

Arabian Ranches 3 June Market Report

Villa | Townhouse

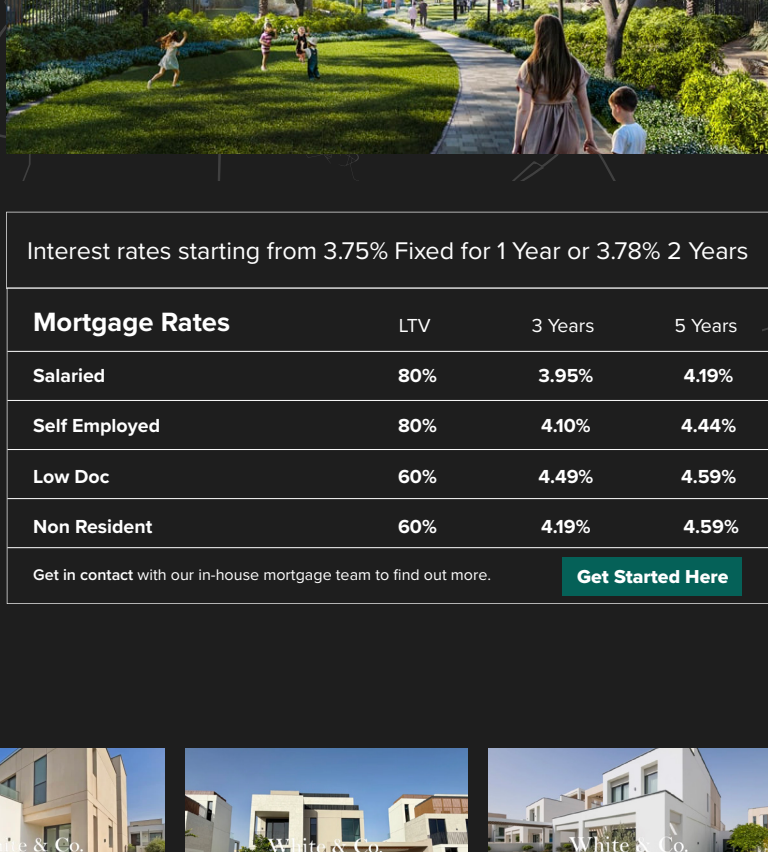
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Arabian Ranches 3 Draws Strong Attention

Arabian Ranches 3 is emerging as one of Dubai's most closely watched villa communities, supported by ongoing development, expanding amenities, and sustained family demand. Its combination of modern housing trends and relative affordability continues to attract both end-users and investors seeking exposure to Dubai's evolving suburban market.



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

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Bliss, Arabian Ranches 3	AED 3,100,000	3	3	2,313	
Bliss, Arabian Ranches 3	AED 4,300,000	4	4	2,004	
Caya, Arabian Ranches 3	AED 6,249,998	3	4	3,535	
Elite Saab, Arabian Ranches 3	AED 7,600,000	4	6	5,656	
Caya, Arabian Ranches 3	AED 10,200,000	4	5	4,822	

Recent White & Co. Sales

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Anya, Arabian Ranches 3	AED 3,000,000	3	4	1,559	
Bliss, Arabian Ranches 3	AED 3,250,000	3	4	2,201	
Anya, Arabian Ranches 3	AED 3,550,000	4	4	2,400	
Bliss, Arabian Ranches 3	AED 3,875,000	4	5	3,000	
Elite Saab, Arabian Ranches 3	AED 9,100,000	5	7	6,566	

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



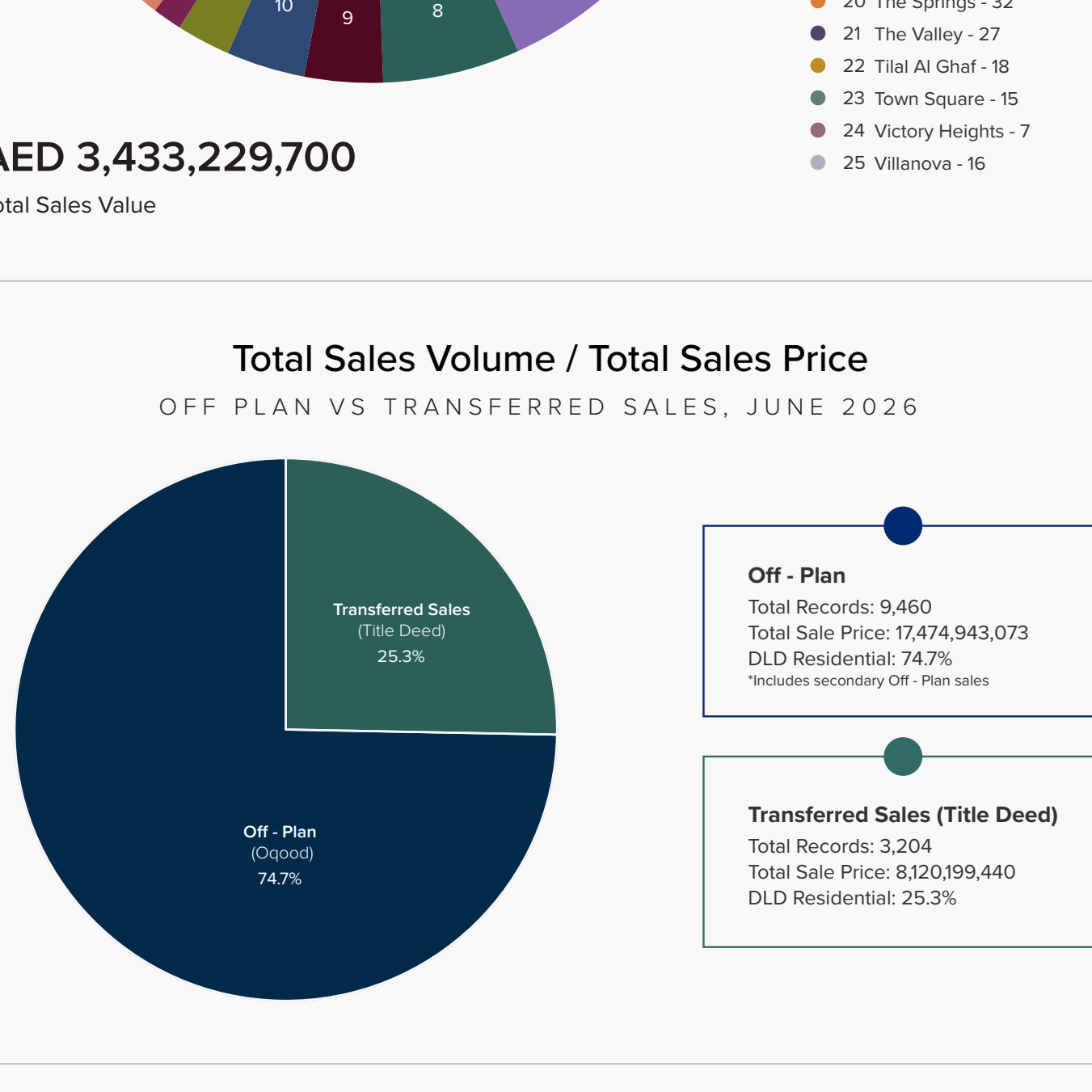
Sales in Dubai

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	6,107,144	-
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

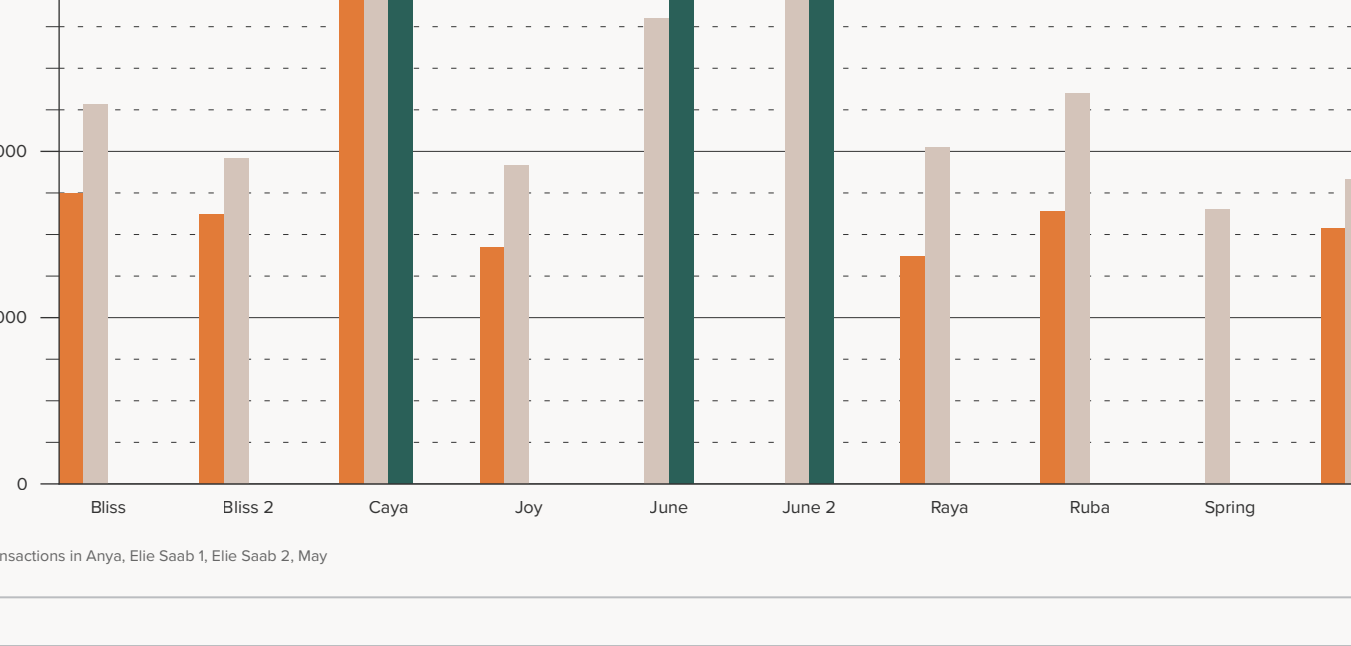


AED 3,433,229,700

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026

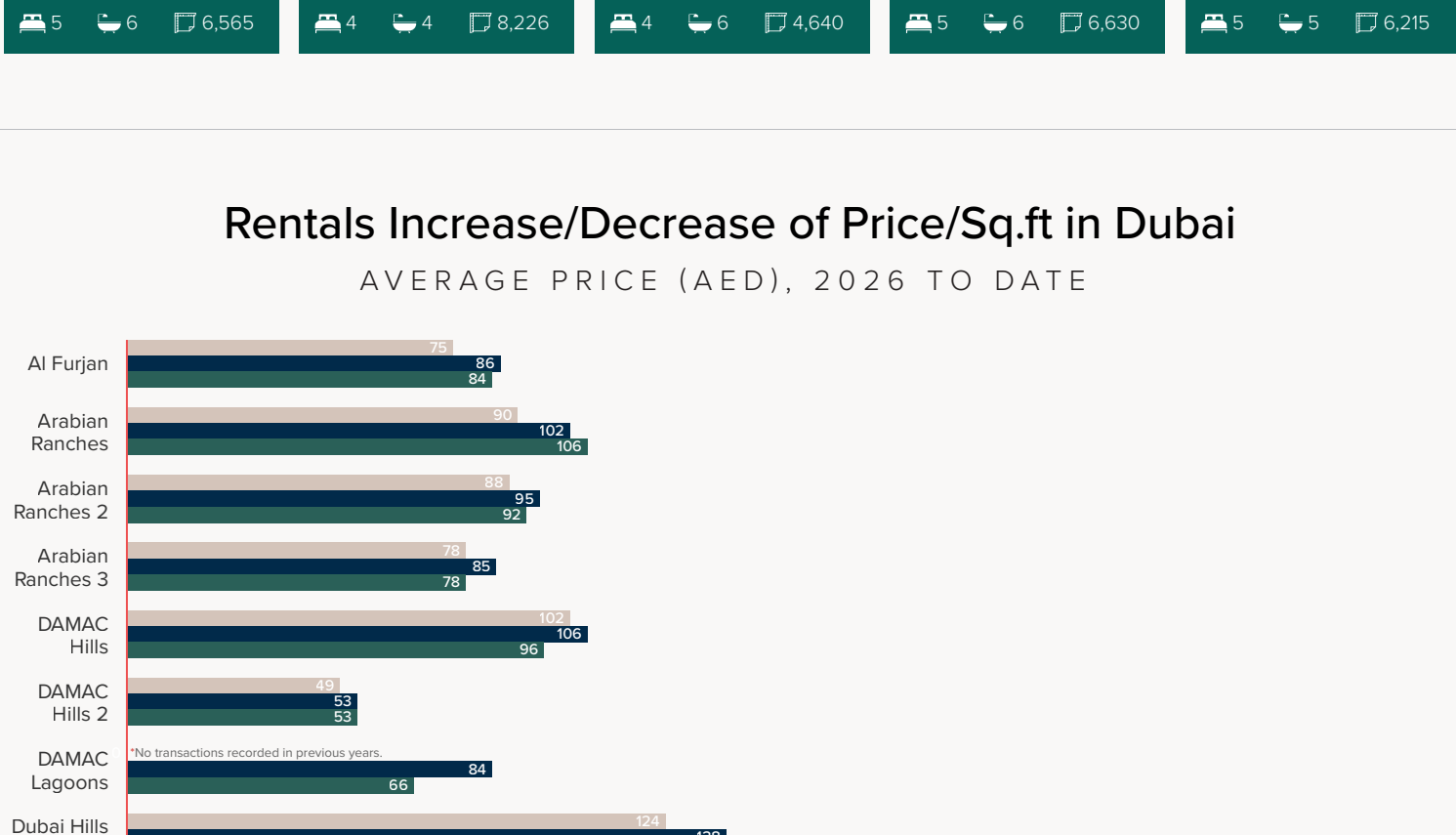


Off - Plan
Total Records: 9,460
Total Sale Price: 17,474,943,073
DLD Residential: 74.7%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,204
Total Sale Price: 8,120,199,440
DLD Residential: 25.3%

Sales in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Anya, Elite Saab 1, Elite Saab 2, May

RENTAL TRANSACTIONS

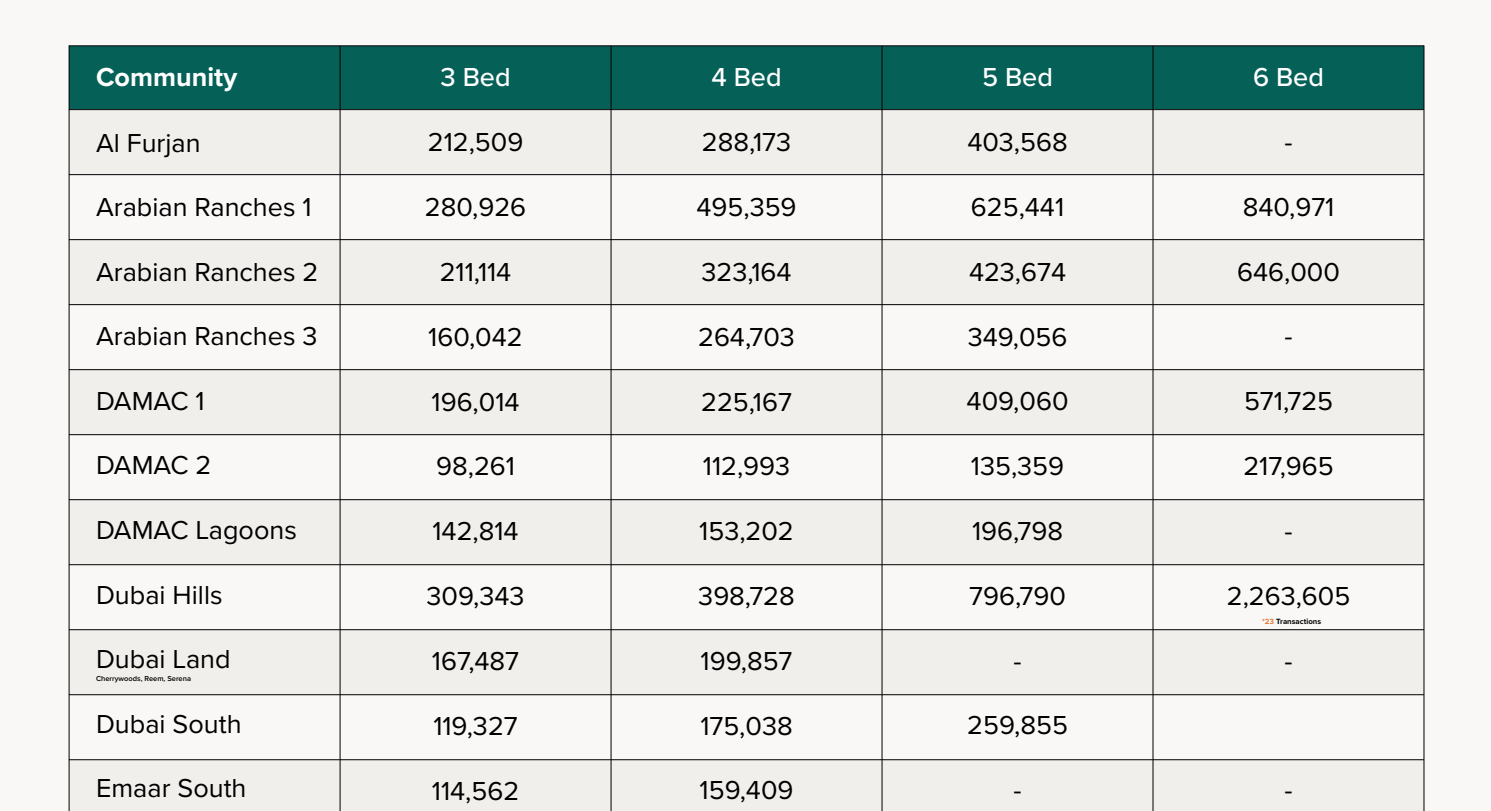
MARKET ANALYSIS

Hot Properties for Rent

Property	Price (AED)	5 Bed	6 Bed	7 Bed	8 Bed
Elite Saab, Arabian Ranches 3	AED 495,000	5	6	6,565	
Caya, Arabian Ranches 3	AED 500,000	4	4	8,226	
Elite Saab, Arabian Ranches 3	AED 570,000	4	6	4,640	
Caya, Arabian Ranches 3	AED 650,000	5	6	6,630	
Caya, Arabian Ranches 3	AED 675,000	5	5	6,215	

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

AVERAGE PRICE (AED), 2026 TO DATE



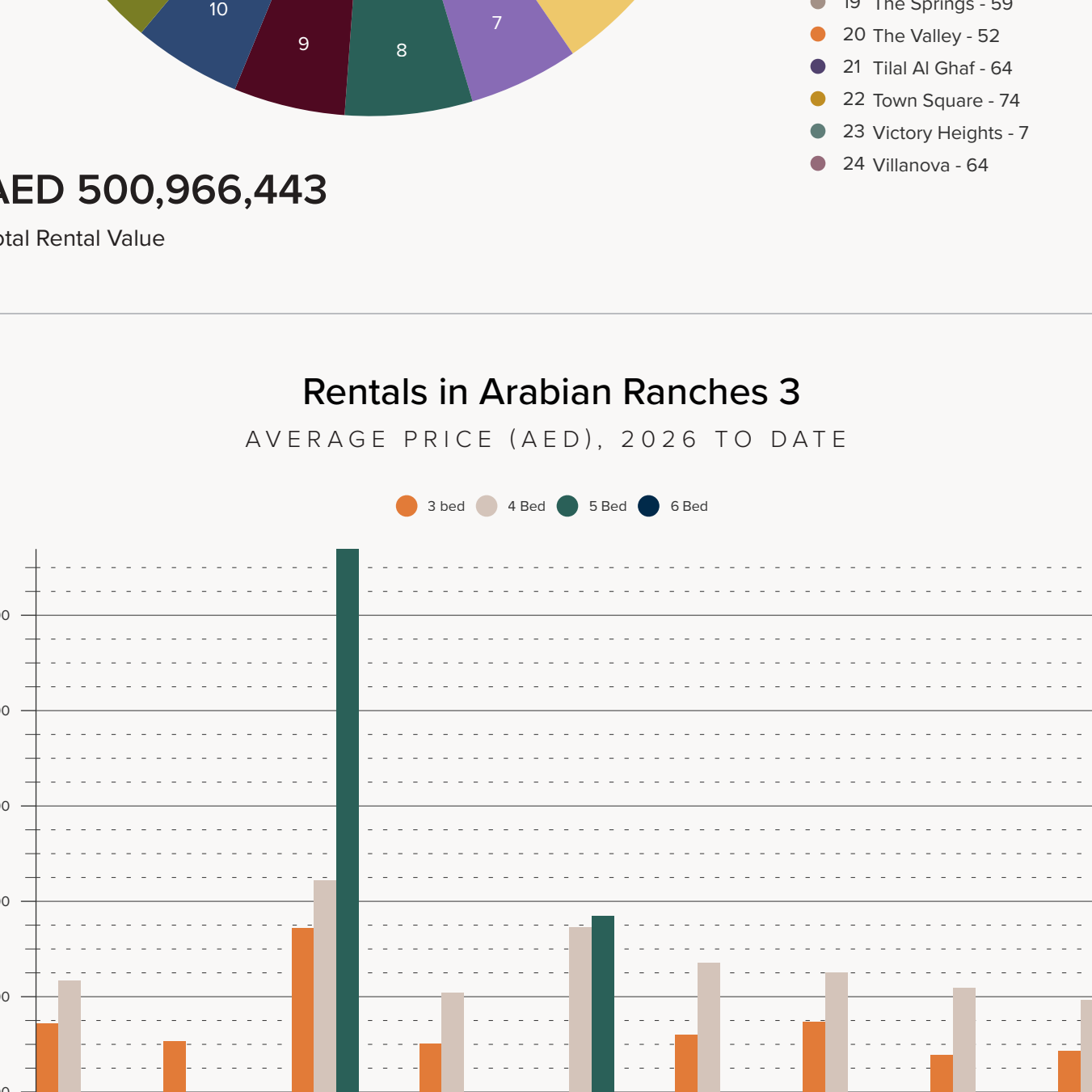
Rentals in Dubai

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	224,703	349,056	-
DAMAC 1	196,014	265,167	409,066	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

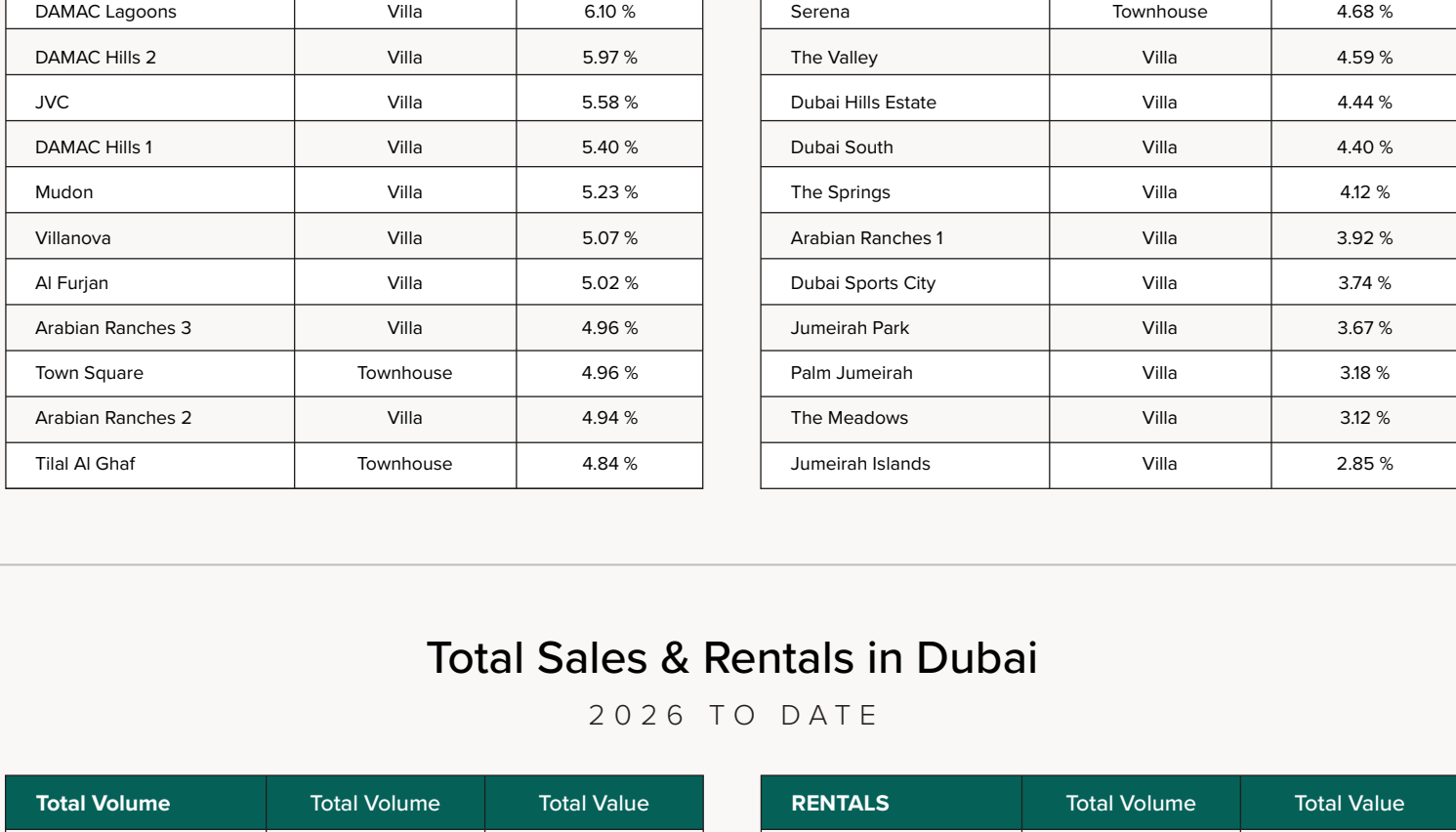


AED 500,966,443

Total Rental Value

Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Anya, Elite Saab 1, Elite Saab 2, June 2, May

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



PROPERTY MONITOR

A Cavendish Maxwell Group Company



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

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