



Dubai International Financial Centre (DIFC)

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of DIFC in Q2 2026.

DIFC, leading financial hub in the region, is popular for its unique status and is highly sought after by professionals and investors. Despite the exclusivity, it is well connected with popular areas of Dubai.

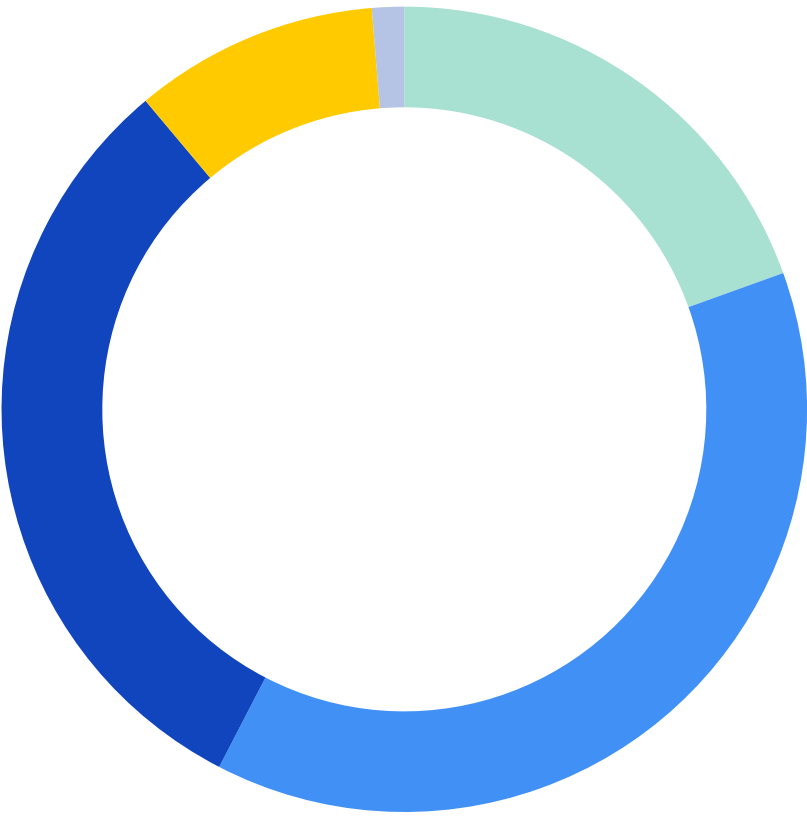
69% of the neighbourhood’s inventory is made up of 1BR and 2 BR apartments.

Total ready units 2,953 UNITS

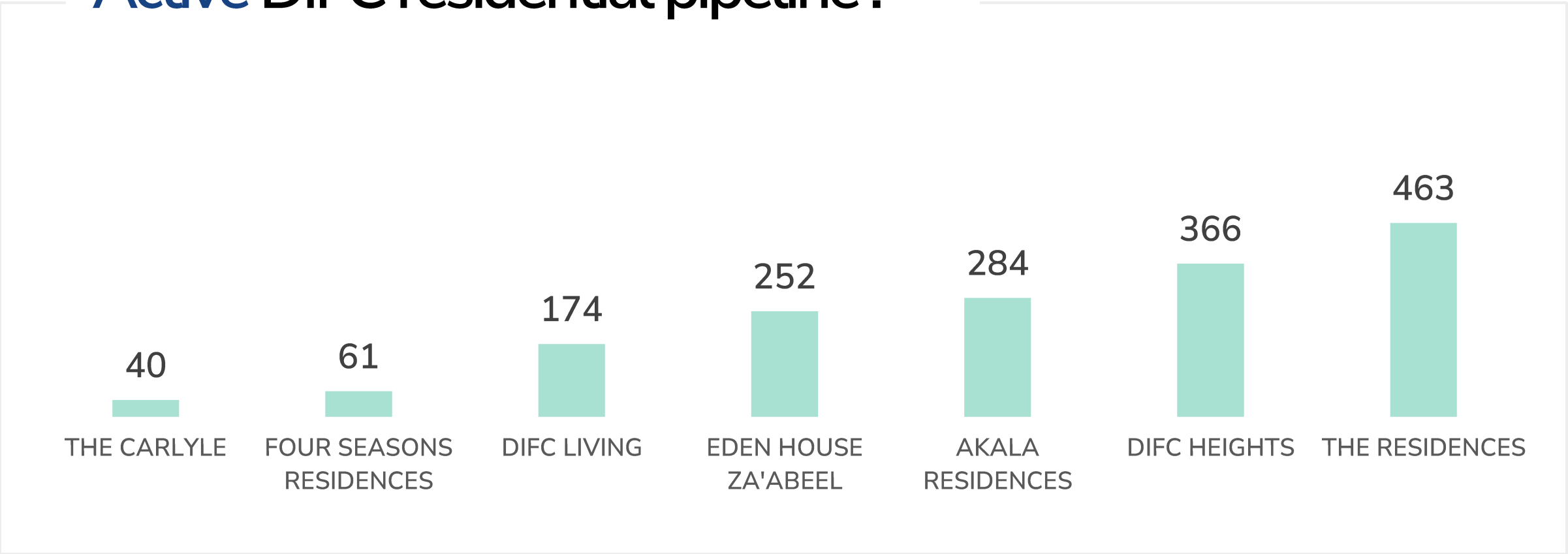
Studio 576 UNITS 301 - 906 SQ.FT	3 BR 290 UNITS 1,774 – 6,591 SQ.FT
1 BR 1,125 UNITS 477 – 1,755 SQ.FT	4 BR+ 38 UNITS 3,373 – 13,560 SQ.FT
2 BR 924 UNITS 818 – 2,913 SQ.FT	

Expected supply
1,640 UNITS

Service charges range
18 –24 AED/SQ.FT



Active DIFC residential pipeline :

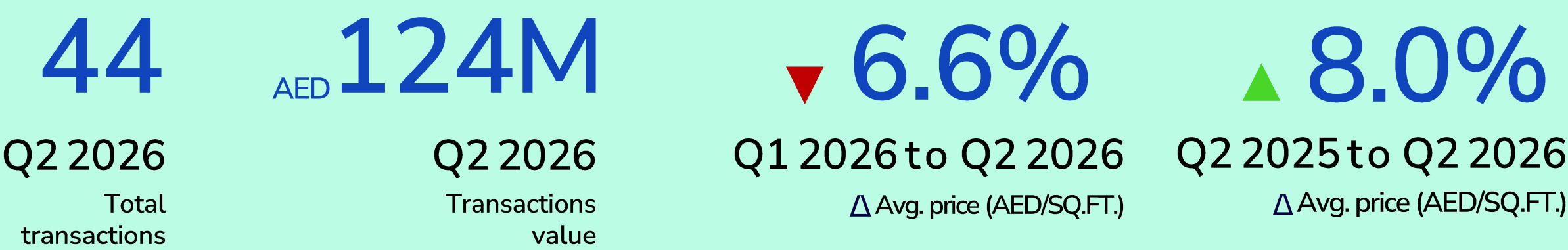


Projects in DIFC, ranked by avg. sale price (AED/SQ.FT)

PROJECT NAME	AVG. PRICE/SQ.FT (AED)	AVG. NEW LEASE PRICE/SQ.FT (AED)	IMPLIED GROSS YIELD	
BURJ DAMAN	3,917	147		3.8%
LIBERTY HOUSE	2,537	150		5.9%
INDEX TOWER	2,493	147		5.9%
CENTRAL PARK RESIDENCES	2,309	127		5.5%
LIMESTONE HOUSE	2,255	134		6.0%
DIFC	2,204	131		5.9%
SKY GARDENS	1,971	130		6.6%
PARK TOWERS	1,603	103		6.4%



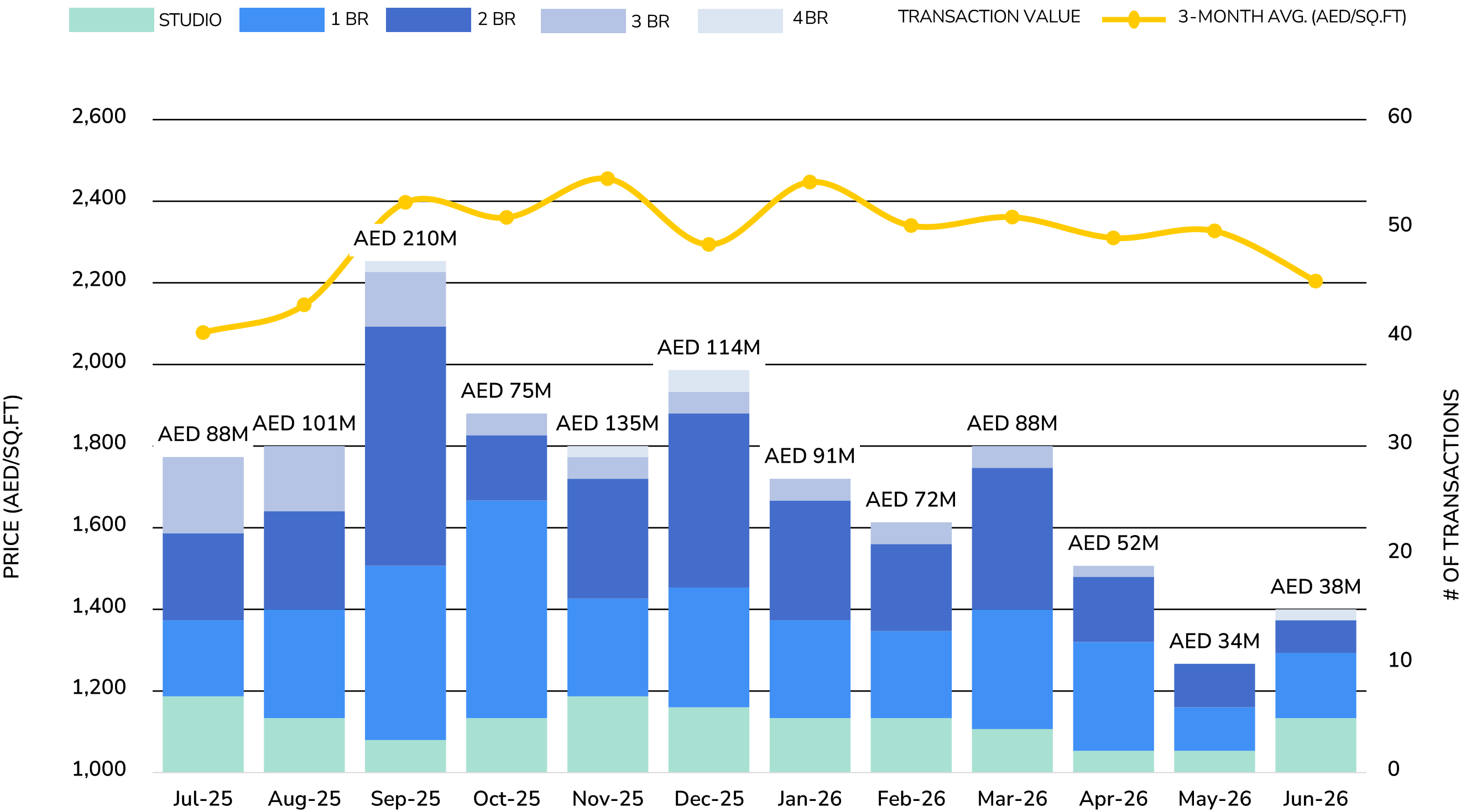
Sales performance | Secondary sales



The average secondary sale price in Q2 2026 was AED 2,204/sq.ft.

DIFC sales prices were at 40.3% premium to avg sales price in Dubai

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



Rental performance

1,358

Total active leases

262

Q2 2026
Total transactions
Avg. price (AED/SQ.FT.)

AED 218M

Active leases
Transaction value

AED 160,552

Active leases
Avg. annual rent

AED 141

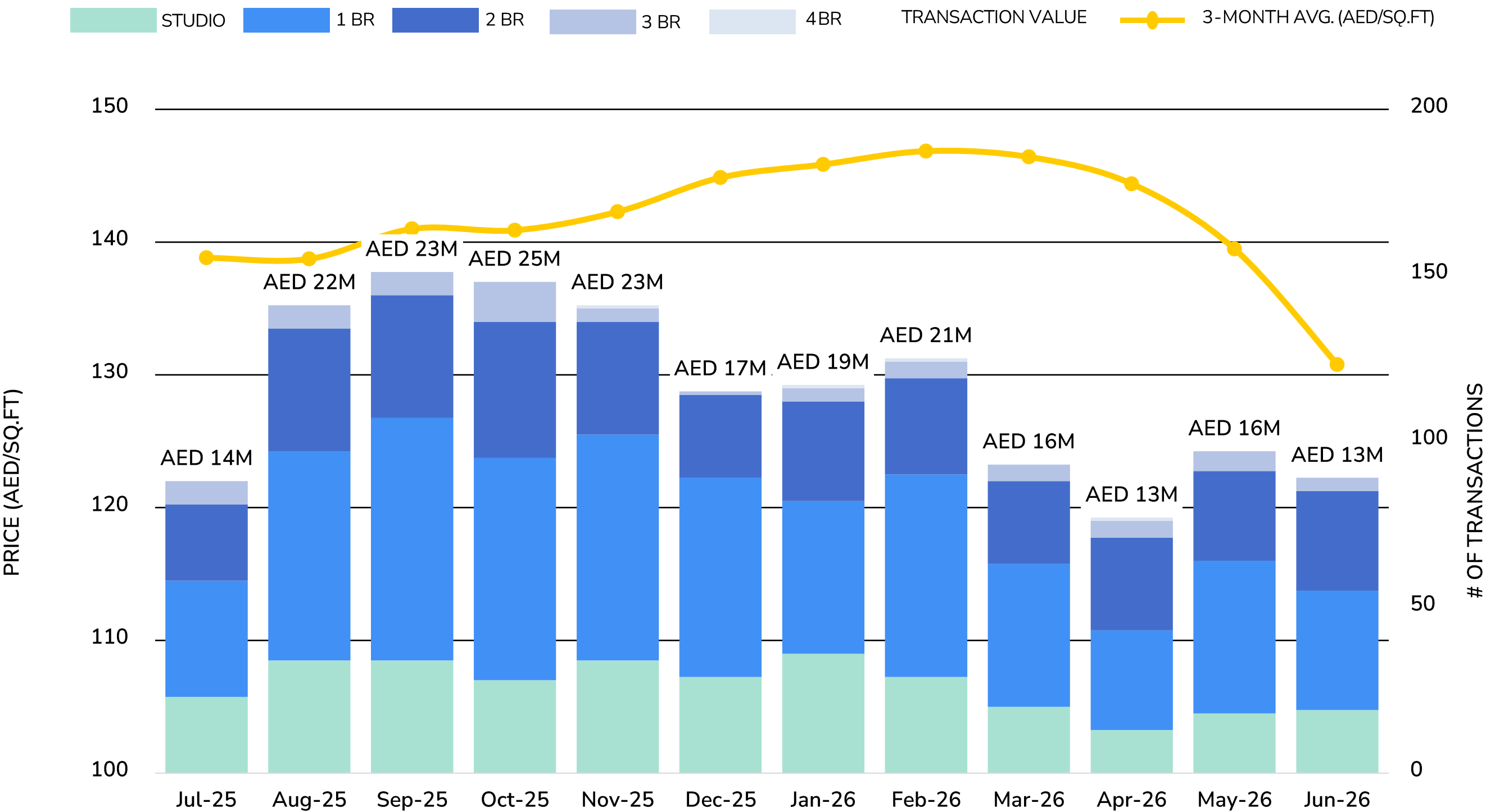
Active leases
Avg. rent/sq.ft

5.9%

Q2 2026
Avg. gross yield

With the average rent per sq.ft recorded at AED 130.9/sq.ft and average annual rent reached AED 157,231.

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



Rental performance – Q2 2026

46%

Neighbourhood long - term
rental occupancy

5.2%

Average gross yield

5.8%

Highest gross yield
2 bedroom

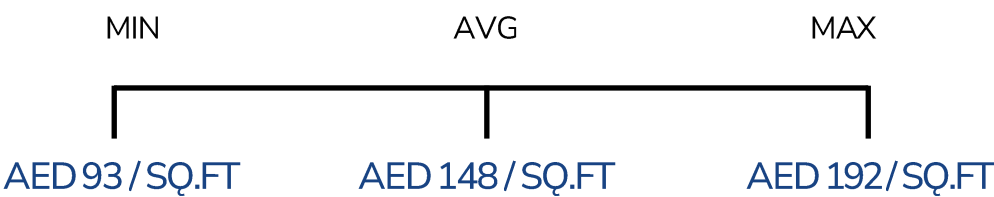
4.0%

Lowest gross yield
3 bedroom

Rental performance for different room types:

Studio

Annual rent range
AED 60,000 – 125,000



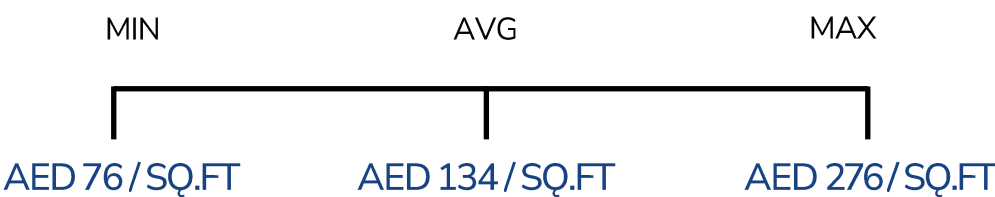
Average implied rent
AED 88,739

5.6%
Implied gross yield

4.8%
Implied net yield

1 BR

Annual rent range
AED 82,000 – 338,142



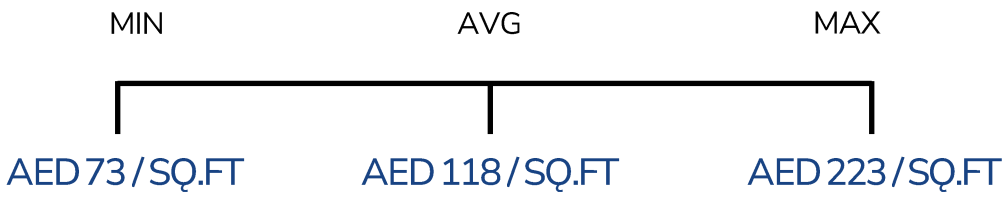
Average implied rent
AED 140,051

5.4%
Implied gross yield

4.6%
Implied net yield

2 BR

Annual rent range
AED 95,000 – 382,468



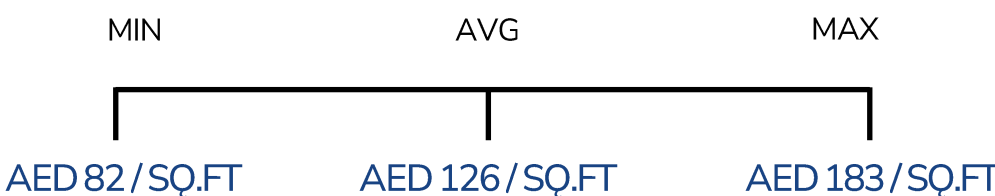
Average implied rent
AED 191,458

5.8%
Implied gross yield

4.8%
Implied net yield

3 BR

Annual rent range
AED 175,000 – 470,000



Average implied rent
AED 302,097

4.0%
Implied gross yield

3.3%
Implied net yield



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