

Dubai March Market Report

Villa | Townhouse

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



NEWS

Strong Start for Dubai Real Estate in Q1 2026

Dubai's real estate market delivered a strong start to 2026, recording over 42,000 transactions valued at AED 133.4 billion in Q1. Sustained demand from investors and end-users, alongside rising off-plan activity, highlights continued market confidence. The emirate reinforces its position as a leading global property hub with long-term stability and growth across all property segments.



NEWS

White & Co.

Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

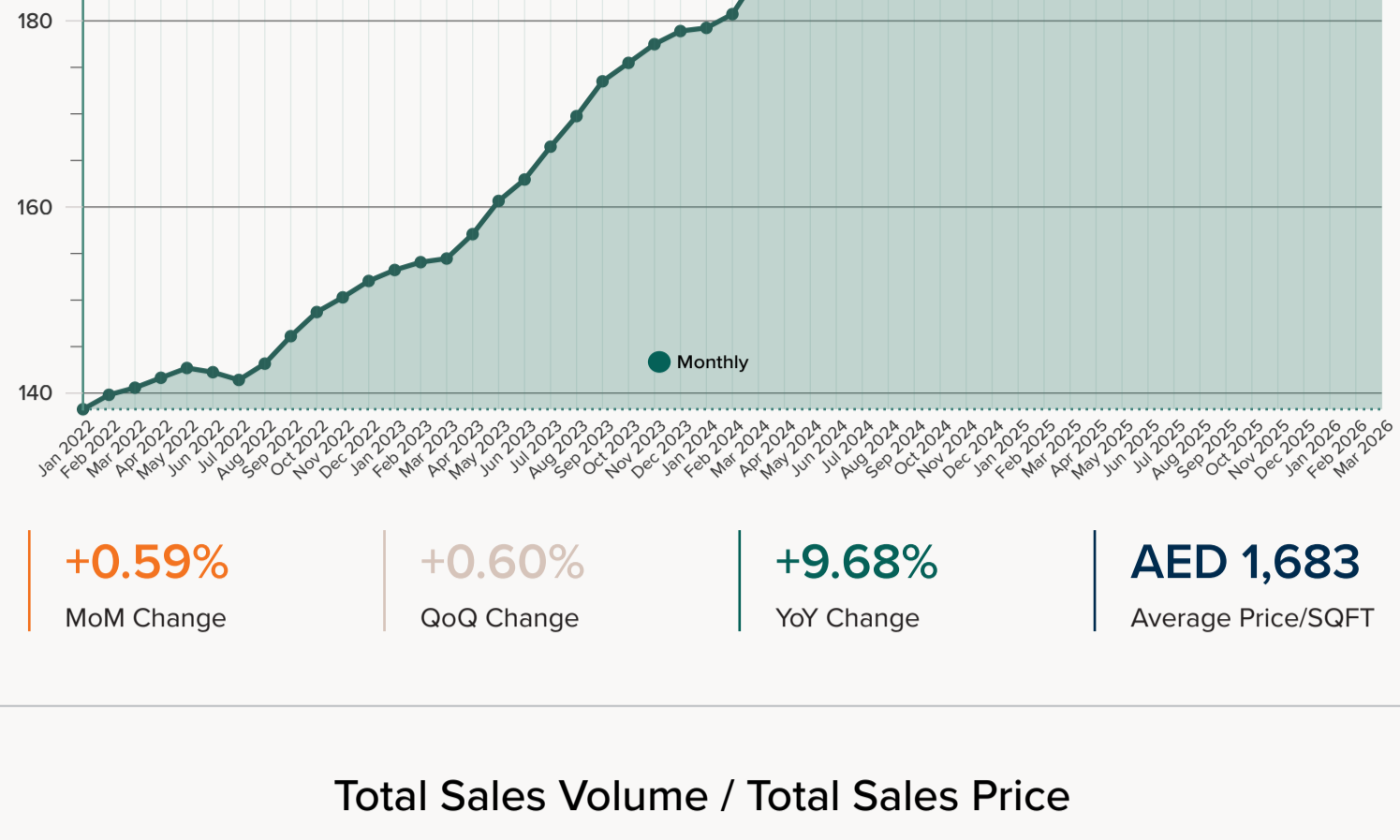
Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.39%	4.69%

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

Dubai House Price Timeline

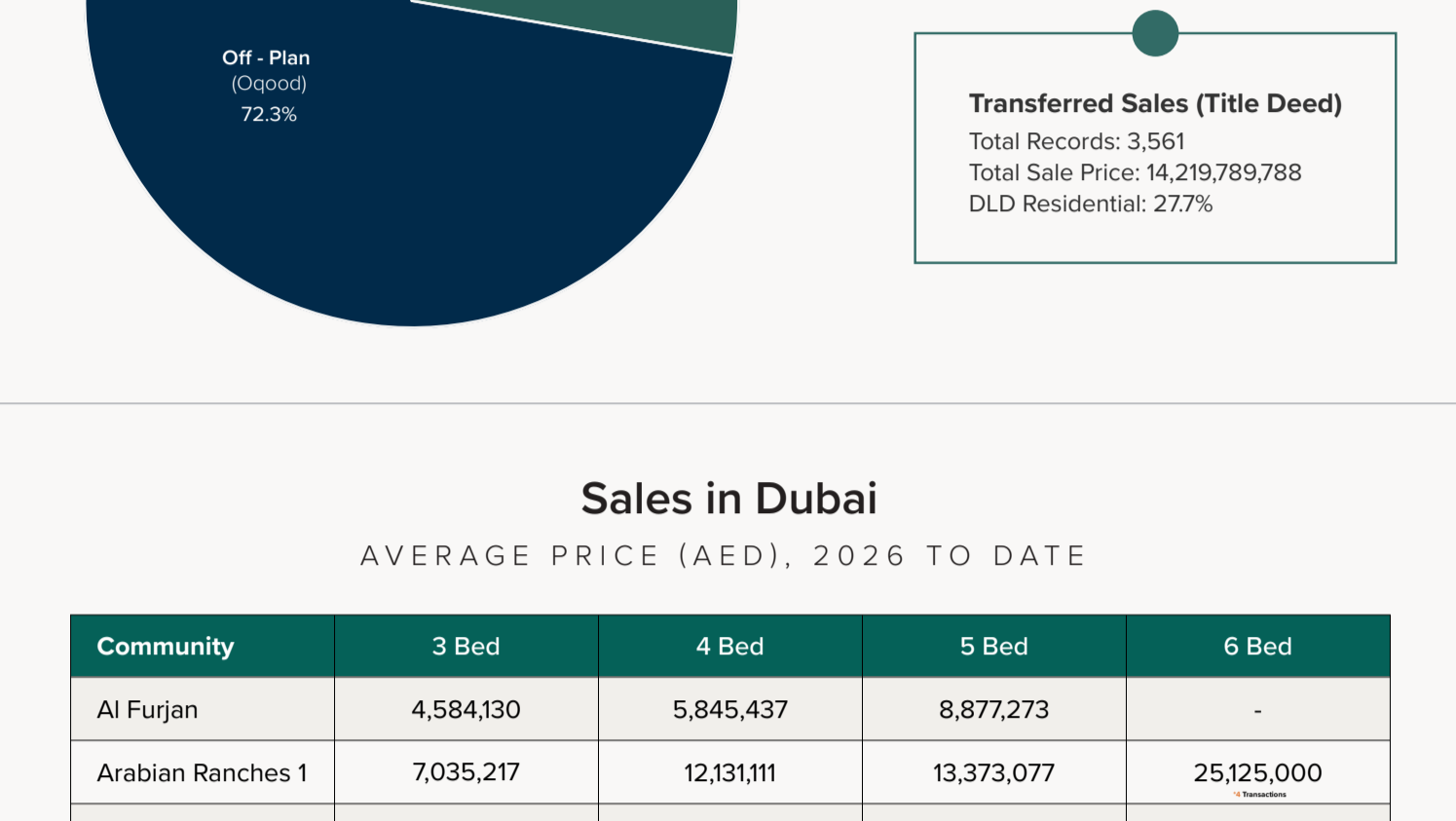
MARCH 2026



+0.59% MoM Change | **+0.60%** QoQ Change | **+9.68%** YoY Change | **AED 1,683** Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



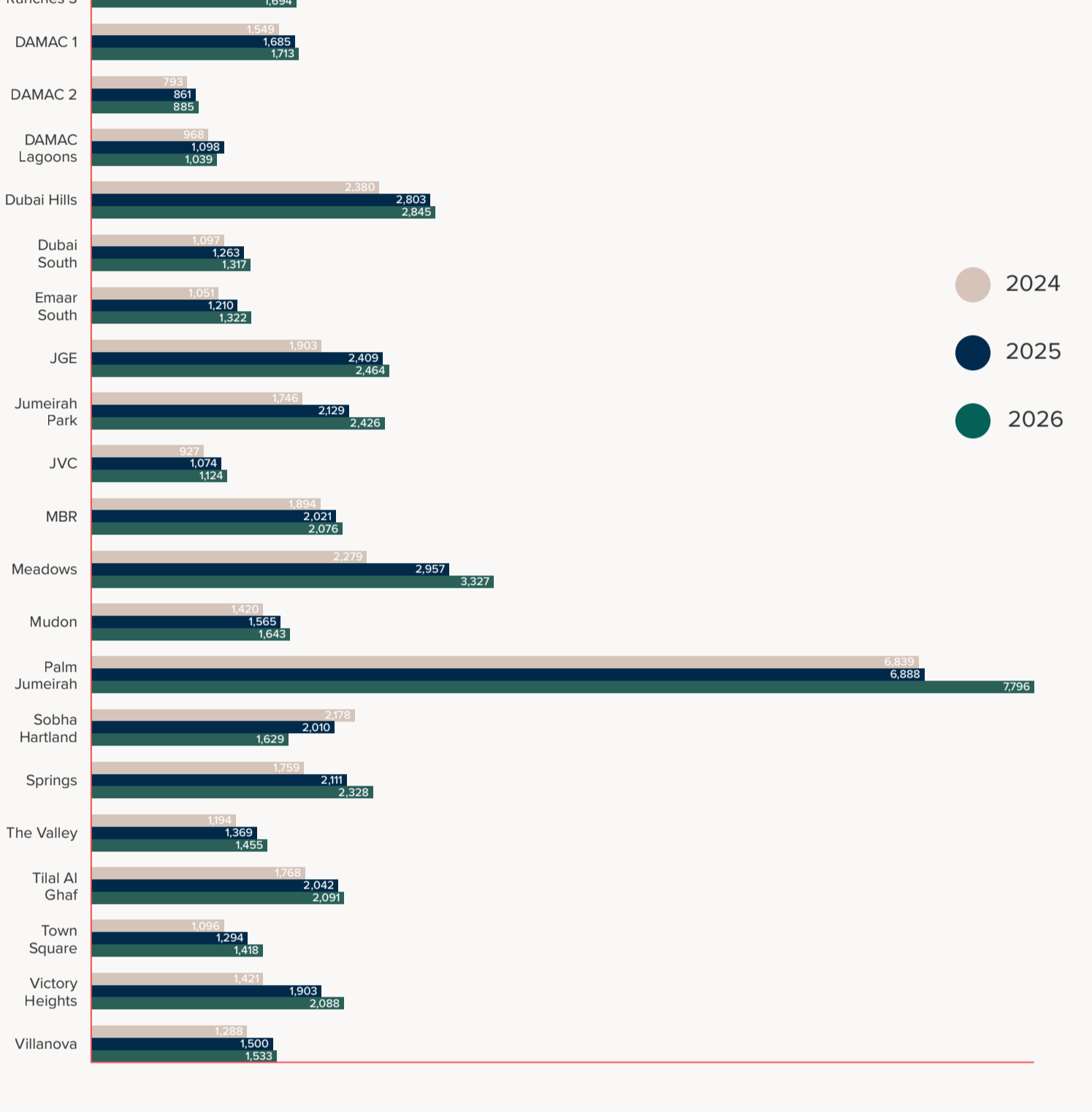
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,584,130	5,845,437	8,877,273	-
Arabian Ranches 1	7,035,217	12,131,111	13,373,077	25,125,000
Arabian Ranches 2	4,353,000	6,722,500	9,641,725	12,500,000
Arabian Ranches 3	3,526,897	6,285,000	6,425,000	-
DAMAC 1	3,731,951	4,424,875	9,025,120	10,600,000
DAMAC 2	1,761,427	2,159,362	-	3,853,333
DAMAC Lagoons	2,611,250	2,757,130	4,038,606	8,383,333
Dubai Hills	6,752,500	7,905,962	17,459,783	44,600,000
Dubai South	3,275,000	4,342,069	5,572,000	-
Emaar South	2,521,625	3,543,748	7,510,720	-
JGE	5,321,522	10,815,444	22,044,706	22,450,000
Jumeirah Park	11,125,278	9,965,000	11,285,001	-
JVC	3,240,909	3,400,217	-	-
MBR	3,551,364	9,400,745	19,124,286	34,828,571
Meadows	10,458,333	13,560,714	12,725,000	17,510,000
Mudon	3,556,413	4,646,250	-	-
Palm Jumeirah	14,949,965	40,428,571	48,660,000	86,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,971,505	-	-	-
The Valley	2,817,992	4,484,784	9,575,981	-
Tilal Al Ghaf	4,143,454	6,312,000	13,309,636	26,046,714
Town Square	2,894,077	3,586,400	-	-
Victory Heights	4,470,000	6,760,000	13,905,556	-
Villanova	2,922,083	3,823,043	-	-

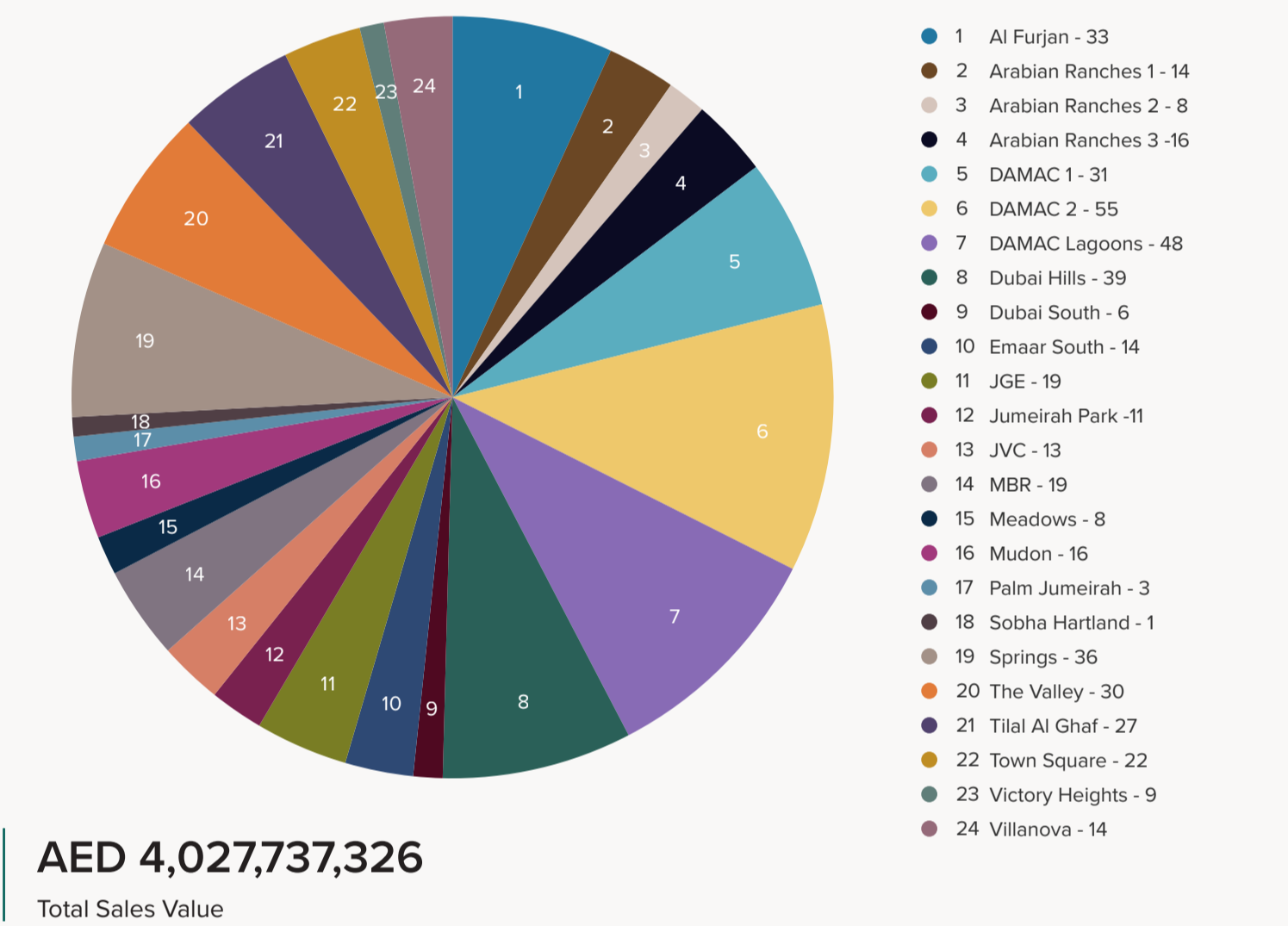
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



AED 4,027,737,326
Total Sales Value

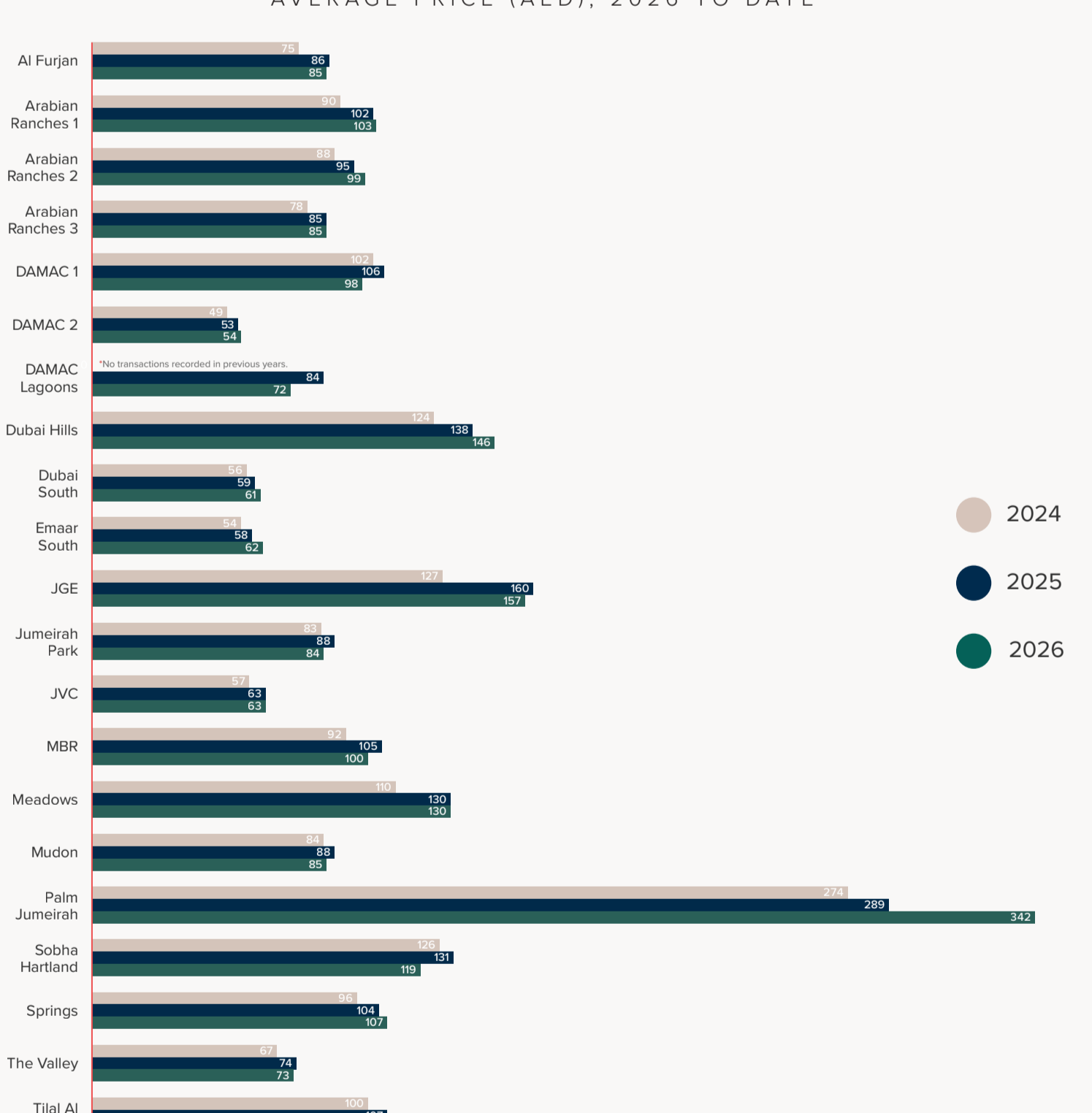
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	299,733	385,841	379,735
Arabian Ranches 1	294,895	497,993	555,155	1,056,776
Arabian Ranches 2	234,375	325,052	547,112	900,000
Arabian Ranches 3	194,539	267,456	389,197	-
DAMAC 1	205,373	242,444	389,600	350,000
DAMAC 2	101,981	112,160	131,313	214,987
DAMAC Lagoons	152,125	165,542	197,825	-
Dubai Hills	385,602	424,123	758,860	2,749,513
Dubai South	165,714	189,632	251,311	-
Emaar South	123,255	166,149	-	-
JGE	317,222	441,008	1,316,251	2,537,814
Jumeirah Park	337,391	337,070	581,196	1,275,000
JVC	208,889	205,642	250,000	-
MBR	212,986	283,631	1,318,636	1,924,952
Meadows	662,500	331,932	586,111	893,333
Mudon	196,770	245,913	300,000	-
Palm Jumeirah	-	1,543,843	2,373,240	5,385,616
Sobha Hartland	-	893,436	973,507	-
Springs	275,061	-	400,000	-
The Valley	146,643	176,598	-	-
Tilal Al Ghaf	231,092	339,433	656,771	-
Town Square	160,909	184,414	-	-
Victory Heights	259,133	292,563	517,094	700,000
Villanova	168,467	188,787	300,000	-

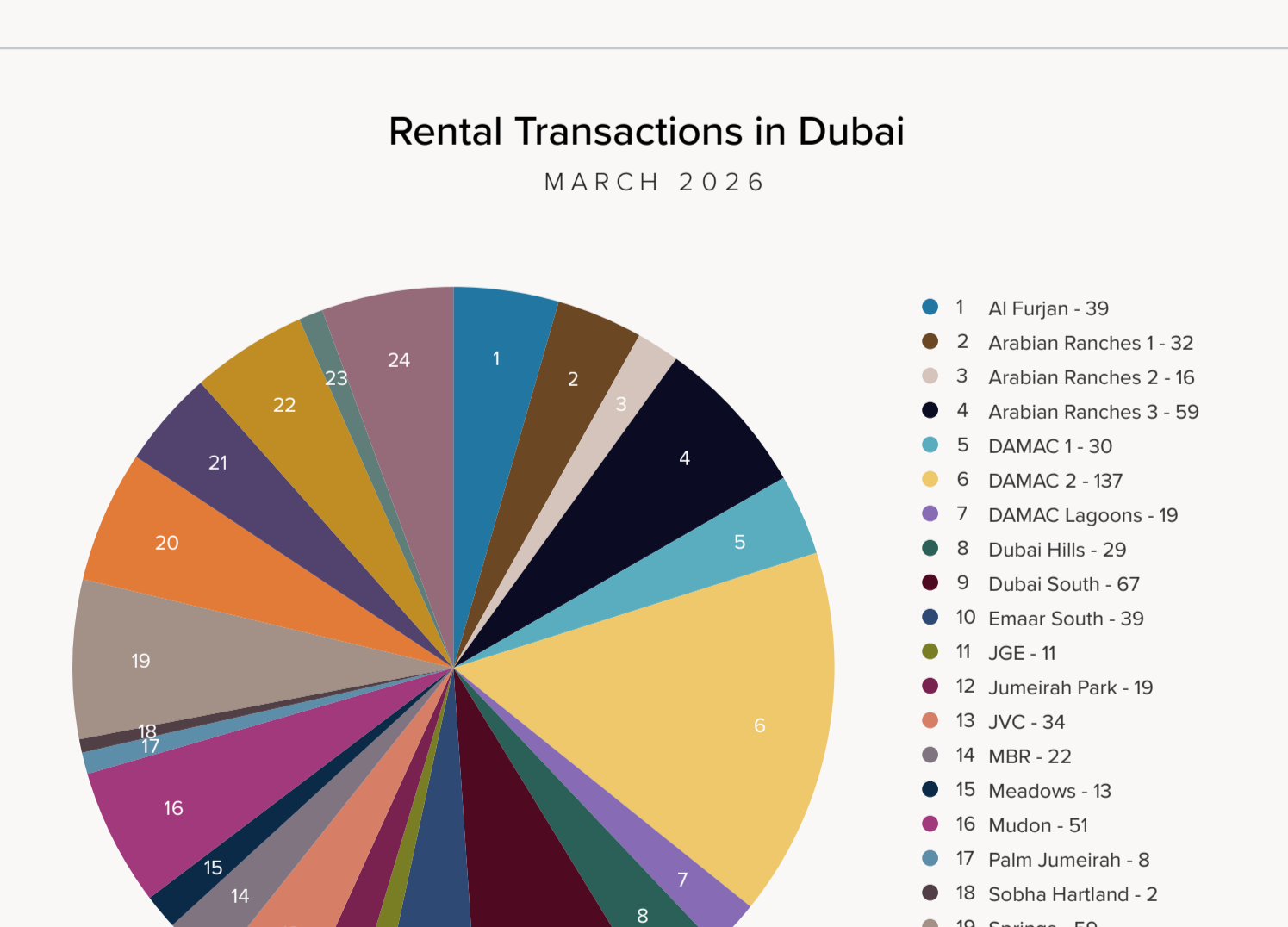
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



AED 372,331,175
Total Rental Value

Current Average Gross Yield

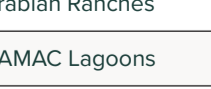
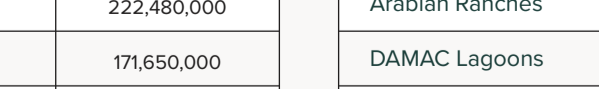
MARCH 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Meydan	Villa	4.93 %	The Springs	Villa	4.16 %
Jumeirah Golf Estates	Villa	4.89 %	The Villa	Villa	4.13 %
DAMAC Hills 2	Villa	4.75 %	Sobha Hartland	Villa	4.07 %
DAMAC Hills	Villa	4.74 %	Arabian Ranches 2	Villa	4.07 %
Al Furjan	Villa	4.64 %	Arabian Ranches 3	Villa	4.07 %
Reem	Townhouse	4.55 %	Tilal Al Ghaf	Townhouse	4.05 %
Dubai Hills Estate	Villa	4.53 %	Serena	Townhouse	3.96 %
Mohammed Bin Rashid City	Townhouse	4.43 %	The Valley	Villa	3.82 %
Mudon	Villa	4.32 %	Arabian Ranches	Villa	3.08 %
Jumeirah Village Circle	Villa	4.25 %	Jumeirah Park	Villa	3.05 %
Villanova	Villa	4.24 %	The Meadows	Villa	2.81 %
Town Square	Townhouse	4.20 %	Palm Jumeirah	Villa	2.52 %

Total Sales & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	222	863,032,710	DAMAC 2	578	6130,830
The Valley	108	417,516,420	Mudon	215	45,042,318
MBR	106	1,279,660,646	Villanova	195	33,555,278
Springs	103	498,700,239	The Valley	194	28,572,239
DAMAC 2	88	171,505,530	Arabian Ranches 3	190	42,993,613
Al Furjan	87	543,638,799	Tilal Al Ghaf	177	56,784,536
Dubai Hills	87	1,328,690,000	The Springs	176	38,644,759
DAMAC 1	85	439,567,079	Al Furjan	172	49,287,831
Arabian Ranches 1	80	739,025,000	Town Square	172	28,185,943
Tilal Al Ghaf	78	743,224,624	Dubai Hills Estate	160	107,689,969
Town Square	77	240,152,000	Emaar South	157	21,275,979
Mudon	74	293,689,999	JVC	134	26,334,810
Emaar South	72	222,198,884	DAMAC Hills	131	33,554,397
Arabian Ranches 3	68	347,675,000	Dubai South	113	20,349,731
JGE	61	847,494,000	MBR	109	518,189,931
Dubai South	56	222,480,000	Arabian Ranches	104	38,287,983
JVC	51	171,650,000	DAMAC Lagoons	87	15,263,973
Villanova	51	167,835,000	Jumeirah Park	80	32,027,360
Jumeirah Park	45	483,830,014	Arabian Ranches 2	63	21,343,283
Meadows	30	389,420,000	Victory Heights	46	14,539,344
Arabian Ranches 2	25	179,446,897	JGE	42	35,854,802
Victory Heights	22	213,440,000	The Meadows	41	20,813,183
Palm Jumeirah	21	1,296,199,929	Palm Jumeirah	34	85,374,751
Sobha Hartland	3	73,800,000	Sobha Hartland	7	65,743,335



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

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