

Dubai South | Emaar South April Market Report

Villa | Townhouse

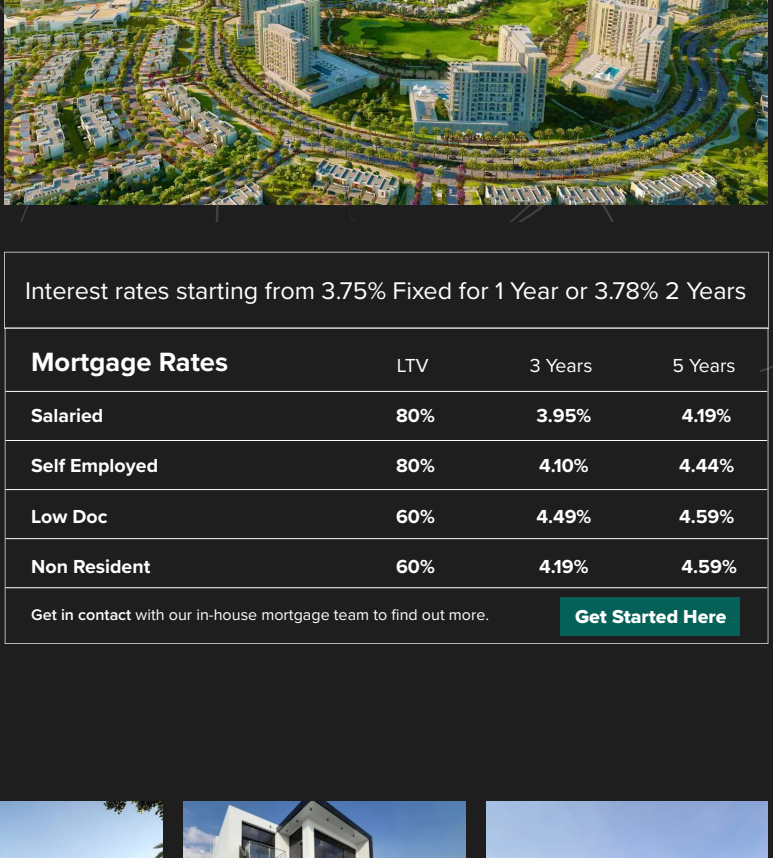
No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut, April 2026



NEWS

Dubai South Seals 2B AED Contract as Airport Expansion

Dubai South has solidified its "City of the Future" status, awarding a 2-billion AED contract for the 2,500-home Hayat community. Driven by the Al Maktoum Airport expansion, property values have spiked 20% with yields hitting 8%. The district has officially transitioned into Dubai's primary long-term investment corridor, attracting major institutional capital and sustained developer activity.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Hot Properties for Sale

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Greenview, Dubai South	AED 2,600,000	3	4	1,518	
Parkside 2, Emaar South	AED 3,200,000	4	4	2,735	
Greenway, Emaar South	AED 4,400,000	4	6	3,002	
Aviation District, Dubai South	AED 13,000,000	8	9	11,689	
South Bayx, Dubai South	AED 14,500,000	5	6	8,462	

Recent White & Co. Sales

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Fairway Villas, Dubai South	AED 3,885,000	3	4	2,988	
The Pulse Beachfront 3, Dubai South	AED 4,100,000	4	4	3,298	
Fairway Villas, Dubai South	AED 4,600,000	3	4	2,988	
The Pulse Beachfront 3, Dubai South	AED 4,200,000	4	6	2,723	
Fairway Villas, Dubai South	AED 5,400,000	4	6	10,729	

Dubai House Price Timeline

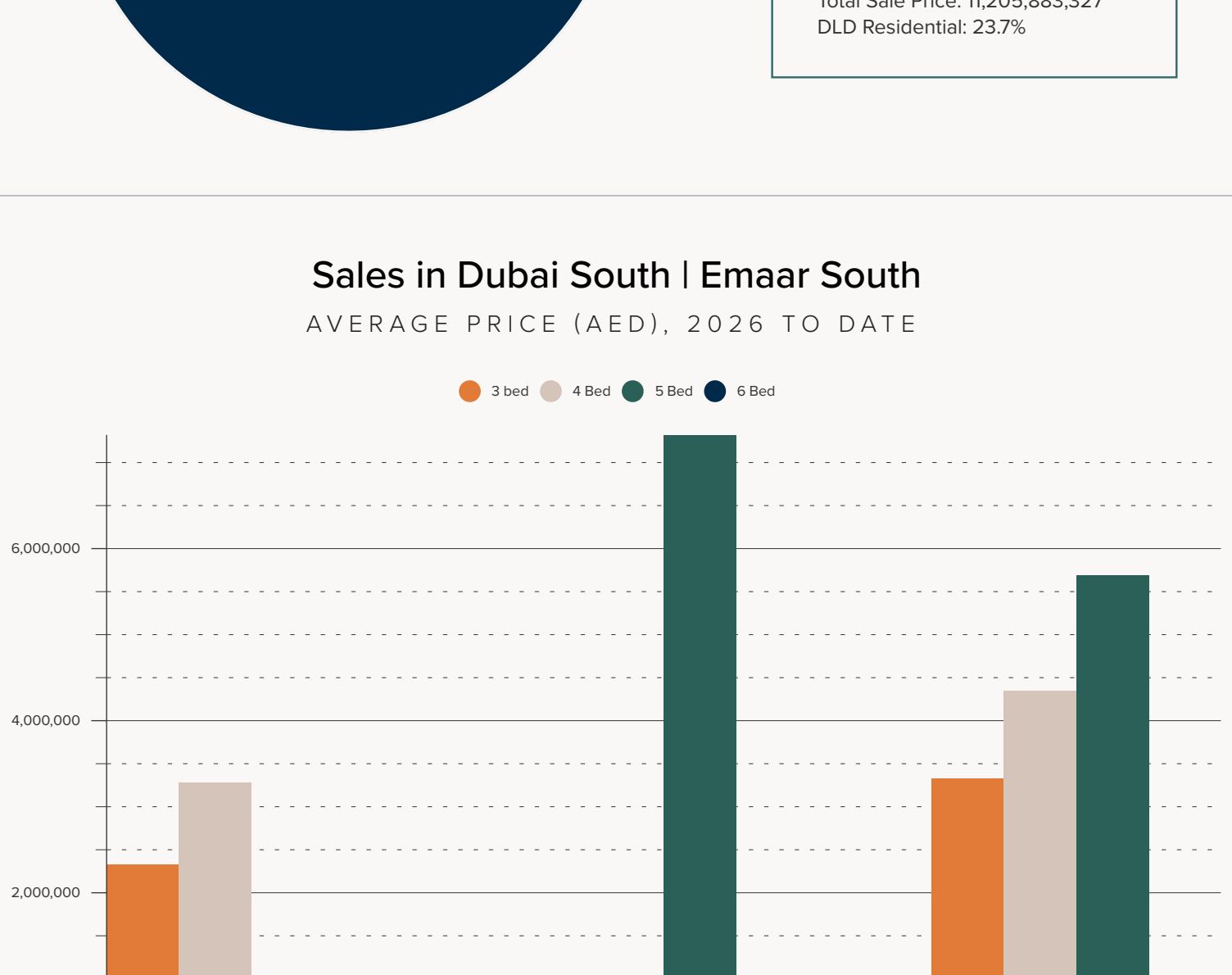
APRIL 2026



-0.76% MoM Change +0.22% QoQ Change +6.74% YoY Change AED 1,670 Average Price/SQFT

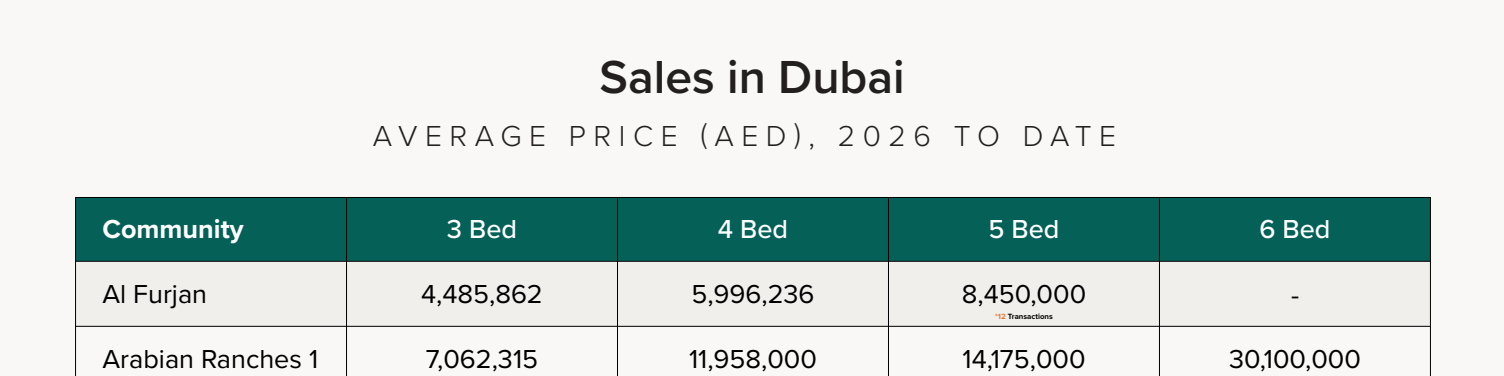
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Celestia, Golf Lane, Greenridge, Greenville, Greenville 2, Greenway, Greenway 2, South Bay

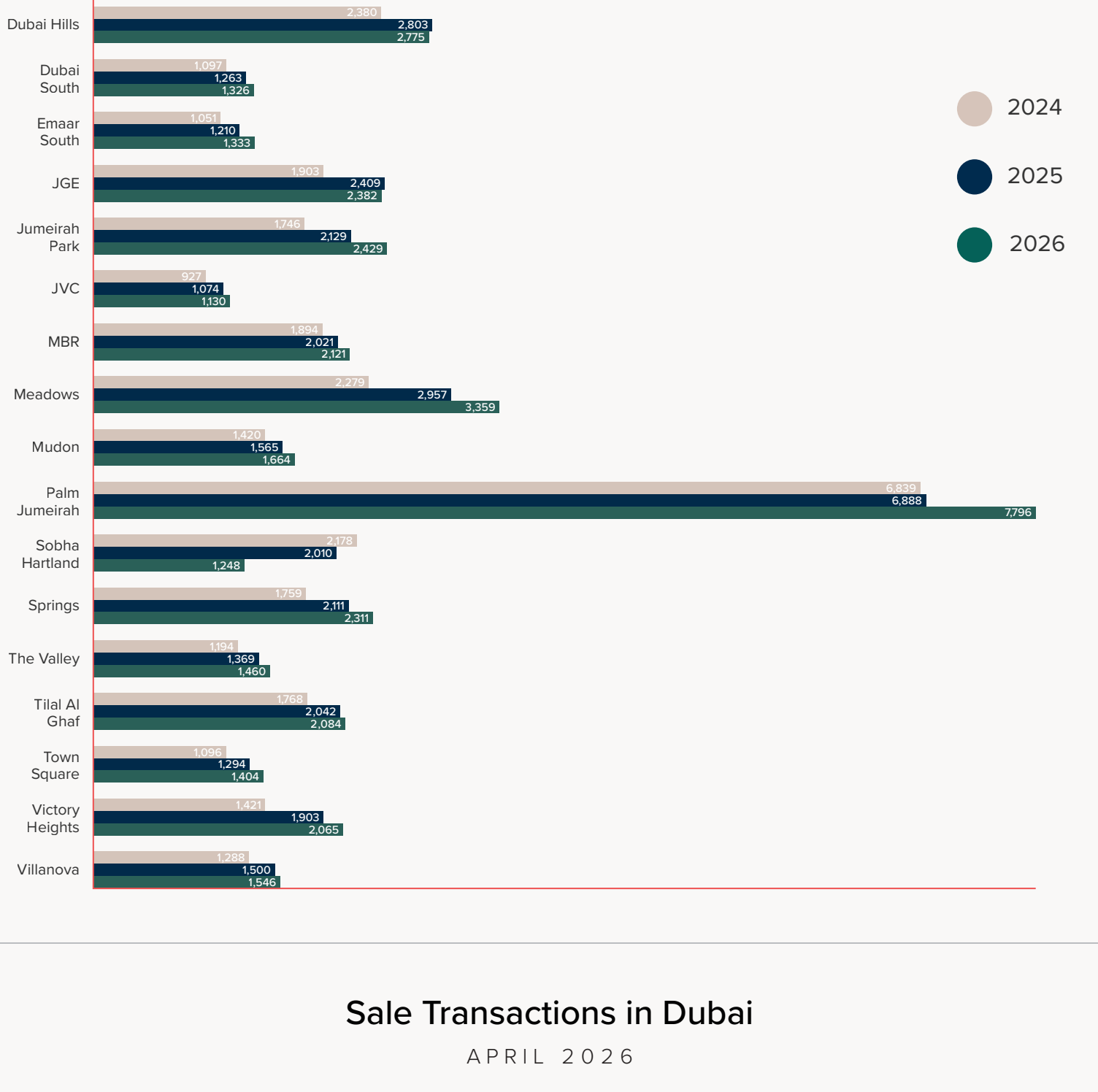
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	3,931,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,643	20,166,364	23,212,500
Jumeirah Park	10,810,627	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

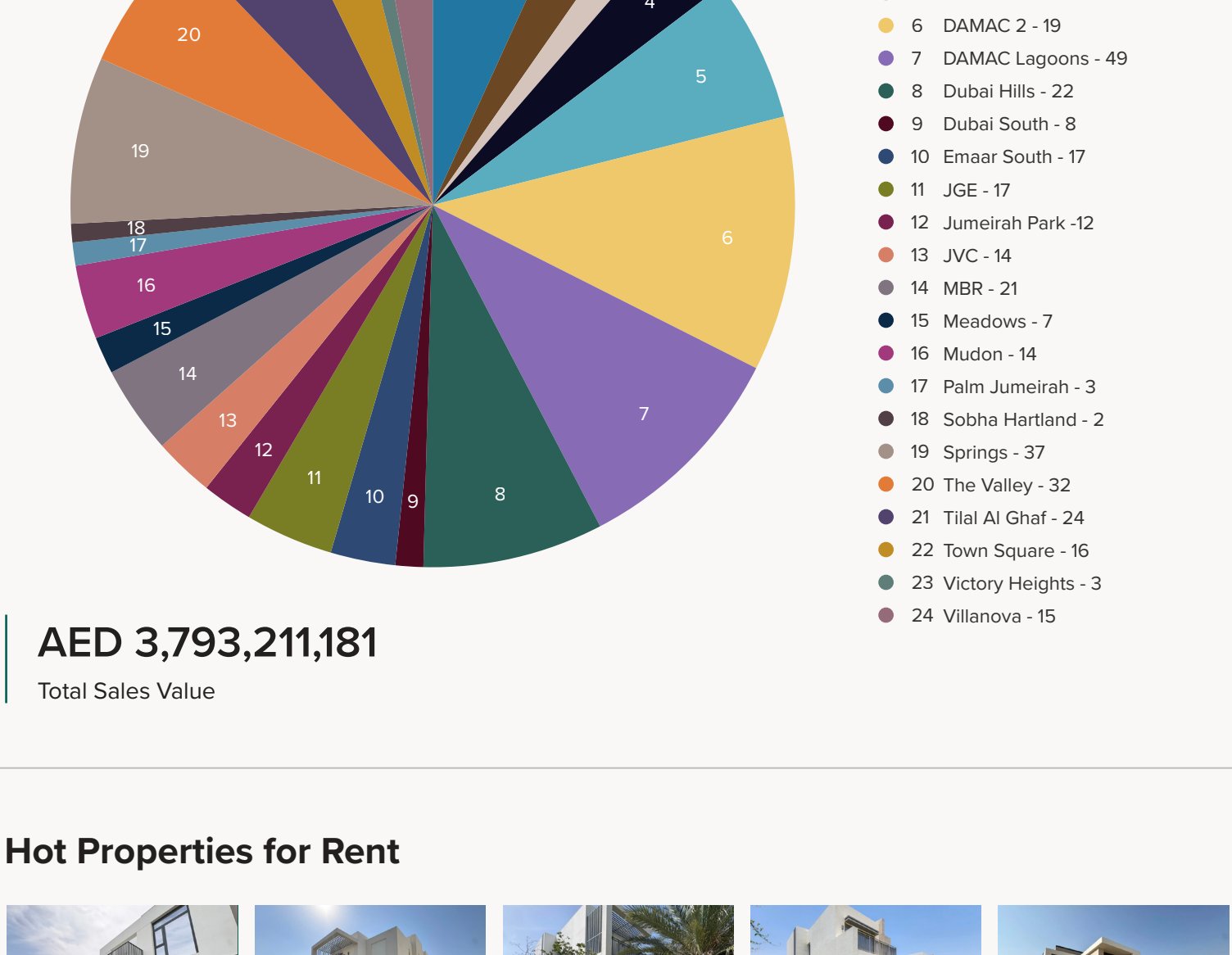
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026

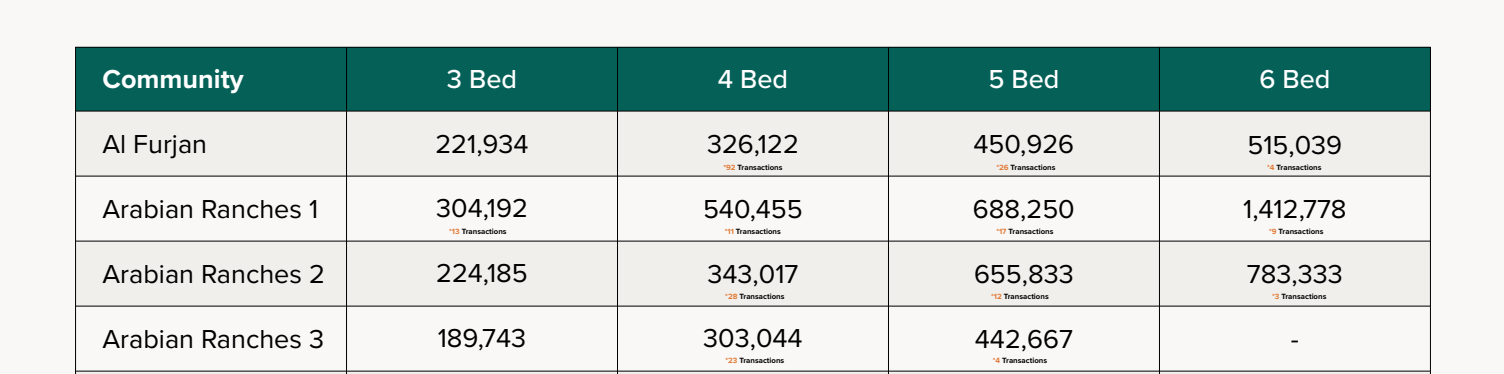
AED 3,793,211,181
Total Sales Value

Hot Properties for Rent

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Greenview, Dubai South	AED 169,999	4	4	2,624	
Golf Links, Emaar South	AED 189,999	4	4	4,278	
Golf Links, Emaar South	AED 200,000	5	6	2,922	
Golf Links, Emaar South	AED 220,000	5	6	2,922	
Fairway Villas, Dubai South	AED 220,000	3	4	6,433	

Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Celestia, Golf Lane, Greenridge, Greenville 2, Greenway, Greenway 2, South Bay

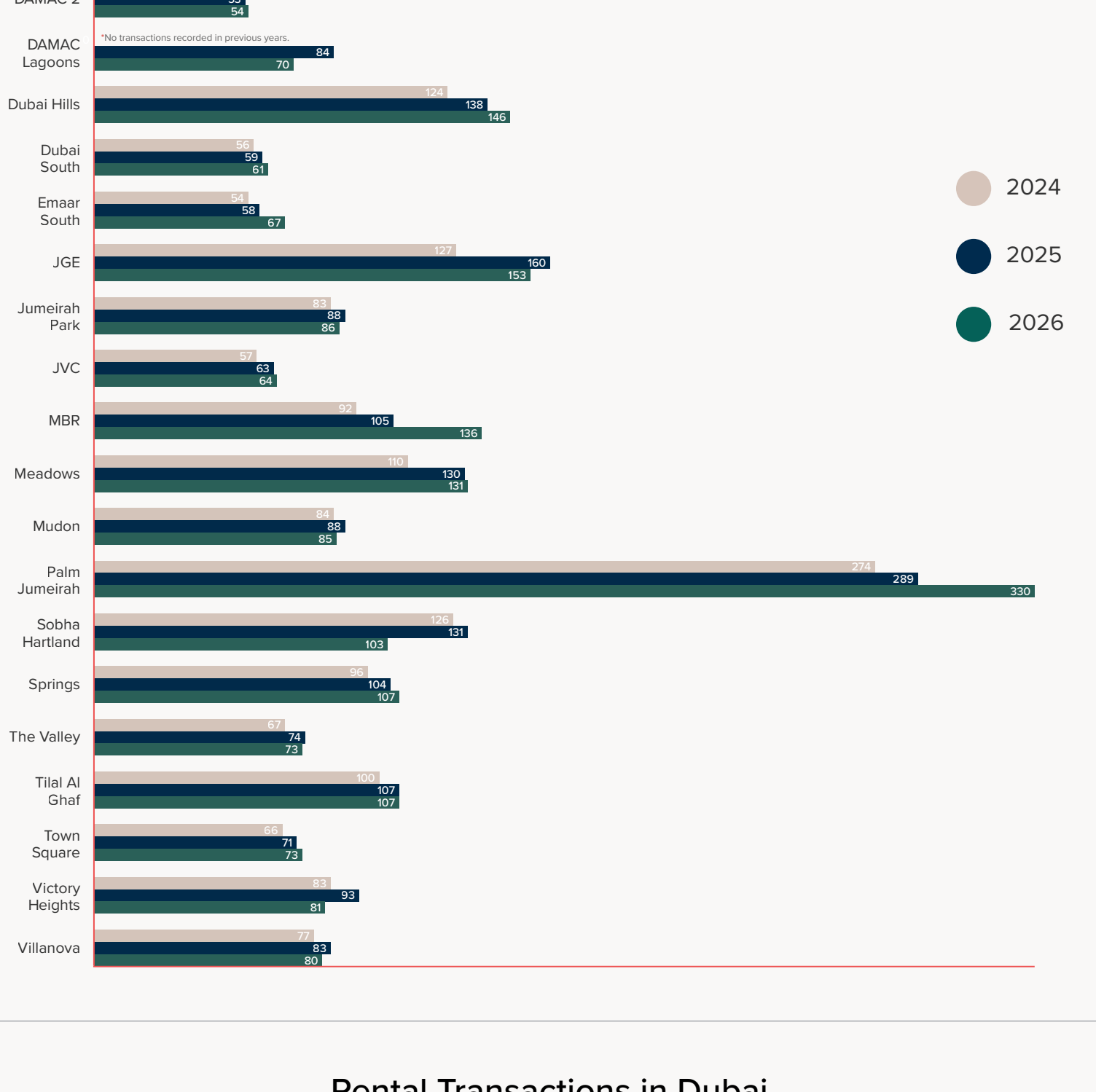
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,185	343,017	655,833	783,333
Arabian Ranches 3	189,743	303,044	442,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,900,480	9,800,000
Sobha Hartland	-	893,436	1,031,257	-
Springs	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

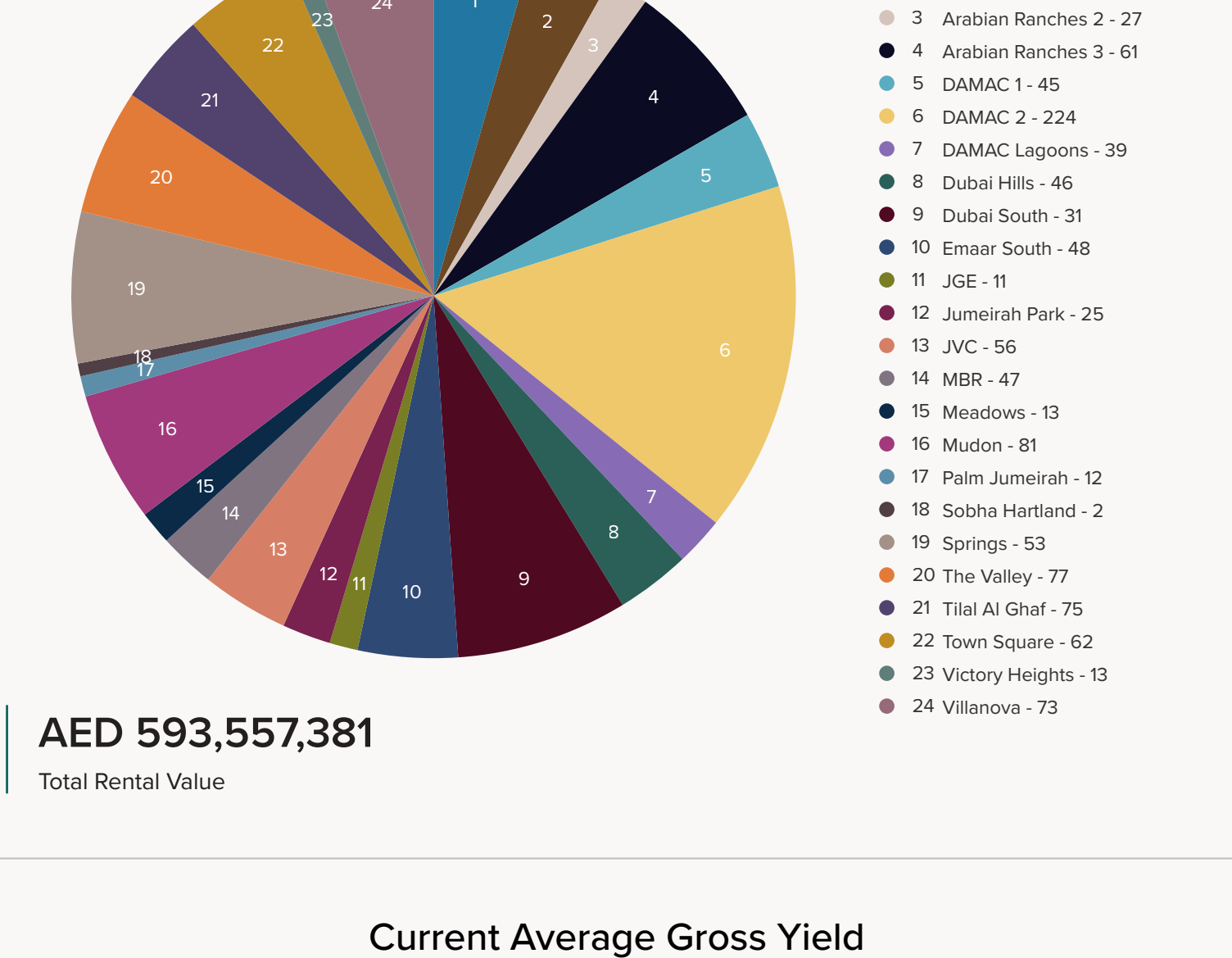
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026

AED 593,557,381
Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22%
DAMAC Hills 2	Villa	6.12%
Jumeirah Village Circle	Villa	5.90%
DAMAC Hills	Villa	5.73%
Sobha Hartland	Villa	5.21%
Mudon	Villa	5.20%
Meydan	Villa	5.10%
Villanova	Villa	5.09%
Arabian Ranches 3	Villa	5.06%
Town Square	Townhouse	4.99%
Tilal Al Ghaf	Townhouse	4.94%
Serena	Townhouse	4.90%

Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88%
Reem	Townhouse	4.83%
Al Furjan	Villa	4.69%
The Valley	Villa	4.65%
Dubai South	Villa	4.51%
Dubai Hills Estate	Villa	4.40%
The Springs	Villa	4.22%
The Villa	Villa	4.21%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.77%
Palm Jumeirah	Villa	3.68%
The Meadows	Villa	3.23%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Value
DAMAC Lagoons	287
The Valley	140
MBR	125
Springs	120
DAMAC 2	110
Al Furjan	108
DAMAC 1	105
Dubai Hills	102
Mudon	99
Tilal Al Ghaf	98
Arabian Ranches 1	97
Arabian Ranches 3	94
Emaar South	94
Town Square	93
JGE	80
JVC	70
Villanova	70
Dubai South	64
Jumeirah Park	55
Meadows	32
Arabian Ranches 2	30
Victory Heights	27
Palm Jumeirah	26
Sobha Hartland	6

RENTALS	Total Volume	Total Value
DAMAC Hills 2	714	76,289,054
MBR	517	160,609,925
Mudon	250	55,903,240
Arabian Ranches 3	233	59,560,710
The Valley	232	35,099,612
Villanova	232	39,969,085
Town Square	224	37,570,454
Tilal Al Ghaf	221	78,809,875
The Springs	220	50,583,037
Al Furjan	205	64,626,154
Emaar South	195	27,611,505
Dubai Hills Estate	188	181,120,210
DAMAC Hills	163	48,594,248
JVC	157	20,269,802
Dubai South	131	23,925,745
Arabian Ranches	126	54,966,052
DAMAC Lagoons	119	21,132,500
Jumeirah Park	94	46,330,470
Arabian Ranches 2	79	28,964,617
JGE	52	43,728,465
Victory Heights	51	20,613,250
The Meadows	46	31,306,166
Palm Jumeirah	42	199,262,960
Sobha Hartland	7	6,805,308