



Business Bay

Neighbourhood research focus report

Q1 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of Business Bay in Q1 2026.

Business Bay is a contemporary financial district packed with corporate high-rises, stylish apartment buildings and numerous iconic hotels. Business Bay is also an attraction for investors seeking good returns.

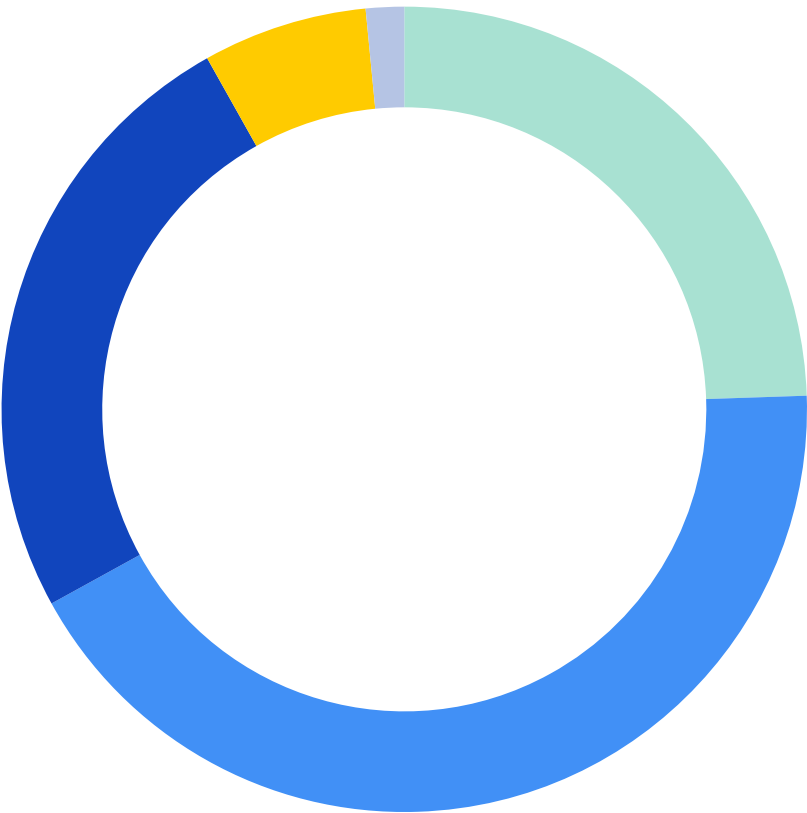
67% of Business Bay's inventory is made up of 1BR and 2BR apartments

Total ready units **29,681 UNITS**

Studio 7,401 UNITS 306 - 2,239 SQ.FT	3 BR 2,000 UNITS 990 - 10,977 SQ.FT
1 BR 12,869 UNITS 11 - 17,905 SQ.FT	4 BR+ 464 UNITS 1,222 - 32,294 SQ.FT
2 BR 7,523 UNITS 452 - 7,693 SQ.FT	

Expected supply 2026
12,446 UNITS

Service charges range
11 – 48 AED/SQ.FT



Top 20 projects by inventory

PROJECT NAME	AVG. PRICE/SQ.FT (AED)	AVG. NEW LEASE PRICE/SQ.FT (AED)	IMPLIED GROSS YIELD	
THE OPUS BY OMNIYAT	4,230	201		4.7%
UPSIDE LIVING	3,201	216		6.7%
PENINSULA FIVE	2,848	171		6.0%
PENINSULA ONE	2,825	188		6.7%
THE STERLING EAST HOUSE	2,778	132		4.8%
PENINSULA THREE	2,752	188		6.8%
J ONE	2,629	151		5.7%
LUXURY FAMILY RESIDENCE II	2,535	178		7.0%
AHAD RESIDENCES	2,532	159		6.3%
15 NORTHSIDE	2,512	178		7.1%
THE PAD	2,398	164		6.8%
WEST FIVE BUSINESS BAY	2,315	155		6.7%
MAG 318	2,310	174		7.5%
PRIVE BY DAMAC	2,281	170		7.5%
TRILLIONAIRE RESIDENCES	2,269	178		7.8%
THE STERLING WEST HOUSE	2,241	147		6.6%
ZADA TOWER	2,229	168		7.6%
URBAN OASIS	2,207	147		6.6%
SOL BAY	2,205	119		5.4%
BUSINESS BAY	2,027	130		6.4%

Sales performance | Secondary sales

616

Q1 2026

Total transactions

1.3B

Q1 2026

Transactions value

▲ 1.3%

Q4 2025 to Q1 2026

Δ Avg. price (AED/SQ.FT.)

▲ 7.8%

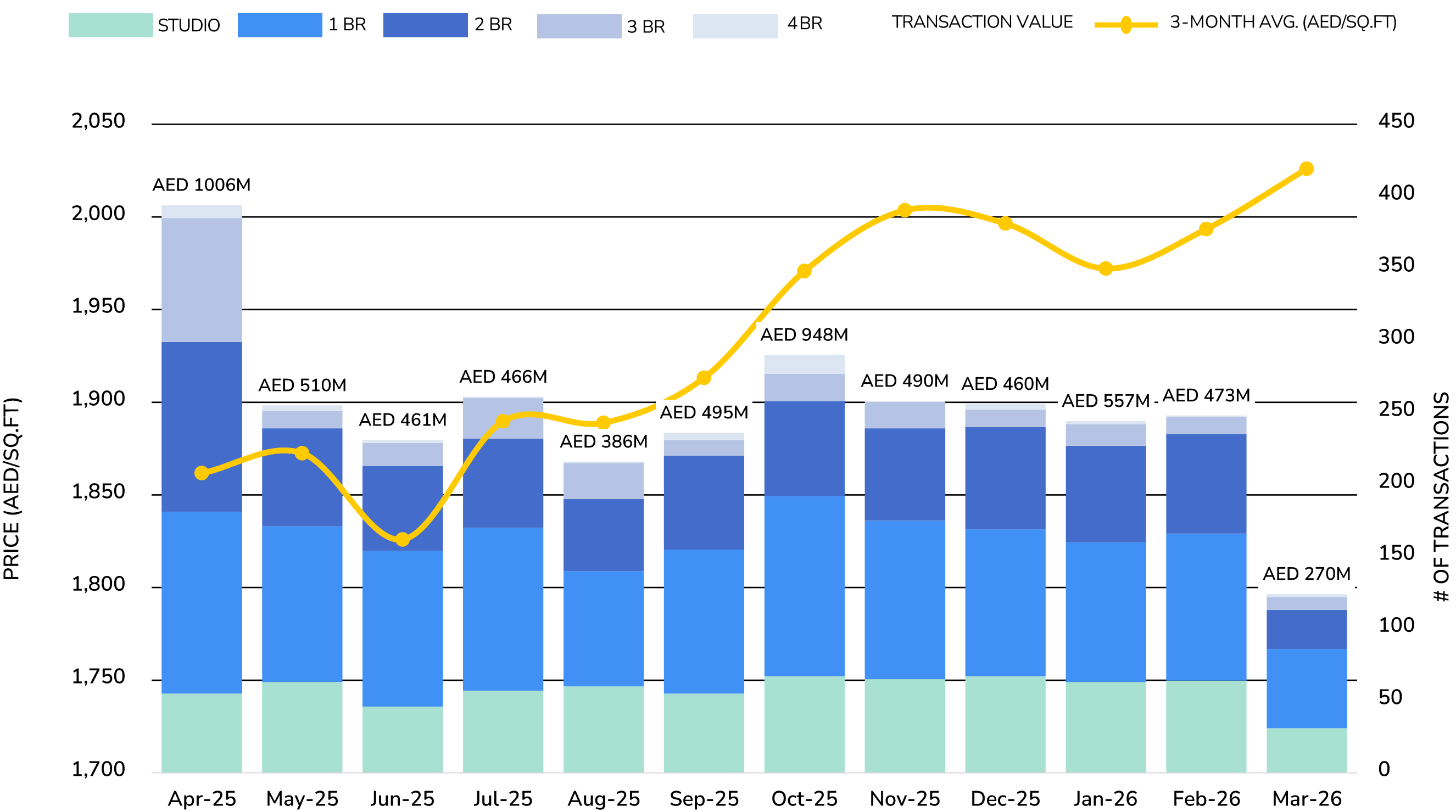
Q1 2025 to Q1 2026

Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q1 2026 was **AED 2,027/sq.ft.**

Business Bay sales prices were at **24.0% premium** to avg sales price in Dubai

3-month avg. price AED / sq.ft & # of transactions



Rental performance

14,202

Total active leases
60% new, 40% renewed

3,241

Q1 2026
Total transactions

1.6B

Active leases
Transaction value

110,130

Active leases
Avg. annual rent

126

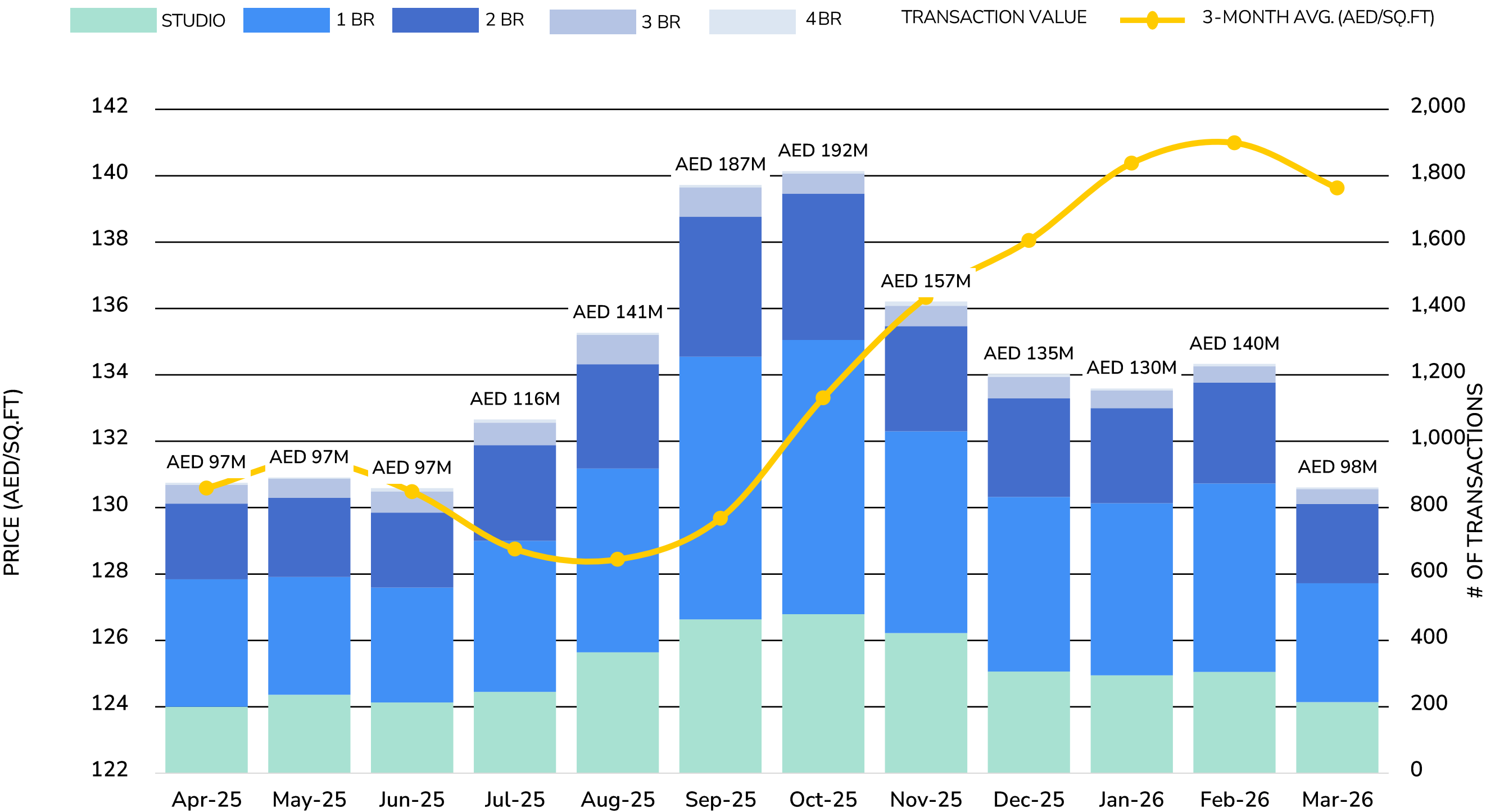
New active leases
Avg. rent/sq.ft

6.9%

Q1 2026
Avg. gross yield

With the average new rent per sq.ft recorded at AED 141/sq.ft and new average annual rent reached AED 117,397.

3-month avg. price AED / sq.ft & # of transactions



Rental performance – Q1 2026

48%

Neighbourhood long - term
rental occupancy

6.6%

Average gross yield

7.5%

Highest gross yield
Studio

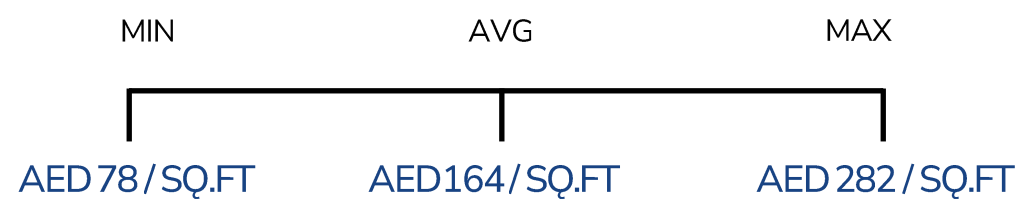
5.4%

Lowest gross yield
3BR

Rental performance for different room types:

Studio

Annual rent range
AED 42,000 – 135,000



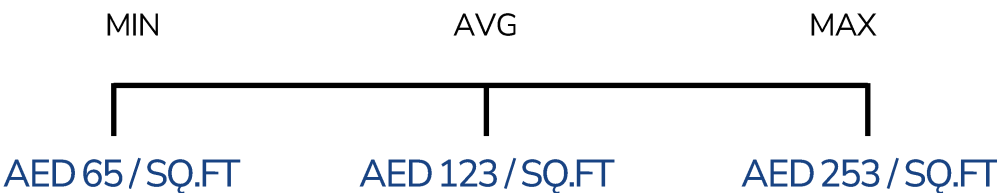
Average implied rent
AED 77,152

7.5%
Implied gross yield

6.7%
Implied net yield

2 BR

Annual rent range
AED 97,722 – 1,250,000



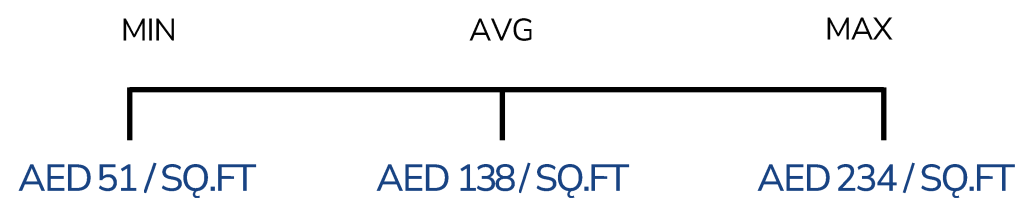
Average implied rent
AED 156,900

6.5%
Implied gross yield

5.5%
Implied net yield

1 BR

Annual rent range
AED 64,050 – 260,000



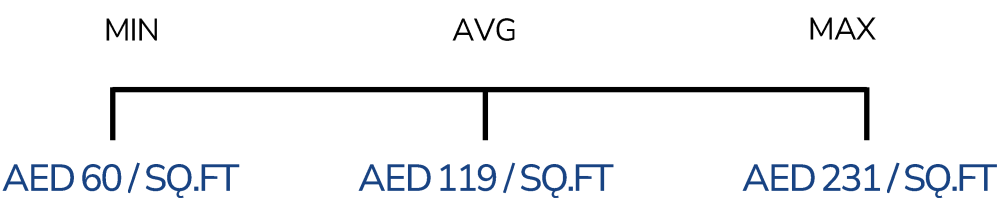
Average implied rent
AED 104,598

7.0%
Implied gross yield

6.0%
Implied net yield

3 BR

Annual rent range
AED 150,000 – 500,000



Average implied rent
AED 237,165

5.4%
Implied gross yield

4.6%
Implied net yield



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