

JGE May Market Report

Villa | Townhouse

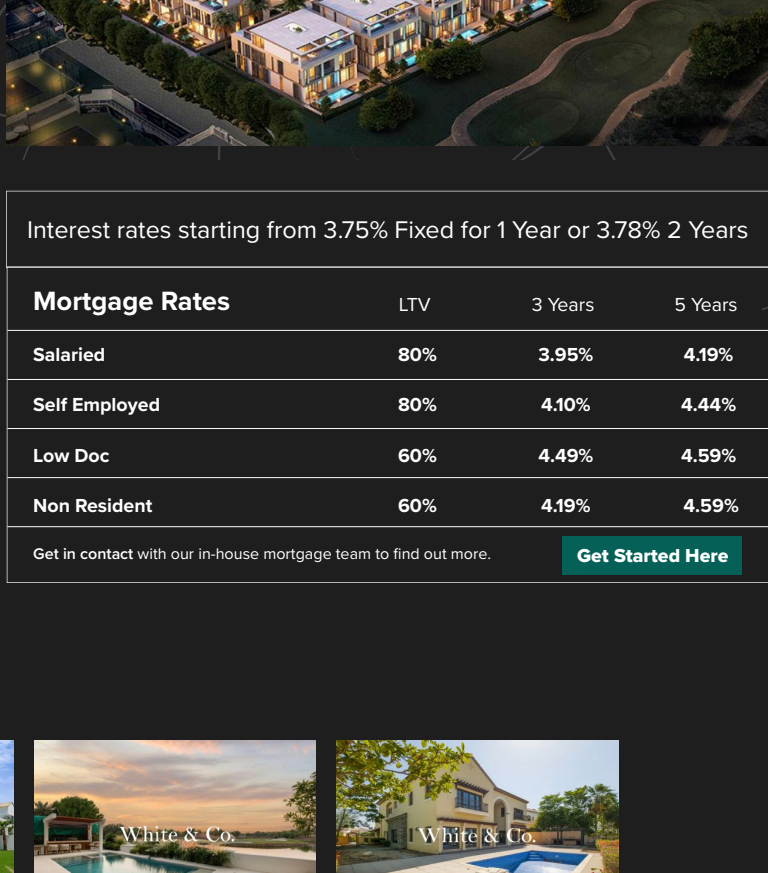
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Wasl Launches Cedarwood Estates South in Ultra-Prime JGE

Capitalizing on luxury demand, Wasl Group launched Cedarwood Estates South within Jumeirah Golf Estates "The Next Chapter" master plan. The collection introduces 74 ultra-luxury golf-course villas, alongside high-end hospitality access. This development is driving powerful off-plan investment volumes and reinforcing institutional confidence in JGE's long-term land values.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor virus 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
Salaryed	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

Sienna Views, Jumeirah Golf Estates	Wildflower, Jumeirah Golf Estates	Flame Tree Ridge, Jumeirah Golf Estates	Redwood Avenue, Jumeirah Golf Estates
AED 31,000,000	AED 32,000,000	AED 36,000,000	AED 39,000,000
5 6 8,065	5 6 7,000	5 6 6,002	5 7 13,627

Recent White & Co. Sales

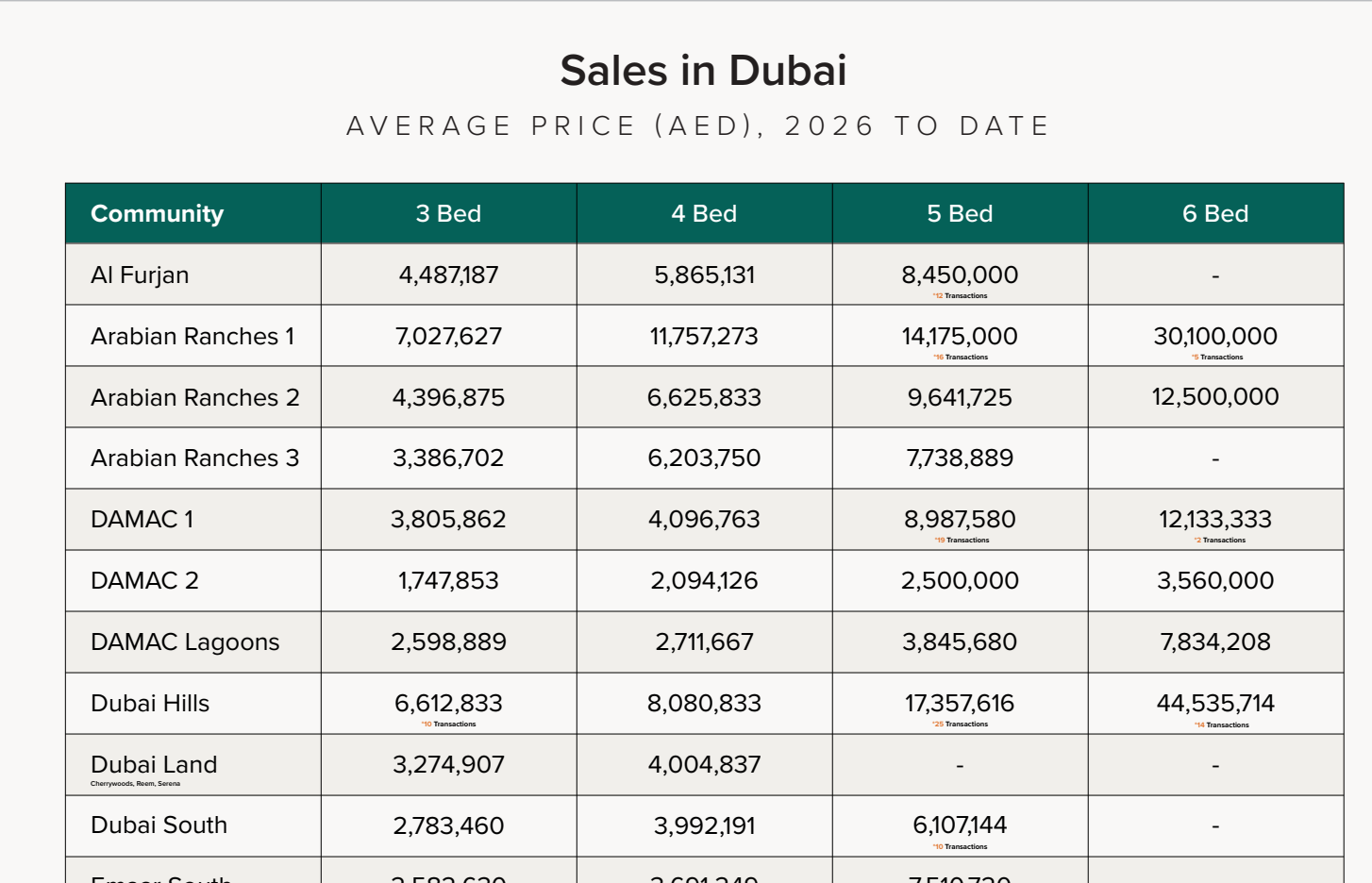
Jasmine Lane, Jumeirah Golf Estates	Jasmine Lane, Jumeirah Golf Estates	Dar Global Developer, Jumeirah Golf Estates	Sanctuary Falls, Jumeirah Golf Estates
AED 4,400,000	AED 4,800,000	AED 6,519,603	AED 49,500,000
3 4 2,200	3 3 2,190	4 5 4,011	5 7 12,689

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



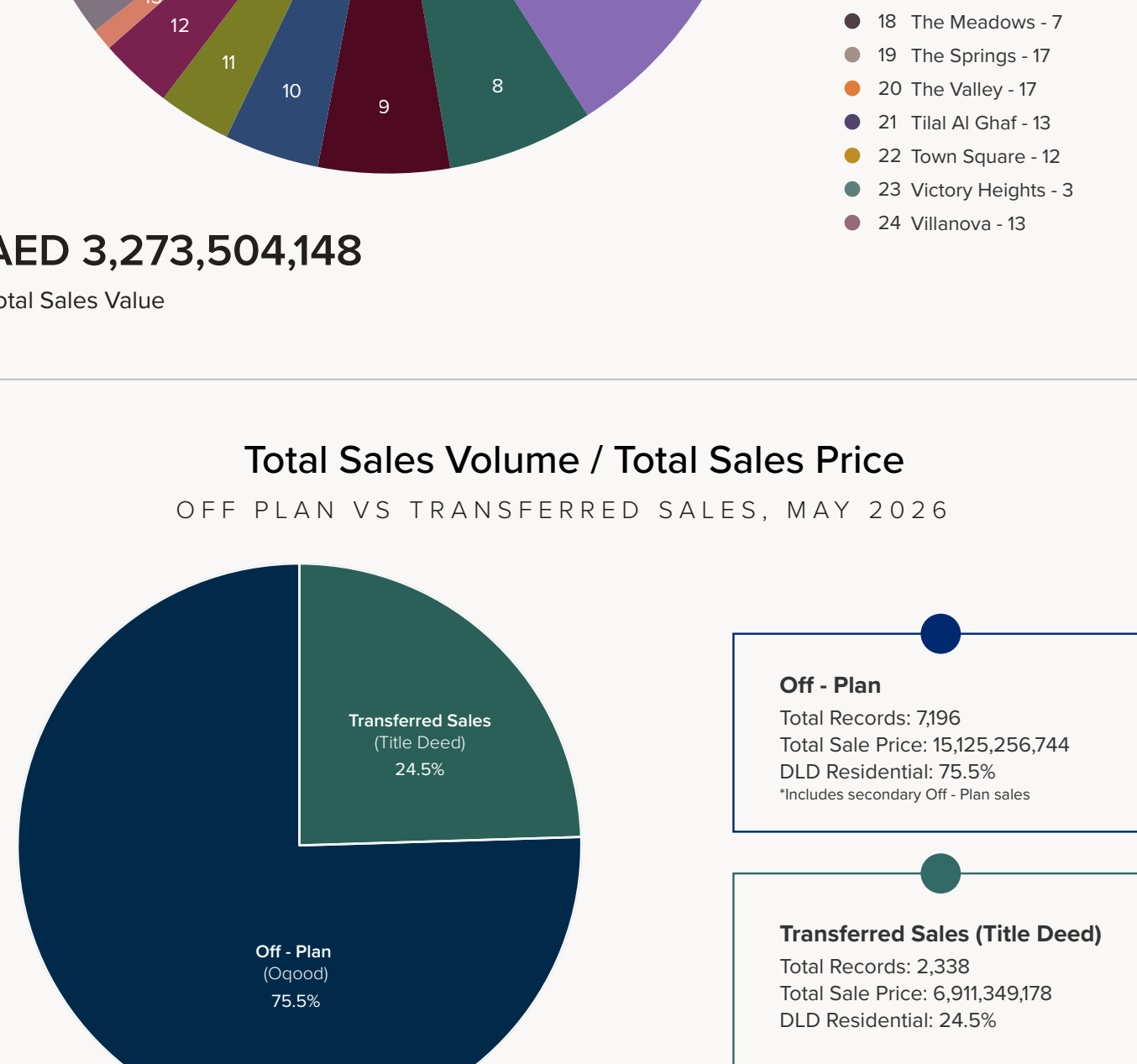
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,487,87	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

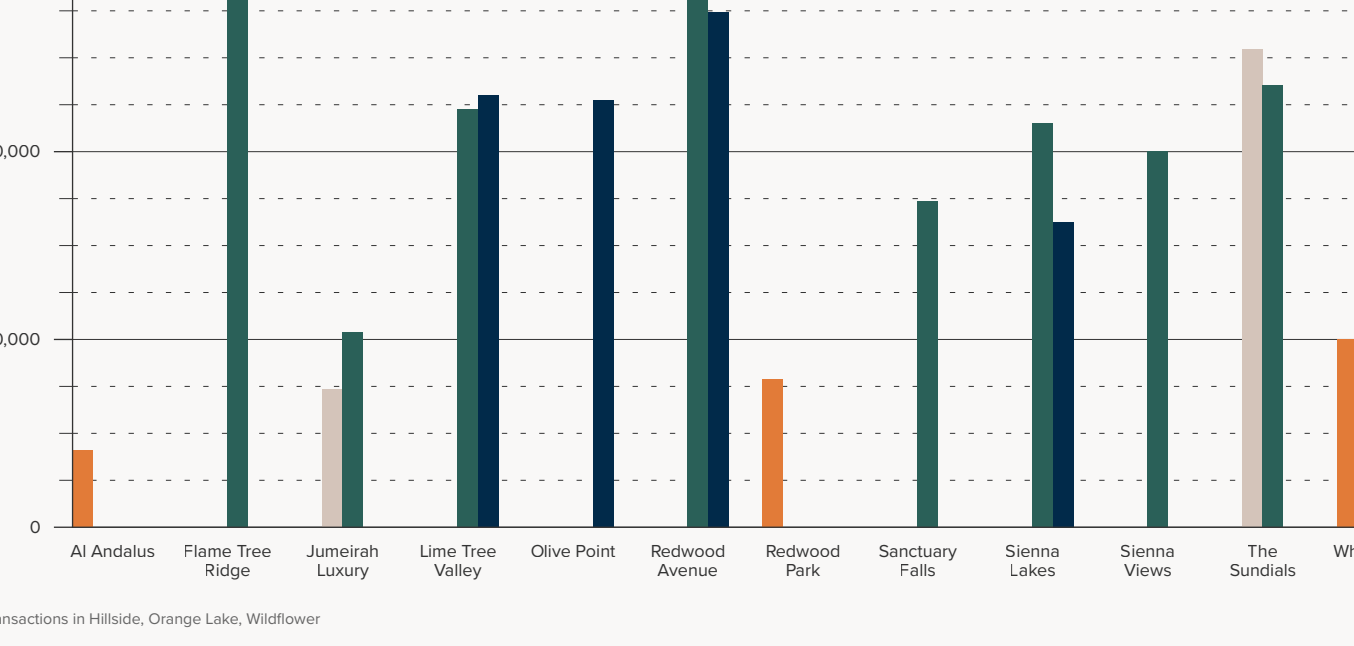


AED 3,273,504,148

Total Sales Value

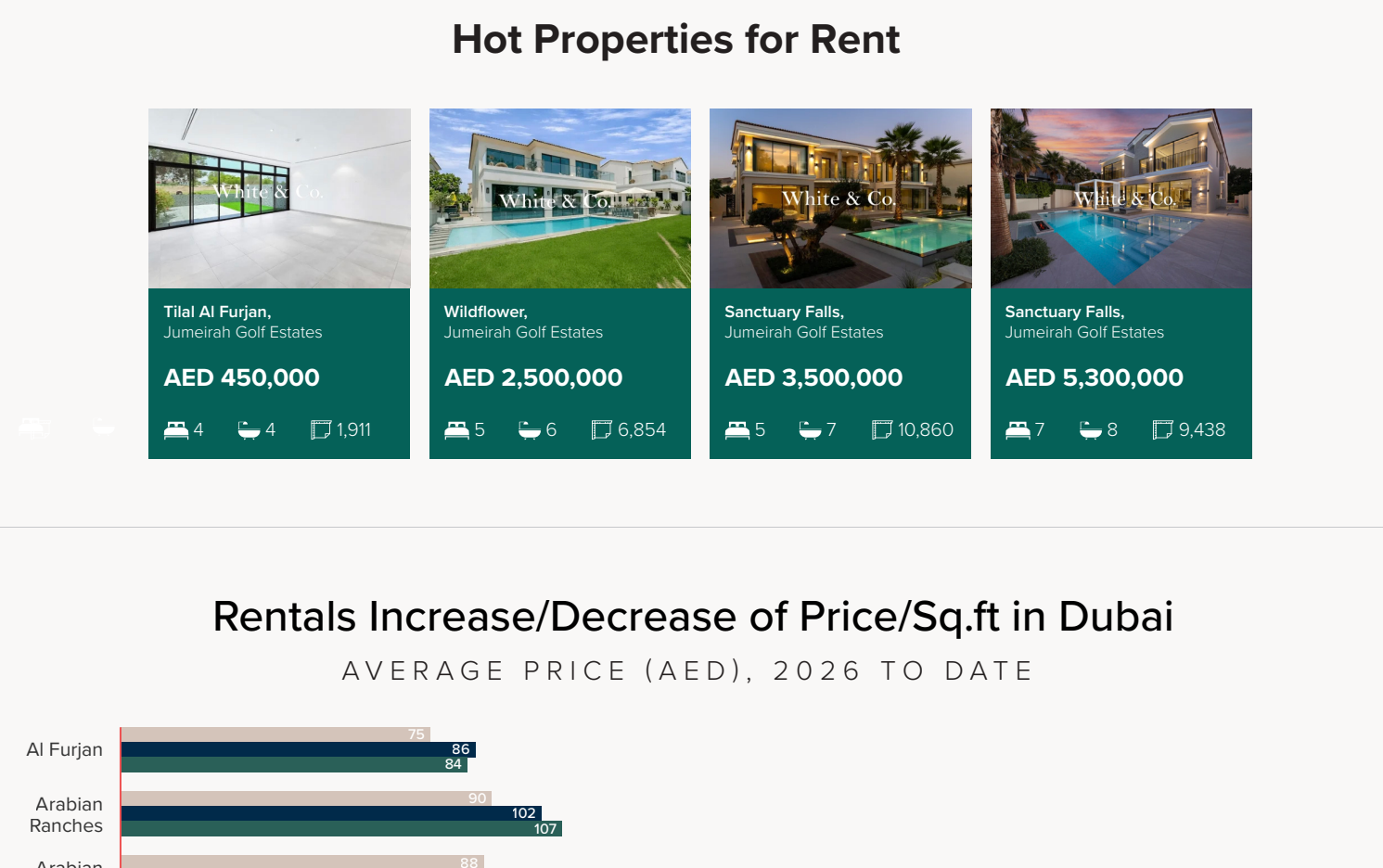
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



Sales in JGE

AVERAGE PRICE (AED), 2026 TO DATE



No transactions in Hillside, Orange Lake, Wildflower

RENTAL TRANSACTIONS

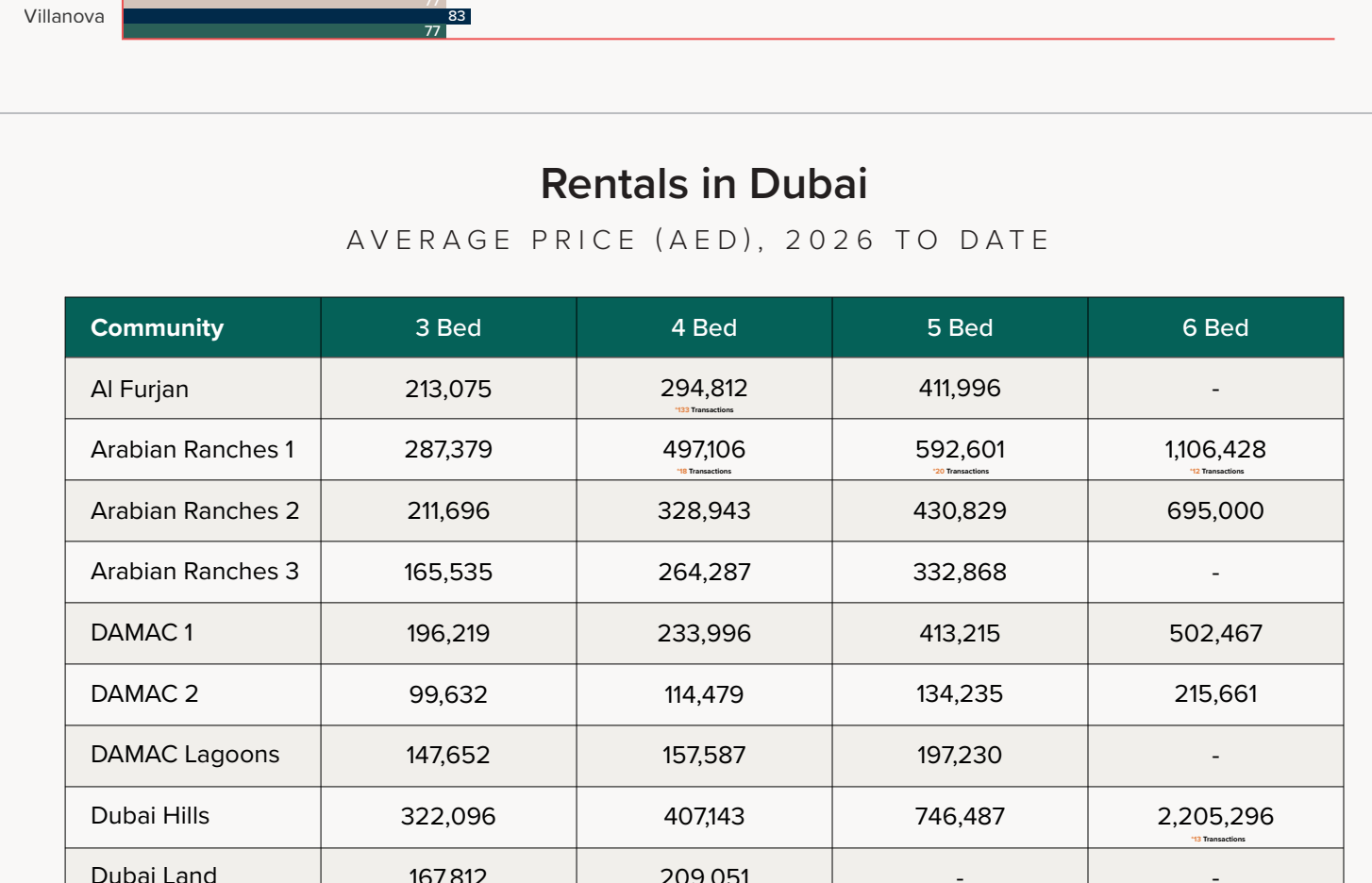
MARKET ANALYSIS

Hot Properties for Rent

Tilal Al Furjan, Jumeirah Golf Estates	Wildflower, Jumeirah Golf Estates	Sanctuary Falls, Jumeirah Golf Estates	Sanctuary Falls, Jumeirah Golf Estates
AED 450,000	AED 2,500,000	AED 3,500,000	AED 5,300,000
4 4 1,911	5 6 6,854	6 7 10,860	7 8 9,438

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

AVERAGE PRICE (AED), 2026 TO DATE



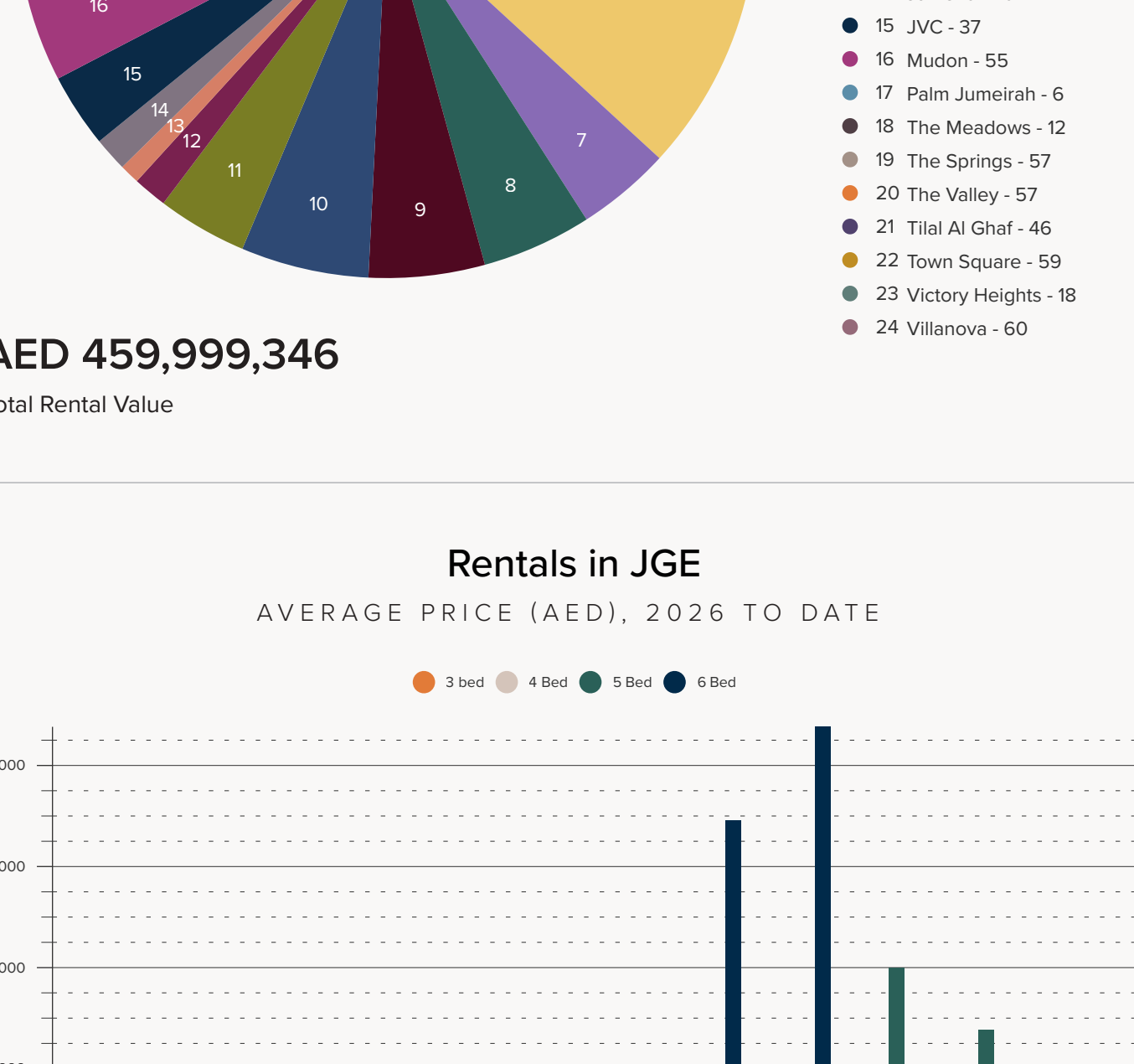
Rentals in Dubai

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	233,999	413,215	502,467
DAMAC 2	99,632	114,776	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	205,873	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 JGE

AVERAGE PRICE (AED), 2026 TO DATE



No transactions in Hillside, Redwood Avenue

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	6.43 %
DAMAC Hills 2	Villa	5.95 %
JGE	Villa	5.95 %
JVC	Villa	5.85 %
DAMAC Hills 1	Villa	5.56 %
Mudon	Villa	5.24 %
Sobha Hartland	Villa	5.11 %
Villanova	Villa	5.07 %
Town Square	Townhouse	5.00 %
Arabian Ranches 2	Villa	4.96 %
Al Furjan	Villa	4.94 %
Tilal Al Ghaf	Townhouse	4.93 %

Community	Community Type	Avg. Gross Yield
Arabian Ranches 3	Villa	4.91 %
Reem	Townhouse	4.82 %
Serena	Townhouse	4.79 %
Dubai Hills	Villa	4.40 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.16 %
Arabian Ranches	Villa	3.92 %
Jumeirah Park	Villa	3.76 %
Dubai Sports City	Villa	3.67 %
Palm Jumeirah	Villa	3.39 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	3.08 %

Total Sales & Rentals in Dubai

2026 TO DATE

PROPERTY
MONITOR

A Cavendish Maxwell Group Company

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

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