White & Co. 2026

JLT March Market Report

Apartments

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

NEWS

Rental & Demand Context

In March 2026, Jumeirah Lake Towers saw steady apartment activity with tenants actively renting studios and 1 to 2 bed units. Landlords used strategic pricing to secure leases, while budget-conscious professionals drove demand for smaller apartments. This sustained rental interest underscores JLT's appeal for both families and yield-focused investors.

NEWS

White & Co.

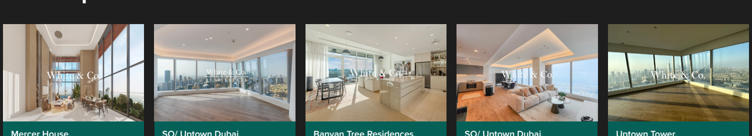
Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.39%	4.69%

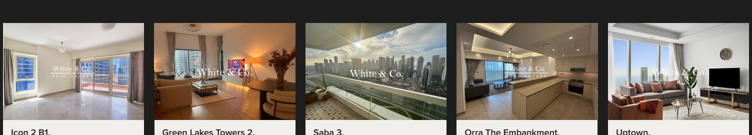
Get in contact with our in-house mortgage team to find out more. **Get Started Here**

Hot Properties for Sale



- Mercer House, Jumeirah Lake Towers — AED 4,900,000 — 2 | 2 | 1,680
- SO/ Uptown Dubai, Jumeirah Lake Towers — AED 5,500,000 — 2 | 3 | 1,530
- Banyan Tree Residences, Jumeirah Lake Towers — AED 6,999,999 — 3 | 4 | 2,198
- SO/ Uptown Dubai, Jumeirah Lake Towers — AED 7,500,000 — 3 | 4 | 1,827
- Uptown Tower, Jumeirah Lake Towers — AED 8,000,000 — 3 | 4 | 1,739

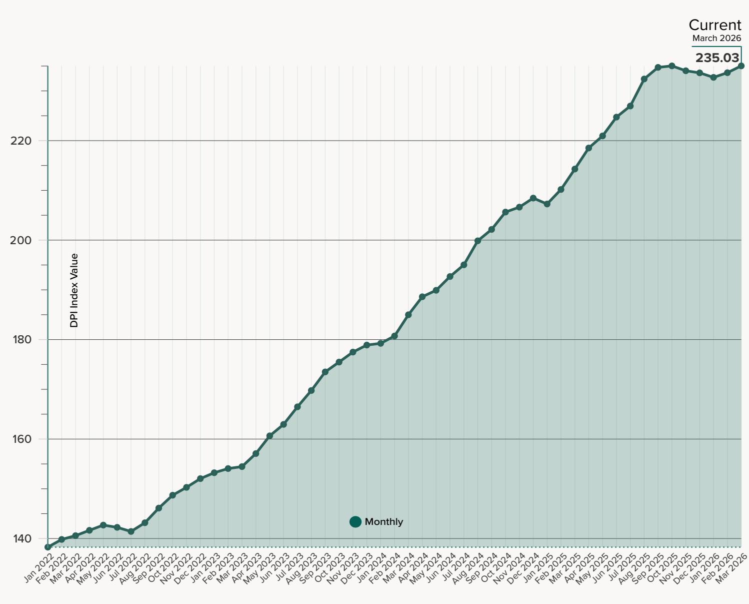
Recent White & Co. Sales



- Icon 2 B1, Jumeirah Lake Towers — AED 1,400,000 — 2 | 2 | 934
- Green Lakes Towers 2, Jumeirah Lake Towers — AED 1,540,000 — 1 | 2 | 979
- Saba 3, Jumeirah Lake Towers — AED 1,720,000 — 2 | 2 | 1,103
- Orra The Embankment, Jumeirah Lake Towers — AED 1,750,000 — 1 | 2 | 835
- Uptown, Jumeirah Lake Towers — AED 2,670,000 — 1 | 2 | 869

Dubai House Price Timeline

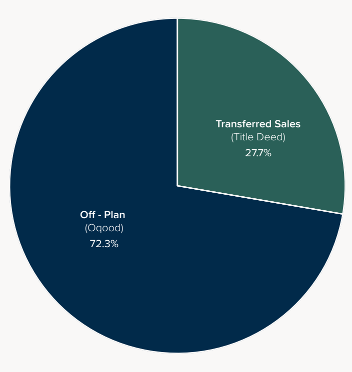
MARCH 2026



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

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



Off - Plan
Total Records: 9,295
Total Sale Price: 23,211,992,910
DLD Residential: 72.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,561
Total Sale Price: 14,219,789,788
DLD Residential: 27.7%

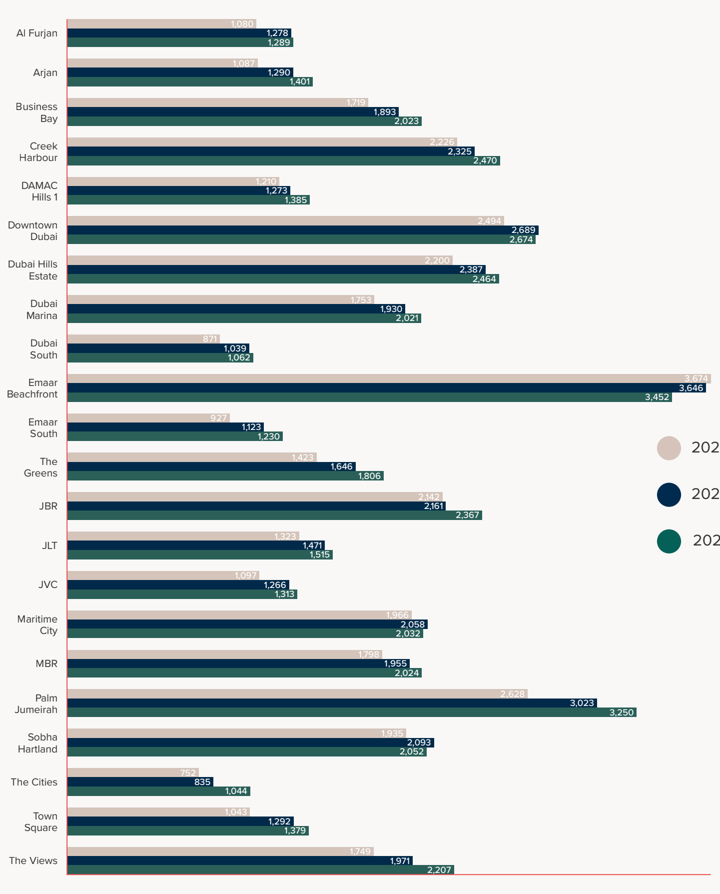
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	602,422	1,056,084	1,678,098	2,226,714	-	-	-
Arjan	623,268	991,040	1,396,533	2,411,997	-	-	-
Business Bay	1,030,601	1,575,356	2,572,184	6,328,464	6,808,472	-	34,097,750
Creek Harbour	-	1,831,197	2,884,029	4,223,313	10,000,000	-	-
DAMAC Hills 1	585,068	1,000,679	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,311,000	2,131,064	3,842,227	6,413,700	20,750,000	20,000,000	24,000,000
Dubai Hills Estate	1,035,714	1,564,669	2,685,583	4,072,016	-	-	-
Dubai Marina	1,154,679	1,709,681	2,698,355	4,231,317	5,529,621	6,859,821	-
Dubai South	470,811	714,953	1,038,264	1,543,750	-	-	-
Emaar Beachfront	-	2,591,706	4,265,000	7,624,697	-	-	-
Emaar South	-	1,107,500	1,580,000	1,856,667	-	-	-
The Greens	861,250	1,440,000	2,229,394	3,355,080	-	-	-
JBR	2,386,000	2,145,664	3,476,739	6,498,713	9,020,305	-	-
JLT	786,997	1,231,848	2,061,040	2,864,611	8,643,854	6,500,000	-
JVC	633,773	1,032,228	1,589,559	2,070,507	4,275,000	-	-
Maritime City	1,092,957	-	2,765,905	-	-	-	-
MBR	713,327	1,321,042	2,127,123	4,080,000	8,505,720	-	-
Palm Jumeirah	1,652,191	3,568,907	5,560,766	10,171,543	16,571,875	51,400,000	34,000,000
Sobha Hartland	999,000	1,364,259	2,174,117	3,545,313	-	-	-
The Cities (Motor City, Sports City, Studio City)	568,493	870,620	1,310,630	1,654,626	3,061,081	-	-
Town Square	586,824	861,290	1,362,208	2,170,909	-	-	-
The Views	1,038,333	1,886,412	3,147,632	3,900,000	-	-	-

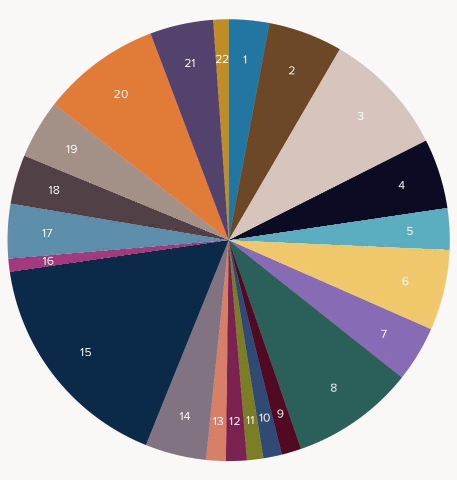
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



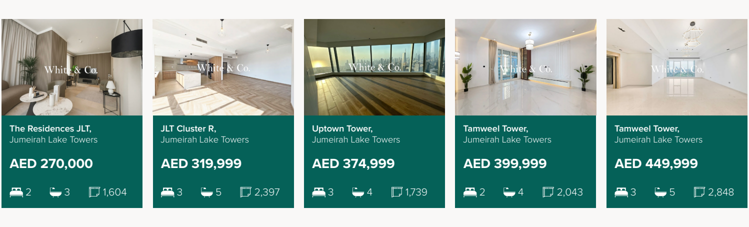
Sale Transactions in Dubai

MARCH 2026



AED 3,468,552,907
Total Sales Value

Hot Properties for Rent



- The Residences JLT, Jumeirah Lake Towers — AED 270,000 — 2 | 3 | 1,604
- JLT Cluster R, Jumeirah Lake Towers — AED 319,999 — 3 | 5 | 2,397
- Uptown Tower, Jumeirah Lake Towers — AED 374,999 — 3 | 4 | 1,739
- Tamweel Tower, Jumeirah Lake Towers — AED 399,999 — 2 | 4 | 2,043
- Tamweel Tower, Jumeirah Lake Towers — AED 449,999 — 3 | 5 | 2,848

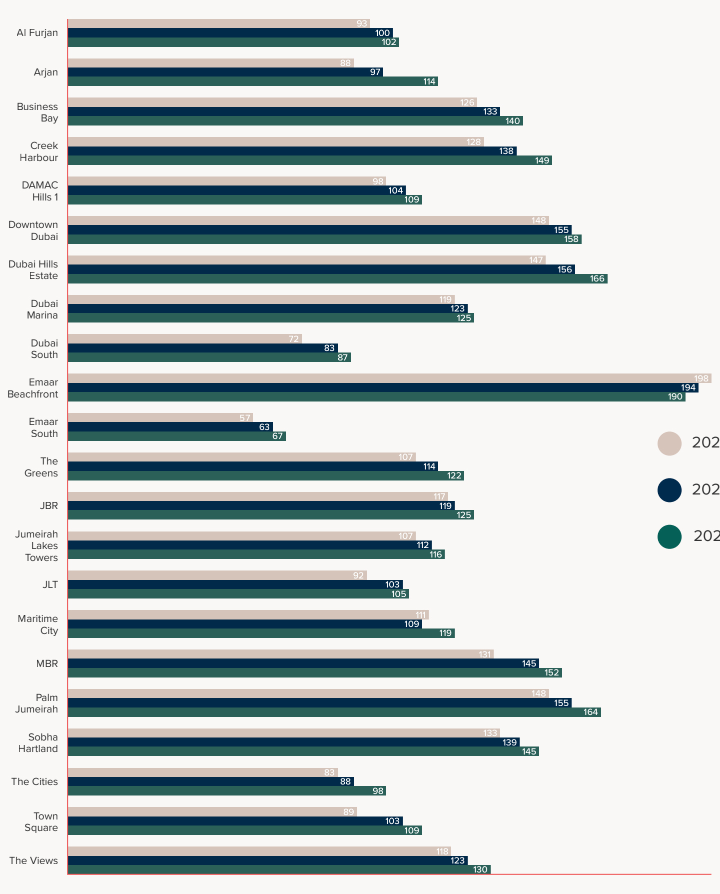
Rentals in Dubai

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	112,816	137,884	142,370	-	-
Arjan	52,579	74,132	106,474	163,095	-	-	-
Business Bay	76,784	104,246	152,054	207,072	303,137	-	1,700,000
Creek Harbour	-	113,112	171,731	250,246	412,852	-	-
DAMAC Hills 1	49,369	74,078	122,237	158,000	-	-	-
Downtown Dubai	89,708	128,913	207,941	311,958	2,012,121	1,750,000	-
Dubai Hills Estate	76,338	107,525	167,375	284,950	-	-	-
Dubai Marina	77,055	104,281	157,320	239,411	351,800	567,500	-
Dubai South	44,078	58,823	77,395	111,667	-	-	-
Emaar Beachfront	-	152,801	239,498	377,452	650,000	-	-
Emaar South	-	69,400	86,749	110,896	-	-	-
The Greens	63,563	99,426	146,809	206,839	70,000	-	-
JBR	104,836	118,743	171,410	257,135	417,970	-	-
JLT	66,425	87,780	131,686	171,420	215,000	1,210,000	-
JVC	54,853	78,339	105,611	156,020	213,333	-	-
Maritime City	68,475	98,006	155,179	-	-	-	-
MBR	57,644	87,869	139,980	185,697	522,704	-	-
Palm Jumeirah	106,213	143,404	336,446	410,269	1,112,222	655,000	-
Sobha Hartland	73,000	96,914	146,294	202,729	445,000	-	-
The Cities (Motor City, Sports City, Studio City)	51,076	68,723	103,469	133,871	137,500	-	-
Town Square	48,540	69,672	97,549	129,187	-	-	-
The Views	76,250	112,461	169,944	248,750	350,000	-	-

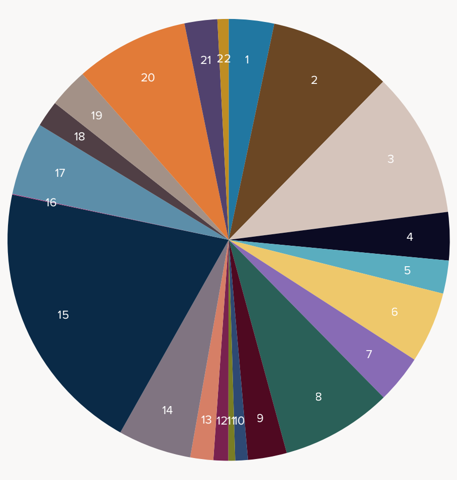
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



AED 886,781,958
Total Sales Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	7.72 %
Dubai Studio City	Apartment	7.50 %
Dubai South	Apartment	7.08 %
DAMAC Hills	Apartment	6.94 %
Motor City	Apartment	6.62 %
JLT	Apartment	5.79 %
Al Furjan	Apartment	5.79 %
Town Square	Apartment	5.75 %
JVC	Apartment	5.70 %
MBR	Apartment	5.44 %
Dubai Hills Estate	Apartment	5.40 %
Sobha Hartland	Apartment	5.37 %

Community	Community Type	Avg. Gross Yield
The Greens	Apartment	5.18 %
Arjan	Apartment	5.15 %
Business Bay	Apartment	4.99 %
Dubai Marina	Apartment	4.91 %
Creek Harbour	Apartment	4.85 %
The Views	Apartment	4.71 %
Downtown Dubai	Apartment	4.65 %
Maritime City	Apartment	4.58 %
JBR	Apartment	4.57 %
Dubai Harbour	Apartment	4.38 %
Palm Jumeirah	Apartment	4.00 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	863	888,394,594
Business Bay	595	1,236,267,009
The Cities	483	444,622,985
Dubai Marina	445	1,119,232,340
Downtown Dubai	370	1,317,366,884
Dubai Creek Harbour	348	986,490,217
Arjan	297	277,365,332
MBR	266	294,133,356
Sobha Hartland	263	469,489,785
JLT	246	406,436,877
Dubai Hills Estate	207	506,581,370
Town Square	206	252,164,121
Palm Jumeirah	193	1,324,431,851
Al Furjan	182	241,460,240
DAMAC Hills 1	137	136,826,952
JBR	113	516,679,053
Emaar Beachfront	94	410,553,284
Dubai South	81	62,291,175
The Greens	78	140,993,510
The Views	43	102,004,000
Emaar South	17	26,745,000
Maritime City	8	17,108,395

RENTALS	Total Volume	Total Value
JVC	3,574	279,950,410
Business Bay	1,986	234,139,279
Arjan	1,472	105,510,926
The Cities	1,454	92,709,225
Dubai Marina	1,384	195,470,111
MBR	1,027	83,353,865
Downtown Dubai	968	198,418,899
JLT	819	83,022,427
Creek Harbour	628	100,653,648
Al Furjan	571	50,384,287
Dubai Hills Estate	567	84,112,886
Dubai South	514	30,684,218
Sobha Hartland	513	61,391,686
Palm Jumeirah	390	111,215,670
Town Square	383	32,023,029
DAMAC Hills 1	369	25,863,287
JBR	283	58,830,632
The Greens	168	19,546,778
Emaar Beachfront	159	36,076,212
The Views	144	21,024,319
Emaar South	72	6,545,520
Maritime City	14	1,626,525

PROPERTY MONITOR
A Cavendish Maxwell Group Company
ANNUAL AWARDS WINNER 2024

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

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