

## Dubailand February Market Report

Villa | Townhouse

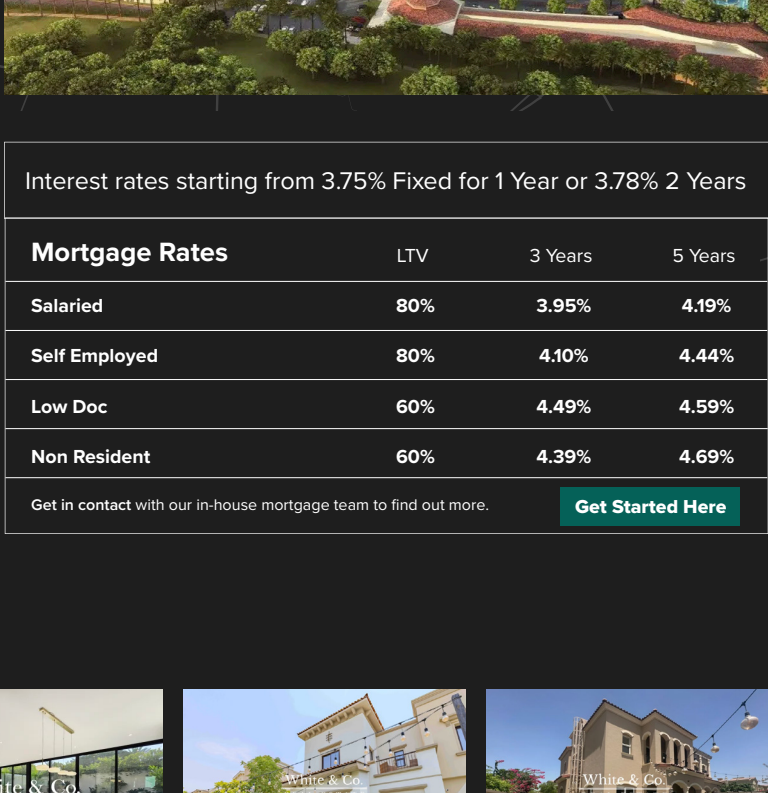
Award-Winning Visibility &amp; Market Demand on Bayut &amp; Property Finder



## NEWS

## Dubailand Villa Market Remains Steady in Demand

Family-focused villa communities in Dubailand are seeing consistent buyer demand. Enhancements such as parks, walking trails and retail amenities are boosting lifestyle appeal, while limited availability and ready-to-move-in units are encouraging sales. These factors reinforce Dubailand's reputation as a practical, family-friendly destination for homeowners seeking convenience and comfort.

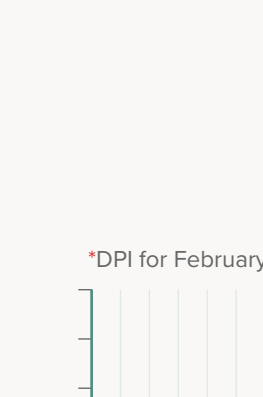
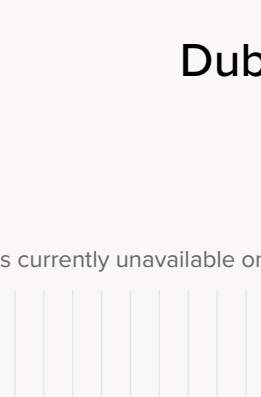
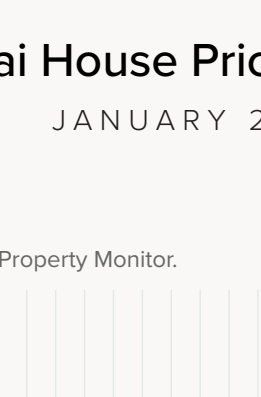
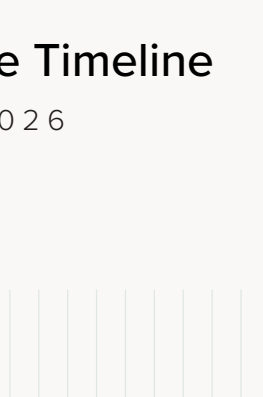
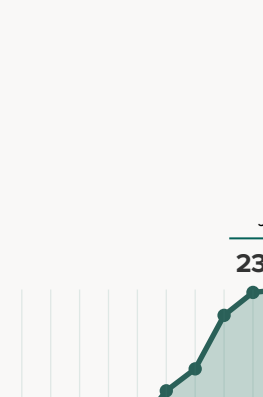


## NEWS

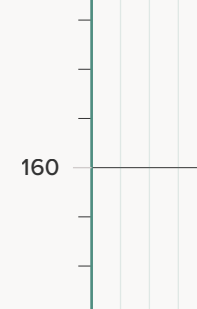
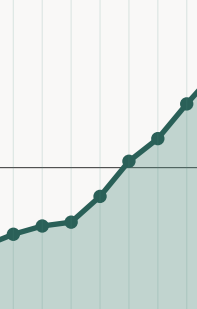
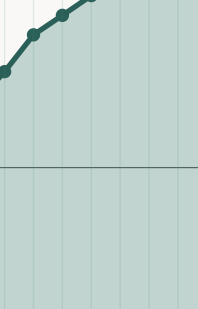
## White &amp; Co.

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

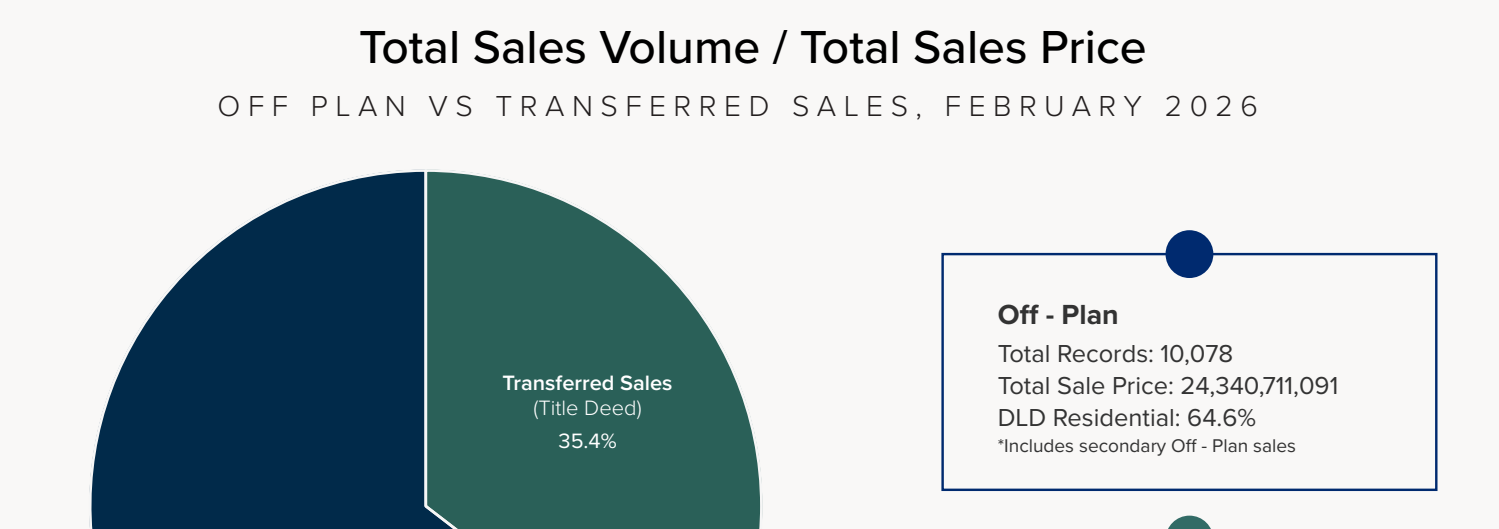
|                                                                                                                                                     |                                                                                                                                               |                                                                                                                                                       |                                                                                                                                                 |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Casa Dora, Serena</b><br><b>AED 3,550,000</b><br>3 3 2,295 | <br><b>Mira, Reem</b><br><b>AED 4,170,000</b><br>4 4 3,229 | <br><b>Mira Oasis, Reem</b><br><b>AED 4,600,000</b><br>3 3 4 2,553 | <br><b>Mira, Reem</b><br><b>AED 4,649,000</b><br>4 4 5 2,682 | <br><b>Casa Dora, Serena</b><br><b>AED 4,800,000</b><br>3 3 4 2,583 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

## Recent White &amp; Co. Sales

|                                                                                                                                              |                                                                                                                                                        |                                                                                                                                                       |                                                                                                                                                         |                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Mira, Reem</b><br><b>AED 3,050,000</b><br>3 3 2,325 | <br><b>Casa Dora, Serena</b><br><b>AED 3,075,000</b><br>2 2 3 2,080 | <br><b>Mira Oasis, Reem</b><br><b>AED 3,525,000</b><br>3 3 4 3,308 | <br><b>Casa Bella, Serena</b><br><b>AED 3,600,000</b><br>3 3 4 3,084 | <br><b>Theon at Athlon, Dubailand</b><br><b>AED 7,400,000</b><br>5 5 6 4,452 |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

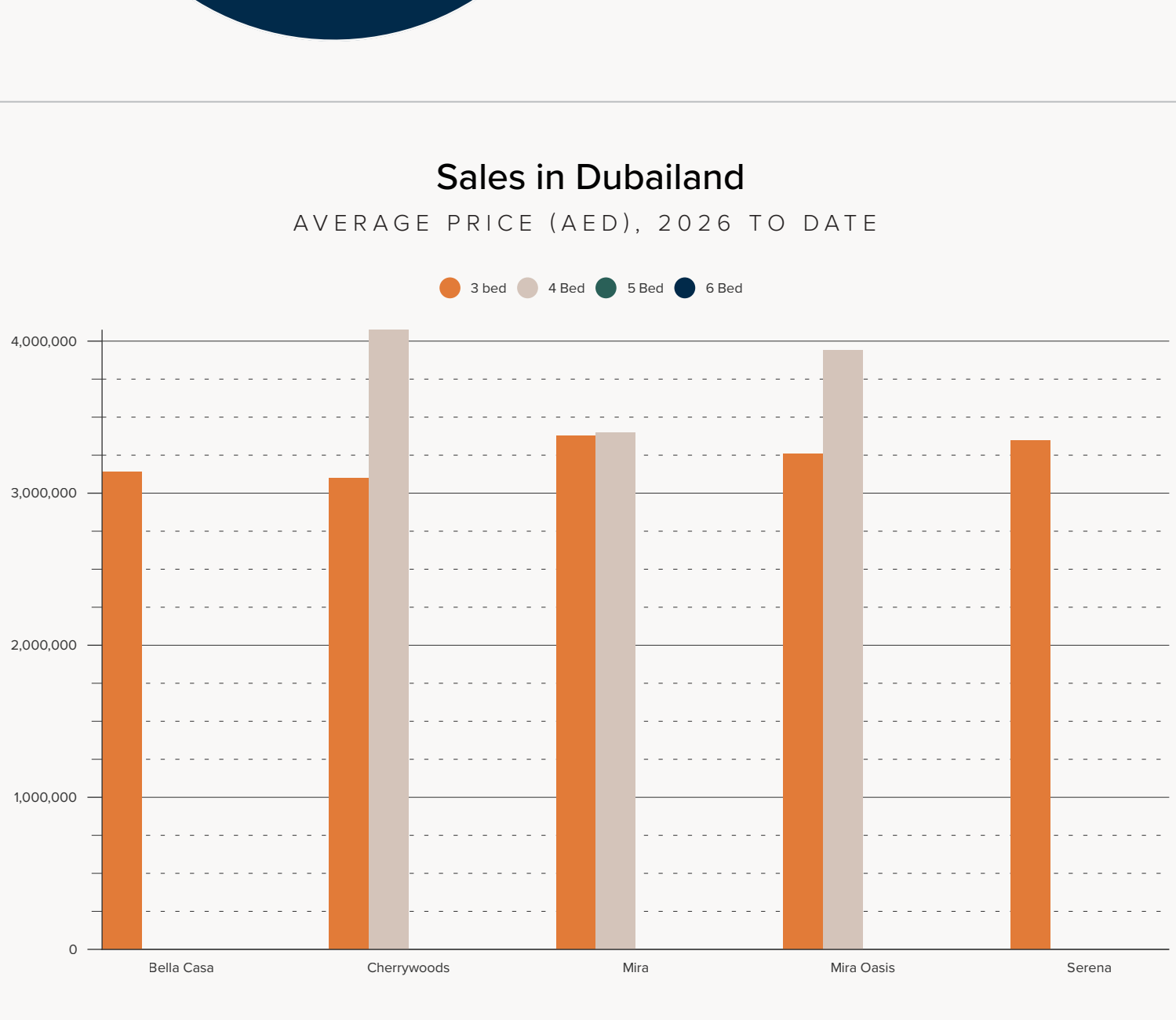
## Dubai House Price Timeline

JANUARY 2026



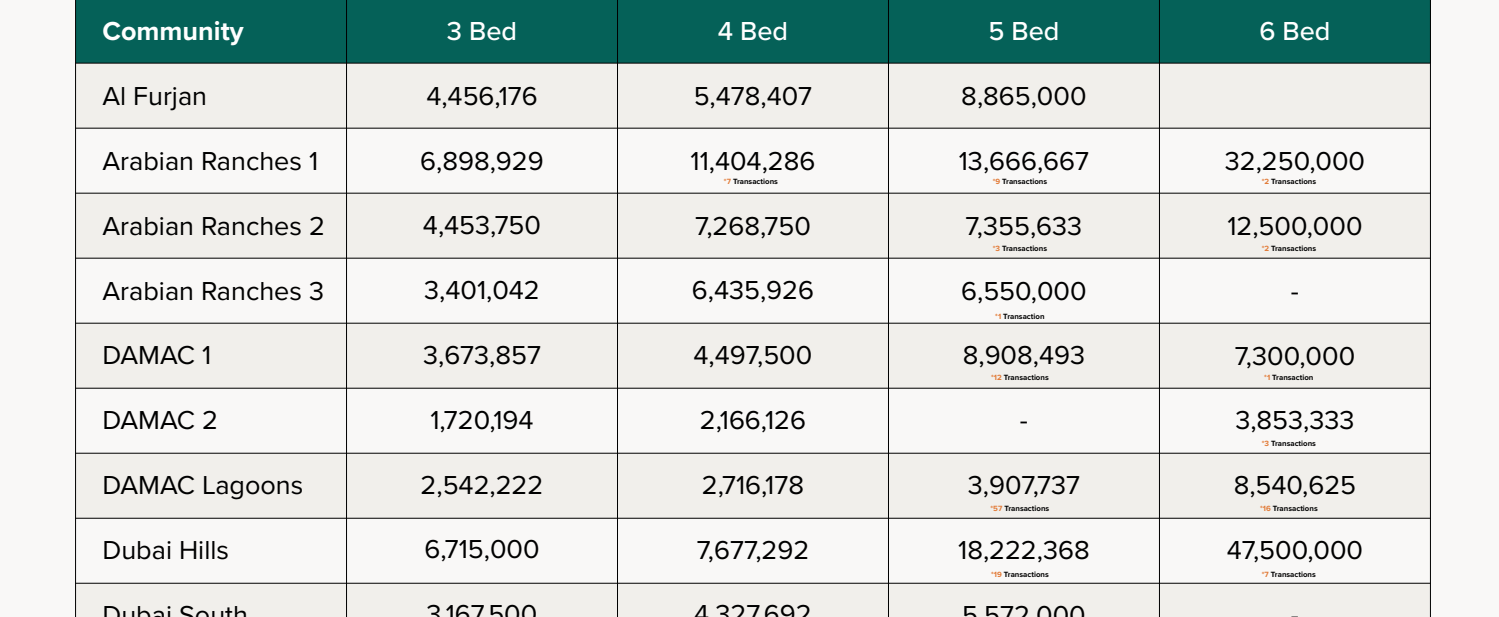
## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



## Sales in Dubailand

AVERAGE PRICE (AED), 2026 TO DATE



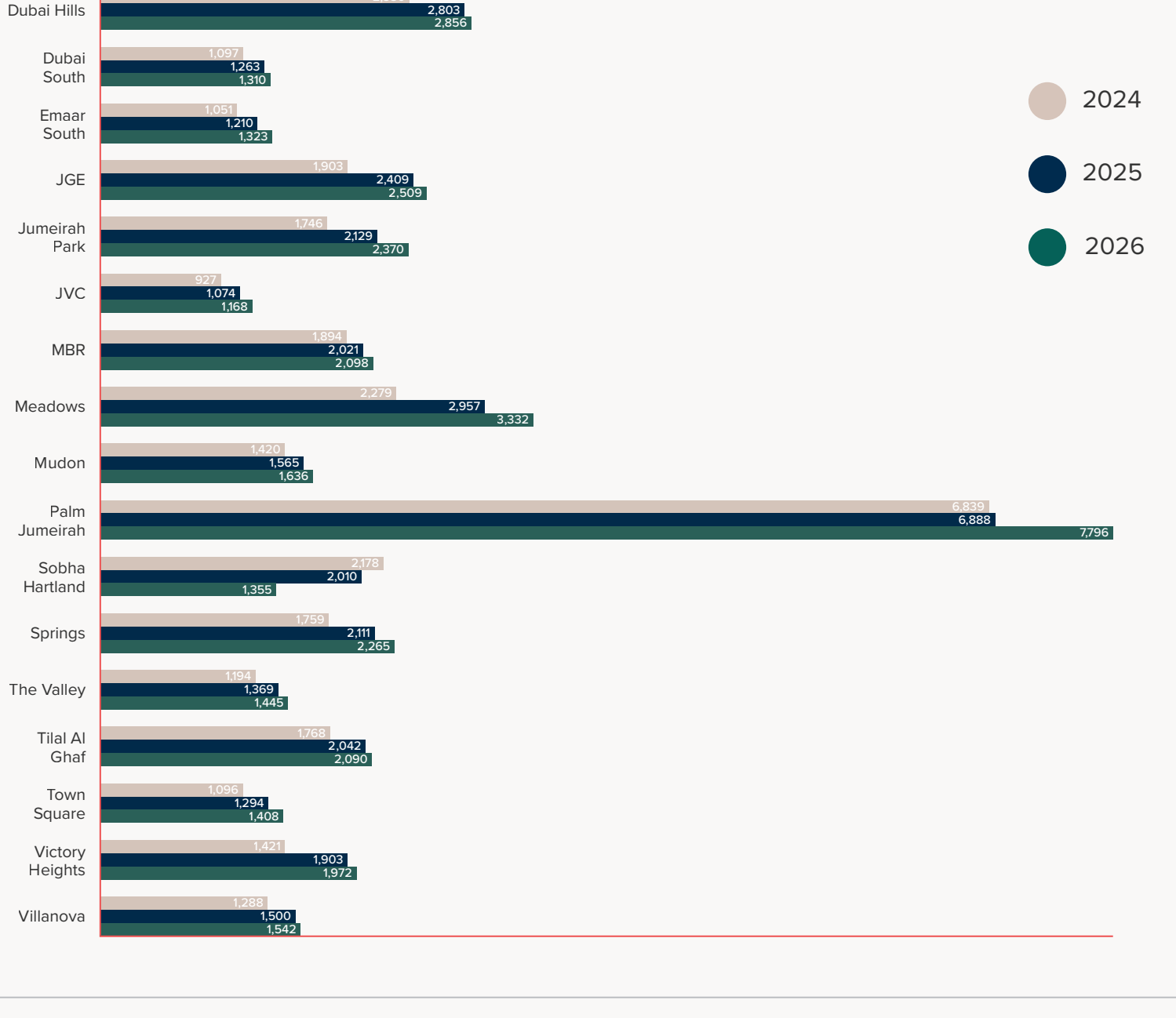
## Sales in Dubai

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  | 2,716,171  | 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  | 5,547,888  | 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  | -          | -          |

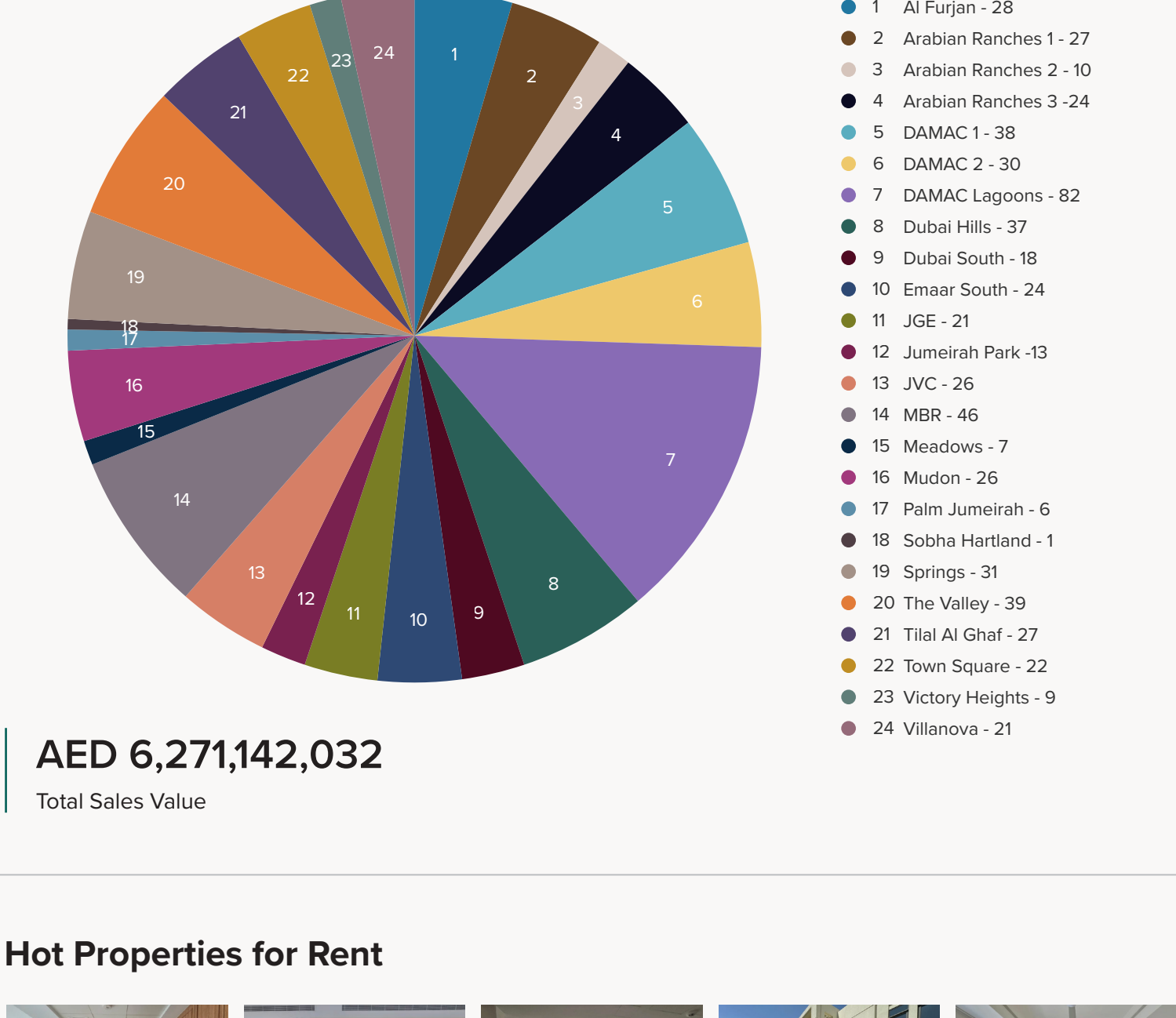
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



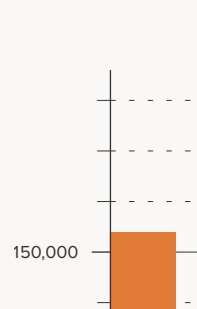
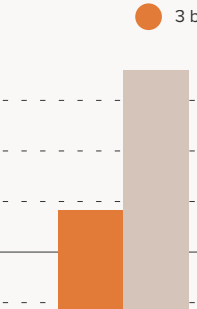
## Sale Transactions in Dubai

FEBRUARY 2026

**AED 6,271,142,032**

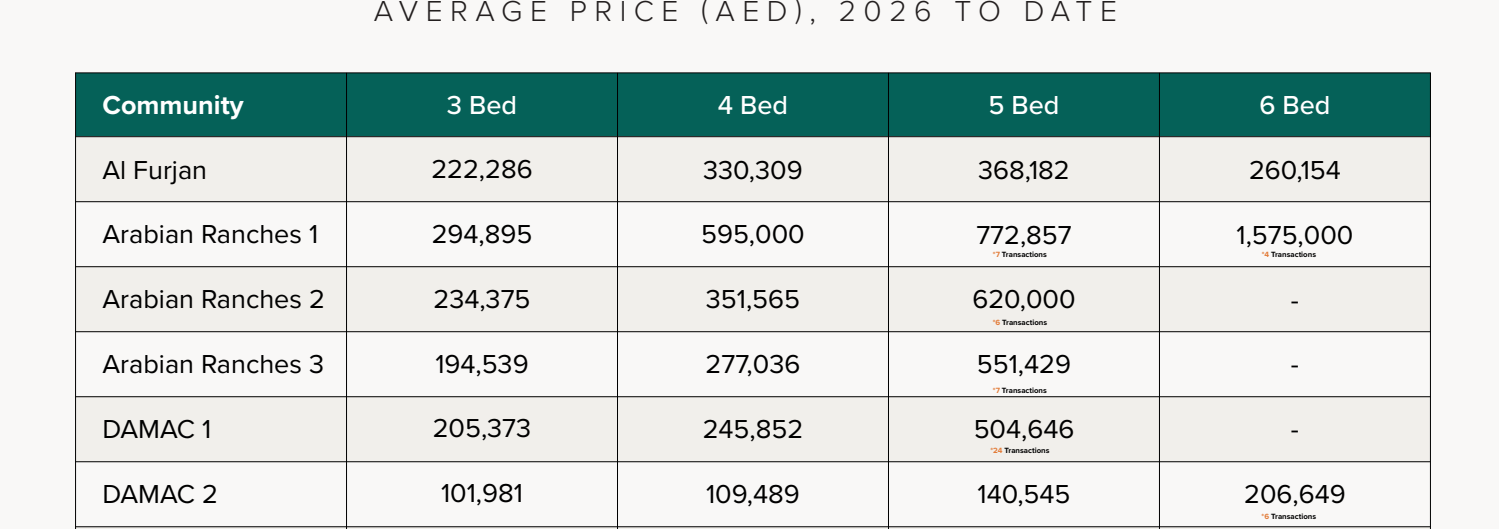
Total Sales Value

## Hot Properties for Rent

|                                                                                                                                                    |                                                                                                                                                             |                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Bella Casa, Serena</b><br><b>AED 165,000</b><br>3 3 2,151 | <br><b>Cherrywoods, Dubai Hills</b><br><b>AED 195,000</b><br>3 3 4 2,022 | <br><b>Cherrywoods, Dubai Hills</b><br><b>AED 210,000</b><br>3 3 4 2,712 | <br><b>Mira Oasis, Reem</b><br><b>AED 200,000</b><br>4 4 5 2,054 | <br><b>Mira, Reem</b><br><b>AED 220,000</b><br>4 4 5 3,803 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|

## Rentals in Dubailand

AVERAGE PRICE (AED), 2026 TO DATE



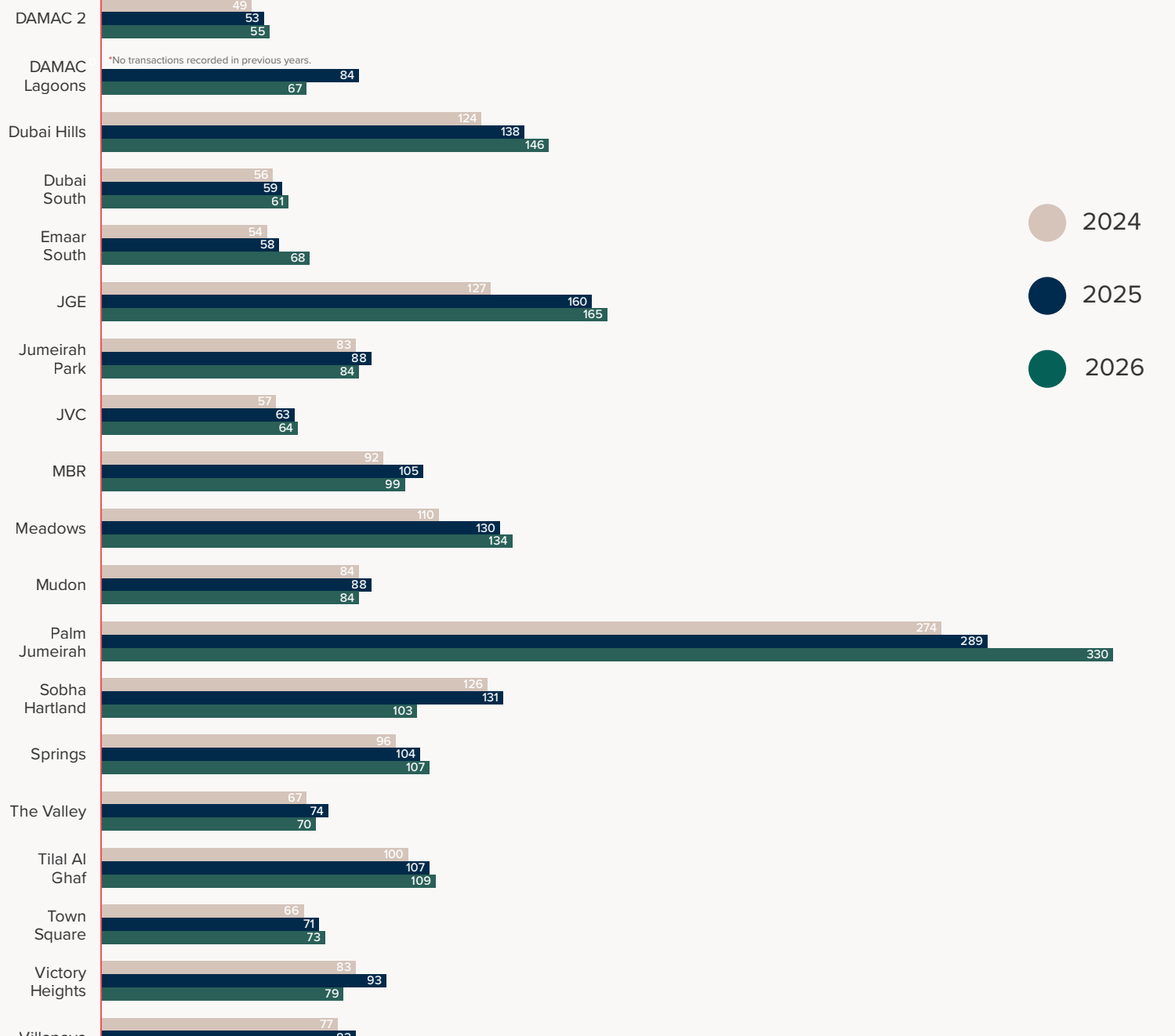
## Rentals in Dubai

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     | 337,991 | 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

**AED 593,557,381**

Total Rental Value

## 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      | 5.19%            |
| 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          | 4.96%            |
| 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 &amp; Rentals in Dubai

2026 TO DATE

| Total Volume      | Total Volume | Total Value |
|-------------------|--------------|-------------|
| DAMAC Lagoons     | 46           | 319,169,180 |
| MBR               | 82           | 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          | 20,907,822  |
| 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   |



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

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