Creek January Market Report

Apartments

NEWS

Skyline Projects and Waterfront Momentum

Creek Sales's significant volume in the period of 2026 is driven by high-density developments, premium towers, and waterfront living. Year-to-date sales show demand and investor activity are strong, mainly units, apartments, and townhouses in Creek Harbour, Dubai Harbour, and Mina Rashid, with buyers seeking modern amenities, waterfront access, and long-term market confidence.

NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co. specializes in Dubai's most consistent enquiry properties. Our market-leading visibility drives lots of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Interest rate ceiling from 17% Fixed for 1 Year or 3.75% 2 Years

Mortgage Rates	LTV	Interest	Fees
Residents	80%	3.99%	4.00%
Full Expatriate	60%	4.25%	4.00%
Low Fee	60%	4.49%	1.00%
Non Resident	50%	4.49%	4.00%

Rent is capped with our 5 Years mortgage term & rate fixed for 5 years. **See Rent Review Here**

Hot Properties for Sale

Name	Bedrooms	Price
Marina Residences, Palm Jumeirah	1 BR	AED 1,200,000
Marina Gate, Dubai Marina	1 BR	AED 1,850,000
Damac Hills 2, Dubai Land	1 BR	AED 1,025,000
The Crest A, Sobha Hartland	1 BR	AED 1,300,000
The Crest B, Sobha Hartland	1 BR	AED 1,300,000
The Crest C, Sobha Hartland	1 BR	AED 1,300,000

Recent White & Co. Sales

Name	Bedrooms	Price
Creek Vista Grande, Sidra Villas, Dubai Hills Estate	5 BR	AED 13,500,000
Jumeirah at Creek Beach, Creek Beach	1 BR	AED 1,600,000
Creek Edge, Creek Harbour	1 BR	AED 1,025,000
Marina Gate, Marina Gate 1, Dubai Marina	1 BR	AED 1,850,000
Sidra Villas, Dubai Hills Estate	5 BR	AED 3,500,000

Dubai House Price Timeline

JANUARY 2026

-0.39%	-0.98%	+12.29%	AED 1,667
MoM Change	QoQ Change	YoY Change	Average Price/SqFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026

Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

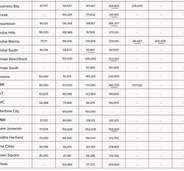
Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	650,000	1,090,000	1,655,000	2,340,000			
Arjan	605,240	1,005,240	1,219,412				
Business Bay	1,100,207	1,920,000	2,775,358	5,551,166	5,781,842		
Creek	1,000,000	1,600,000	2,250,000	2,304,216			
Downtown	1,141,000	2,000,000	3,699,000	8,600,000	20,000,000	24,000,000	
Dubai Hills	960,000	1,600,750	2,750,000	4,260,000			
Dubai Marina	1,045,000	1,720,750	2,641,616	4,225,216	5,170,000		
Dubai South	545,000	1,000,000	1,561,000	2,154,000			
Emaar Beachfront		2,835,250	4,391,667	7,198,571	8,600,000		
Emaar South		1,050,000	1,560,000	1,890,667			
Greens	670,000	1,100,000	2,024,000	3,000,000			
JBR	1,225,000	1,820,000	3,075,000	7,157,500	10,500,000		
JLT	850,000	1,247,000	2,220,000	2,785,875	3,800,000		
JVC	610,000	1,012,000	1,560,000	2,885,400	2,900,000		
Maritime City	900,875		2,145,000				
MBR	800,000	1,549,000	1,976,000	4,500,000	8,525,250		
Palm Jumeirah	1,651,000	2,900,000	5,487,318	8,250,000	10,806,667	12,400,000	
Sobha Hartland	1,007,000	1,852,000	2,399,000	4,981,250			
The Cities	598,400	1,000,000	1,500,000	3,264,714			
Town Square	576,667	840,000	1,290,000	2,313,125			
Views	725,000	2,031,667	3,073,000	4,500,000			

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

AVERAGE PRICE (AED), 2026 TO DATE

Sale Transactions in Dubai

JANUARY 2026



AED 5,165,262,590

Total Sales Value

Hot Properties for Rent

Name	Bedrooms	Price
Marina Residences, Palm Jumeirah	1 BR	AED 285,000
Marina Gate, Marina Gate 1, Dubai Marina	1 BR	AED 309,990
Damac Hills 2, Dubai Land	1 BR	AED 320,000
Creek Edge, Creek Harbour	1 BR	AED 395,000
Creek Vista Grande, Sidra Villas, Dubai Hills Estate	5 BR	AED 500,000

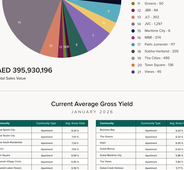
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	55,875	78,722	114,000	167,667			
Arjan	51,813	73,552	107,000	168,224			
Business Bay	63,167	93,637	147,667	230,000	235,000		
Creek		104,285	177,000	247,000			
Downtown	81,125	130,308	199,667	287,207			
Dubai Hills	94,000	135,000	185,000	270,000			
Dubai Marina	75,111	96,094	139,938	218,175	190,667	400,000	
Dubai South	45,219	58,673	93,667	107,500			
Emaar Beachfront	93,167	134,500	205,000	322,000	315,000		
Emaar South			92,500	150,000			
Greens	65,000	92,429	127,000	200,000			
JBR	90,000	123,000	175,294	295,250	237,500		
JLT	50,625	86,308	122,964	160,000			
JVC	54,286	72,308	94,875	156,500			
Maritime City		69,688	150,000				
MBR	57,333	89,994	128,571	122,333			
Palm Jumeirah	90,000	150,000	245,208	500,000			
Sobha Hartland	75,000	98,400	146,000	215,750			
The Cities	52,750	66,429	91,000	139,600			
Town Square	46,000	57,381	66,389	215,750			
Views		84,984	171,250	255,000			

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026

AED 395,930,196

Total Sales Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Creek Harbour City	Apartment	8.30 %
Emaar Beachfront	Apartment	7.70 %
Dubai South Residential	Apartment	7.60 %
Greens	Apartment	7.50 %
Town Square	Apartment	7.40 %
Jumeirah Village Circle	Apartment	7.30 %
Jumeirah Lake Towers	Apartment	7.20 %
Arjan City	Apartment	6.90 %
Al Furjan	Apartment	6.80 %
Mohammed Bin Rashid City	Apartment	6.30 %
Dubai Marina	Apartment	5.90 %

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	5.80 %
Palm Jumeirah	Apartment	5.70 %
Al Barsha	Apartment	5.60 %
Dubai Marina	Apartment	5.60 %
Emaar Beachfront	Apartment	5.60 %
The Crescent	Apartment	5.50 %
Jumeirah Beach Residence	Apartment	5.40 %
Downtown Dubai	Apartment	5.30 %
Palm Jumeirah	Apartment	5.20 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Al Furjan	312	312,011,000
The Cities	532	512,473,000
Business Bay	1,246	1,368,000,000
Dubai Marina	915	1,176,416,512
Dubai Hills	1,171	1,513,973,000
Creek	571	1,178,000,000
JVC	1,247	1,192,000,000
JLT	514	1,150,000,000
Dubai South	1,000	1,000,000,000
JBR	1,000	1,000,000,000
Dubai Marina	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
Emaar Beachfront	1,000	1,000,000,000
Dubai South	1,000	1,000,000,000
Arjan	1,000	1,000,000,000
Maritime City	1,000	1,000,000,000

RENTALS	Total Volume	Total Value
JVC	1,000	1,000,000,000
Arjan	1,000	1,000,000,000
Business Bay	1,000	1,000,000,000
Dubai Marina	1,000	1,000,000,000
Dubai Hills	1,000	1,000,000,000
Dubai South	1,000	1,000,000,000
JBR	1,000	1,000,000,000
Downtown	1,000	1,000,000,000
JLT	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000
Al Furjan	1,000	1,000,000,000
Palm Jumeirah	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
Maritime City	1,000	1,000,000,000

PROPERTY MONITOR
Powered by Property Finder

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

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