

Mudon June Market Report

Villa | Townhouse

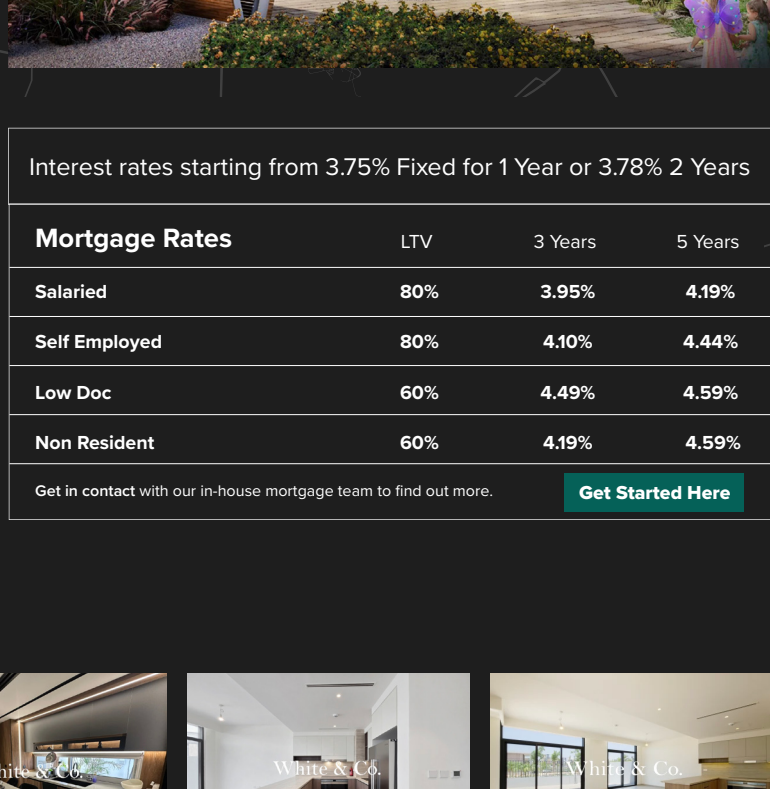
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Mudon Stays a Go-to Choice for Practical Family Living

In Dubai's property market, Mudon remains a popular choice among end-users looking for practical family living within a mature master-planned community. With a strong sense of neighbourhood, generous green spaces and a well-developed amenity offering, the area continues to appeal to buyers prioritising lifestyle, convenience and long-term liveability.



NEWS

White & Co.

As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

Hot Properties for Sale

Mudon Al Ranim 5, Mudon	Mudon Al Ranim 3, Mudon	Arabella Townhouses 1, Mudon	Mudon Al Ranim 5, Mudon	Mudon Al Ranim 4, Mudon
AED 4,075,000	AED 4,600,000	AED 4,750,000	AED 4,999,999	AED 5,200,000
3 4 1,954	4 4 2,548	3 3 4 2,288	4 4 3,004	4 4 2,548

Recent White & Co. Sales

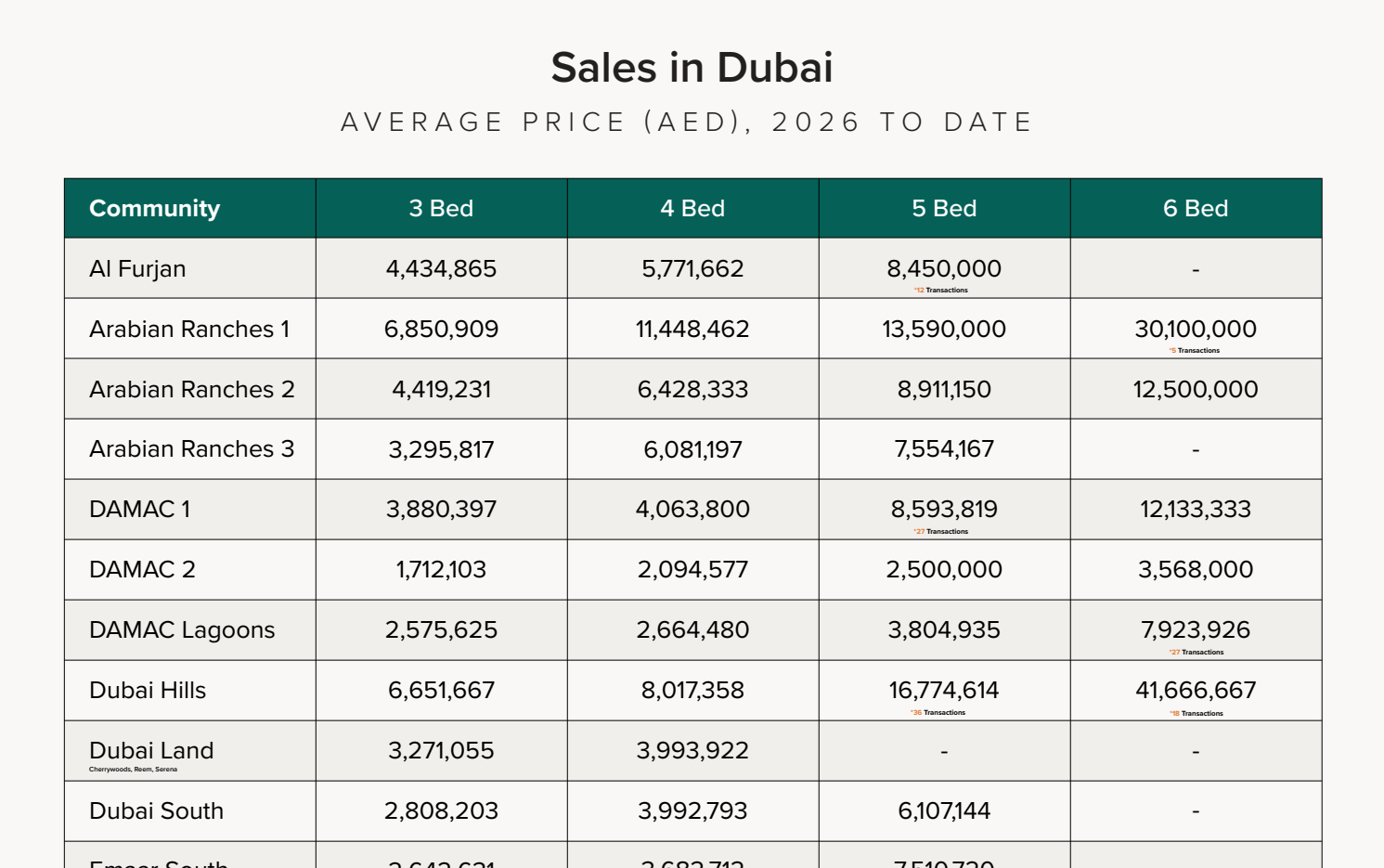
Arabella Townhouses, Mudon	Al Ranim 6, Mudon	Al Ranim 1, Mudon	Al Ranim 3, Mudon	Al Ranim 2, Mudon
AED 3,250,000	AED 3,525,000	AED 3,550,000	AED 4,900,000	AED 5,000,000
3 4 2,914	3 4 2,351	3 4 1,808	4 4 2,778	4 3 3,990

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



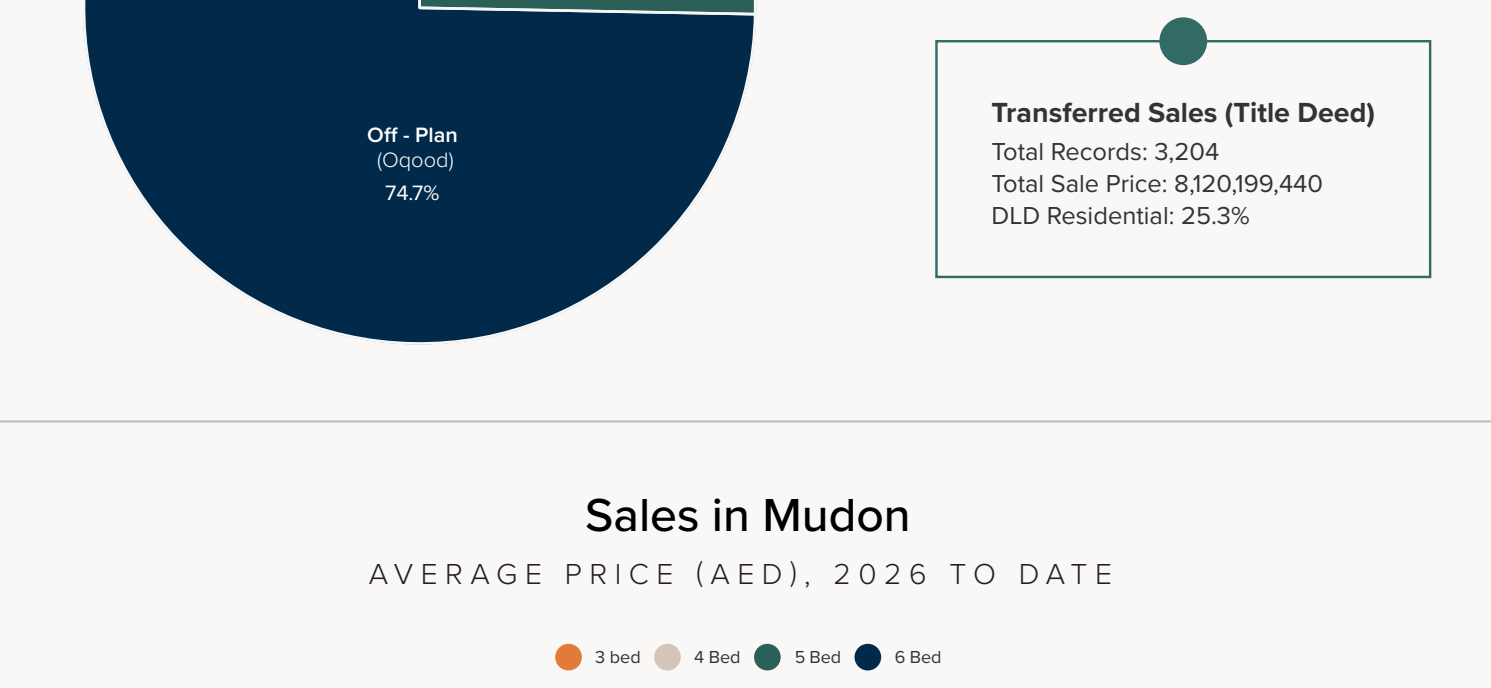
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,434,865	5,771,662	8,450,000	-
Arabian Ranches 1	6,850,909	11,448,462	13,590,000	30,100,000
Arabian Ranches 2	4,419,231	6,428,333	8,911,150	12,500,000
Arabian Ranches 3	3,295,817	6,081,197	7,554,167	-
DAMAC 1	3,880,397	4,063,800	8,593,819	12,133,333
DAMAC 2	1,712,103	2,094,577	2,500,000	3,568,000
DAMAC Lagoons	2,575,625	2,664,480	3,804,935	7,923,926
Dubai Hills	6,651,667	8,017,358	16,774,614	41,666,667
Dubai Land	3,271,055	3,993,922	-	-
Dubai South	2,808,203	3,992,793	6,107,144	-
Emaar South	2,642,631	3,682,712	7,510,720	-
JGE	5,099,000	9,416,941	19,360,400	24,488,333
Jumeirah Islands	-	23,207,139	45,249,107	-
Jumeirah Park	10,518,714	9,662,083	11,206,072	-
JVC	3,294,844	3,537,121	3,250,000	-
Mudon	3,510,614	4,609,310	5,050,000	-
Palm Jumeirah	21,383,310	41,493,333	46,042,857	95,833,333
Sobha Hartland	-	10,050,000	25,000,000	37,100,000
The Meadows	10,464,286	12,907,500	14,462,500	17,673,333
The Springs	5,975,470	-	-	-
The Valley	2,781,805	4,157,123	9,181,986	-
Tilal Al Ghaf	3,924,867	6,343,396	12,841,273	24,165,875
Town Square	2,835,907	3,537,273	-	-
Victory Heights	4,346,000	7,088,458	13,138,889	-
Villanova	2,908,977	3,761,702	7,200,000	-

Sale Transactions in Dubai

JUNE 2026

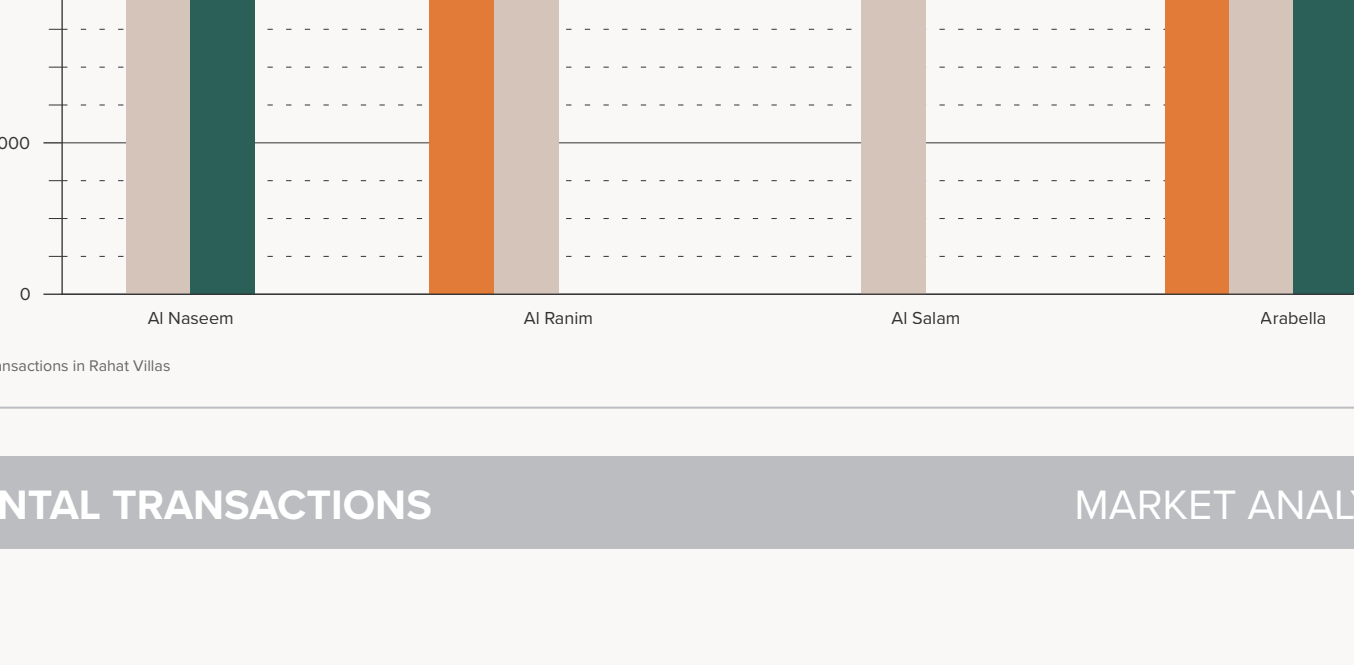


AED 3,433,229,700

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



Off - Plan

Total Records: 9,460

Total Sale Price: 17,474,943,073

DLD Residential: 74.7%

*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 3,204

Total Sale Price: 8,120,199,440

DLD Residential: 25.3%

RENTAL TRANSACTIONS

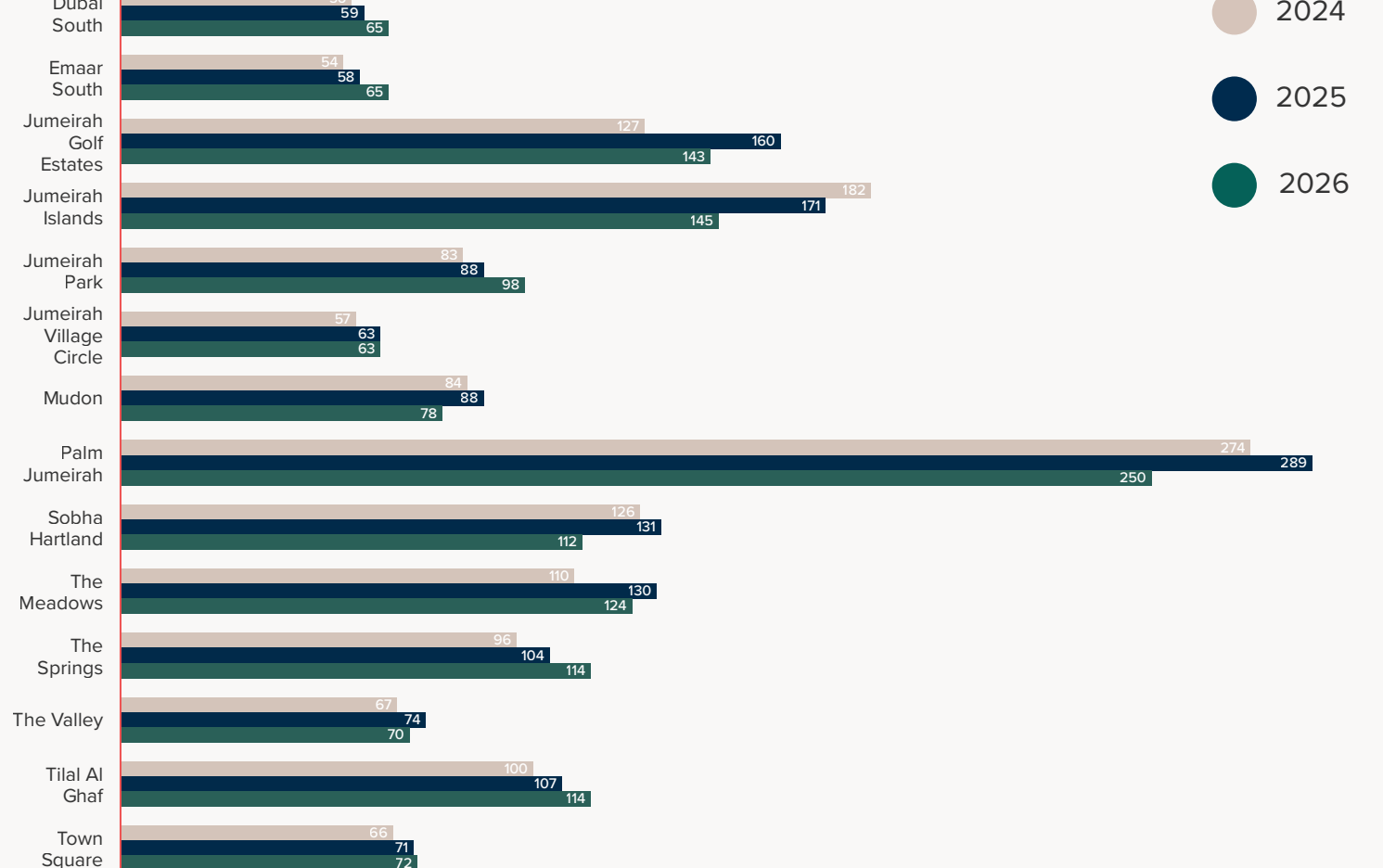
MARKET ANALYSIS

Hot Properties for Rent

Mudon Al Ranim 1, Mudon	Mudon Al Ranim 2, Mudon	Mudon Al Ranim 2, Mudon	Mudon Al Ranim 4, Mudon	Naseem, Mudon
AED 189,999	AED 189,999	AED 194,999	AED 230,000	AED 255,000
3 4 1,808	3 4 2,217	3 4 2,217	3 4 2,316	4 5 3,977

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

AVERAGE PRICE (AED), 2026 TO DATE



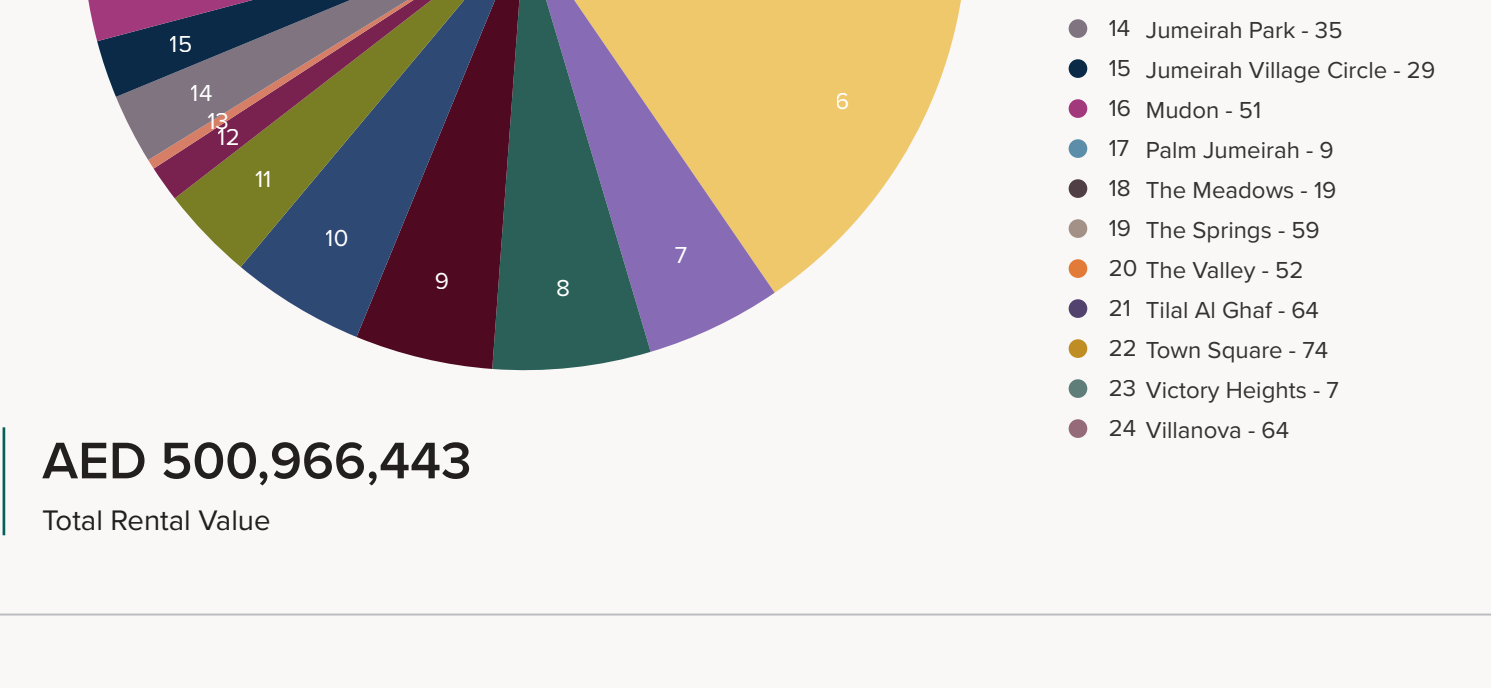
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,509	288,173	403,568	-
Arabian Ranches 1	280,926	495,359	625,441	840,971
Arabian Ranches 2	211,114	323,164	423,676	646,000
Arabian Ranches 3	160,042	224,703	349,056	-
DAMAC 1	196,014	225,167	409,060	571,725
DAMAC 2	98,261	112,993	135,359	217,965
DAMAC Lagoons	142,814	153,202	196,798	-
Dubai Hills	309,343	398,728	796,790	2,263,605
Dubai Land	167,487	199,857	-	-
Dubai South	119,327	175,038	259,855	-
Emaar South	114,562	159,409	-	-
JGE	281,569	517,137	1,252,708	1,894,444
Jumeirah Islands	-	1,034,809	1,300,000	-
Jumeirah Park	319,064	346,993	561,294	1,275,000
JVC	198,724	207,883	250,000	-
Mudon	184,196	241,916	287,120	-
Palm Jumeirah	723,333	1,593,297	1,913,208	4,705,594
Sobha Hartland	-	716,062	843,320	-
The Meadows	497,932	432,664	499,716	892,000
The Springs	262,102	-	400,000	-
The Valley	134,752	171,748	-	-
Tilal Al Ghaf	202,423	329,963	642,433	-
Town Square	150,062	184,297	-	-
Victory Heights	219,644	290,471	553,588	700,000
Villanova	156,032	184,299	330,000	-

Rental Transactions in Dubai

JUNE 2026

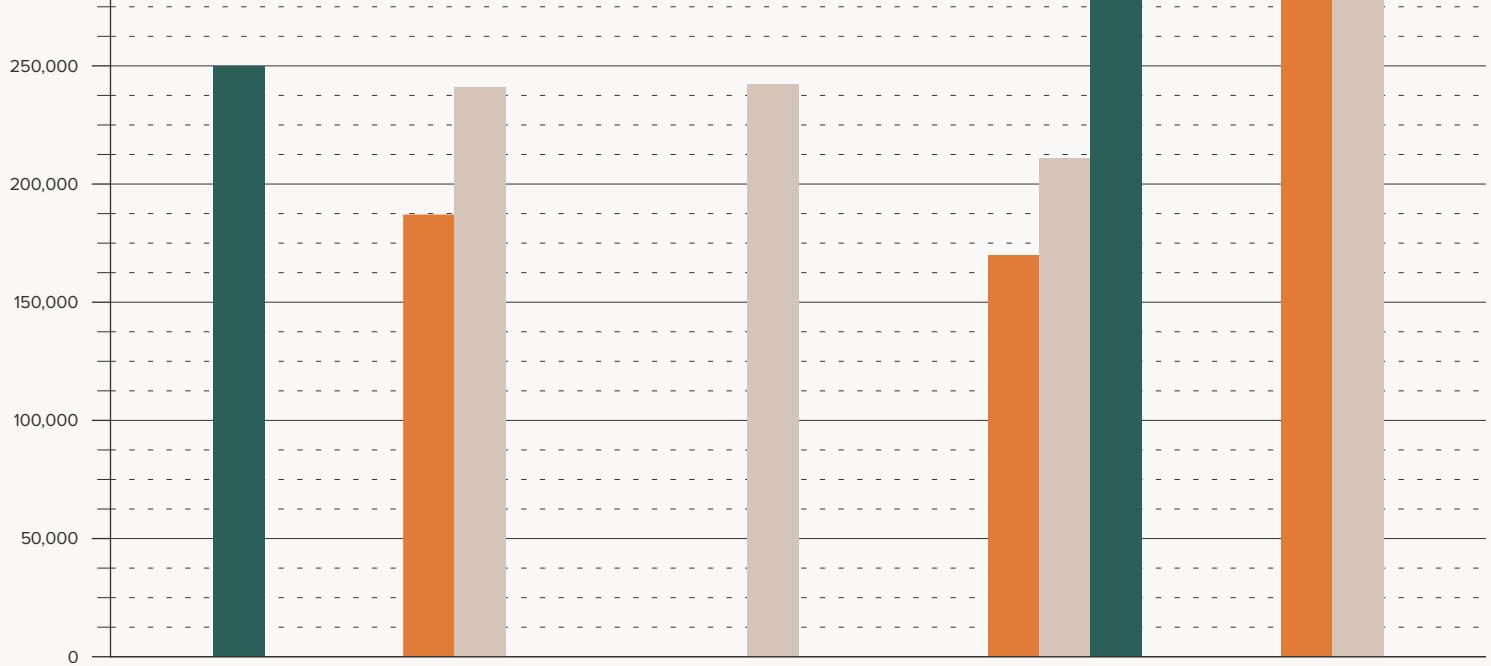


AED 500,966,443

Total Rental Value

Rentals in Mudon

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
JGE	Villa	6.28 %	Reem	Townhouse	4.76 %
DAMAC Lagoons	Villa	6.10 %	Serena	Townhouse	4.68 %
DAMAC Hills 2	Villa	5.97 %	The Valley	Villa	4.59 %
JVC	Villa	5.58 %	Dubai Hills Estate	Villa	4.44 %
DAMAC Hills 1	Villa	5.40 %	Dubai Land	Villa	4.40 %
Mudon	Villa	5.23 %	The Springs	Villa	4.12 %
Villanova	Villa	5.07 %	Arabian Ranches 1	Villa	3.92 %
Al Furjan	Villa	5.02 %	Dubai Sports City	Villa	3.74 %
Arabian Ranches 3	Villa	4.96 %	Jumeirah Park	Villa	3.67 %
Town Square	Townhouse	4.96 %	Palm Jumeirah	Villa	3.18 %
Arabian Ranches 2	Villa	4.94 %	The Meadows	Villa	3.12 %
Tilal Al Ghaf	Townhouse	4.84 %	Jumeirah Islands	Villa	2.85 %

Total Sales & Rentals in Dubai

2026 TO DATE

Dubai South	193	826,332,156	Dubai South	484	72,965,307
The Valley	184	663,648,915	Arabian Ranches 3	484	120,555,377
The Springs	168	791,825,712	Villanova	375	63,378,585
DAMAC Hills 2	152	286,042,530	Town Square	375	61,144,404
Dubai Hills Estate	148	2,172,766,110	Mudon	368	80,468,348
Arabian Ranches 3	141	713,572,380	Dubai Land	360	59,617,906
DAMAC Hills	139	765,359,789	Dubai Hills Estate	359	322,803,910
Dubai Land	137	464,070,955	The Valley	356	52,554,612
Al Furjan	135	830,484,005	The Springs	355	80,169,037
Mudon	130	523,832,998	Tilal Al Ghaf	349	119,090,875
Tilal Al Ghaf	127	1,082,809,624	Al Furjan	335	101,983,175
Arabian Ranches	121	1,093,833,998	Emaar South	309	41,283,755