JBR January Market Report

Apartments

NEWS

Family Living and Lifestyle Appeal

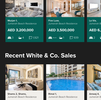
Located South Residences JBR contains a sought-after community for families in JBR. Direct beach access, swimming pools, gym and children's playground facilities enhance daily living. Proximity to schools, parks and dining options supports family life. The development's mix of studios and one-bedroom units suits families and professionals alike, with strong demand from families seeking convenience and lifestyle.

NEWS

White & Co.

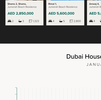
With a market-leading presence on Bayut and Property Finder, White & Co. guarantees your success through consistent enquiry pipelines. Our market-leading visibility drives tens of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Hot Properties for Sale



Marina	Marina	JLT	Marina	Marina & Palm Jumeirah
Marina 1	Marina 1	Lake Terrace	Marina 1	Marina & Palm Jumeirah
AED 1,200,000	**AED 3,500,000**	**AED 4,250,000**	**AED 15,500,000**	**AED 10,750,000**
1 Bed · 1 Bath · 1,000 sqft	2 Beds · 2 Baths · 2,000 sqft	2 Beds · 2 Baths · 1,500 sqft	3 Beds · 3 Baths · 3,000 sqft	3 Beds · 3 Baths · 2,500 sqft

Recent White & Co. Sales



Dubai Creek Harbour	Marina 1	Marina 1	Jumeirah Lake Towers 1	JBR
Dubai Creek Harbour	Marina 1	Marina 1	Jumeirah Lake Towers 1	JBR
AED 2,850,000	**AED 1,200,000**	**AED 5,800,000**	**AED 9,400,000**	**AED 10,750,000**
3 Beds · 3 Baths · 2,500 sqft	1 Bed · 1 Bath · 1,000 sqft	3 Beds · 3 Baths · 3,000 sqft	3 Beds · 3 Baths · 2,500 sqft	3 Beds · 3 Baths · 2,500 sqft

Dubai House Price Timeline

-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

Off - Plan
Total Sales: 2,629
Total Sale Price: 23,972,174,520
OLD Residential: 88.5%
Total Sales Price: 20,461,000,000

Transferred Sales (Title Deed)
Total Records: 5,281
Total Sale Price: 29,267,284,356
OLD Residential: 35.0%

Sales in Dubai

AVERAGE PRICE (AED), JUNE TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	610,000	1,094,000	1,615,000	2,343,000			
Arjan	626,240	1,005,240	1,278,410				
Business Bay	1,056,287	1,920,474	2,774,358	5,551,946	5,781,842		
Creek		1,851,860	2,196,207	4,304,374			
Downtown	1,141,000	2,009,670	3,849,833	8,600,000	10,000,000	24,000,000	24,000,000
Dubai Hills	963,000	1,609,750	2,792,000	4,282,000			
Dubai Marina	1,016,286	1,720,764	2,641,616	4,215,214	5,570,000		
Dubai South	534,145	1,000,000	1,561,000	2,764,000			
Emaar Beachfront		2,835,292	4,391,667	7,198,571	8,600,000		
Emaar South		1,050,000	1,680,000	3,850,667			
Greens	670,000	1,150,000	2,224,667	3,150,000			
JBR	1,225,000	1,829,091	3,075,000	7,012,500	10,928,000		
JLT	850,000	1,247,000	2,120,000	2,785,875	3,800,000		
JVC	610,833	1,012,072	1,540,000	2,885,400	2,950,000		
Marlone City	903,870		2,414,442				
MBR	844,400	1,544,000	3,976,000	6,500,000	8,525,250		
Palm Jumeirah	1,651,833	2,922,143	5,487,318	9,270,000	16,494,667	12,400,000	
Sobha Hartland	1,007,042	1,852,868	2,318,000	4,981,250			
The Cities	546,000	1,000,000	1,500,000	3,264,214			
Town Square	574,667	840,563	1,290,000	2,313,125			
Views	1,050,000	2,031,667	3,013,000	7,400,000			

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

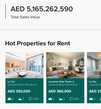
AVERAGE PRICE (AED), 2026 TO DATE

Sale Transactions in Dubai

JANUARY 2026

AED 5,165,262,590
Total Sales Value

Hot Properties for Rent



Marina	Jumeirah Lake Towers	Jumeirah Village Circle	Jumeirah Village Circle	Jumeirah Village Circle
Marina	Jumeirah Lake Towers	Jumeirah Village Circle	Jumeirah Village Circle	Jumeirah Village Circle
AED 350,000	**AED 300,000**	**AED 374,000**	**AED 374,000**	**AED 699,000**
1 Bed · 1 Bath · 1,000 sqft	1 Bed · 1 Bath · 1,000 sqft	2 Beds · 2 Baths · 1,500 sqft	2 Beds · 2 Baths · 1,500 sqft	3 Beds · 3 Baths · 2,500 sqft

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	78,000	114,000	167,667			
Arjan	51,875	73,552	92,500	98,333			
Business Bay	67,917	93,417	167,667	250,000	235,000		
Creek		104,285	171,512	225,000			
Downtown	87,125	150,308	199,667	361,207			
Dubai Hills	94,000	138,000	185,000	270,000			
Dubai Marina	75,111	96,094	139,939	236,115	180,667	420,000	
Dubai South	45,219	58,673	93,857	107,500			
Emaar Beachfront		94,500	205,000	322,333	350,000		
Emaar South			93,500	160,000			
Greens	60,000	75,870	105,000	200,000			
JBR	90,000	123,000	175,294	196,250	237,500		
JLT	53,125	86,308	122,964	140,000			
JVC	54,286	71,308	94,875	156,500			
Marlone City		69,688	150,000				
MBR	57,031	89,984	128,125	132,333			
Palm Jumeirah	90,000	154,167	245,278	750,000			
Sobha Hartland	75,000	98,400	146,000	215,750			
The Cities	52,750	65,417	91,000	118,600			
Town Square	46,000	57,391	66,389	215,750			
Views		104,984	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. Sales Price	Community	Community Type	Avg. Sales Price
Dubai Sports City	Apartment	8.36 %	Jumeirah Village Circle	Apartment	6.35 %
Dubai Studio City	Apartment	8.36 %	The Greens	Apartment	6.35 %
Dubai South Residential	Apartment	7.94 %	Arjan	Apartment	6.35 %
Aspens	Apartment	7.94 %	Dubai Marina	Apartment	6.35 %
Town Square	Apartment	7.94 %	Dubai Marina City	Apartment	5.96 %
Jumeirah Village Circle	Apartment	7.94 %	Al Furjan	Apartment	5.96 %
Dubai Production City	Apartment	7.94 %	Jumeirah Lake Towers	Apartment	5.96 %
Mira City	Apartment	6.35 %	Jumeirah Beach Residence	Apartment	5.96 %
Al Furjan	Apartment	6.35 %	Dubai Marina	Apartment	5.96 %
Mohammed Bin Rashid City	Apartment	6.35 %	Palm Jumeirah	Apartment	5.96 %
Dubai Hills Estate	Apartment	6.35 %			

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Al Furjan	112	112,000,000
The Cities	153	151,470,000
Business Bay	230	1,000,000,000
Dubai Marina	165	176,426,432
Downtown	165	1,000,000,000
Creek	121	197,000,000
Arjan	157	157,000,000
JVC	214	192,000,000
Dubai Hills	89	182,000,000
MBR	57	191,000,000
Dubai Hills	35	223,000,000
Palm Jumeirah	65	1,000,000,000
Town Square	15	50,000,000
JLT	98	122,000,000
Emaar Beachfront	30	127,000,000
Greens	29	41,000,000
Views	15	38,500,000
Emaar South	9	16,000,000
Marlone City	3	5,000,000

RENTALS	Total Volume	Total Value
JBR	343	60,000,000
Arjan	168	16,800,000
Business Bay	148	8,400,000
The Cities	144	8,774,400
Dubai Marina	128	12,000,000
Dubai South	96	7,040,244
JLT	85	8,000,000
Downtown	80	12,216,000
JVC	69	1,000,000
Sobha Hartland	66	7,000,000
Al Furjan	52	4,300,000
JBR	39	6,000,000
Dubai Hills	32	3,000,000
Town Square	30	1,000,000
Palm Jumeirah	26	10,000,000
JBR	25	5,000,000
Greens	22	2,028,266
Arjan	21	2,000,000
Dubai Hills	16	2,000,000
Emaar South	12	470,000
Marlone City	2	200,000

PROPERTY MONITOR
Powered by Property Finder

*Data source: Property Monitor, as of **3rd February 2026**. Secondary Sales Only.

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