

DAMAC Lagoons May Market Report

Villa | Townhouse

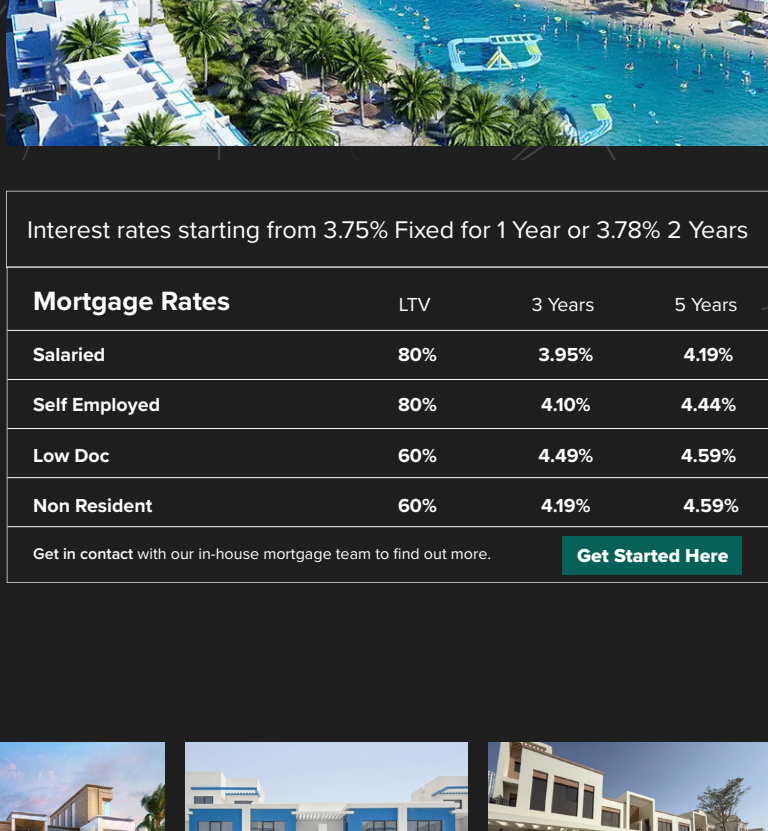
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Early buyers win big on waterfront resales.

Early buyers securing premium luxury four-bedroom townhouses in early clusters for under AED 2.3 million are realizing significant, highly lucrative capital appreciation. Identical layouts now consistently list between AED 2.5 million and AED 2.7 million on the secondary market, driven by high demand for the community's completed Mediterranean waterfront infrastructure.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

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%	4.19%	4.59%

Get in contact with our in-house mortgage team to find out more.

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Hot Properties for Sale

Costa Brava, DAMAC Lagoons	Portofino, DAMAC Lagoons	Monte Carlo, DAMAC Lagoons	Santorini, DAMAC Lagoons	Costa Brava, DAMAC Lagoons
AED 3,600,000	AED 3,800,000	AED 3,900,000	AED 4,000,000	AED 4,000,000
5 6 3,214	5 6 3,354	5 5 2,364	5 6 3,264	5 6 3,323

Recent White & Co. Sales

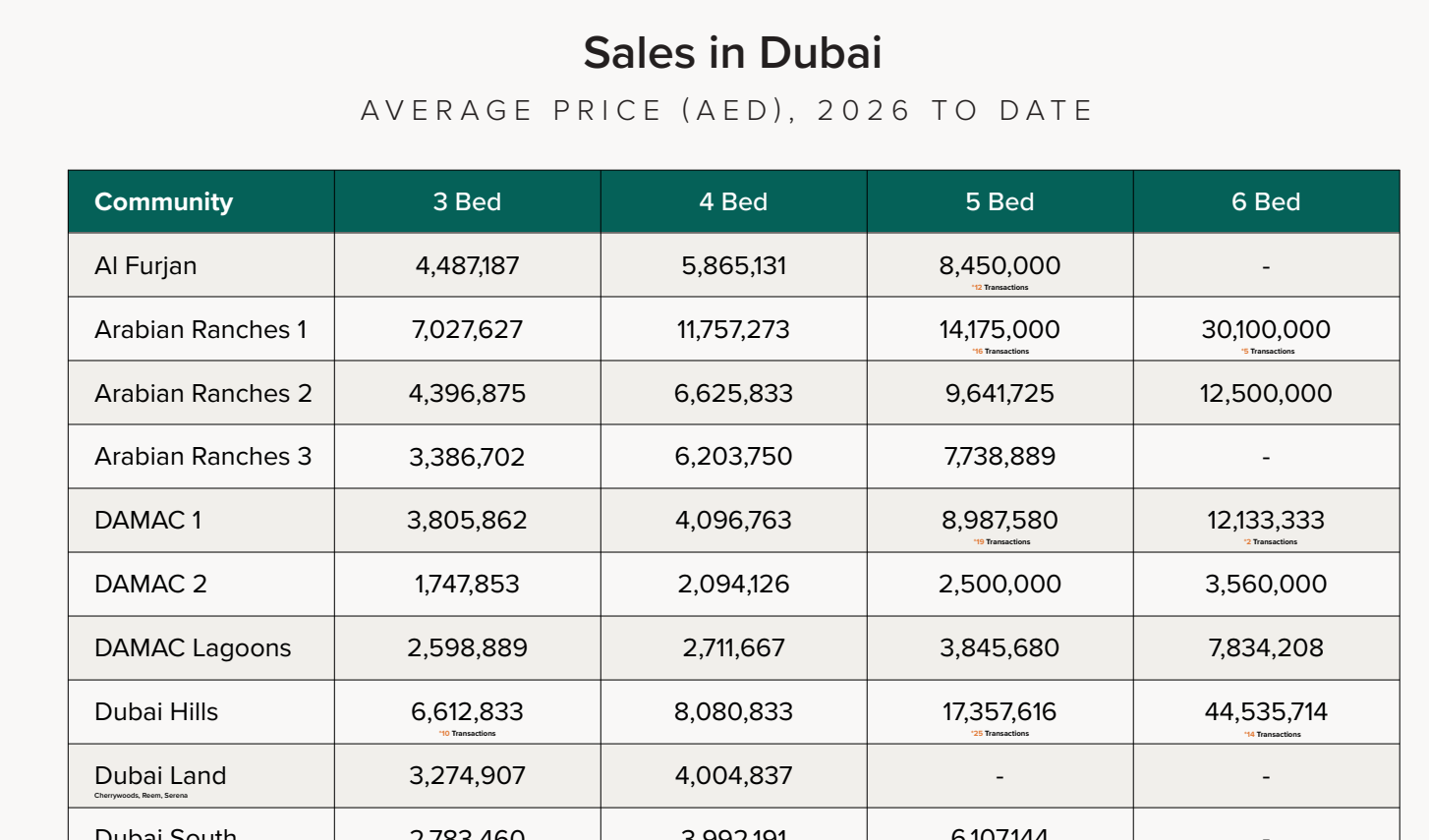
Marbella, DAMAC Lagoons	Malta, DAMAC Lagoons	Malta, DAMAC Lagoons	Malta, DAMAC Lagoons	Portofino, DAMAC Lagoons
AED 2,400,000	AED 2,500,000	AED 2,550,000	AED 2,500,000	AED 3,325,000
4 3 2,275	4 3 2,273	4 3 2,270	4 3 2,273	5 5 3,354

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



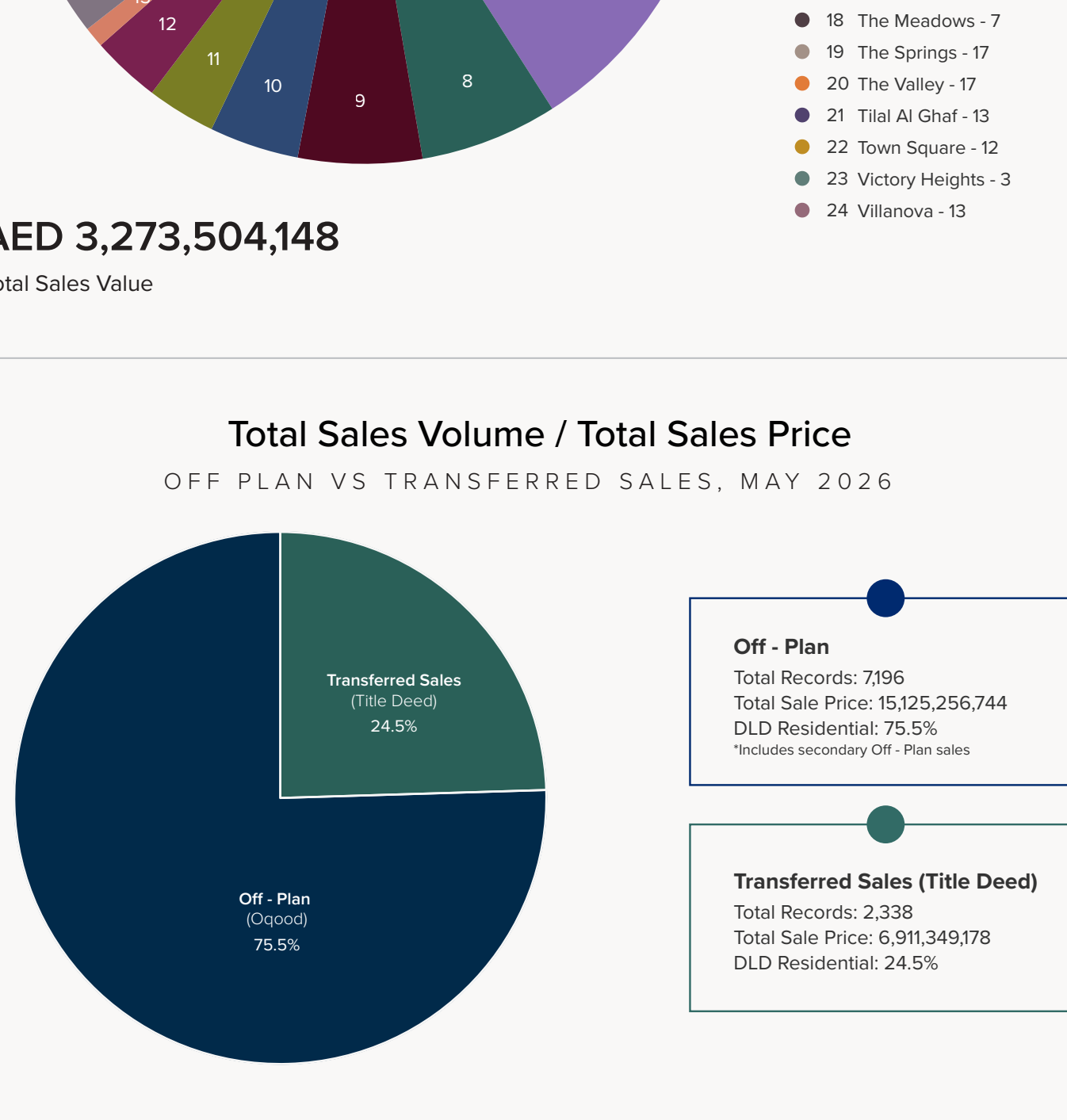
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,487,87	5,865,131	8,450,000	-
Arabian Ranches 1	7,027,627	11,757,273	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,625,833	9,641,725	12,500,000
Arabian Ranches 3	3,386,702	6,203,750	7,738,889	-
DAMAC 1	3,805,862	4,096,763	8,987,580	12,133,333
DAMAC 2	1,747,853	2,094,126	2,500,000	3,560,000
DAMAC Lagoons	2,598,889	2,711,667	3,845,680	7,834,208
Dubai Hills	6,612,833	8,080,833	17,357,616	44,535,714
Dubai Land	3,274,907	4,004,837	-	-
Dubai South	2,783,460	3,992,191	6,107,144	-
Emaar South	2,582,630	3,691,249	7,510,720	-
JGE	5,099,000	9,525,933	19,360,400	23,951,786
Jumeirah Islands	-	22,383,032	45,249,107	-
Jumeirah Park	10,885,370	9,625,652	11,490,418	-
JVC	3,287,414	3,419,167	-	-
Mudon	3,536,407	4,630,000	-	-
Palm Jumeirah	21,383,310	39,921,429	47,883,333	95,833,333
Sobha Hartland	-	10,050,000	25,000,000	37,100,000
The Meadows	10,458,333	13,500,000	14,051,923	17,673,333
The Springs	5,990,578	-	-	-
The Valley	2,807,272	4,338,792	9,181,986	-
Tilal Al Ghaf	3,975,379	6,279,891	12,709,357	26,046,714
Town Square	2,840,610	3,537,273	-	-
Victory Heights	4,350,000	7,237,496	14,150,000	-
Villanova	2,923,750	3,819,359	7,200,000	-

Sale Transactions in Dubai

MAY 2026

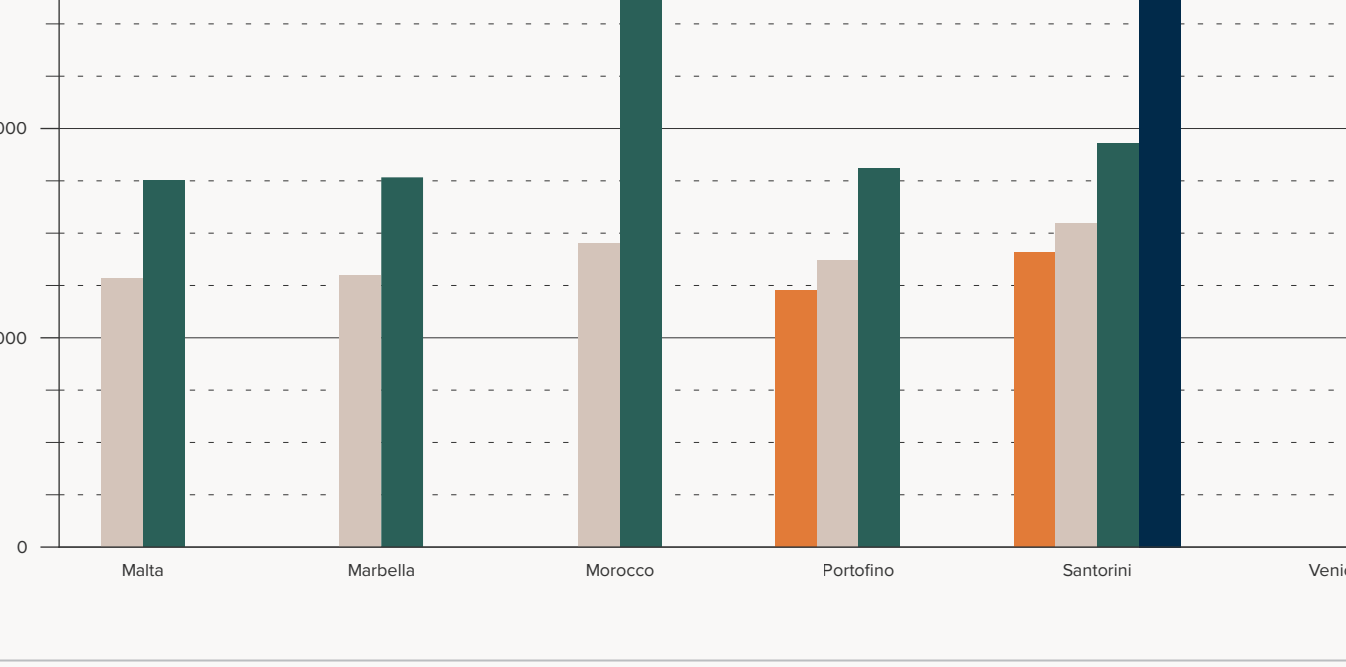


AED 3,273,504,148

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

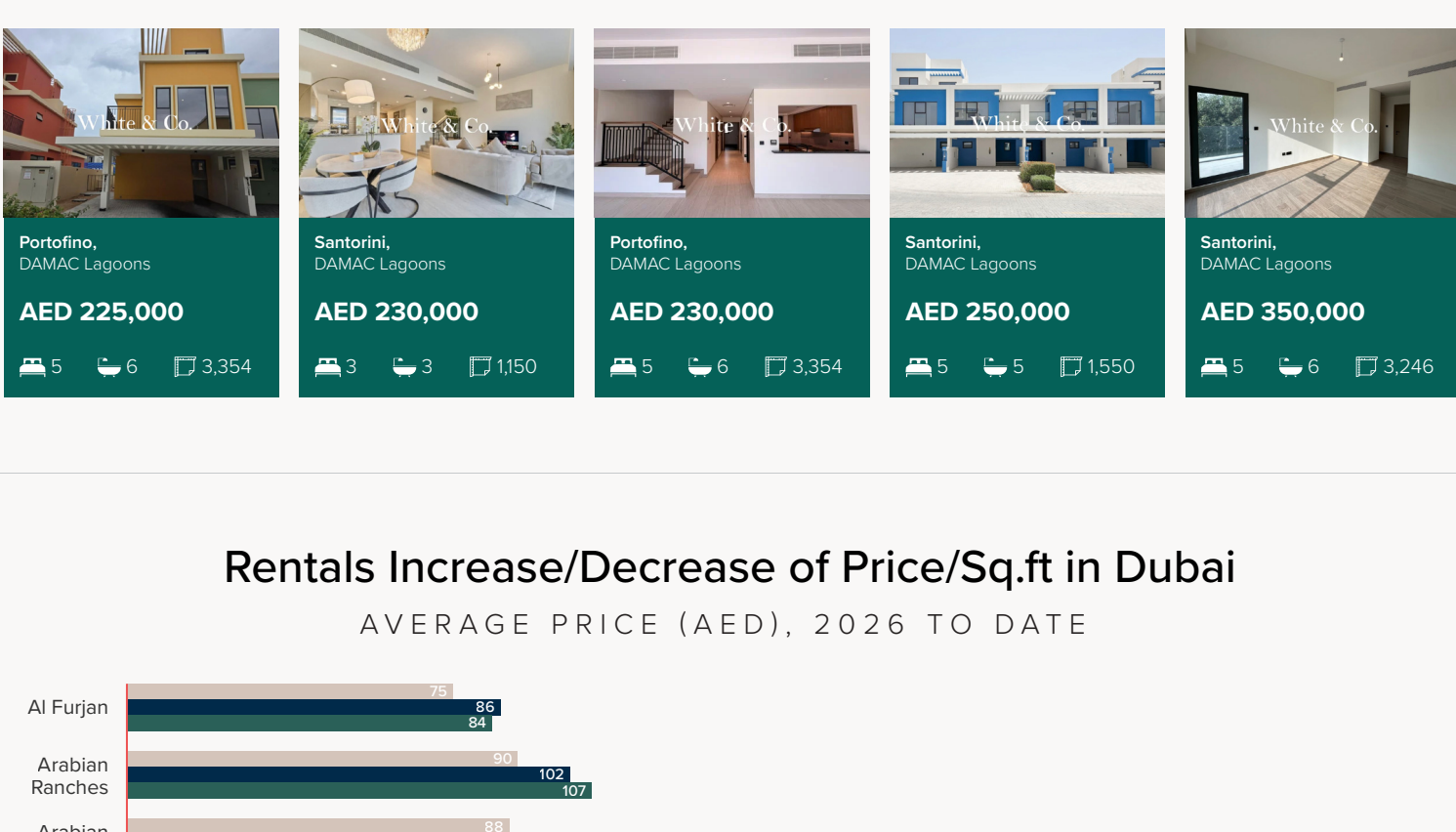


Off - Plan
Total Records: 7196
Total Sale Price: 15,125,256,744
DLD Residential: 75.5%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 2,338
Total Sale Price: 6,911,349,178
DLD Residential: 24.5%

Sales in DAMAC Lagoons

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

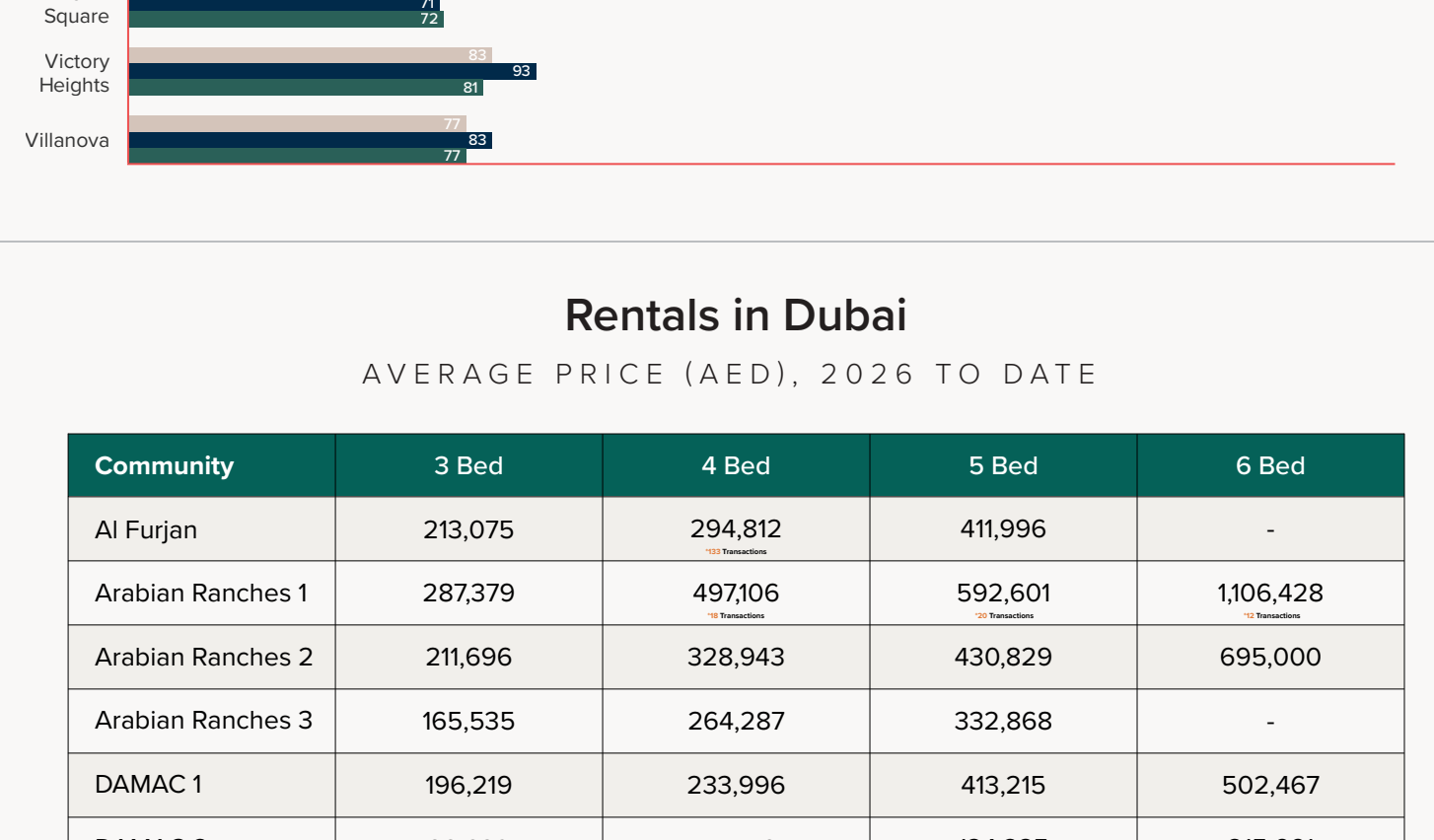
MARKET ANALYSIS

Hot Properties for Rent

Portofino, DAMAC Lagoons	Santorini, DAMAC Lagoons	Portofino, DAMAC Lagoons	Santorini, DAMAC Lagoons	Santorini, DAMAC Lagoons
AED 225,000	AED 230,000	AED 230,000	AED 250,000	AED 350,000
5 6 3,354	3 3 1,150	5 6 3,354	5 5 1,550	5 6 3,246

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

AVERAGE PRICE (AED), 2026 TO DATE



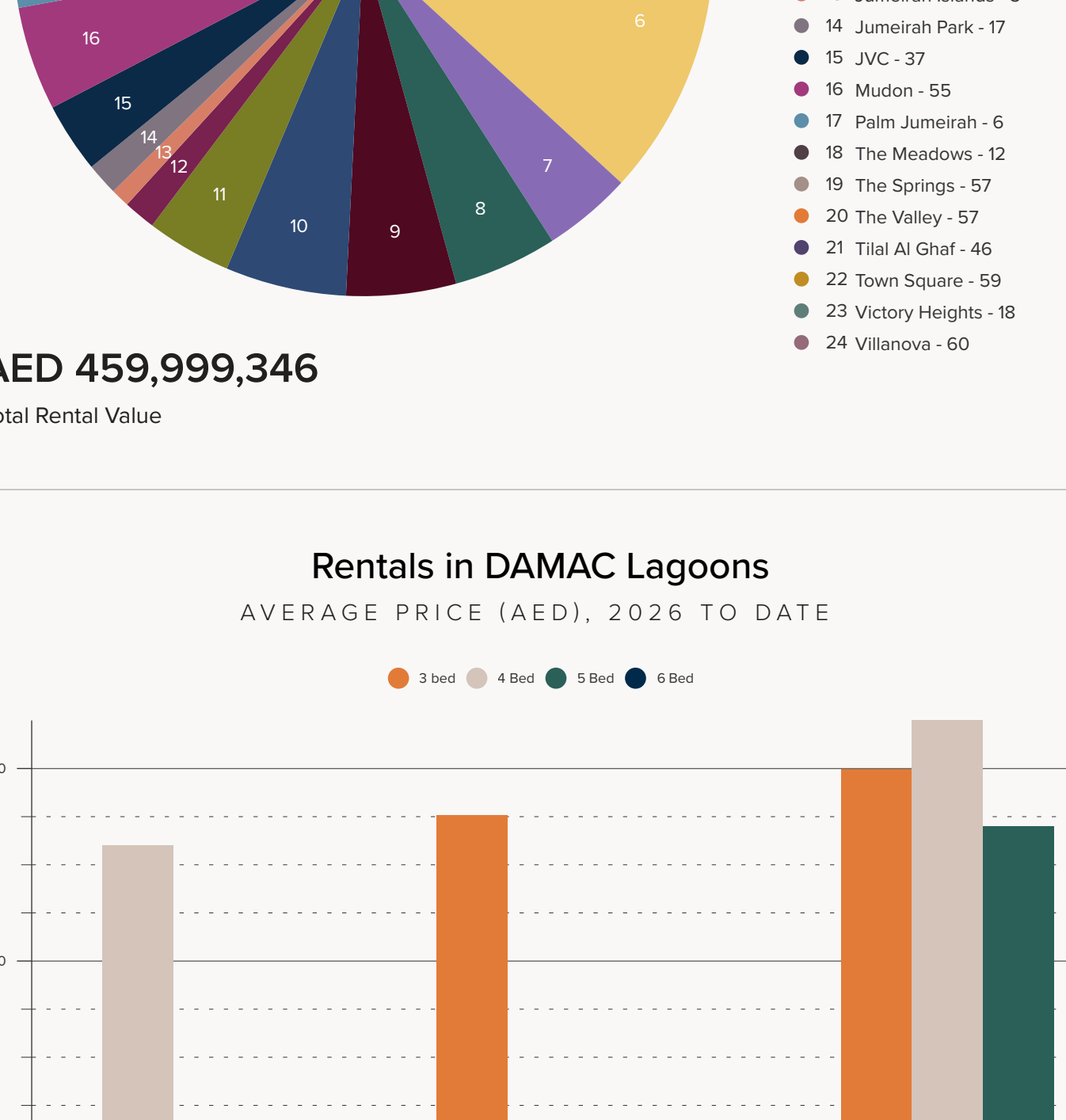
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	213,075	294,812	411,996	-
Arabian Ranches 1	287,379	497,106	592,601	1,106,428
Arabian Ranches 2	211,696	328,943	430,829	695,000
Arabian Ranches 3	165,535	264,287	332,868	-
DAMAC 1	196,219	233,999	413,215	502,467
DAMAC 2	99,632	114,576	134,235	215,661
DAMAC Lagoons	147,652	157,587	197,230	-
Dubai Hills	322,096	407,143	746,487	2,205,296
Dubai Land	167,812	209,051	-	-
Dubai South	121,171	175,280	251,647	-
Emaar South	116,071	160,361	-	-
JGE	282,765	458,446	1,231,856	2,537,814
Jumeirah Islands	-	1,052,565	1,300,000	-
Jumeirah Park	324,638	341,578	564,855	1,275,000
JVC	200,061	206,221	250,000	-
Mudon	186,992	243,670	299,494	-
Palm Jumeirah	700,000	1,529,923	2,135,944	5,225,743
Sobha Hartland	-	716,062	840,671	-
The Meadows	489,368	391,377	516,399	892,000
The Springs	268,053	-	400,000	-
The Valley	135,841	174,366	-	-
Tilal Al Ghaf	205,873	338,134	622,998	-
Town Square	151,850	185,854	-	-
Victory Heights	223,397	287,033	531,050	700,000
Villanova	157,342	186,036	300,000	-

Rental Transactions in Dubai

MAY 2026

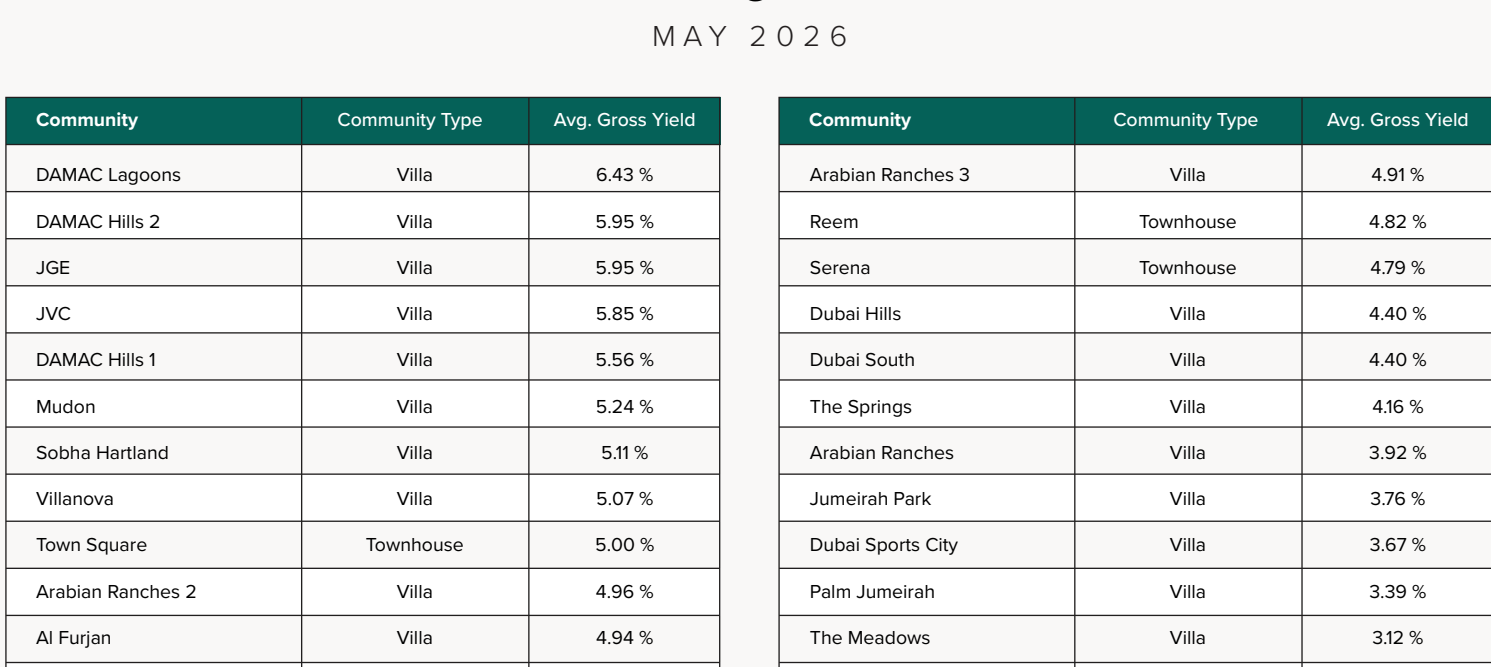


AED 459,999,346

Total Rental Value

Rentals in DAMAC Lagoons

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Marbella, Morocco, Venice

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	6.43 %	Arabian Ranches 3	Villa	4.91 %
DAMAC Hills 2	Villa	5.95 %	Reem	Townhouse	4.82 %
JGE	Villa	5.95 %	Serena	Townhouse	4.79 %
JVC	Villa	5.85 %	Dubai Hills	Villa	4.40 %
DAMAC Hills 1	Villa	5.56 %	Dubai South	Villa	4.40 %
Mudon	Villa	5.24 %	The Springs	Villa	4.16 %
Sobha Hartland	Villa	5.11 %	Arabian Ranches	Villa	3.92 %
Villanova	Villa	5.07 %	Jumeirah Park	Villa	3.76 %
Town Square	Townhouse	5.00 %	Dubai Sports City	Villa	3.67 %
Arabian Ranches 2	Villa	4.96 %	Palm Jumeirah	Villa	3.39 %
Al Furjan	Villa	4.94 %	The Meadows	Villa	3.12 %
Tilal Al Ghaf	Townhouse	4.93 %	Jumeirah Islands	Villa	3.08 %

Total Sales & Rentals in Dubai

2 0 2 6 T O D A T E

Total Volume	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	334	1,216,180,810	DAMAC Hills 2	909	95,900,637
Dubai South	179	765,664,031	Dubai South	401	61,355,007
The Valley	156	580,526,415	Arabian Ranches 3	333	82,566,210
The Springs	136	646,908,739	Mudon	303	66,983,240
DAMAC Hills	127	688,826,079	Villanova	299	50,722,585
DAMAC Hills 2	126	241,575,530	Town Square	294	48,918,454
Dubai Hills Estate	121	1,836,808,494	The Valley	288	43,037,612
Dubai Land	121	409,390,955	Dubai Land	281	46,711,803
Al Furjan	118	724,679,005	The Springs	275	62,967,037
Arabian Ranches 3	116	601,050,000	Tilal Al Ghaf	269	94,748,875
Tilal Al Ghaf	109	938,374,624	Al Furjan	263	82,711,154
Arabian Ranches	107	987,403,998	Dubai Hills Estate	260	244,253,910
Mudon	107	430,887,999	Emaar South	250	34,081,255
Emaar South	105	332,028,772	DAMAC Hills	216	61,721,248
Town Square	105	321,253,943	JVC	197	40,179,800
JGE	89	119,124,000	Arabian Ranches	177	77,523,446
Villanova	82	276,285,000	DAMAC Lagoons	174	30,579,716
JVC	77	249,065,000	Jumeirah Park	116	57,422,690
Jumeirah Park	62	653,180,014	Arabian Ranches 2	105	37,211,925
The Meadows	39	527,945,000	JGE	68	54,548,465
Palm Jumeirah	33	1,905,349,929	Victory Heights	67	26,278,750
Arabian Ranches 2	32	218,006,897	The Meadows	61	39,701,166
Jumeirah Islands	31	853,936,516	Palm Jumeirah	52	218,748,875
Victory Heights	30	297,149,950	Jumeirah Islands	22	37,879,000
Sobha Hartland	6	134,950,000	Sobha Hartland	11	8,855,308

PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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