

Dubai June Market Report

Villa | Townhouse

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



NEWS

End-user demand drives Dubai's property market

Villa and townhouse demand remained resilient through May as buyers continued prioritising larger living spaces and ready inventory. Transaction activity stayed active, while pricing momentum became more selective, rewarding communities with limited supply, strong connectivity and end-user appeal, particularly within established family-focused neighbourhoods.



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.

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.

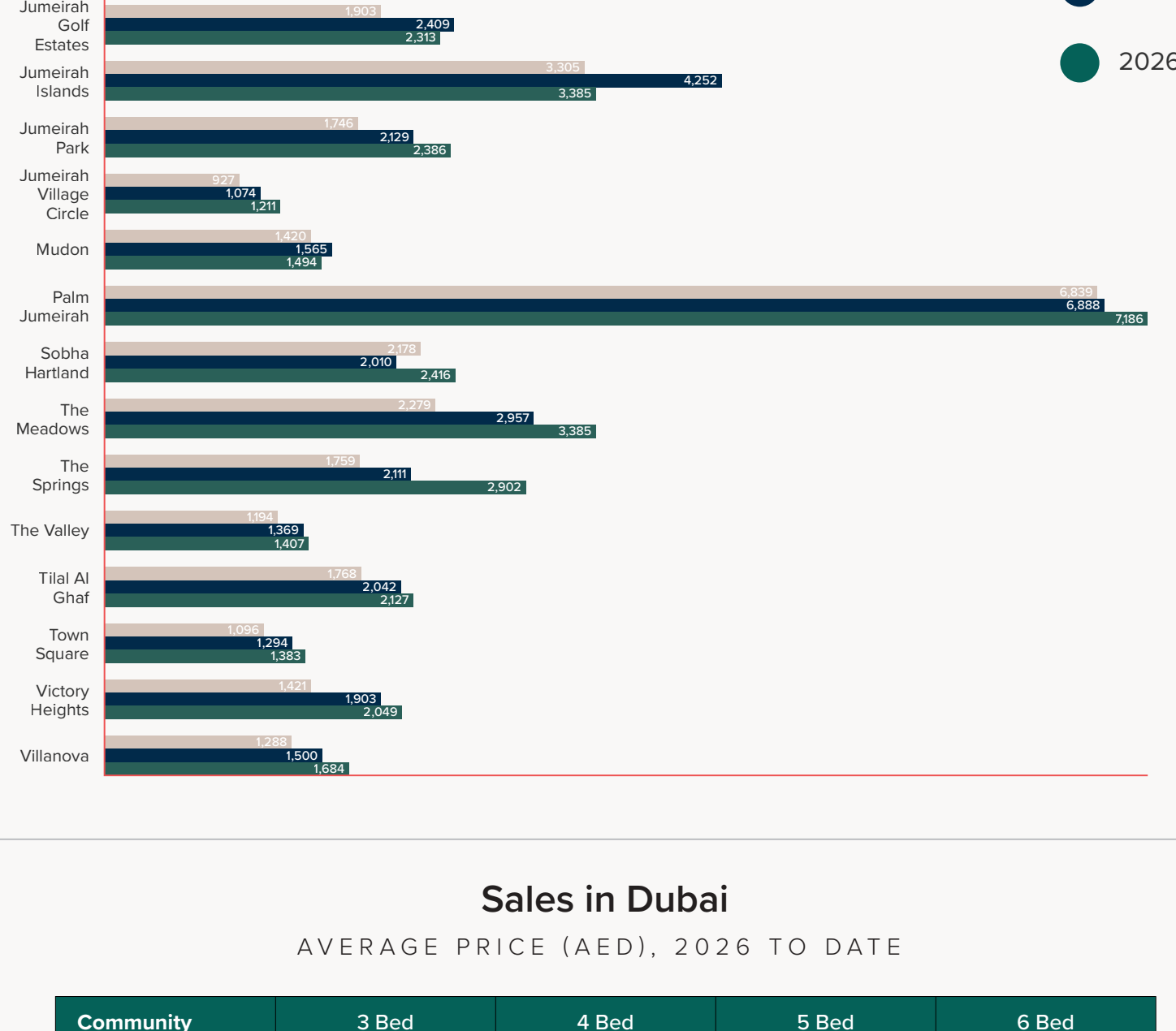
Get Started Here

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



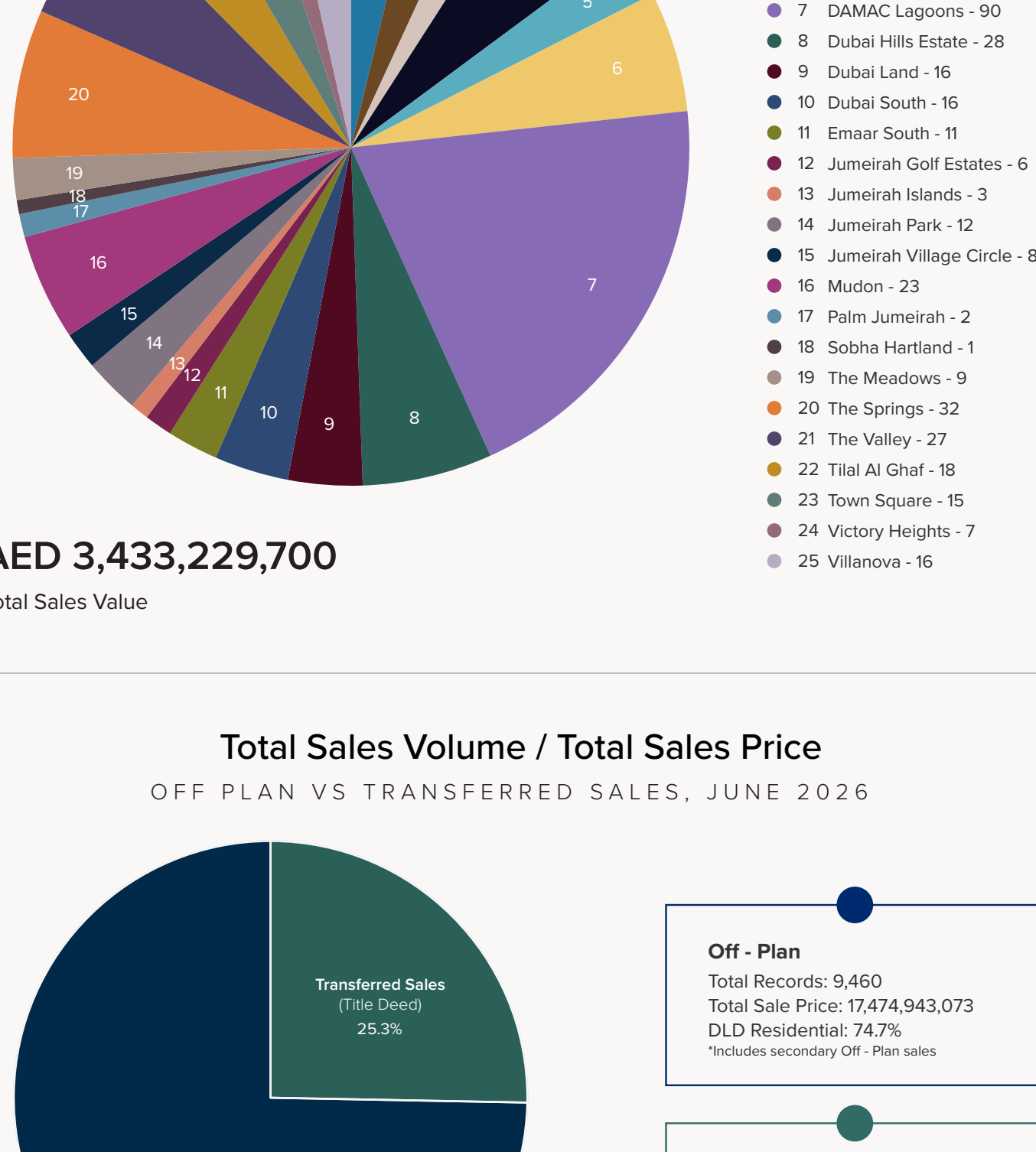
Sales in Dubai

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	9,811,986	-
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

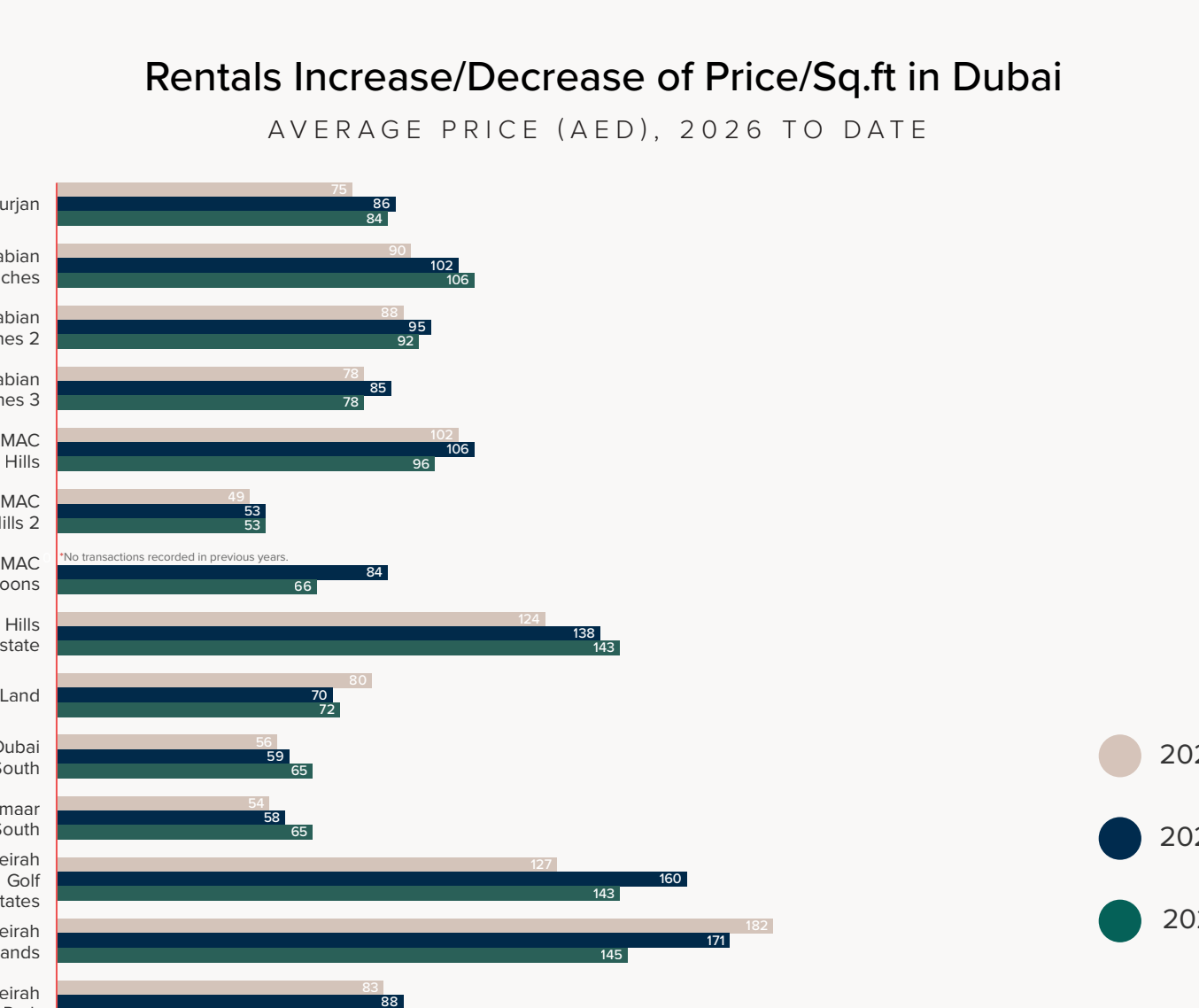


AED 3,433,229,700

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026

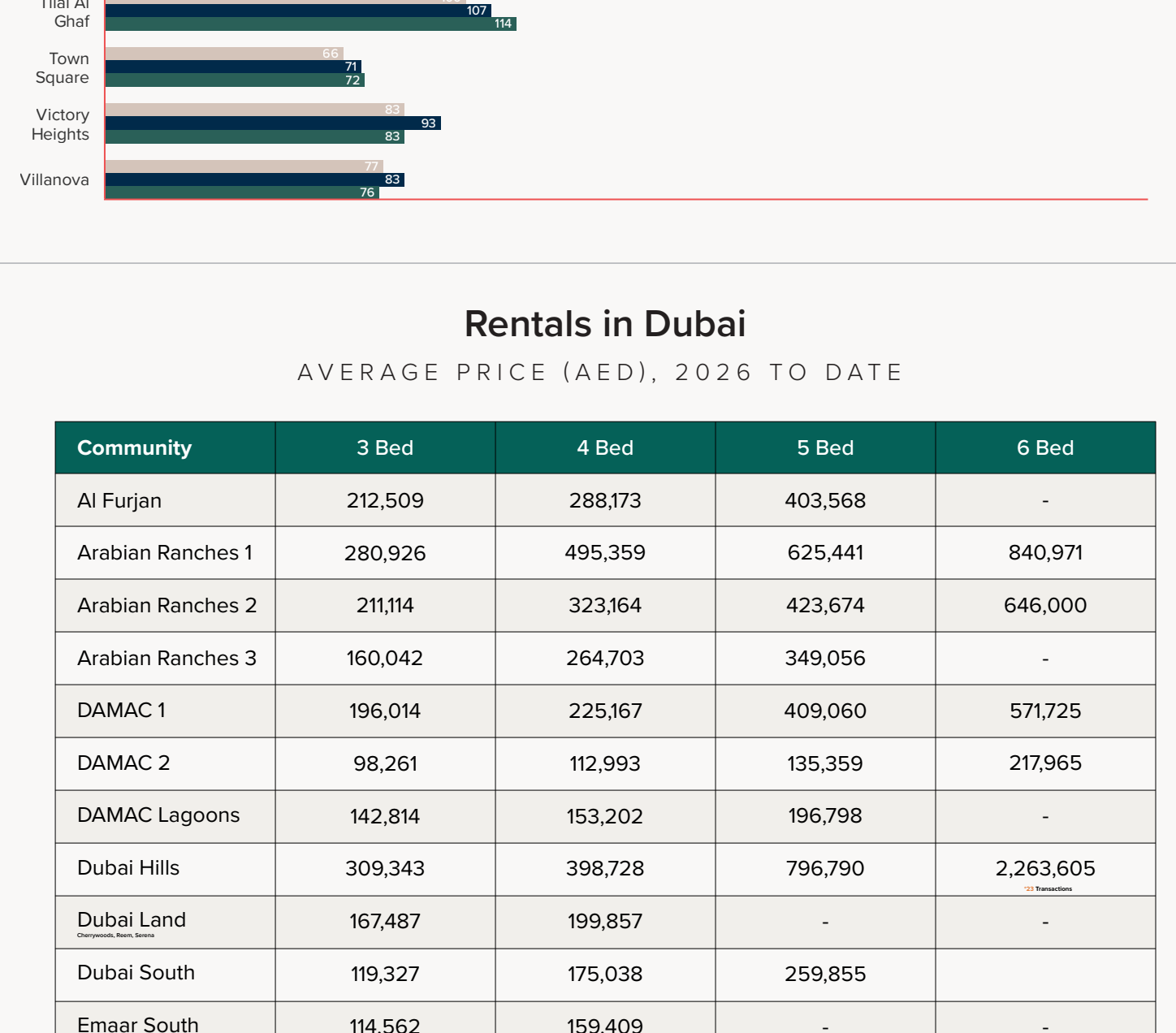


RENTAL TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



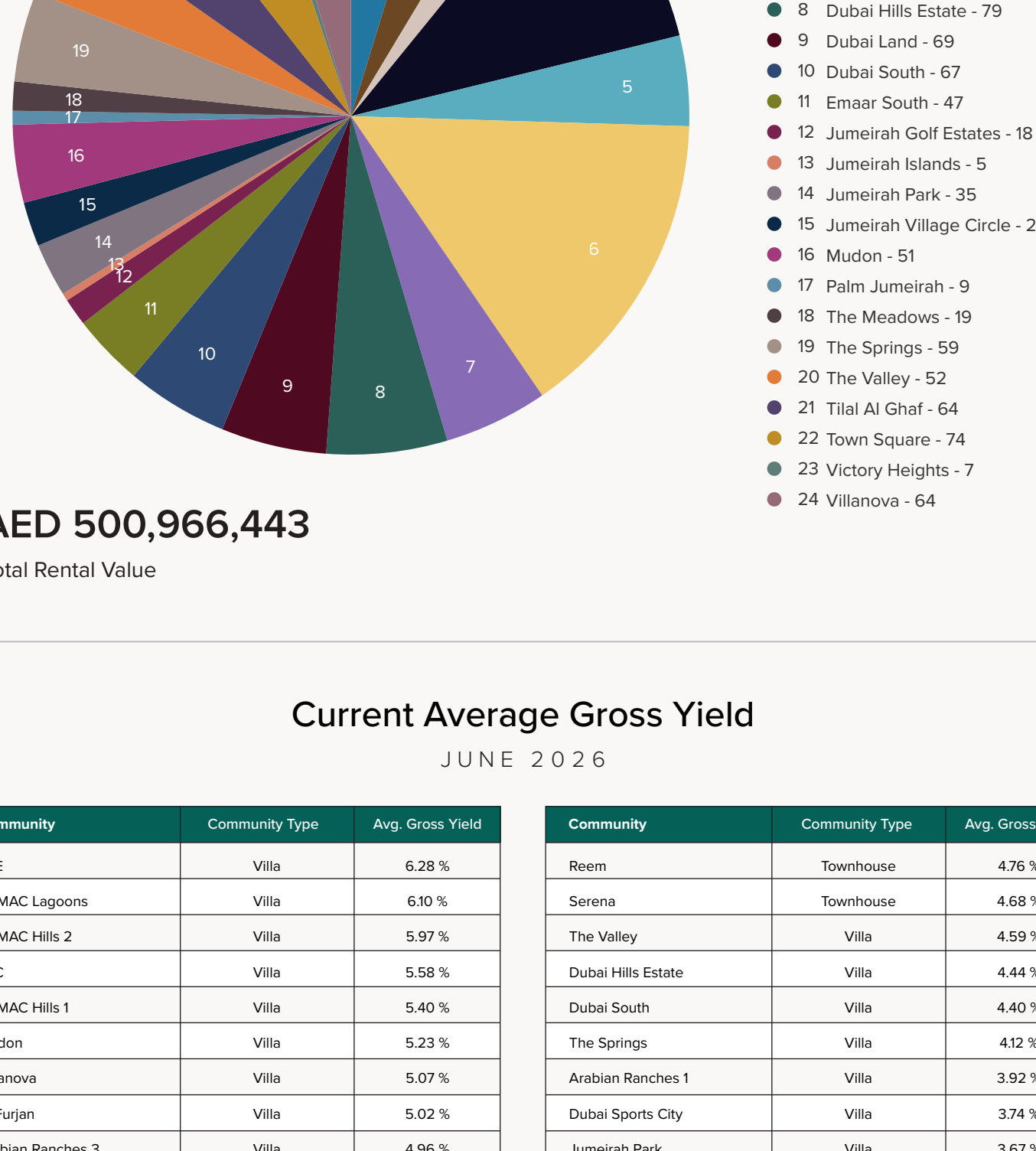
Rentals in Dubai

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

Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
JGE		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 %

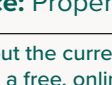
Community	Community Type	Avg. Gross Yield
Reem	Townhouse	4.76 %
Serena	Townhouse	4.68 %
The Valley	Villa	4.59 %
Dubai Hills Estate	Villa	4.44 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.12 %
Arabian Ranches 1	Villa	3.92 %
Dubai Sports City	Villa	3.74 %
Jumeirah Park	Villa	3.67 %
Palm Jumeirah	Villa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

Total Sales & Rentals in Dubai

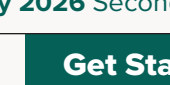
2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	421	1,493,142,610
Dubai South	193	826,332,156
The Valley	184	663,648,915
The Springs	168	791,825,710
DAMAC Hills 2	152	286,042,530
Dubai Hills Estate	148	2,172,766,110
Arabian Ranches 3	141	713,572,380
DAMAC Hills	139	765,359,789
Dubai Land	137	464,070,955
Al Furjan	135	830,484,005
Mudon	130	523,182,998
Tilal Al Ghaf	127	1,082,809,624
Arabian Ranches	121	1,093,833,998
Town Square	120	363,453,943
Emaar South	115	362,522,522
Villanova	98	326,870,000
JVC	95	1,296,642,000
JGE	85	281,285,000
Jumeirah Park	73	756,930,014
The Meadows	48	644,745,000
Arabian Ranches 2	42	270,911,896
Victory Heights	36	350,379,950
Palm Jumeirah	35	2,003,849,929
Jumeirah Islands	34	943,336,516
Sobha Hartland	7	159,650,000

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1193	124,480,686
Dubai South	484	72,965,307
Arabian Ranches 3	484	120,555,377
Villanova	375	63,378,585
Town Square	375	61,144,404
Mudon	368	80,468,348
Dubai Land	360	59,617,906
Dubai Hills Estate	359	322,803,910
The Valley	356	52,554,612
The Springs	355	80,169,037
Tilal Al Ghaf	349	119,983,175
Al Furjan	335	101,090,875
Emaar South	309	41,283,755
DAMAC Hills	284	80,918,398
DAMAC Lagoons	250	42,457,020
Arabian Ranches	243	98,982,450
JVC	236	47,731,657
Jumeirah Park	160	76,584,690
Arabian Ranches 2	138	46,676,925
JGE	97	77,468,465
Victory Heights	81	33,033,750
The Meadows	80	50,998,666
Palm Jumeirah	66	244,919,765
Jumeirah Islands	26	41,807,000
Sobha Hartland	12	11,435,308



PROPERTY MONITOR
A Cavendish Maxwell Group Company



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

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