



Palm Jumeirah

Neighbourhood research focus report

Q1 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of Palm Jumeirah in Q1 2026.

Palm Jumeirah is the largest man-made island on the planet. It is a highly sought after location by tourists, investors and high net worth individuals.

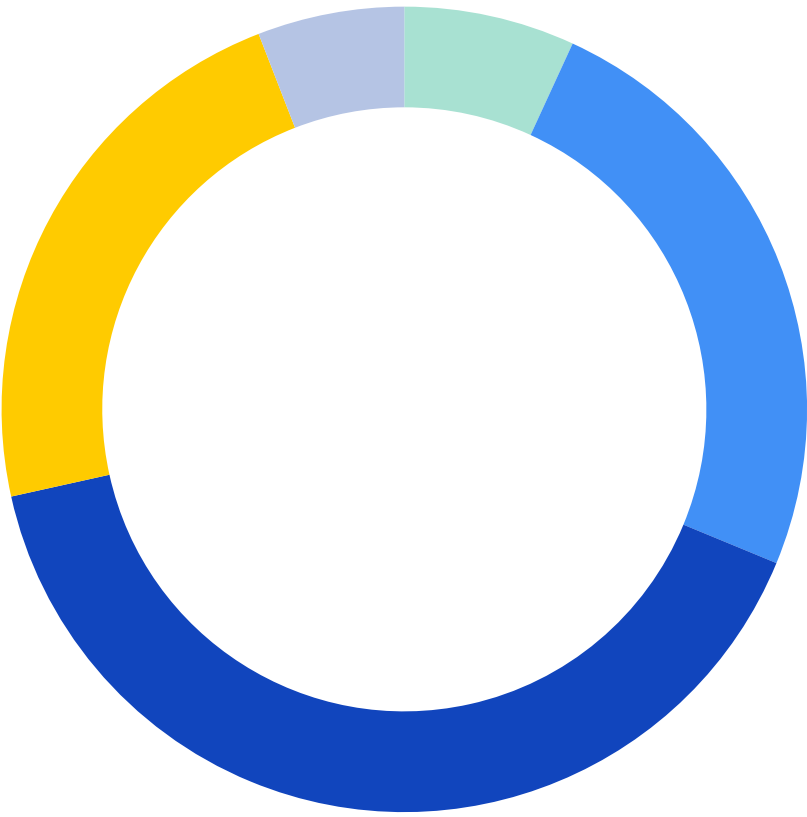
65% of Palm Jumeirah's inventory is made up of 1BR and 2BR apartments

Total ready units **10,574 UNITS**

Studio 726 UNITS 305 - 732 SQ.FT	3 BR 2,388 UNITS 1,521 – 14,010 SQ.FT
1 BR 2,577 UNITS 557 - 2,420 SQ.FT	4 BR+ 623 UNITS 1,422 – 56,129 SQ.FT
2 BR 4,260 UNITS 718 – 8,968 SQ.FT	

Expected supply 2026
1,668 UNITS

Service charges range
13 – 71 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	
ONE AT PALM JUMEIRAH	10,032	725		7.2%
THE ROYAL ATLANTIS	9,628	524		5.4%
W RESIDENCES DUBAI	4,520	318		7.0%
THE PALM TOWER	4,444	244		5.5%
THE 8	3,988	194		4.9%
SEVEN HOTEL AND APARTMENTS	3,905	223		5.7%
ELLINGTON BEACH HOUSE	3,804	236		6.2%
SERENIA RESIDENCES THE PALM	3,462	166		4.8%
PALM JUMEIRAH	3,255	151		4.6%
TIARA RESIDENCE	3,247	132		4.1%
AZURE RESIDENCE	2,970	135		4.6%
VICEROY HOTEL RESORTS	2,944	195		6.6%
PALM VIEWS - EAST	2,769	190		6.9%
MURABA RESIDENCES	2,757	205		7.4%
PALM VIEWS - WEST	2,619	179		6.8%
MARINA RESIDENCE	2,553	111		4.4%
ROYAL AMWAJ	2,492	157		6.3%
FAIRMONT PALM RESIDENCE	2,487	132		5.3%
EMERALD PALACE KEMPINSKI	2,296	144		6.2%
BALQIS RESIDENCE	2,051	118		5.8%

Sales performance | Secondary sales

186

Q1 2026
Total transactions

1.3B

Q1 2026
Transactions value



4.8%

Q4 2025 to Q1 2026
Δ Avg. price (AED/SQ.FT.)



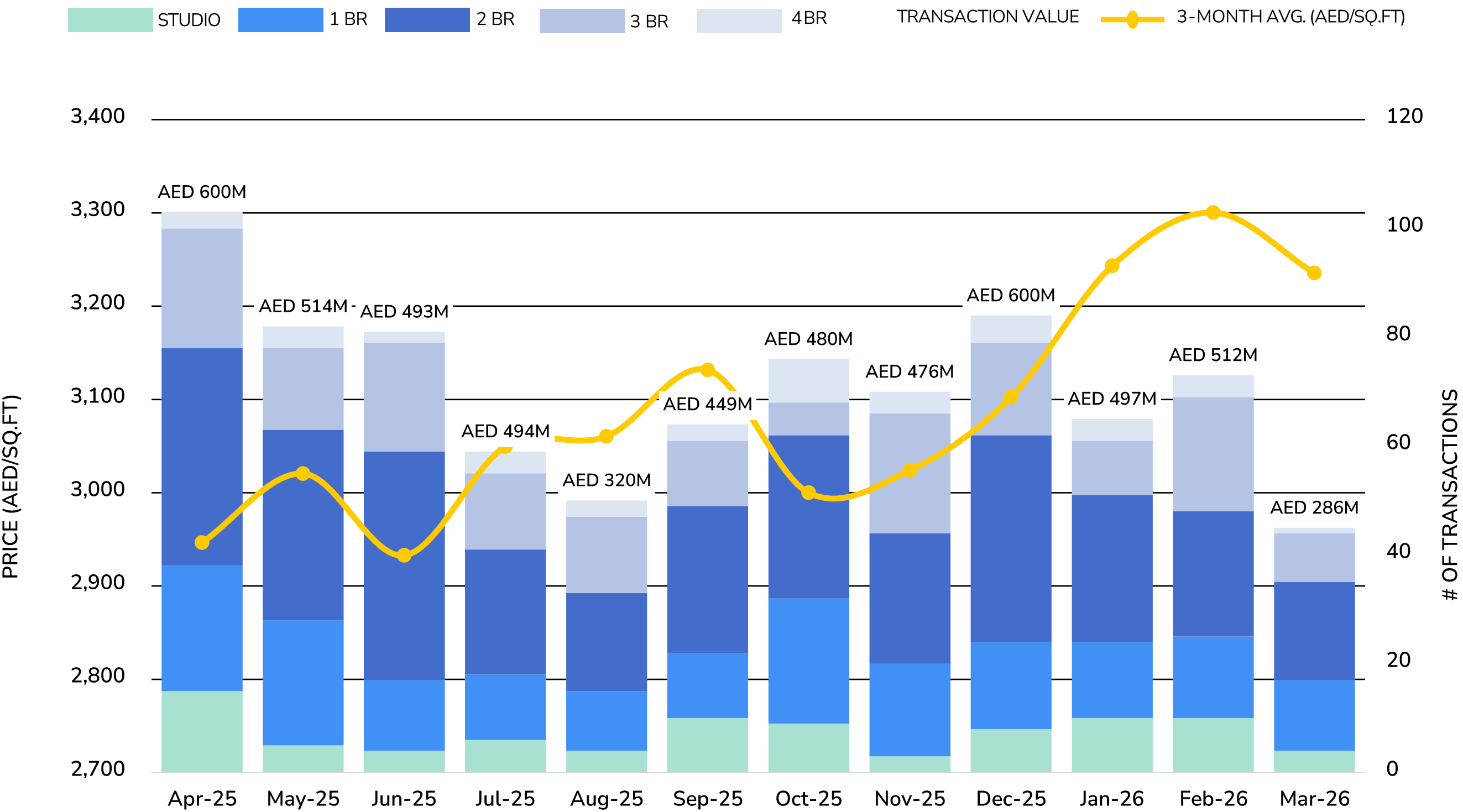
11.8%

Q1 2025 to Q1 2026
Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q1 2026 was **AED 3,255/sq.ft.**

Palm Jumeirah sales prices were at **99.2% premium** to avg sales price in Dubai

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



Rental performance

3,515

Total active leases
47% new, 53% renewed

735

Q1 2026
Total transactions

857M

Active leases
Transaction value

243,951

Active leases
Avg. annual rent

142

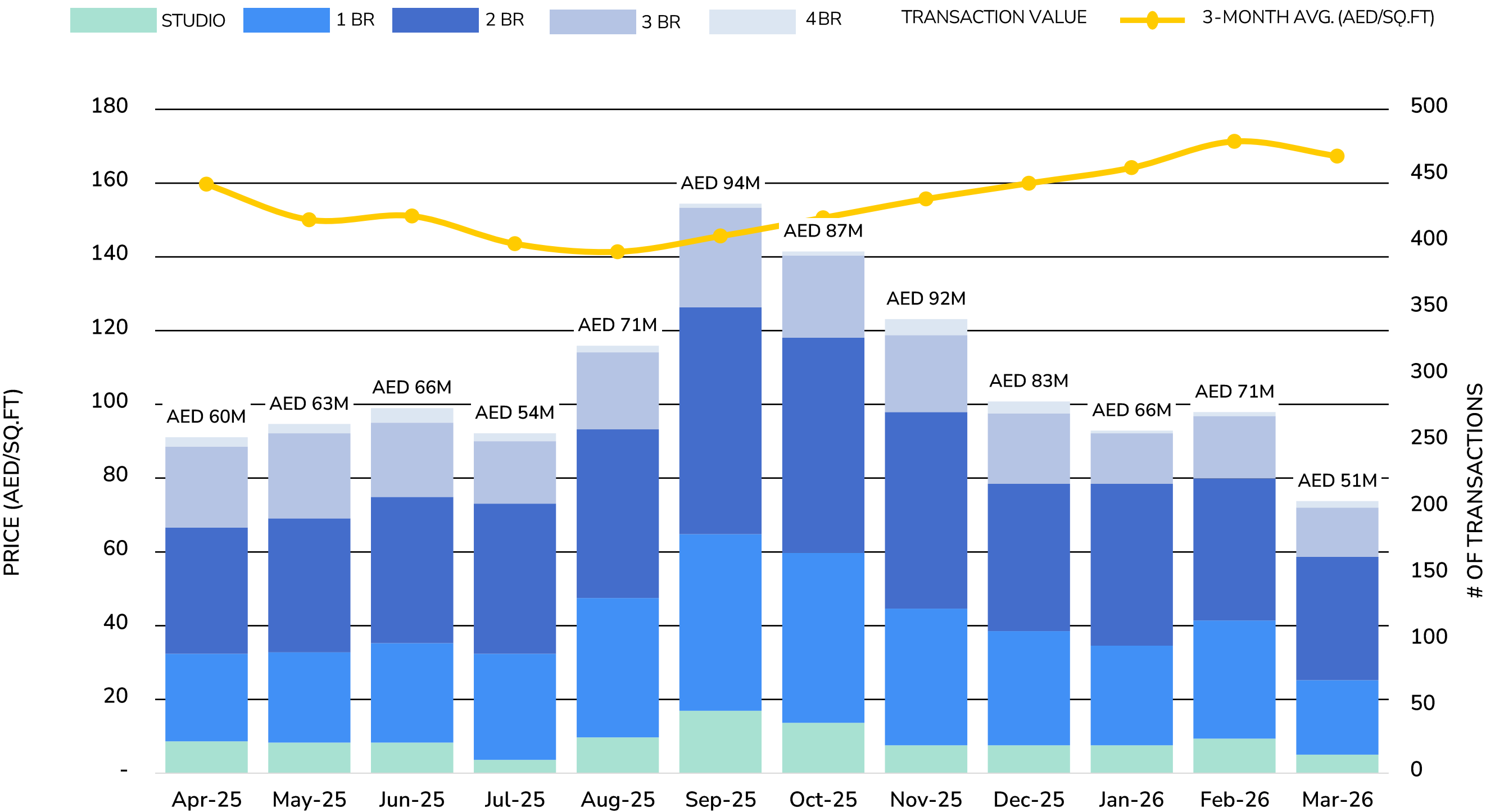
New active leases
Avg. rent/sq.ft

5.2%

Q1 2026
Avg. gross yield

With the average new rent per sq.ft recorded at AED 169/sq.ft and new average annual rent reached AED 293,095.

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



Rental performance – Q1 2026

33%

Neighbourhood long - term
rental occupancy

5.4%

Average gross yield

6.3%

Highest gross yield
Studio

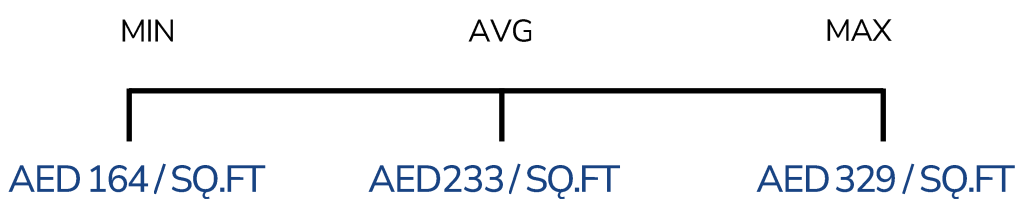
4.6%

Lowest gross yield
3BR

Rental performance for different room types:

Studio

Annual rent range
AED 84,000 – 155,000



Average implied rent
AED 107,742

6.3%
Implied gross yield

5.8%
Implied net yield

2 BR

Annual rent range
AED 150,000 – 1,700,000



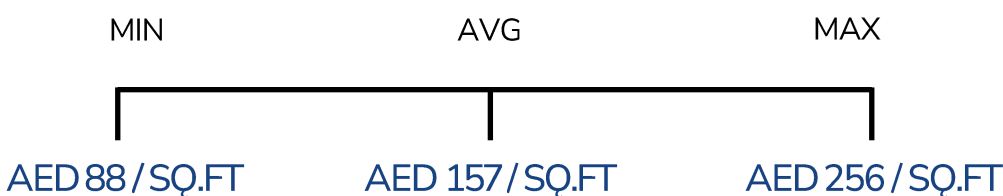
Average implied rent
AED 302,121

5.5%
Implied gross yield

5.0%
Implied net yield

1 BR

Annual rent range
AED 114,230 – 285,000



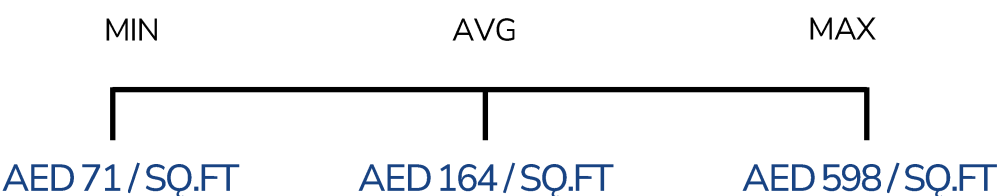
Average implied rent
AED 174,584

5.1%
Implied gross yield

4.6%
Implied net yield

3 BR

Annual rent range
AED 200,000 – 2,200,000



Average implied rent
AED 477,633

4.6%
Implied gross yield

4.2%
Implied net yield



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