

Dubai South | Emaar South June Market Report

Villa | Townhouse

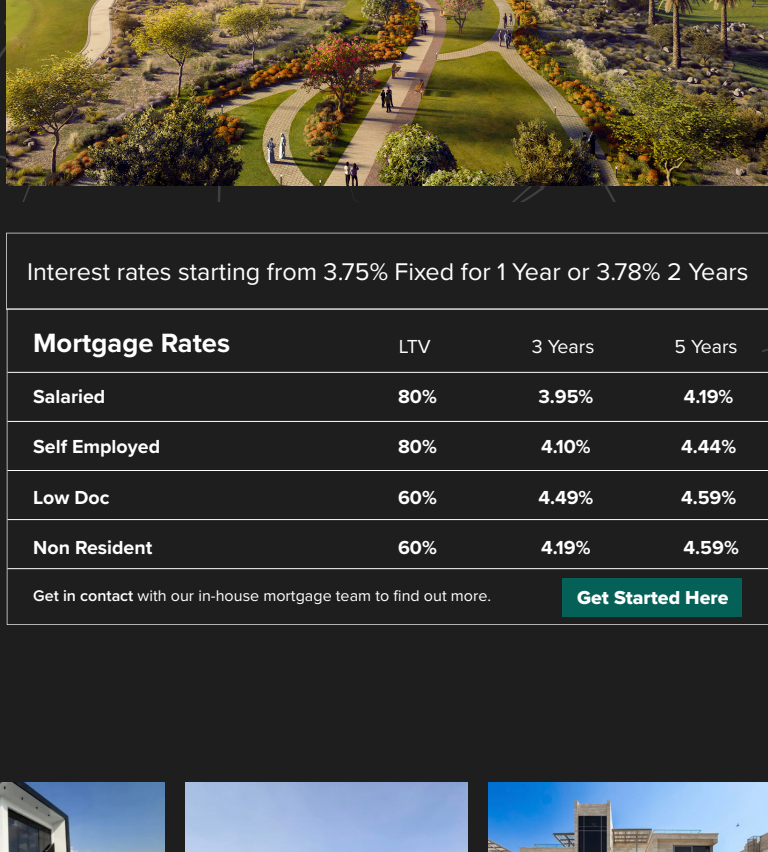
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Emaar South gains from Dubai South's expansion.

Emaar South is emerging as a key beneficiary of Dubai South's continued evolution, with infrastructure upgrades and the expansion of Al Maktoum International Airport strengthening the area's long-term appeal. Combining modern housing and strong connectivity, the community is increasingly attracting both end-users and investors looking ahead to the next phase of Dubai's growth.



NEWS

White & Co.

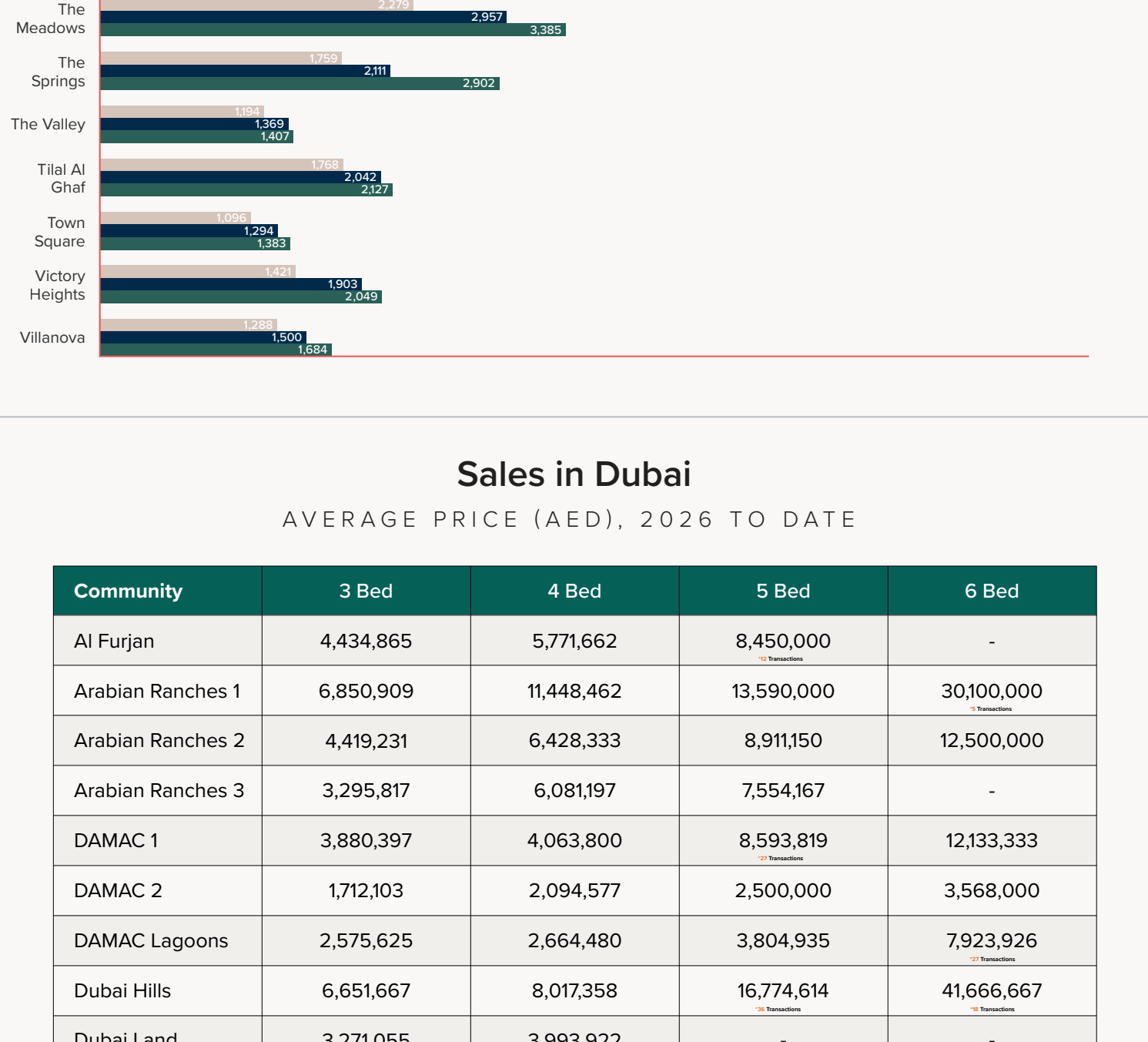
As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market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

Hot Properties for Sale

Parkside, Emaar South	Fairway Villas, Emaar South	Aviation District, Dubai South	South Bay, Dubai South	South Bay, Dubai South
AED 2,250,000	AED 6,100,000	AED 9,500,000	AED 11,200,000	AED 17,500,000
3 4 1943	4 4 5,205	8 9 11,689	5 7 12,233	6 7 8,611

Recent White & Co. Sales

Parkside, Emaar South	South Bay, Dubai South	South Bay 1, Dubai South	South Bay, Dubai South	South Bay, Dubai South
AED 2,250,000	AED 4,950,000	AED 4,989,000	AED 4,990,000	AED 5,700,000
3 3 1945	5 5 4,219	5 5 4,270	5 5 4,219	5 6 4,219

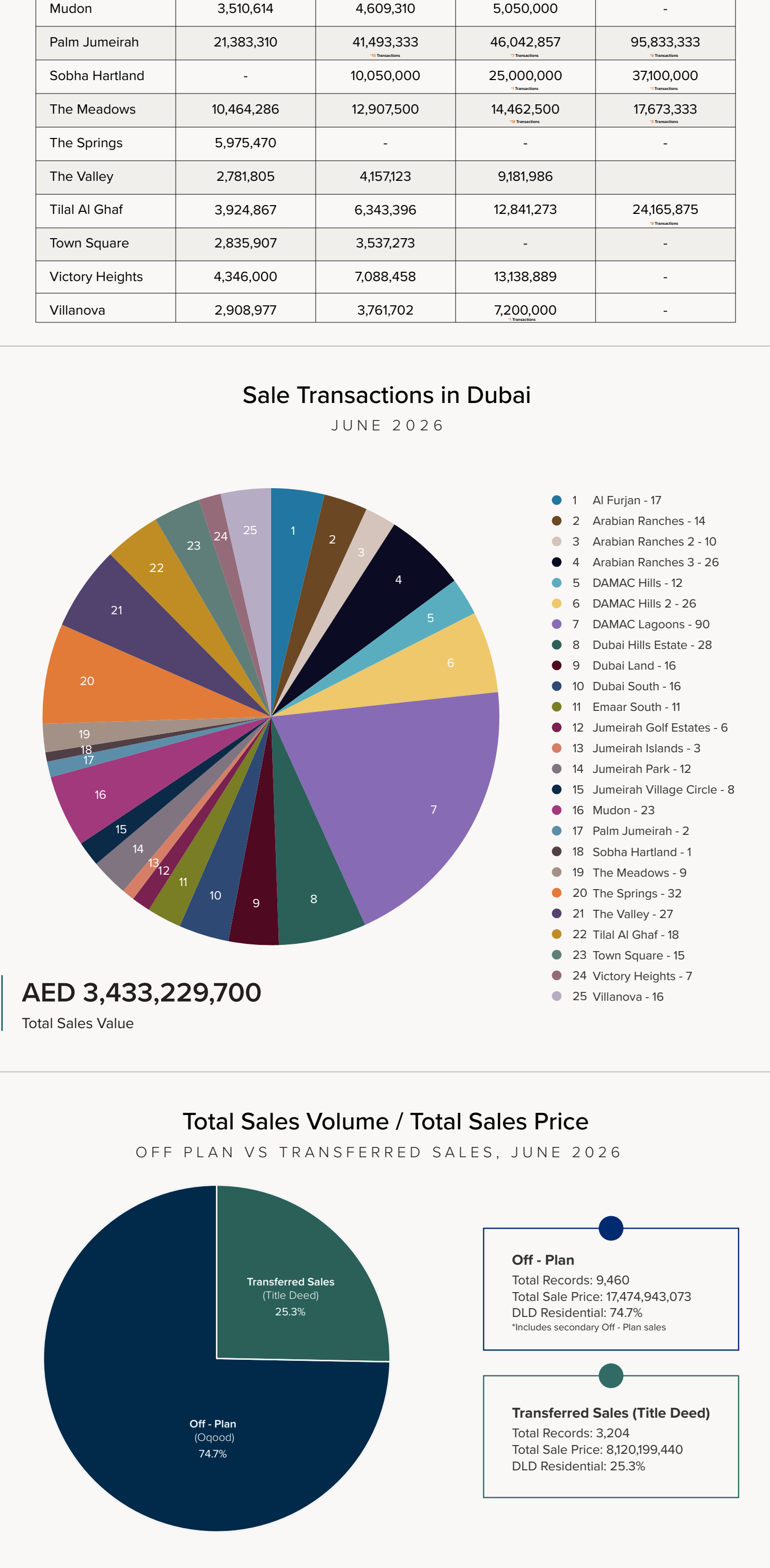


Sales Transactions

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



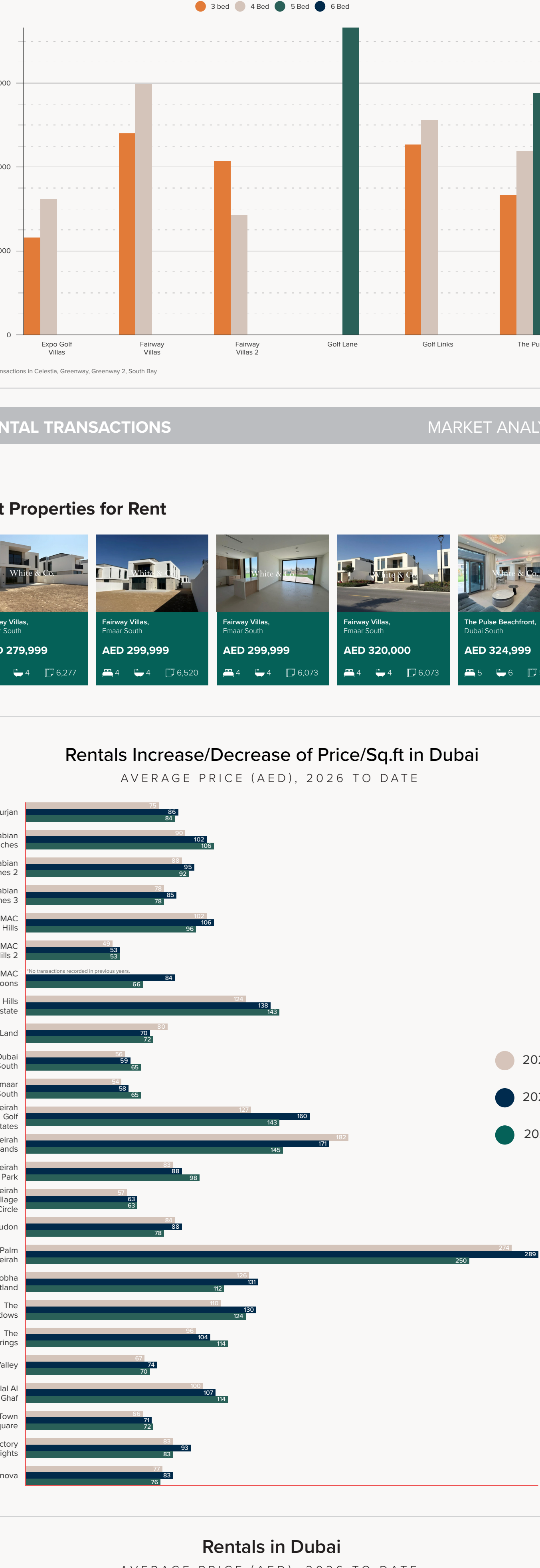
Sales in Dubai

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	45,249,077	-
Jumeirah Park	10,518,714	9,662,083	11,206,102	-
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	-

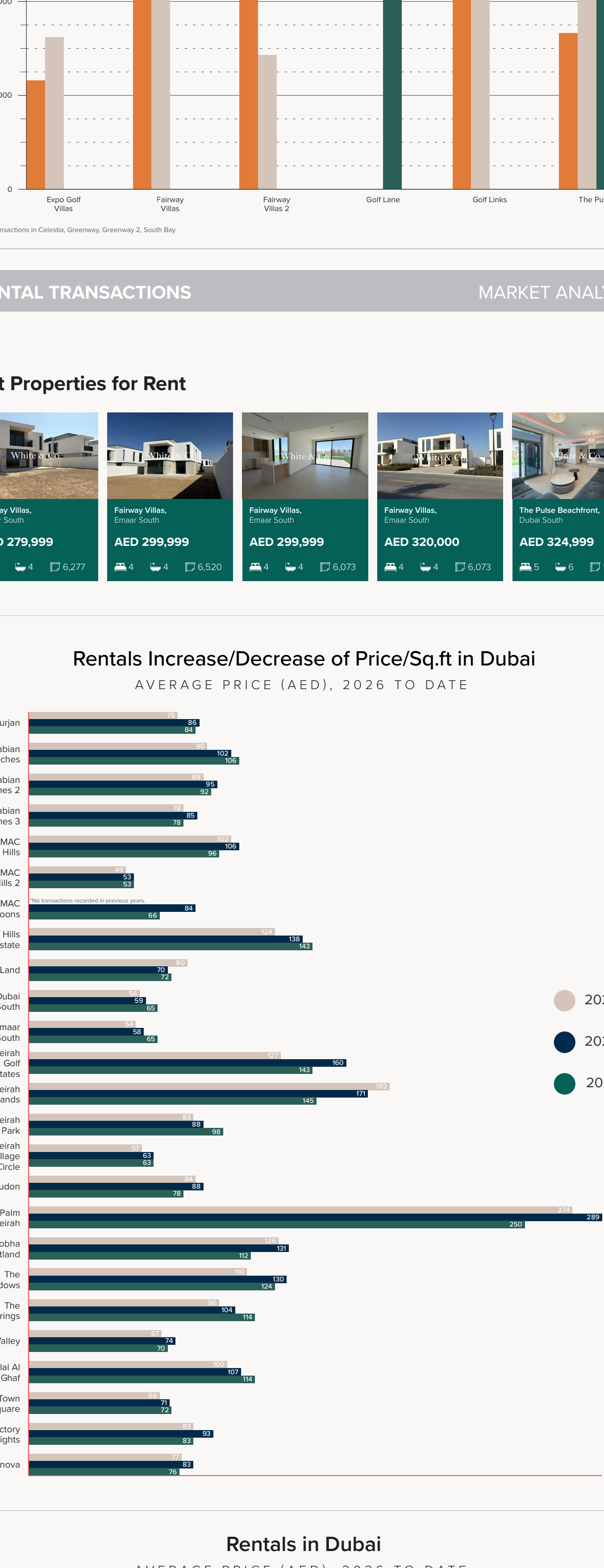
Sale Transactions in Dubai

JUNE 2026



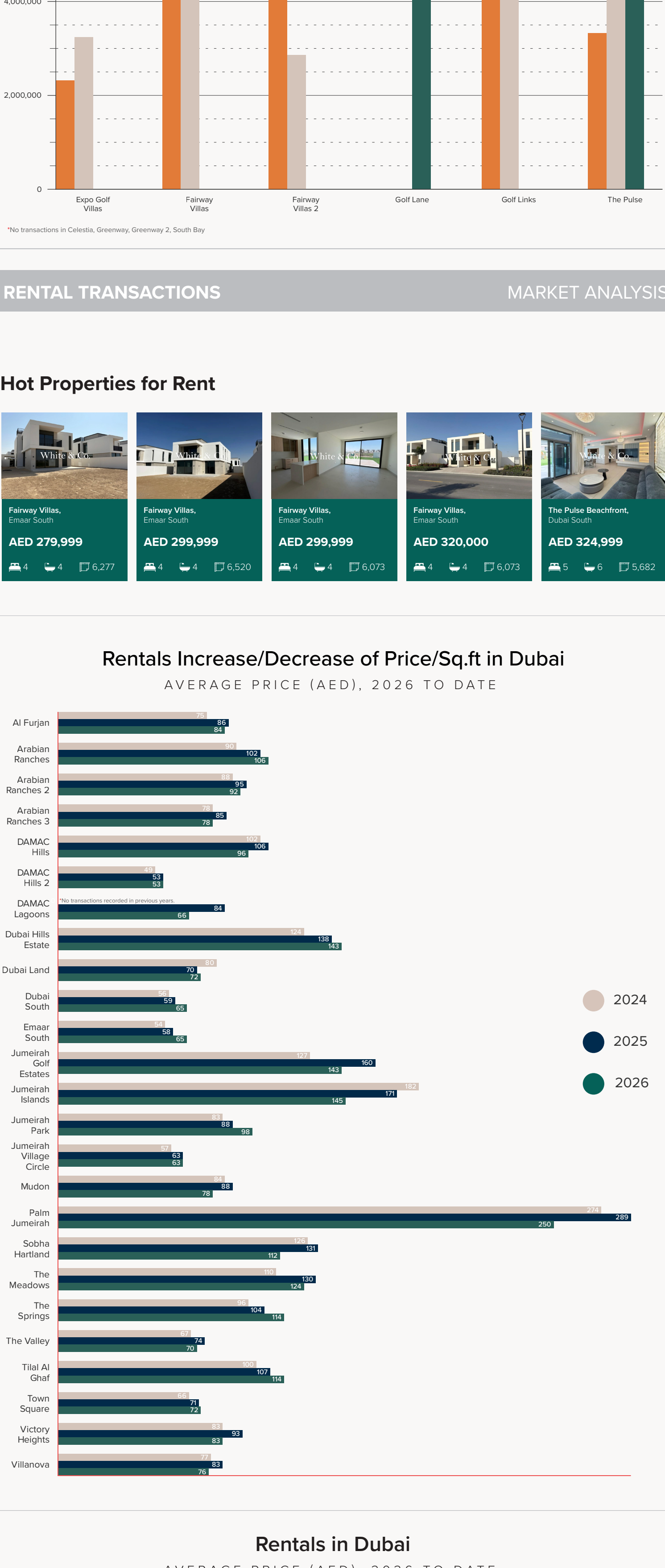
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

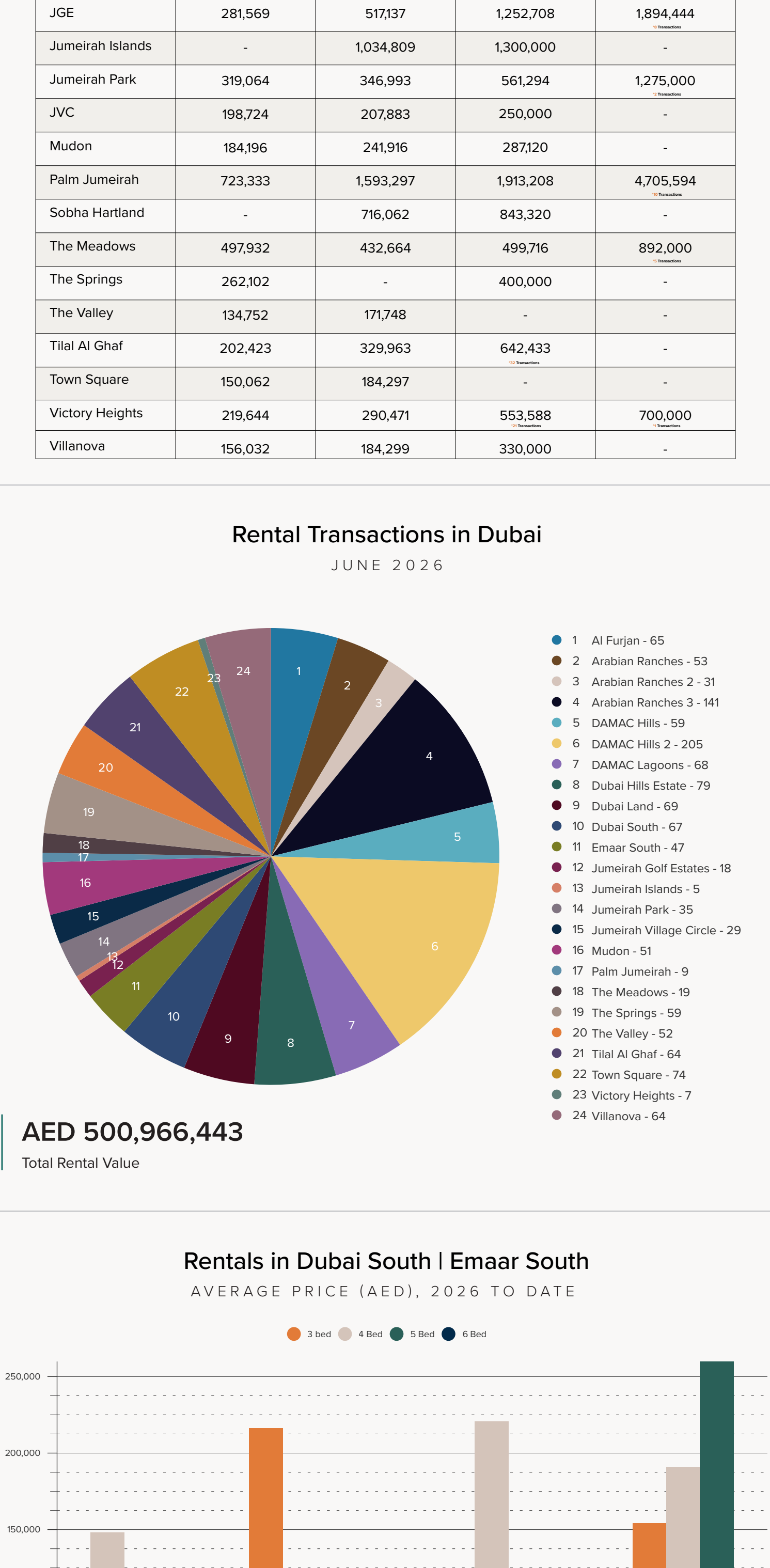
MARKET ANALYSIS

Hot Properties for Rent

Fairway Villas, Emaar South	Fairway Villas, Emaar South	Fairway Villas, Emaar South	Fairway Villas, Emaar South	The Pulse Beachfront, Dubai South
AED 279,999	AED 299,999	AED 299,999	AED 320,000	AED 324,999
4 4 6,277	4 4 6,520	4 4 6,073	5 4 6,073	5 6 5,682

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

AVERAGE PRICE (AED), 2026 TO DATE



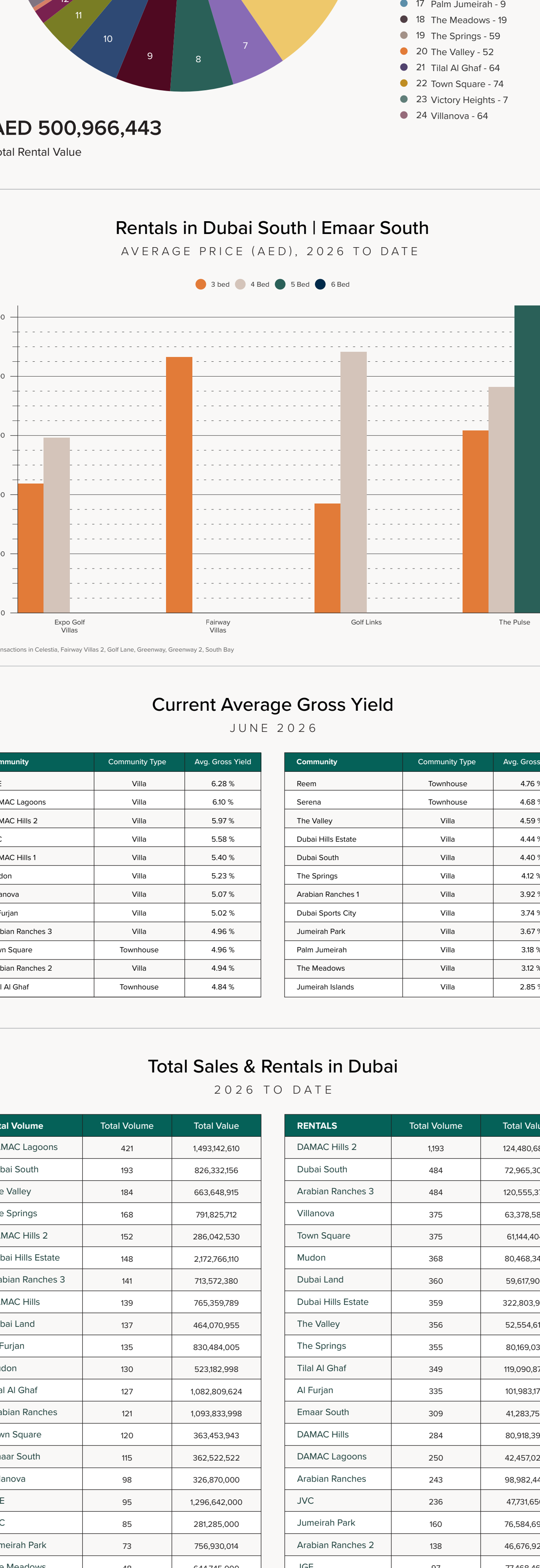
Rentals in Dubai

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	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



Rentals in Dubai South | Emaar South

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 South	Villa	4.40%
The Springs	Villa	4.12%
Arabian Ranches 1	Villa	3.92%
Jumeirah Park - 35	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	663,648,925
The Springs	168	791,825,712
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	523,82,998
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
JGE	95	1,296,642,000
JVC	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	2,003,849,926
Jumeirah Islands	34	943,386