

Dubai South | Emaar South January Market Report

Villa | Townhouse

NEWS

Dubai South | Emaar South
January 2026 Update

Dubai South and Emaar South continue to attract families and investors seeking affordable villas and townhouses near key transport links. Ongoing handovers, new retail amenities and strong end-user demand support steady resale activity and long-term value growth, reinforcing the area's position as an emerging, well-connected residential hub.

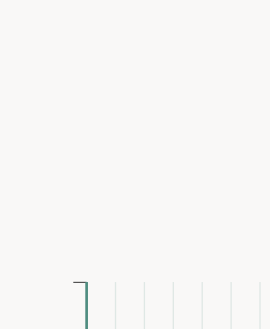
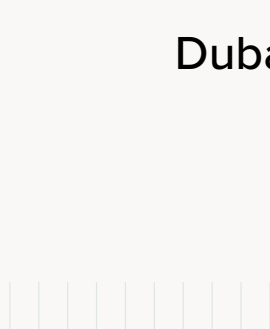
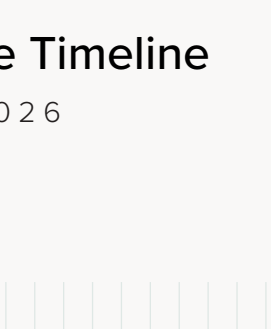
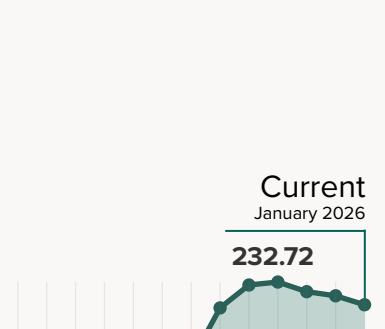
NEWS

White & Co.

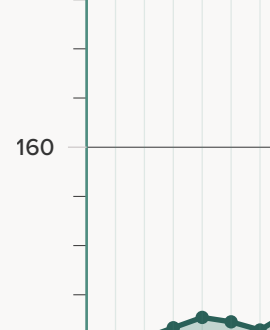
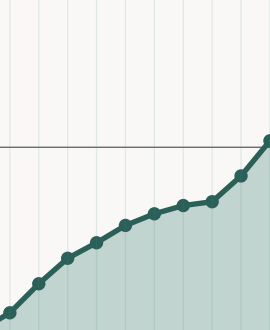
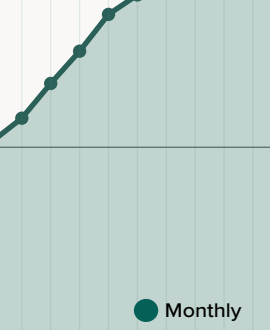
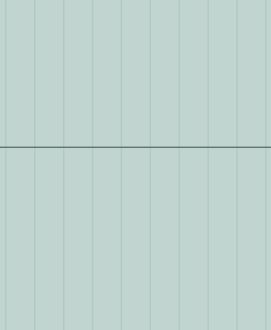
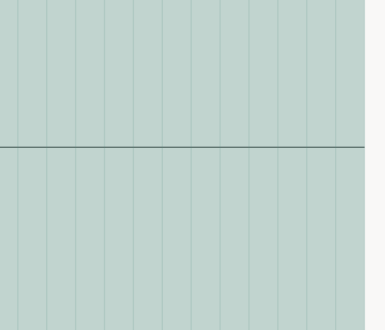
With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years			
Mortgage Rates			
	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.15%
Self Employed	80%	4.0%	4.25%
Low Doc	60%	4.49%	4.55%
Non Resident	60%	4.35%	4.54%
Get in contact with our in-house mortgage team to find out more.			
			Get Started Here

Hot Properties for Sale

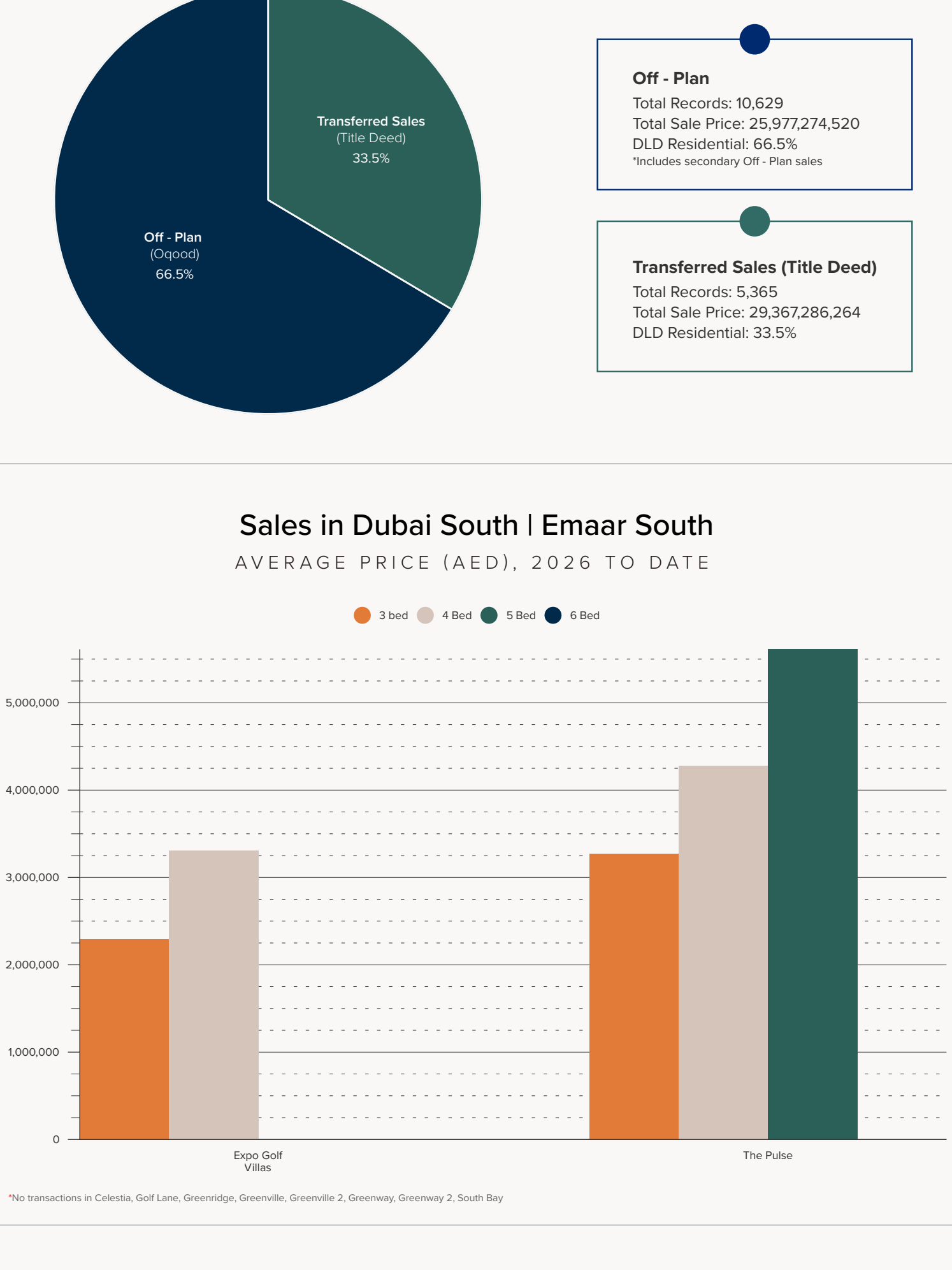
 Fairway Villas 3, Dubai South AED 3,500,000 5 6 5,393	 South Bay 1, Dubai South AED 12,300,000 6 7 2,233	 Aviation District, Dubai South AED 13,000,000 8 9 11,689	 South Bay 4, Dubai South AED 15,000,000 5 8 7,233	 South Bay 2, Dubai South AED 18,000,000 6 7 8,611
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Recent White & Co. Sales

 Fairway Villas, Dubai South AED 3,885,000 3 4 2,988	 Pulse Beachfront 3, Dubai South AED 4,000,000 4 5 3,306	 The Pulse Beachfront, Dubai South AED 4,150,000 4 6 3,483	 The Pulse Beachfront, Dubai South AED 4,200,000 5 6 4,017	 South Bay 1, Dubai South AED 5,150,000 5 6 4,264
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Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Sales in Dubai South | Emaar South

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	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

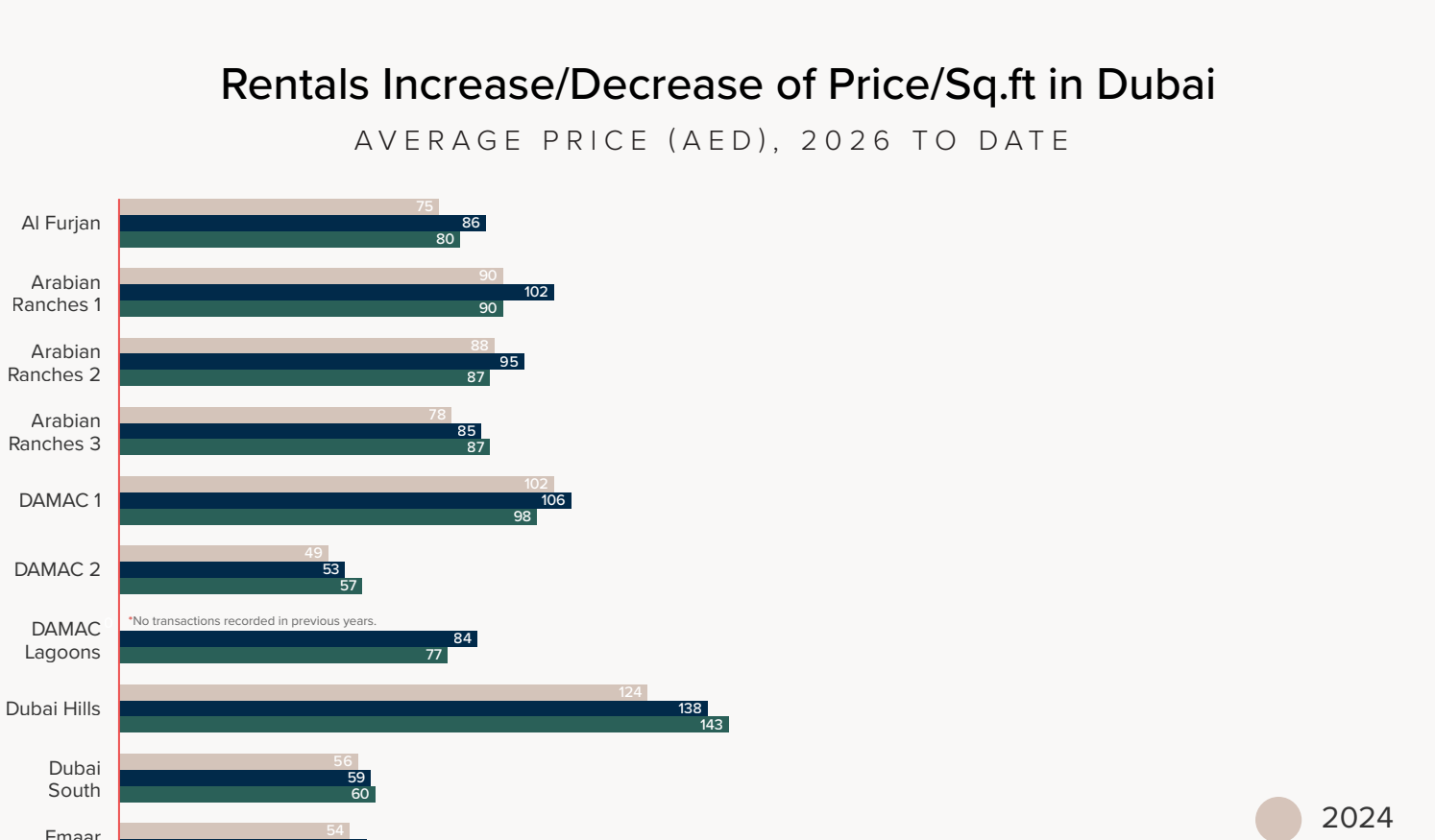
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

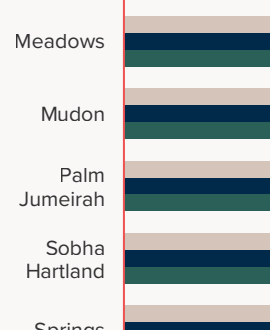
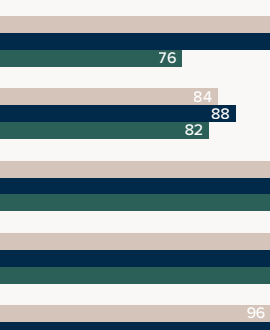
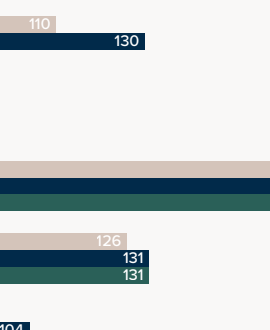
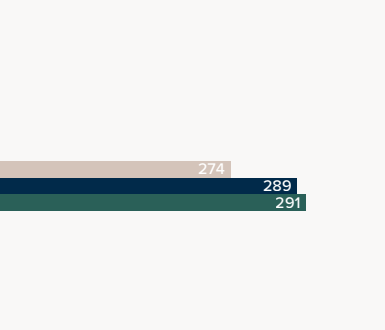
JANUARY 2026



AED 8,588,056,726

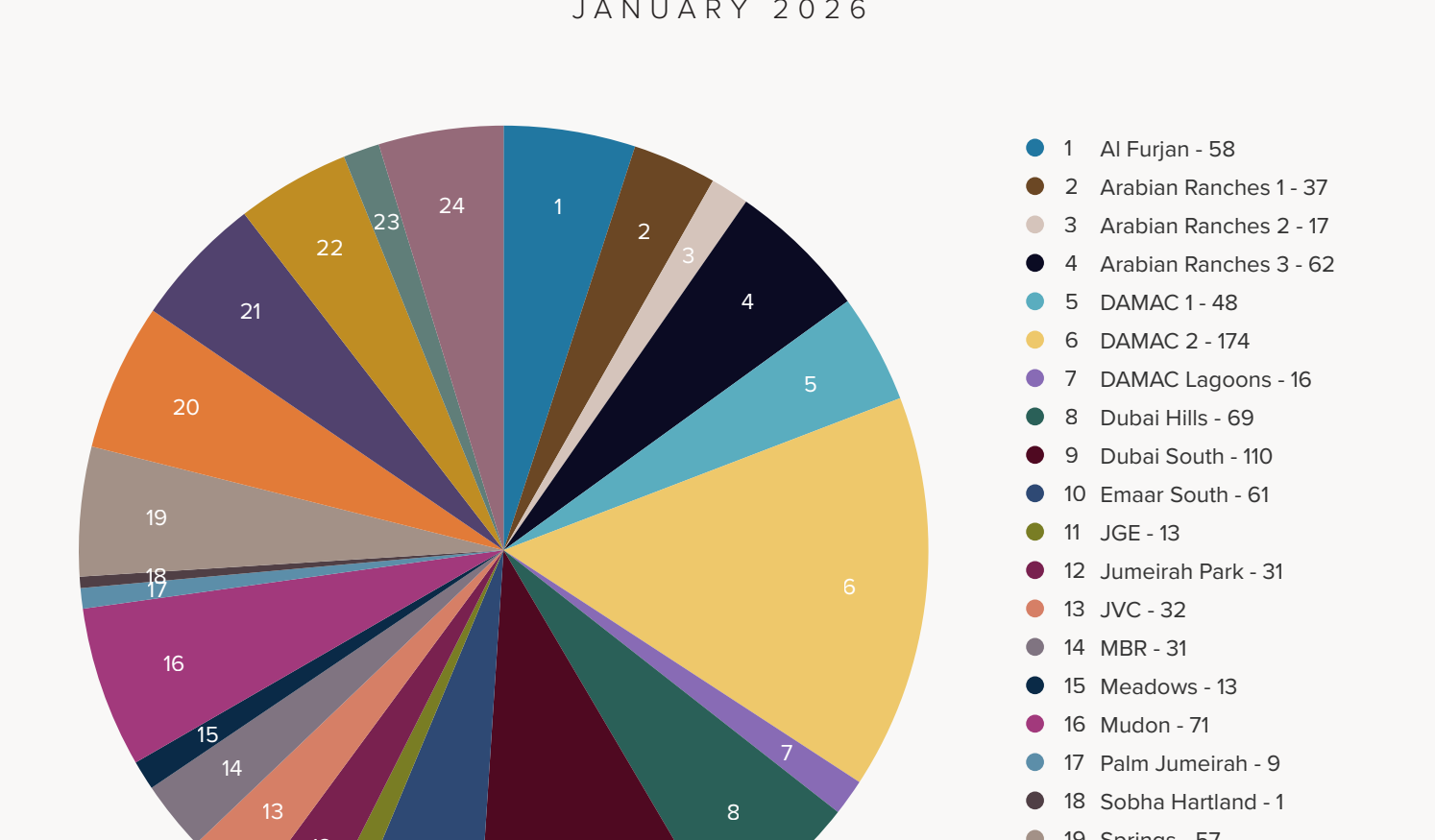
Total Sales Value

Hot Properties for Rent

 The Pulse Beachfront 3, Dubai South AED 209,998 4 5 6,113	 Golf Links, Dubai South AED 225,000 4 5 4,345	 Fairway Villas, Dubai South AED 230,000 3 4 4,970	 Golf Links, Dubai South AED 239,999 4 5 4,706	 Golf Links, Dubai South AED 249,998 4 5 5,746
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Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



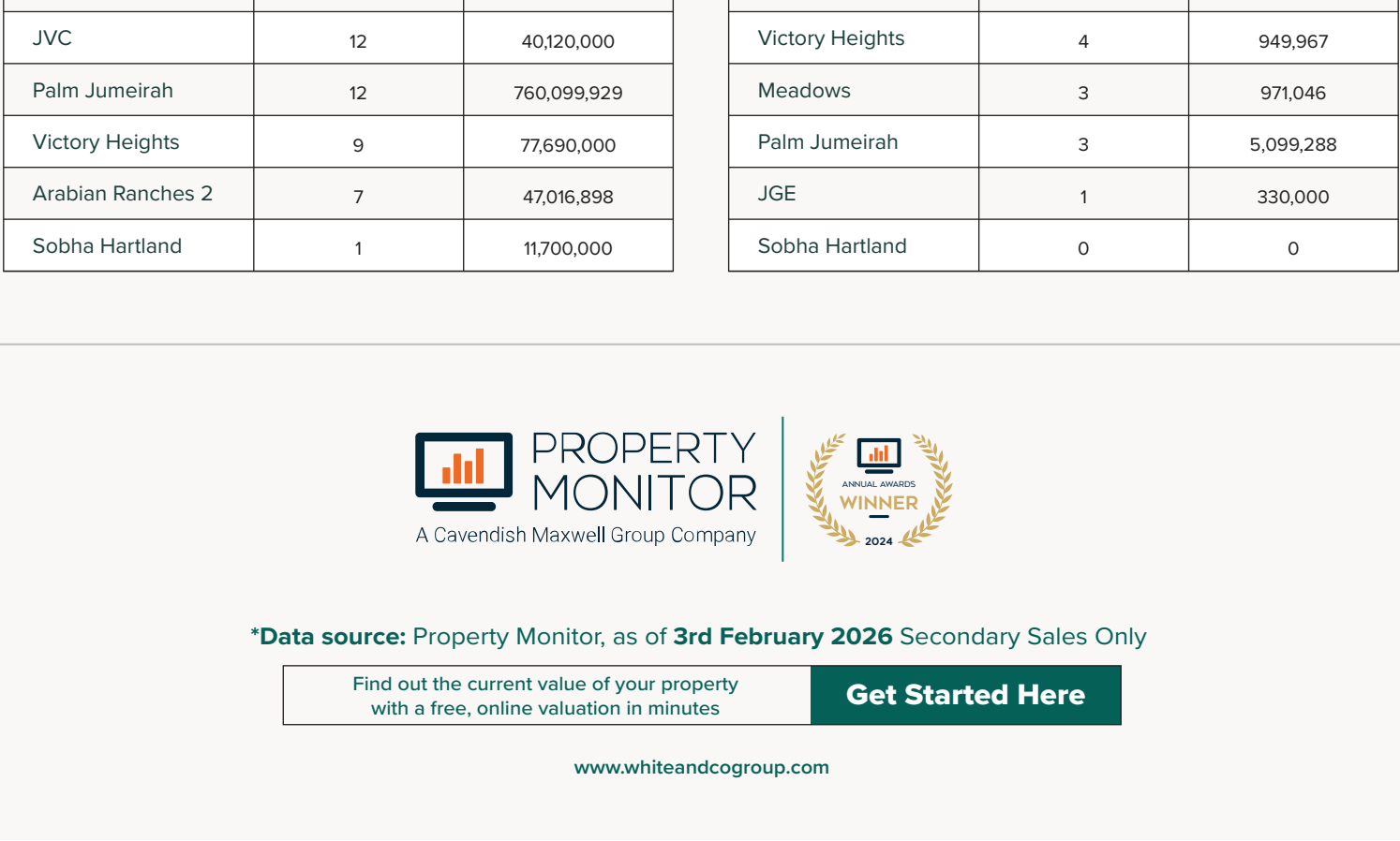
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Springs	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



AED 153,926,950

Total Rental Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79 %
DAMAC Hills 2	Villa	5.78 %
DAMAC Hills 3	Villa	5.76 %
Mudon	Villa	5.52 %
Jumeirah Village Circle	Villa	5.48 %
Town Square	Townhouse	5.19 %
Villanova	Villa	5.09 %
Tilal Al Ghaf	Townhouse	5.00 %
Serena	Townhouse	4.97 %
Mohammed Bin Rashid City	Townhouse	4.95 %
Arabian Ranches 3	Villa	4.9% %
Reem	Townhouse	4.89 %

Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88 %
The Valley	Villa	4.77 %
Al Furjan	Villa	4.68 %
Dubai South	Villa	4.47 %
Dubai Hills Estate	Villa	4.36 %
The Springs	Villa	4.31 %
Sobha Hartland	Villa	4.28 %
Arabian Ranches	Villa	4.02 %
Dubai Sports City	Villa	3.91 %
Jumeirah Park	Villa	3.67 %
The Meadows	Villa	3.18 %
Palm Jumeirah	Villa	2.80 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
DAMAC Lagoons	87	345,642,630
Dubai South	67	251,143,897
The Valley	44	162,590,622
Arabian Ranches 1	41	394,405,000
MBR	40	534,775,000
Town Square	38	116,687,000
DAMAC 2	37	72,699,157
Springs	37	172,625,000
Al Furjan	36	221,445,000
Mudon	34	134,980,000
Emaar South	33	95,010,000
DAMAC 1	30	141,863,160
Dubai Hills	30	443,780,000
Arabian Ranches 3	28	137,820,000
Tilal Al Ghaf	28	309,922,000
JGE	26	355,764,000
Jumeirah Park	21	224,745,000
Villanova	16	52,375,000
Meadows	15	200,150,000
JVC	12	40,120,000
Palm Jumeirah	12	760,099,929
Victory Heights	9	776,900,000
Arabian Ranches 2	7	47,016,898
Sobha Hartland	1	11,700,000

RENTALS	Total Volume	Total Value
DAMAC 2	58	6,182,145
Dubai South	37	5,672,000
Villanova	27	4,488,000
Mudon	24	4,879,600
The Valley	23	3,337,000
Emaar South	21	2,735,000
Al Furjan	20	5,370,827
Town Square	20	3,272,500
Arabian Ranches 3	19	4,571,520
Dubai Hills	18	11,445,854
Springs	17	3,394,399
DAMAC 1	16	4,776,088
Tilal Al Ghaf	14	4,600,826
MBR	13	5,692,827
Arabian Ranches 1	12	3,195,000
JVC	10	1,915,000
Jumeirah Park	8	2,580,000
Arabian Ranches 2	6	1,495,000
DAMAC Lagoons	5	1,022,000
Victory Heights	4	949,967
Meadows	3	971,046
Palm Jumeirah	3	5,099,288
JGE	1	330,000
Sobha Hartland	0	0

Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

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