

Al Furjan June Market Report

Villa | Townhouse

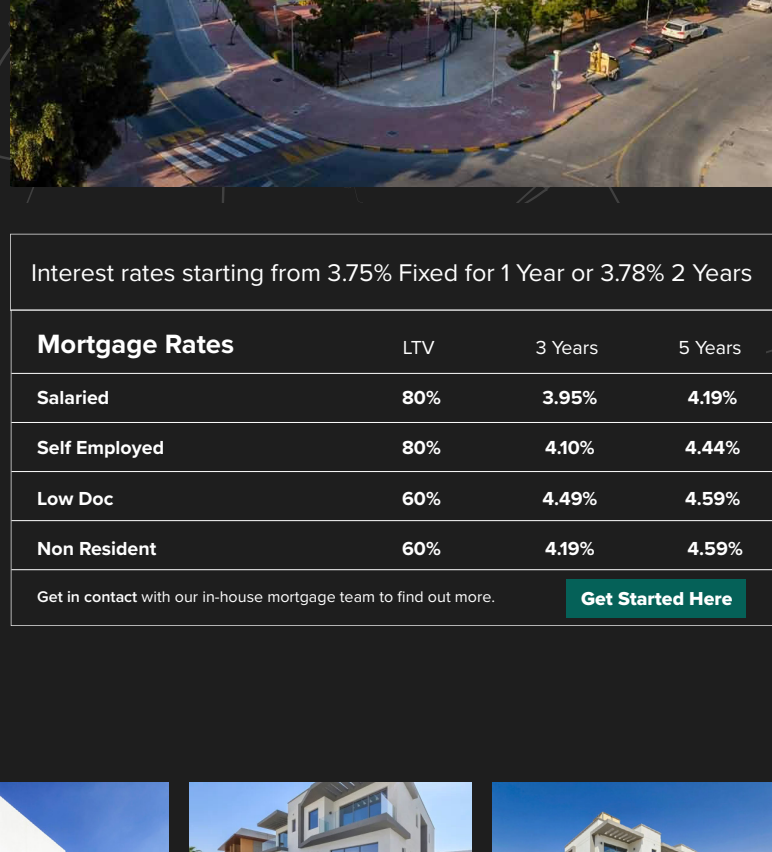
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Al Furjan villa values keep trending upward into 2026

Al Furjan remained one of Dubai's strongest-performing villa and townhouse communities heading into mid-2026, with values continuing to trend upwards across much of the market. The area's appeal is underpinned by ongoing residential deliveries from developers such as Azizi and sustained demand from family buyers and tenants, supporting long-term growth and stability.



NEWS

White & Co.

As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

Hot Properties for Sale

 West Village, Al Furjan AED 11,999,000 6 7 5,250	 West Village, Al Furjan AED 12,000,000 6 7 6,609	 West Village, Al Furjan AED 12,500,000 5 6 6,459	 West Village, Al Furjan AED 12,999,000 6 7 6,458	 West Village, Al Furjan AED 18,500,000 7 8 9,418
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Recent White & Co. Sales

 North Village, Al Furjan AED 3,800,000 3 3 2,471	 Murooj, Al Furjan AED 4,800,000 4 4 3,616	 Quortaj, Al Furjan AED 6,775,000 3 3 3,842	 Quortaj, Al Furjan AED 7,200,000 3 3 3,842	 Tilal Al Furjan, Al Furjan AED 9,200,000 4 6 6,543
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



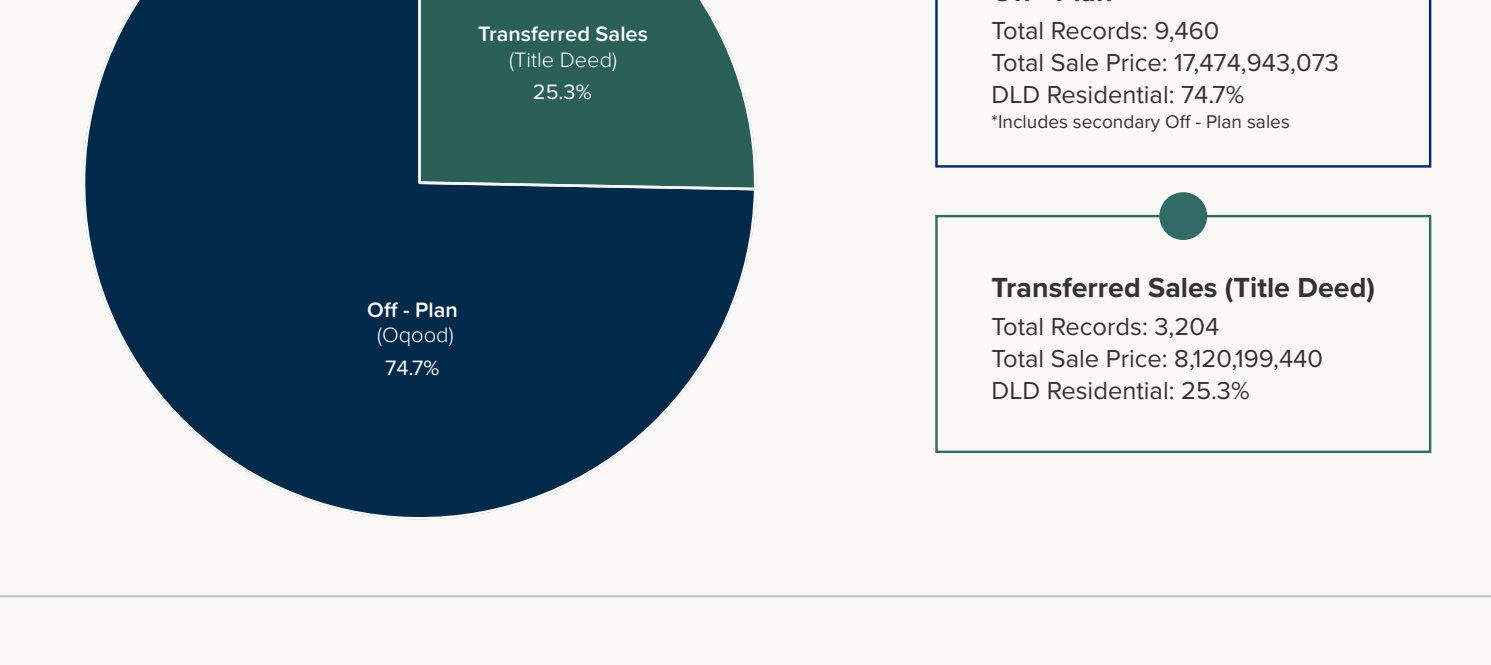
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,434,865	5,771,662	8,450,000	-
Arabian Ranches 1	6,850,909	11,448,462	13,590,000	30,100,000
Arabian Ranches 2	4,419,231	6,428,333	8,911,150	12,500,000
Arabian Ranches 3	3,295,817	6,081,197	7,554,167	-
DAMAC 1	3,880,397	4,063,800	8,593,819	12,133,333
DAMAC 2	1,712,103	2,094,577	2,500,000	3,568,000
DAMAC Lagoons	2,575,625	2,664,480	3,804,935	7,923,926
Dubai Hills	6,651,667	8,017,358	16,774,614	41,666,667
Dubai Land	3,271,055	3,993,922	-	-
Dubai South	2,808,203	3,992,793	6,107,174	-
Emaar South	2,642,631	3,682,712	7,510,720	-
JGE	5,099,000	9,416,941	19,360,400	24,488,333
Jumeirah Islands	-	23,207,139	45,249,107	-
Jumeirah Park	10,518,714	9,662,083	11,206,072	-
JVC	3,294,844	3,537,121	3,250,000	-
Mudon	3,510,614	4,609,310	5,050,000	-
Palm Jumeirah	21,383,310	41,493,333	46,042,857	95,833,333
Sobha Hartland	-	10,050,000	25,000,000	37,100,000
The Meadows	10,464,286	12,907,500	14,462,500	17,673,333
The Springs	5,975,470	-	-	-
The Valley	2,781,805	4,157,123	9,181,986	-
Tilal Al Ghaf	3,924,867	6,343,396	12,841,273	24,165,875
Town Square	2,835,907	3,537,273	-	-
Victory Heights	4,346,000	7,088,458	13,138,889	-
Villanova	2,908,977	3,761,702	7,200,000	-

Sale Transactions in Dubai

JUNE 2026

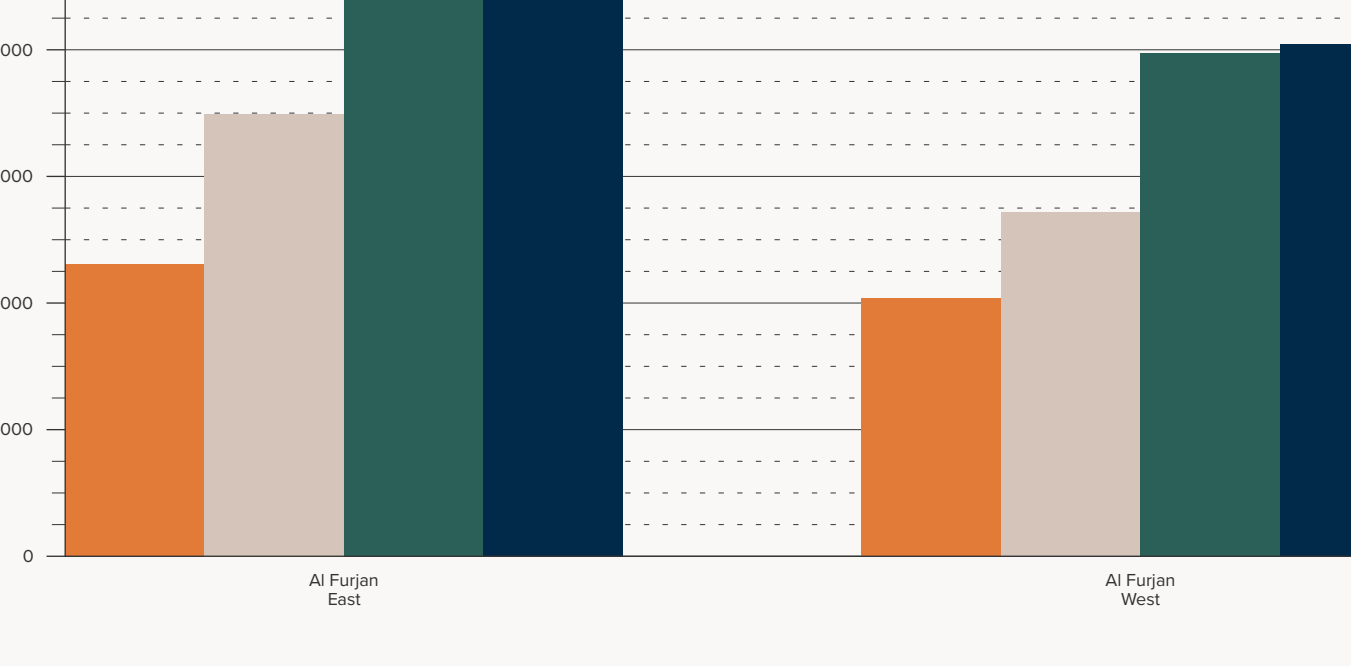


AED 3,433,229,700

Total Sales Value

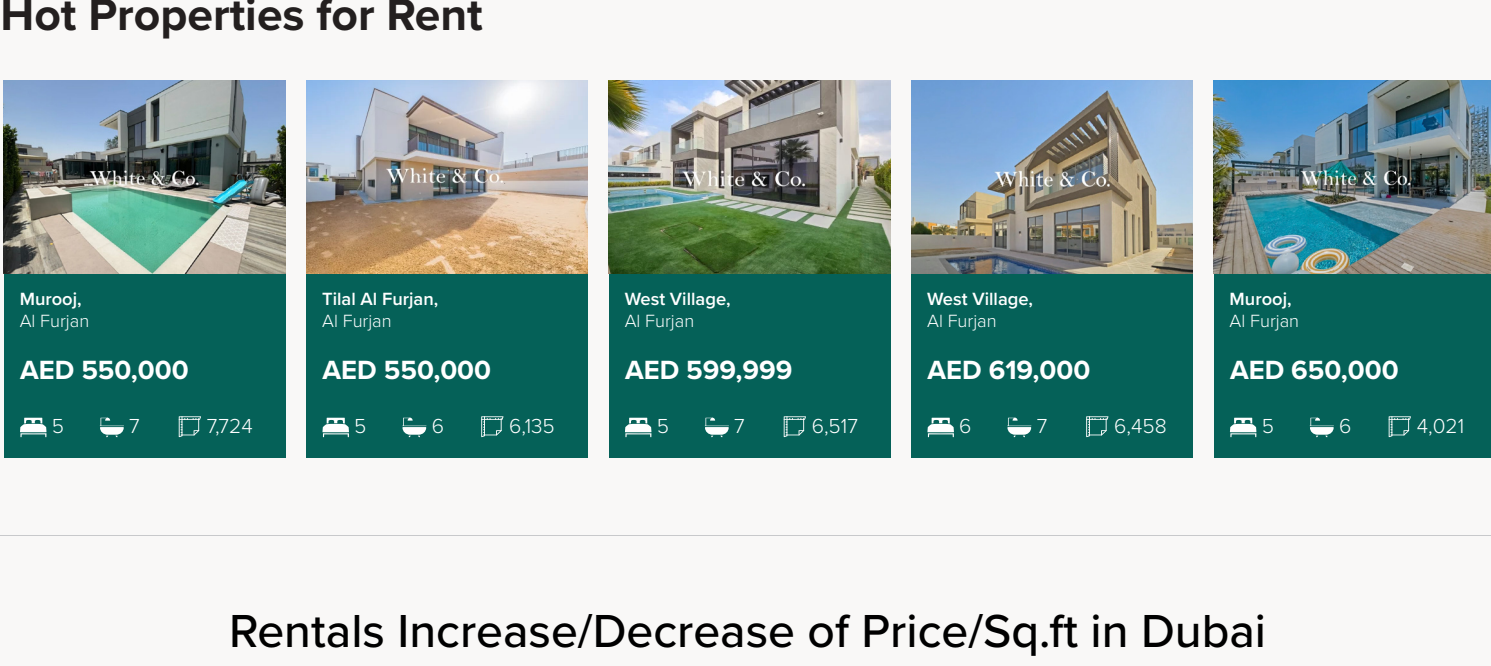
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Sales in Al Furjan

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

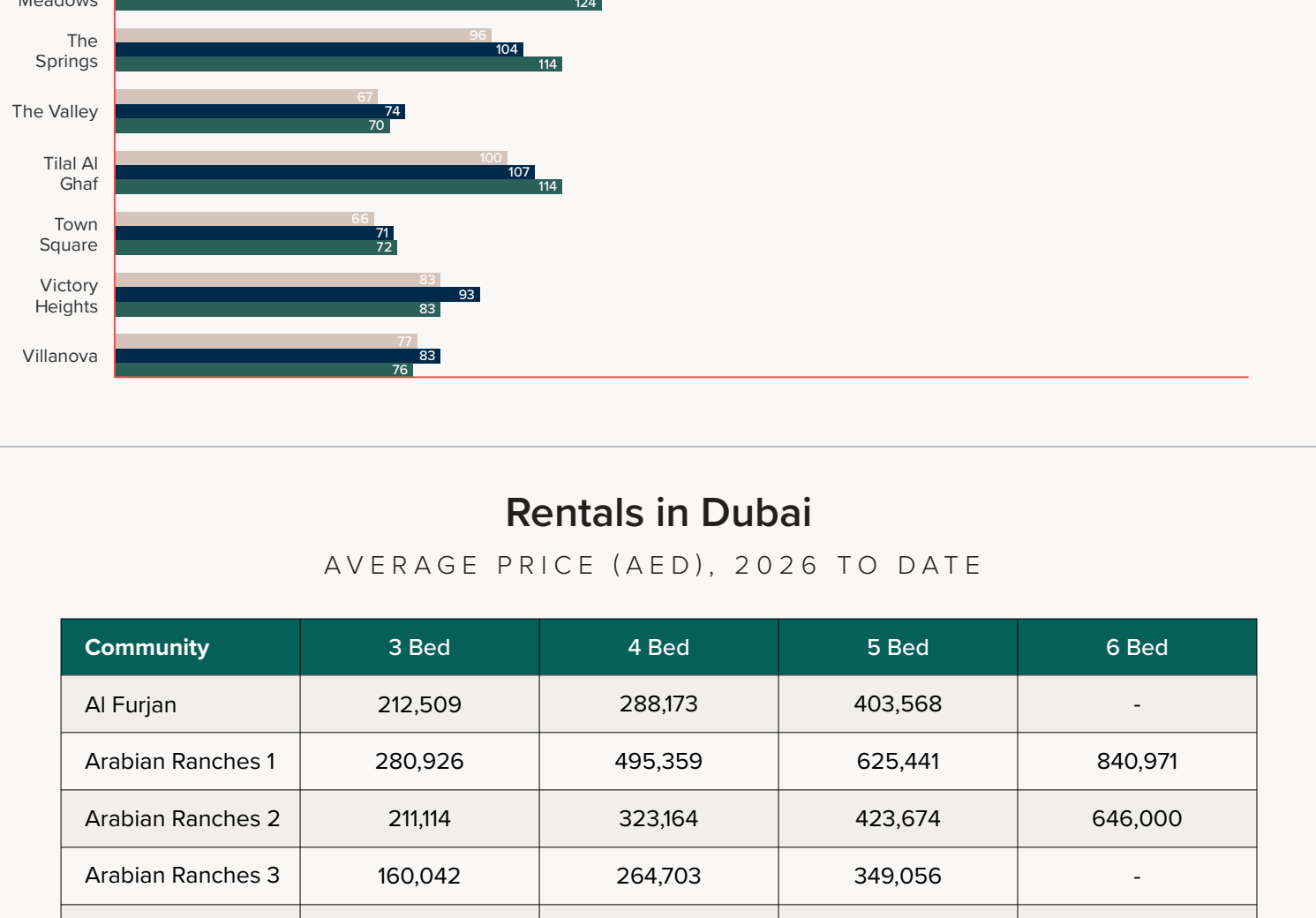
MARKET ANALYSIS

Hot Properties for Rent

 Murooj, Al Furjan AED 550,000 5 7 7,724	 Tilal Al Furjan, Al Furjan AED 550,000 5 6 6,135	 West Village, Al Furjan AED 599,999 5 7 6,517	 West Village, Al Furjan AED 619,000 6 7 6,458	 Murooj, Al Furjan AED 650,000 5 6 4,021
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



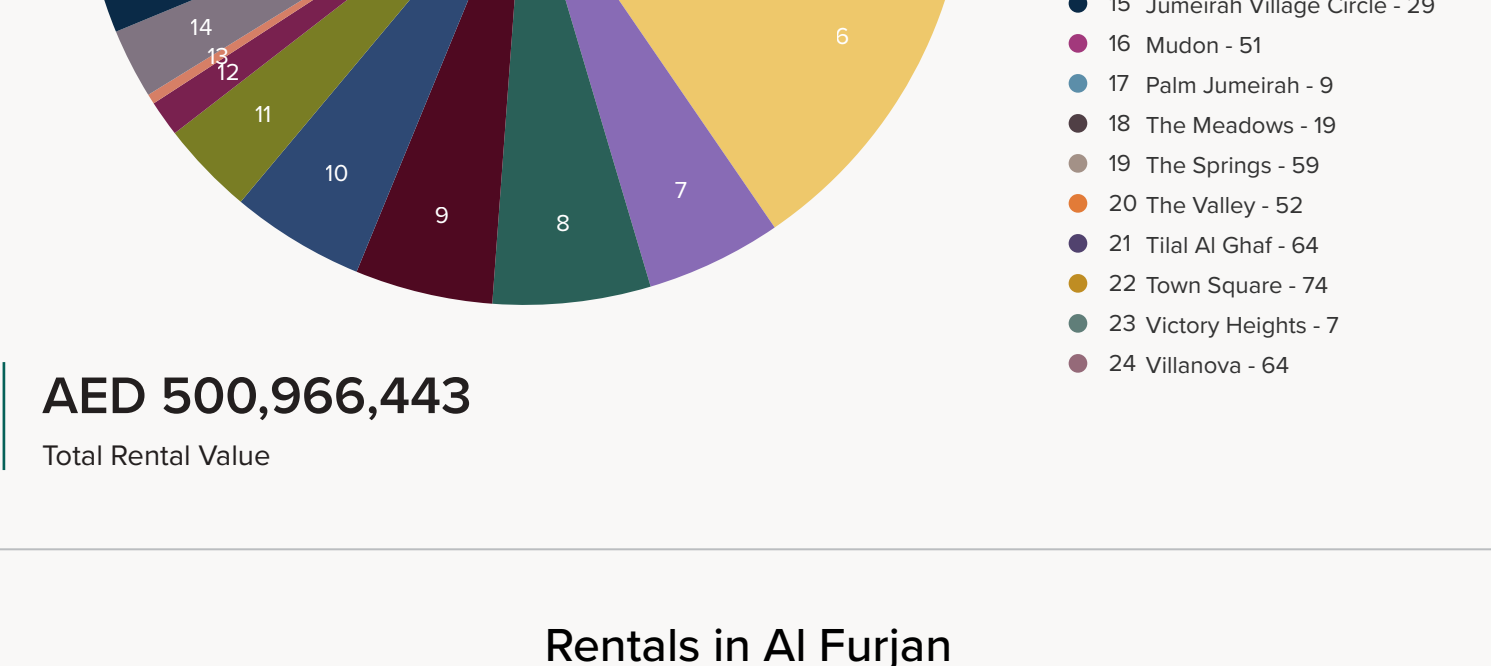
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,509	288,173	403,568	-
Arabian Ranches 1	280,926	495,359	625,441	840,971
Arabian Ranches 2	211,114	323,164	423,674	646,000
Arabian Ranches 3	160,042	264,703	349,056	-
DAMAC 1	196,014	225,167	409,060	571,725
DAMAC 2	98,261	112,993	135,359	217,965
DAMAC Lagoons	142,814	153,202	196,798	-
Dubai Hills	309,343	398,728	796,790	2,263,605
Dubai Land	167,487	199,857	-	-
Dubai South	119,327	175,038	259,855	-
Emaar South	114,562	159,409	-	-
JGE	281,569	517,137	1,252,708	1,894,444
Jumeirah Islands	-	1,034,809	1,300,000	-
Jumeirah Park	319,064	346,993	561,294	1,275,000
JVC	198,724	207,883	250,000	-
Mudon	184,196	241,916	287,120	-
Palm Jumeirah	723,333	1,593,297	1,913,208	4,705,594
Sobha Hartland	-	716,062	843,320	-
The Meadows	497,932	432,664	499,716	892,000
The Springs	262,102	-	400,000	-
The Valley	134,752	171,748	-	-
Tilal Al Ghaf	202,423	329,963	642,433	-
Town Square	150,062	184,297	-	-
Victory Heights	219,644	290,471	553,588	700,000
Villanova	156,032	184,299	330,000	-

Rental Transactions in Dubai

JUNE 2026

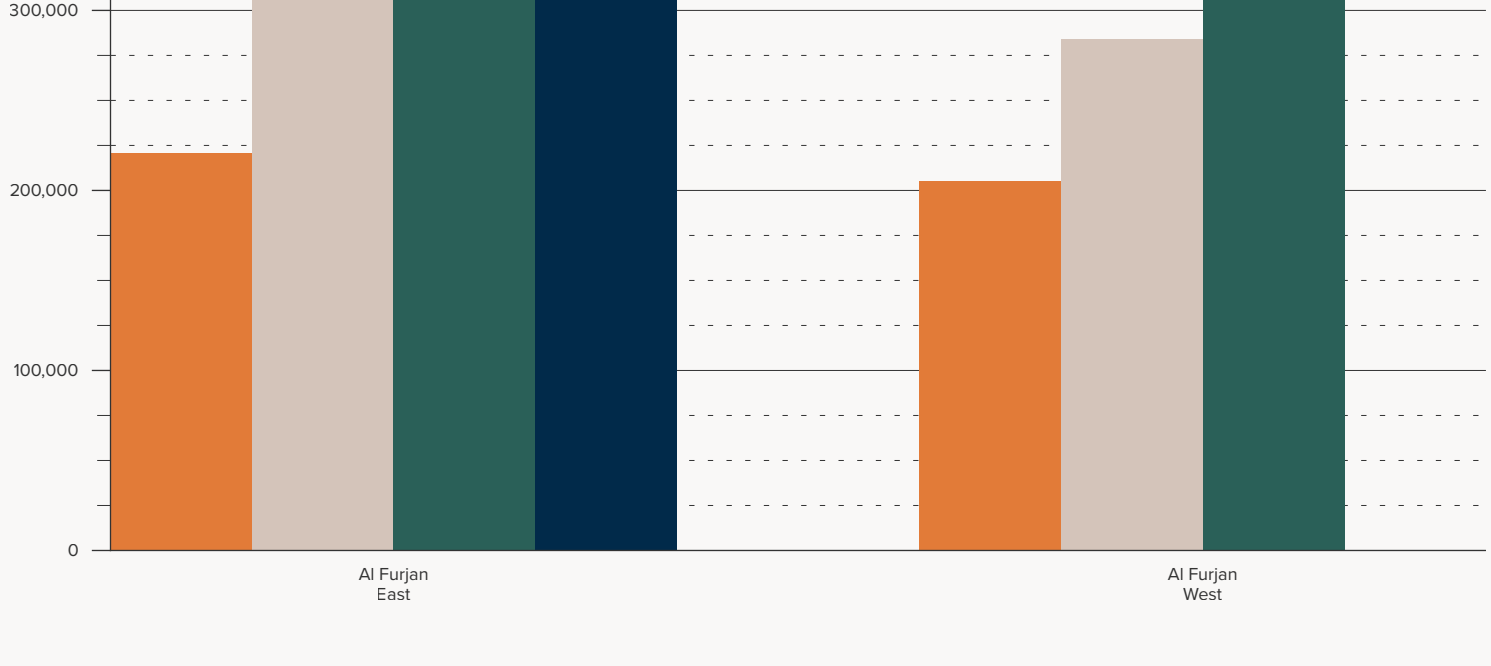


AED 500,966,443

Total Rental Value

Rentals in Al Furjan

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
JGE	Villa	6.28 %
DAMAC Lagoons	Villa	6.10 %
DAMAC Hills 2	Villa	5.97 %
JVC	Villa	5.58 %
DAMAC Hills 1	Villa	5.40 %
Mudon	Villa	5.23 %
Villanova	Villa	5.07 %
Al Furjan	Villa	5.02 %
Arabian Ranches 3	Villa	4.96 %
Town Square	Townhouse	4.96 %
Arabian Ranches 2	Villa	4.94 %
Tilal Al Ghaf	Townhouse	4.84 %

Community	Community Type	Avg. Gross Yield
Reem	Townhouse	4.76 %
Serena	Townhouse	4.68 %
The Valley	Villa	4.59 %
Dubai Hills Estate	Villa	4.44 %
Dubai Sports City	Villa	4.40 %
The Springs	Villa	4.12 %
Arabian Ranches 1	Villa	3.92 %
Dubai Sports City	Villa	3.74 %
Jumeirah Park	Villa	3.67 %
Palm Jumeirah	Villa	3.18 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	2.85 %

Total Sales & Rentals in Dubai

2026 TO DATE

DAMAC Hills	119	765,359,789	Dubai Hills Estate	359	322,803,910
Dubai Land	137	464,070,955	The Valley	356	52,554,612
Al Furjan	135	830,484,005	The Springs	355	80,169,037
Mudon	130	523,182,998	Tilal Al Ghaf	349	119,090,875
Tilal Al Ghaf	127	1,082,809,624	Al Furjan	335	101,983,175
Arabian Ranches	121	1,093,833,998	Emaar South	309	41,283,755
Town Square	120	363,453,943	DAMAC Hills	284	80,918,398
Emaar South	115	362,522,522	DAMAC Lagoons	250	42,457,020
Villanova	98	326,870,000	Arabian Ranches	243	98,982,447
JGE	95	1,296,642,000	JVC	236	47,731,650
JVC	85	281,285,000	Jumeirah Park	160	76,584,690
Jumeirah Park	73	756,930,014	Arabian Ranches 2	138	46,676,925
The Meadows	48	644,745,000	JGE	97	77,468,465