

Dubai Marina May Market Report

Apartments

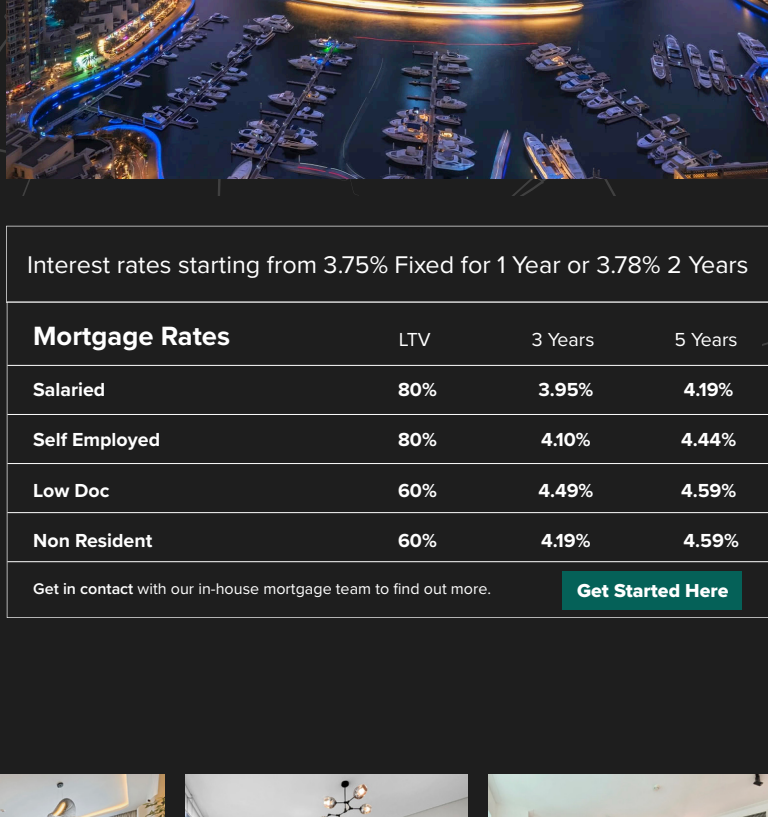
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai Marina Apartments Maintain Strong Rental Yield

Dubai Marina's apartment market continues to demonstrate strong income resilience, with gross yields holding at approximately 7.10% across established waterfront developments. Seasonal rental fluctuations continue to be balanced by consistent short and long-term demand from residents, tourists and professionals. Strong occupancy rates, lifestyle and appeal.



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
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.05%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.19%	4.59%
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Hot Properties for Sale

AED 1,995,000	AED 3,500,000	AED 3,690,000	AED 4,100,000	AED 6,150,000
1 2 786	3 5 1743	3 5 1712	2 3 1308	3 4 2097

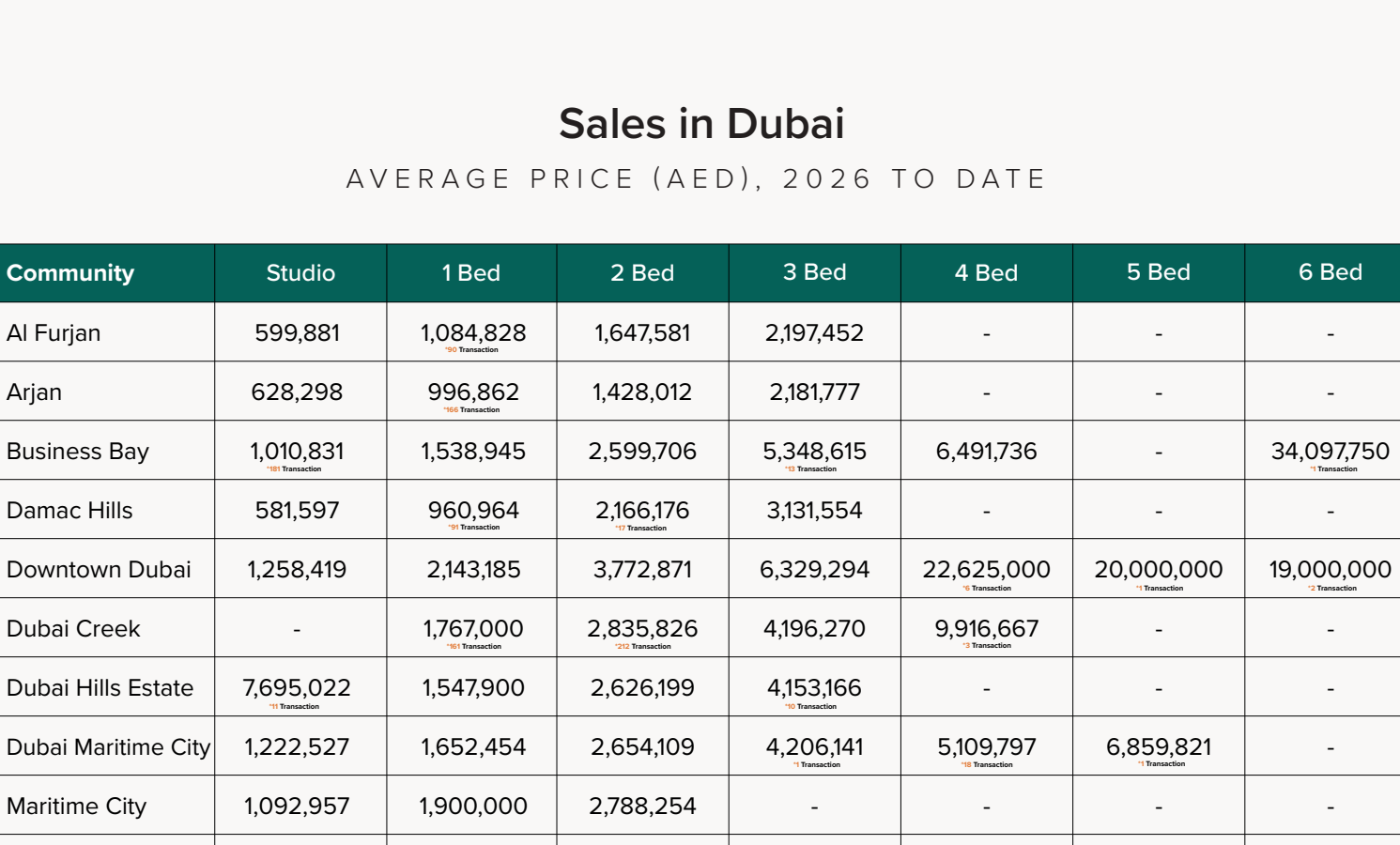
Recent White & Co. Sales

AED 1,270,000	AED 2,400,000	AED 2,350,000	AED 4,200,000	AED 4,900,000
1 2 722	2 3 1937	2 2 1461	2 2 1249	4 5 3070

SALES TRANSACTIONS		MARKET ANALYSIS	
JLT	1,471	1,509	2026
JVC	1,266	1,300	
Palm Jumeirah	3,023	3,134	
Sobha Hartland	2,099	2,058	
The Cities	1,050	1,058	

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

AVERAGE PRICE (AED), 2026 TO DATE



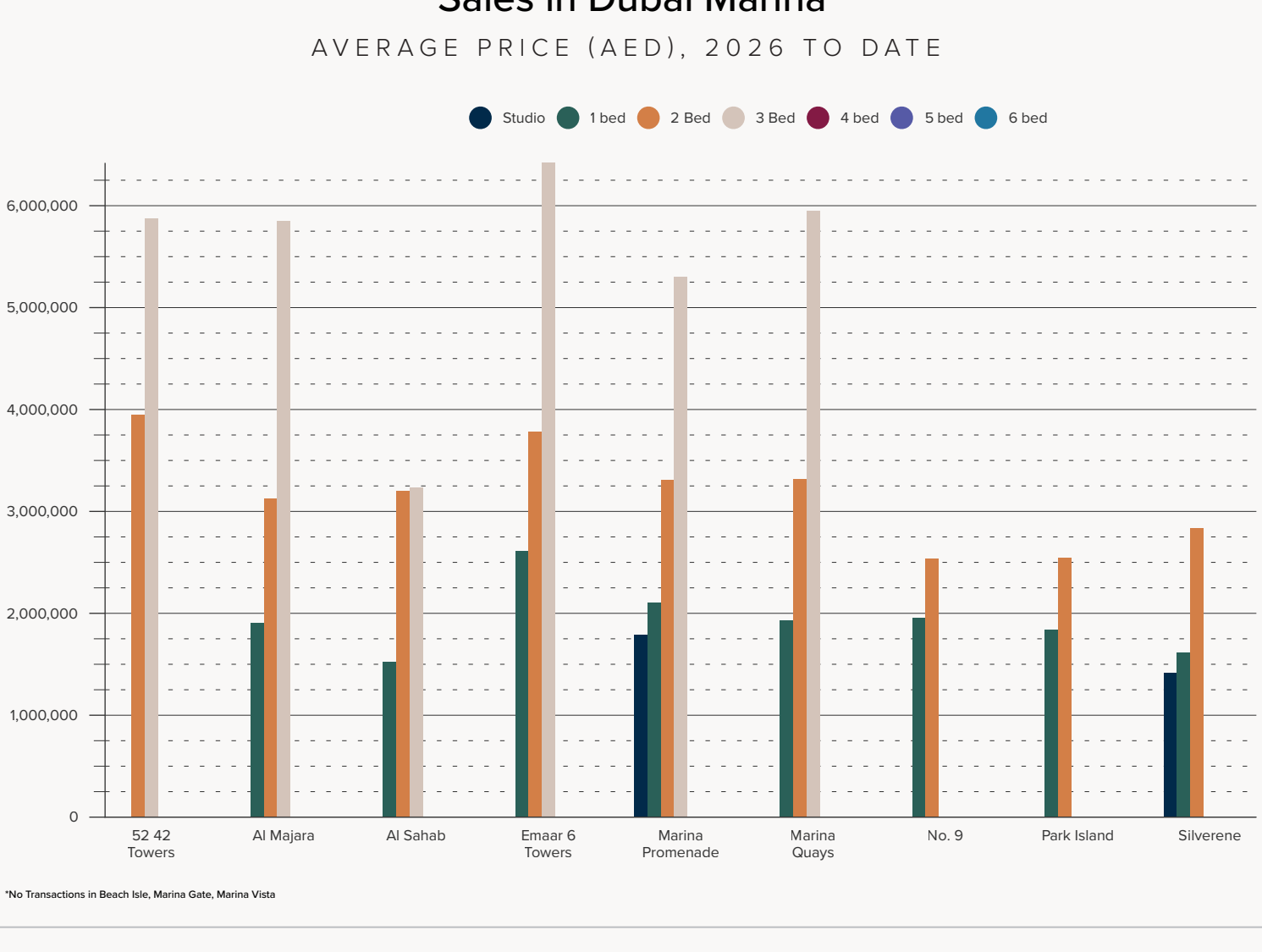
Sales in Dubai

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	22,625,270	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	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

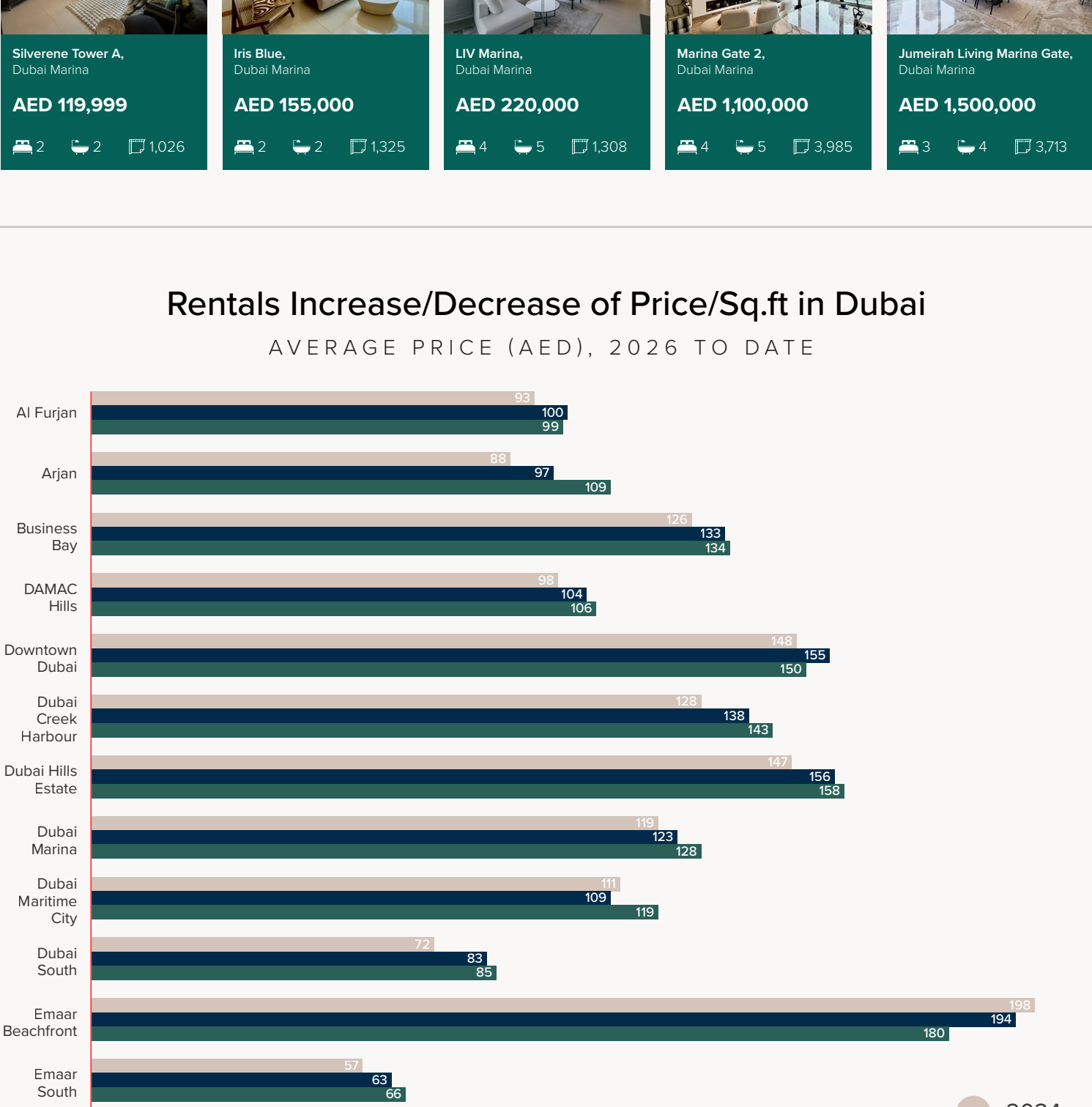


AED 2,857,378,838

Total Sales Value

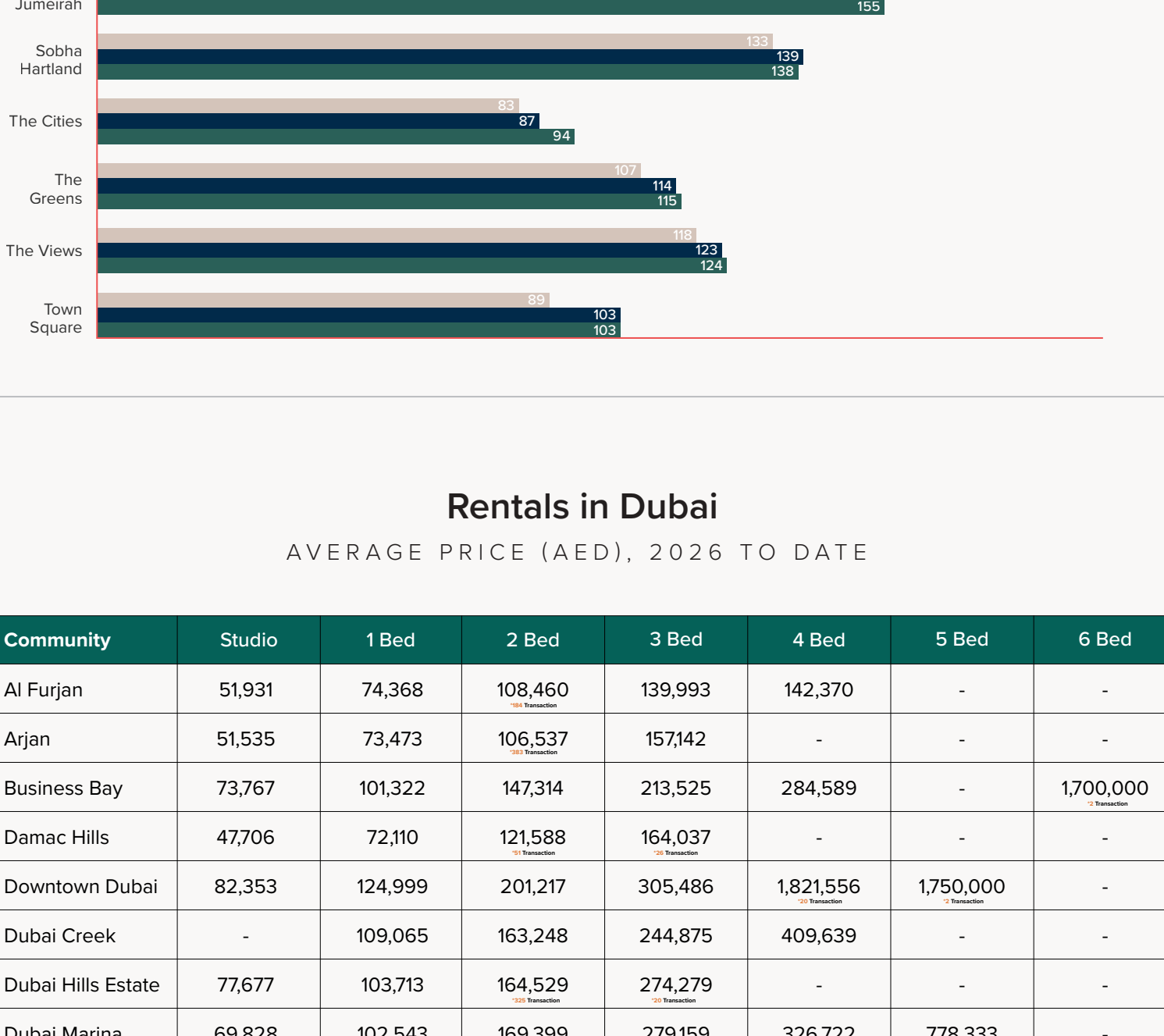
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



Sales in Dubai Marina

AVERAGE PRICE (AED), 2026 TO DATE



No Transactions in Beach Isle, Marina Gate, Marina Vista

RENTAL TRANSACTIONS

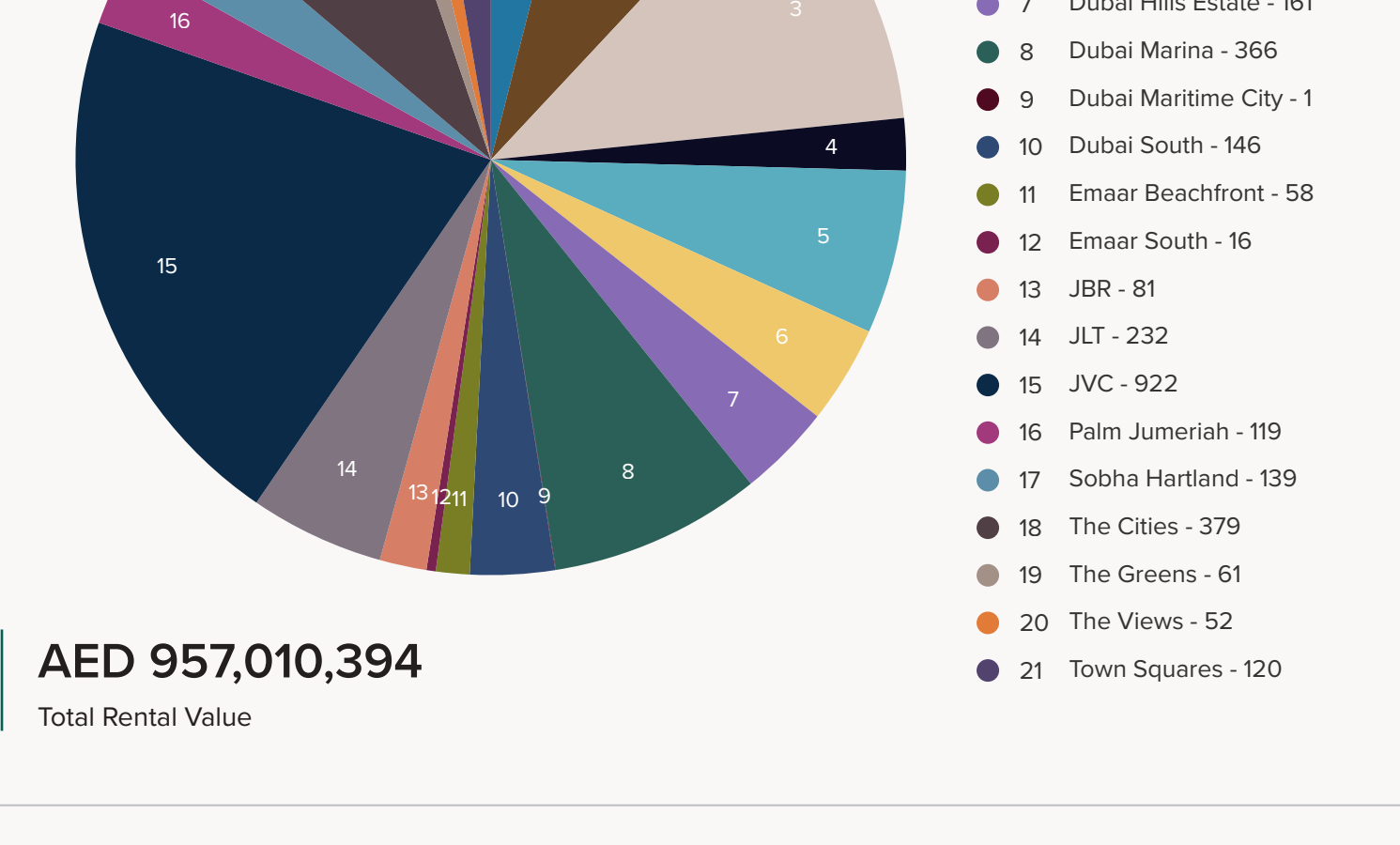
MARKET ANALYSIS

Hot Properties for Rent

AED 119,999	AED 155,000	AED 220,000	AED 1,100,000	AED 1,500,000
2 2 1026	2 2 1325	4 5 1308	4 5 3985	4 4 3719

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

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Downtown

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

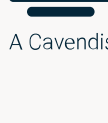
MAY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.39 %	Sobha Hartland	Apartment	6.48 %
Dubai Studio City	Apartment	7.93 %	Dubai Hills Estate	Apartment	6.46 %
Dubai South	Apartment	7.49 %	The Greens	Apartment	6.22 %
DAMAC Hills	Apartment	7.47 %	Dubai Marina	Apartment	6.17 %
Motor City	Apartment	7.46 %	Dubai Maritime City	Apartment	5.94 %
JVC	Apartment	7.23 %	Downtown Dubai	Apartment	5.90 %
JLT	Apartment	7.22 %	JBR	Apartment	5.88 %
Al Furjan	Apartment	7.19 %	Dubai Creek	Apartment	5.85 %
Town Square	Apartment	7.09 %	The Views	Apartment	5.84 %
Arjan	Apartment	6.84 %	Dubai Harbour	Apartment	5.41 %
Business Bay	Apartment	6.49 %	Palm Jumeirah	Apartment	5.15 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value	RENTALS	Total Volume	Total Value
Downtown Dubai	525	1,896,122,834	JVC	5,249	410,447,539
Palm Jumeirah	270	1,822,480,308	Business Bay	2,891	344,746,714
Business Bay	842	1,697,174,071	Dubai Marina	2,205	336,725,497
Dubai Marina	648	1,553,676,600	Downtown Dubai	1,482	310,893,803
Dubai Creek Harbour	481	1,346,323,288	Palm Jumeirah	624	186,946,547
JVC	1,239	1,267,471,562	Arjan	2,148	154,706,236
Dubai Hills Estate	303	772,843,726	Dubai Creek Harbour	931	148,293,230
Sobha Hartland	362	679,083,707	The Cities	2,128	138,836,669
JBR	163	666,501,188	JLT	1,264	91,460,775
The Cities	686	650,062,868	Dubai Hills Estate	865	129,886,445
JLT	342	558,779,044	Al Furjan	866	96,294,635
Emaar Beachfront	122	536,313,094	JBR	448	95,518,850
Arjan	459	438,724,793	Sobha Hartland	748	36,154,547
Town Square	318	392,233,487	Dubai South	1,001	70,081,579
Al Furjan	252	337,585,230	Emaar Beachfront	261	58,645,400
DAMAC Hills	189	186,681,802	Town Square	628	52,990,013
The Greens	98	177,823,510	DAMAC Hills	529	36,154,459
The Views	63	162,459,000	The Views	222	31,596,005
Dubai South	149	140,058,656	The Greens	269	30,573,550
Emaar South	27	43,090,000	Emaar South	110	10,326,550
Dubai Maritime City	10	21,908,395	Dubai Maritime City	22	2,251,800

PROPERTY MONITOR
A Cavenfish Maxwell Group Company

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

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