

Mudon February Market Report

Villa | Townhouse

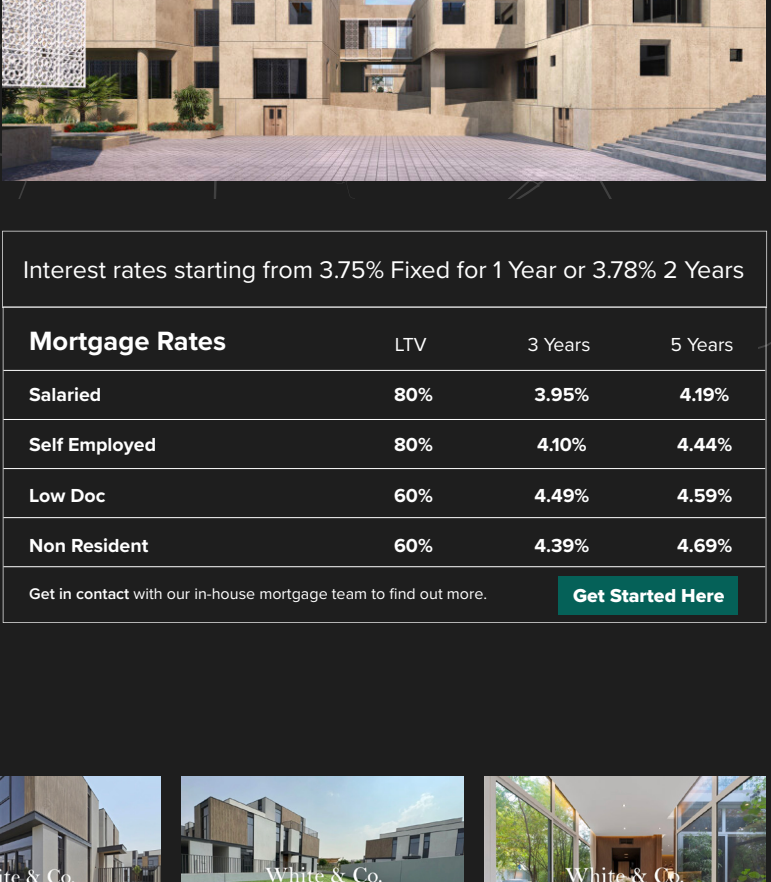
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

New School Coming to Mudon in 2026

Ash Mount School is set to open in Mudon in 2026, offering education from Pre-KG to Grade 12. The new campus will enhance the community's family appeal by providing convenient access to quality schooling within the neighbourhood. This addition is expected to support long-term residential demand and strengthen Mudon's position as a family-focused destination.



NEWS

White & 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

Arabella Townhouses, Mudon

AED 3,400,000

3 3 2,009

Al Ranim, Mudon

AED 3,500,000

3 3 4 2,345

Al Ranim, Mudon

AED 4,500,000

4 4 4 2,549

Al Ranim, Mudon

AED 5,500,000

4 4 4 2,978

Arabella Townhouses, Mudon

AED 6,000,000

4 4 3 4,260

Recent White & Co. Sales

Al Ranim, Mudon

AED 3,500,000

3 3 2,217

Al Ranim, Mudon

AED 3,800,000

3 3 4 2,217

Al Ranim, Mudon

AED 4,425,000

4 4 4 3,060

Al Ranim 3, Mudon

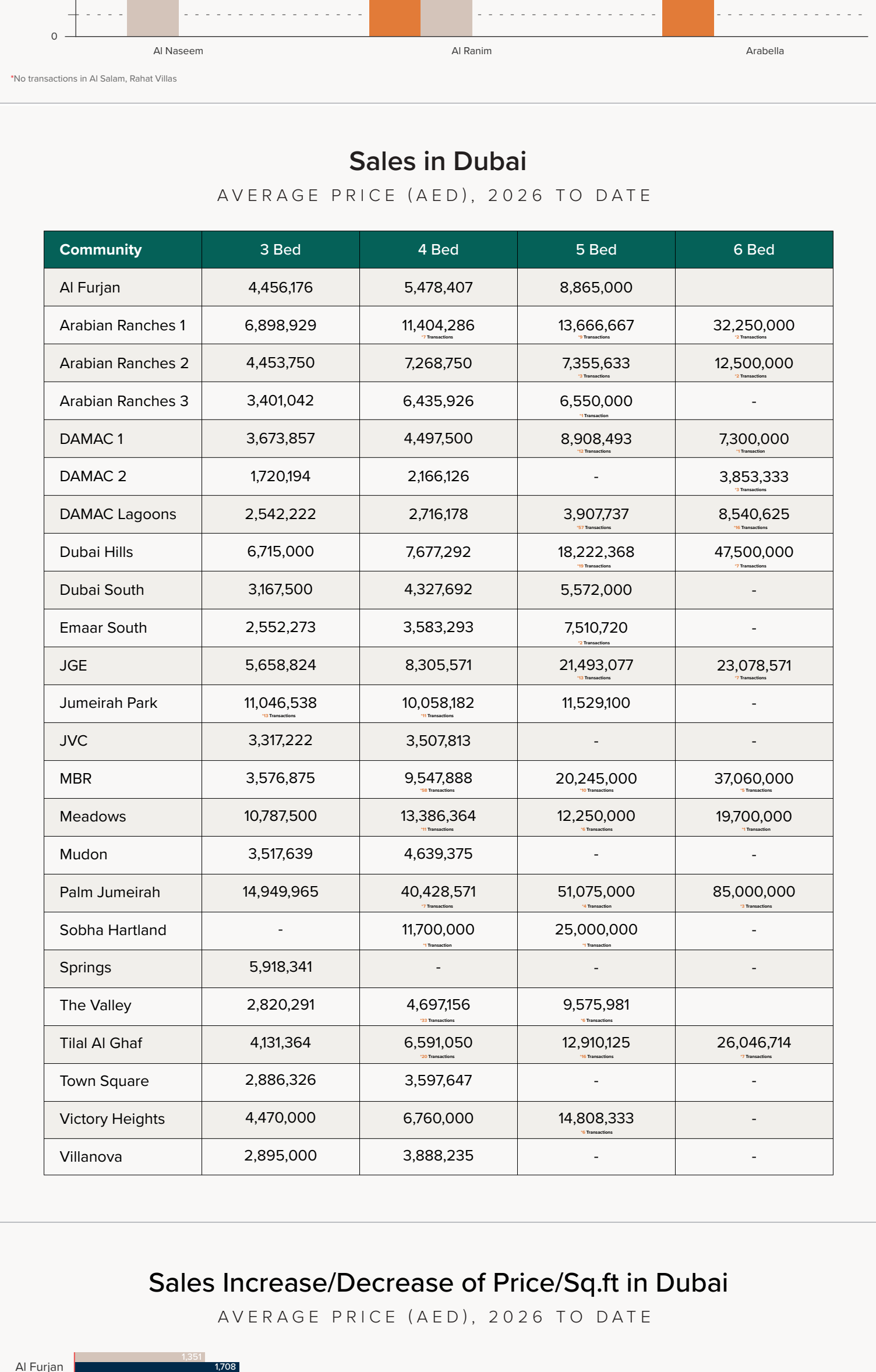
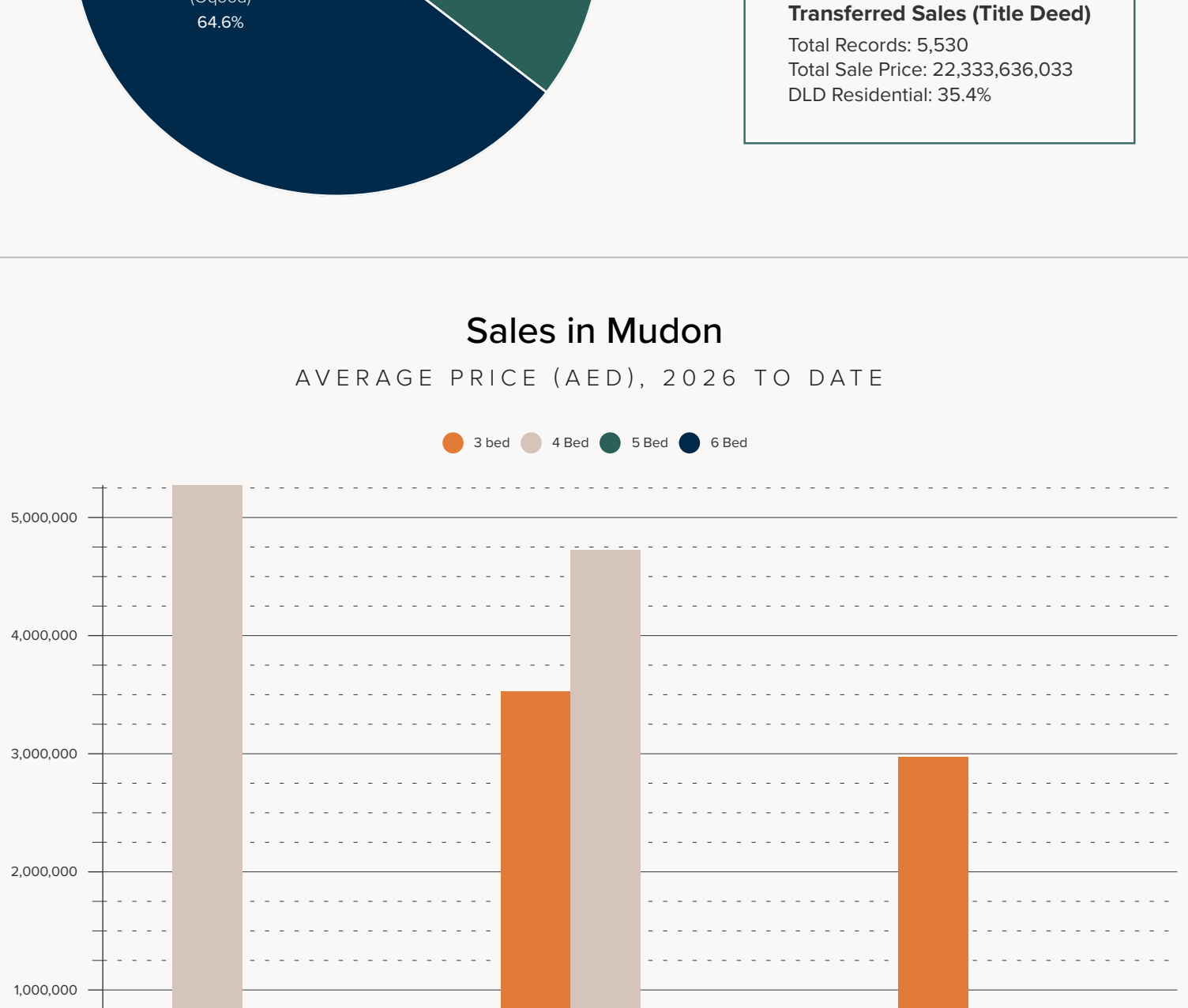
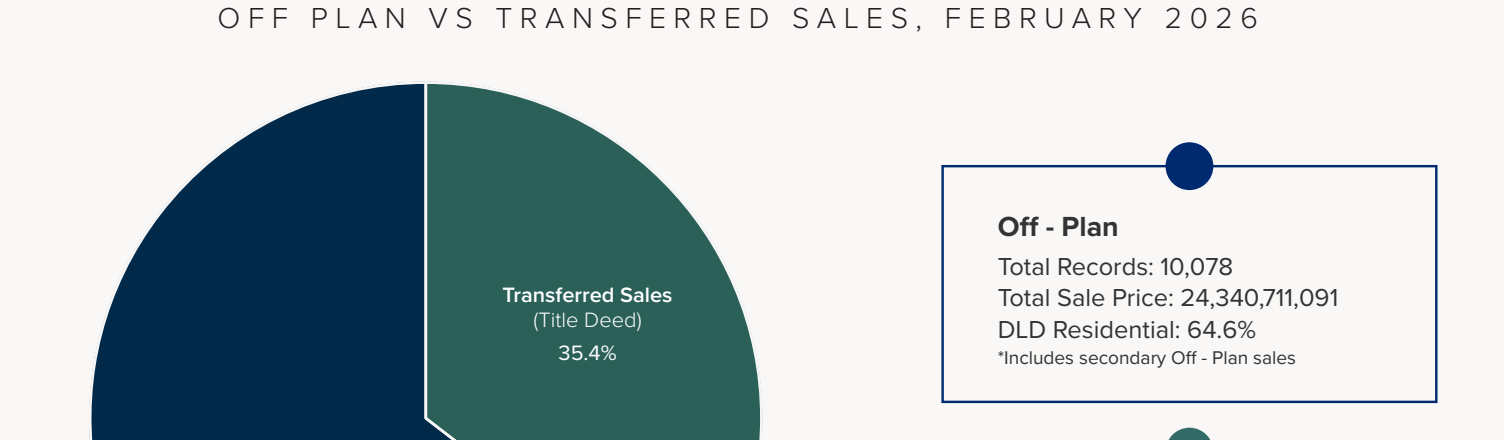
AED 4,625,000

4 4 5 2,644

Naseem, Mudon

AED 5,100,000

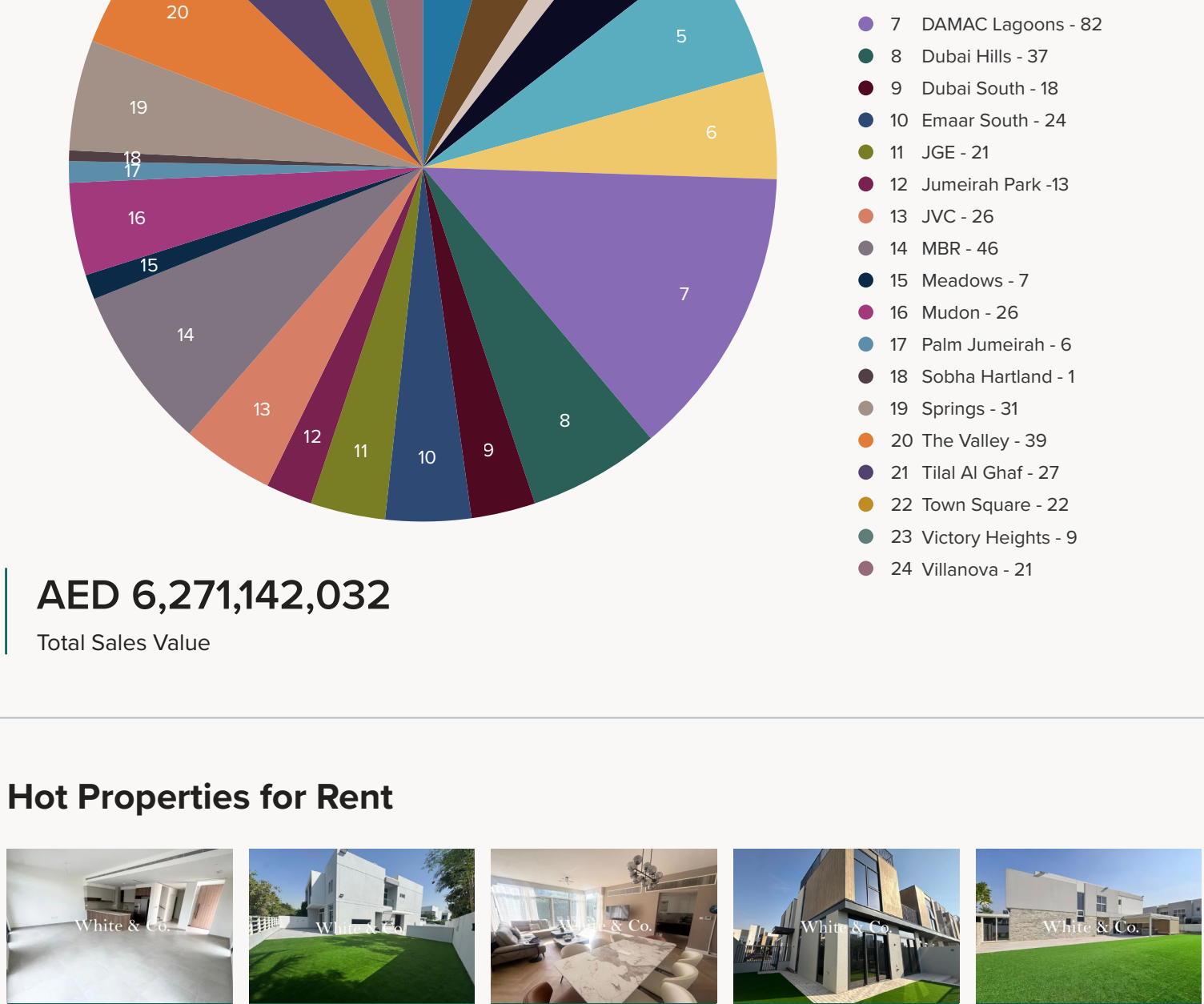
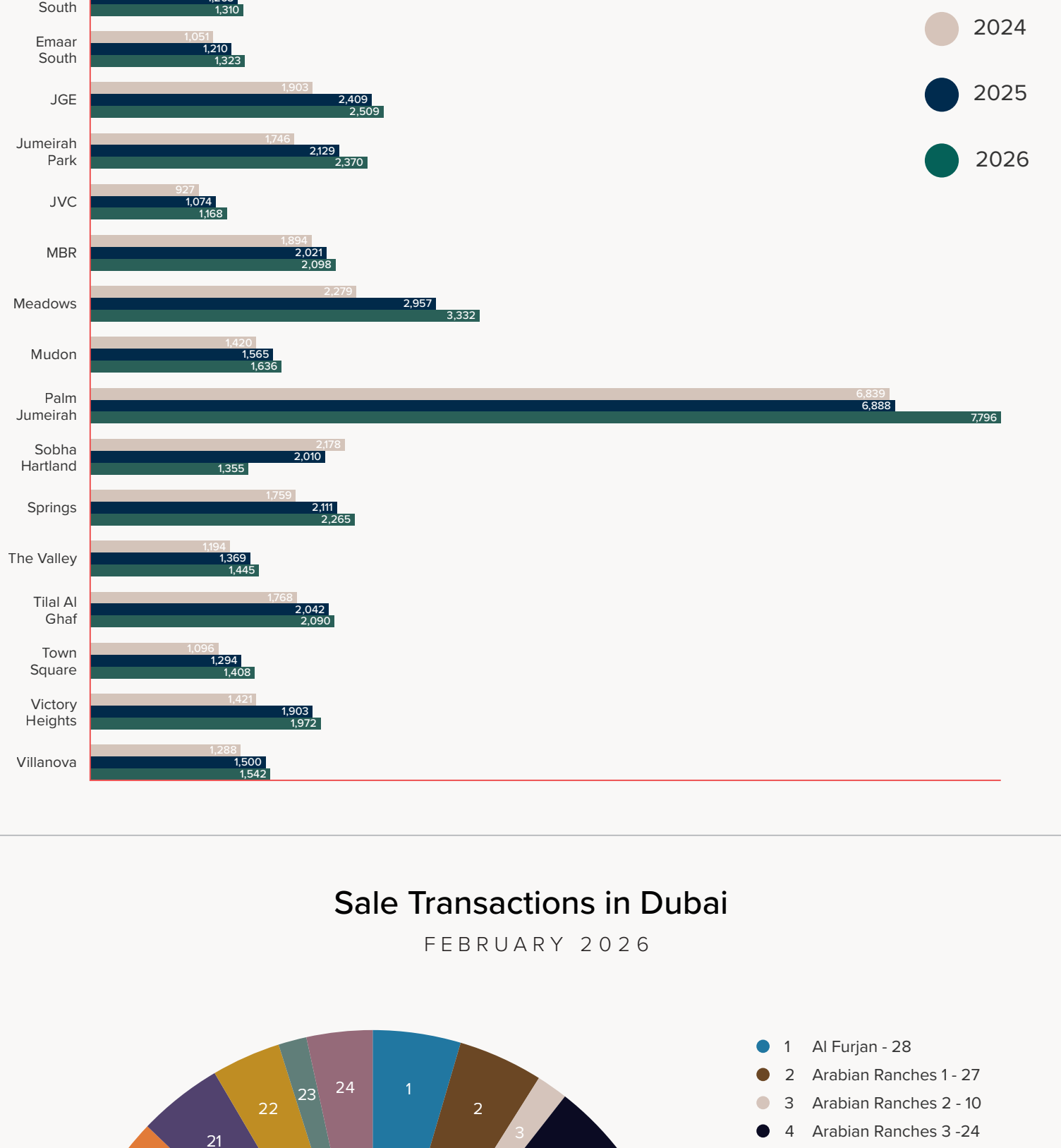
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Sales in Dubai

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	2,716,178	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	10,589,182	11,529,100	-
JVC	3,317,222	3,507,813	-	-
MBR	3,576,875	9,547,888	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	-	-



Hot Properties for Rent

Al Ranim, Mudon

AED 249,999

4 4 2,548

Arabella Townhouses, Mudon

AED 249,999

3 3 4 2,335

Arabella Townhouses, Mudon

AED 269,999

4 5 2,955

Al Ranim, Mudon

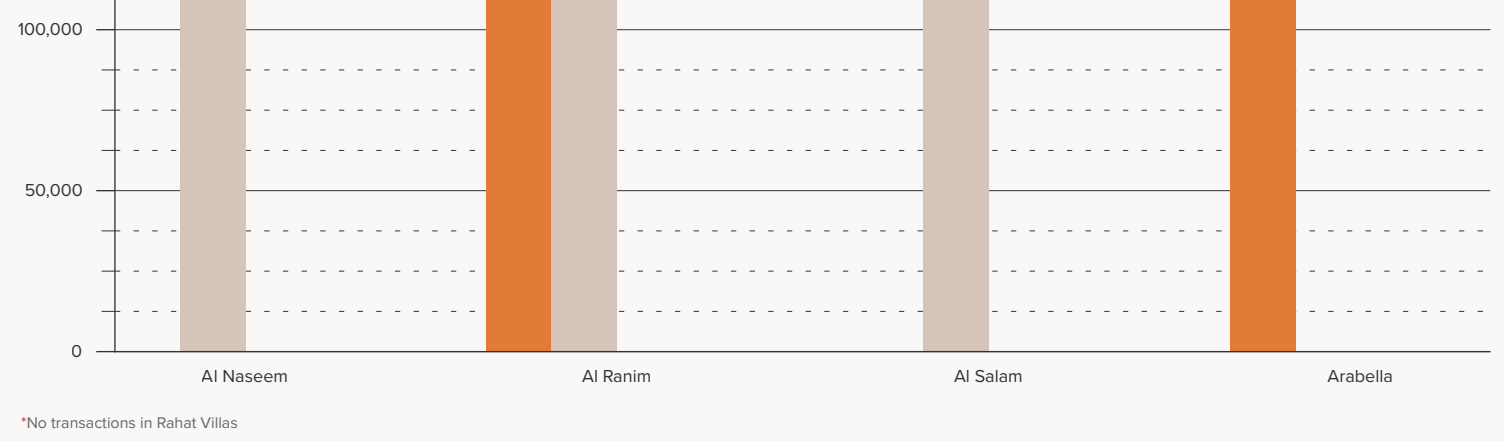
AED 299,999

4 4 4 2,978

Arabella Townhouses, Mudon

AED 349,999

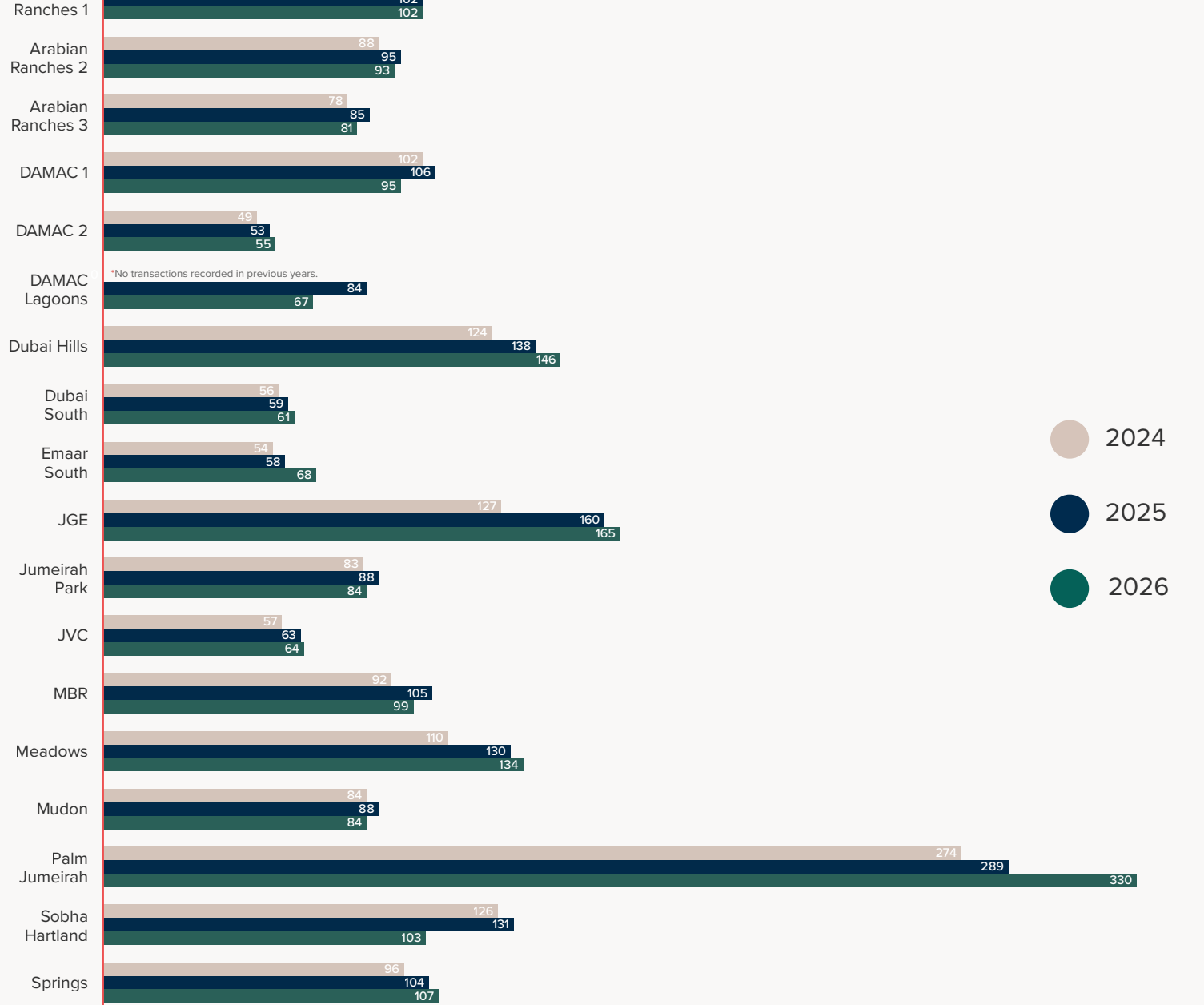
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Rentals in Dubai

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	337,391	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	-



Current Average Gross Yield

FEBRUARY 2026

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 & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value
DAMAC Lagoons	82	319,169,180
MBR	46	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	144,791,800
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	144,791,000
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

Total Sales & Rentals in Dubai

2026 TO DATE

Community	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	20,907,782
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	28,800,000
DAMAC Lagoons	58	10,391,500
Arabian Ranches 2	45	15,566,000
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

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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	144,791,000
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

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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	144,791,000
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

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Meadows	7	83,450,000
Palm Jumeirah	6	322,100,000
Sobha Hartland	2	25,000,000

MBR	46	522,422,500	WOOD	162	35,820,993
The Valley	39	178,248,798	The Valley	143	22,046,000
DAMAC 1	38	196,636,920	Tilal Al Ghaf	138	50,662,875
Dubai Hills	37	572,610,000	Villanova	136	23,769,333
Springs	31	147,510,240	Arabian Ranches 3	131	32,520,210
DAMAC 2	30	57,835,000	Al Furjan	129	39,485,154
Al Furjan	28	174,233,800	Dubai Hills	124	80,642,826
Arabian Ranches 1	27	198,605,000	Town Square	123	20,907,782