

Sobha Hartland January Market Report

Villa | Townhouse

NEWS

Sobha Hartland January 2026 Update

Sobha Hartland sees rising demand as handovers continue across premium villas and apartments. Its proximity to Downtown Dubai, world-class schools and retail hubs drives end-user interest, while limited supply fuels healthy resale activity. The community's established luxury lifestyle cements its position as a top-tier choice for long-term investors and homeowners.



NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.29%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.35%	4.54%

Get in contact with our in-house mortgage team to find out more. [Get Started Here](#)

Hot Properties for Sale

AED 25,000,000

6 5 7,314

AED 25,500,000

6 8 8,028

AED 26,000,000

5 6 8,028

AED 29,980,000

7 6 14,950

Recent White & Co. Sales

AED 10,000,000

4 3,800

AED 10,500,000

4 6 4,349

AED 10,850,000

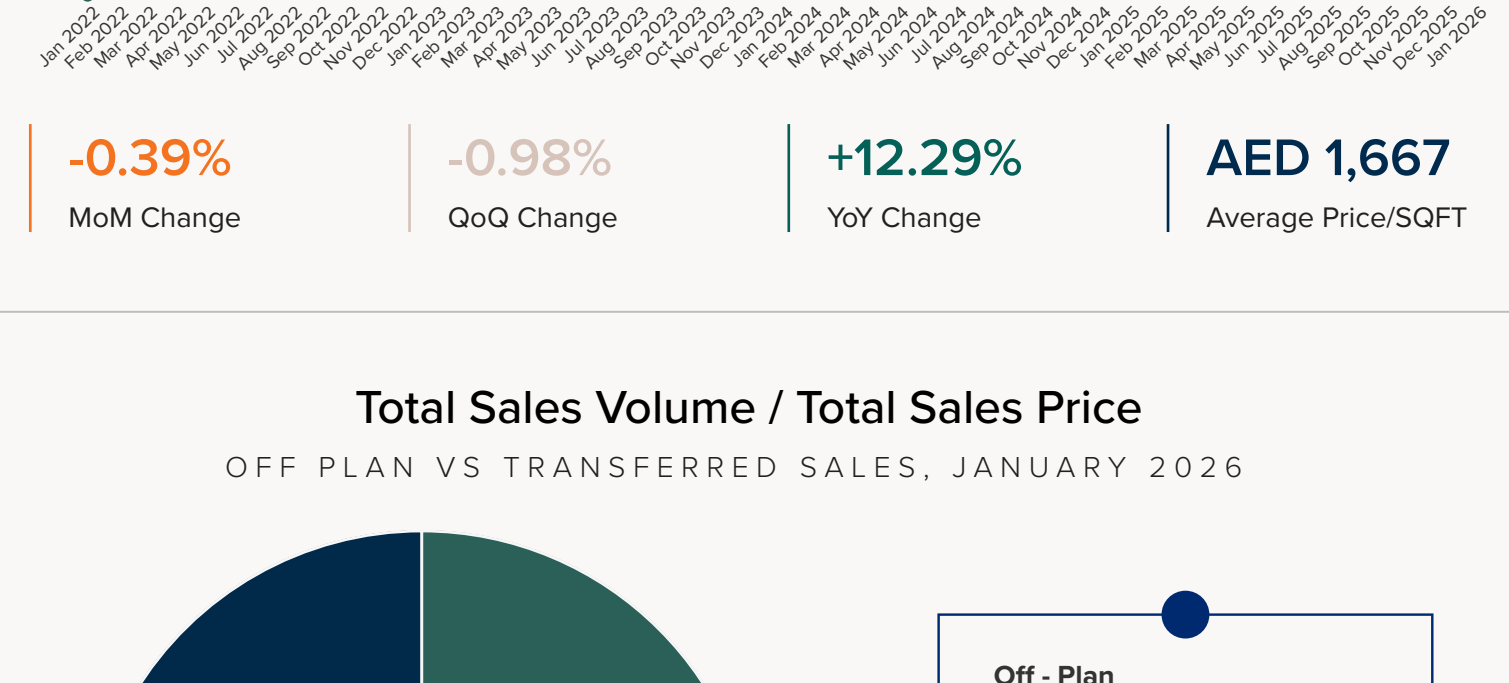
6 6 5,511

AED 21,000,000

5 6 8,900

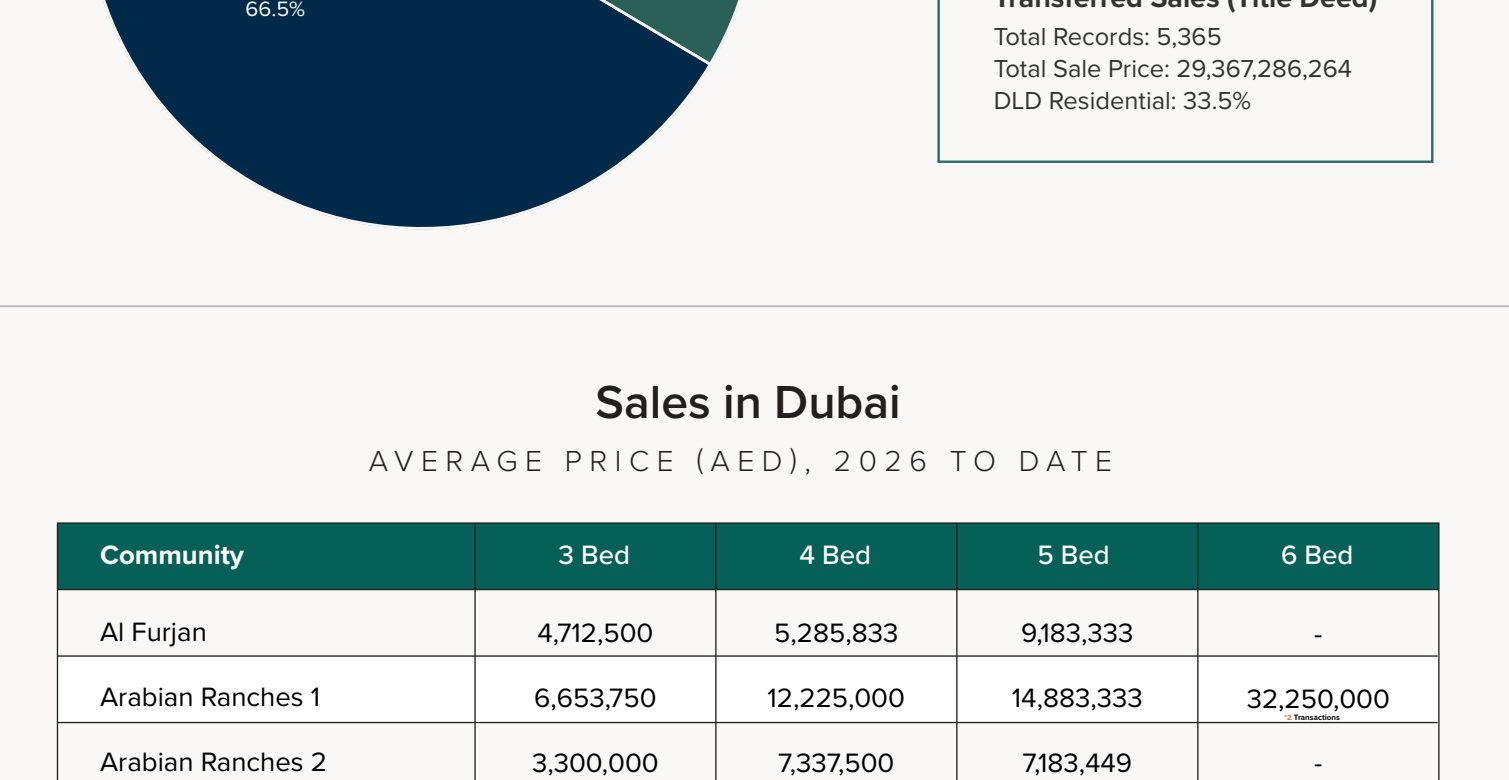
Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



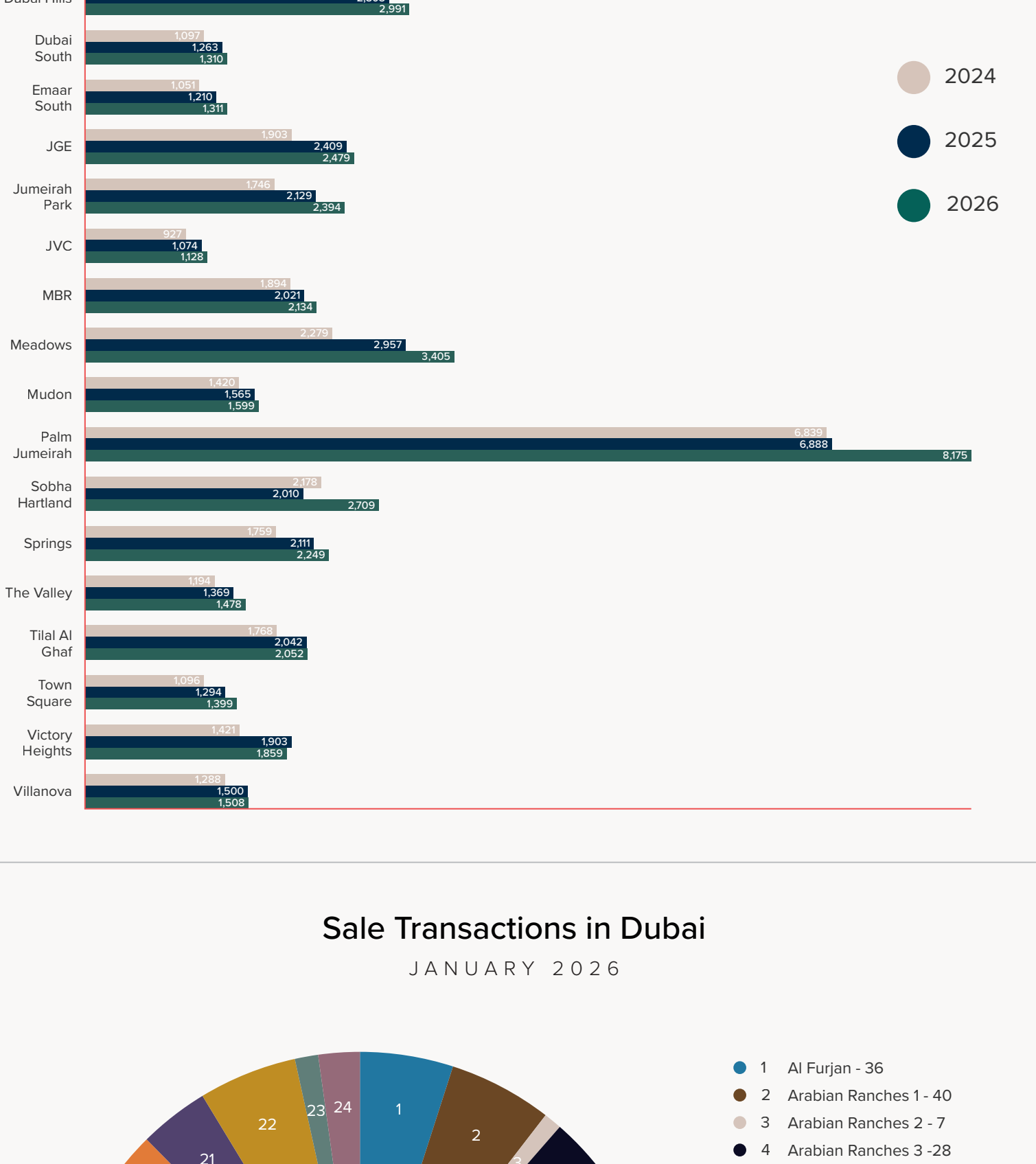
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3,146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

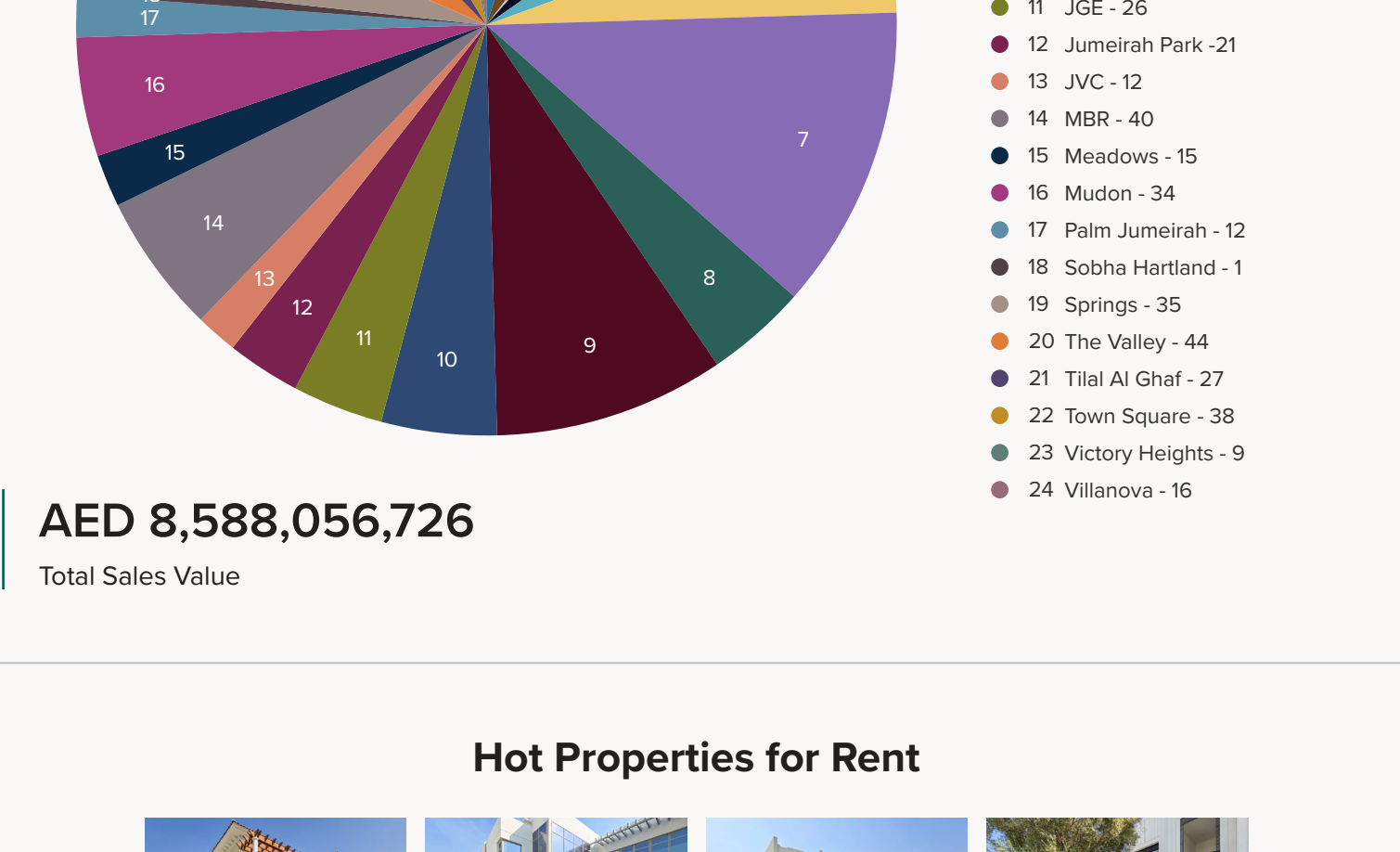
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



Hot Properties for Rent

AED 1,100,000

5 6 8,626

AED 1,500,000

5 6 8,657

AED 1,599,999

6 7 10,402

AED 2,380,000

6 7 10,099

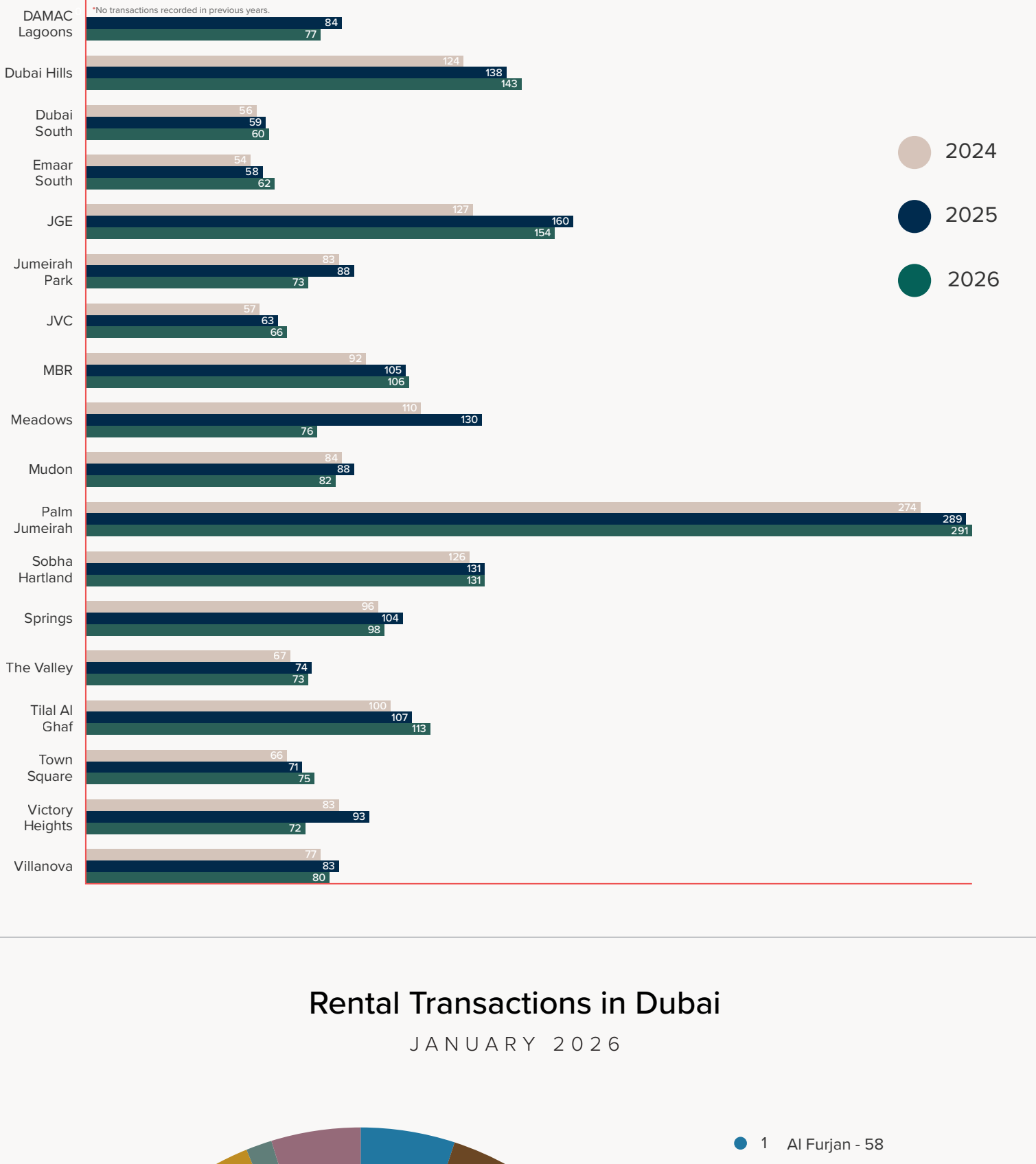
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Springs	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

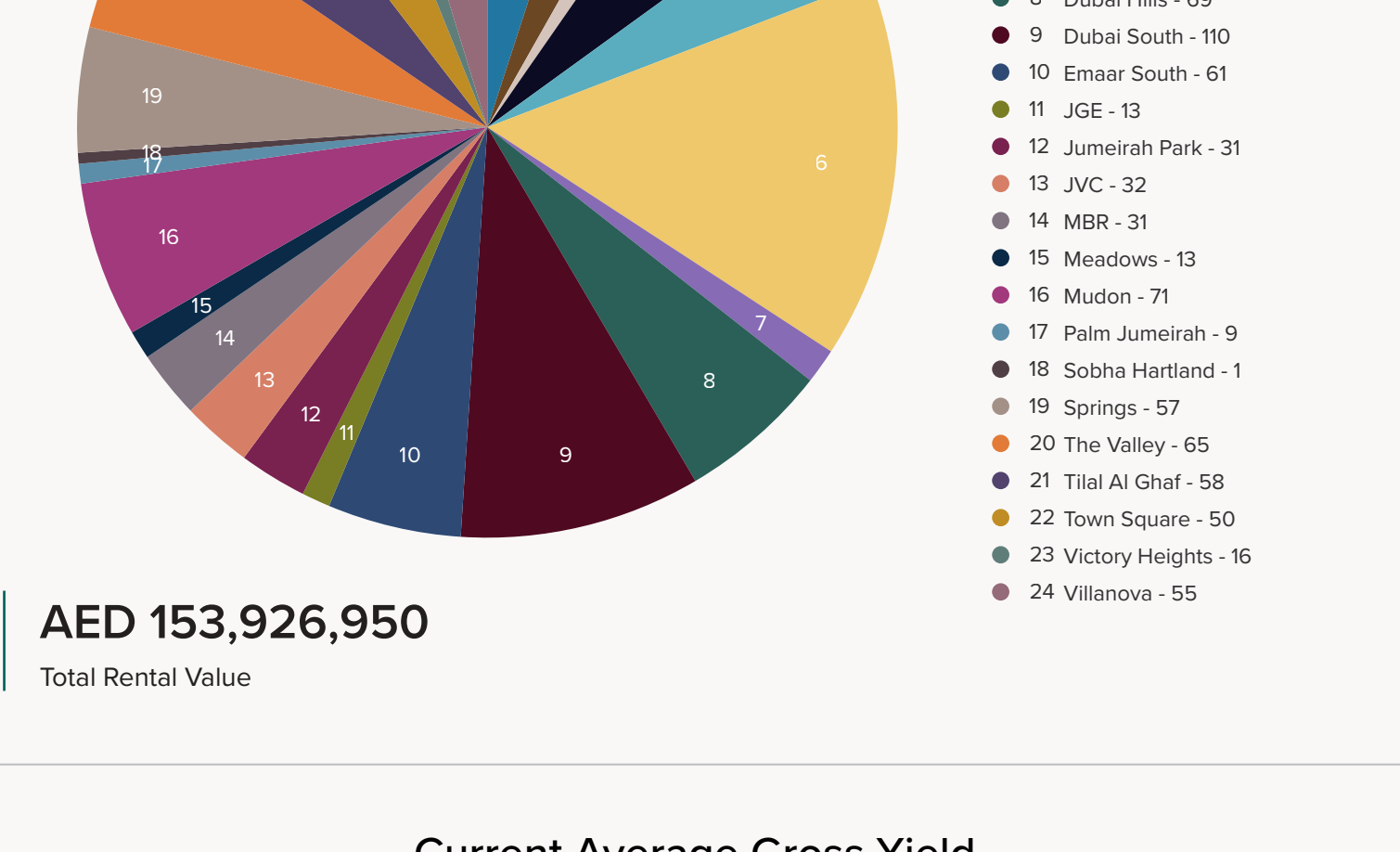
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79%
DAMAC Hills 2	Villa	5.78%
DAMAC Hills	Villa	5.76%
Mudon	Villa	5.52%
Jumeirah Village Circle	Villa	5.48%
Town Square	Townhouse	5.19%
Villanova	Villa	5.09%
Tilal Al Ghaf	Townhouse	5.00%
Serena	Townhouse	4.97%
Mohammed Bin Rashid City	Townhouse	4.95%
Arabian Ranches 3	Villa	4.96%
Reem	Townhouse	4.89%

Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88%
The Valley	Villa	4.77%
Al Furjan	Villa	4.68%
Dubai South	Villa	4.47%
Dubai Hills Estate	Villa	4.36%
The Springs	Villa	4.31%
Sobha Hartland	Villa	4.28%
Arabian Ranches	Villa	4.02%
Dubai Sports City	Villa	3.91%
Jumeirah Park	Villa	3.67%
The Meadows	Villa	3.18%
Palm Jumeirah	Villa	2.80%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
DAMAC Lagoons	87	345,642,530
Dubai South	67	251,143,897
The Valley	44	162,590,622
Arabian Ranches 1	41	394,405,000
MBR	40	534,775,000
Town Square	38	116,687,000
DAMAC 2	37	72,699,157
Springs	37	172,625,000
Al Furjan	36	221,445,000
Mudon	34	134,980,000
Emaar South	33	95,010,000
DAMAC 1	30	141,863,160
Dubai Hills	30	443,780,000
Arabian Ranches 3	28	137,820,000
Tilal Al Ghaf	28	309,922,000
JGE	26	355,764,000
Jumeirah Park	21	224,745,000
Villanova	16	52,375,000
Meadows	15	200,150,000
JVC	12	40,120,000
Palm Jumeirah	12	760,099,929
Victory Heights	9	77,690,000
Arabian Ranches 2	7	47,016,898
Sobha Hartland	1	11,700,000

RENTALS	Total Volume	Total Value
DAMAC 2	58	6,182,145
Dubai South	37	5,672,000
Villanova	27	4,488,000
Mudon	24	4,879,600
The Valley	23	3,337,000
Emaar South	21	2,735,000
Al Furjan	20	5,370,500
Town Square	20	3,272,500
Arabian Ranches 3	19	4,571,520
Dubai Hills	18	11,445,854
Springs	17	3,394,399
DAMAC 1	16	4,776,088
Tilal Al Ghaf	16	4,600,826
MBR	13	5,692,827
Arabian Ranches 1	12	3,195,000
JVC	10	1,915,000
Jumeirah Park	8	2,580,000
Arabian Ranches 2	6	1,495,000
DAMAC Lagoons	5	1,022,000
Victory Heights	4	949,967
Meadows	3	921,046
Palm Jumeirah	3	5,099,288
JGE	1	330,000
Sobha Hartland	0	0



*Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

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