supported by major waterfront handovers, rising secondary market transactions and continued infrastructure progress across the master development. Strong investor demand persists for premium towers and branded residences as Emaar accelerates construction, while improved connectivity, retail expansion and lifestyle.

NEWS

White & Co.

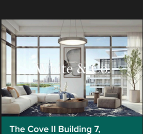
Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

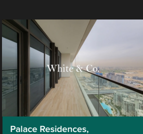
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.19%	4.59%

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

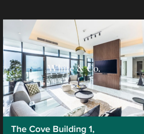
Hot Properties for Sale



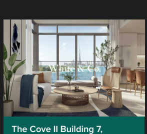
The Cove II Building 7, Dubai Creek Harbour
AED 8,200,000
4 | 5 | 3,024



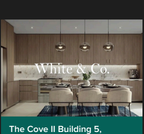
Palace Residences, Dubai Creek Harbour
AED 9,999,000
4 | 5 | 2,363



The Cove Building 1, Dubai Creek Harbour
AED 12,499,999
4 | 5 | 4,135

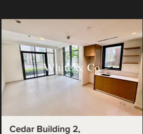


The Cove II Building 7, Dubai Creek Harbour
AED 13,800,000
4 | 6 | 4,950

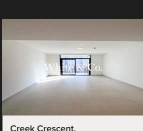


The Cove II Building 5, Dubai Creek Harbour
AED 15,300,000
4 | 6 | 6,927

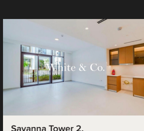
Recent White & Co. Sales



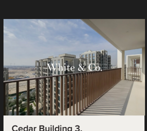
Cedar Building 2, Dubai Creek Harbour
AED 1,440,000
1 | 1 | 698



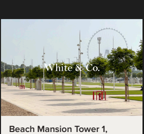
Creek Crescent, Dubai Creek Harbour
AED 1,660,000
1 | 1 | 664



Savanna Tower 2, Dubai Creek Harbour
AED 2,250,000
2 | 2 | 984



Cedar Building 3, Dubai Creek Harbour
AED 3,250,000
3 | 4 | 1,600

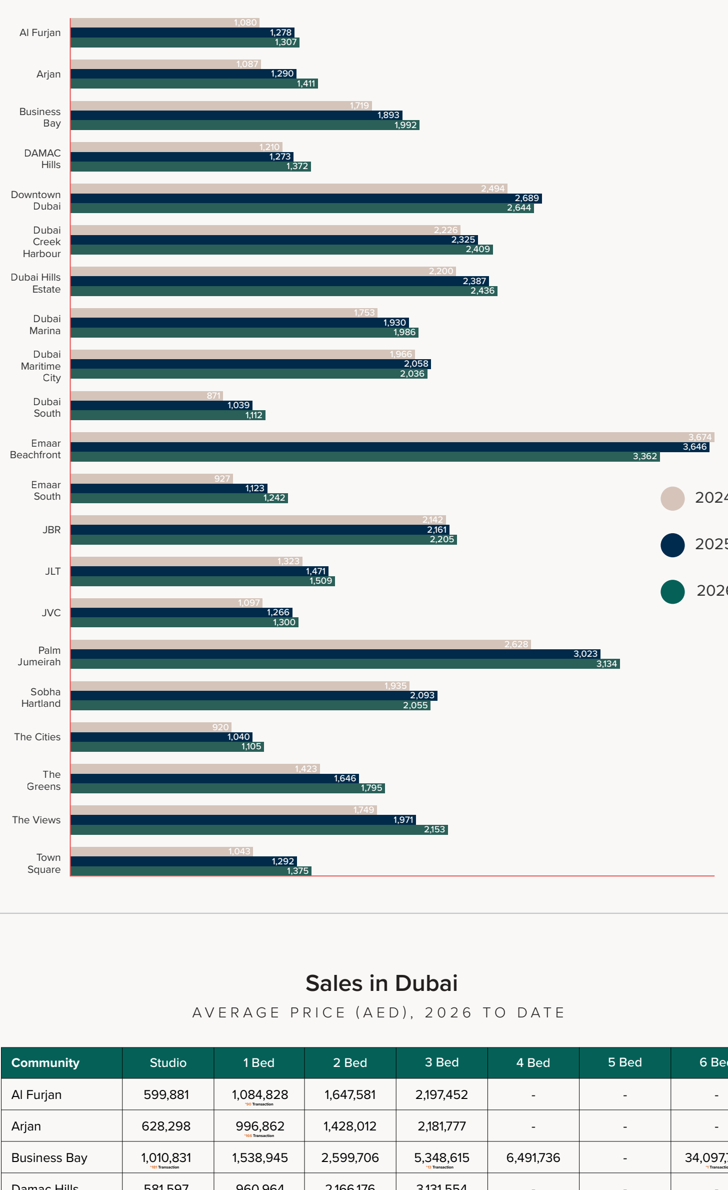


Beach Mansion Tower 1, Dubai Creek Harbour
AED 4,500,000
2 | 3 | 1,256

SALES TRANSACTIONS MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



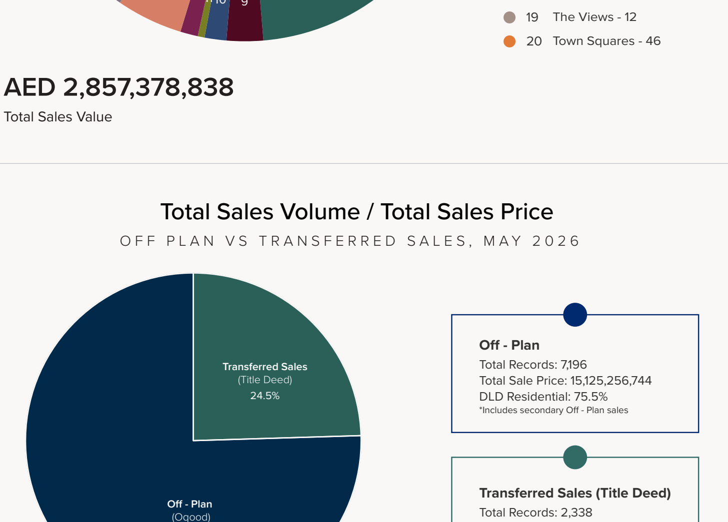
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,881	1,084,828	1,647,581	2,197,452	-	-	-
Arjan	628,298	996,862	1,428,012	2,181,777	-	-	-
Business Bay	1,010,831	1,538,945	2,599,706	5,348,615	6,491,736	-	34,097,750
Damac Hills	581,597	960,964	2,166,176	3,131,554	-	-	-
Downtown Dubai	1,258,419	2,143,185	3,772,871	6,329,294	22,625,000	20,000,000	19,000,000
Dubai Creek	-	1,767,000	2,835,826	4,196,270	9,916,667	-	-
Dubai Hills Estate	7,695,022	1,547,900	2,626,199	4,153,166	-	-	-
Dubai Maritime City	1,222,527	1,652,454	2,654,109	4,206,141	5,109,797	6,859,821	-
Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
Dubai South	515,840	776,521	1,280,266	1,786,364	-	-	-
Emaar Beachfront	-	2,512,037	4,333,333	7,227,428	14,583,333	-	-
Emaar South	-	1,151,667	1,570,000	1,961,000	-	-	-
JBR	2,040,000	2,107,514	3,062,918	5,454,975	8,868,818	-	-
JLT	789,611	1,219,237	2,069,682	3,071,751	7,339,422	6,500,000	-
JVC	626,681	1,019,647	1,577,854	2,031,468	3,297,576	-	-
Palm Jumeirah	1,638,293	3,404,361	5,391,140	9,854,777	19,881,667	51,400,000	34,000,000
Sobha Hartland	1,009,857	1,388,590	2,232,464	3,451,280	4,328,325	-	-
The Cities (Motor City, Sports City, Studio City)	568,074	869,315	1,336,013	1,723,972	2,880,720	-	-
The Greens	851,111	1,435,543	2,289,944	3,261,497	-	-	-
The Views	1,061,429	1,837,360	3,104,038	3,963,333	8,250,000	-	-
Town Square	589,000	866,491	1,380,921	2,121,944	-	-	-

Sale Transactions in Dubai

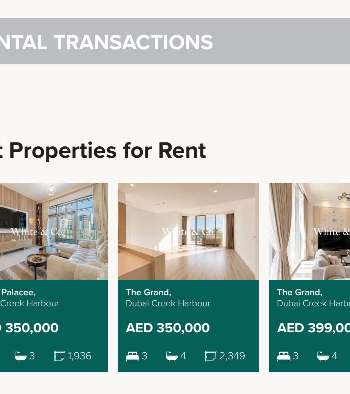
MAY 2026



AED 2,857,378,838
Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

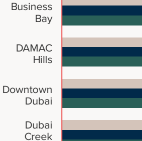


Off - Plan
Total Records: 7,196
Total Sale Price: 15,125,256,744
DLD Residential: 75.5%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 2,338
Total Sale Price: 6,911,349,178
DLD Residential: 24.5%

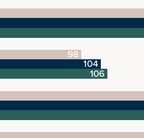
RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

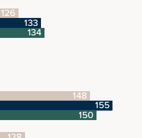


Creek Palacee, Dubai Creek Harbour
AED 350,000
3 | 3 | 1,936

The Grand, Dubai Creek Harbour
AED 350,000
3 | 4 | 2,349



The Grand, Dubai Creek Harbour
AED 399,000
3 | 4 | 2,514

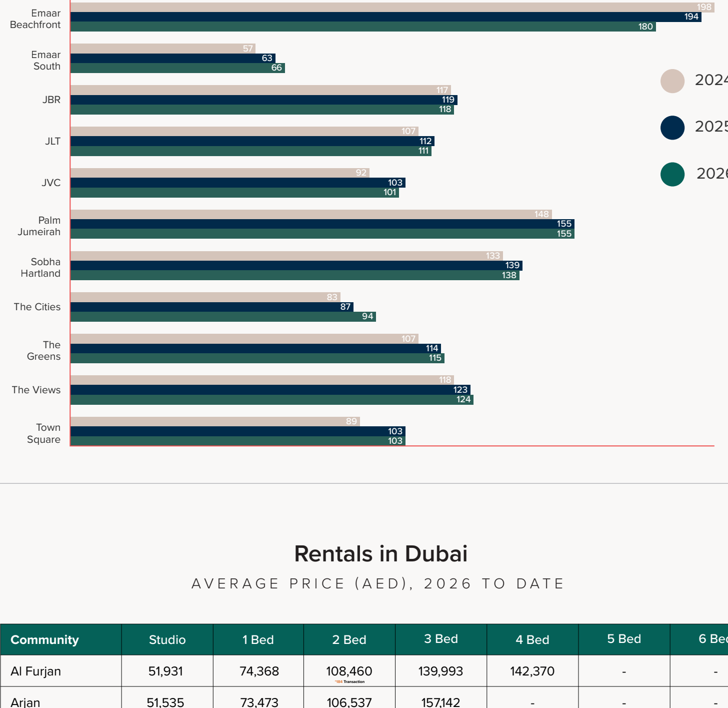


Palace Residences, Dubai Creek Harbour
AED 399,999
3 | 4 | 1,799

Address Harbour Point Tower 2, Dubai Creek Harbour
AED 700,000
3 | 4 | 2,378

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

AVERAGE PRICE (AED), 2026 TO DATE



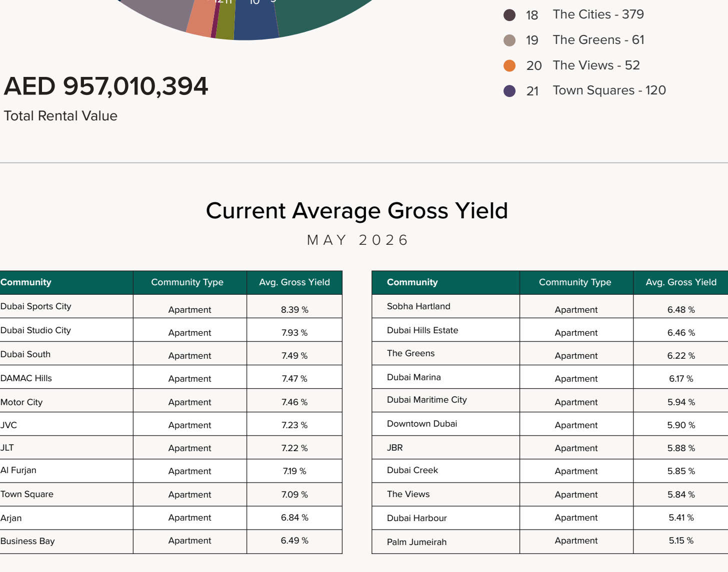
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	51,931	74,368	108,460	139,993	142,370	-	-
Arjan	51,535	73,473	106,537	157,142	-	-	-
Business Bay	73,767	101,322	147,314	213,525	284,589	-	1,700,000
Damac Hills	47,706	72,110	121,588	164,037	-	-	-
Downtown Dubai	82,353	124,999	201,217	305,486	1,821,556	1,750,000	-
Dubai Creek	-	109,065	163,248	244,875	409,639	-	-
Dubai Hills Estate	77,677	103,713	164,529	274,279	-	-	-
Dubai Marina	69,828	102,543	169,399	279,159	326,722	778,333	-
Dubai Maritime City	65,106	83,166	155,179	-	-	-	-
Dubai South	43,481	60,242	87,332	126,629	185,000	-	-
Emaar Beachfront	-	140,989	230,547	361,835	650,000	-	-
Emaar South	-	64,667	84,813	111,790	-	-	-
JBR	85,609	113,603	160,149	247,945	463,068	801,000	-
JLT	63,220	86,626	131,048	162,521	693,627	923,333	-
JVC	53,152	76,205	106,339	149,839	178,020	-	-
Palm Jumeirah	101,946	144,116	306,083	400,401	900,949	1,076,000	-
Sobha Hartland	71,867	96,476	146,212	202,136	308,674	-	-
The Cities (Motor City, Sports City, Studio City)	50,310	68,882	101,827	134,337	137,500	-	-
The Greens	62,543	93,800	143,102	193,145	-	-	-
The Views	72,412	110,474	165,268	236,389	315,000	-	-
Town Square	47,844	67,150	97,642	128,746	-	-	-

Rental Transactions in Dubai

MAY 2026



AED 957,010,394
Total Rental Value

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.39 %
Dubai Studio City	Apartment	7.93 %
Dubai South	Apartment	7.49 %
DAMAC Hills	Apartment	7.47 %
Motor City	Apartment	7.46 %
JVC	Apartment	7.23 %
JLT	Apartment	7.22 %
Al Furjan	Apartment	7.19 %
Town Square	Apartment	7.09 %
Arjan	Apartment	6.84 %
Business Bay	Apartment	6.49 %

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Apartment	6.48 %
Dubai Hills Estate	Apartment	6.46 %
The Greens	Apartment	6.22 %
Dubai Marina	Apartment	6.17 %
Dubai Maritime City	Apartment	5.94 %
Downtown Dubai	Apartment	5.90 %
JBR	Apartment	5.88 %
Dubai Creek	Apartment	5.85 %
The Views	Apartment	5.84 %
Dubai Harbour	Apartment	5.41 %
Palm Jumeirah	Apartment	5.15 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Downtown Dubai	525	1,896,122,834
Palm Jumeirah	270	1,822,480,308
Business Bay	842	1,697,174,071
Dubai Marina	648	1,553,676,600
Dubai Creek Harbour	481	1,346,323,288
JVC	1,239	1,267,471,562
Dubai Hills Estate	303	772,843,726
Sobha Hartland	362	679,083,707
JBR	163	666,501,188
The Cities	686	650,062,868
JLT	342	558,779,044
Emaar Beachfront	122	536,313,094
Arjan	459	438,724,793
Town Square	318	392,233,487
Al Furjan	252	337,585,230
DAMAC Hills	189	186,681,802
The Greens	98	177,823,510
The Views	63	162,459,000
Dubai South	149	140,058,656
Emaar South	27	43,090,000
Dubai Maritime City	10	21,908,395

RENTALS	Total Volume	Total Value
JVC	5,249	410,447,539
Business Bay	2,891	344,746,714
Dubai Marina	2,205	336,725,497
Downtown Dubai	1,482	310,893,803
Palm Jumeirah	624	186,946,547
Arjan	2,148	154,706,236
Dubai Creek Harbour	931	148,293,230
The Cities	2,128	138,836,669
JLT	1,264	131,710,459
Dubai Hills Estate	865	129,886,445
Al Furjan	866	96,294,635
JBR	448	95,518,850
Sobha Hartland	748	91,460,775
Dubai South	1,001	70,081,579
Emaar Beachfront	261	58,645,400
Town Square	628	52,990,013
DAMAC Hills	529	36,154,459
The Views	222	31,596,005
The Greens	269	30,573,594
Emaar South	110	10,326,550
Dubai Maritime City	22	2,251,800

PROPERTY MONITOR
A Cavendish Maxwell Group Company
ANNUAL AWARDS WINNER 2024

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

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