Dubai Marina March Market Report

Apartments

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

Bayut | Property Finder

NEWS

Lifestyle and Liveability

Dubai continues to show resilience, with the UAE's liveability index reinforcing its global competitiveness. Based on 2026 assessments, Dubai now ranks 19th globally and 1st in the Middle East, North Africa, and South Asia (MENASA) for quality of life, driven by long-term asset resilience.

NEWS

White & Co.

Dubai continues to show resilience, with the UAE's liveability index reinforcing its global competitiveness. More than 15,000 transactions in March reflect sustained demand across key residential and mixed-use districts, including Marina, and Dubai's appeal as a secure, long-term and asset-backed.

Interest rate starting from 3.5% Fixed for 1 Year or 3.9% 2 Years

Mortgage Rates	1 Year	2 Years
Aquarian	4%	3.9%
Aquarian	4%	3.9%
Lion Finance	4%	3.9%
Lion Finance	4%	3.9%
Mortgage Rates are based on Emirates Nationals		

Hot Properties for Sale

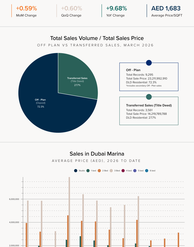
Marina Gate	Marina Heights	Marina Wharf	Marina Pearl
Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft
AED 1,450,000	**AED 1,075,000**	**AED 1,200,000**	**AED 1,400,000**
1 Year: 0%	1 Year: 0%	1 Year: 0%	1 Year: 0%
2 Years: 0%	2 Years: 0%	2 Years: 0%	2 Years: 0%
3 Years: 0%	3 Years: 0%	3 Years: 0%	3 Years: 0%

Recent White & Co. Sales

Marina Gate	Marina Gate	Marina Gate	Marina Gate
Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft
AED 1,500,000	**AED 1,075,000**	**AED 1,200,000**	**AED 1,175,000**
1 Year: 0%	1 Year: 0%	1 Year: 0%	1 Year: 0%
2 Years: 0%	2 Years: 0%	2 Years: 0%	2 Years: 0%
3 Years: 0%	3 Years: 0%	3 Years: 0%	3 Years: 0%

Dubai House Price Timeline

MARCH 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026

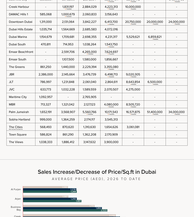
+0.59%	+0.60%	+9.68%	AED 1,683
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Off - Plan
Total Sales: 9,295
Total Sales Volume: AED 15,662,345
OLD Residential: 70.3%
Old Residential: 29.7%

Transferred Sales (Title Deed)
Total Sales: 5,397
Total Sales Volume: AED 9,709,765
OLD Residential: 27.9%

Sales in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



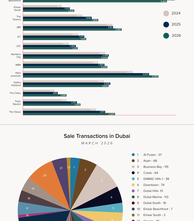
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	832,422	1,092,284	1,678,598	2,126,774	-	-	-
Al Jaddaf	621,248	890,000	1,284,333	2,257,000	-	-	-
Business Bay	1,230,697	1,579,356	2,572,184	4,316,464	6,908,472	-	34,000,750
Dubai Harbour	-	1,687,500	2,800,000	3,750,000	-	-	-
DMCC HQ + 1	585,068	1,000,276	2,000,000	3,950,661	-	-	-
Downtown Dubai	1,230,000	2,219,384	3,841,222	6,453,700	10,750,000	24,000,000	24,500,000
Dubai Hills Estate	1,020,754	1,584,660	2,685,000	4,073,296	-	-	-
Dubai Marina	1,004,679	1,709,687	2,808,283	4,230,317	5,524,621	6,858,621	-
Dubai South	615,871	1,018,000	1,526,000	1,900,750	-	-	-
Emaar Beachfront	-	2,599,766	4,855,000	7,624,667	-	-	-
Emaar South	-	1,107,500	1,680,000	1,894,667	-	-	-
The Greens	891,250	1,640,000	2,229,394	3,301,000	-	-	-
JVC	1,080,000	1,357,000	2,474,739	4,400,750	9,022,000	-	-
JLT	788,997	1,219,848	2,030,040	2,884,931	8,642,854	9,500,000	-
JBR	2,012,775	3,051,000	5,000,000	8,000,000	4,276,000	-	-
Maritime City	1,092,957	-	2,783,905	-	-	-	-
MBR	715,557	1,323,000	2,037,000	4,085,000	8,505,000	-	-
Palm Jumeirah	1,972,591	3,568,947	5,560,750	9,075,041	16,574,875	19,400,000	34,000,000
Sobha Hartland	1,000,000	1,364,000	2,000,000	2,500,000	-	-	-
The Oasis	568,490	870,625	1,290,600	1,694,626	3,000,000	-	-
Town Square	588,624	862,290	1,362,208	2,379,000	-	-	-
The Views	1,008,319	1,688,452	3,009,552	3,600,000	-	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

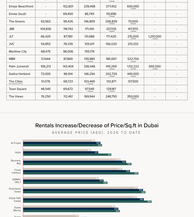
MARCH 2026

Hot Properties for Rent

Marina Gate	Marina Heights	Marina Wharf	Marina Pearl
Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft	Apartment, 1 Bed, 1,000 sq.ft
AED 85,000	**AED 120,000**	**AED 120,000**	**AED 120,000**
1 Year: 0%	1 Year: 0%	1 Year: 0%	1 Year: 0%
2 Years: 0%	2 Years: 0%	2 Years: 0%	2 Years: 0%
3 Years: 0%	3 Years: 0%	3 Years: 0%	3 Years: 0%

Rentals in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



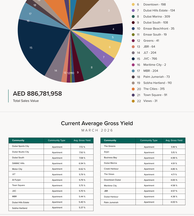
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	54,438	76,078	92,245	121,684	142,291	-	-
Al Jaddaf	55,000	75,000	98,000	125,000	-	-	-
Business Bay	76,784	104,240	152,054	203,072	303,917	-	1,700,000
Dubai Harbour	-	150,000	250,000	350,000	412,852	-	-
DMHQ Hills 1	60,300	76,078	122,127	158,000	-	-	-
Downtown Dubai	80,708	138,000	227,000	319,000	450,000	1,750,000	-
Dubai Hills Estate	76,338	107,625	167,375	262,000	-	-	-
Dubai Marina	77,055	104,281	167,000	238,471	350,800	367,000	-
Dubai South	54,436	68,750	73,000	100,000	-	-	-
Emaar Beachfront	-	152,000	218,498	373,652	450,000	-	-
Emaar South	-	85,000	110,000	150,000	-	-	-
The Greens	63,563	99,426	146,809	216,828	70,000	-	-
JVC	54,436	68,750	91,450	120,000	147,000	-	-
JLT	68,425	87,780	131,666	171,420	275,000	1,250,000	-
JBR	54,850	76,320	105,000	168,000	210,000	-	-
Maritime City	68,475	98,008	93,075	-	-	-	-
MBR	72,646	87,000	150,000	180,697	522,704	-	-
Palm Jumeirah	106,272	160,404	235,440	450,000	550,727	895,000	-
Sobha Hartland	73,000	98,000	140,000	180,000	480,000	-	-
The Oasis	53,076	68,723	103,483	155,871	107,500	-	-
Town Square	54,436	68,750	91,450	120,000	-	-	-
The Views	76,250	112,487	163,964	248,750	350,000	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026

Current Average Gross Yield

MARCH 2026

Community	Community Type	Yield	Community	Community Type	Yield
Dubai Sports City	Apartment	7.8%	The Oasis	Apartment	5.8%
The Villas	Apartment	7.8%	Al Furjan	Apartment	5.8%
Dubai South	Apartment	7.8%	Business Bay	Apartment	5.8%
Al Furjan	Apartment	7.8%	Dubai Marina	Apartment	5.8%
JVC	Apartment	7.8%	Jumeirah Village Circle	Apartment	5.8%
JLT	Apartment	7.8%	The Views	Apartment	5.7%
Town Square	Apartment	7.8%	Al Furjan	Apartment	5.7%
Dubai Sports City	Apartment	7.8%	Marina City	Apartment	5.7%
Al Furjan	Apartment	7.8%	Creek	Apartment	5.7%
Dubai South	Apartment	7.8%	Dubai Hills Estate	Apartment	5.7%
Dubai Hills Estate	Apartment	7.8%	Port Jumeirah	Apartment	5.6%
Town Square	Apartment	7.8%	Emaar Beachfront	Apartment	5.6%
Dubai Marina	Apartment	7.8%	Town Square	Apartment	5.6%
DMHC HQ + 1	Apartment	7.8%	DMHC HQ + 1	Apartment	5.6%
Emaar Beachfront	Apartment	7.8%	JBR	Apartment	5.6%
Dubai South	Apartment	7.8%	Dubai Sports City	Apartment	5.6%
The Greens	Apartment	7.8%	Emaar Beachfront	Apartment	5.5%
The Views	Apartment	7.8%	The Greens	Apartment	5.5%
Emaar South	Apartment	7.8%	Emaar South	Apartment	5.5%
Business Bay	Apartment	7.8%	Marina City	Apartment	5.5%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Sales	Total Value	RENTALS	Total Rentals	Total Value
Al Furjan	1,000	1,000,000,000	Al Furjan	1,000	1,000,000,000
Business Bay	995	1,000,000,000	Business Bay	1,000	1,000,000,000
The Oasis	995	1,000,000,000	The Oasis	1,000	1,000,000,000
Dubai Marina	995	1,000,000,000	The Oasis	1,000	1,000,000,000
Dubai Creek Harbour	148	1,000,000,000	Dubai Marina	1,000	1,000,000,000
Dubai Hills Estate	1,000	1,000,000,000	MBR	1,000	1,000,000,000
Dubai Marina	995	1,000,000,000	JLT	1,000	1,000,000,000
Dubai South	995	1,000,000,000	Dubai Hills Estate	1,000	1,000,000,000
Emaar Beachfront	995	1,000,000,000	Sobha Hartland	1,000	1,000,000,000
Al Furjan	995	1,000,000,000	Palm Jumeirah	1,000	1,000,000,000
Dubai Hills Estate	237	500,000,000	Town Square	1,000	1,000,000,000
Town Square	995	1,000,000,000	Dubai South	1,000	1,000,000,000
Emaar South	995	1,000,000,000	Sobha Hartland	1,000	1,000,000,000
Al Furjan	995	1,000,000,000	Town Square	1,000	1,000,000,000
DMHC HQ + 1	157	500,000,000	DMHC HQ + 1	1,000	1,000,000,000
JBR	995	1,000,000,000	JBR	1,000	1,000,000,000
Emaar Beachfront	995	1,000,000,000	Emaar Beachfront	1,000	1,000,000,000
Dubai South	995	1,000,000,000	The Greens	1,000	1,000,000,000
The Greens	995	1,000,000,000	Emaar South	1,000	1,000,000,000
The Views	995	1,000,000,000	The Views	1,000	1,000,000,000
Emaar South	995	1,000,000,000	Emaar South	1,000	1,000,000,000
Business Bay	995	1,000,000,000	Marina City	1,000	1,000,000,000

PROPERTY MONITOR
Dubai's Property Intelligence Platform
Government Approved Group Company

Data source: Property Monitor, as of 2nd April 2026 (excluding Delay Data)

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