

Al Furjan April Market Report

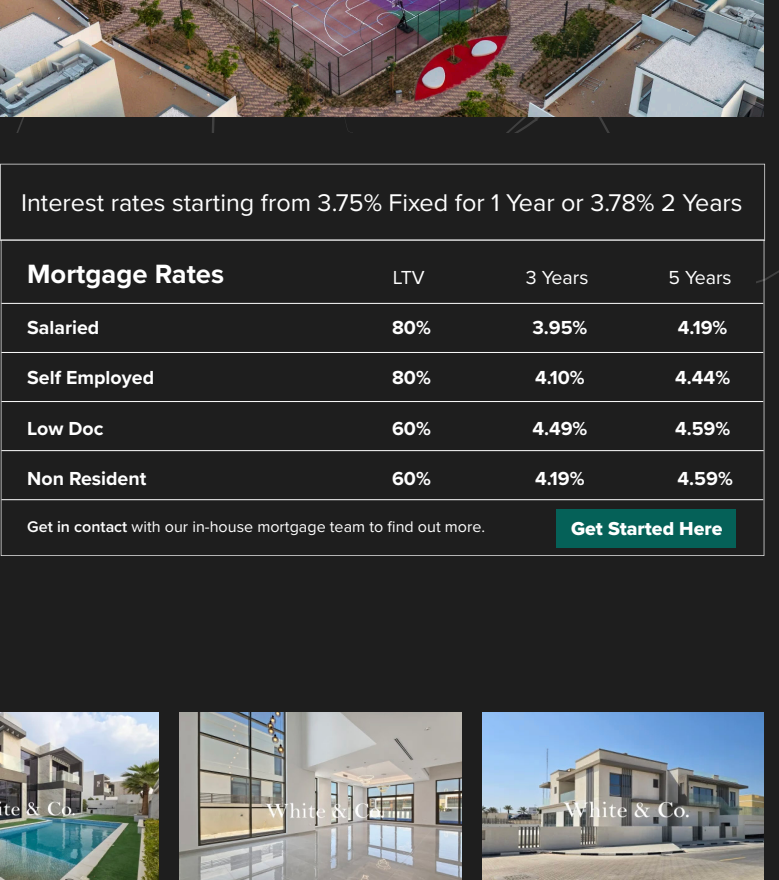
Villa 1 Townhouse

No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut , April 2026

NEWS

Al Furjan Is Becoming Dubai's Next Investment Hotspot

Al Furjan continues steady growth in 2026, with rising prices, strong rental yields and new branded developments entering the market. Demand remains consistent due to metro connectivity and proximity to growth hubs. While transaction volumes have slightly softened, the area is shifting toward higher-quality, mid-to-premium residential projects.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.09%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.99%	4.59%

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

Hot Properties for Sale

Tilal Al Furjan, Al Furjan
AED 6,500,000
4 | 5 | 3,257

Tilal Al Furjan, Al Furjan
AED 6,500,000
4 | 4 | 3,604

West Village, Al Furjan
AED 12,500,000
5 | 5 | 5,600

West Village, Al Furjan
AED 12,999,000
6 | 7 | 6,458

West Village, Al Furjan
AED 18,500,000
7 | 8 | 9,148

Recent White & Co. Sales

West Village, Al Furjan
AED 4,200,000
4 | 3 | 2,260

Murooj, Al Furjan
AED 4,800,000
4 | 4 | 3,696

Murooj, Al Furjan
AED 5,580,000
4 | 3 | 4,024

West Village, Al Furjan
AED 7,425,000
6 | 6 | 6,650

Tilal Al Furjan, Al Furjan
AED 9,200,000
4 | 6 | 8,543

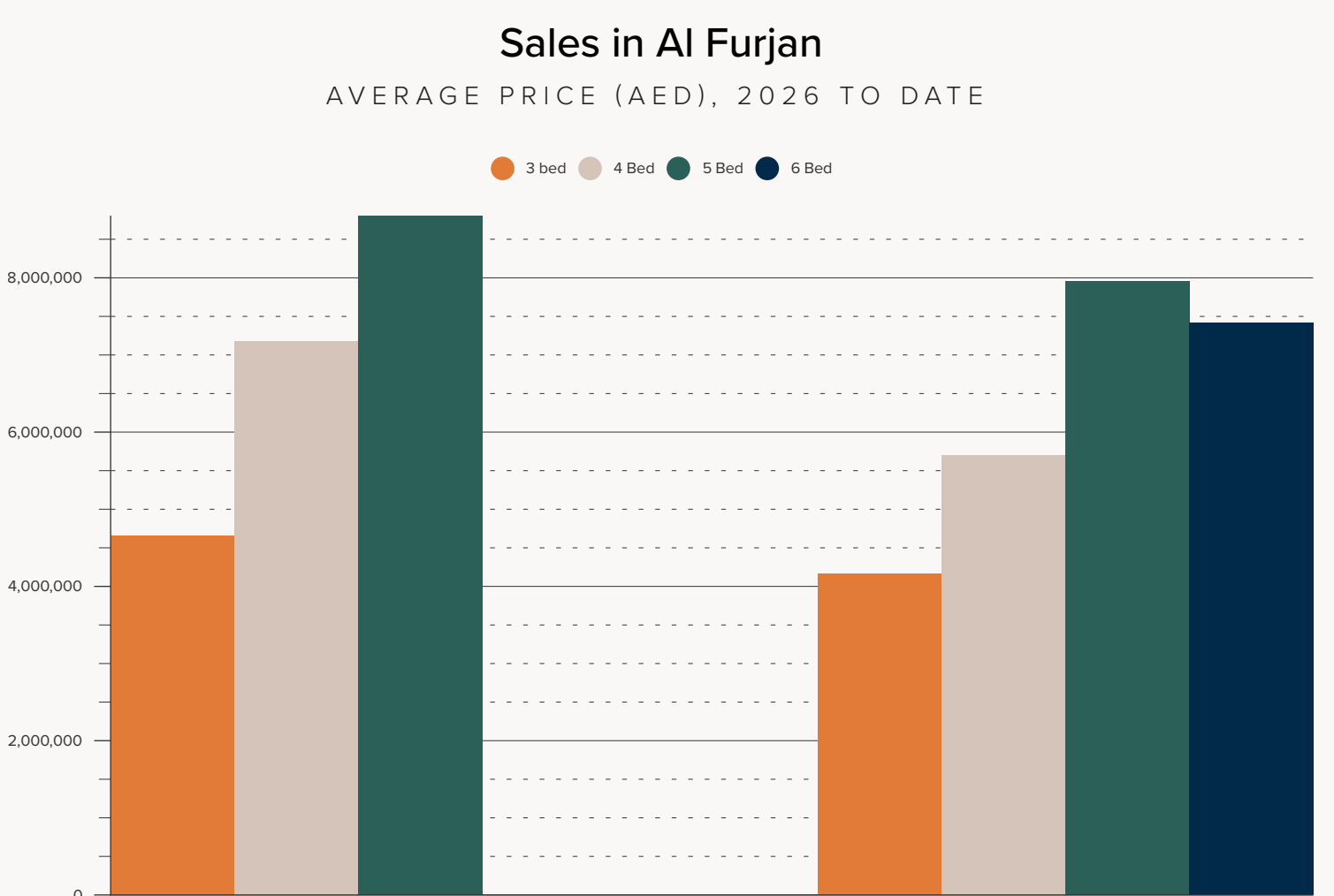
Dubai House Price Timeline



-0.76% MoM Change | +0.22% QoQ Change | +6.74% YoY Change | AED 1,670 Average Price/SQFT

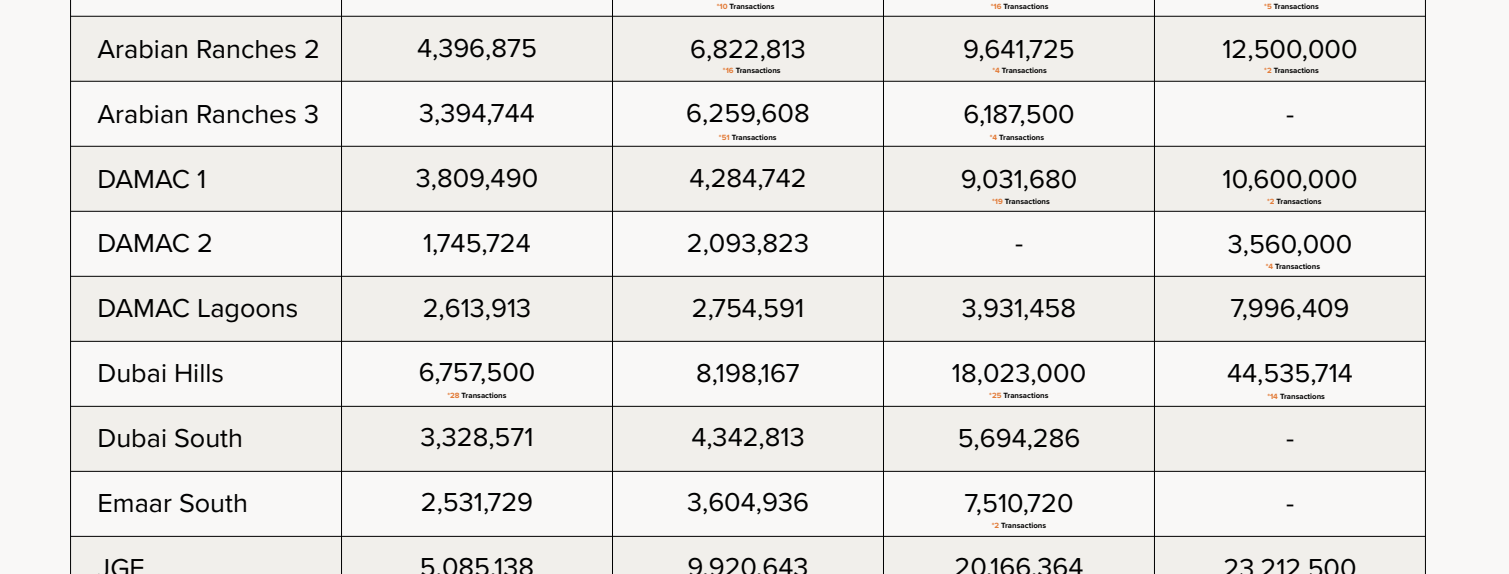
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Al Furjan

AVERAGE PRICE (AED), 2026 TO DATE



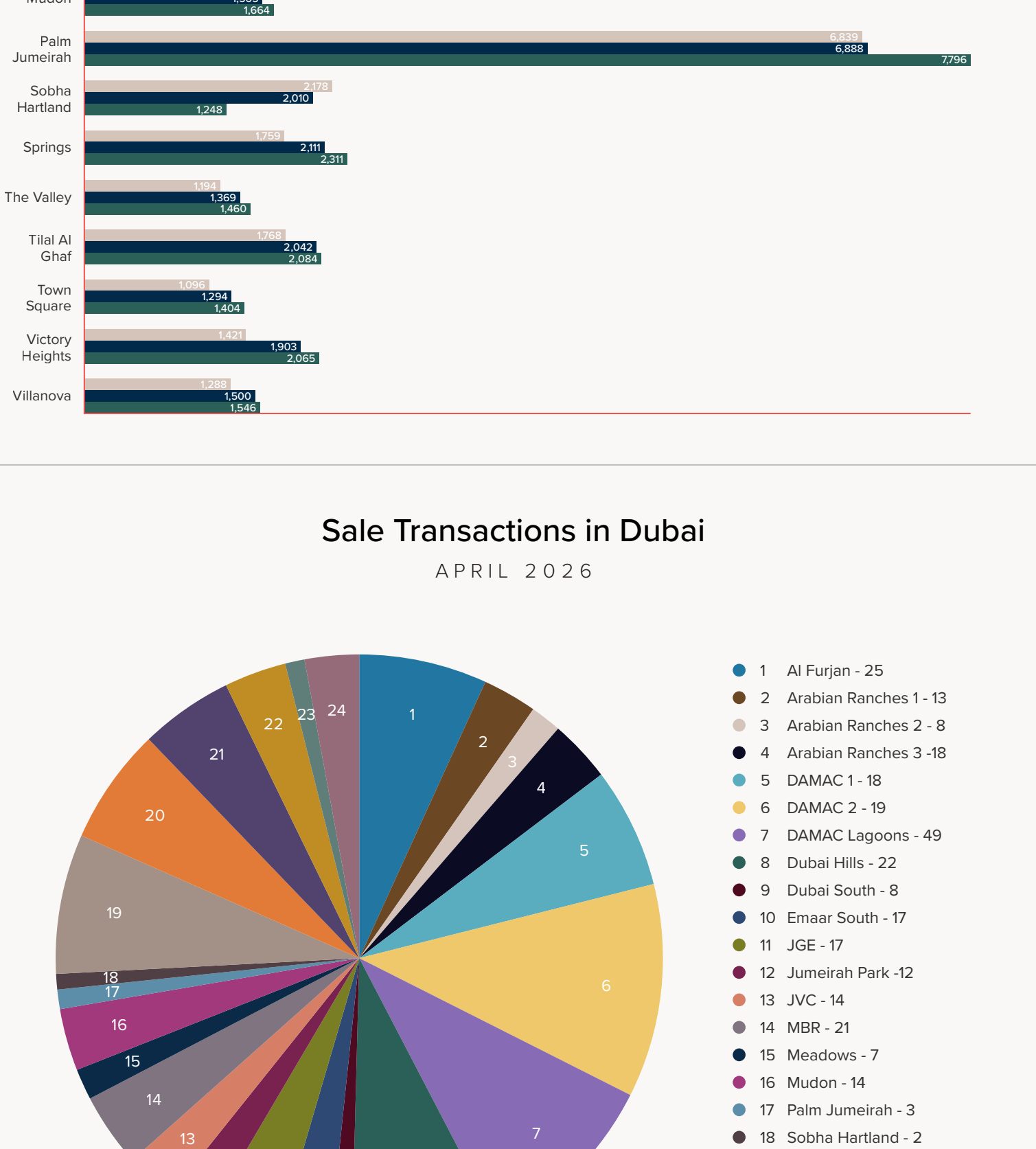
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	9,931,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,643	20,166,364	23,212,500
Jumeirah Park	10,810,625	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

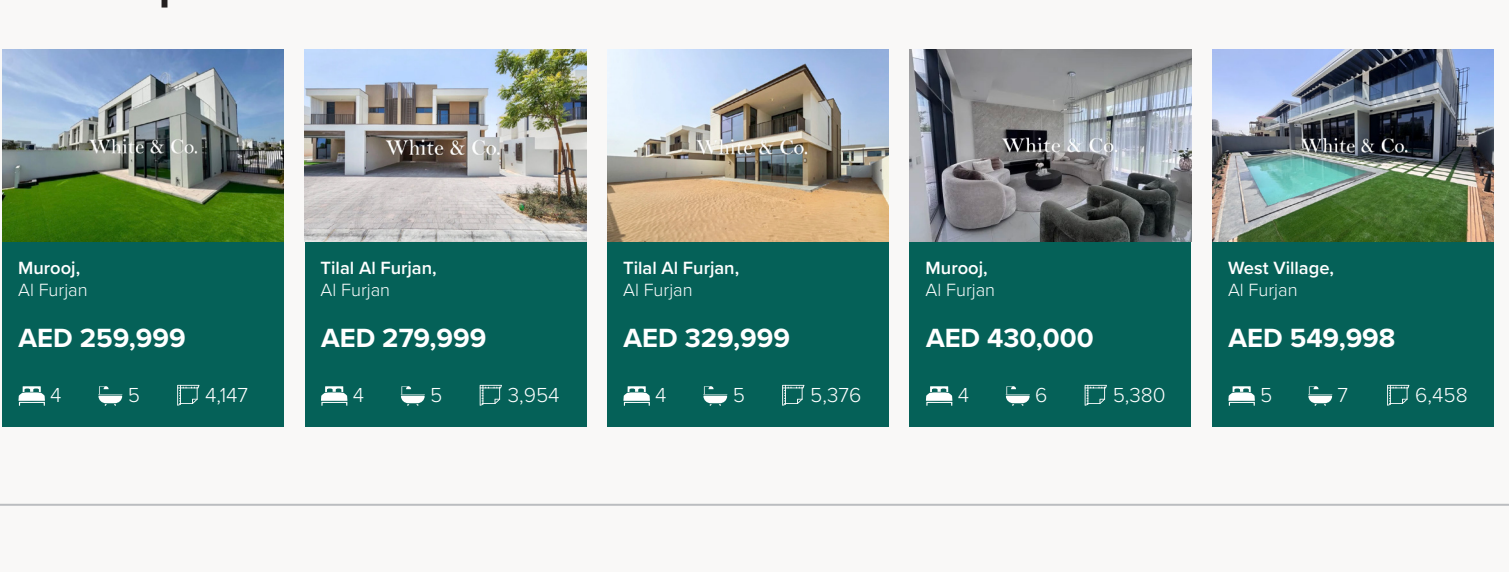
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



Hot Properties for Rent

Murooj, Al Furjan
AED 259,999
4 | 5 | 4,147

Tilal Al Furjan, Al Furjan
AED 279,999
4 | 5 | 3,954

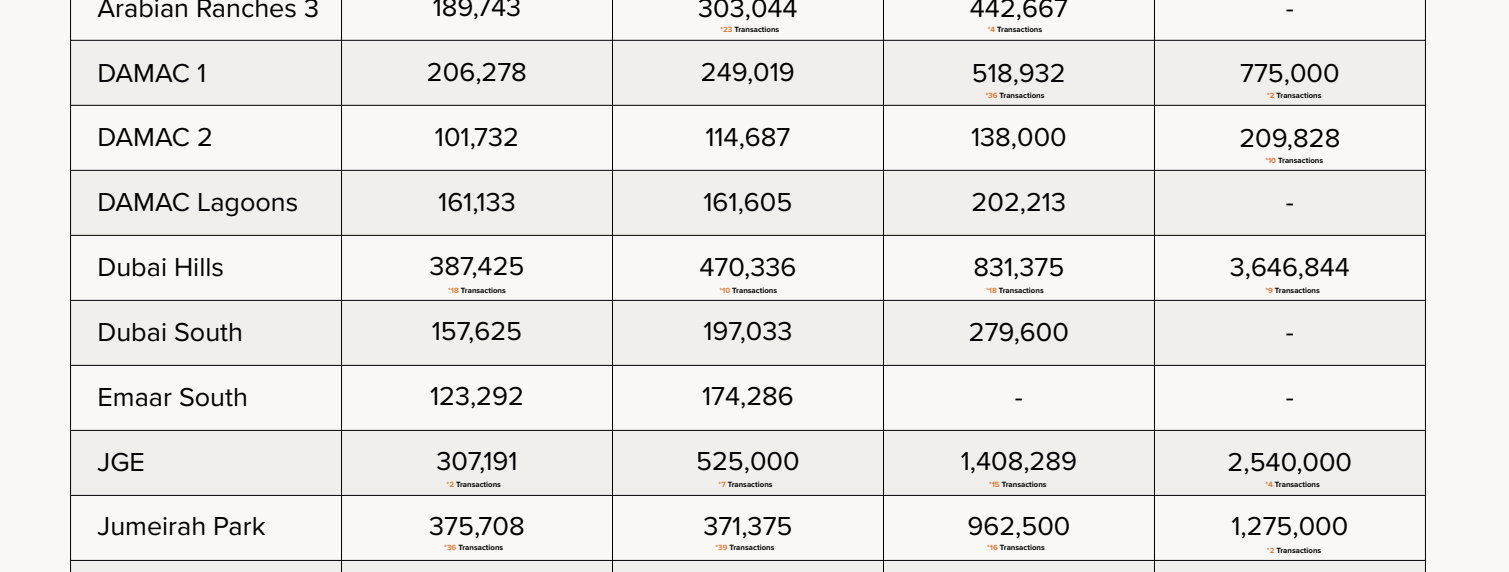
Tilal Al Furjan, Al Furjan
AED 329,999
4 | 5 | 5,376

Murooj, Al Furjan
AED 430,000
4 | 6 | 5,380

West Village, Al Furjan
AED 549,998
5 | 7 | 6,458

Rentals in Al Furjan

AVERAGE PRICE (AED), 2026 TO DATE



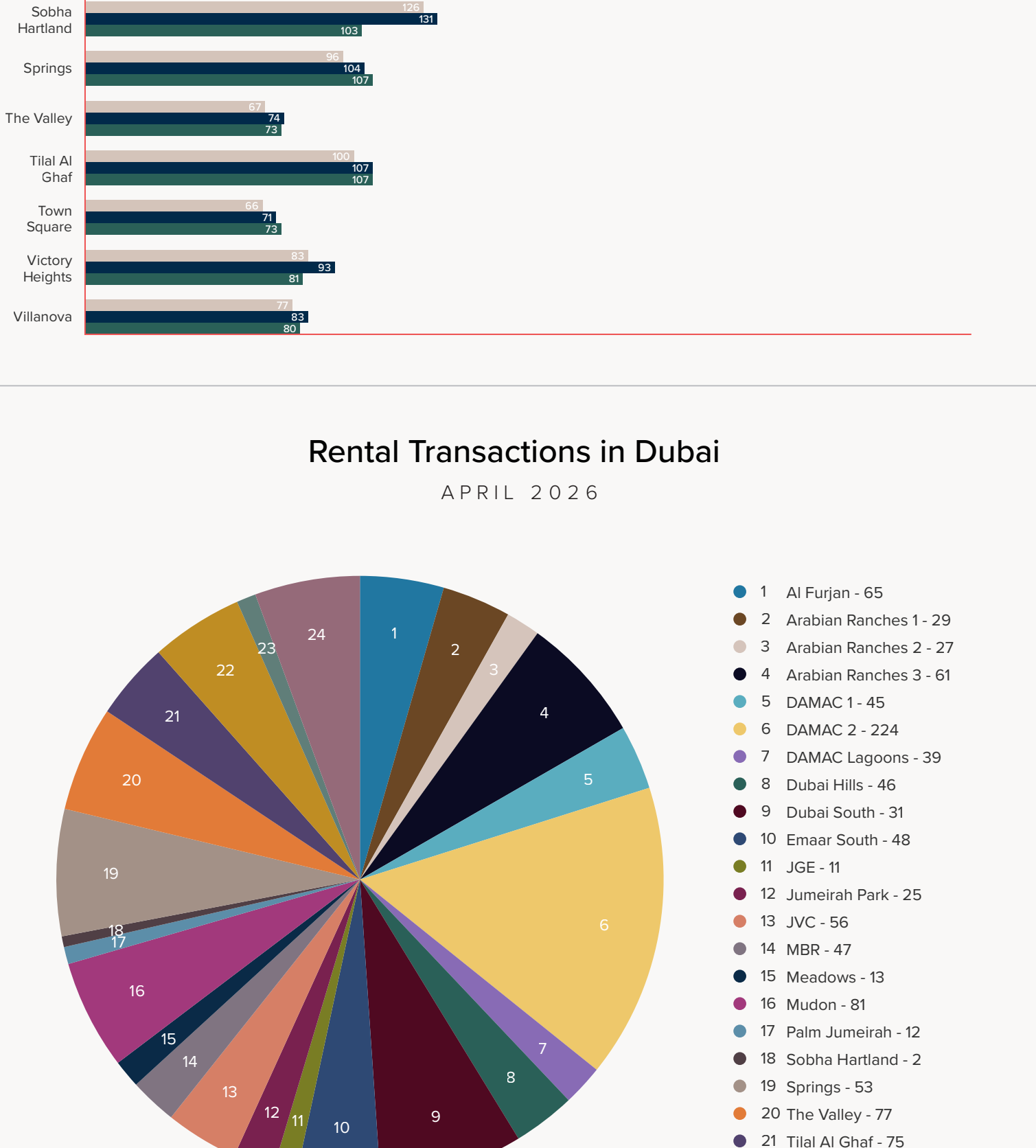
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,185	343,017	655,833	783,333
Arabian Ranches 3	189,743	303,044	442,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,001,287	9,800,000
Sobha Hartland	-	893,436	1,301,250	-
Springs	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22%
DAMAC Hills 2	Villa	6.12%
Jumeirah Village Circle	Villa	5.90%
DAMAC Hills	Villa	5.73%
Sobha Hartland	Villa	5.21%
Mudon	Villa	5.10%
Meydan	Villa	5.10%
Villanova	Villa	5.09%
Arabian Ranches 3	Villa	5.06%
Town Square	Townhouse	4.99%
Tilal Al Ghaf	Townhouse	4.94%
Serena	Townhouse	4.90%
Arabian Ranches 2	Villa	4.88%
Reem	Townhouse	4.83%
Al Furjan	Villa	4.69%
The Valley	Villa	4.65%
Dubai South	Villa	4.51%
Dubai Hills Estate	Villa	4.40%
The Springs	Villa	4.22%
The Villa	Villa	4.21%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.77%
Palm Jumeirah	Villa	3.68%
The Meadows	Villa	3.23%

Total Sales & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value	Community	Total Volume	Total Value
DAMAC Lagoons	287	1,076,239,710	DAMAC Hills 2	714	76,289,054
The Valley	140	519,751,415	MBR	517	160,609,925
MBR	125	1,516,493,197	Mudon	250	55,903,240
Springs	120	573,612,739	Arabian Ranches 3	233	59,560,710
DAMAC 2	110	210,446,280	The Valley	232	35,099,612
Al Furjan	108	671,699,005	Villanova	232	39,969,085
DAMAC 1	105	572,601,079	Town Square	224	37,570,454
Dubai Hills	102	1,663,730,000	Tilal Al Ghaf	221	78,809,875
Mudon	99	399,267,999	The Springs	220	50,583,037
Tilal Al Ghaf	98	870,939,624	Al Furjan	205	64,626,154
Arabian Ranches 1	97	927,269,998	Emaar South	195	2,761,505
Arabian Ranches 3	94	476,385,000	Dubai Hills Estate	188	181,120,210
Emaar South	94	290,868,772	DAMAC Hills	163	48,594,248
Town Square	93	286,467,000	JVC	157	20,269,802
JGE	80	1,059,518,000	Dubai South	121	23,925,752
JVC	70	228,010,000	Arabian Ranches	136	54,966,045
Villanova	70	233,530,000	DAMAC Lagoons	119	2132,500
Dubai South	64	258,480,000	Jumeirah Park	94	46,330,470
Jumeirah Park	55	579,630,014	Arabian Ranches 2	79	28,964,671
Meadows	32	418,070,000	JGE	52	43,728,465
Arabian Ranches 2	30	207,906,897	Victory Heights	51	20,613,250
Victory Heights	27	252,999,950	The Meadows	46	31,306,166
Palm Jumeirah	26	1,482,099,929	Palm Jumeirah	42	199,262,960
Sobha Hartland	6	134,950,000	Sobha Hartland	7	6,805,308