# JLT February Market Report

Apartments

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

Property Finder Bayut

N E W S

## White & Co.

Prime Brand Awards 2026, White & Co Real Estate secures four major recognitions. Fastest Growing Agency of the Year, Best Customer Service, Best Sales Team, and Best Brand on the Year and Elite Sales Recognition highlighting exceptional growth, market leadership, broker performance and client satisfaction.

| Interest rates starting from 3.75% Fixed for 1 Year or 3.79% 2 Years | | | |
|---|---|---|---|
| **Mortgage Rates** | 1Yr | 3 Years | 5 Years |
| Fixed Rate | 3.75% | 3.79% | 4.09% |
| Fixed Rate Islamic | 5% | 4.99% | 4.99% |
| Variable Rate | 5.49% | 4.99% | 4.99% |
| Variable Rate Islamic | 5% | 4.99% | 4.99% |

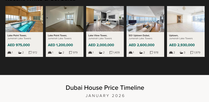
Subject to terms and conditions of Emirates Islamic Bank PJSC. **Get Mortgage Rates**

N E W S

## Market Demand and Listings

Bayut and Property Finder ranked White & Co. The Entrepreneur Company among the top performing agencies in Dubai, with strong demand and active listings across key residential and commercial markets, including Apartments, Villas, Townhouses, Offices, Retail and Warehouses, reflecting sustained market confidence and broker activity.

## Hot Properties for Sale



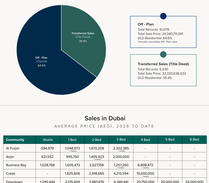
| Marina Heights | Mr. Nice By J | Marina Tower Representative | Al Fattan Marina Tower | Cayan Tower |
|---|---|---|---|---|
| **AED 4,400,000** | **AED 4,400,000** | **AED 4,400,000** | **AED 5,600,000** | **AED 5,600,000** |
| 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft |

## Recent White & Co. Sales

| Cluster Apartments | Cluster Apartments | Cluster Apartments | Cluster Apartments | Cluster Apartments |
|---|---|---|---|---|
| **AED 970,000** | **AED 1,200,000** | **AED 2,000,000** | **AED 3,000,000** | **AED 3,900,000** |
| 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft |

## Dubai House Price Timeline

JANUARY 2026




QTD Jan February is currently unavailable on Property Monitor

| -0.39% | -0.08% | +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, FEBRUARY 2026

**Off - Plan**
Total Sales: 93,078
Total Sales Value: AED 34,240,751,090
YoY Residential: 54.8%
YoY Residential Value: 29.4%

**Transferred Sales (Title Deed)**
Total Records: 5,533
Total Sales Value: AED 2,166,233
YoY Residential: 26.4%

## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

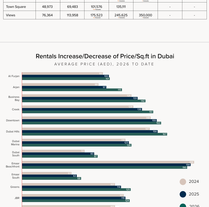
| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---|---|---|---|---|---|---|
| Al Furjan | 584,978 | 1,048,311 | 1,615,298 | 2,302,291 | 4,272,631 | - |
| Ajan | 621,552 | 968,760 | 1,615,323 | 2,000,000 | - | - |
| Business Bay | 1,538,768 | 1,605,473 | 2,622,558 | 7,572,560 | 6,808,472 | - |
| Claren | - | 1,825,906 | 2,918,665 | 4,213,594 | 10,000,000 | - |
| Downtown | 1,295,444 | 2,135,409 | 3,807,476 | 6,340,441 | 20,750,000 | 23,000,000 |
| Dubai Hills | 1,090,000 | 1,588,602 | 2,650,339 | 3,928,209 | - | - |
| Dubai Marina | 1,518,577 | 1,669,253 | 2,791,247 | 4,399,946 | 5,381,215 | - |
| Dubai South | 470,811 | 759,240 | 1,079,000 | 1,583,333 | - | - |
| Emaar Beachfront | - | 2,418,996 | 4,270,000 | 7,755,523 | - | - |
| Emaar South | - | 1,050,000 | 1,589,091 | 1,896,400 | - | - |
| Green | 874,000 | 1,443,874 | 2,327,000 | 3,219,206 | - | - |
| JBR | 2,600,000 | 2,551,688 | 3,876,966 | 6,329,578 | 8,775,248 | - |
| JLT | 782,091 | 1,228,338 | 2,040,920 | 2,936,966 | 5,137,657 | - |
| JVC | 612,204 | 1,020,734 | 1,679,707 | 1,976,241 | 3,000,000 | - |
| Maritime City | 903,870 | - | 2,864,230 | - | - | - |
| MBR | 782,661 | 1,351,646 | 2,055,269 | 4,000,000 | 8,500,000 | - |
| Palm Jumeirah | 1,586,669 | 3,626,261 | 9,488,548 | 9,812,161 | 15,235,300 | 17,400,000 |
| Sobha Hartland | 1,598,000 | 1,960,826 | 2,934,155 | 3,689,444 | - | - |
| The Cities | 565,425 | 872,872 | 1,304,538 | 1,651,475 | 3,909,766 | - |
| Town Square | 587,273 | 865,000 | 1,352,437 | 2,127,813 | - | - |
| Views | 1,021,000 | 1,505,692 | 3,664,231 | 3,900,000 | - | - |

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

AVERAGE PRICE (AED), 2026 TO DATE

## Sale Transactions in Dubai

FEBRUARY 2026




**AED 6,865,617,474**

Total Sales Value

## Hot Properties for Rent

| Al Barsha Heights | Al Barsha Heights | Al Barsha Heights | Al Barsha Heights | Al Barsha Heights |
|---|---|---|---|---|
| **AED 68,000** | **AED 75,000** | **AED 78,000** | **AED 80,000** | **AED 89,999** |
| 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft | 1 Bedroom \| 1,000 sq.ft |

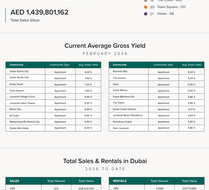
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---|---|---|---|---|---|---|
| Al Furjan | 50,263 | 92,584 | 142,928 | 211,000 | 427,500 | - |
| Ajan | 53,388 | 74,738 | 106,804 | 162,253 | - | - |
| Business Bay | 78,704 | 106,850 | 159,726 | 212,996 | 317,957 | - |
| Claren | - | 95,238 | 154,000 | 240,121 | 415,000 | - |
| Downtown | 91,363 | 152,542 | 225,673 | 391,260 | 2,438,333 | - |
| Dubai Hills | 75,000 | 109,600 | 157,000 | 225,000 | - | - |
| Dubai Marina | 78,899 | 105,378 | 165,384 | 242,593 | 427,919 | - |
| Dubai South | 44,722 | 61,280 | 83,860 | 109,286 | - | - |
| Emaar Beachfront | - | 152,230 | 240,230 | 351,216 | 650,000 | - |
| Emaar South | - | 66,750 | 94,506 | 93,783 | - | - |
| Green | 63,375 | 102,864 | 154,928 | 211,667 | 217,857 | - |
| JBR | 99,714 | 124,143 | 161,318 | 265,038 | 461,091 | - |
| JLT | 66,070 | 90,118 | 138,300 | 177,519 | 215,500 | - |
| JVC | 43,116 | 80,610 | 143,015 | 163,631 | 215,250 | - |
| Maritime City | 68,667 | 112,500 | 163,000 | - | - | - |
| MBR | 57,993 | 88,667 | 138,333 | 172,631 | 550,000 | - |
| Palm Jumeirah | 97,210 | 178,962 | 362,537 | 447,026 | 1,250,000 | - |
| Sobha Hartland | 73,333 | 96,501 | 154,353 | 212,923 | - | - |
| The Cities | 47,200 | 67,941 | 92,114 | 115,789 | 135,000 | - |
| Town Square | 48,973 | 69,483 | 101,576 | 126,911 | - | - |
| Views | 76,364 | 110,958 | 175,523 | 246,025 | 350,000 | - |

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

AVERAGE PRICE (AED), 2026 TO DATE




## Rental Transactions in Dubai

FEBRUARY 2026

**AED 1,439,801,162**

Total Sales Value

## Current Average Gross Yield

FEBRUARY 2026

| Community | Apartment Yield | Villa Yield |
|---|---|---|
| Emaar Beachfront | Apartment | 6.0% |
| Creek Harbour | Apartment | 6.0% |
| Dubai South | Apartment | 5.8% |
| Jumeirah Village Circle | Apartment | 5.8% |
| Jumeirah Lake Towers | Apartment | 5.8% |
| Meydan City | Apartment | 5.8% |
| Al Furjan | Apartment | 5.7% |
| Mohammed Bin Rashid City | Apartment | 5.6% |
| Dubai Hills Estate | Apartment | 5.6% |
| The Greens | Apartment | 5.5% |
| Dubai Marina | Apartment | 5.5% |
| The Views | Apartment | 5.5% |
| Emaar South | Apartment | 5.5% |
| Maritime City | Apartment | 5.5% |
| Jumeirah Village Circle | Villa | 7.0% |
| Dubai South | Villa | 6.9% |
| Dubai Hills Estate | Villa | 6.8% |
| Al Furjan | Villa | 6.8% |
| Mohammed Bin Rashid City | Villa | 6.8% |
| Dubai Marina | Villa | 6.7% |
| Jumeirah Lake Towers | Villa | 6.6% |
| The Greens | Villa | 6.5% |
| The Views | Villa | 6.5% |
| Emaar South | Villa | 6.5% |
| Maritime City | Villa | 6.5% |

## Total Sales & Rentals in Dubai

2026 TO DATE

| SALES | Total Sales | Total Value |
|---|---|---|
| JVC | 2,651 | 2,617,000,000 |
| Business Bay | 2,622 | 6,877,000,000 |
| Creek | 1,681 | 3,000,000,000 |
| The Cities | 1,600 | 1,000,000,000 |
| Dubai Marina | 1,548 | 4,000,000,000 |
| MBR | 1,500 | 5,000,000,000 |
| Downtown Dubai | 1,500 | 5,000,000,000 |
| JLT | 1,500 | 3,000,000,000 |
| Creek Harbour | 1,000 | 3,000,000,000 |
| Dubai Hills Estate | 1,000 | 3,000,000,000 |
| Palm Jumeirah | 1,000 | 3,000,000,000 |
| Dubai South | 1,000 | 3,000,000,000 |
| Emaar Beachfront | 1,000 | 3,000,000,000 |
| The Greens | 1,000 | 3,000,000,000 |
| The Views | 1,000 | 3,000,000,000 |
| Emaar South | 1,000 | 3,000,000,000 |
| Maritime City | 1,000 | 3,000,000,000 |

| RENTALS | Total Transactions | Total Value |
|---|---|---|
| JVC | 2,651 | 2,617,000,000 |
| Business Bay | 2,622 | 6,877,000,000 |
| Creek | 1,681 | 3,000,000,000 |
| The Cities | 1,600 | 1,000,000,000 |
| Dubai Marina | 1,548 | 4,000,000,000 |
| MBR | 1,500 | 5,000,000,000 |
| Downtown Dubai | 1,500 | 5,000,000,000 |
| JLT | 1,500 | 3,000,000,000 |
| Creek Harbour | 1,000 | 3,000,000,000 |
| Dubai Hills Estate | 1,000 | 3,000,000,000 |
| Palm Jumeirah | 1,000 | 3,000,000,000 |
| Dubai South | 1,000 | 3,000,000,000 |
| Emaar Beachfront | 1,000 | 3,000,000,000 |
| The Greens | 1,000 | 3,000,000,000 |
| The Views | 1,000 | 3,000,000,000 |
| Emaar South | 1,000 | 3,000,000,000 |
| Maritime City | 1,000 | 3,000,000,000 |

PROPERTY MONITOR
REAL ESTATE INTELLIGENCE

*Data source: Property Monitor, as of **Start Month 2026**, Secondary Sales Only.

Find out the current value of your property with our online valuation tool. **Get Started Here**

www.propertymonitor.com