Keyper

Downtown Dubai

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management

Overview

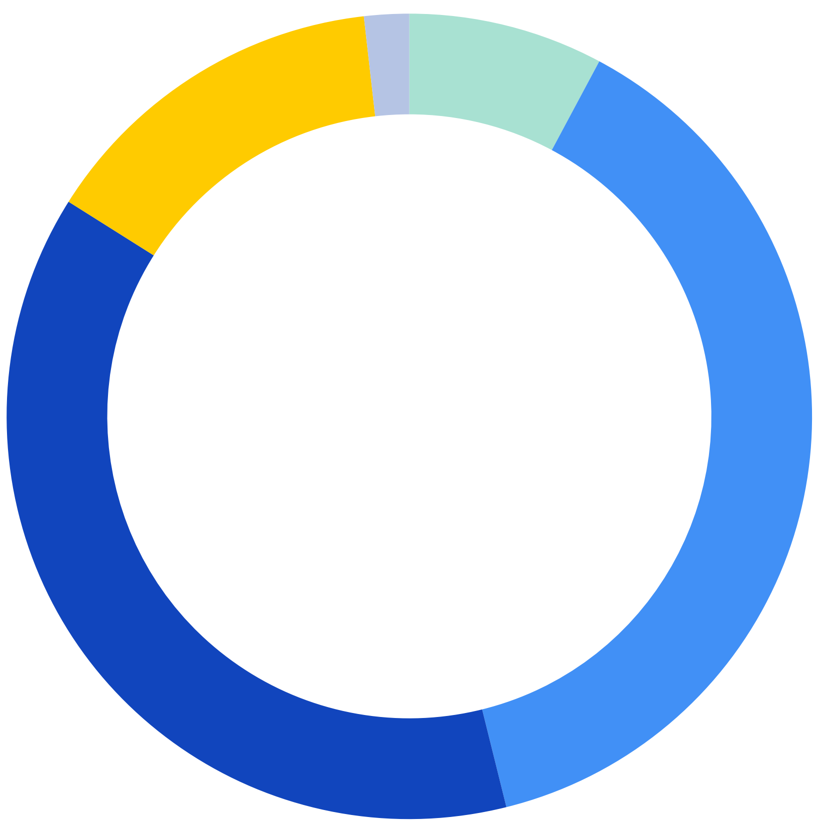
This report analyses the investment activity and performance of **Downtown Dubai** in Q2 2026.

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 **19,751 UNITS**

- Studio | 1,580 UNITS
  328 - 1,131 SQ.FT
- 1 BR | 7,737 UNITS
  527 - 2,943 SQ.FT
- 2 BR | 7,640 UNITS
  933 – 5,539 SQ.FT
- 3 BR | 2,879 UNITS
  1,213 – 7,892 SQ.FT
- 4 BR+ | 364 UNITS
  572 – 20,979 SQ.FT



Expected supply 2026
2,824 UNITS

Service charges range
10 – 56 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 ADDRESS DUBAI OPERA	3,791	183	4.8%
BURJ ROYALE	3,556	170	4.8%
THE DUBAI MALL	3,390	141	4.2%
BURJ VISTA	3,363	140	4.2%
BURJ KHALIFA TOWERS	3,070	171	5.6%
BOULEVARD POINT	3,038	163	5.4%
ACT ONE | ACT TWO	2,951	144	4.9%
GRANDE	2,893	183	6.3%
FORTE	2,856	146	5.1%
BURJ CROWN	2,815	149	5.3%
DOWNTOWN DUBAI	2,549	136	5.3%
DD BOULEVARD CENTRAL	2,481	131	5.3%
BLVD HEIGHTS	2,458	127	5.2%
BLVD CRESCENT	2,334	121	5.2%
29 BOULEVARD	2,224	122	5.5%
DD STAND POINT	2,144	132	6.2%
ELITE DOWNTOWN RESIDENCE	2,133	118	5.5%
BELLEVUE TOWERS	2,048	134	6.5%
IMPERIAL AVENUE	2,028	136	6.7%
BURJ VIEWS	1,703	103	6.1%
BURJ AL NUJOOM	1,392	122	8.8%

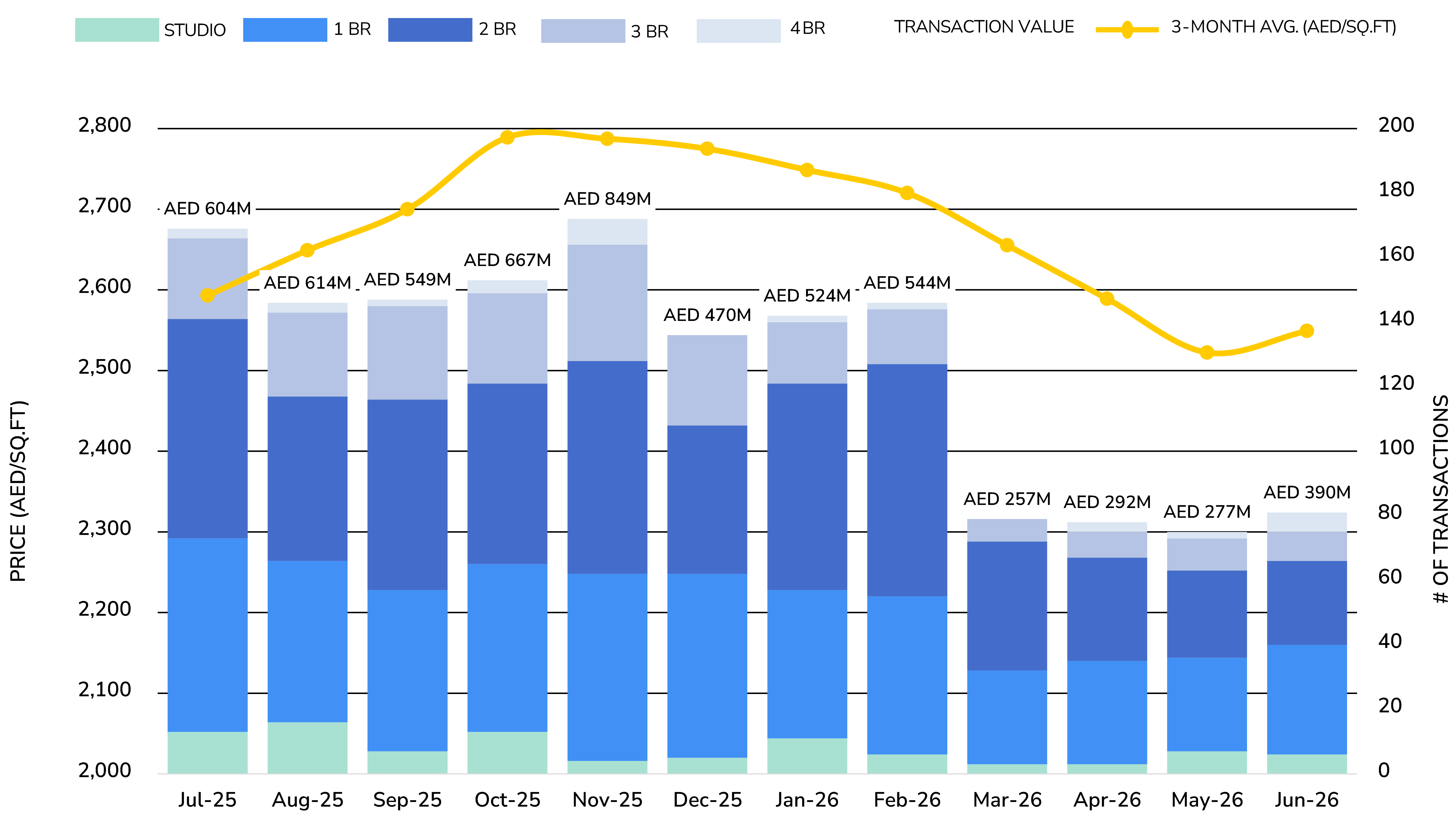
Sales performance | Secondary sales

234	958M	▼ 5.1%	▼ 3.1%
Q2 2026	Q2 2026	Q1 2026 to Q2 2026	Q2 2025 to Q2 2026
Total transactions	Transactions value	Δ Avg. price (AED/SQ.FT.)	Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q2 2026 was AED 2,549/sq.ft.

Downtown Dubai sales prices were at 61.8% premium to avg sales price in Dubai

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



Rental performance

8,359
Total active leases
54% new, 46% renewed

1,547
Q2 2026
Total transactions

1.5B
Active leases
Transaction value

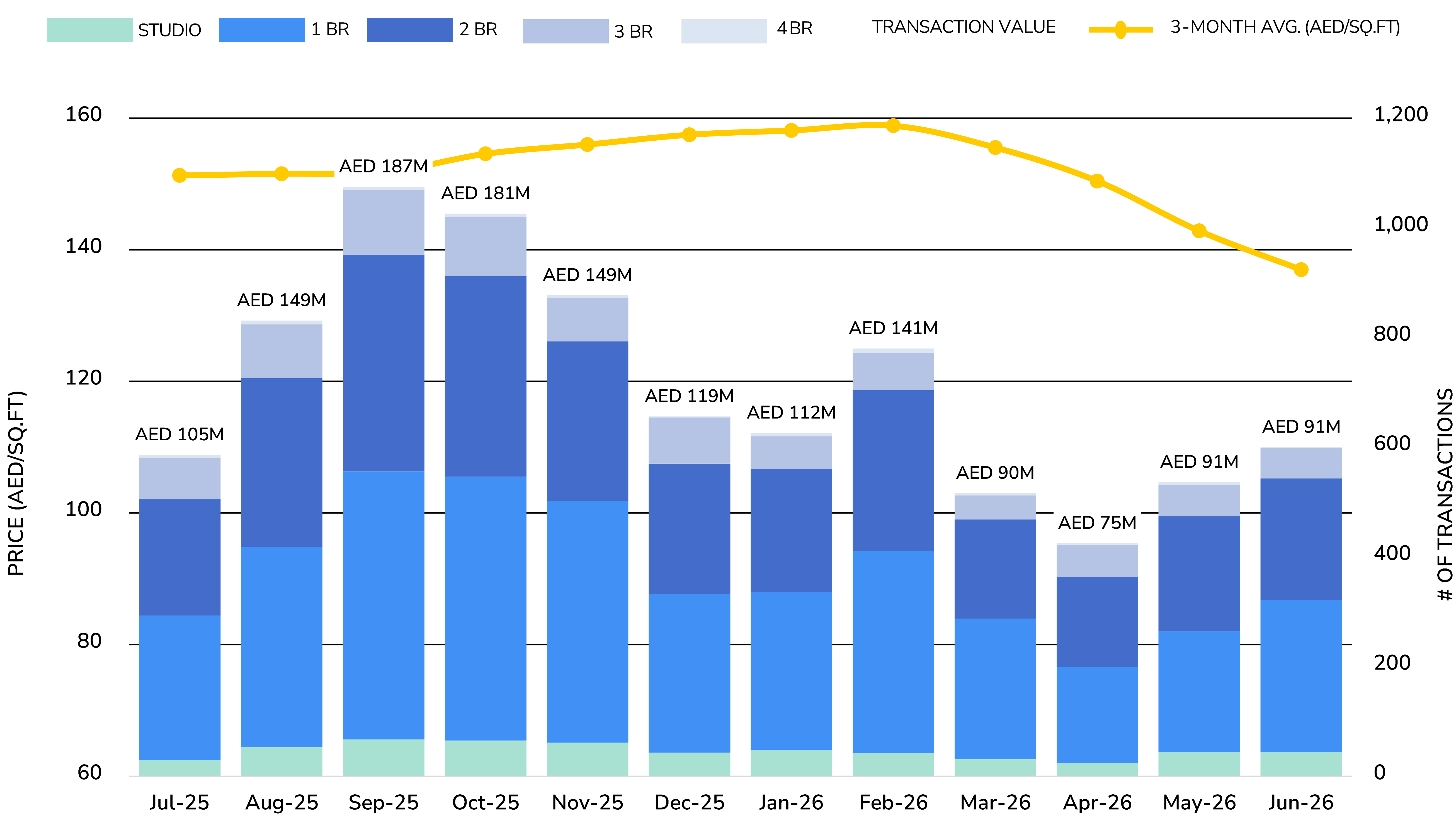
175,975
Active leases
Avg. annual rent

145
New active leases
Avg. rent/sq.ft

▼ 13.1%
Q1 2026 to Q2 2026
Δ Avg. rent (AED/SQ.FT.)

With the average new rent per sq.ft recorded at AED 136/sq.ft and new average annual rent reached AED 162,193, with an average gross yield of 5.3%.

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



Rental performance – Q1 2026

42%
Neighbourhood long - term rental occupancy

5.6%
Average gross yield

6.1%
Highest gross yield
Studio

5.2%
Lowest gross yield
3BR

Rental performance for different room types:

Studio

Annual rent range
AED 50,000 – 150,000

MIN	AVG	MAX
AED 89 / SQ.FT	AED136 / SQ.FT	AED 248 / SQ.FT

Average implied rent
AED 68,473

6.1%
Implied gross yield

5.3%
Implied net yield

1 BR

Annual rent range
AED 75,000 – 299,178

MIN	AVG	MAX
AED 54 / SQ.FT	AED 128 / SQ.FT	AED 264 / SQ.FT

Average implied rent
AED 113,817

5.5%
Implied gross yield

4.6%
Implied net yield

2 BR

Annual rent range
AED 110,000 – 400,000

MIN	AVG	MAX
AED 56 / SQ.FT	AED 138 / SQ.FT	AED 293 / SQ.FT

Average implied rent
AED 185,144

5.5%
Implied gross yield

4.7%
Implied net yield

3 BR

Annual rent range
AED 149,589 – 600,000

MIN	AVG	MAX
AED 86 / SQ.FT	AED 146 / SQ.FT	AED 285 / SQ.FT

Average implied rent
AED 284,938

5.2%
Implied gross yield

4.5%
Implied net yield

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OUR SERVICES

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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.

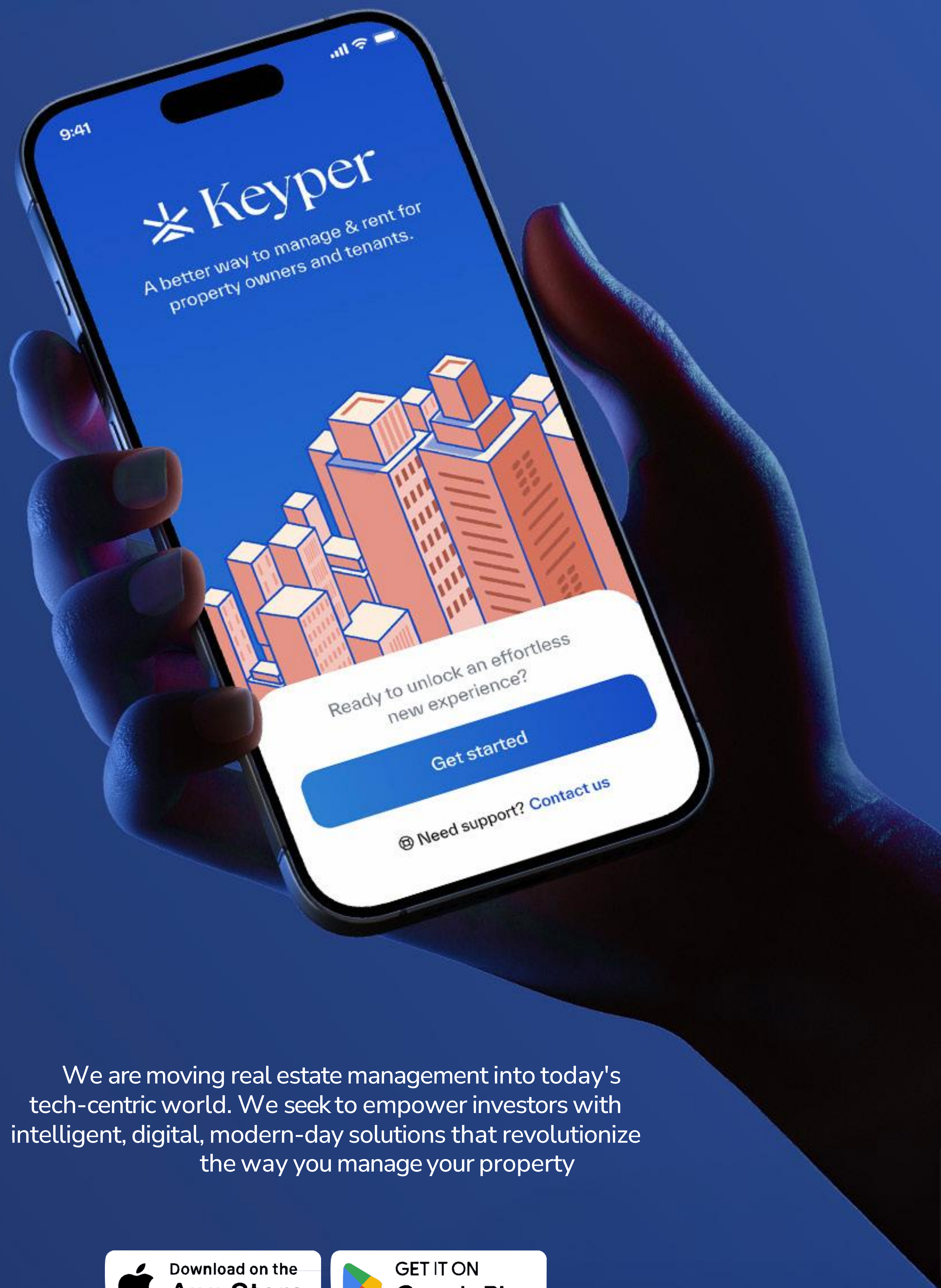
Inventory reporting

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



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