

# Dubai May Market Report

Villa | Townhouse

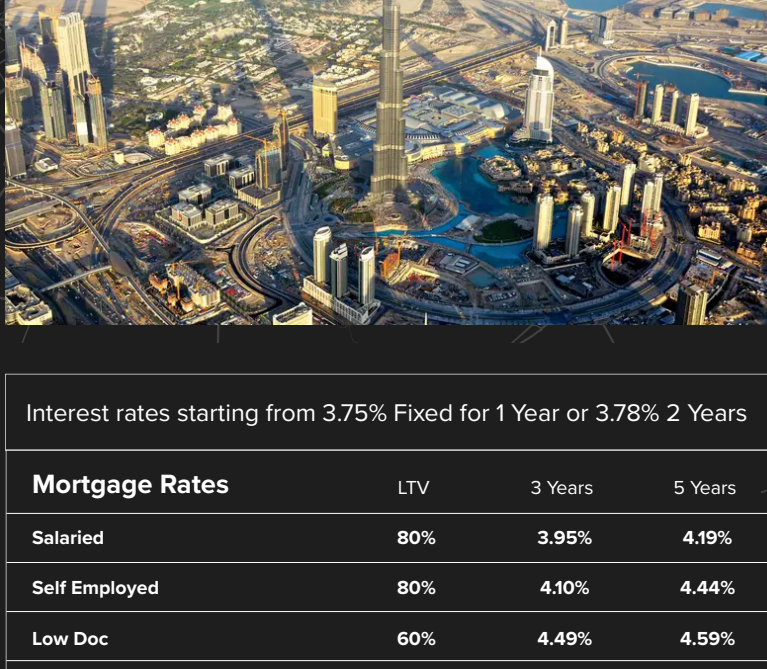
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



## NEWS

### Space, Supply & Selectivity Shape Dubai's Villa 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.

The market continues to perform with consistency. Transaction volumes are holding firm and portal leads are climbing, both signs of active, qualified buyer demand. Banks are recalibrating LTV closer to 70%, reflecting a maturing lending environment that rewards prepared buyers, well-priced stock and long-term price stability.

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.

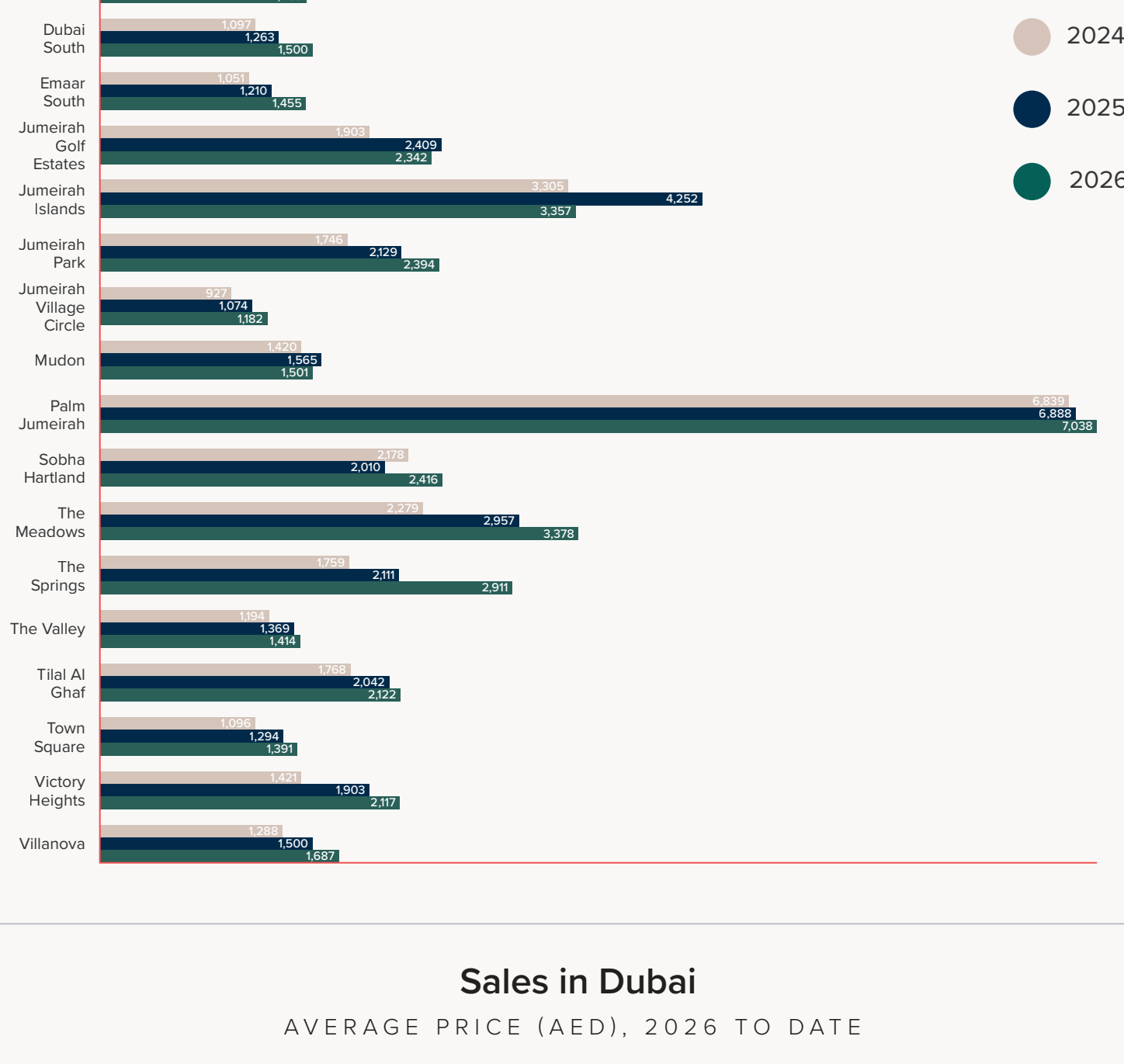
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## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



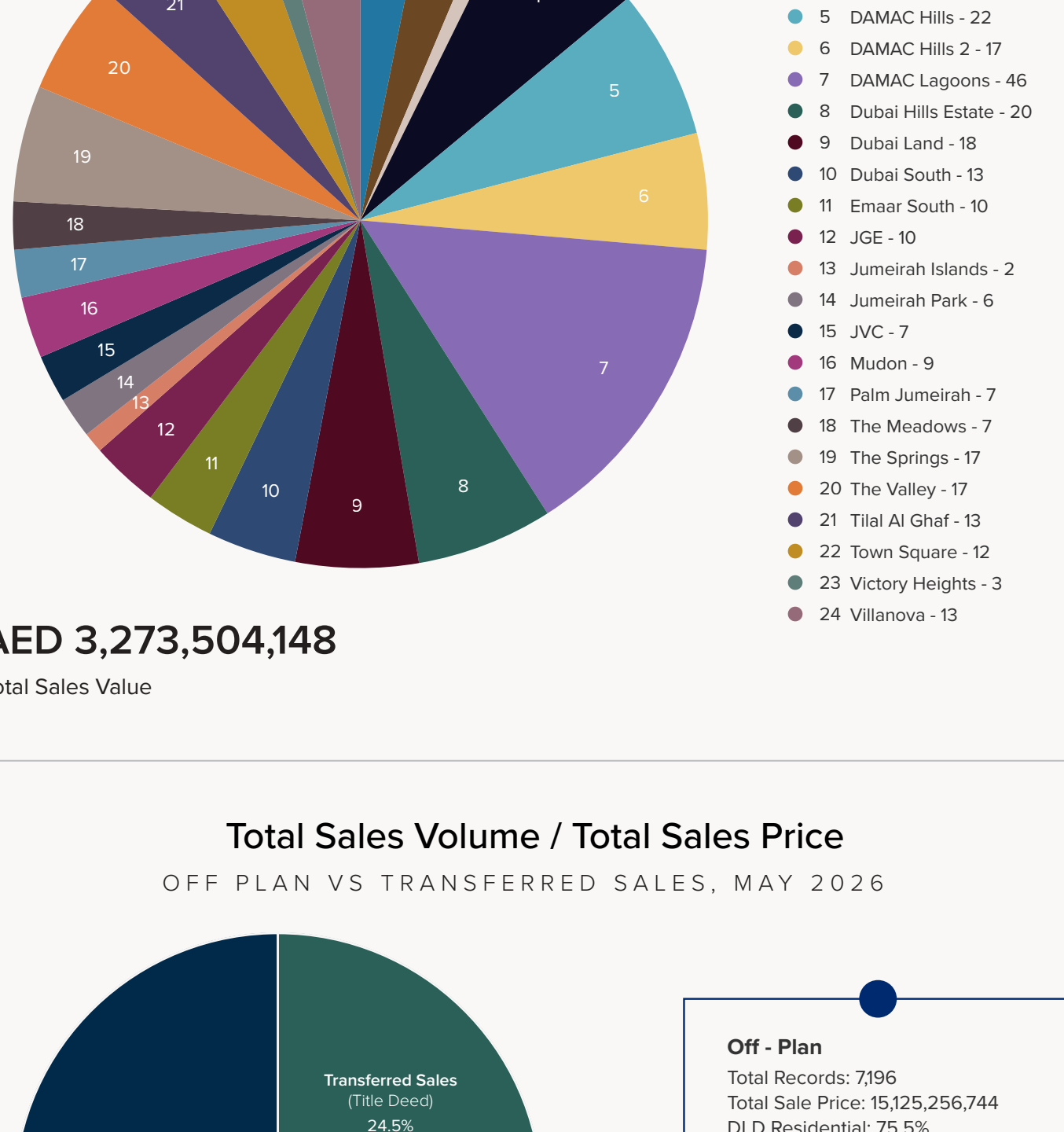
### Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Al Furjan         | 4,487,187  | 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  | 9,981,986  | -          |
| 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

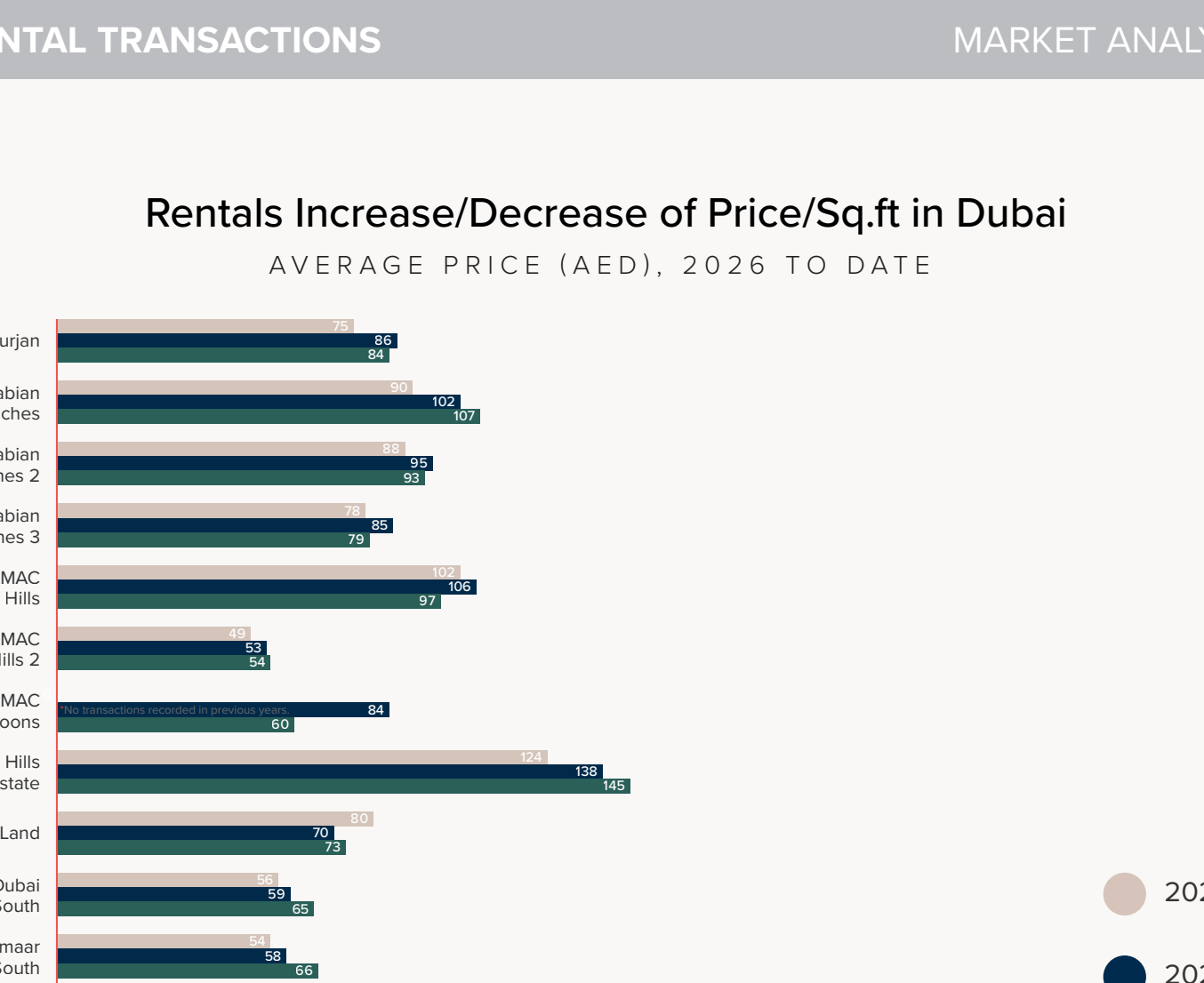


AED 3,273,504,148

Total Sales Value

### Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

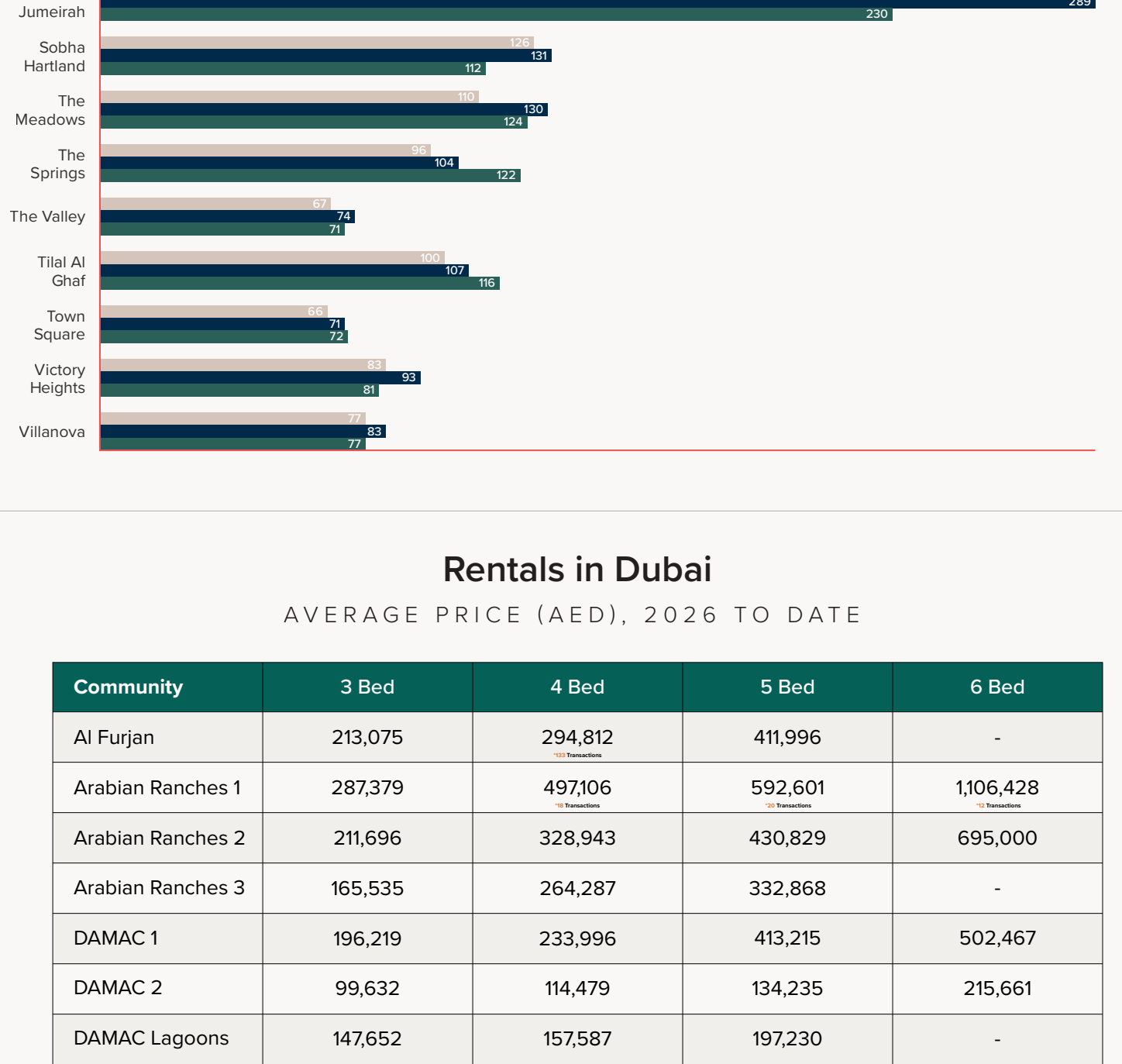


## RENTAL TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



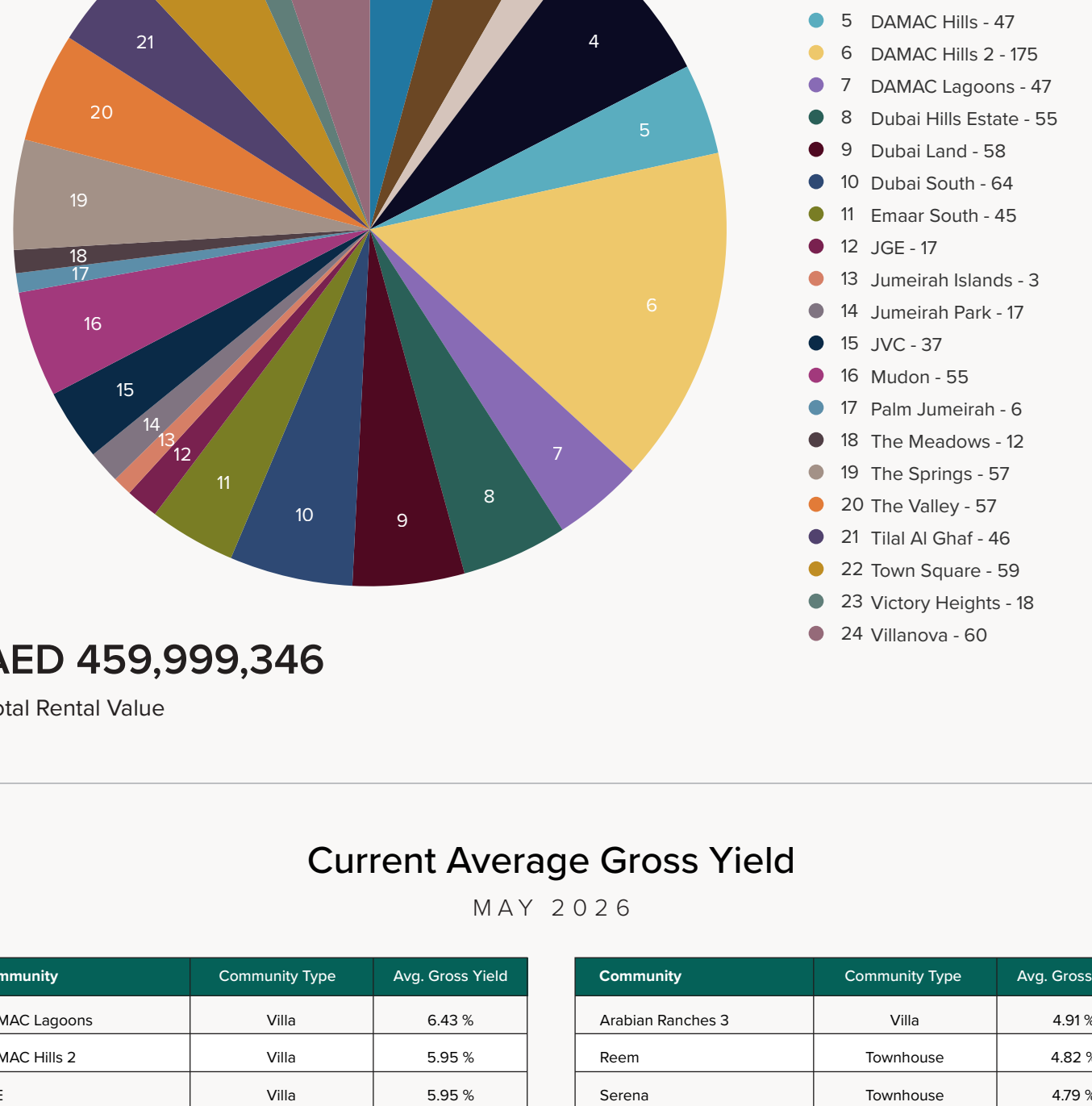
### Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Al Furjan         | 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 | 233,996   | 413,215   | 502,467   |
| DAMAC 2           | 99,632  | 114,479   | 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   | 564,000   | 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

### Current Average Gross Yield

MAY 2026

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| DAMAC Lagoons     | Villa          | 6.43 %           |
| DAMAC Hills 2     | Villa          | 5.95 %           |
| JGE               | Villa          | 5.95 %           |
| JVC               | Villa          | 5.85 %           |
| DAMAC Hills 1     | Villa          | 5.56 %           |
| Mudon             | Villa          | 5.24 %           |
| Sobha Hartland    | Villa          | 5.11 %           |
| Villanova         | Villa          | 5.07 %           |
| Town Square       | Townhouse      | 5.00 %           |
| Arabian Ranches 2 | Villa          | 4.96 %           |
| Al Furjan         | Villa          | 4.94 %           |
| Tilal Al Ghaf     | Townhouse      | 4.93 %           |

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| Arabian Ranches 3 | Villa          | 4.91 %           |
| Reem              | Townhouse      | 4.82 %           |
| Serena            | Townhouse      | 4.79 %           |
| Dubai Hills       | Villa          | 4.40 %           |
| Dubai Sports City | Villa          | 4.40 %           |
| The Springs       | Villa          | 4.16 %           |
| Arabian Ranches   | Villa          | 3.92 %           |
| Jumeirah Park     | Villa          | 3.76 %           |
| Dubai Sports City | Villa          | 3.67 %           |
| Palm Jumeirah     | Villa          | 3.39 %           |
| The Meadows       | Villa          | 3.12 %           |
| Jumeirah Islands  | Villa          | 3.08 %           |

### Total Sales & Rentals in Dubai

2026 TO DATE

| Total Volume       | Total Volume | Total Value   |
|--------------------|--------------|---------------|
| DAMAC Lagoons      | 334          | 1,216,116,810 |
| Dubai South        | 179          | 765,664,031   |
| The Valley         | 156          | 580,526,415   |
| The Springs        | 136          | 646,908,739   |
| DAMAC Hills        | 127          | 688,826,079   |
| DAMAC Hills 2      | 126          | 241,157,530   |
| Dubai Hills Estate | 121          | 1,836,508,494 |
| Dubai Land         | 121          | 409,190,955   |
| Al Furjan          | 118          | 724,679,005   |
| Arabian Ranches 3  | 116          | 601,050,000   |
| Tilal Al Ghaf      | 109          | 938,374,624   |
| Arabian Ranches    | 107          | 987,403,998   |
| Mudon              | 107          | 430,887,999   |
| Emaar South        | 105          | 332,028,772   |
| Town Square        | 105          | 321,253,943   |
| JGE                | 89           | 1,191,243,000 |
| Villanova          | 82           | 276,285,000   |
| JVC                | 77           | 249,065,000   |
| Jumeirah Park      | 62           | 653,180,014   |
| The Meadows        | 39           | 527,945,000   |
| Palm Jumeirah      | 33           | 1,905,349,929 |
| Arabian Ranches 2  | 32           | 218,008,897   |
| Jumeirah Islands   | 31           | 853,936,516   |
| Victory Heights    | 30           | 297,149,950   |
| Sobha Hartland     | 6            | 134,950,000   |

| RENTALS            | Total Volume | Total Value |
|--------------------|--------------|-------------|
| DAMAC Hills 2      | 909          | 95,900,637  |
| Dubai South        | 401          | 61,355,007  |
| Arabian Ranches 3  | 333          | 82,566,210  |
| Mudon              | 303          | 66,983,240  |
| Villanova          | 299          | 50,722,585  |
| Town Square        | 294          | 48,918,454  |
| The Valley         | 288          | 43,037,612  |
| Dubai Land         | 281          | 46,711,803  |
| The Springs        | 275          | 62,967,037  |
| Tilal Al Ghaf      | 269          | 94,714,875  |
| Al Furjan          | 263          | 84,711,154  |
| Dubai Hills Estate | 260          | 224,253,910 |
| Emaar South        | 250          | 34,081,255  |
| DAMAC Hills        | 216          | 61,721,248  |
| JVC                | 197          | 40,179,800  |
| Arabian Ranches    | 177          | 77,523,446  |
| DAMAC Lagoons      | 174          | 30,579,716  |
| Jumeirah Park      | 116          | 57,422,690  |
| Arabian Ranches 2  | 105          | 37,211,925  |
| JGE                | 68           | 54,548,465  |
| Victory Heights    | 67           | 26,278,750  |
| The Meadows        | 61           | 39,701,166  |
| Palm Jumeirah      | 52           | 218,719,760 |
| Jumeirah Islands   | 22           | 37,187,000  |
| Sobha Hartland     | 11           | 8,855,308   |

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

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