

Dubai South | Emaar South May Market Report

Villa | Townhouse

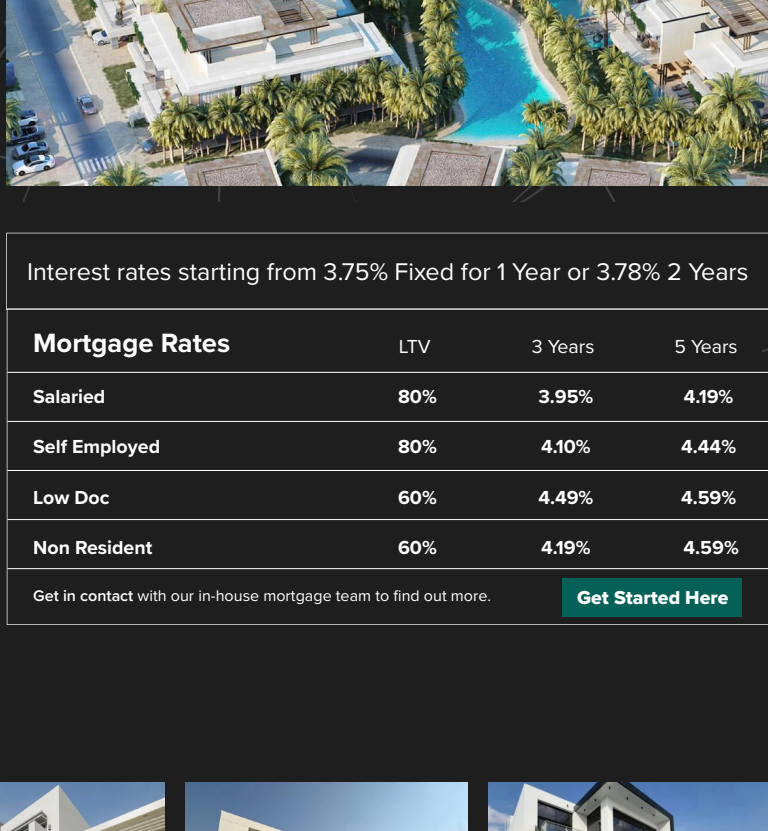
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai South Yield Robust Transaction Volume

Dubai Land Department micro-data through mid-May indicates massive liquidity across the booming Dubai South district. Primary off-plan contracts saw four-bedroom townhouses in South Bay 2 register sales at AED 4.2 million. Meanwhile, ready villa resales demonstrated strong stability, evidenced by a three-bedroom home at Expo Golf Villas 3 transacting for AED 2.15 million.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

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

Hot Properties for Sale

 Greenview, Dubai South AED 6,095,000 4 bed 5 bath 7152 sqft	 MAAR South, Emaar South AED 6,200,000 4 bed 4 bath 5,205 sqft	 EMAAR South, Emaar South AED 6,400,000 4 bed 5 bath 2,957 sqft	 Aviation District, Dubai South AED 6,600,000 4 bed 5 bath 3,877 sqft	 Aviation District, Dubai South AED 13,000,000 8 bed 9 bath 11,689 sqft
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Recent White & Co. Sales

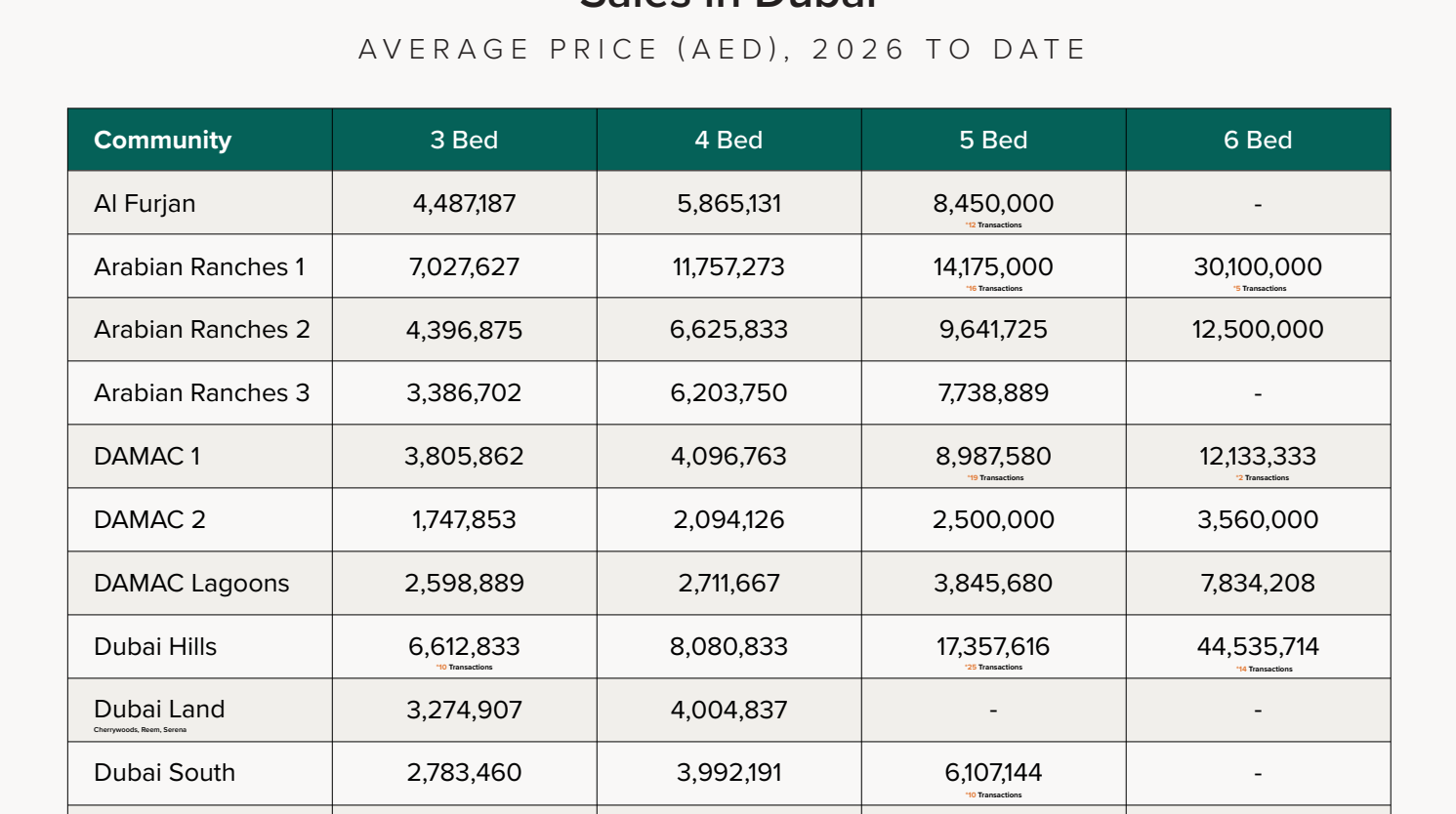
 Parkside 3, Dubai South AED 2,150,000 3 bed 3 bath 1,945 sqft	 Parkside 2, Dubai South AED 3,425,000 4 bed 5 bath 4,436 sqft	 Fairway Villas, Emaar South AED 4,600,000 3 bed 4 bath 2,988 sqft	 South Bay 1, Dubai South AED 4,975,000 5 bed 6 bath 4,265 sqft	 South Bay 1, Dubai South AED 4,989,000 5 bed 6 bath 4,270 sqft
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



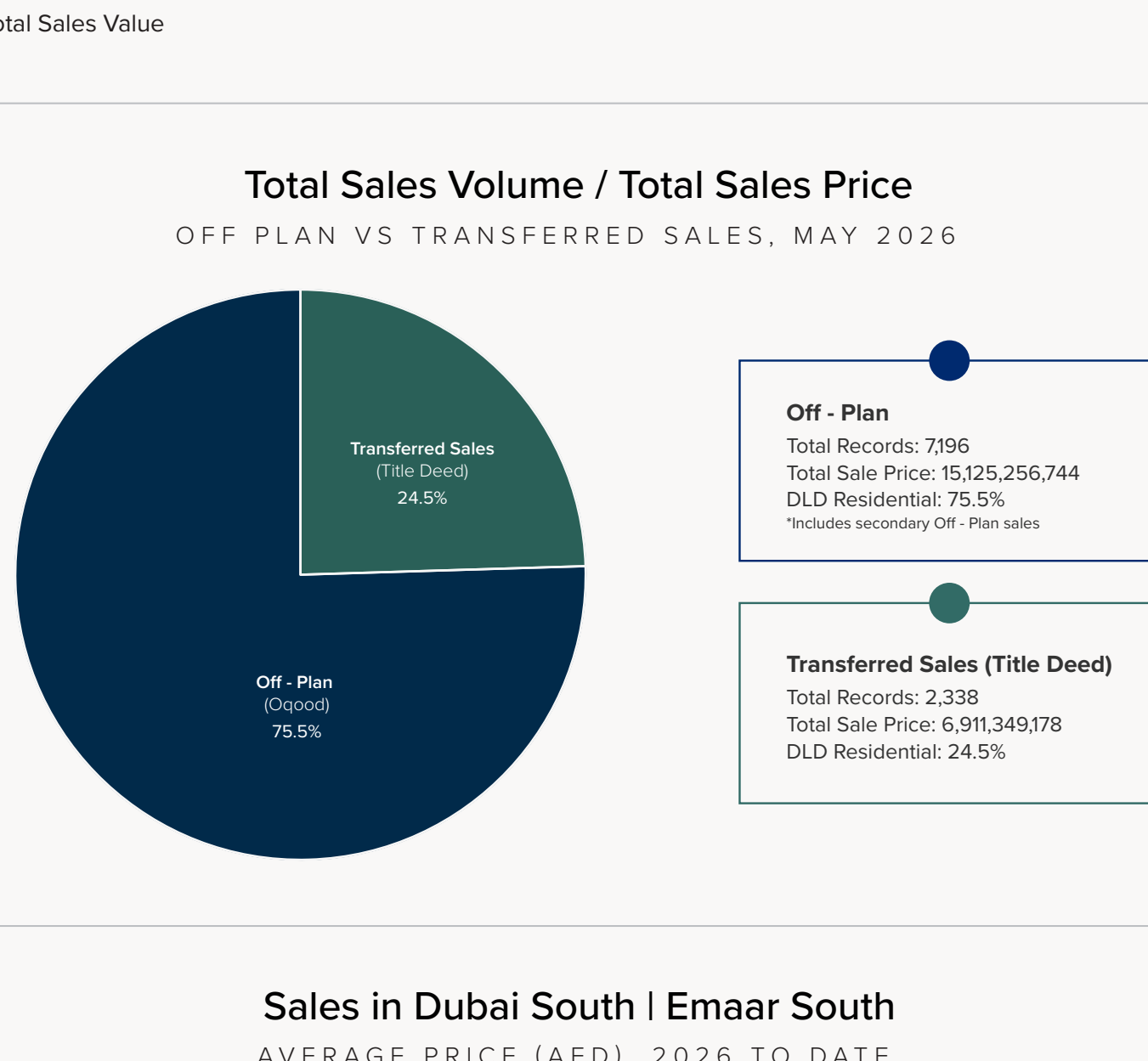
Sales in Dubai

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	9,181,986	-
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

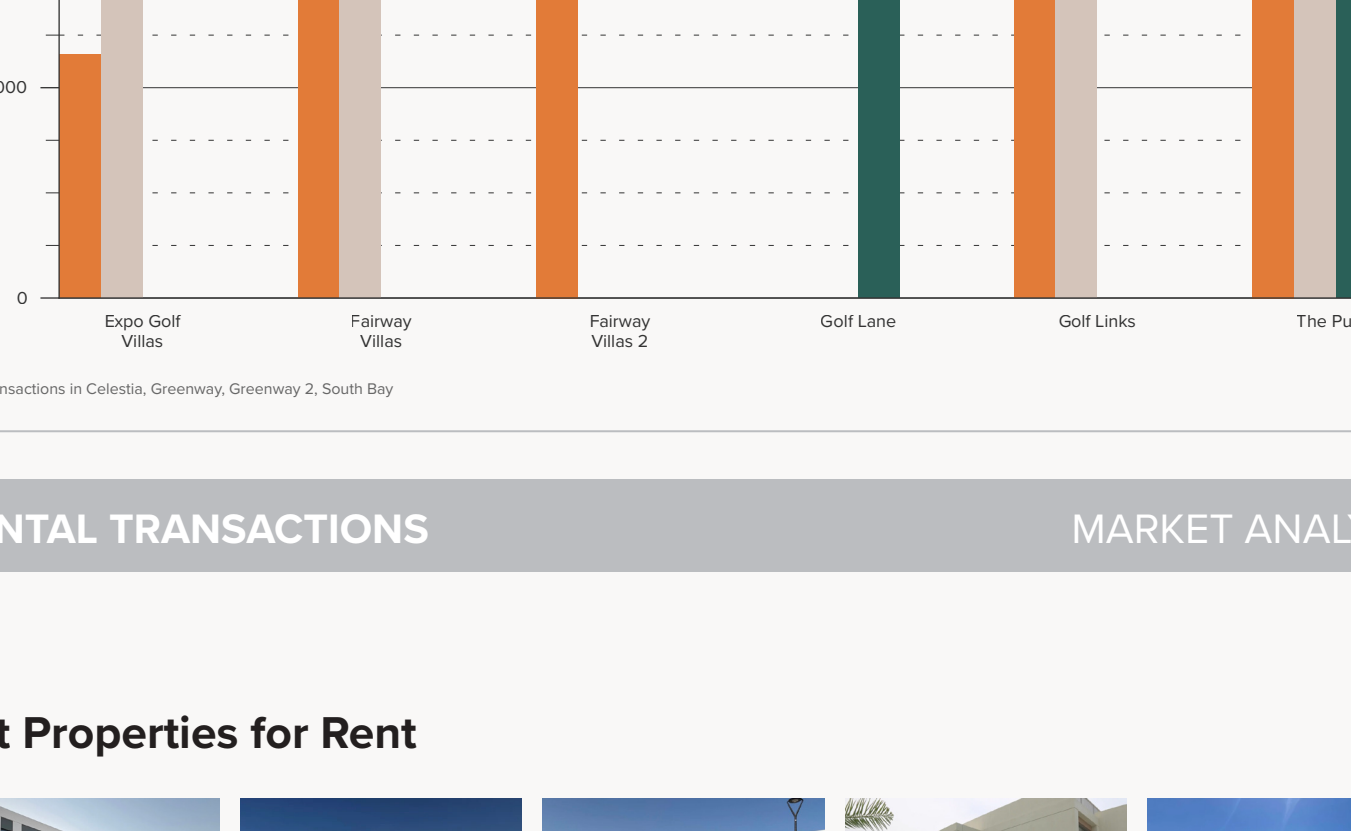


AED 3,273,504,148

Total Sales Value

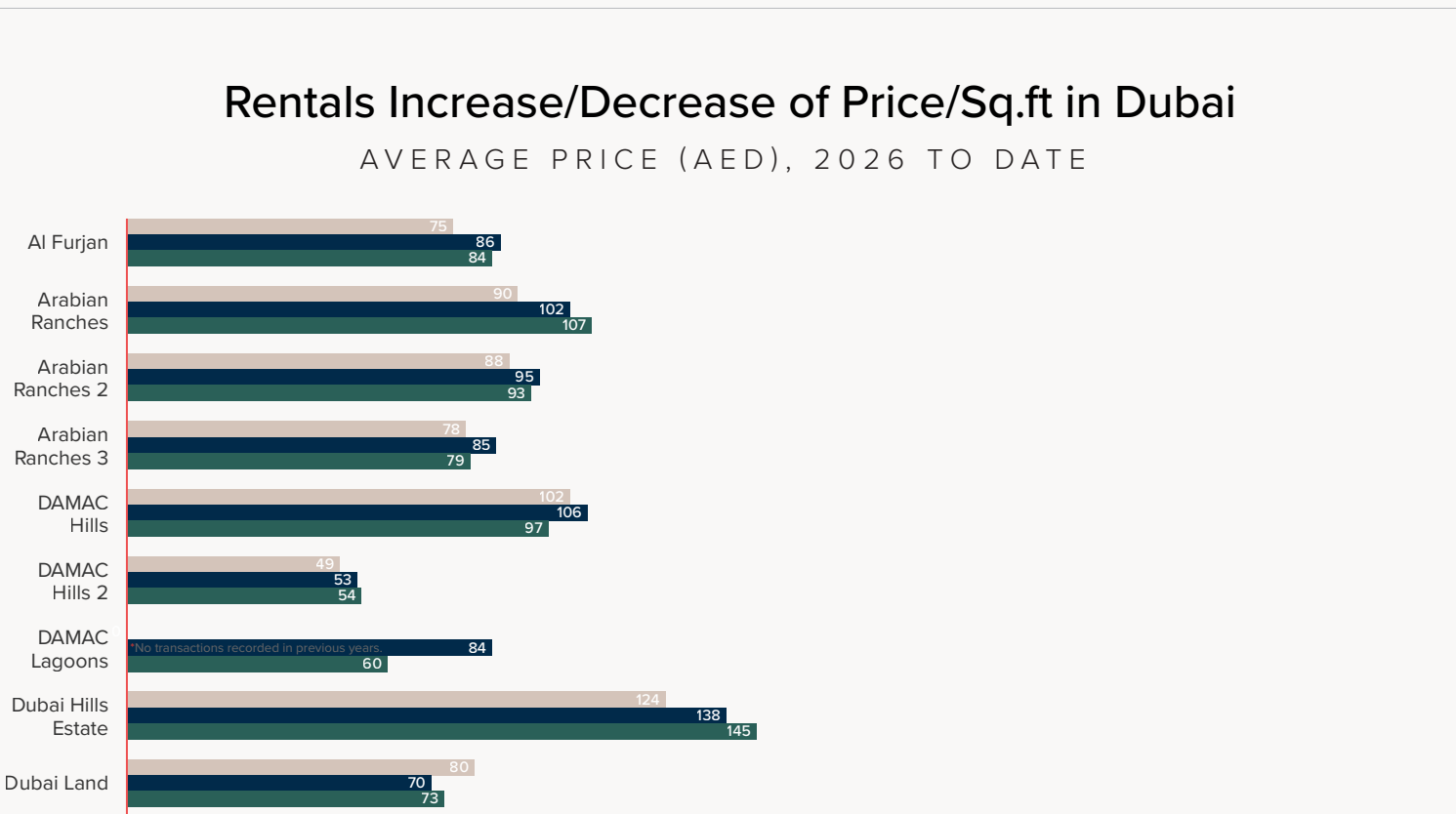
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

**Off - Plan**
Total Records: 7196
Total Sale Price: 15,125,256,744
DLD Residential: 75.5%
*Includes secondary Off - Plan sales**Transferred Sales (Title Deed)**
Total Records: 2,338
Total Sale Price: 6,911,349,178
DLD Residential: 24.5%

Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Caleda, Greenway, Greenway 2, South Bay

RENTAL TRANSACTIONS

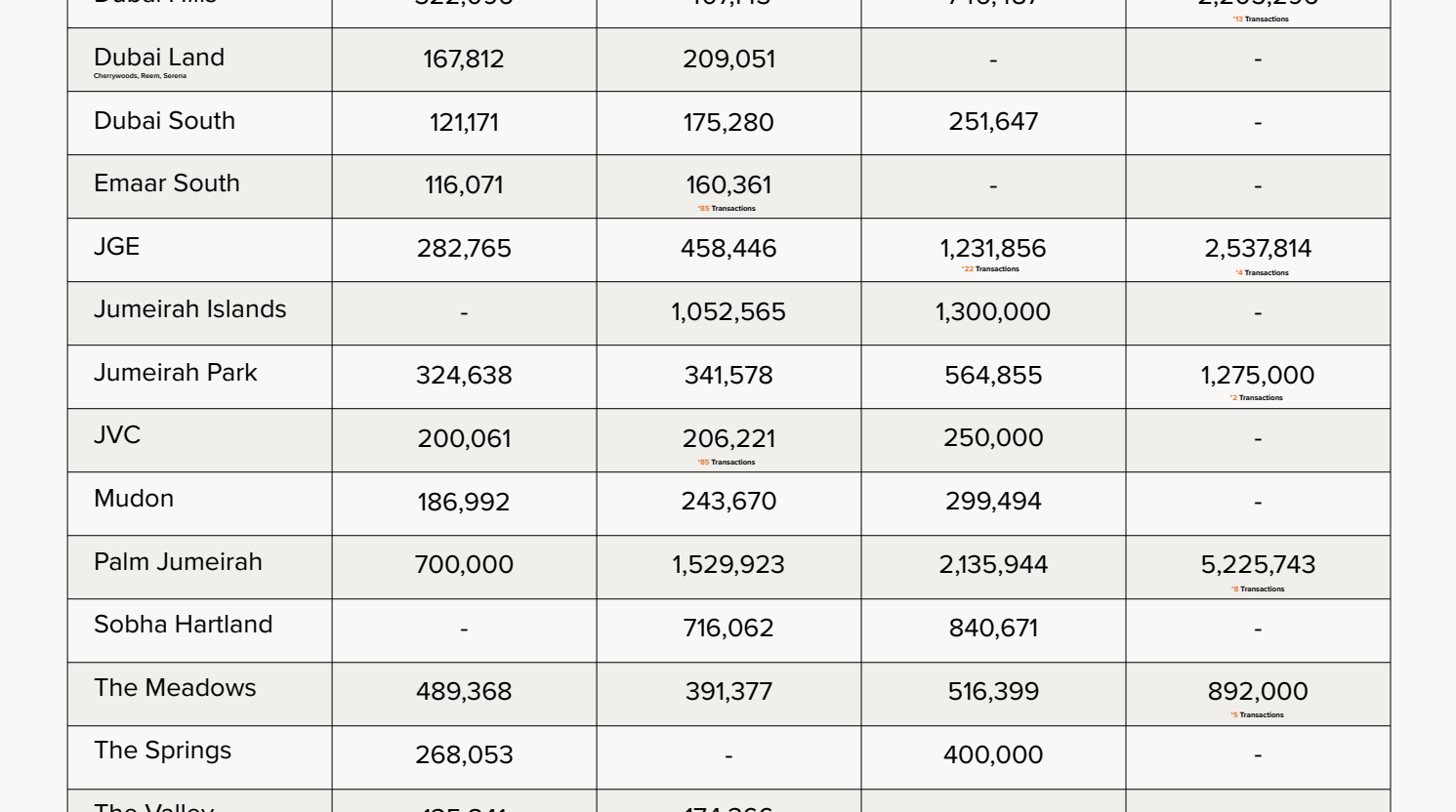
MARKET ANALYSIS

Hot Properties for Rent

 Fairway Villas, Emaar South AED 299,999 4 bed 4 bath 5,868 sqft	 Fairway Villas, Emaar South AED 299,999 4 bed 4 bath 6,520 sqft	 Fairway Villas, Emaar South AED 320,000 4 bed 4 bath 6,073 sqft	 The Pulse Beachfront, Dubai South AED 339,999 5 bed 6 bath 5,682 sqft	 Fairway Villas, Emaar South AED 350,000 4 bed 4 bath 3,125 sqft
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



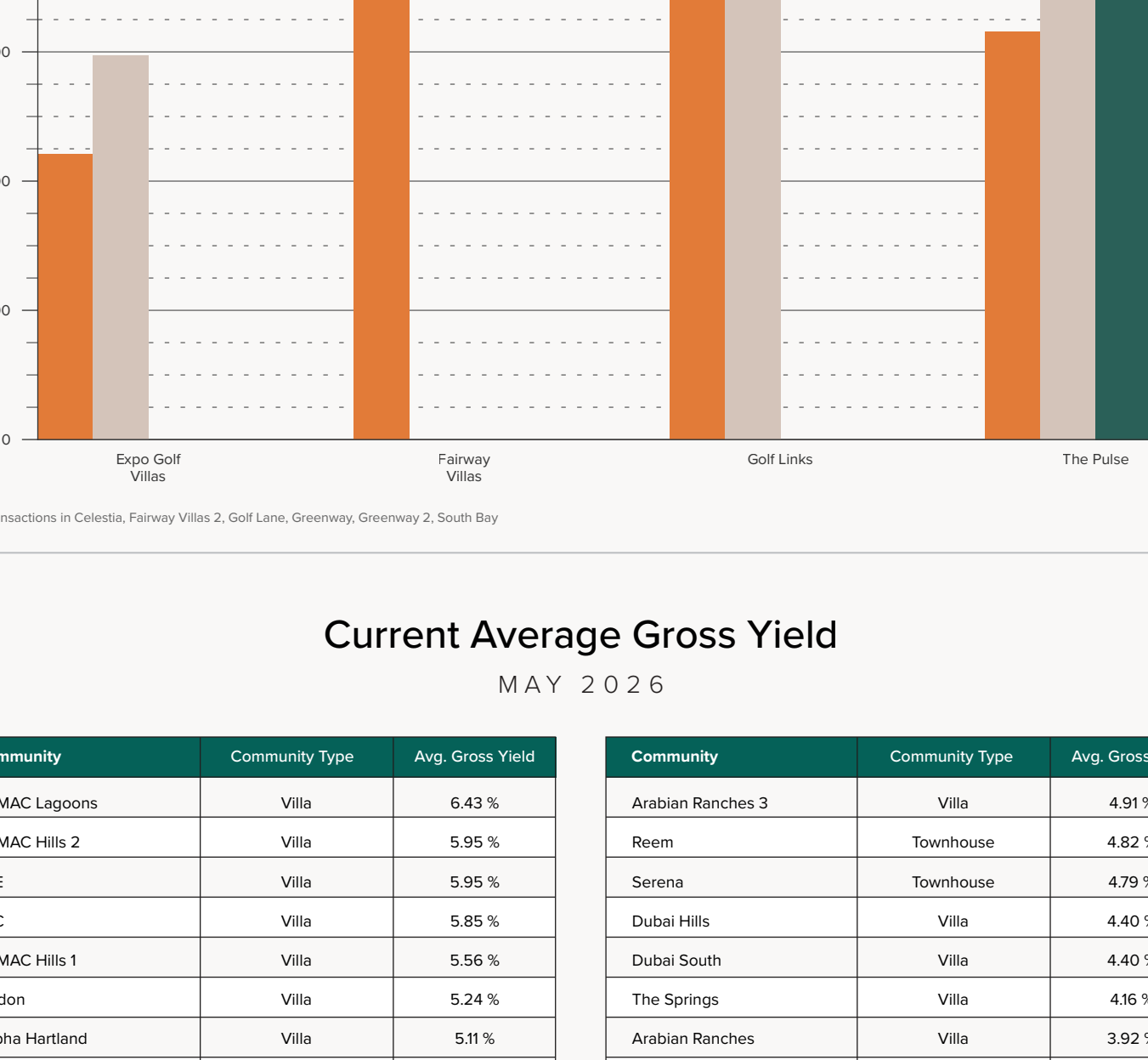
Rentals in Dubai

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	564,855	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	200,873	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

Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Caleda, Fairway Villas 2, Golf Lane, Greenway, Greenway 2, South Bay



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

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