PROPERTY MONITOR

Huspy™

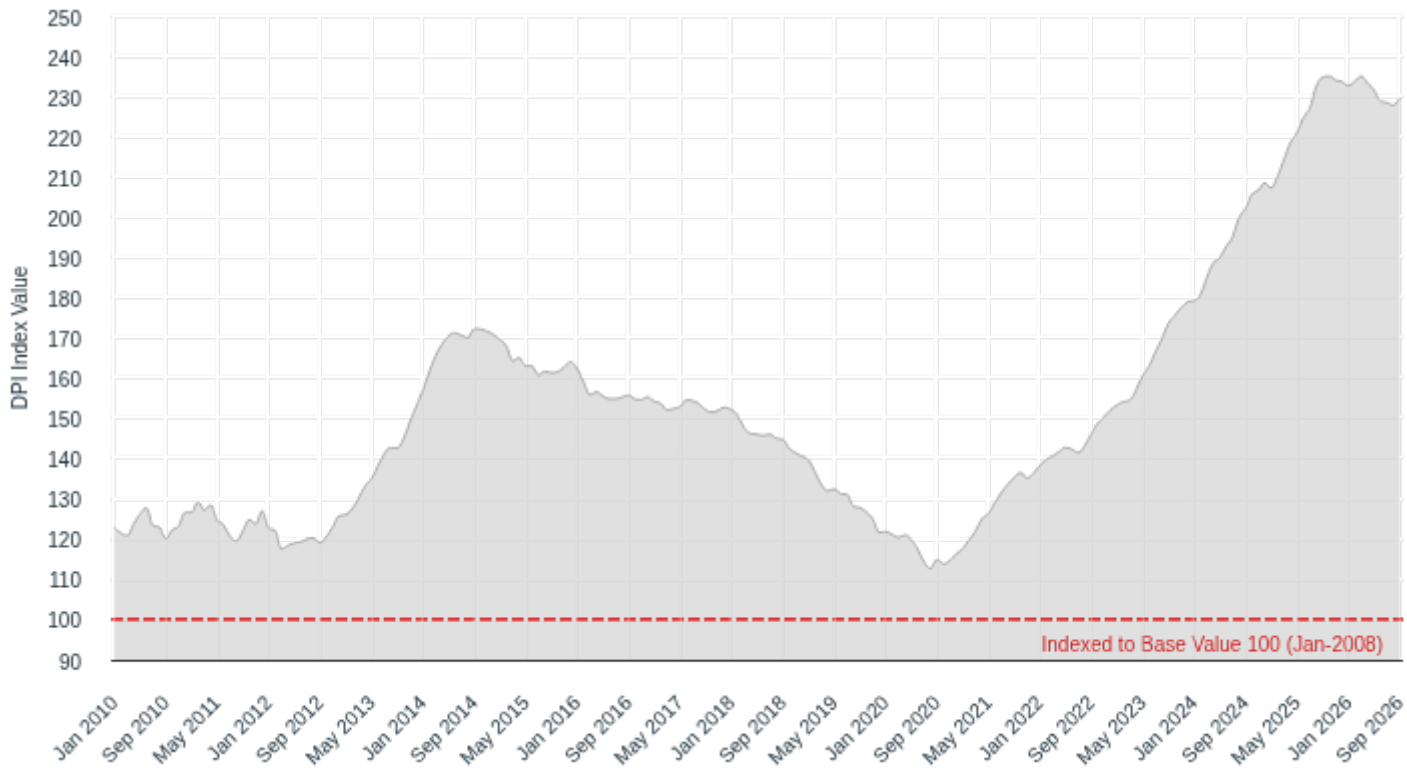
Area Pricing Report

Date: 12 Oct 2026
Broker: Georgia Peacock
Brokerage: Huspy

Location: Palm Jumeirah

September 2026 Market Snapshot

Property Monitor Dynamic Price Index



DPI Monthly Overview

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Sep 2026	229.54	0.76%	0.3%	-2.21%	1,644
Aug 2026	227.81	-0.29%	-1.6%	-1.98%	1,632
Jul 2026	228.48	-0.17%	-2.04%	0.67%	1,636
Jun 2026	228.87	-1.14%	-2.62%	1.84%	1,639
May 2026	231.51	-0.74%	-0.92%	4.78%	1,658
Apr 2026	233.24	-0.76%	0.22%	6.74%	1,670
Mar 2026	235.03	0.59%	0.6%	9.68%	1,683
Feb 2026	233.66	0.4%	-0.17%	11.17%	1,673
Jan 2026	232.72	-0.39%	-0.98%	12.29%	1,667
Dec 2025	233.63	-0.18%	-0.47%	12.08%	1,673
Nov 2025	234.05	-0.42%	0.71%	13.27%	1,676
Oct 2025	235.03	0.13%	3.56%	14.29%	1,683
Sep 2025	234.73	1%	4.45%	16.12%	1,681

+0.76%
MoM Change

+0.3%
QoQ Change

-2.21%
YoY Change

AED 1,644
Average Property Price Per SQ FT

Recent Sales

Recent sales represent transferred and officially recorded transactions by the Dubai Land Department.

While the date for these records is always the final transfer date, the actual market that these prices represent could vary. In most cases, the time between signed agreement (where price is established) and transfer is only 30-45 days, but in others it can be more significant. This report offers comparable market evidence and agent opinion, based on transactional data the real estate agent selected to include in this report.

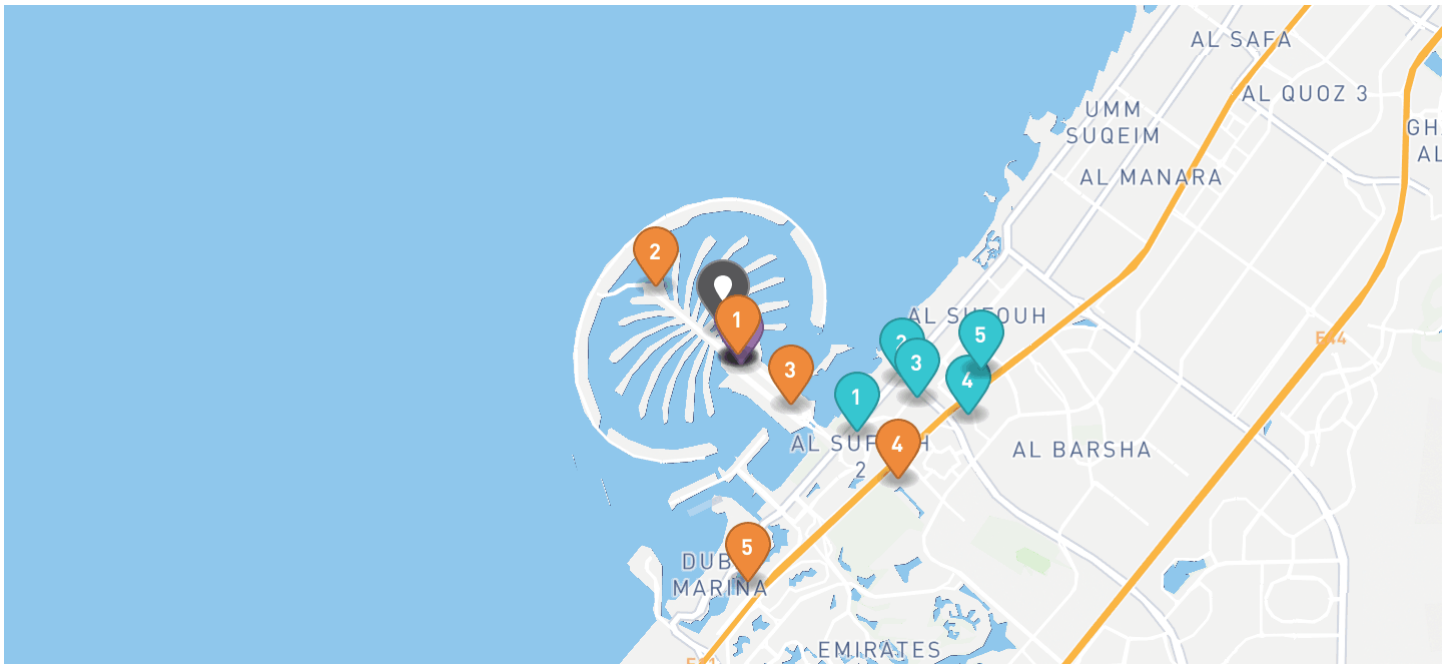
Evidence date	Sub location	Floor Level	Beds	Built-up area / Plot	Sales price	Price/ sq ft
08 Oct 2026	Frond C	G+1	4	5,000 / 6,699	78,000,000	15,600
07 Oct 2026	Orla	4	4	7,326	49,422,470	6,746
07 Oct 2026	Frond G	G+1	n/a	n/a / 9,929	64,000,000	n/a

# of Transactions
3

Average Built-up Area
6,163

Average Sales Price
63,807,490

Average Price/ sq ft
11,173



Community Overview

The Palm Jumeirah is an artificial archipelago in United Arab Emirates, created using land reclamation by Nakheel, a company owned by the Dubai government, and designed and developed by Helman Hurley Charvat Peacock/Architects, Inc. It is one of three planned islands called the Palm Islands (Palm Jumeirah, Palm Jebel Ali and Palm Deira) which would have extended into the Persian Gulf, increasing Dubai's shoreline by a total of 520 kilometres (320 mi). The Palm Jumeirah is the smallest and the original of three Palm Islands originally under development by Nakheel. It is located on the Jumeirah coastal area of the emirate of Dubai, in the United Arab Emirates (UAE).

Nearby Landmark

	Distance
Schools	
1. Icademy Middle East FZ.LLC	3.1 km
2. Dubai College	3.4 km
3. The International School of Choueifat	3.8 km
4. GEMS Dubai American Academy	4.8 km
5. GEMS Wellington International School	4.8 km
Clinics and Hospitals	
1. DUBAI LONDON CLINIC AND SPECIALITY HOSPITAL BRANCH	0.6 km
2. RIVOLI EYE ZONE (BR OF MAGRABI OPTICAL COMPANY L.L.C)	0.6 km
3. VISION EXPRESS NAKHEEL MALL	0.6 km
4. AL JABER OPTICAL CENTRE LLC BRANCH	0.6 km
5. DUBANYA WELLNESS AESTHETIC CLINIC FZE	0.7 km
Shopping malls	
1. Palm Jumeirah Mall	0.5 km
2. The Pointe	1.5 km
3. Golden Mile Galleria	1.9 km
4. The Greens Souk	4.3 km
5. Dubai Marina Mall	4.7 km

Dubai International Airport
28 mins

Al Maktoum International Airport
32 mins

About Huspy

We believe buying a home should be something to celebrate

Getting your own home is a high point in our lives, we want to build an experience that matches that feeling --- without the hassle.

That's why our mission is to simplify the home buying process and make it an actual enjoyable moment for everyone.

About Property Monitor

Property Monitor is the region's leading real estate intelligence platform and the only data source powered by RICS-accredited professionals, bringing unprecedented transparency and accuracy to local property markets. Through Property Monitor, market stakeholders can directly access real-time, transparent and accurate intelligence, unmatched anywhere else in the region. The platform empowers investors, property specialists and banking professionals with authoritative data, analytics and insights that closely correlate with market movements, empowering confident and informed property-related decisions.

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Disclaimer
The data and any related materials contained therein are provided (read more)