JLT April Market Report

Apartments

N | T | D Dubai for Secondary Sales Levels – Property Finder & Bayut, April 2026

N E W S

JLT High-Yield Investment Appeal Remains Strong

JLT remains a strong yield-focused residential market in Dubai, with average rental yields of 7.6% for apartments and 7.8% for villas, underpinned by consistent demand from young professionals, families, and investors seeking rental income, particularly in mid-market towers. Average rents for studios and 1-bedroom apartments at a notable 12-month-to-date increase, reflecting tenant preferences and supply dynamics.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 3 Years

Mortgage Rates	LTV	1 Year	3 Year
Residents	75%	3.75%	3.78%
Non Residents	60%	4.49%	4.49%
Non Residents	50%	4.49%	4.49%

Mortgages are subject to a mortgage charge and are subject to status and lender criteria.

Get Mortgage Quotes

White & Co.

White & Co. Established April 2006 ranked No1 on both Bayut and Property Finder for secondary sales lead generation. We are a full service boutique agency specialising in off plan enquiries, reporting and analysis, leads, training & lightening, with leads putting it's focus 80% closer to 70% which features prospect buyers and end users.

Hot Properties for Sale

Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below
AED 5,800,000	**AED 6,400,000**	**AED 4,400,000**	**AED 2,400,000**	**AED 1,840,000**
2 Beds · 2 Baths · 1,400 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.	1 Bed · 1 Bath · 1,000 sq.ft.	1 Bed · 1 Bath · 1,000 sq.ft.	1 Bed · 1 Bath · 1,000 sq.ft.

Recent White & Co. Sales

Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below
AED 1,400,000	**AED 1,540,000**	**AED 1,700,000**	**AED 3,500,000**	**AED 3,700,000**
1 Bed · 1 Bath · 1,000 sq.ft.	1 Bed · 1 Bath · 1,000 sq.ft.	1 Bed · 1 Bath · 1,000 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.

Dubai House Price Timeline

APRIL 2026

-0.76%	+0.22%	+6.74%	AED 1,670
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026

Off - Plan
Total Sales: 10,031
Total Sales Price: 2,573,841,948
OLD Residential: 78.2%
Residential: 21.8%

Transferred Sales (Title Deed)
Total Records: 3,214
Total Sales Price: 1,439,801,327
OLD Residential: 20.7%

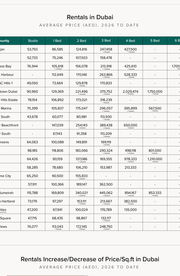
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	905,411	1,075,417	1,664,876	2,226,250	4,272,000	-	-
Ajan	626,886	1,020,267	1,389,989	2,182,999	-	-	-
Business Bay	1,073,953	1,565,278	2,534,735	5,736,278	8,822,394	-	34,260,750
Creek Harbour	-	1,623,588	2,852,426	4,234,750	10,000,000	-	-
DAMAC Hills 1	585,068	1,050,676	2,060,833	3,156,643	-	-	-
Downtown Dubai	1,291,846	2,330,081	3,915,581	6,302,597	23,625,000	20,000,000	19,000,000
Dubai Hills Estate	1,043,500	1,539,588	2,668,262	4,379,942	-	-	-
Dubai Marina	1,214,441	1,671,868	2,601,824	4,171,004	5,803,166	6,893,821	-
Dubai South	470,181	733,830	1,025,360	1,564,000	-	-	-
Emaar Beachfront	-	2,329,274	4,230,882	7,015,711	-	-	-
Emaar South	-	1,000,000	1,575,667	1,881,250	-	-	-
The Greens	897,111	1,433,537	2,183,746	3,261,457	-	-	-
JBR	2,040,000	2,063,476	3,726,670	5,863,428	8,868,848	-	-
JLT	788,999	1,217,006	2,042,380	3,240,127	4,500,000	-	-
JVC	629,760	1,028,844	1,559,629	2,052,881	3,616,667	-	-
Marina City	1,092,167	1,810,000	2,181,254	-	-	-	-
MBR	791,537	1,321,042	2,127,033	4,080,000	8,905,700	-	-
Palm Jumeirah	1,850,060	3,850,250	5,356,877	9,606,748	17,757,500	32,400,000	34,000,000
Sobha Hartland	1,000,000	1,379,962	2,209,181	3,490,769	-	-	-
The Cities	575,359	860,676	1,241,563	1,572,562	2,906,214	-	-
Town Square	591,458	868,386	1,378,850	2,152,581	-	-	-
The Views	1,081,628	1,846,616	3,011,267	3,900,000	-	-	-

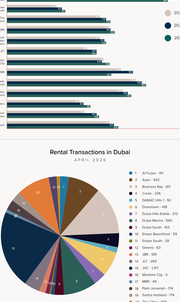
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



AED 3,468,552.907

Total Sales Value

Hot Properties for Rent

Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below	Unit Updated Below
AED 145,299	**AED 275,000**	**AED 275,990**	**AED 310,999**	**AED 449,999**
1 Bed · 1 Bath · 1,000 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.	2 Beds · 2 Baths · 1,400 sq.ft.

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	52,750	75,000	97,000	127,000	427,000	-	-
Ajan	52,733	75,246	107,503	158,478	-	-	-
Business Bay	76,944	105,218	156,078	253,148	425,610	-	1,750,000
Creek Harbour	-	102,000	152,686	250,000	1,000,000	-	-
DAMAC Hills 1	49,050	73,664	120,878	170,833	-	-	-
Downtown Dubai	90,960	139,500	215,496	375,750	2,128,674	1,750,000	-
Dubai Hills Estate	78,514	106,892	173,531	281,226	-	-	-
Dubai Marina	75,399	105,857	175,347	296,057	395,899	567,500	-
Dubai South	43,878	60,077	81,600	110,500	-	-	-
Emaar Beachfront	-	147,039	252,421	389,438	650,000	-	-
Emaar South	-	67,143	91,358	110,229	67,143	-	-
The Greens	64,063	100,088	149,891	189,078	-	-	-
JBR	98,985	118,816	183,066	290,524	498,118	800,000	-
JLT	64,424	90,118	137,086	165,105	179,100	210,000	-
JVC	58,285	78,680	108,210	153,587	215,333	-	-
Marina City	85,250	90,000	155,833	-	-	-	-
MBR	57,911	105,366	169,047	362,000	-	-	-
Palm Jumeirah	115,788	169,809	340,023	645,062	894,867	853,333	-
Sobha Hartland	73,175	97,207	151,000	207,667	383,500	-	-
The Cities	47,200	67,941	100,024	116,789	135,000	-	-
Town Square	47,710	68,435	98,867	132,117	-	-	-
The Views	76,277	102,842	172,245	246,750	-	-	-

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 Yield	Avg Sale Price
Al Furjan	Apartment	1,664,876
Ajan	Apartment	1,389,989
Business Bay	Apartment	2,534,735
Creek Harbour	Apartment	2,852,426
DAMAC Hills 1	Apartment	2,060,833
Downtown Dubai	Apartment	3,915,581
Dubai Hills Estate	Apartment	2,668,262
Dubai Marina	Apartment	2,601,824
Dubai South	Apartment	1,025,360
Emaar Beachfront	Apartment	4,230,882
Emaar South	Apartment	1,575,667
The Greens	Apartment	2,183,746
JBR	Apartment	3,726,670
JLT	Apartment	2,042,380
JVC	Apartment	1,559,629
Marina City	Apartment	2,181,254
MBR	Apartment	2,127,033
Palm Jumeirah	Apartment	5,356,877
Sobha Hartland	Apartment	2,209,181
The Cities	Apartment	1,241,563
Town Square	Apartment	1,378,850
The Views	Apartment	3,011,267

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1,137	1,559,629,000
Business Bay	891	1,565,278,000
Al Furjan	151	1,664,876,000
Dubai Marina	360	1,601,824,000
Downtown Dubai	148	3,915,581,000
Creek Harbour	147	1,419,538,229
Ajan	543	1,389,989,000
Sobha Hartland	174	1,209,181,000
JLT	339	1,042,380,000
Town Square	135	1,378,850,000
Dubai Hills Estate	210	1,012,262,000
MBR	49	1,127,033,000
Palm Jumeirah	174	1,356,877,000
Al Furjan	151	1,664,876,000
JBR	50	1,726,670,000
DAMAC Hills 1	92	1,060,833,000
Emaar Beachfront	147	1,230,882,000
Dubai South	90	1,025,360,000
The Cities	556	1,241,563,000
The Greens	92	1,183,746,000
Town Square	135	1,378,850,000
Marina City	5	1,181,254,000

RENTALS	Total Volume	Total Value
JVC	1,137	1,559,629,000
Business Bay	2,331	2,759,661,000
Ajan	1,170	1,017,503,000
Dubai Marina	1,174	1,017,503,000
Al Furjan	1,170	1,017,503,000
The Cities	1,005	1,000,000,000
JLT	1,000	1,000,000,000
Creek Harbour	1,000	1,000,000,000
Dubai Hills Estate	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000
Dubai South	1,000	1,000,000,000
Palm Jumeirah	1,000	1,000,000,000
Emaar Beachfront	1,000	1,000,000,000
JBR	1,000	1,000,000,000
The Greens	1,000	1,000,000,000
Marina City	1,000	1,000,000,000

PROPERTY MONITOR
Powered by Property Finder

*Data source: Property Monitor, as of **8th May 2026** Secondary Sales Only

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