Dubai Land May Market Report

Villa | Townhouse

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

NEWS

DLD Data Reveals Robust Secondary Liquidity

Dubai's secondary residential market demonstrated strong liquidity and sustained momentum across key transaction indicators. The data underscores the transition from a 100% off-plan market in May 2 during the mature phase of Dubai's cycle, where secondary transactions increasingly dominate and primary activity moderates, reflecting maturity, stabilization and confidence in the market's long-term.

NEWS

White & Co.

Dubai's luxury villa market is now a mature, balanced, supply-led phase through May. The transaction volume remains strong, but the market is no longer driven by speculation. Buyers are selective, focusing on quality, location and long-term value. The market is now introduced to joint ownership. Meanwhile, White & Co. continues expanding across sales and leasing.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 3 Years

Mortgage Rates	1Y	3 Years	5 Years
Fixed Rate	3.75%	3.78%	4.0%
Int Discount	50%	45%	50%
Fixed Rate	3.75%	3.78%	4.0%
Non Resident	50%	45%	50%

Rates subject to change. Terms & conditions apply. Contact us for more details.

Get Mortgage Quote

Hot Properties for Sale

Villa	Villa	Villa	Villa	Villa
Jumeirah Golf Estates	Jumeirah Golf Estates	Jumeirah Golf Estates	Jumeirah Golf Estates	Jumeirah Golf Estates
AED 1,800,000	AED 1,700,000	AED 1,700,000	AED 1,850,000	AED 4,000,000
4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft

Recent White & Co. Sales

Villa	Villa	Villa	Villa	Villa
Dubai Hills Estate	Jumeirah 2	Jumeirah Golf Estates	Jumeirah Golf Estates	Jumeirah Golf Estates
AED 2,850,000	AED 3,000,000	AED 3,900,000	AED 3,770,000	AED 3,900,000
4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft	4 Beds 4 Baths 3,000 sqft

SALES TRANSACTIONS — MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE