

## Dubai Marina April Market Report

## Apartments

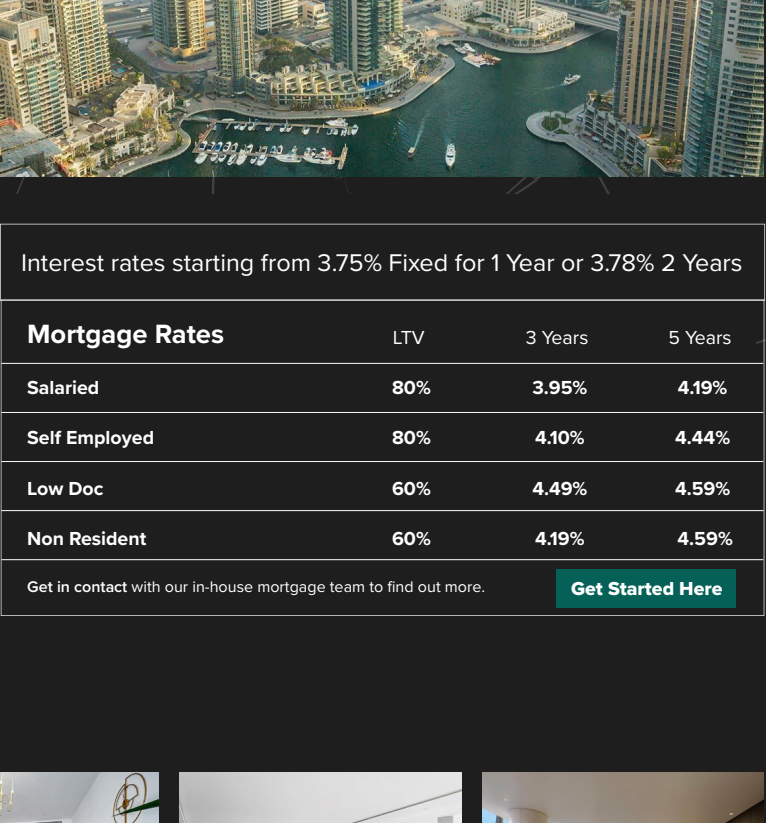
No.1 in Dubai for Secondary Sales Leads — Property Finder &amp; Bayut, April 2026



## NEWS

## Dubai Marina Rental Market Remains Strong

Dubai Marina continues to deliver stable rental performance, driven by high occupancy and consistent demand for studios and one-bedroom apartments. Well-managed buildings achieve strong tenant retention, with yields averaging 5.5%–7%. This reinforces Marina's position as a mature, income-driven investment market supported by long-standing waterfront lifestyle appeal.



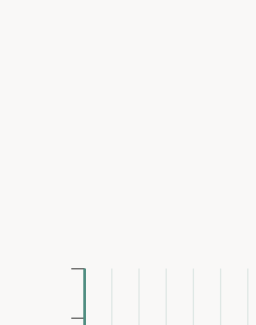
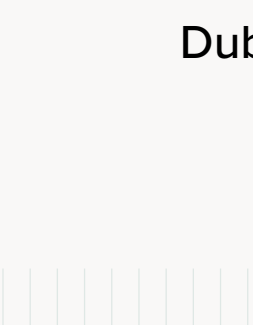
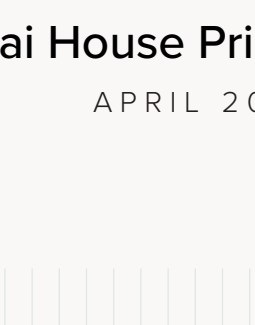
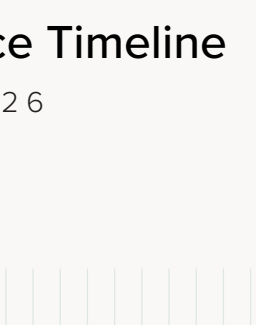
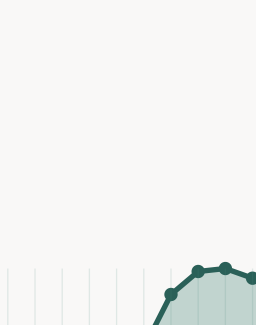
## NEWS

## White &amp; Co.

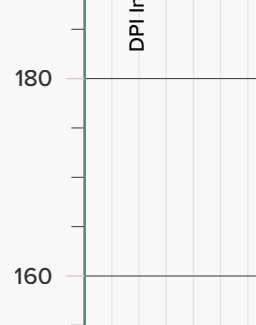
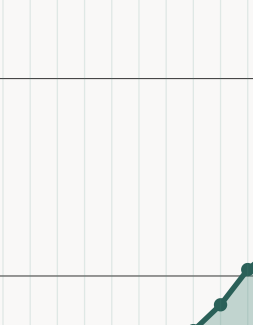
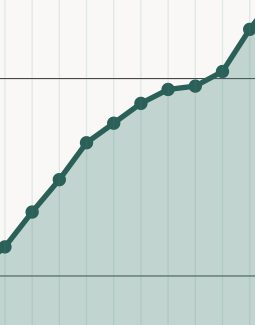
White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

| 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% | 4.40%   | 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.     |     |         |         |                                  |
|                                                                      |     |         |         | <a href="#">Get Started Here</a> |

## Hot Properties for Sale

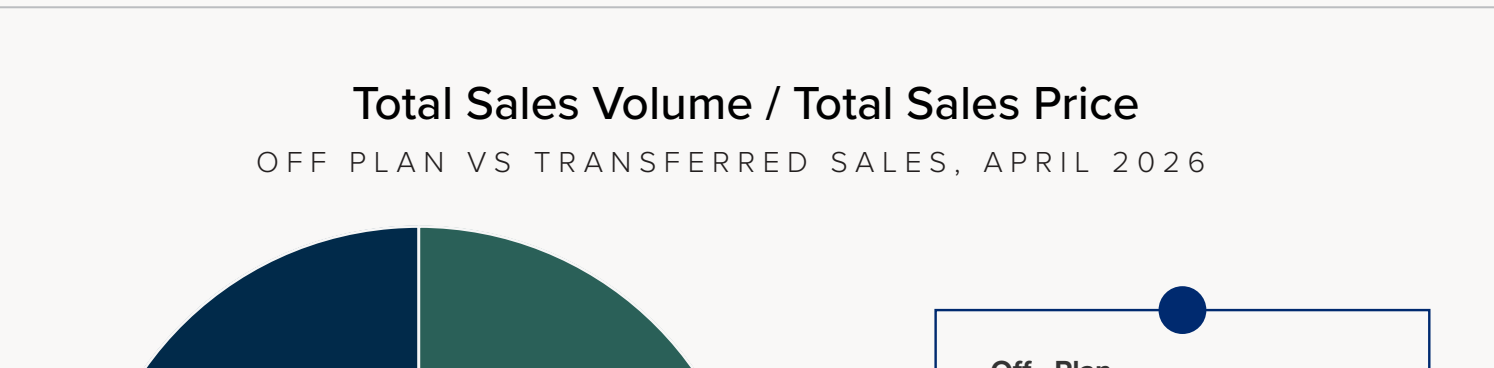
|                                                                                                                                                                                      |                                                                                                                                                                                 |                                                                                                                                                                                     |                                                                                                                                                                                  |                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Marina Quays East, Dubai Marina</b><br><b>AED 5,499,999</b><br>3 Beds • 4 Bath • 2,039 sqft | <br><b>Cayan Tower, Dubai Marina</b><br><b>AED 6,500,000</b><br>3 Beds • 4 Bath • 3,008 sqft | <br><b>Vida Residences, Dubai Marina</b><br><b>AED 6,700,000</b><br>3 Beds • 3 Bath • 1,652 sqft | <br><b>Marina Tower, Dubai Marina</b><br><b>AED 6,999,000</b><br>2 Beds • 4 Bath • 3,193 sqft | <br><b>Six Senses Residences, Dubai Marina</b><br><b>AED 6,999,999</b><br>2 Beds • 2 Bath • 2,000 sqft |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Recent White &amp; Co. Sales

|                                                                                                                                                                             |                                                                                                                                                                              |                                                                                                                                                                                |                                                                                                                                                                                       |                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Sparkle Tower, Dubai Marina</b><br><b>AED 900,000</b><br>1 Bed • 1 Bath • 407 sqft | <br><b>Studio One, Dubai Marina</b><br><b>AED 1,070,000</b><br>2 Beds • 2 Bath • 714 sqft | <br><b>Marina Living, Dubai Marina</b><br><b>AED 1,500,000</b><br>1 Bed • 2 Bath • 820 sqft | <br><b>Continental Tower, Dubai Marina</b><br><b>AED 2,050,000</b><br>2 Beds • 3 Bath • 1,210 sqft | <br><b>Marina Quays East, Dubai Marina</b><br><b>AED 3,170,000</b><br>2 Beds • 3 Bath • 1,303 sqft |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Dubai House Price Timeline

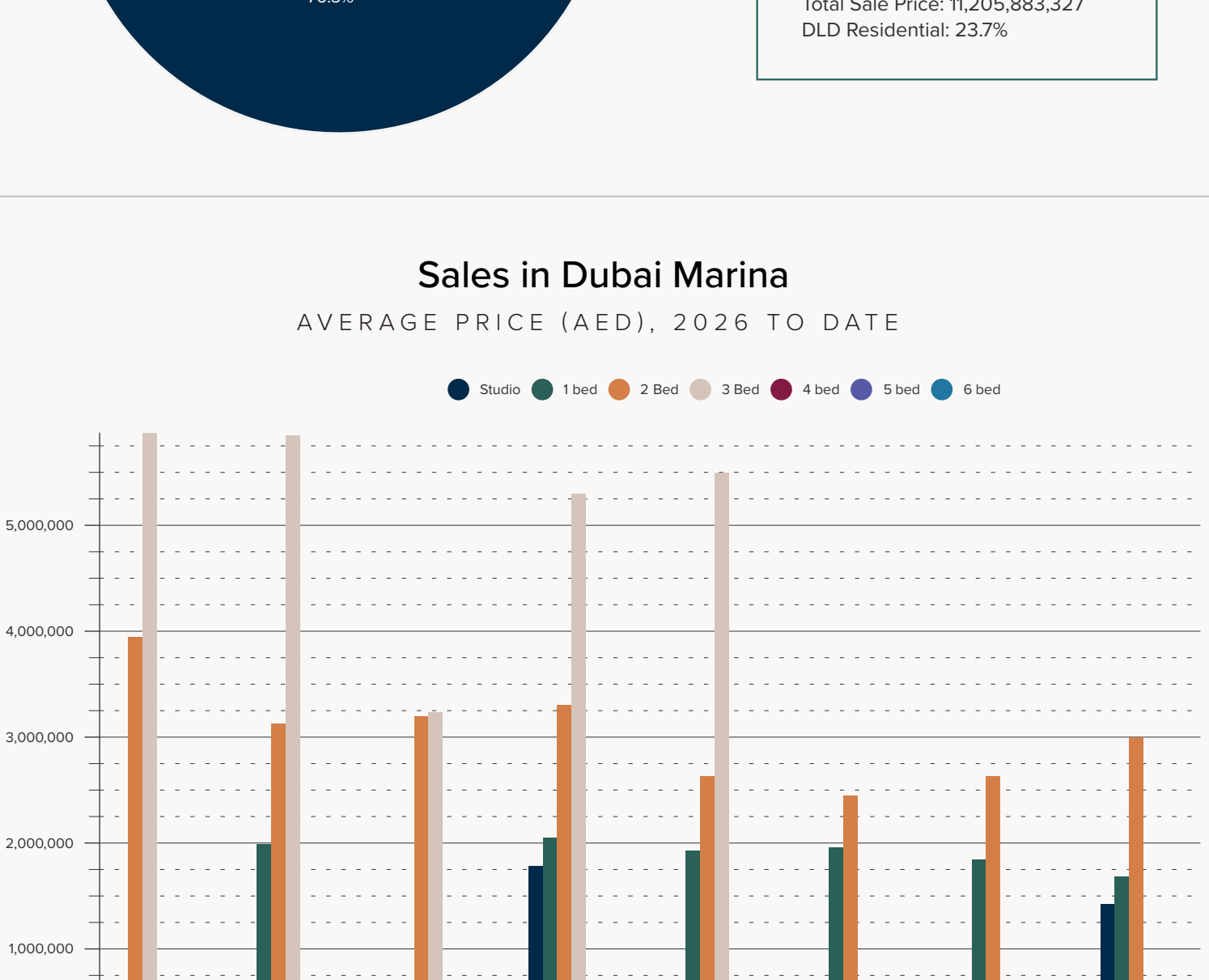
APRIL 2026



-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



## Sales in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



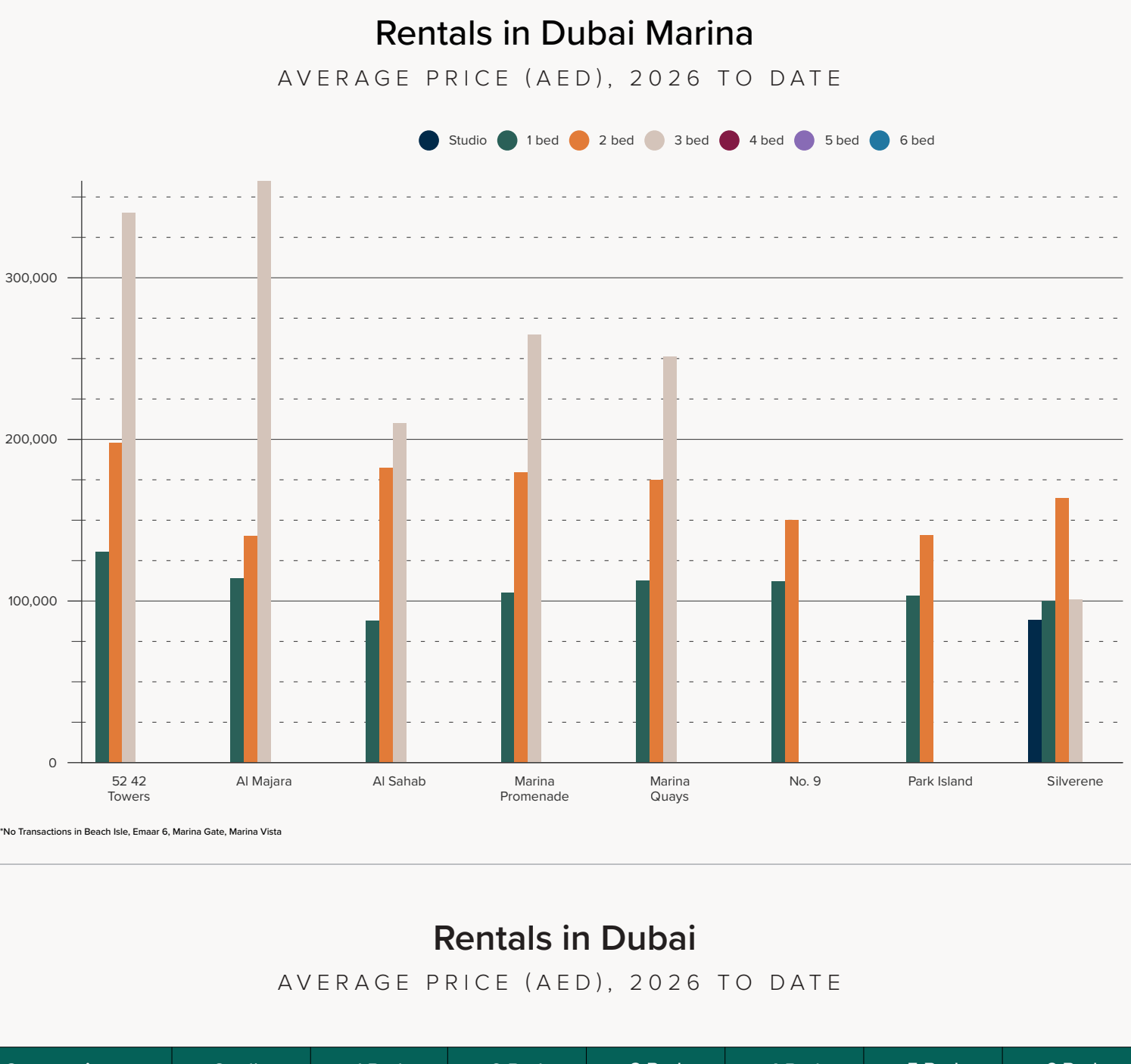
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community          | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|--------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan          | 605,811   | 1,075,421 | 1,664,876 | 2,208,250 | -          | -          | -          |
| Arjan              | 626,886   | 1,001,251 | 1,389,189 | 2,182,998 | -          | -          | -          |
| Business Bay       | 1,017,953 | 1,565,278 | 2,541,735 | 5,734,278 | 6,822,314  | -          | 34,097,750 |
| Creek Harbour      | -         | 1,823,686 | 2,852,615 | 4,214,710 | 10,000,000 | -          | -          |
| DAMAC Hills 1      | 585,068   | 1,000,679 | 2,060,833 | 3,156,643 | -          | -          | -          |
| Downtown Dubai     | 1,291,846 | 2,130,181 | 3,811,580 | 6,303,597 | 23,625,000 | 20,000,000 | 19,000,000 |
| Dubai Hills Estate | 1,043,500 | 1,539,588 | 2,644,202 | 4,175,912 | -          | -          | -          |
| Dubai Marina       | 1,214,441 | 1,671,868 | 2,665,824 | 4,171,054 | 5,803,166  | 6,859,821  | -          |
| Dubai South        | 470,811   | 733,830   | 1,025,762 | 1,564,004 | -          | -          | -          |
| Emaar Beachfront   | -         | 2,529,374 | 4,230,882 | 7,319,701 | -          | -          | -          |
| Emaar South        | -         | 1,151,667 | 1,579,667 | 1,951,250 | -          | -          | -          |
| The Greens         | 851,111   | 1,433,537 | 2,283,766 | 3,261,497 | -          | -          | -          |
| JBR                | 2,040,000 | 2,063,476 | 3,176,670 | 5,851,423 | 8,868,818  | -          | -          |
| JLT                | 788,999   | 1,227,589 | 2,042,389 | 2,941,137 | 7,339,422  | 6,500,000  | -          |
| JVC                | 629,760   | 1,028,844 | 1,599,629 | 2,052,661 | 3,616,667  | -          | -          |
| Maritime City      | 1,092,957 | 1,900,000 | 2,788,254 | -         | -          | -          | -          |
| MBR                | 713,327   | 1,321,042 | 2,127,123 | 4,080,000 | 8,505,720  | -          | -          |
| Palm Jumeirah      | 1,650,060 | 3,450,250 | 5,356,877 | 9,606,748 | 17,757,500 | 51,400,000 | 34,000,000 |
| Sobha Hartland     | 1,009,857 | 1,379,963 | 2,205,911 | 3,490,789 | -          | -          | -          |
| The Cities         | 571,359   | 866,679   | 1,341,383 | 1,727,292 | 2,904,214  | -          | -          |
| Town Square        | 590,458   | 868,396   | 1,378,851 | 2,112,581 | -          | -          | -          |
| The Views          | 1,061,429 | 1,846,619 | 3,113,261 | 3,900,000 | -          | -          | -          |

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

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

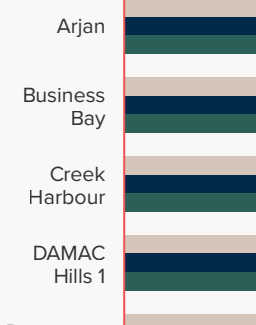
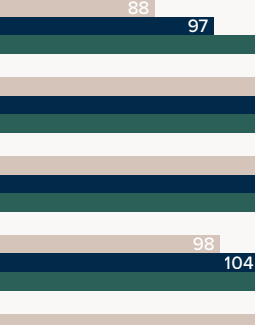
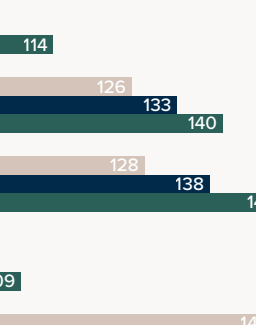
APRIL 2026



AED 3,468,552,907

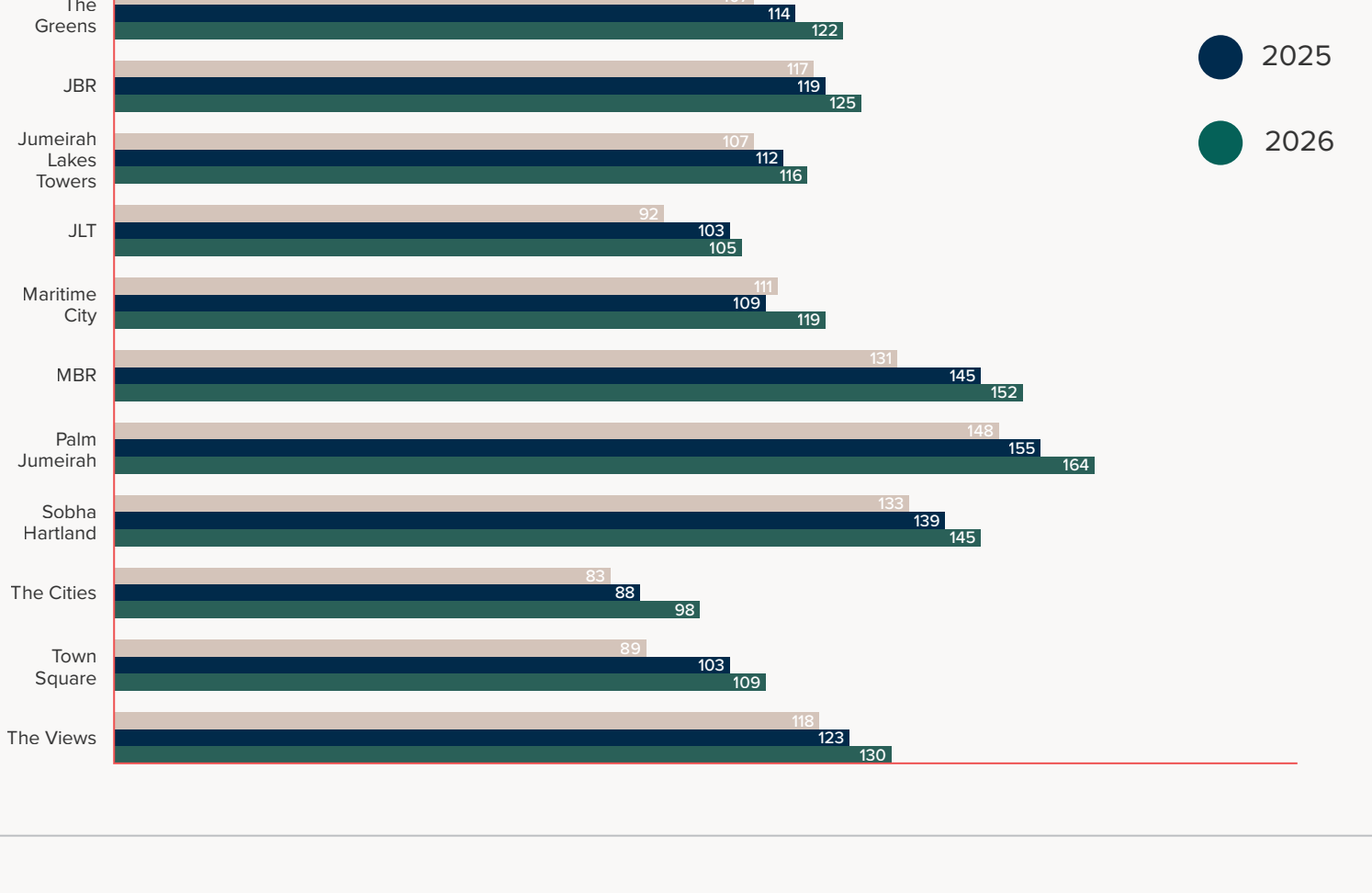
Total Sales Value

## Hot Properties for Rent

|                                                                                                                                                                                  |                                                                                                                                                                           |                                                                                                                                                                                 |                                                                                                                                                                                                 |                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Elite Residence, Dubai Marina</b><br><b>AED 500,000</b><br>4 Beds • 5 Bath • 6,246 sqft | <br><b>Le Reve, Dubai Marina</b><br><b>AED 999,999</b><br>4 Beds • 6 Bath • 6,307 sqft | <br><b>Stella Maris, Dubai Marina</b><br><b>AED 1,000,000</b><br>1 Bed • 5 Bath • 3,761 sqft | <br><b>Jumeirah Living Marina Gate, Dubai Marina</b><br><b>AED 1,500,000</b><br>3 Beds • 4 Bath • 3,713 sqft | <br><b>Jumeirah Living Marina Gate, Dubai Marina</b><br><b>AED 1,825,000</b><br>4 Beds • 7 Bath • 6,398 sqft |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Rentals in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



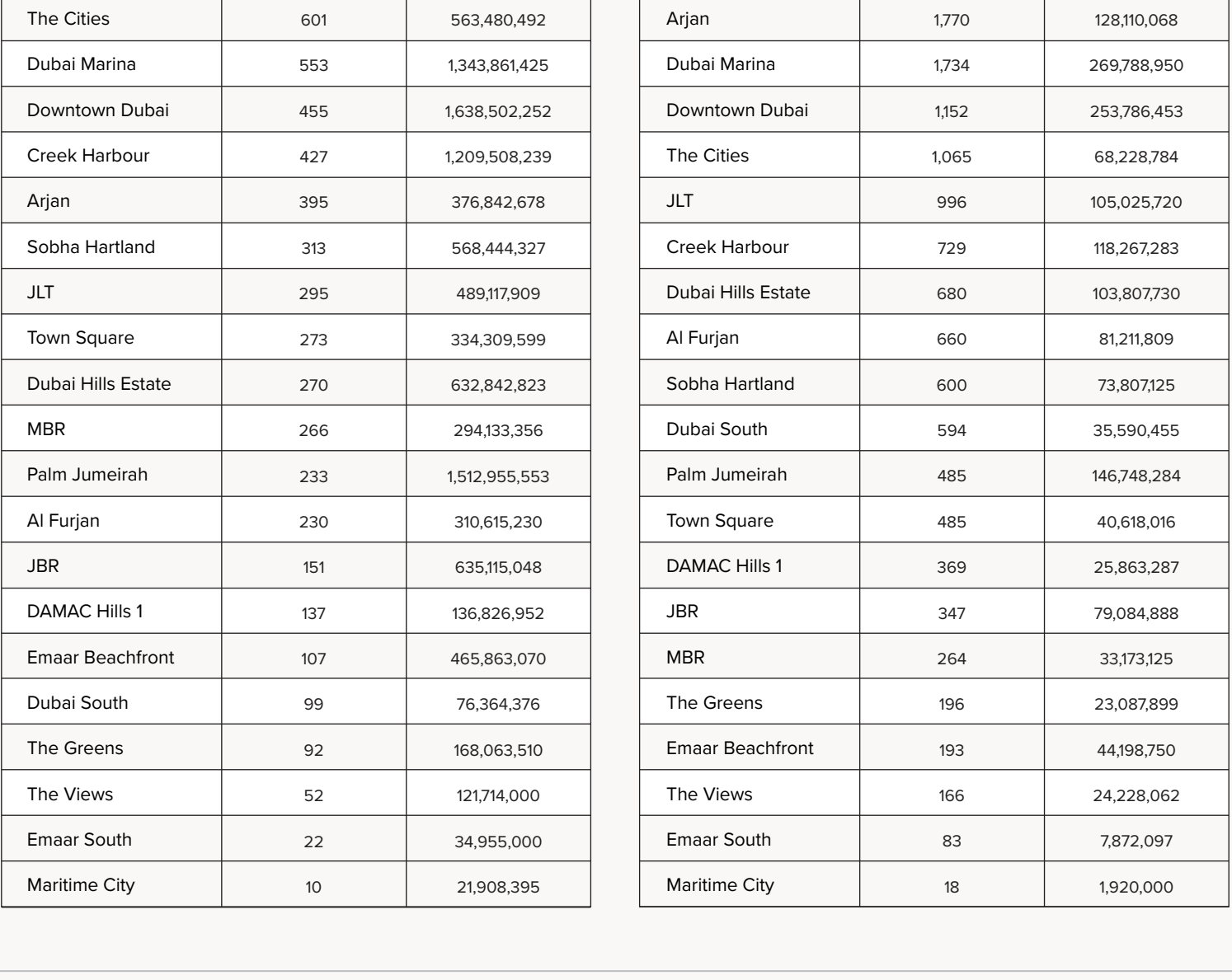
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community          | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|--------------------|---------|---------|---------|---------|-----------|-----------|-----------|
| Al Furjan          | 53,793  | 86,585  | 124,816 | 247,458 | 427,500   | -         | -         |
| Arjan              | 52,733  | 75,246  | 107,503 | 158,478 | -         | -         | -         |
| Business Bay       | 76,944  | 105,618 | 156,078 | 213,918 | 425,610   | -         | 1,700,000 |
| Creek Harbour      | -       | 112,649 | 170,146 | 263,866 | 528,333   | -         | -         |
| DAMAC Hills 1      | 49,050  | 73,664  | 129,878 | 170,833 | -         | -         | -         |
| Downtown Dubai     | 90,960  | 129,369 | 221,496 | 375,752 | 2,029,474 | 1,750,000 | -         |
| Dubai Hills Estate | 78,154  | 106,892 | 173,021 | 318,239 | -         | -         | -         |
| Dubai Marina       | 75,399  | 105,837 | 175,047 | 296,057 | 395,899   | 567,500   | -         |
| Dubai South        | 43,678  | 60,077  | 80,981  | 113,500 | -         | -         | -         |
| Emaar Beachfront   | -       | 147,039 | 254,143 | 389,438 | 650,000   | -         | -         |
| Emaar South        | -       | 67,143  | 91,358  | 113,209 | -         | -         | -         |
| The Greens         | 64,063  | 100,088 | 149,891 | 199,119 | -         | -         | -         |
| JBR                | 98,185  | 118,806 | 183,066 | 290,324 | 498,118   | 801,000   | -         |
| JLT                | 64,426  | 90,159  | 137,086 | 169,355 | 978,333   | 1,210,000 | -         |
| JVC                | 58,285  | 78,680  | 106,210 | 153,987 | 213,333   | -         | -         |
| Maritime City      | 65,250  | 90,500  | 155,833 | -       | -         | -         | -         |
| MBR                | 57,911  | 100,366 | 189,121 | 362,500 | -         | -         | -         |
| Palm Jumeirah      | 115,788 | 169,809 | 340,021 | 445,062 | 894,167   | 853,333   | -         |
| Sobha Hartland     | 73,179  | 97,297  | 153,111 | 213,667 | 382,500   | -         | -         |
| The Cities         | 47,200  | 67,941  | 100,024 | 176,789 | 135,000   | -         | -         |
| Town Square        | 47,715  | 68,435  | 98,867  | 132,117 | -         | -         | -         |
| The Views          | 76,077  | 113,043 | 172,145 | 248,750 | -         | -         | -         |

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

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

APRIL 2026



AED 1,439,801,162

Total Sales Value

## Current Average Gross Yield

APRIL 2026

| Community          | Community Type | Avg. Gross Yield | Community           | Community Type | Avg. Gross Yield |
|--------------------|----------------|------------------|---------------------|----------------|------------------|
| Dubai Sports City  | Apartment      | 7.72 %           | The Greens          | Apartment      | 5.18 %           |
| Dubai Studio City  | Apartment      | 7.50 %           | Arjan               | Apartment      | 5.15 %           |
| Dubai South        | Apartment      | 7.08 %           | Business Bay        | Apartment      | 4.99 %           |
| DAMAC Hills        | Apartment      | 6.94 %           | Dubai Marina        | Apartment      | 4.91 %           |
| Motor City         | Apartment      | 6.62 %           | Dubai Creek Harbour | Apartment      | 4.85 %           |
| JLT                | Apartment      | 5.79 %           | The Views           | Apartment      | 4.71 %           |
| Al Furjan          | Apartment      | 5.79 %           | Downtown Dubai      | Apartment      | 4.65 %           |
| Town Square        | Apartment      | 5.75 %           | Dubai Maritime City | Apartment      | 4.58 %           |
| JVC                | Apartment      | 5.70 %           | JBR                 | Apartment      | 4.57 %           |
| MBR                | Apartment      | 5.44 %           | Dubai Harbour       | Apartment      | 4.38 %           |
| Dubai Hills Estate | Apartment      | 5.40 %           | Palm Jumeirah       | Apartment      | 4.00 %           |
| Sobha Hartland     | Apartment      | 5.37 %           |                     |                |                  |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| SALES              | Total Volume | Total Value   | RENTALS            | Total Volume | Total Value |
|--------------------|--------------|---------------|--------------------|--------------|-------------|
| JVC                | 1075         | 1,103,948,418 | JVC                | 4,279        | 341,384,420 |
| Business Bay       | 735          | 1,494,933,552 | Business Bay       | 2,321        | 279,842,183 |
| The Cities         | 601          | 563,480,492   | Arjan              | 1,770        | 128,310,068 |
| Dubai Marina       | 553          | 1,343,861,425 | Dubai Marina       | 1,734        | 269,788,950 |
| Downtown Dubai     | 455          | 1,638,502,252 | Downtown Dubai     | 1,152        | 253,786,453 |
| Creek Harbour      | 427          | 1,209,508,239 | The Cities         | 1,065        | 68,228,784  |
| Arjan              | 395          | 376,842,678   | JLT                | 996          | 105,025,720 |
| Sobha Hartland     | 313          | 568,444,327   | Creek Harbour      | 729          | 118,267,283 |
| JLT                | 295          | 489,117,909   | Dubai Hills Estate | 680          | 103,807,730 |
| Town Square        | 273          | 334,309,599   | Al Furjan          | 660          | 81,211,809  |
| Dubai Hills Estate | 270          | 632,842,823   | Sobha Hartland     | 600          | 73,807,125  |
| MBR                | 266          | 294,133,356   | Dubai South        | 594          | 35,590,455  |
| Palm Jumeirah      | 233          | 1,512,955,253 | Palm Jumeirah      | 485          | 146,748,284 |
| Al Furjan          | 230          | 310,615,230   | Town Square        | 485          | 40,618,016  |
| JBR                | 151          | 635,315,048   | DAMAC Hills 1      | 369          | 25,863,287  |
| DAMAC Hills 1      | 137          | 136,826,952   | JBR                | 347          | 79,084,888  |
| Emaar Beachfront   | 107          | 465,863,070   | MBR                | 264          | 33,173,125  |
| Dubai South        | 99           | 76,364,376    | The Greens         | 196          | 23,087,899  |
| The Greens         | 92           | 168,063,510   | Emaar Beachfront   | 193          | 44,798,750  |
| The Views          | 52           | 121,714,000   | The Views          | 166          | 24,228,062  |
| Emaar South        | 22           | 34,955,000    | Emaar South        | 83           | 7,872,097   |
| Maritime City      | 10           | 21,908,395    | Maritime City      | 18           | 1,920,000   |

PROPERTY MONITOR  
A Cavendish Maxwell Group Company

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

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