JLT May Market Report

Apartments

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

NEWS

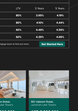
JLT Apartments See Strong Demand and Rental Yields

JLT's apartment market remains highly active, supported by consistent demand from long-term investors and end-users. Ongoing infrastructure improvements and community upgrades are steadily enhancing market activity. Indicative JLT apartment yields are approximately 7.5%.

NEWS

White & Co.

White & Co. has completed its inaugural sale in Marina Gate, a high-end project in Dubai Marina. The transaction underscores our ongoing focus on prime, well-located assets with strong fundamentals, reinforcing our commitment to delivering high-quality outcomes for our clients and a disciplined investment approach in Dubai's prime markets.



Hot Properties for Sale

Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina
AED 900,000	AED 4,000,000	AED 8,200,000	AED 7,900,000	AED 8,000,000
1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.

Recent White & Co. Sales

Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina	Sale Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina
AED 900,000	AED 4,000,000	AED 8,200,000	AED 7,900,000	AED 8,000,000
1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.

SALES TRANSACTIONS / MARKET ANALYSIS

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

AVERAGE PRICE (JAN1 - 2026 TO DATE)

Sales in Dubai

AVERAGE PRICE (JAN1 - 2026 TO DATE)

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	599,881	1,084,624	1,647,581	2,197,492	-	-
Ajan	626,298	996,882	1,428,012	2,187,777	-	-
Business Bay	1,051,151	1,538,945	2,559,706	3,348,015	5,491,736	-
DAMAC Hills	587,037	960,364	2,166,176	3,011,554	-	-
Downtown Dubai	1,258,419	2,142,185	3,772,871	6,329,294	22,629,200	20,000,000
Dubai Creek Harbour	-	1,767,000	2,835,626	4,966,270	9,196,667	-
Dubai Hills Estate	7,695,022	1,547,900	2,426,799	4,102,164	-	-
Dubai Marina City	1,232,527	1,952,454	2,614,939	4,226,161	5,109,767	6,859,637
Marina City	1,092,187	1,600,000	2,500,000	3,500,554	-	-
Dubai South	515,840	776,521	1,280,246	1,786,364	-	-
Emaar Beachfront	-	2,510,037	4,333,333	7,127,024	14,583,333	-
Dubai South	-	1,151,667	1,570,000	1,961,000	-	-
JBR	2,040,000	2,107,114	3,062,918	5,454,975	8,868,818	-
JLT	786,611	1,216,237	2,069,662	3,019,711	7,139,412	6,500,000
JVC	626,681	1,019,647	1,517,854	2,031,468	3,297,576	-
Palm Jumeirah	1,638,293	3,434,361	5,319,661	9,854,777	19,881,667	13,400,000
Sobha Hartland	1,059,857	1,588,590	2,421,154	3,490,266	4,128,125	-
The Cities	566,074	869,315	1,336,013	1,513,972	2,880,725	-
The Greens	851,111	1,435,543	2,289,944	3,261,497	-	-
The Views	1,061,429	1,837,060	2,614,231	4,140,333	8,250,000	-
Town Square	589,000	866,491	1,383,521	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

Off - Plan
Total Records: 798
Total Sale Price: 75,011,292,744
Total Volume: 21,442,455
Outside Ownership: 47 Plus years

Transferred Sales (Title Deed)
Total Records: 2,238
Total Sale Price: 6,311,243,178
(52 Residential, 24.5%)

RENTAL TRANSACTIONS / MARKET ANALYSIS

Hot Properties for Rent

Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina	Studio · 1 Unit · Apartment · Dubai Marina
AED 48,000	AED 52,000	AED 105,000	AED 115,000	AED 189,000
1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.	1 Bed · 1 Bath · 1 Car · 1,000 sq. ft.

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

AVERAGE PRICE (JAN1 - 2026 TO DATE)

Rentals in Dubai

AVERAGE PRICE (JAN1 - 2026 TO DATE)

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	57,511	74,368	108,460	139,450	162,215	-
Ajan	51,535	73,473	106,537	157,142	-	-
Business Bay	73,767	111,522	147,114	213,525	284,589	-
DAMAC Hills	47,706	72,161	121,588	164,027	-	-
Downtown Dubai	82,353	124,999	201,217	305,486	1,421,556	1,750,000
Dubai Creek	-	109,665	163,248	244,874	409,639	-
Dubai Hills Estate	77,677	103,710	164,529	274,279	-	-
Dubai Marina	69,628	102,543	169,399	278,159	326,722	778,133
Dubai Marina City	65,106	82,166	102,179	-	-	-
Dubai South	43,481	65,242	87,032	126,629	185,000	-
Emaar Beachfront	-	140,989	230,547	361,815	650,000	-
Emaar South	-	84,667	84,815	111,750	-	-
JBR	85,609	113,603	160,149	247,945	463,368	800,000
JLT	63,220	86,626	131,048	162,521	193,627	923,333
JVC	53,152	76,205	106,339	148,828	178,020	-
Palm Jumeirah	101,946	147,116	306,283	400,401	903,941	1,276,000
Sobha Hartland	71,867	96,476	146,212	202,136	308,674	-
The Cities	50,310	68,812	102,737	134,337	157,100	-
The Greens	62,543	93,800	141,922	193,145	-	-
The Views	72,912	110,474	165,248	238,389	315,000	-
Town Square	47,844	67,510	97,642	128,746	-	-

Rental Transactions in Dubai

MAY 2026

AED 957,010,394

Total Rental Value

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Rental Yield
Sobha Hartland	Apartment	9.4%
Dubai Creek Harbour	Apartment	7.8%
The Views	Apartment	7.7%
DAMAC Hills	Apartment	7.6%
Marina City	Apartment	7.5%
JVC	Apartment	7.2%
JLT	Apartment	7.1%
Al Furjan	Apartment	7.0%
Town Square	Apartment	7.0%
Ajan	Apartment	6.9%
Business Bay	Apartment	6.8%

Community	Community Type	Avg. Rental Yield
Emaar Beachfront	Apartment	6.8%
Dubai Hills Estate	Apartment	6.8%
Dubai South	Apartment	6.7%
Palm Jumeirah	Apartment	6.6%
Dubai Marina	Apartment	6.6%
The Greens	Apartment	6.6%
The Cities	Apartment	6.6%
Emaar South	Apartment	6.4%
Palm Jumeirah	Apartment	5.9%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Downtown Dubai	515	1,084,624,000
Palm Jumeirah	270	1,011,490,318
Business Bay	261	1,000,000,125
Dubai Marina	248	1,013,878,000
Dubai Creek Harbour	181	1,040,331,248
JVC	1,128	1,017,017,160
Dubai Hills Estate	353	773,843,136
Al Furjan	1,084	1,176,264,317
JBR	163	666,501,681
The Cities	680	550,630,358
JLT	242	538,776,044
Emaar Beachfront	122	536,135,094
Ajan	459	457,158,000
Town Square	216	292,232,487
Al Furjan	232	317,981,228
DAMAC Hills	186	186,681,812
The Greens	80	181,621,812
The Views	53	162,455,000
Sobha Hartland	101	160,000,000
Emaar South	27	151,000,000
Dubai Maritime City	10	21,848,395

RENTALS	Total Volume	Total Value
Al Furjan	3,565	489,600,000
Business Bay	2,691	243,746,174
Dubai Marina	2,630	280,126,947
Downtown Dubai	1,482	293,893,810
Palm Jumeirah	924	98,396,247
Ajan	2,148	154,756,216
Dubai Creek Harbour	531	140,250,230
The Cities	1,224	118,456,000
JLT	1,124	157,741,410
Dubai Hills Estate	865	133,681,000
Al Furjan	986	94,294,000
JBR	498	95,198,000
JVC	788	81,460,775
Dubai South	1,120	70,081,576
Emaar Beachfront	241	130,495,240
Town Square	526	52,990,010
DAMAC Hills	525	68,154,000
The Greens	233	31,506,325
The Views	280	60,172,000
Sobha Hartland	90	10,126,500
Dubai Maritime City	22	2,211,000

PROPERTY MONITOR
PROPERTY FINDER

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

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