

DAMAC Lagoons February Market Report

Villa | Townhouse

Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Better Connectivity for Damac Lagoons Residents

Residents of DAMAC Lagoons are enjoying smoother and more efficient travel following the opening of the major Al Qudra Road bridge by Dubai's Roads and Transport Authority. The new connection eases congestion, enhances accessibility to nearby communities and significantly reduces commute times toward central and southern Dubai hubs.

NEWS

White & Co.

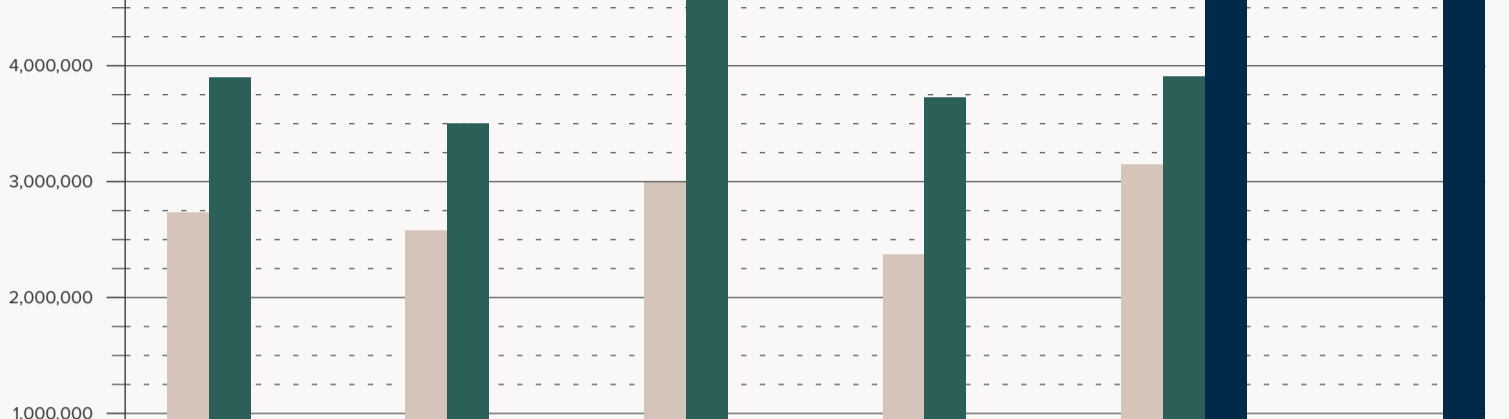
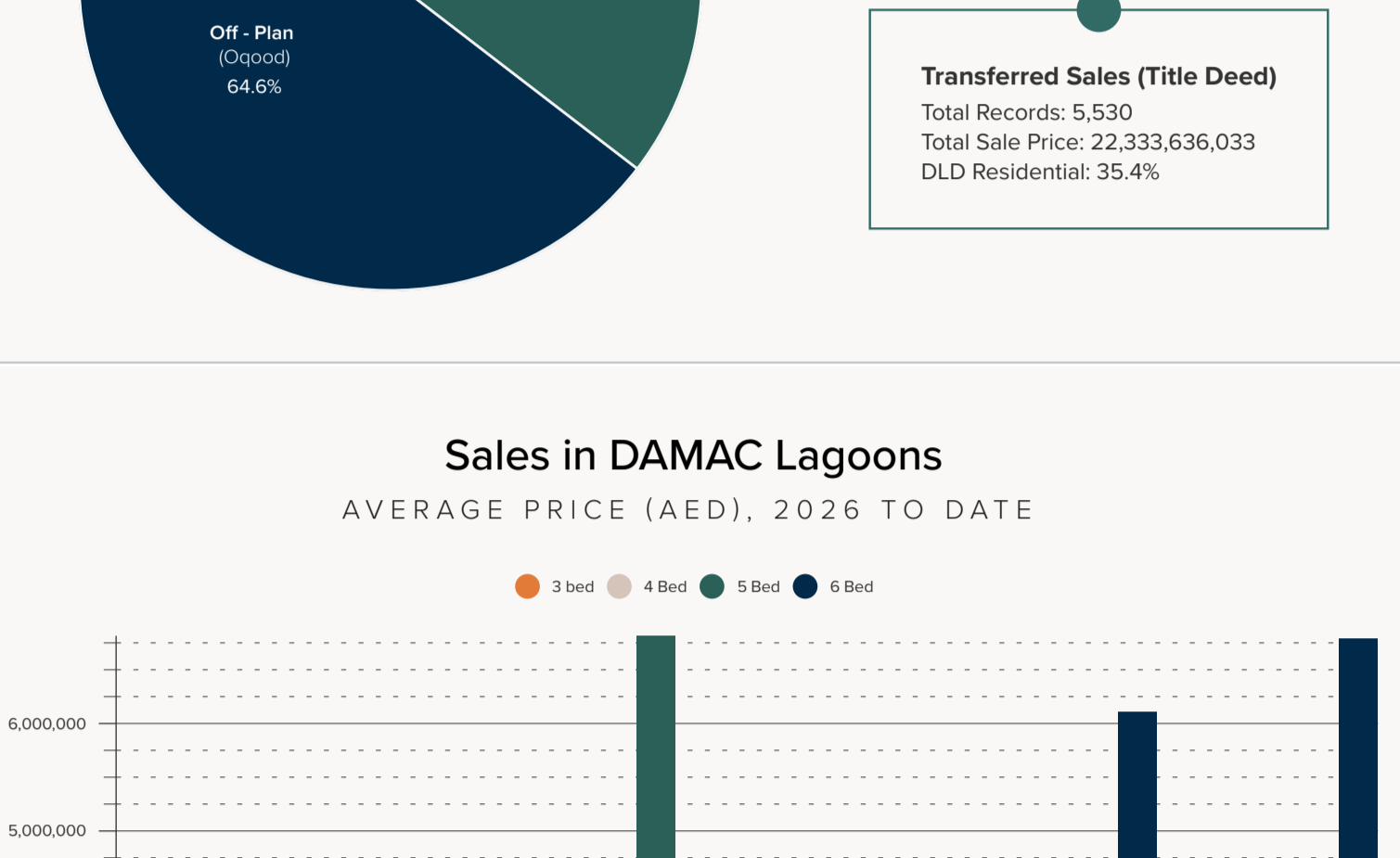
At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place - Agency of the Year (Dubai), Top 3 - Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Hot Properties for Sale

<p>Portofino, DAMAC Lagoons AED 3,700,000 5 6 2,363</p>	<p>Mykonos, DAMAC Lagoons AED 3,700,000 5 6 2,411</p>	<p>Santorini, DAMAC Lagoons AED 4,300,000 5 5 3,246</p>	<p>Costa Brava, DAMAC Lagoons AED 4,700,000 5 4 3,214</p>	<p>Santorini, DAMAC Lagoons AED 6,500,000 6 7 4,097</p>
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Recent White & Co. Sales

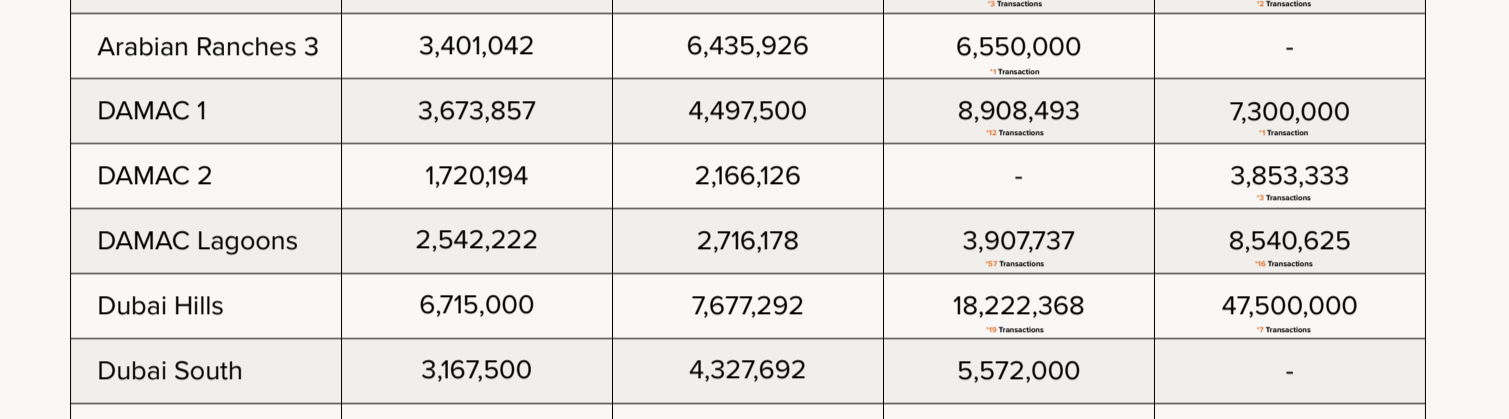
<p>Costa Brava, DAMAC Lagoons AED 2,700,000 3 4 3,000</p>	<p>Costa Brava, DAMAC Lagoons AED 3,000,000 4 4 3,100</p>	<p>Nico, DAMAC Lagoons AED 3,575,000 5 5 3,262</p>	<p>Santorini, DAMAC Lagoons AED 3,975,000 5 6 3,264</p>	<p>Monte Carlo, DAMAC Lagoons AED 4,150,000 5 5 3,401</p>
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Sales in Dubai

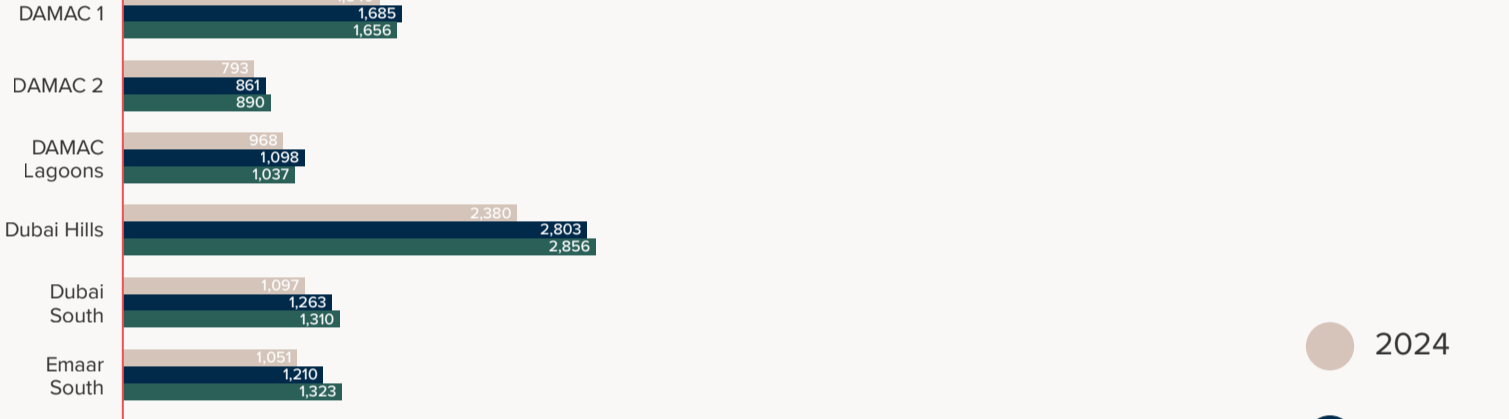
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,456,176	5,478,407	8,865,000	-
Arabian Ranches 1	6,898,929	11,404,286	13,666,667	32,250,000
Arabian Ranches 2	4,453,750	7,268,750	7,355,633	12,500,000
Arabian Ranches 3	3,401,042	6,435,926	6,550,000	-
DAMAC 1	3,673,857	4,497,500	8,908,493	7,300,000
DAMAC 2	1,720,194	2,166,126	-	3,853,333
DAMAC Lagoons	2,542,222	2,716,178	3,907,737	8,540,625
Dubai Hills	6,715,000	7,677,292	18,222,368	47,500,000
Dubai South	3,167,500	4,327,692	5,572,000	-
Emaar South	2,552,273	3,583,293	7,510,720	-
JGE	5,658,824	8,305,571	21,493,077	23,078,571
Jumeirah Park	11,046,538	10,058,182	11,529,100	-
JVC	3,317,222	3,507,813	-	-
MBR	3,576,875	9,547,888	20,245,000	37,060,000
Meadows	10,787,500	13,386,364	12,250,000	19,700,000
Mudon	3,517,639	4,639,375	-	-
Palm Jumeirah	14,949,965	40,428,571	51,075,000	85,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,918,341	-	-	-
The Valley	2,820,291	4,697,156	9,575,981	-
Tilal Al Ghaf	4,131,364	6,591,050	12,910,125	26,046,714
Town Square	2,886,326	3,597,647	-	-
Victory Heights	4,470,000	6,760,000	14,808,333	-
Villanova	2,895,000	3,888,235	-	-



Hot Properties for Rent

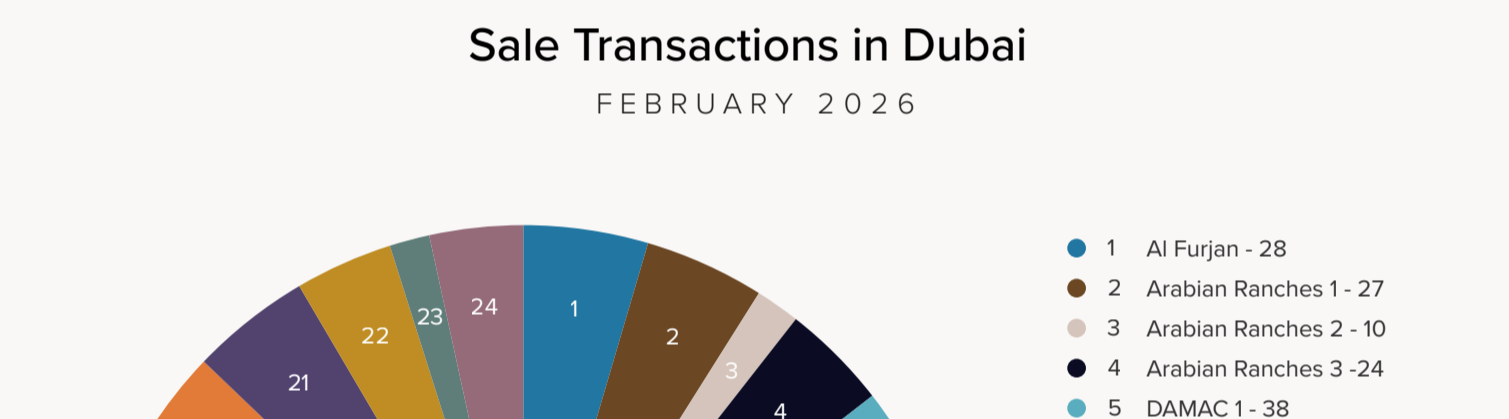
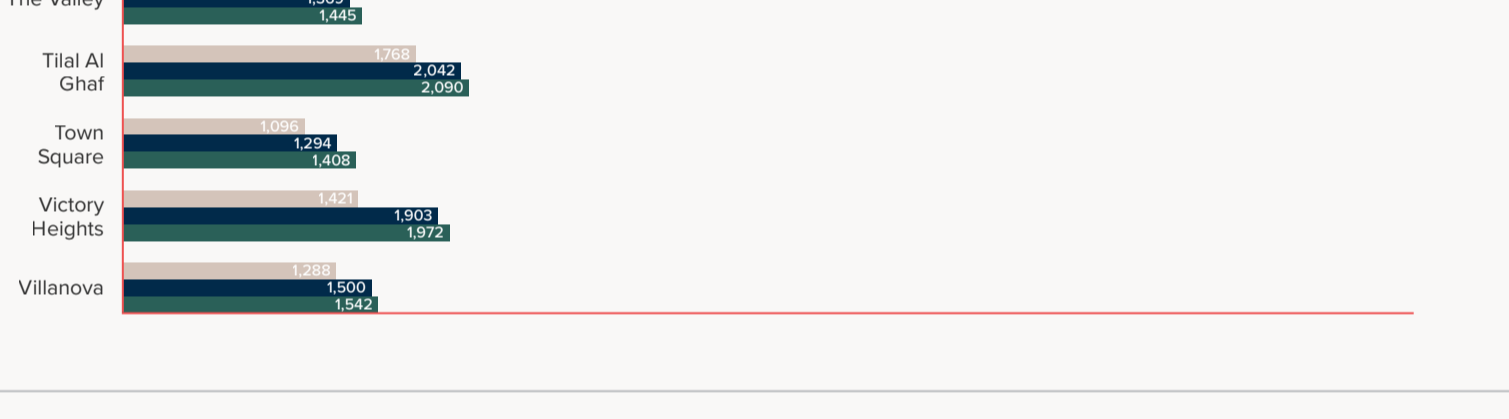
<p>Santorini, DAMAC Lagoons AED 210,000 4 3 2,268</p>	<p>Santorini, DAMAC Lagoons AED 219,998 4 5 1,550</p>	<p>Santorini, DAMAC Lagoons AED 229,999 5 5 3,101</p>	<p>Santorini, DAMAC Lagoons AED 248,999 5 4 1,550</p>	<p>Santorini, DAMAC Lagoons AED 300,000 5 6 3,216</p>
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Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	330,309	368,182	260,154
Arabian Ranches 1	294,895	595,000	772,857	1,575,000
Arabian Ranches 2	234,375	351,565	620,000	-
Arabian Ranches 3	194,539	277,036	551,429	-
DAMAC 1	205,373	245,852	504,646	-
DAMAC 2	101,981	109,489	140,545	206,649
DAMAC Lagoons	152,125	167,712	214,118	-
Dubai Hills	385,602	468,782	1,088,227	3,542,900
Dubai South	165,714	199,342	241,375	-
Emaar South	123,255	174,667	-	-
JGE	317,222	441,429	1,784,857	2,730,000
Jumeirah Park	337,931	403,654	899,500	1,275,000
JVC	208,889	229,533	250,000	-
MBR	212,986	310,364	1,772,500	2,450,000
Meadows	662,500	605,771	893,333	915,000
Mudon	196,770	265,529	350,000	-
Palm Jumeirah	-	2,799,905	8,266,667	2,975,000
Sobha Hartland	-	985,308	875,000	-
Springs	275,061	-	400,000	-
The Valley	146,643	181,355	-	-
Tilal Al Ghaf	231,092	393,217	877,143	-
Town Square	160,909	192,794	-	-
Victory Heights	259,133	341,500	843,000	-
Villanova	168,467	-	300,000	-



Current Average Gross Yield

FEBRUARY 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	5.07%
Serena	Townhouse	4.97%
Mohammed Bin Rashid City	Townhouse	4.95%
Arabian Ranches 3	Villa	4.89%
Reem	Townhouse	4.86%
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

2 0 2 6 T O D A T E

Community	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	82	319,169,180	DAMAC 2	406	43,293,122
MBR	46	522,422,500	Mudon	162	35,820,183
The Valley	39	178,248,798	The Valley	143	22,046,000
DAMAC 1	38	196,636,920	Tilal Al Ghaf	138	50,662,875
Dubai Hills	37	572,510,000	Villanova	136	23,769,333
Springs	31	147,510,240	Arabian Ranches 3	131	32,520,210
DAMAC 2	30	57,835,000	Al Furjan	129	39,485,154
Al Furjan	28	174,233,800	Dubai Hills	124	80,642,826
Arabian Ranches 1	27	198,405,000	Town Square	123	20,907,782
Tilal Al Ghaf	27	260,358,000	Springs	117	26,724,907
JVC	26	90,935,000	Emaar South	114	15,901,900
Mudon	26	102,999,999	DAMAC 1	101	29,018,148
Arabian Ranches 3	24	124,255,000	JVC	96	20,269,802
Emaar South	24	83,068,884	MBR	82	60,542,418
Town Square	22	68,585,000	Dubai South	81	15,599,500
JGE	21	290,485,000	Arabian Ranches 1	74	30,330,998
Villanova	21	71,625,000	Jumeirah Park	61	29,800,000
Dubai South	18	71,965,000	DAMAC Lagoons	58	10,391,500
Jumeirah Park	13	144,791,000	Arabian Ranches 2	45	15,556,000
Arabian Ranches 2	10	76,014,999	Victory Heights	33	12,900,000
Victory Heights	9	87,700,000	JGE	27	24,541,500
Meadows	7	83,450,000	Meadows	26	20,046,166
Palm Jumeirah	6	322,300,000	Palm Jumeirah	24	98,448,580
Sobha Hartland	2	25,000,000	Sobha Hartland	4	3,610,308

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2024

*Data source: Property Monitor, as of 2nd March 2026 Secondary Sales Only

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