

Apartments in

Jumeirah Beach Residence

Q1 2026 Resale Report

1st January - 31st March 2026

Powered by
PROPERTY MONITOR

AED 2,368

▲ +4.4%
Average price per sq. ft
Compared to Q1 2025

▼ -32.7%

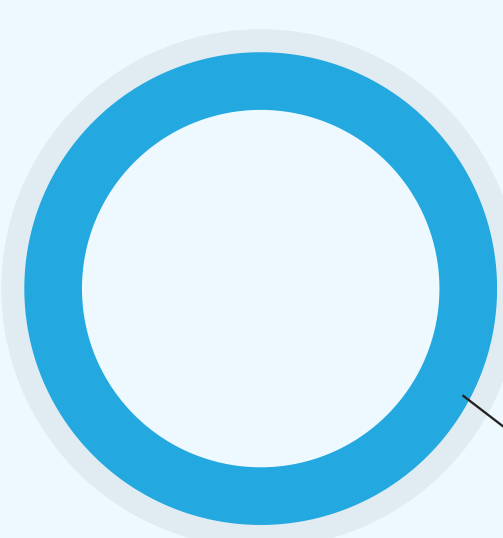
113 Resale Transactions

Transactions by Completion Status

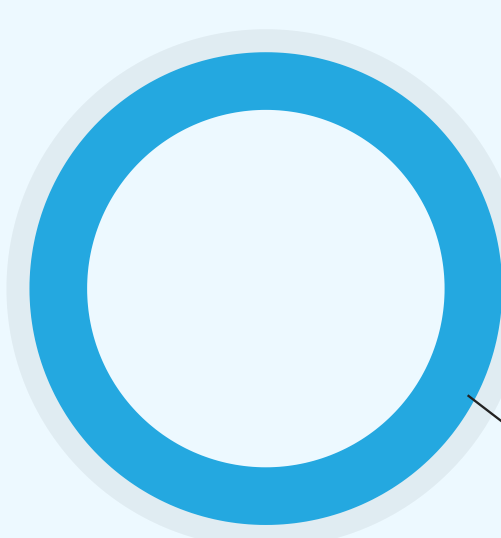
▼ -20.3%

AED 513.8M Resale Value

AED Value by Completion Status



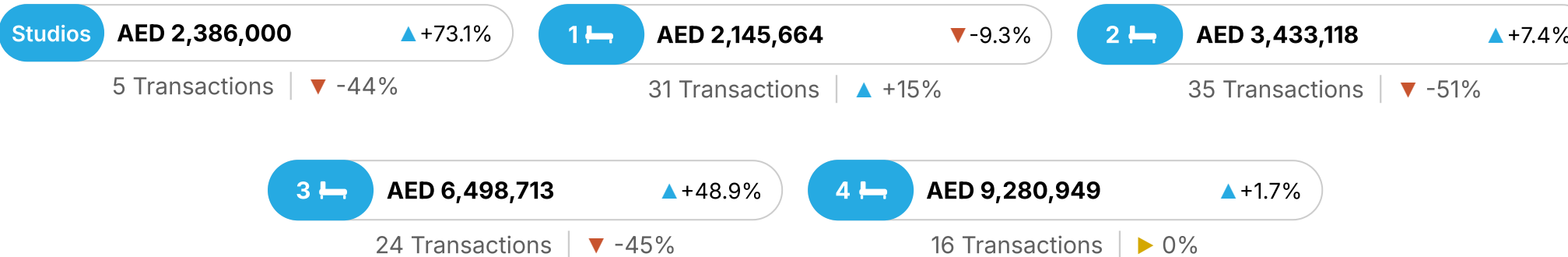
100%
Ready



100%
Ready

Average Resale Price

1st January - 31st March 2026



*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 110

▲ +5.8%
Average price per sq. ft
Compared to Q1 2025

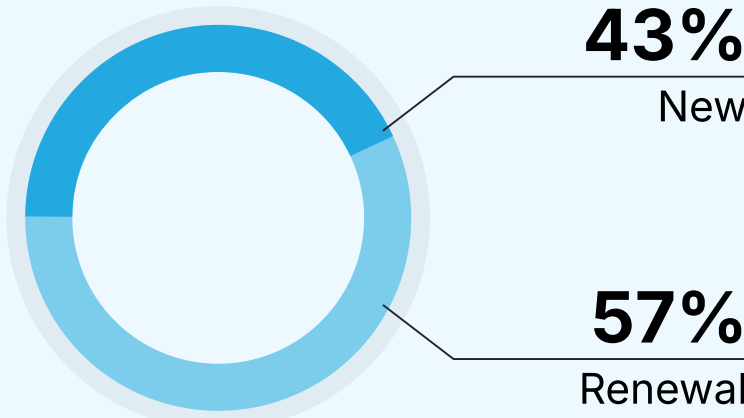
▼ -19.1%

644 Rental Transactions

▼ -10.9%

AED 114.3M Total Rental Value

6.50%
Gross rental yield

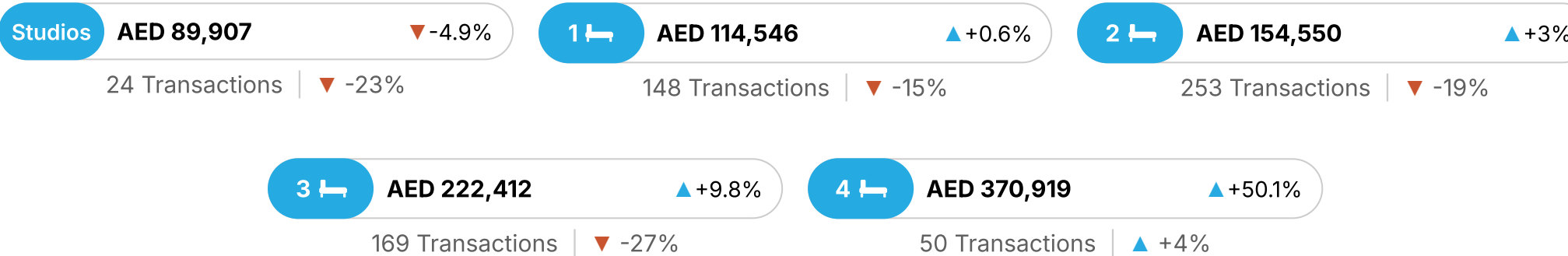


43%
New

57%
Renewal

Average Rental Price

1st January - 31st March 2026



*Not all recorded property transactions specify number of bedrooms

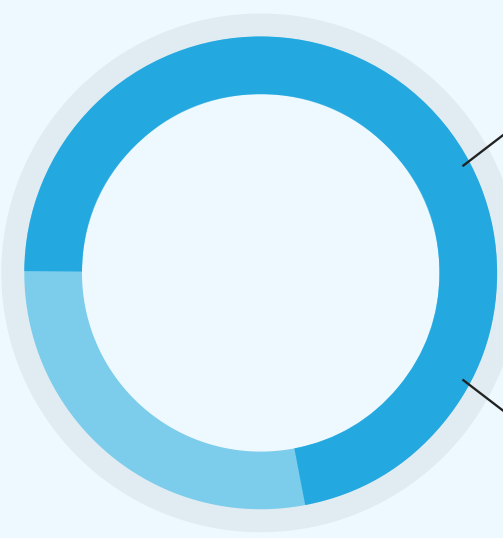
Dubai Overall Market

AED 139.122B

▲ +21.5% Total Sale Value

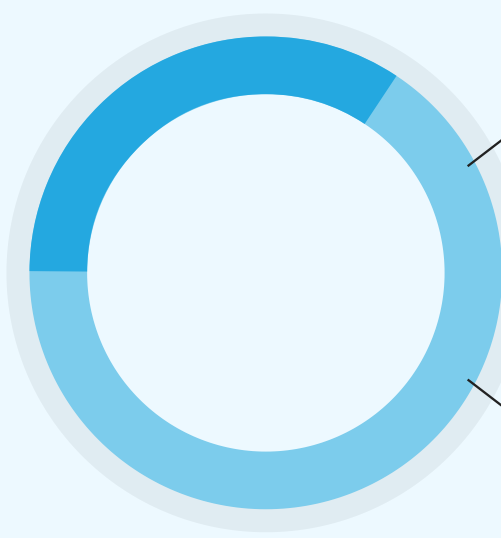
AED 12.749B

▼ -0.5% Total Rental Value



71.9%
Initial Sale

28.1%
Resale



34.3%
New

65.7%
Renewal

▲ +4.5%

44,229 Sale Transactions

▼ -6.8%

144,515 Rental Transactions

