

DAMAC Lagoons January Market Report

Villa | Townhouse

NEWS

DAMAC Hills 2 January 2026 Update

Three new clusters in DAMAC Lagoons: Costa Brava, Portofino and Malta are set to begin handover shortly. All three are now mortgage-eligible, increasing buyer accessibility and end-user demand and marking a key milestone in Damac Lagoons' transition from off-plan to a live, established community.



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 equity flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Hot Properties for Sale

<p>Santorini, DAMAC Lagoons AED 2,750,000</p> <p>3 Bed 2,017 sqft</p>	<p>Portofino, DAMAC Lagoons AED 3,000,000</p> <p>3 Bed 2,274 sqft</p>	<p>Costa Brava, DAMAC Lagoons AED 3,145,000</p> <p>4 Bed 2,280 sqft</p>	<p>Malta, DAMAC Lagoons AED 3,175,000</p> <p>4 Bed 2,273 sqft</p>	<p>Santorini, DAMAC Lagoons AED 3,999,999</p> <p>5 Bed 2,931 sqft</p>
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Recent White & Co. Sales

<p>Malta, DAMAC Lagoons AED 2,575,000</p> <p>4 Bed 2,278 sqft</p>	<p>Santorini, DAMAC Lagoons AED 2,700,000</p> <p>3 Bed 1,550 sqft</p>	<p>Malta, DAMAC Lagoons AED 3,145,000</p> <p>4 Bed 2,275 sqft</p>	<p>Santorini, DAMAC Lagoons AED 3,200,000</p> <p>4 Bed 1,550 sqft</p>	<p>Costa Brava, DAMAC Lagoons AED 7,250,000</p> <p>6 Bed 4,735 sqft</p>
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Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaryed	80%	3.96%	4.19%
Self Employed	80%	4.10%	4.29%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.38%	4.54%

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

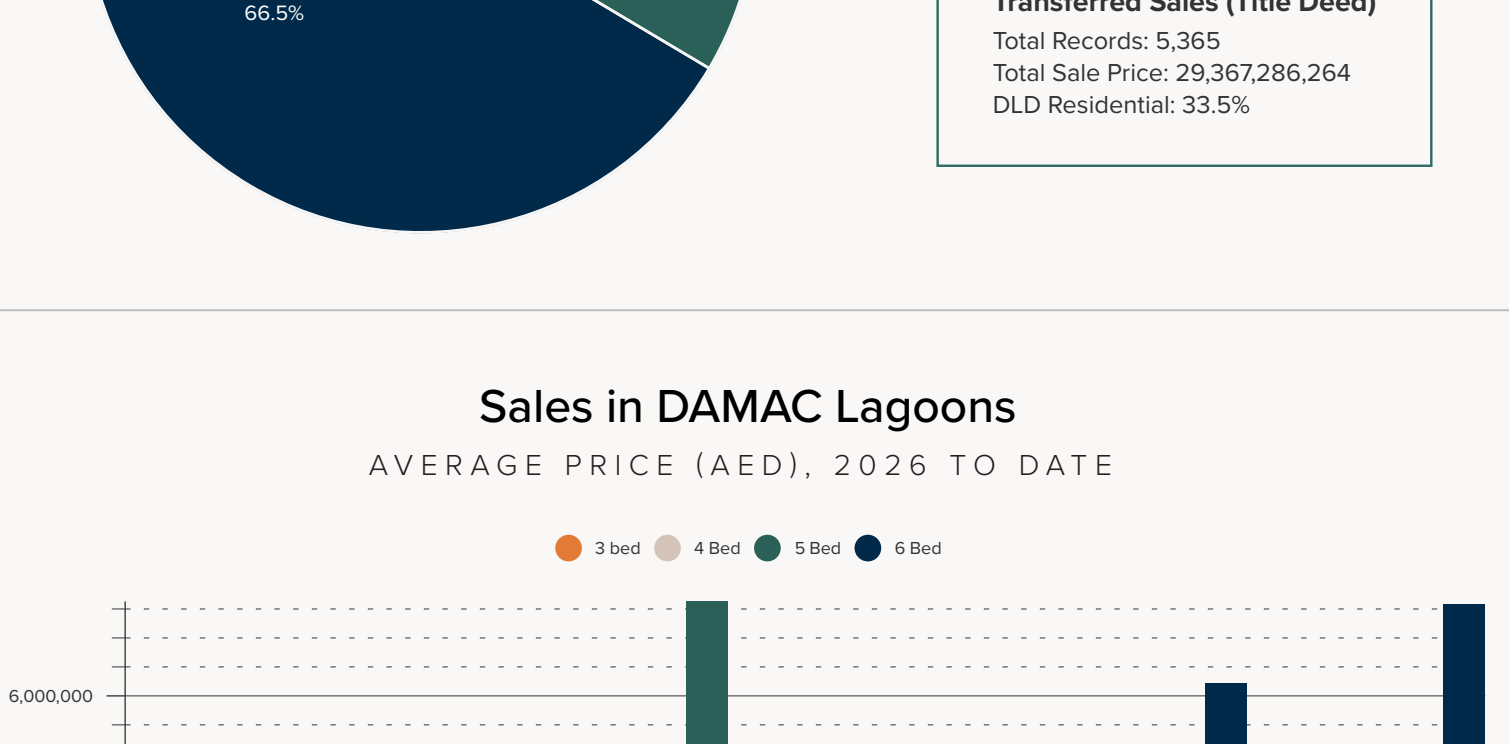
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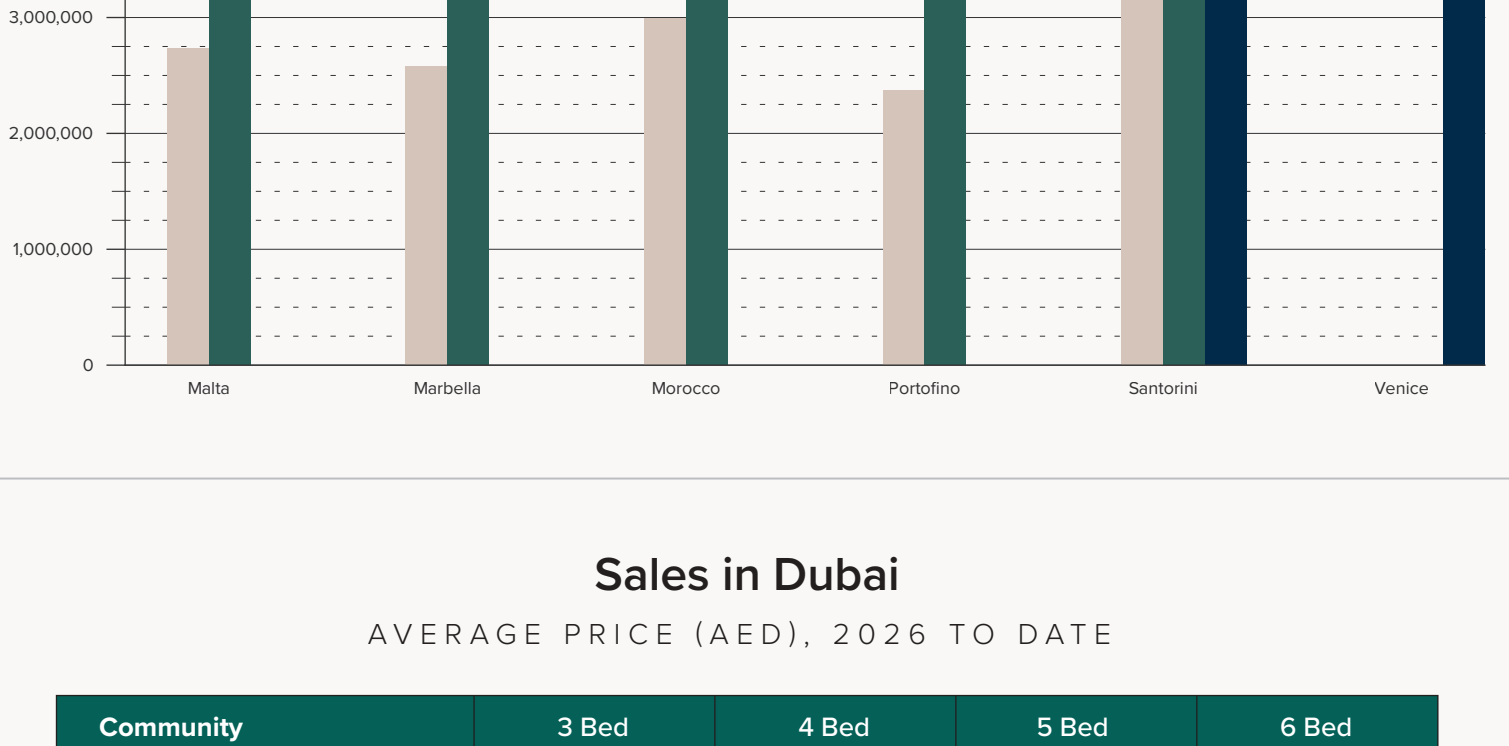
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Dubai House Price Timeline



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Sales in DAMAC Lagoons

AVERAGE PRICE (AED), 2026 TO DATE



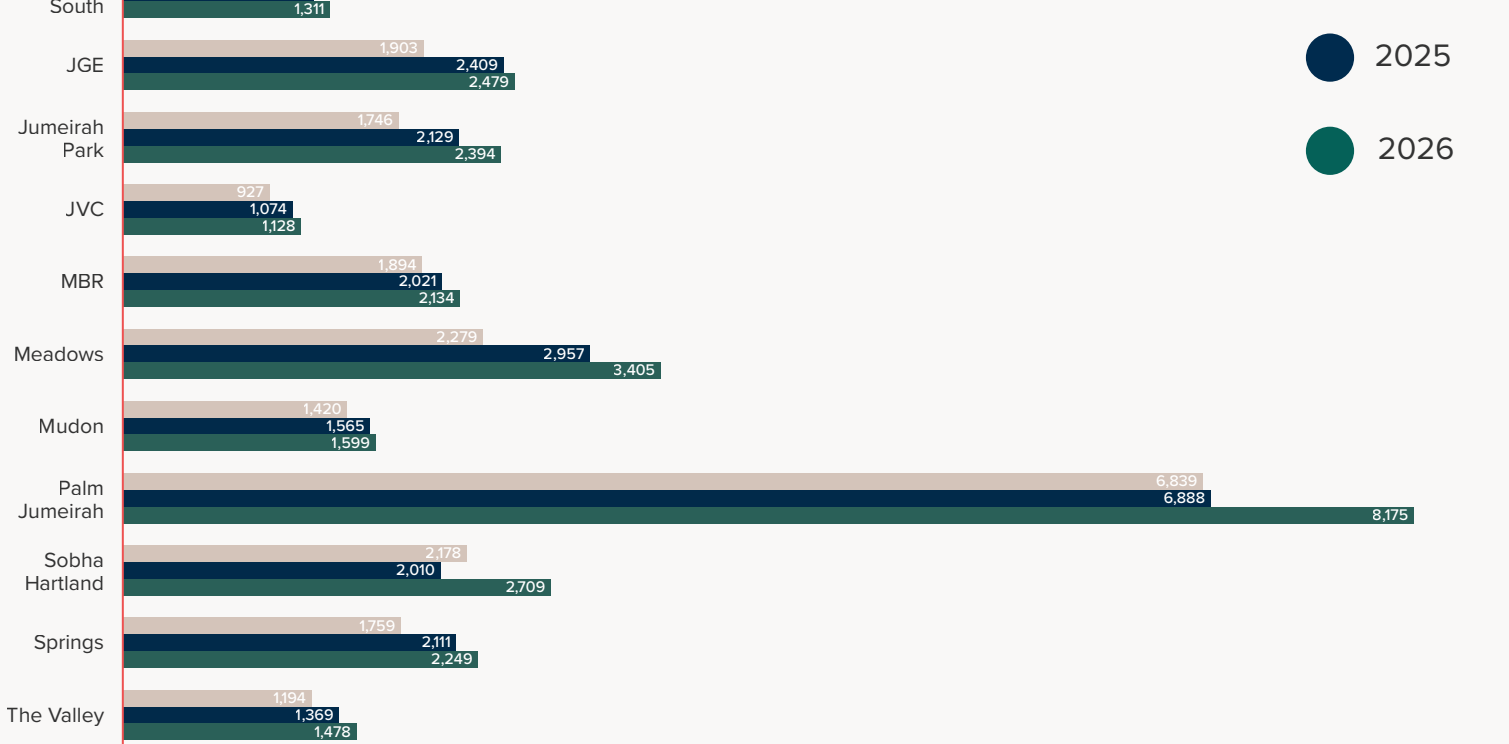
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	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	-	-

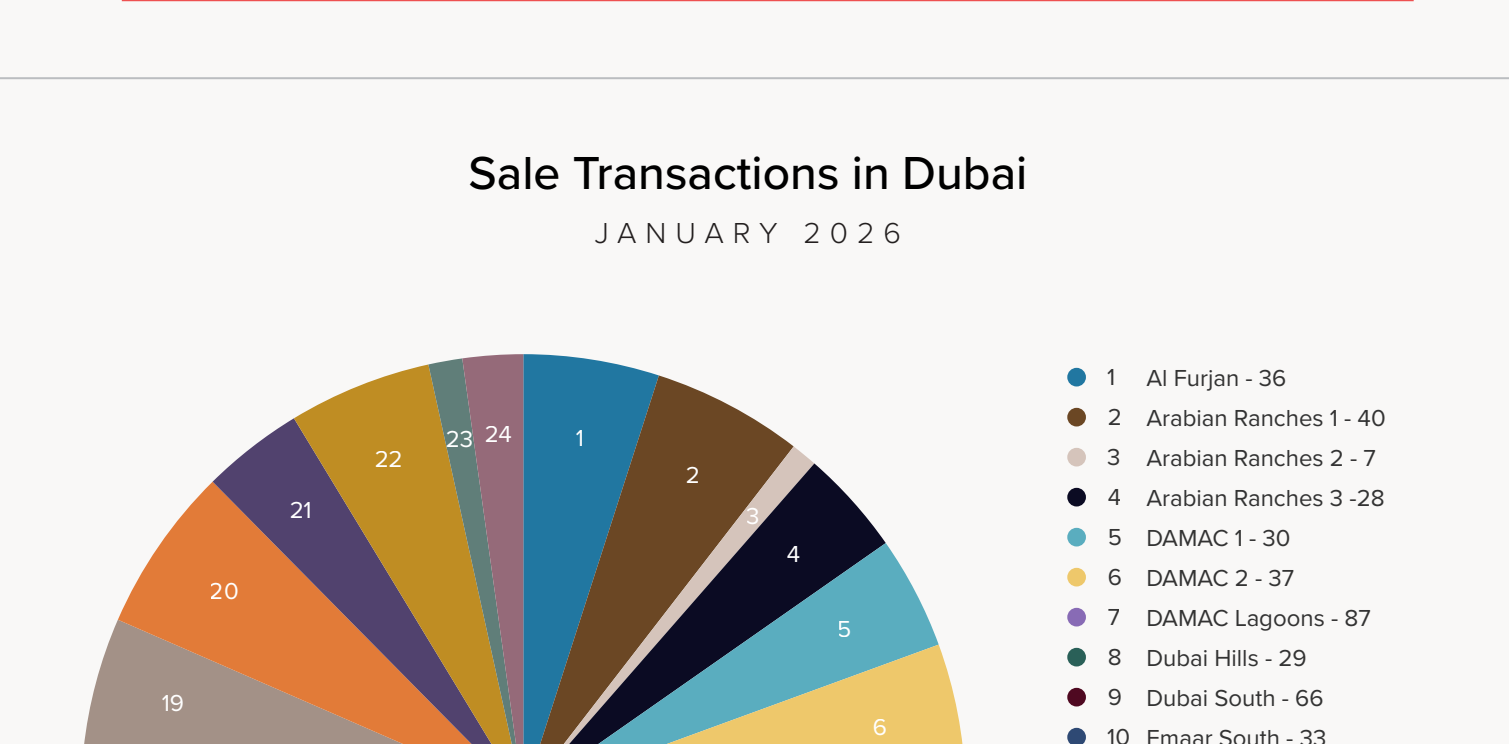
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



AED 8,588,056,726
Total Sales Value

1	Al Furjan - 36
2	Arabian Ranches 1 - 40
3	Arabian Ranches 2 - 7
4	Arabian Ranches 3 - 28
5	DAMAC 1 - 30
6	DAMAC 2 - 37
7	DAMAC Lagoons - 87
8	Dubai Hills - 29
9	Dubai South - 66
10	Emaar South - 33
11	JGE - 26
12	Jumeirah Park - 17
13	JVC - 12
14	MBR - 40
15	Meadows - 15
16	Mudon - 34
17	Palm Jumeirah - 12
18	Sobha Hartland - 1
19	Springs - 35
20	The Valley - 44
21	Tilal Al Ghaf - 27
22	Town Square - 38
23	Victory Heights - 9
24	Villanova - 16

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	-	-

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