Keyper

Downtown Dubai

Neighbourhood research focus report

Q1 2026

Landlord-investor app for property investment management

Overview

This report analyses the investment activity and performance of **Downtown Dubai** in Q1 2026.

Home to Dubai's most iconic towers, malls and leisure attractions, Downtown Dubai is divided into the old traditional and new modern developments. It is a great attraction for tourists and investors.

76% of Downtown Dubai's inventory is made up of 1BR and 2BR apartments

Total ready units **19,719 UNITS**

Studio | 1,579 UNITS
328 - 1,131 SQ.FT

1 BR | 7,730 UNITS
527 - 2,943 SQ.FT

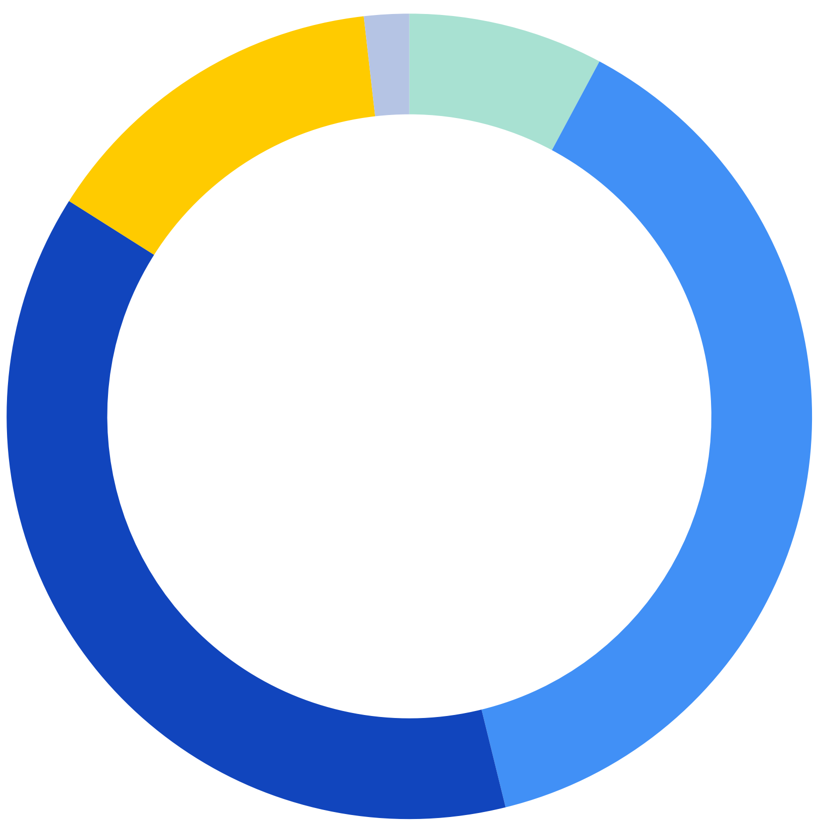
2 BR | 7,628 UNITS
933 – 5,539 SQ.FT

3 BR | 2,867 UNITS
1,213 – 7,892 SQ.FT

4 BR+ | 364 UNITS
572 – 20,979 SQ.FT

Expected supply 2026
3,056 UNITS

Service charges range
15 – 42 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
VIDA DUBAI MALL	3,980	201	5.0%
GRANDE	3,858	185	4.8%
THE ADDRESS DUBAI OPERA	3,767	228	6.1%
THE DUBAI MALL	3,542	205	5.8%
OPERA GRAND	3,341	152	4.6%
BURJ KHALIFA TOWERS	3,194	169	5.3%
ACT ONE | ACT TWO	3,164	172	5.4%
BOULEVARD POINT	3,104	163	5.3%
BURJ VISTA	3,100	149	4.8%
FORTE	3,018	168	5.6%
BURJ ROYALE	2,956	201	6.8%
BURJ CROWN	2,862	184	6.4%
BELLEVUE TOWERS	2,722	146	5.4%
DOWNTOWN DUBAI	2,677	150	5.6%
DT 1	2,617	160	6.1%
BLVD HEIGHTS	2,588	138	5.3%
IMPERIAL AVENUE	2,457	155	6.3%
DD BOULEVARD CENTRAL	2,347	133	5.7%
BLVD CRESCENT	2,334	137	5.9%
CLAREN 1	2,299	137	5.9%

Sales performance | Secondary sales

366
Q1 2026
Total transactions

1.3B
Q1 2026
Transactions value

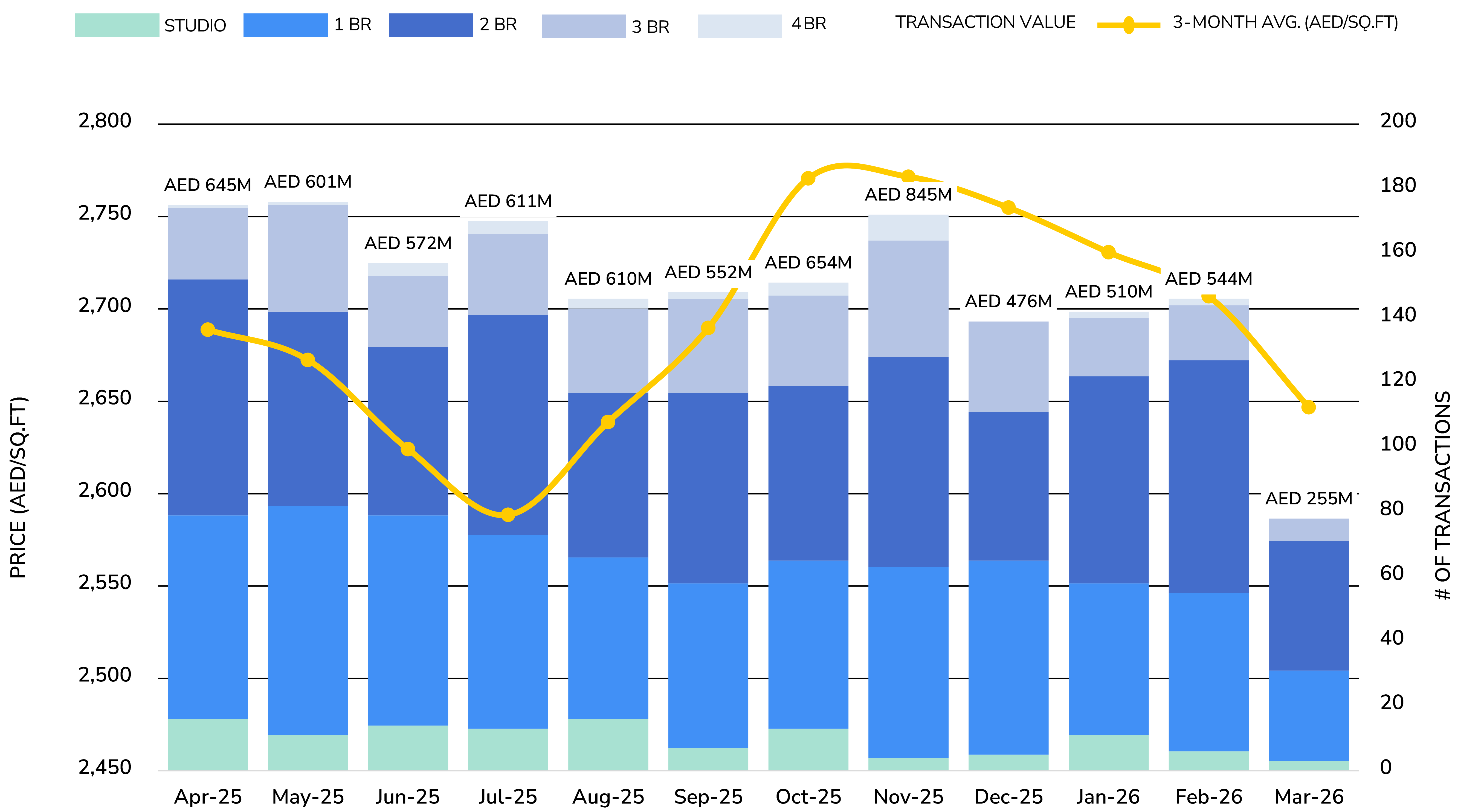
▼ **3.0%**
Q4 2025 to Q1 2026
Δ Avg. price (AED/SQ.FT.)

▼ **1.6%**
Q1 2025 to Q1 2026
Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q1 2026 was AED 2,677/sq.ft.

Downtown Dubai sales prices were at 63.8% premium to avg sales price in Dubai

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



Rental performance

8,405
Total active leases
55% new, 45% renewed

1,867
Q1 2026
Total transactions

1.5B
Active leases
Transaction value

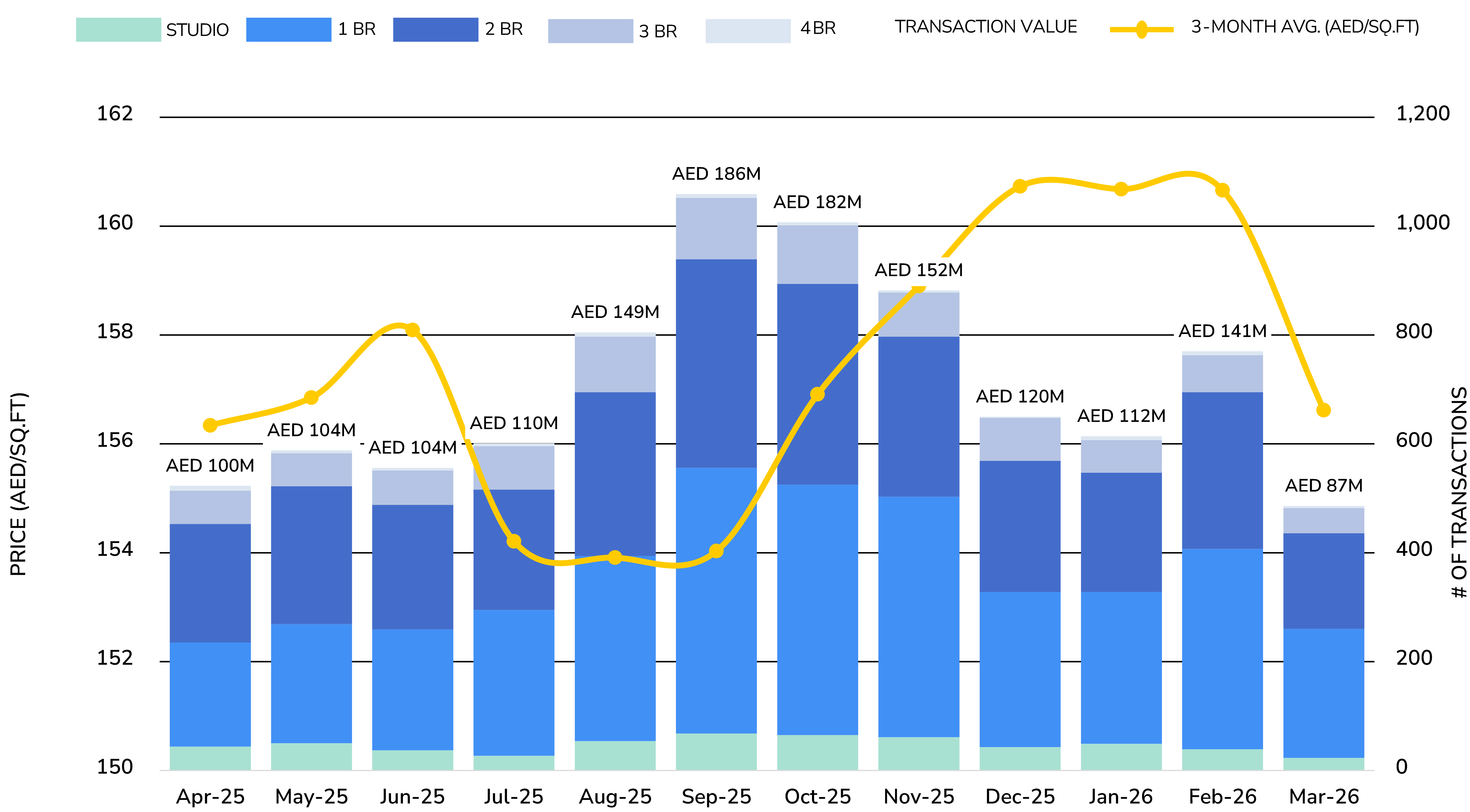
182,043
Active leases
Avg. annual rent

149
New active leases
Avg. rent/sq.ft

5.9%
Q1 2026
Avg. gross yield

With the average new rent per sq.ft recorded at AED 158/sq.ft and new average annual rent reached AED 192,860.

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



Rental performance – Q1 2026

43%	6.1%	6.8%	5.6%
Neighbourhood long - term rental occupancy	Average gross yield	Highest gross yield Studio	Lowest gross yield 3BR

Rental performance for different room types:

Studio

Annual rent range
AED 60,000 – 140,000

MIN	AVG	MAX
AED 99 / SQ.FT	AED166 / SQ.FT	AED 244 / SQ.FT

Average implied rent
AED 87,819

6.8%	5.9%
Implied gross yield	Implied net yield

1 BR

Annual rent range
AED 93,000 – 260,000

MIN	AVG	MAX
AED 57 / SQ.FT	AED 150 / SQ.FT	AED 321 / SQ.FT

Average implied rent
AED 131,291

6.1%	5.3%
Implied gross yield	Implied net yield

2 BR

Annual rent range
AED 139,823 – 401,102

MIN	AVG	MAX
AED 52 / SQ.FT	AED 157 / SQ.FT	AED 304 / SQ.FT

Average implied rent
AED 212,474

5.8%	5.0%
Implied gross yield	Implied net yield

3 BR

Annual rent range
AED 220,000 – 550,000

MIN	AVG	MAX
AED 89 / SQ.FT	AED 175 / SQ.FT	AED 282 / SQ.FT

Average implied rent
AED 320,775

5.6%	5.0%
Implied gross yield	Implied net yield

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a property owner's best friend

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Payment management

We handle the full rental payment cycle digitally, securely and on time, every time, including income distribution to any bank account worldwide.

Property management

Full-service management of your unit, from tenant communication to day-to-day operations and maintenance.

Rental services

End-to-end rental support, from optimal rent pricing & free listings on major platforms, to screening tenants & finding the right one & getting them moved in.

Payment collection

Automated, digital and reliable rent collection. No chasing, no friction.

Condition reporting

Detailed property condition reports to protect your asset and your rights. Including move-in/out reporting.

Expense management

From service charge settlement to utility payments & maintenance charges with live expense reporting.

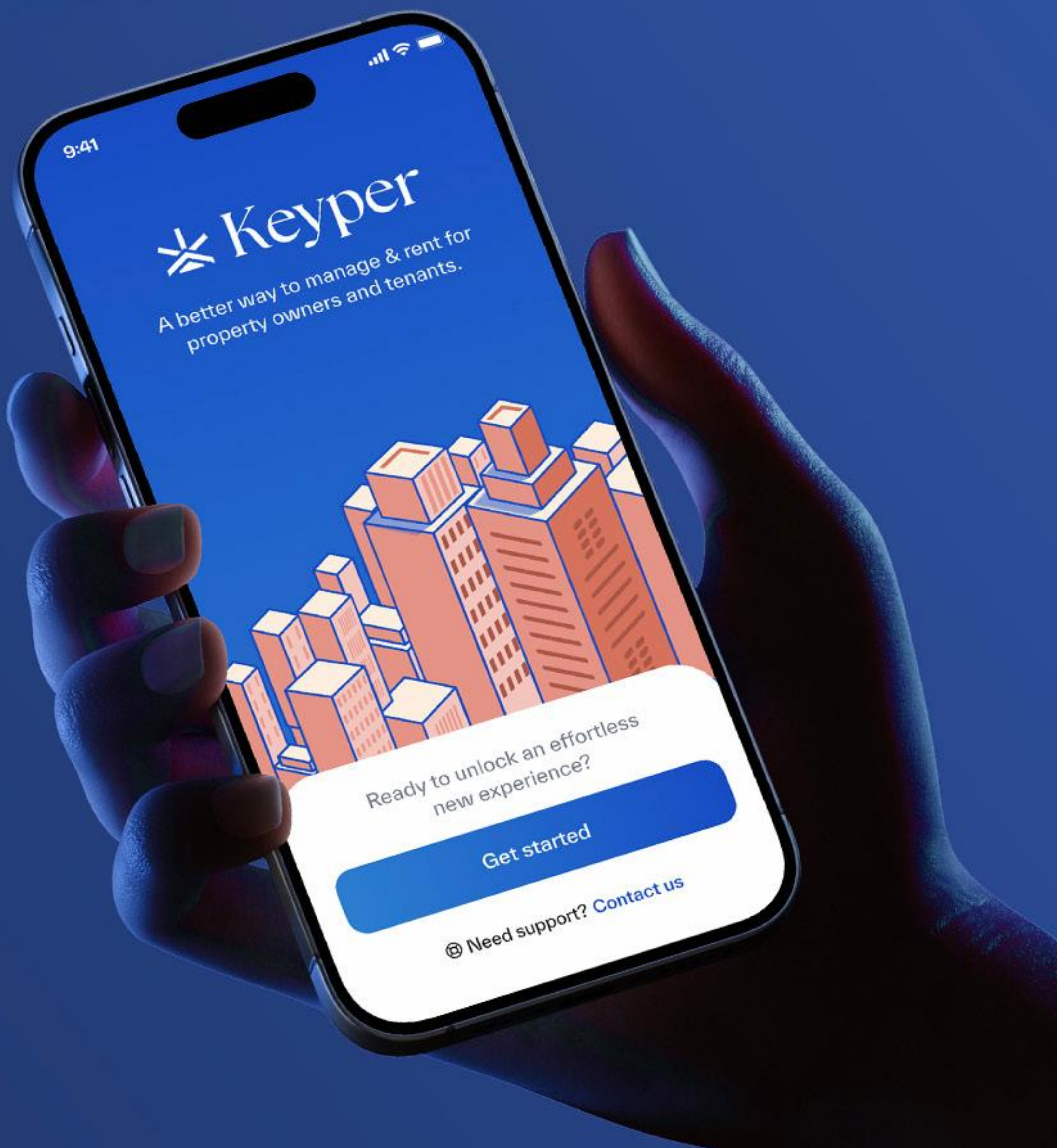
Inventory reporting

Accurate inventory documentation at every stage of the tenancy.

Legal & paperwork support

From lease registration to rent disputes and evictions.

Download Keyper and get started today



We are moving real estate management into today's tech-centric world. We seek to empower investors with intelligent, digital, modern-day solutions that revolutionize the way you manage your property

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