



Palm Jumeirah

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of Palm Jumeirah in Q2 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.

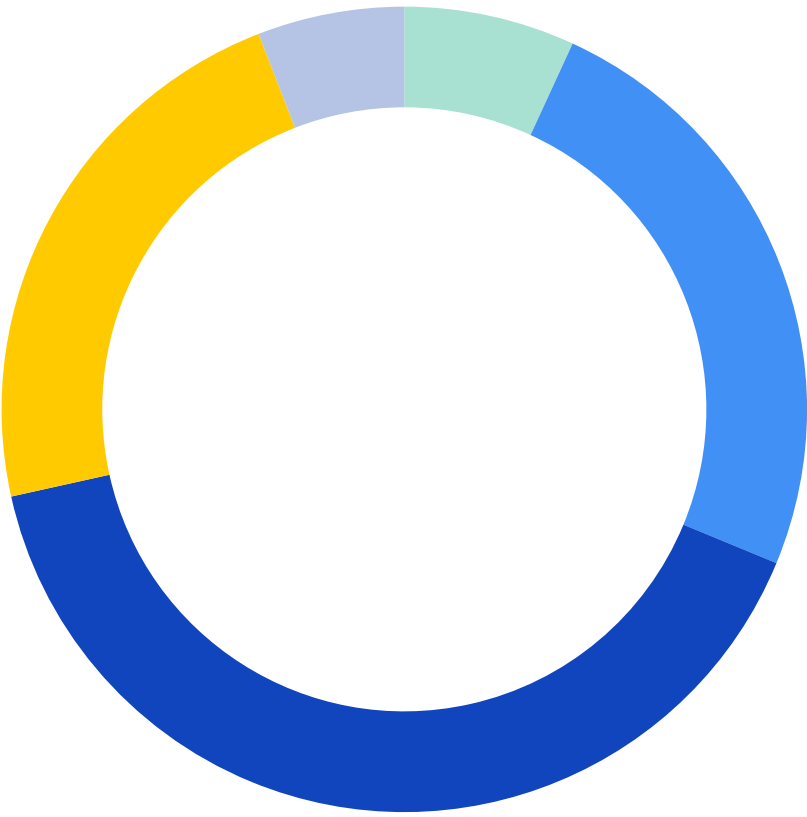
65% of Palm Jumeirah's inventory is made up of 1BR and 2BR apartments

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
11 – 46 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 ROYAL ATLANTIS	7,646	539		7.0%
W RESIDENCES DUBAI	4,520	258		5.7%
THE PALM TOWER	4,127	221		5.3%
SERENIA LIVING	4,085	243		5.9%
THE 8	3,988	173		4.3%
SERENIA RESIDENCES THE PALM	3,573	155		4.3%
BALQIS RESIDENCE	3,421	97		2.9%
SEVEN HOTEL AND APARTMENTS	3,196	170		5.3%
TIARA RESIDENCE	3,195	134		4.2%
VICEROY HOTEL RESORTS	3,126	210		6.7%
PALM VIEWS - EAST	3,062	167		5.5%
ELLINGTON BEACH HOUSE	2,973	122		4.1%
PALM JUMEIRAH	2,945	135		4.6%
AZURE RESIDENCE	2,933	134		4.6%
PALM VIEWS - WEST	2,432	137		5.6%
MARINA RESIDENCE	2,230	103		4.6%
EMERALD PALACE KEMPINSKI	2,216	144		6.5%
FAIRMONT PALM RESIDENCE	2,205	115		5.2%
ROYAL AMWAJ	2,162	149		6.9%
GOLDEN MILE	1,851	95		5.2%
GRANDEUR RESIDENCES	1,834	101		5.5%

Sales performance | Secondary sales

134

Q2 2026
Total transactions

837M

Q2 2026
Transactions value



10.2%

Q1 2026 to Q2 2026
Δ Avg. price (AED/SQ.FT.)



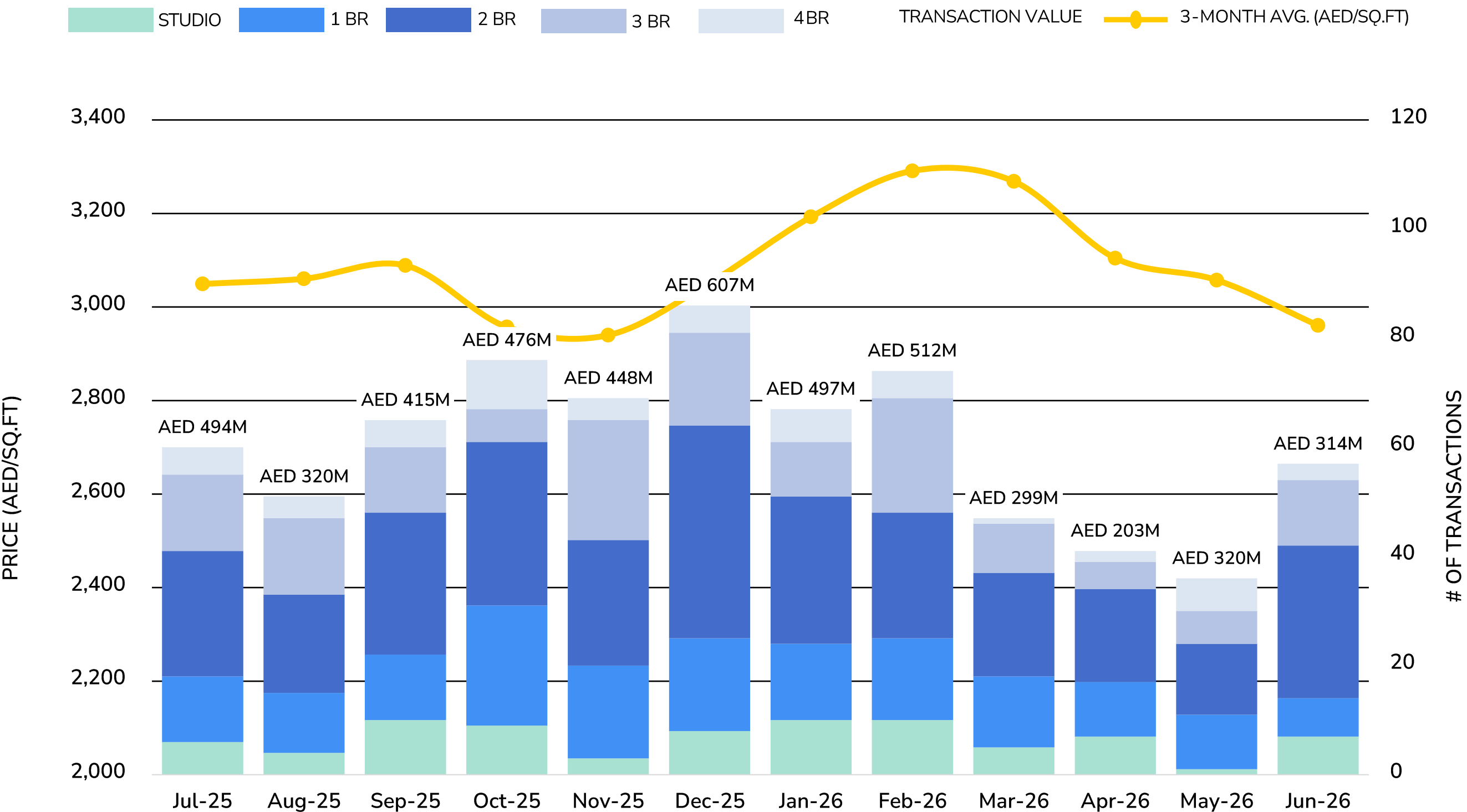
0.3%

Q2 2025 to Q2 2026
Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q2 2026 was **AED 2,945/sq.ft.**

Palm Jumeirah sales prices were at **87% premium** to avg sales price in Dubai

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



Rental performance

3,493

Total active leases
47% new, 53% renewed

713

Q2 2026
Total transactions

848M

Active leases
Transaction value

242,820

Active leases
Avg. annual rent

140

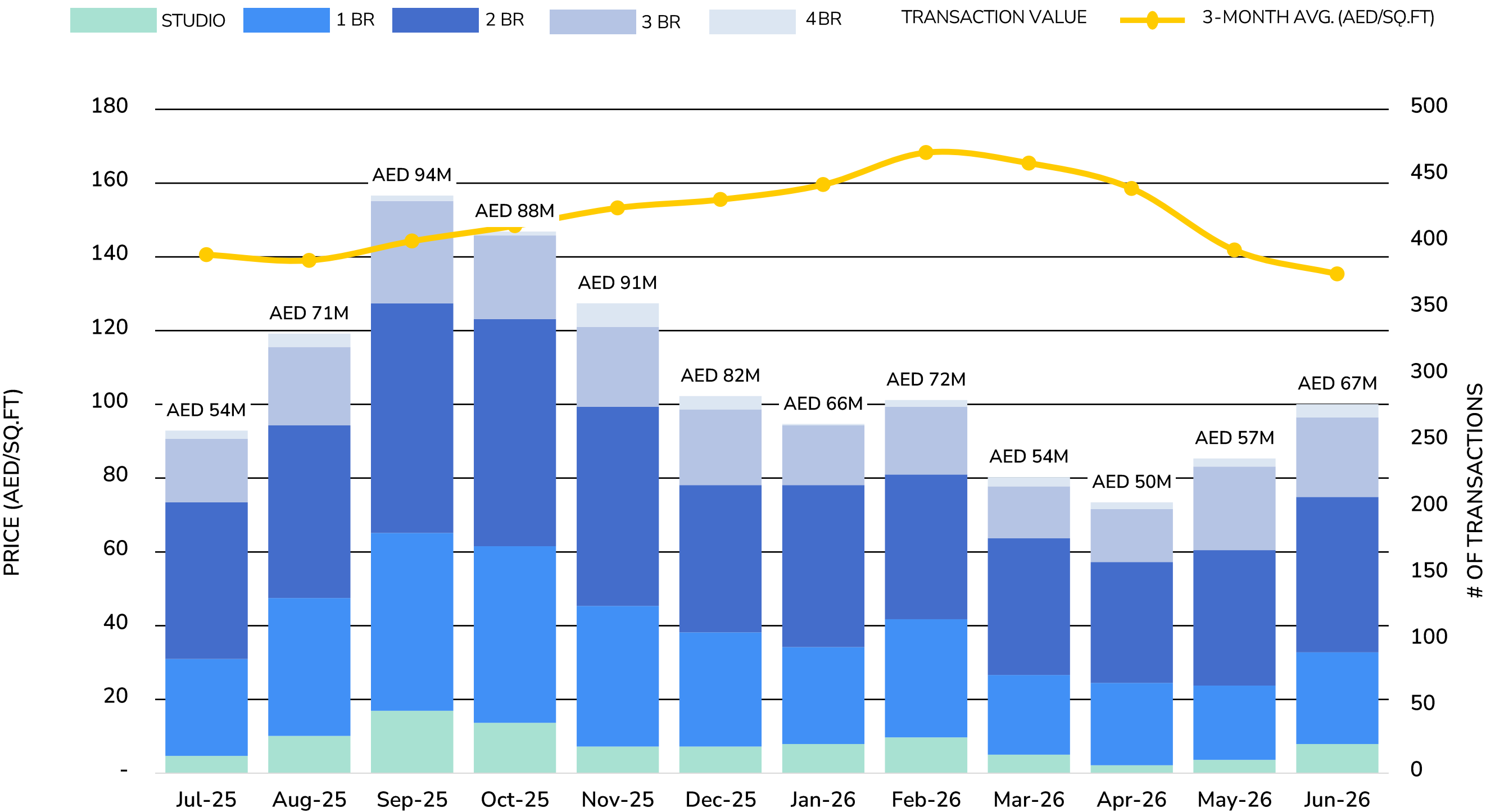
New active leases
Avg. rent/sq.ft

▼ 19.7%

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

With the average new rent per sq.ft recorded at AED 135/sq.ft and new average annual rent reached AED 244,133, with an average gross yield of 4.6%.

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



Rental performance – Q1 2026

33%

Neighbourhood long - term
rental occupancy

4.9%

Average gross yield

5.3%

Highest gross yield
Studio

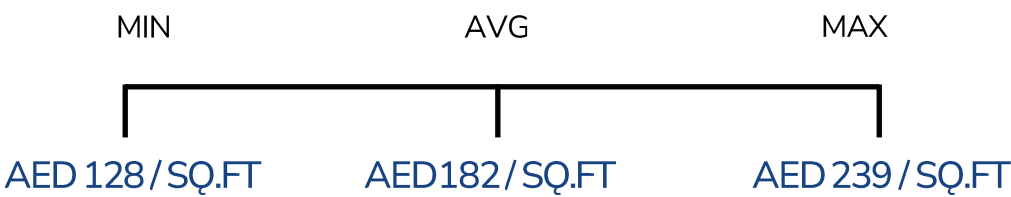
4.6%

Lowest gross yield
2BR

Rental performance for different room types:

Studio

Annual rent range
AED 60,000 – 125,000



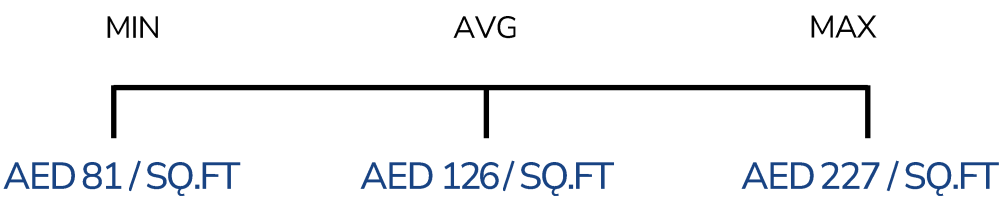
Average implied rent
AED 88,289

5.3%
Implied gross yield

4.5%
Implied net yield

1 BR

Annual rent range
AED 80,000 – 260,000



Average implied rent
AED 144,016

5.0%
Implied gross yield

4.4%
Implied net yield

2 BR

Annual rent range
AED 100,000 – 1,700,000



Average implied rent
AED 251,605

4.6%
Implied gross yield

4.0%
Implied net yield

3 BR

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



Average implied rent
AED 323,939

4.8%
Implied gross yield

4.3%
Implied net yield



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