

Dubai South | Emaar South February Market Report

Villa | Townhouse

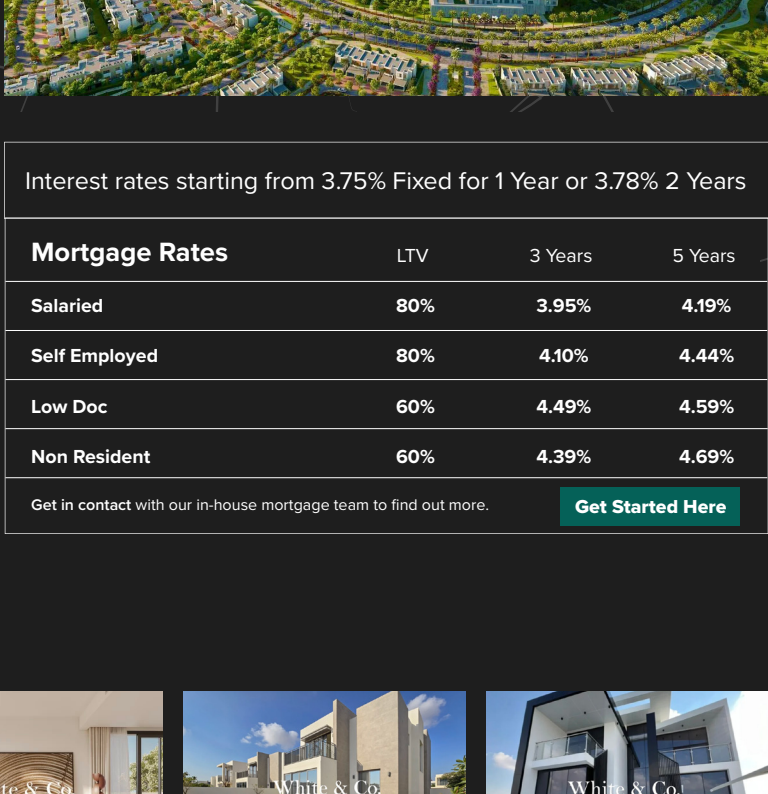
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Rising Demand for Villas And Townhouses

In February 2026, Dubai South experienced rising demand for villas near the Expo district, while Emaar South townhouses saw strong absorption driven by proximity to schools and retail centres. Constrained supply and ongoing infrastructure enhancements supported consistent transaction levels and reinforced buyer confidence across both growing communities.

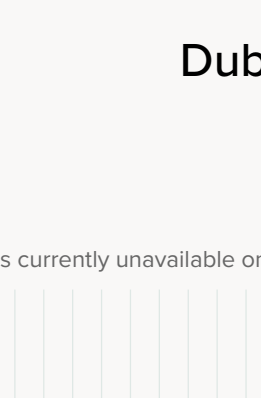
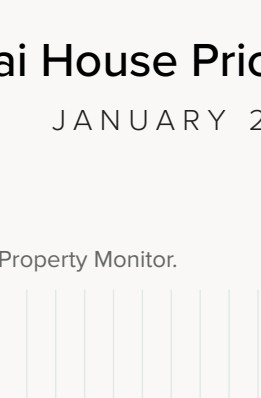
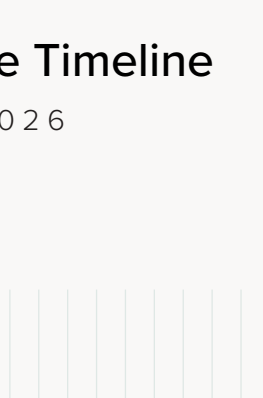
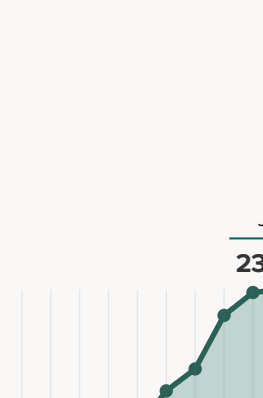


NEWS

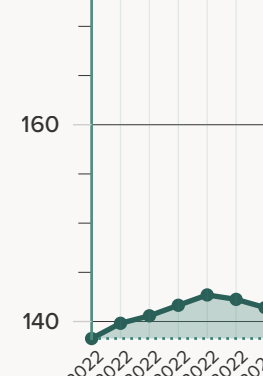
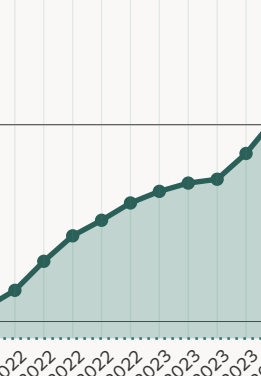
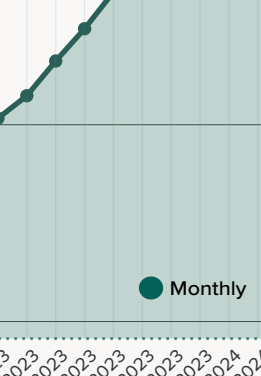
White & Co.

At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Hot Properties for Sale

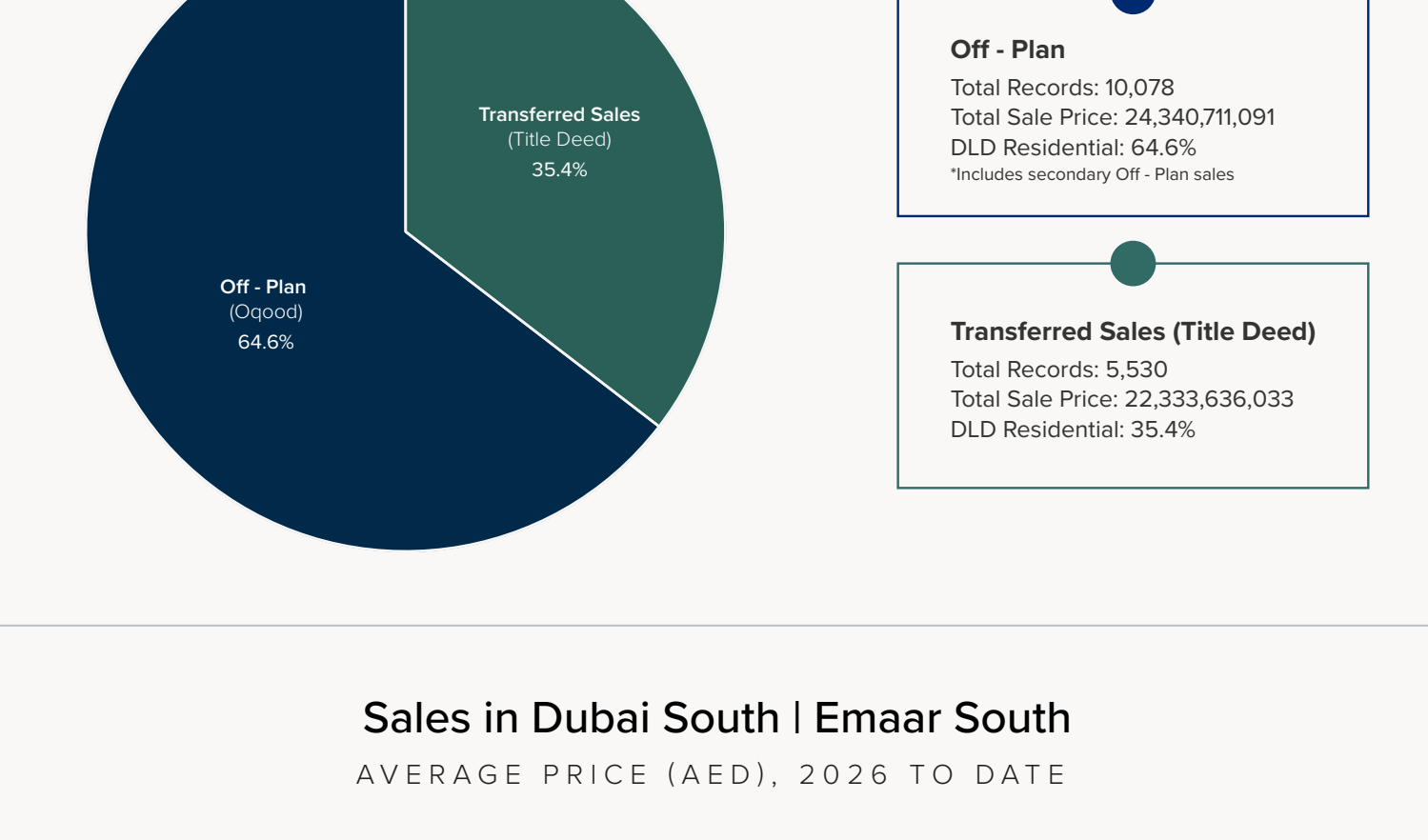
 Fairway Villas, Emaar South AED 5,300,000 3 4 7823	 Golf Links, Emaar South AED 6,100,000 4 4 4,434	 Fairway Villas, Emaar South AED 6,600,000 4 5 3,877	 Golf Links, Emaar South AED 7,500,000 4 4 2,957	 The Pulse, Dubai South AED 13,000,000 8 9 11,689
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Recent White & Co. Sales

 Fairway Villas, Emaar South AED 3,885,000 3 4 2,988	 The Pulse Beachfront 3, Dubai South AED 4,100,000 4 4 3,298	 The Pulse Beachfront, Dubai South AED 4,200,000 5 6 4,017	 The Pulse Beachfront 2, Dubai South AED 4,950,000 4 6 4,785	 South Bay 1, Dubai South AED 5,150,000 5 6 4,264
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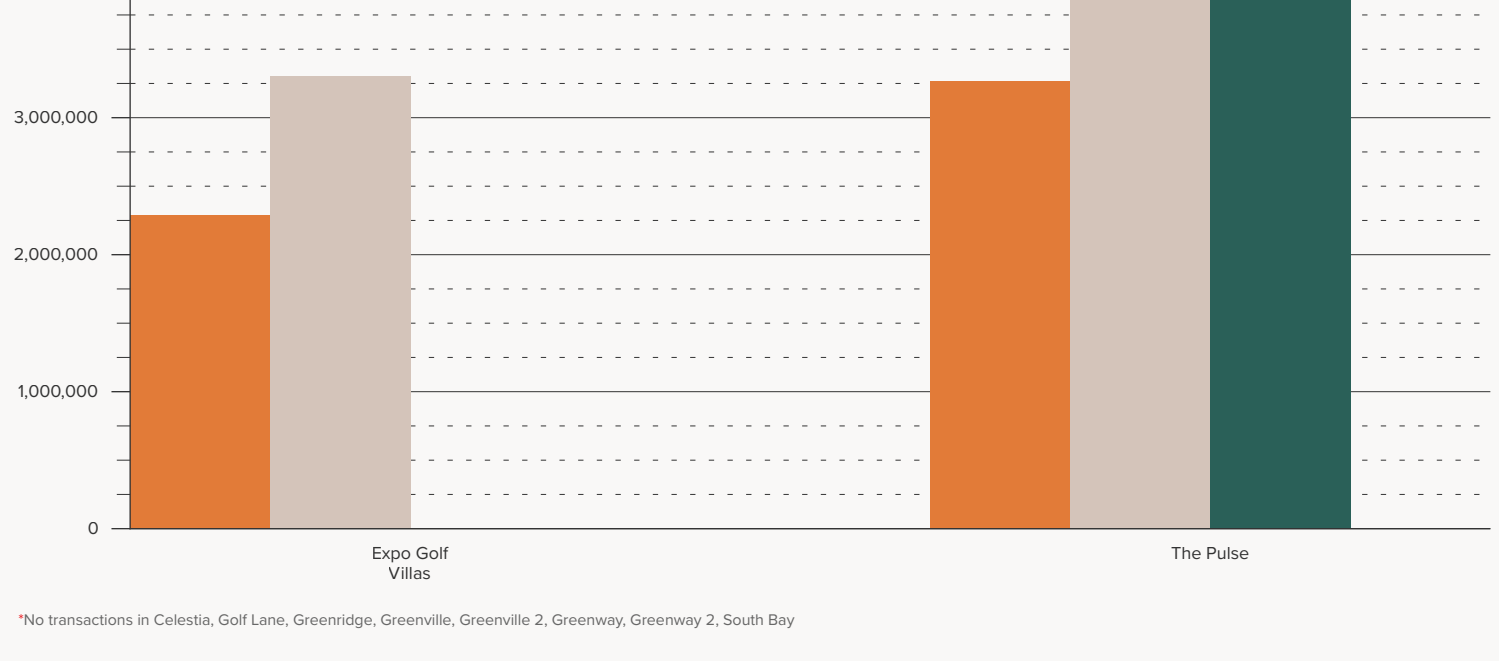
Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



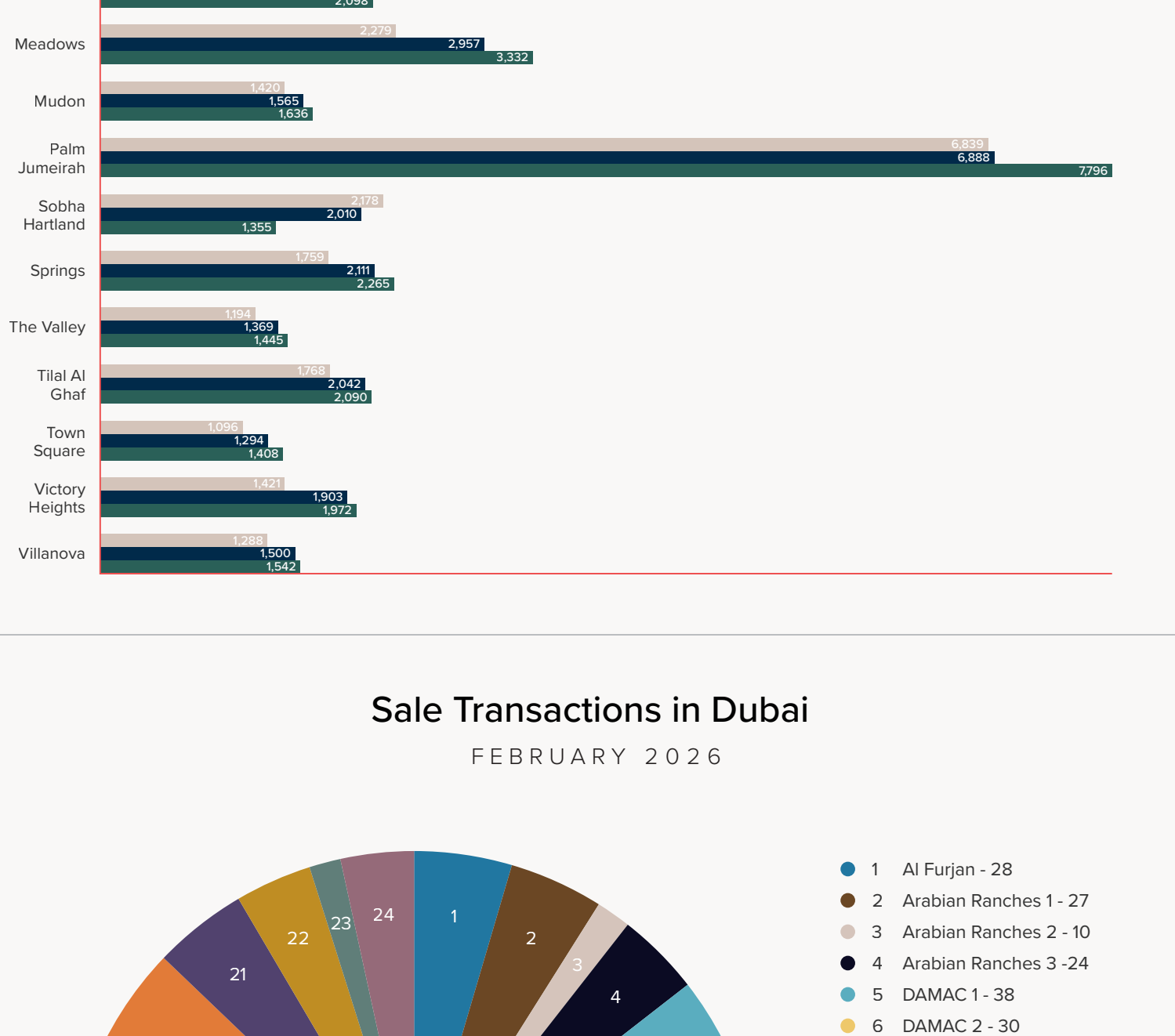
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,456,176	5,478,407	8,865,000	-
Arabian Ranches 1	6,898,929	11,404,286	13,666,667	32,250,000
Arabian Ranches 2	4,453,750	7,268,750	7,355,633	12,500,000
Arabian Ranches 3	3,401,042	6,435,926	6,550,000	-
DAMAC 1	3,673,857	4,497,500	8,908,493	7,300,000
DAMAC 2	1,720,194	2,166,126	-	3,853,333
DAMAC Lagoons	2,542,222	2,716,178	3,907,737	8,540,625
Dubai Hills	6,715,000	7,677,292	18,222,368	47,500,000
Dubai South	3,167,500	4,327,692	5,572,000	-
Emaar South	2,552,273	3,583,293	7,510,720	-
JGE	5,658,824	8,305,571	21,493,077	23,078,571
Jumeirah Park	11,046,538	10,058,182	11,529,100	-
JVC	3,317,222	3,507,813	-	-
MBR	3,576,875	9,547,888	20,245,000	37,060,000
Meadows	10,787,500	13,386,364	12,250,000	19,700,000
Mudon	3,517,639	4,639,375	-	-
Palm Jumeirah	14,949,965	40,428,571	51,075,000	85,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,918,341	-	-	-
The Valley	2,820,291	4,697,156	9,575,981	-
Tilal Al Ghaf	4,131,364	6,591,050	12,910,125	26,046,714
Town Square	2,886,326	3,597,647	-	-
Victory Heights	4,470,000	6,760,000	14,808,333	-
Villanova	2,895,000	3,888,235	-	-

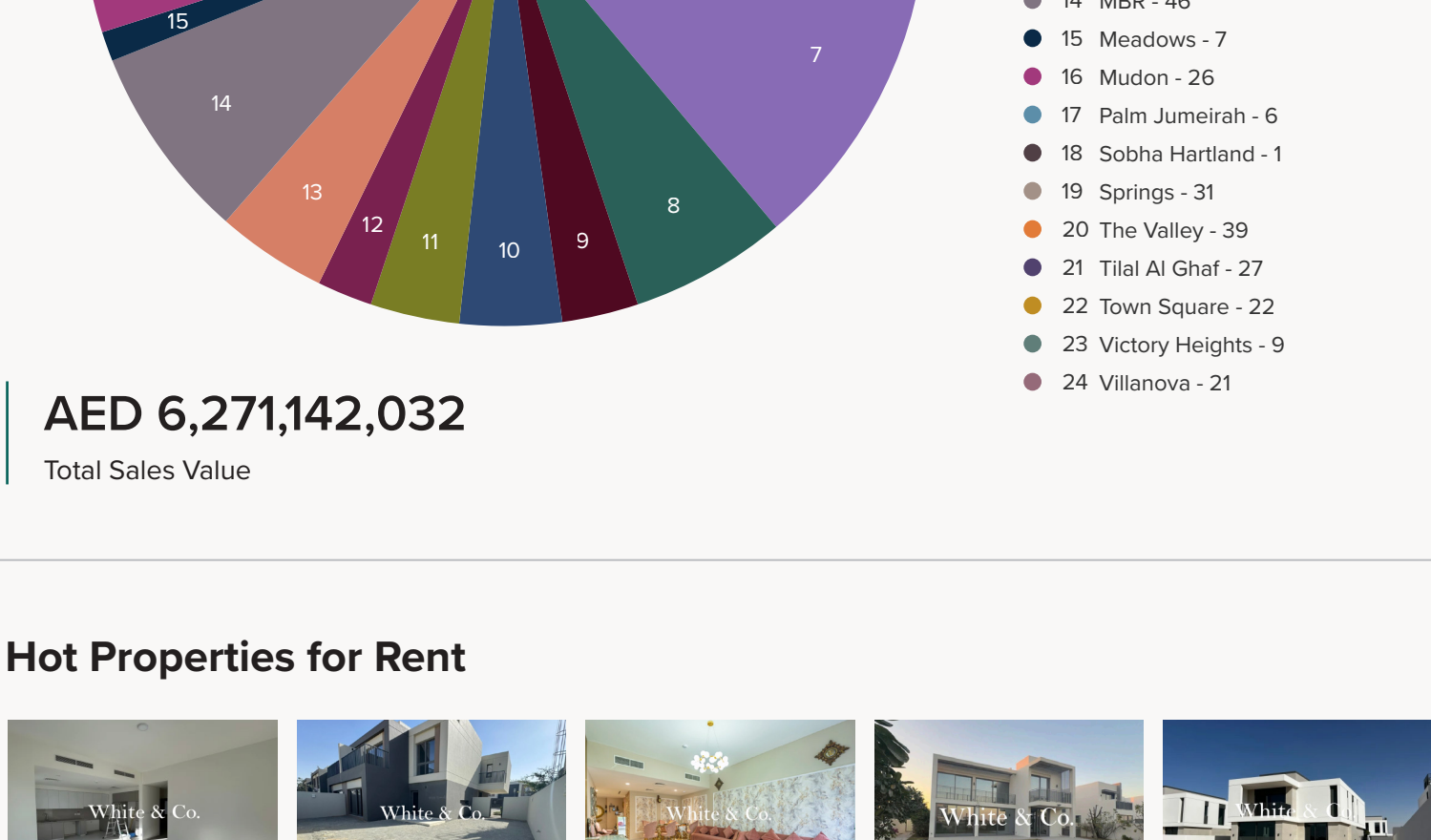
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

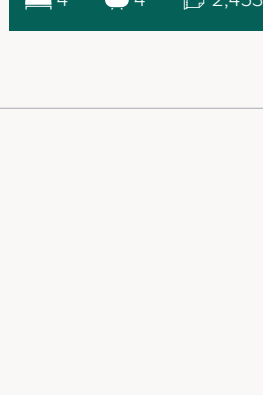
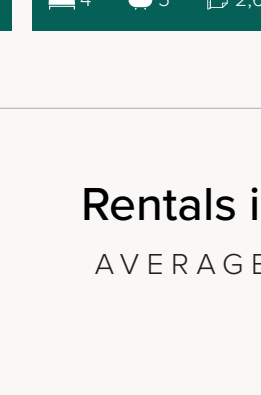
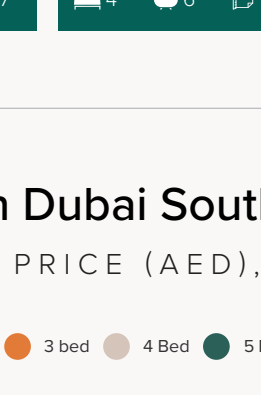
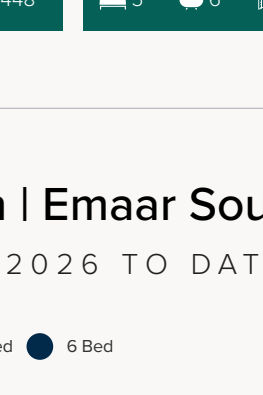
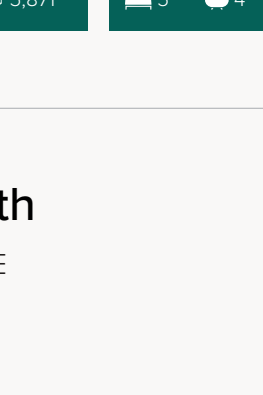


Sale Transactions in Dubai

FEBRUARY 2026

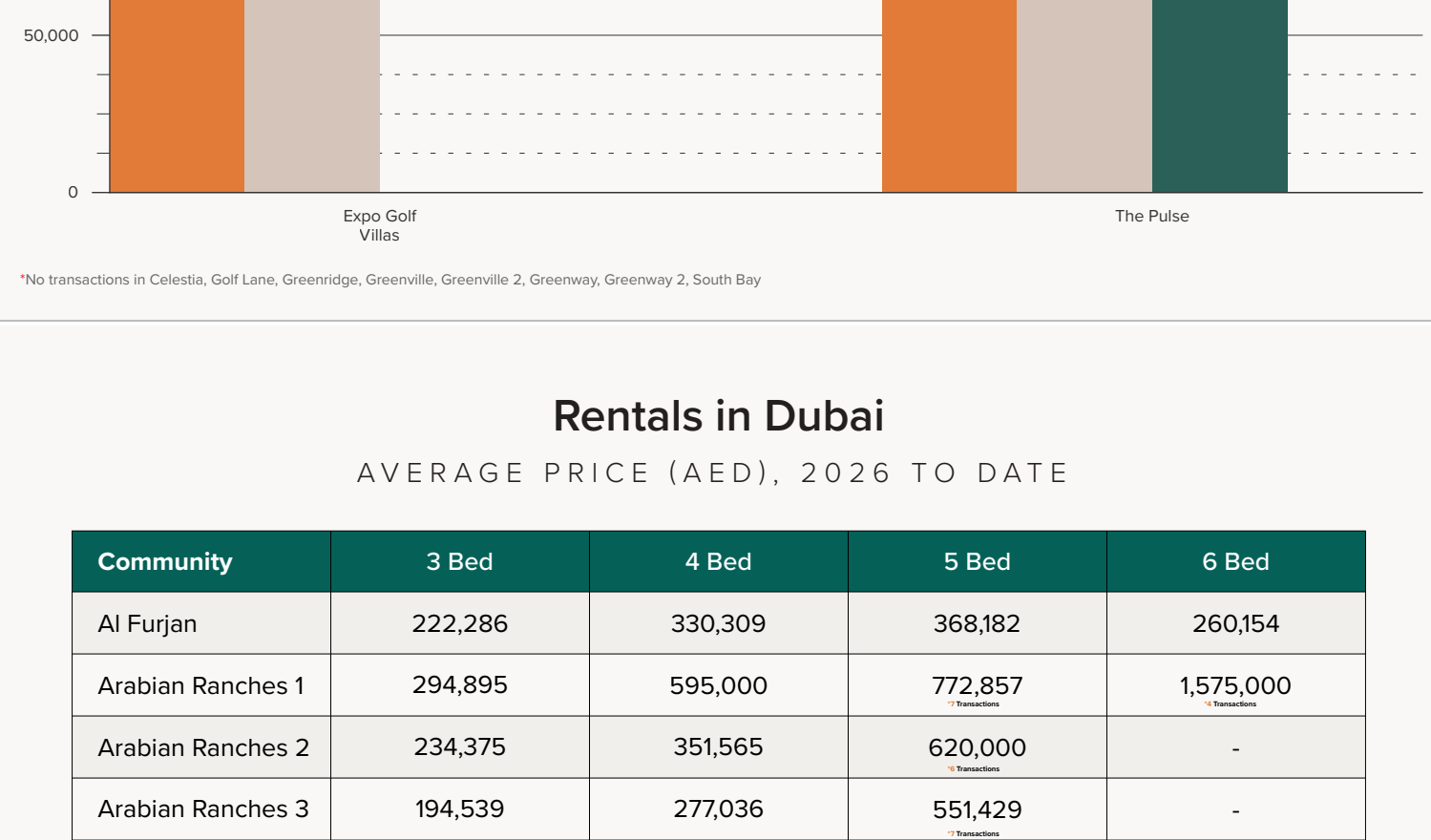


Hot Properties for Rent

 Greenview, Emaar South AED 155,000 4 4 2,453	 The Pulse, Dubai South AED 179,999 4 4 2,687	 The Pulse, Dubai South AED 199,999 4 4 2,448	 Golf Links, Emaar South AED 269,999 5 5 5,871	 Fairway Villas, Emaar South AED 449,998 5 5 6,520
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Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



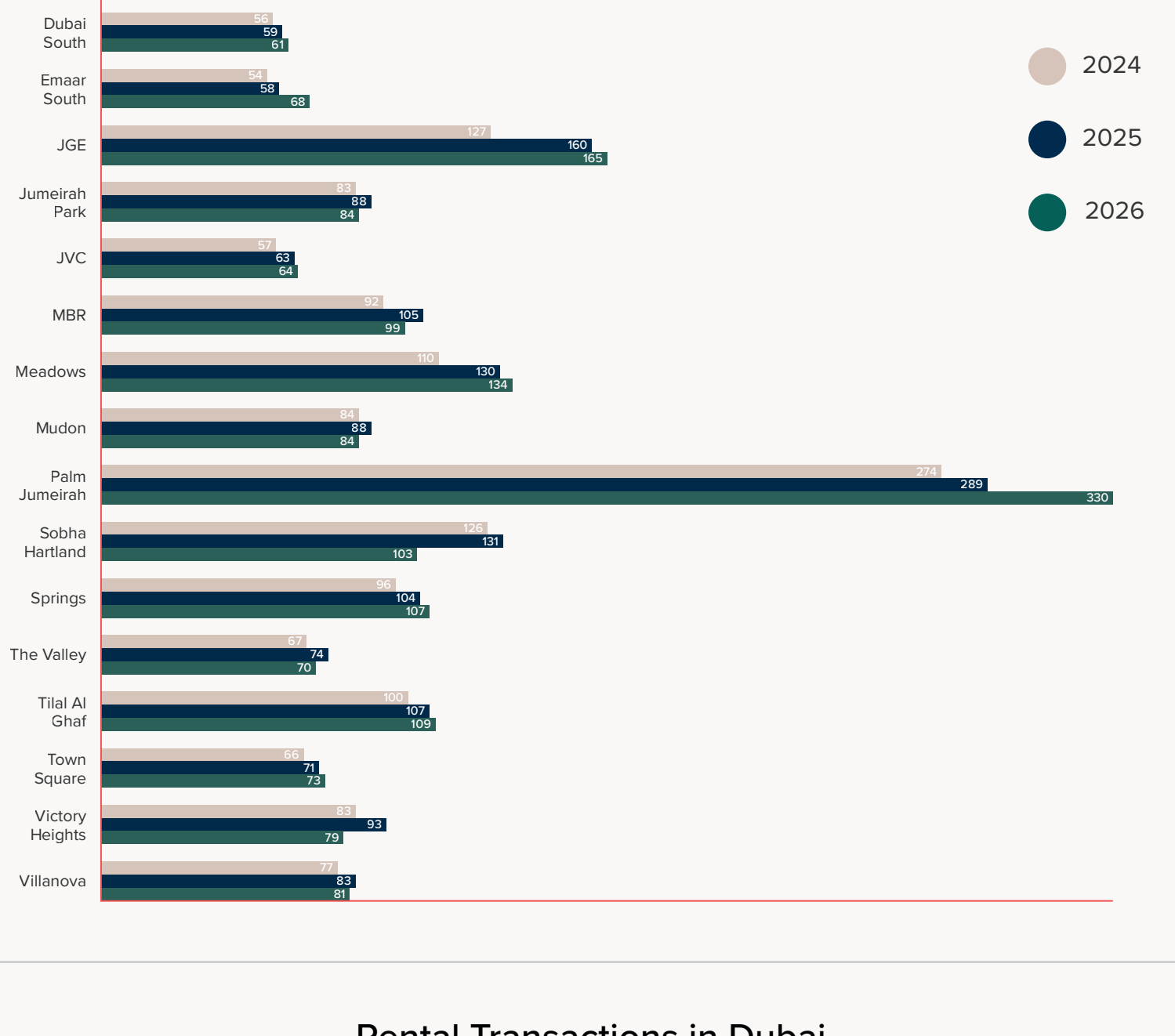
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	330,309	368,182	260,154
Arabian Ranches 1	294,895	595,000	772,857	1,575,000
Arabian Ranches 2	234,375	351,565	620,000	-
Arabian Ranches 3	194,539	277,036	551,429	-
DAMAC 1	205,373	245,852	504,646	-
DAMAC 2	101,981	109,489	140,545	206,649
DAMAC Lagoons	152,125	167,712	214,118	-
Dubai Hills	385,602	468,782	1,088,227	3,542,900
Dubai South	165,714	199,342	241,375	-
Emaar South	123,255	174,667	-	-
JGE	317,222	441,429	1,784,857	2,730,000
Jumeirah Park	337,391	403,654	899,500	1,275,000
JVC	208,889	229,533	250,000	-
MBR	212,986	310,364	1,772,500	2,450,000
Meadows	662,500	605,771	893,333	915,000
Mudon	196,770	265,529	350,000	-
Palm Jumeirah	-	2,799,905	8,266,667	2,975,000
Sobha Hartland	-	985,308	875,000	-
Springs	275,061	-	400,000	-
The Valley	146,643	181,355	-	-
Tilal Al Ghaf	231,092	393,217	877,143	-
Town Square	160,909	192,794	-	-
Victory Heights	259,133	341,500	843,000	-
Villanova	168,467	-	300,000	-

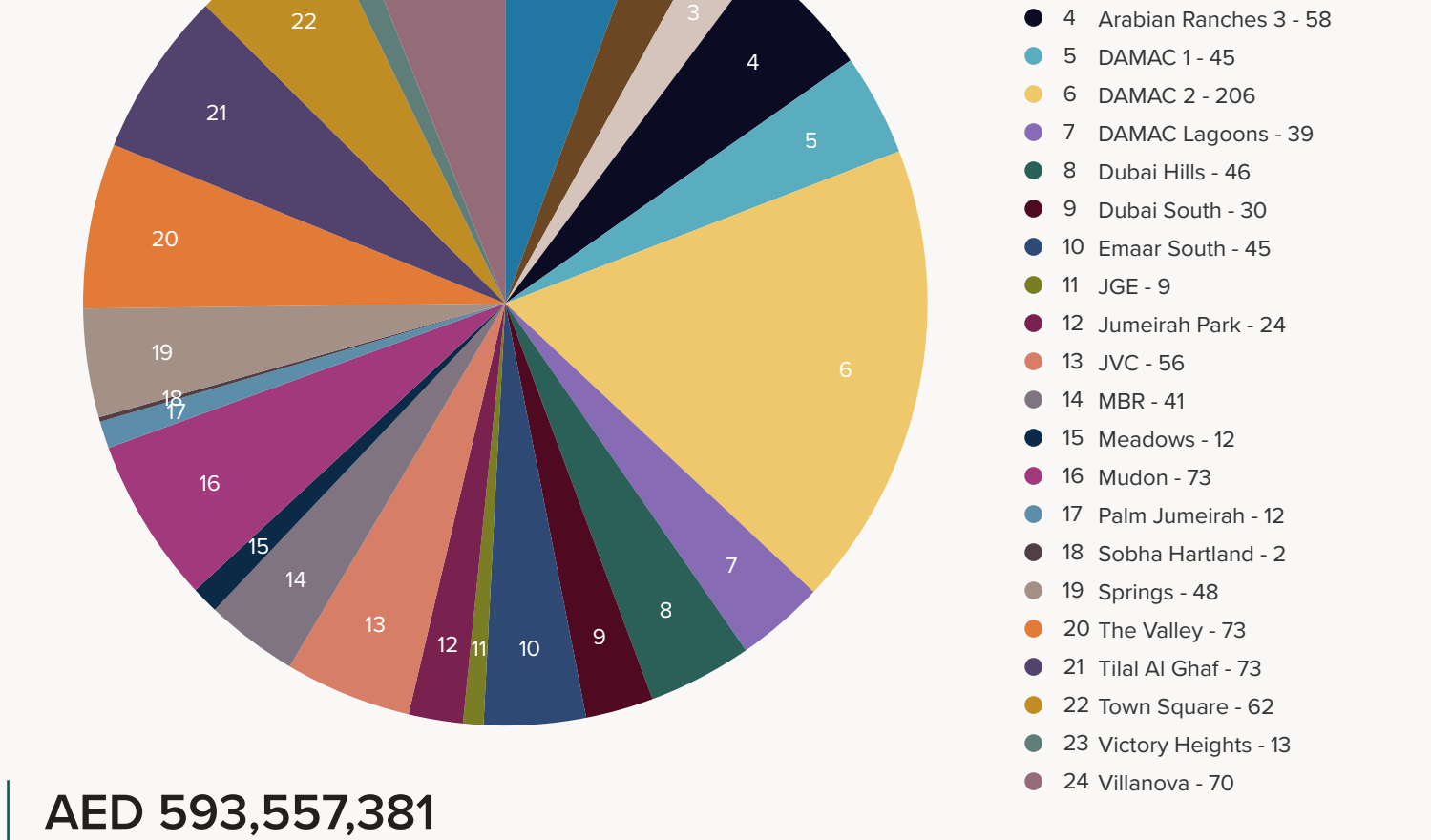
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

FEBRUARY 2026



Current Average Gross Yield

FEBRUARY 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79%
DAMAC Hills 2	Villa	5.78%
DAMAC Hills	Villa	5.76%
Mudon	Villa	5.52%
Jumeirah Village Circle	Villa	5.48%
Town Square	Townhouse	5.09%
Villanova	Villa	5.09%
Tilal Al Ghaf	Townhouse	4.97%
Serena	Townhouse	4.90%
Mohammed Bin Rashid City	Townhouse	4.95%
Arabian Ranches 3	Villa	4.96%
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

Total Volume	Total Volume	Total Value
DAMAC Lagoons	82	319,169,180
MBR	46	522,422,500
The Valley	39	178,248,798
DAMAC 1	38	196,636,920
Dubai Hills	37	572,610,000
Springs	31	147,510,240
DAMAC 2	30	57,835,000
Al Furjan	28	174,233,800
Arabian Ranches 1	27	198,605,000
Tilal Al Ghaf	27	260,358,000
JVC	26	90,935,000
Mudon	26	102,999,999
Arabian Ranches 3	24	124,125,000
Emaar South	24	83,068,884
Town Square	22	68,585,000
JGE	21	290,485,000
Villanova	21	71,625,000
Dubai South	18	71,965,000
Jumeirah Park	13	144,791,000
Arabian Ranches 2	10	76,014,999
Victory Heights	9	87,700,000
Meadows	7	83,450,000
Palm Jumeirah	6	322,100,000
Sobha Hartland	2	25,000,000

RENTALS	Total Volume	Total Value
DAMAC 2	406	43,293,112
Mudon	162	35,820,183
The Valley	143	22,046,000
Tilal Al Ghaf	138	50,662,875
Villanova	136	23,769,333
Arabian Ranches 3	131	32,520,210
Al Furjan	129	39,485,154
Dubai Hills	124	80,642,826
Town Square	123	20,907,782
Springs	117	26,724,907
Emaar South	114	15,901,900
DAMAC 1	101	29,018,148
JVC	96	20,269,802
MBR	82	60,542,418
Dubai South	81	15,599,500
Arabian Ranches 1	74	30,330,998
Jumeirah Park	61	29,800,000
DAMAC Lagoons	58	10,391,500
Arabian Ranches 2	45	15,556,000
Victory Heights	33	12,900,000
JGE	27	24,541,500
Meadows	26	20,046,166
Palm Jumeirah	24	98,148,580
Sobha Hartland	4	3,610,308