

Sobha Hartland April Market Report

Villa | Townhouse

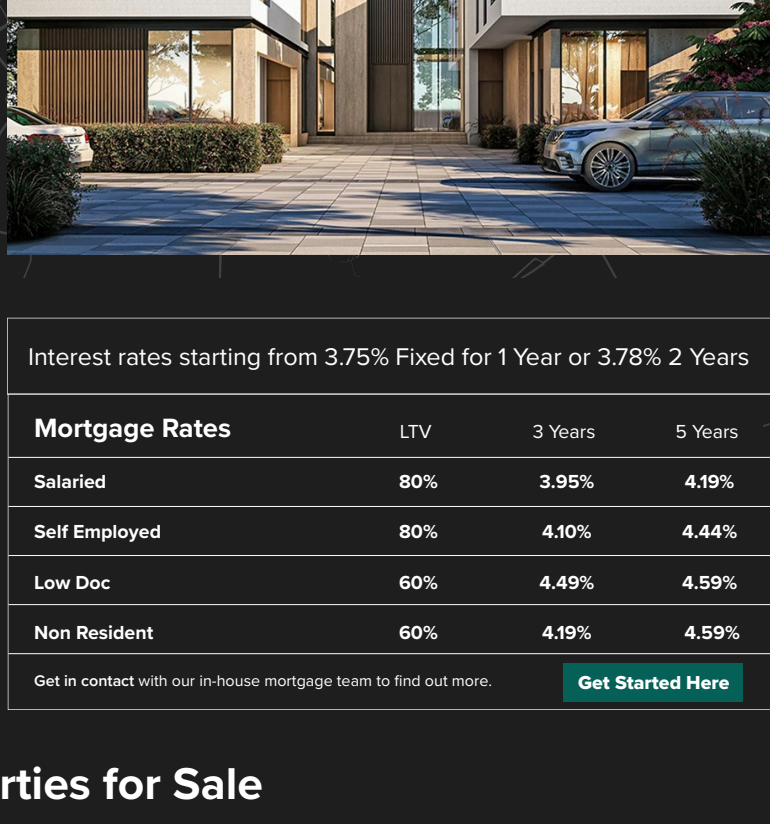
No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut, April 2026



NEWS

Sobha Hartland Finishing; Hartland II Ramping Up

As of April 2026, Sobha Hartland enters its final delivery phase with Waves Opulence and The Crest now handing over. Attention shifts to Hartland II, where the first villa series is 89% complete. With strong 7.4% yields and Sobha One arriving in Q4, it remains a premier waterfront choice for discerning global investors and luxury seekers alike securing future growth.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years			
Mortgage Rates	LTV	3 Years	5 Years
Salaried	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

Hot Properties for Sale

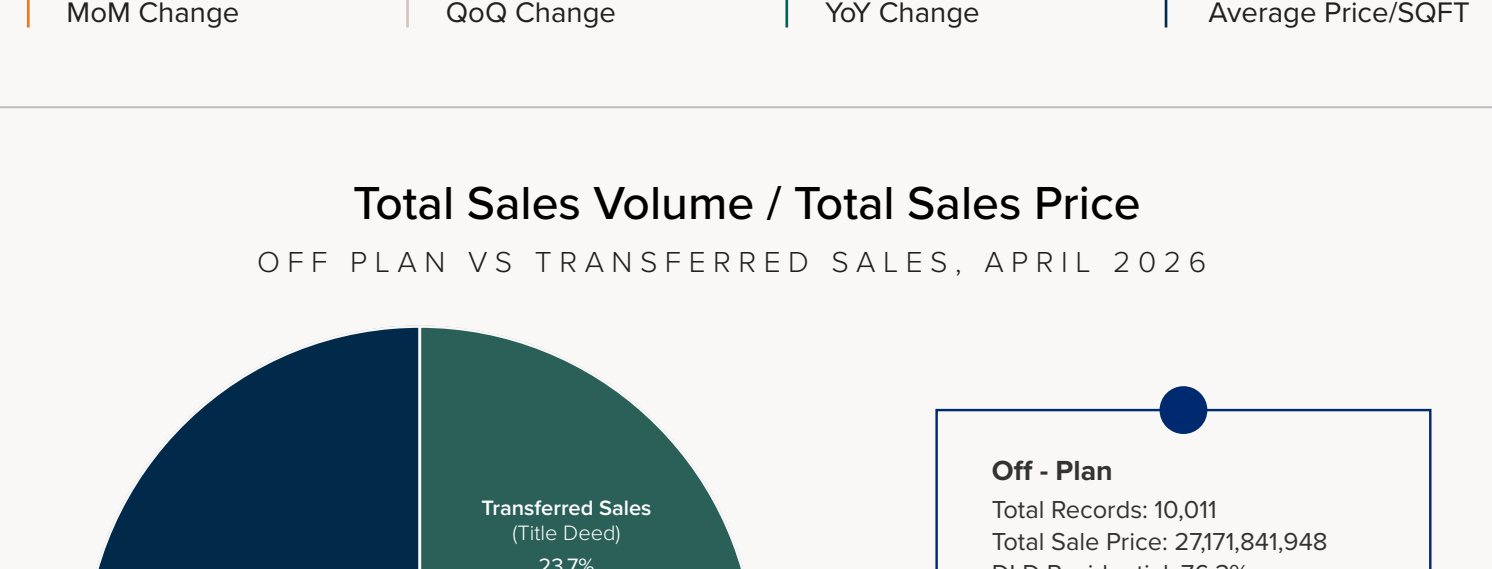
District 11, MBR	District One West Phase I, MBR	District One, MBR	District One, MBR
AED 7,000,000	AED 37,500,000	AED 51,000,000	AED 64,000,000
4 beds, 4 baths, 4,851 sqft	6 beds, 8 baths, 12,080 sqft	6 beds, 7 baths, 17,018 sqft	7 beds, 9 baths, 18,938 sqft

Recent White & Co. Sales

Sobha Hartland Villas, Sobha Hartland	Sobha Hartland Villas, Sobha Hartland	Grand Views, Sobha Hartland	District One, MBR
AED 7,400,000	AED 8,300,000	AED 14,200,000	AED 35,500,000
4 beds, 4 baths, 3,843 sqft	4 beds, 6 baths, 5,045 sqft	4 beds, 5 baths, 6,781 sqft	6 beds, 7 baths, 11,155 sqft

Dubai House Price Timeline

APRIL 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



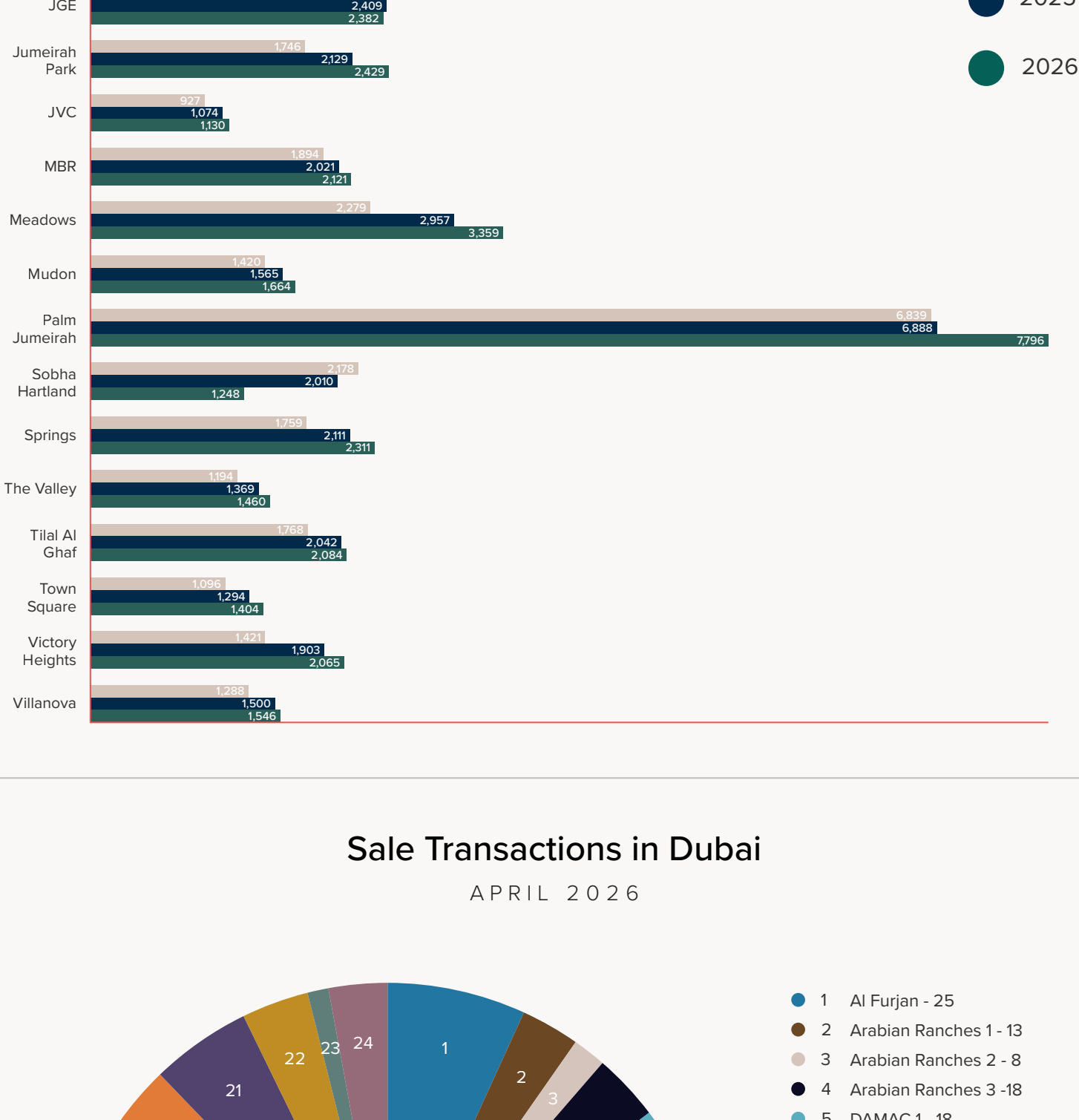
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	3,931,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,643	20,166,364	23,212,500
Jumeirah Park	10,810,625	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Spring	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

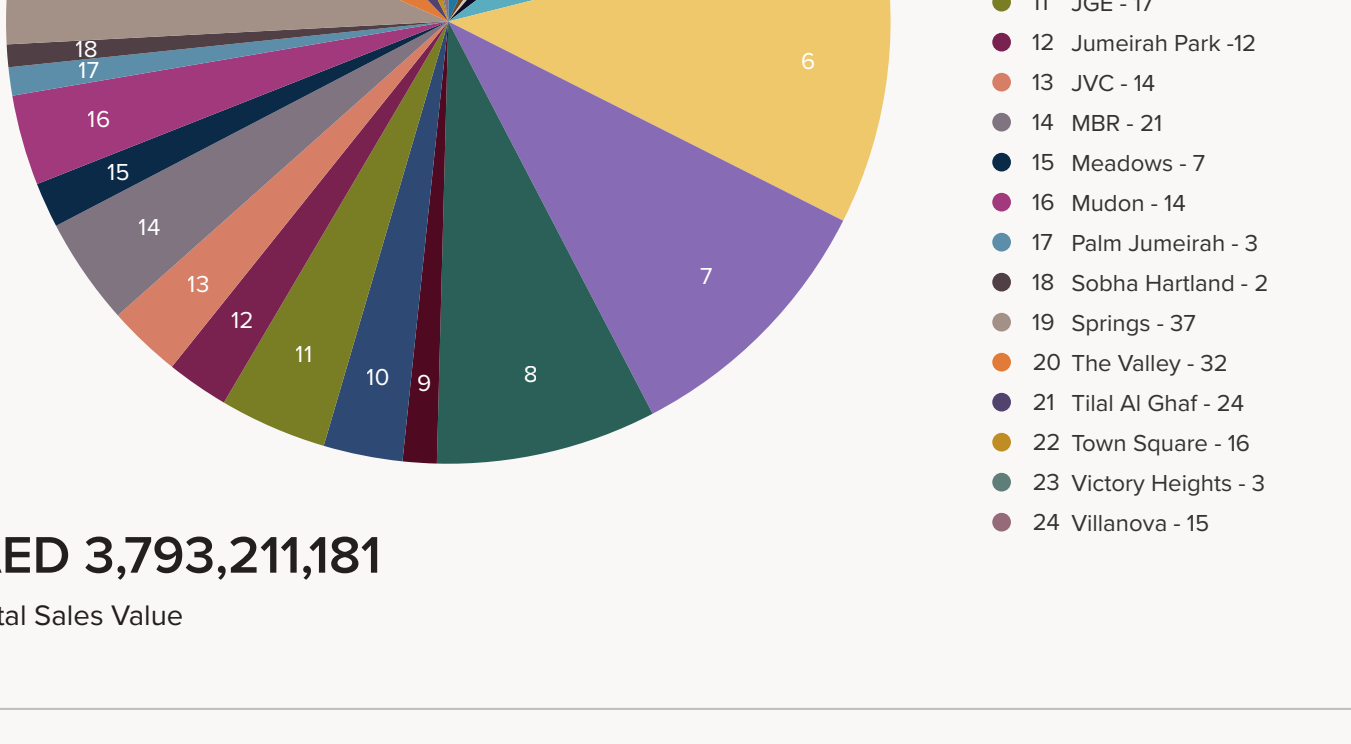
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



AED 3,793,211,181

Total Sales Value

Hot Properties for Rent

The Fields, MBR	District One Villas, MBR	District One, Sobha Hartland	District One, MBR
AED 500,000	AED 650,000	AED 749,999	AED 2,380,000
4 beds, 5 baths, 3,487 sqft	4 beds, 6 baths, 6,135 sqft	4 beds, 5 baths, 7,481 sqft	6 beds, 7 baths, 10,099 sqft

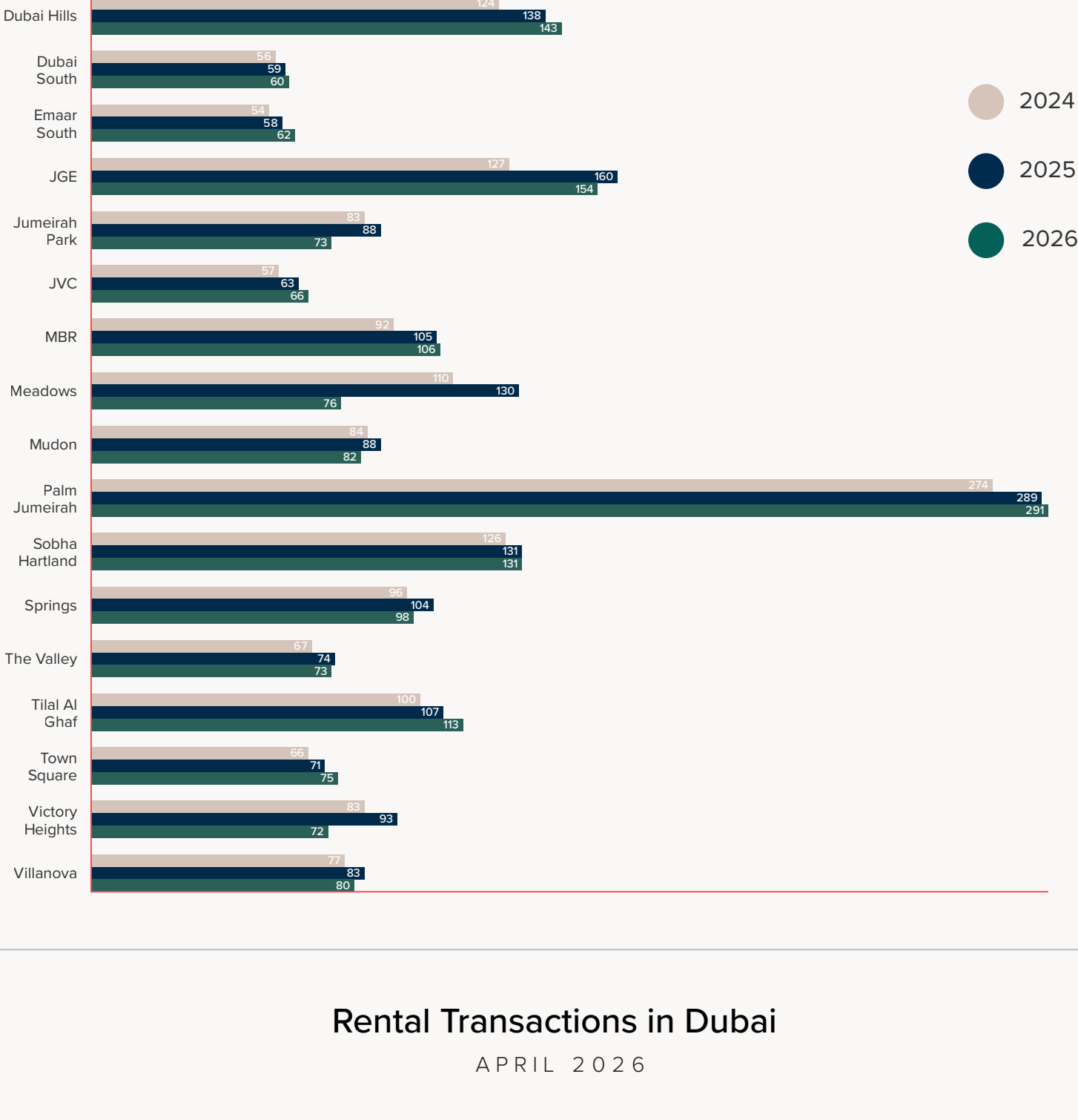
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,185	343,017	655,833	783,333
Arabian Ranches 3	189,743	303,044	442,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,900,487	9,800,000
Sobha Hartland	-	893,436	1,031,250	-
Spring	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

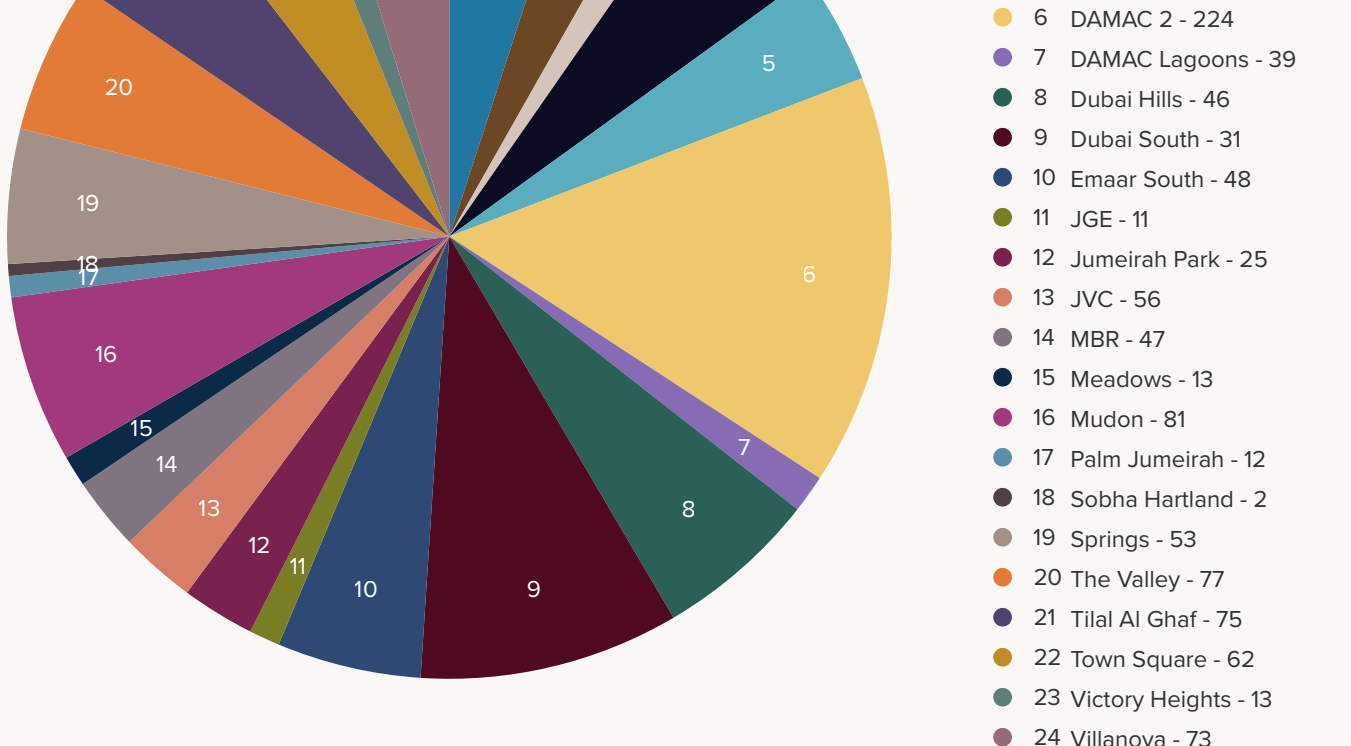
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22 %
DAMAC Hills 2	Villa	6.12 %
Jumeirah Village Circle	Villa	5.90 %
DAMAC Hills 1	Villa	5.71 %
Sobha Hartland	Villa	5.06 %
Mudon	Villa	5.20 %
Meydan	Villa	5.10 %
Villanova	Villa	5.09 %
Arabian Ranches 3	Villa	5.06 %
Town Square	Townhouse	4.99 %
Tilal Al Ghaf	Townhouse	4.94 %
Serena	Townhouse	4.90 %

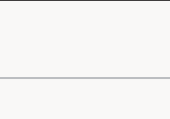
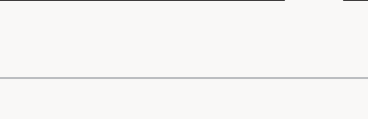
Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88 %
Reem	Townhouse	4.83 %
Al Furjan	Villa	4.69 %
The Valley	Villa	4.65 %
Dubai Hills	Villa	4.51 %
Dubai Hills Estate	Villa	4.40 %
The Springs	Villa	4.22 %
The Villa	Villa	4.21 %
Arabian Ranches	Villa	3.85 %
Jumeirah Park	Villa	3.77 %
Palm Jumeirah	Villa	3.68 %
The Meadows	Villa	3.23 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	287	1,076,239,710
The Valley	140	519,751,415
MBR	125	1,516,493,197
Spring	120	573,612,739
DAMAC 2	110	210,446,280
Al Furjan	108	671,699,005
DAMAC Hills 1	105	572,601,079
Dubai Hills	102	1,663,730,000
Mudon	99	399,267,999
Tilal Al Ghaf	98	870,939,624
Arabian Ranches 1	97	927,269,998
Arabian Ranches 3	94	476,385,000
Emaar South	94	290,868,772
Town Square	93	286,467,000
JGE	80	1,059,518,000
JVC	70	228,010,000
Villanova	70	233,530,000
Dubai South	64	258,480,000
Jumeirah Park	55	579,630,014
Meadows	32	418,070,000
Arabian Ranches 2	30	207,906,897
Victory Heights	27	252,999,950
Palm Jumeirah	26	1,482,099,929
Sobha Hartland	6	134,950,000

RENTALS	Total Volume	Total Value
DAMAC Hills 2	714	76,289,054
MBR	517	160,609,925
Mudon	250	55,903,240
Arabian Ranches 3	233	59,560,710
The Valley	232	35,099,612
Villanova	232	39,969,085
Town Square	224	37,570,475
Tilal Al Ghaf	221	78,809,874
The Springs	220	50,583,037
Al Furjan	205	64,626,154
Emaar South	195	27,611,505
Dubai Hills Estate	188	181,120,210
DAMAC Hills	163	48,594,248
JVC	157	20,269,802
Dubai South	131	23,925,752
Arabian Ranches	126	54,966,045
DAMAC Lagoons	119	21,132,500
Jumeirah Park	94	46,330,470
Arabian Ranches 2	79	28,964,617
JGE	52	43,728,615
Victory Heights	51	18,213,250
The Meadows	46	31,306,166
Palm Jumeirah	42	199,262,960
Sobha Hartland	7	6,805,308



*Data source: Property Monitor, as of 4th May 2026 Secondary Sales Only

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