White & Co.

2026

Springs March Market Report

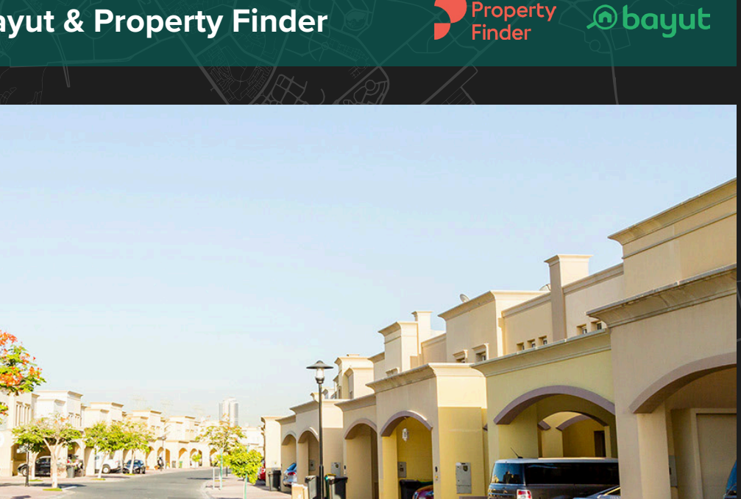
Villa | Townhouse

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

NEWS

Steady Demand Supports Springs Villas

While activity in communities like Emirates Living's The Springs has moderated, demand for mid-tier villas remains steady. Buyers are taking a more selective approach, reflecting a maturing market rather than weakness. Prices have held strong and long-term interest persists, suggesting that considered purchasing is supporting stable values and sustained confidence in Dubai's villa segment.



NEWS

White & Co.

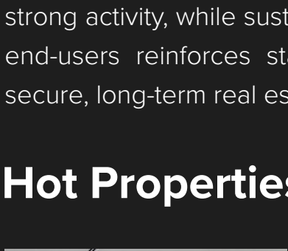
Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

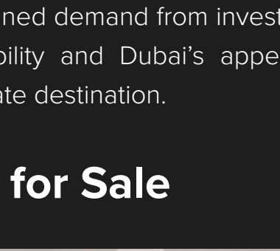
Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

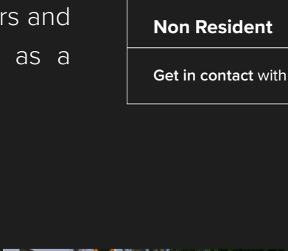
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.39%	4.69%

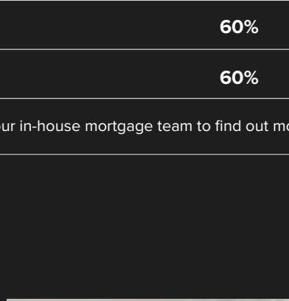
Get in contact with our in-house mortgage team to find out more. **Get Started Here**

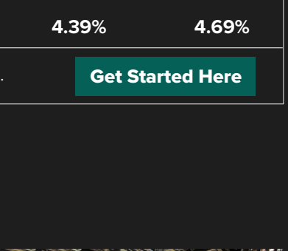
Hot Properties for Sale


Springs 10,
Springs
AED 6,550,000
3 · 3 · 2,746

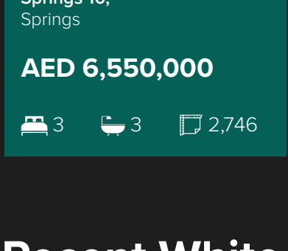

Springs 4,
Springs
AED 6,595,000
3 · 4 · 2,715

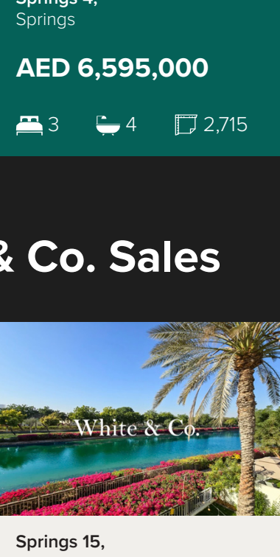

Springs 12,
Springs
AED 7,500,000
4 · 4 · 3,676

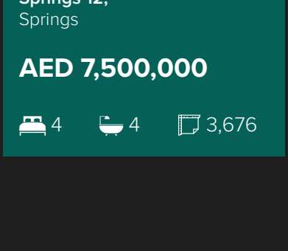

Springs 5,
Springs
AED 8,300,000
4 · 4 · 4,085

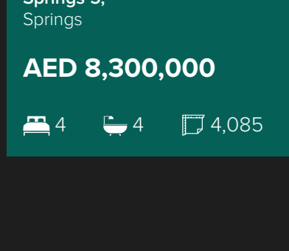

Springs 15,
Springs
AED 8,750,000
3 · 4 · 3,759

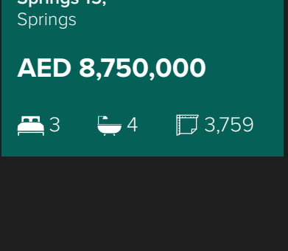
Recent White & Co. Sales


Springs 5,
Springs
AED 3,250,000
2 · 3 · 1,830


Springs 15,
Springs
AED 3,875,000
2 · 3 · 2,693

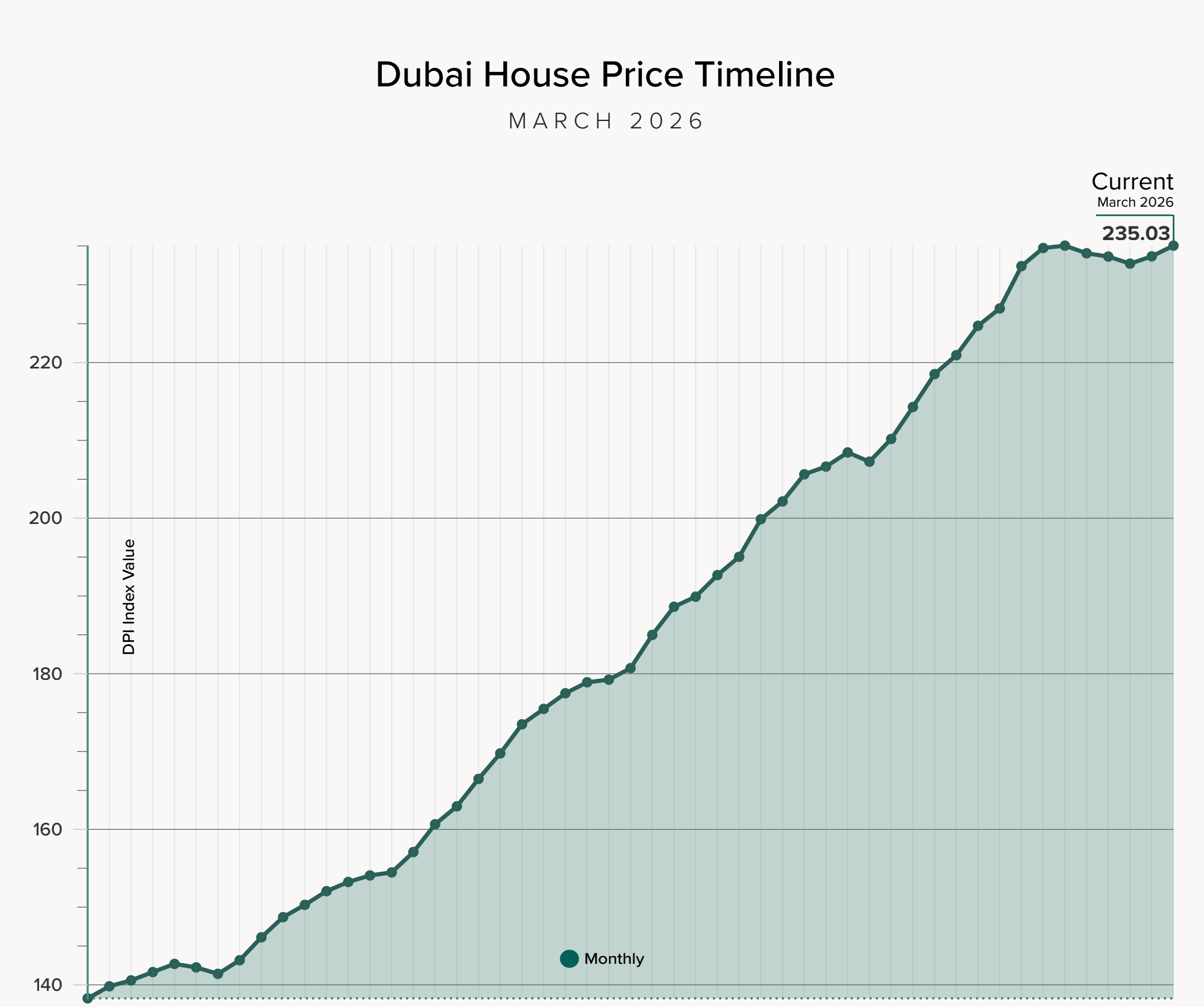

Springs 1,
Springs
AED 4,000,000
2 · 3 · 2,119


Springs 8,
Springs
AED 4,100,000
2 · 3 · 1,815


Springs 8,
Springs
AED 5,750,000
3 · 3 · 2,456

Dubai House Price Timeline

MARCH 2026



+0.59%
MoM Change

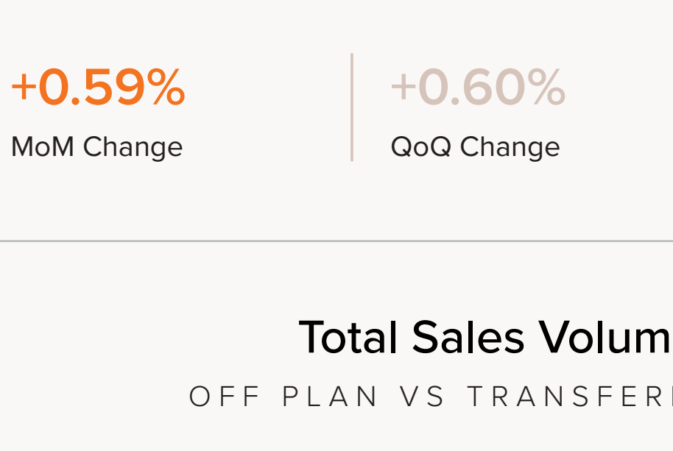
+0.60%
QoQ Change

+9.68%
YoY Change

AED 1,683
Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026

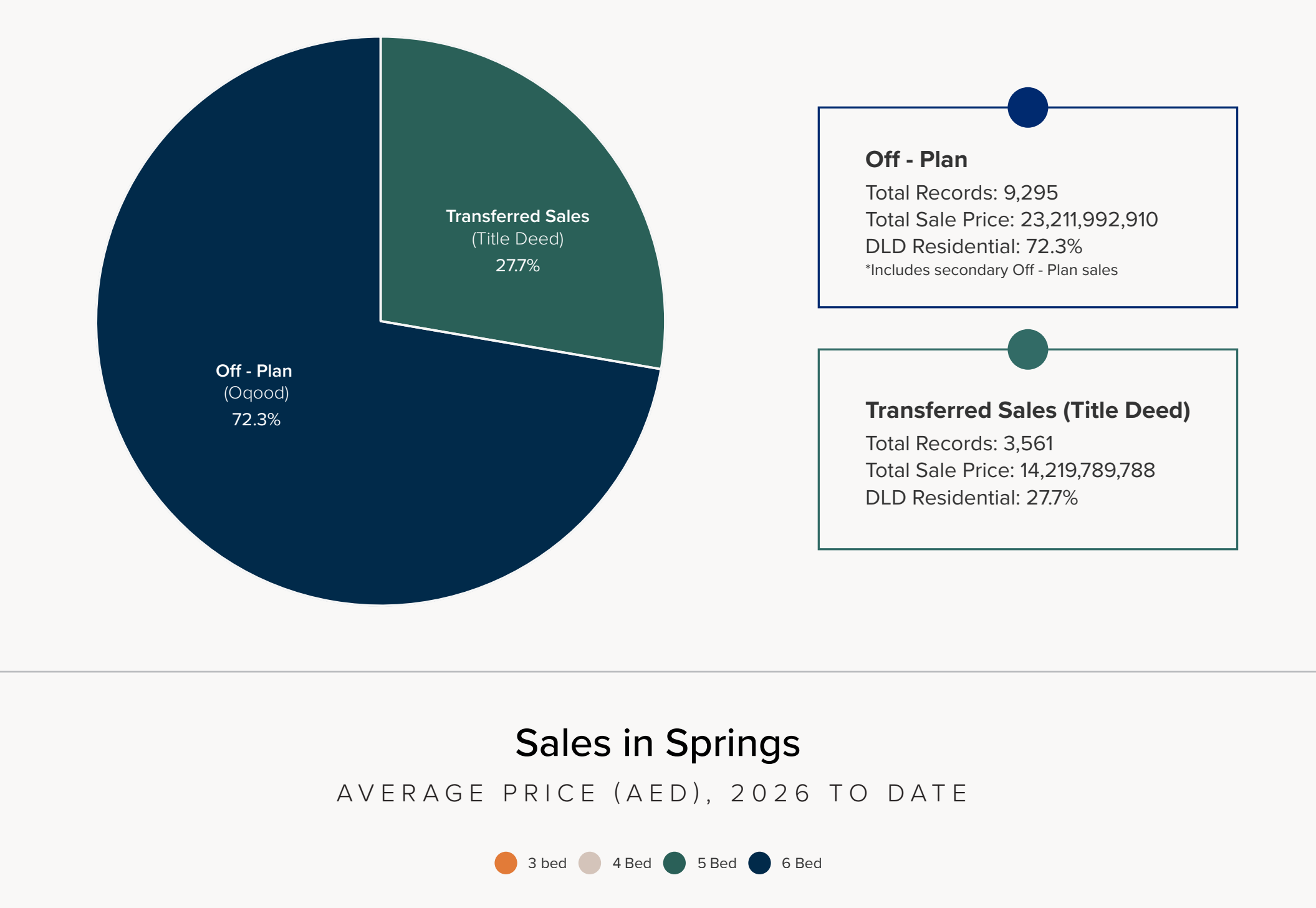


Off - Plan
Total Records: 9,295
Total Sale Price: 23,211,992,910
DLD Residential: 72.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,561
Total Sale Price: 14,219,789,788
DLD Residential: 27.7%

Sales in Springs

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Springs 6, Springs 7, Springs 8

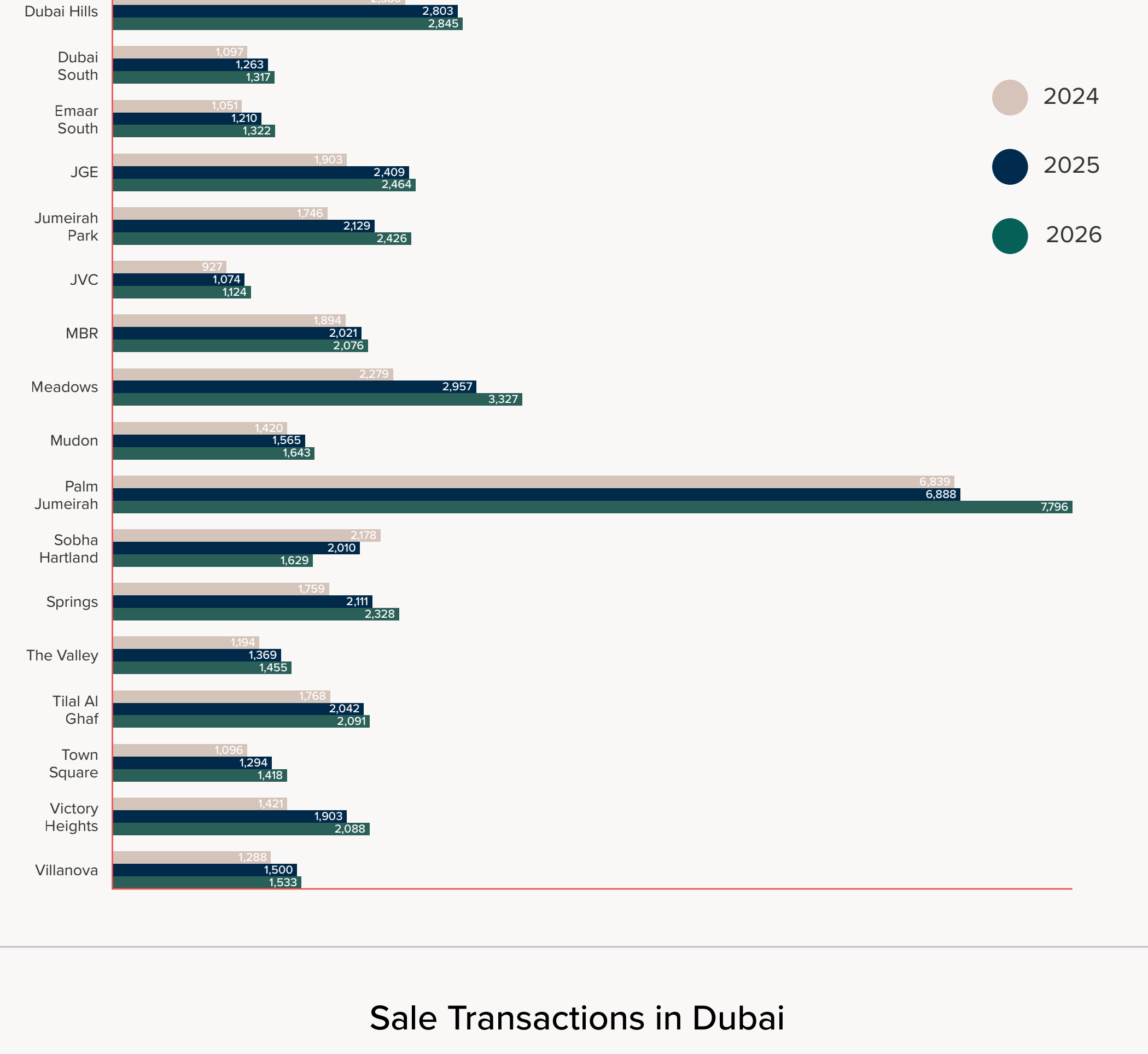
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,584,130	5,845,437	8,877,273	-
Arabian Ranches 1	7,035,217	12,131,111	13,373,077	25,125,000 *4 Transactions
Arabian Ranches 2	4,353,000	6,722,500	9,641,725	12,500,000
Arabian Ranches 3	3,526,897	6,285,000	6,425,000 *2 Transactions	-
DAMAC 1	3,731,951	4,424,875	9,025,120 *16 Transactions	10,600,000 *2 Transactions
DAMAC 2	1,761,427	2,159,362	-	3,853,333 *3 Transactions
DAMAC Lagoons	2,611,250	2,757,130	4,038,606	8,383,333
Dubai Hills	6,752,500	7,905,962	17,459,783 *23 Transactions	44,600,000 *10 Transactions
Dubai South	3,275,000	4,342,069	5,572,000	-
Emaar South	2,521,625	3,543,748	7,510,720 *2 Transactions	-
JGE	5,321,522	10,815,444 *9 Transactions	22,044,706 *17 Transactions	22,450,000 *9 Transactions
Jumeirah Park	11,125,278 *18 Transactions	9,965,000 *16 Transactions	11,285,001 *11 Transactions	-
JVC	3,240,909 *22 Transactions	3,400,217 *23 Transactions	-	-
MBR	3,551,364	9,400,745 *7 Transactions	19,124,286 *14 Transactions	34,828,571 *7 Transactions
Meadows	10,458,333	13,560,714 *14 Transactions	12,725,000 *8 Transactions	17,510,000 *2 Transactions
Mudon	3,556,413	4,646,250	-	-
Palm Jumeirah	14,949,965	40,428,571 *7 Transactions	48,660,000 *5 Transactions	86,000,000 *5 Transactions
Sobha Hartland	-	11,700,000 *1 Transactions	25,000,000 *1 Transactions	-
Springs	5,971,505	-	-	-
The Valley	2,817,992	4,484,784 *41 Transactions	9,575,981 *6 Transactions	
Tilal Al Ghaf	4,143,454	6,312,000 *30 Transactions	13,309,636 *22 Transactions	26,046,714 *7 Transactions
Town Square	2,894,077	3,586,400	-	-
Victory Heights	4,470,000	6,760,000 *10 Transactions	13,905,556 *10 Transactions	-
Villanova	2,922,083	3,823,043	-	-

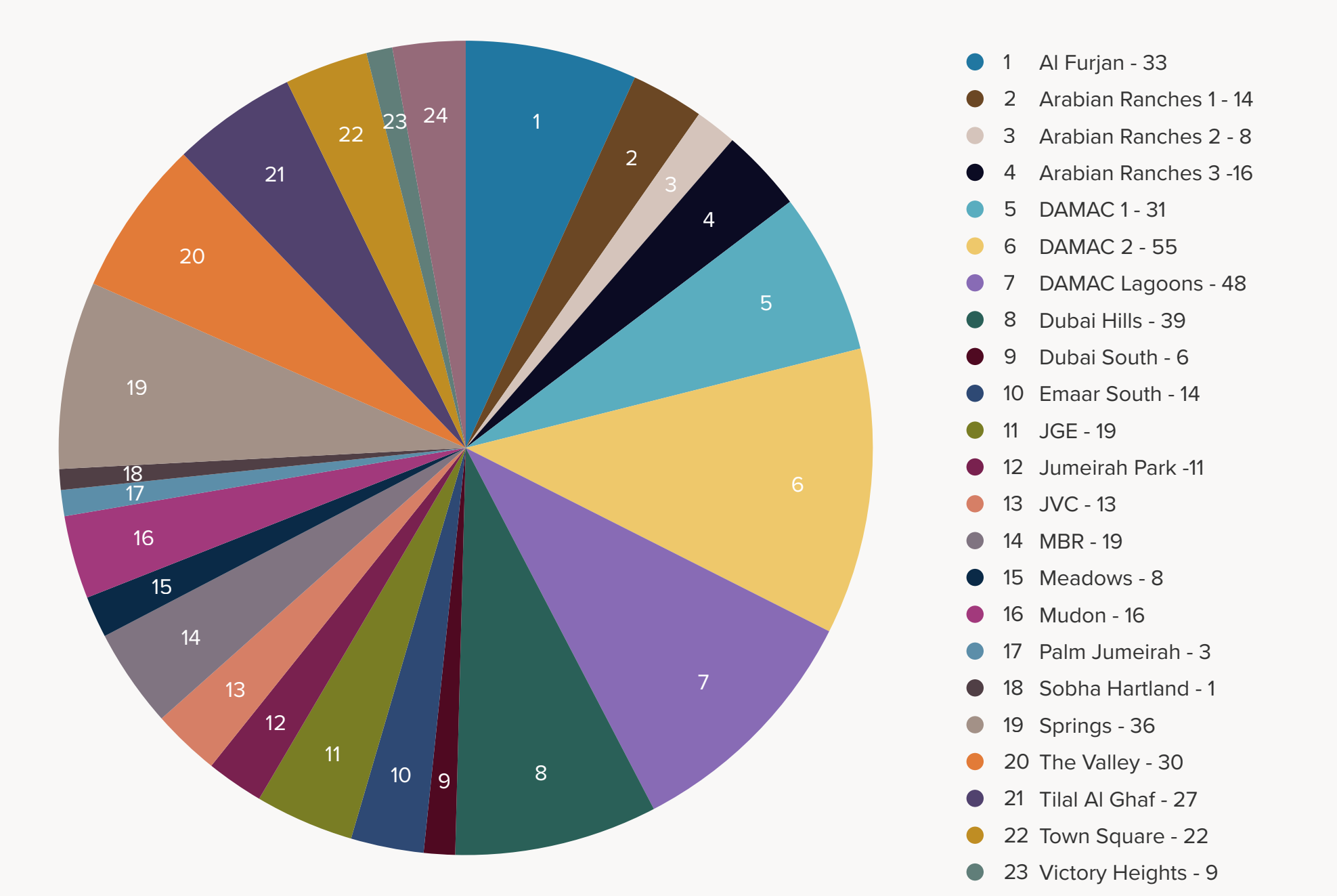
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



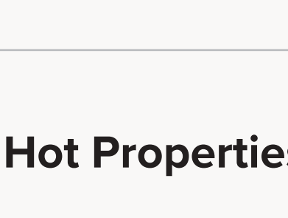
Sale Transactions in Dubai

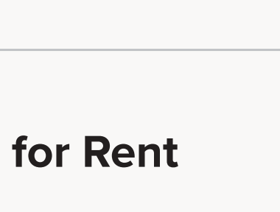
MARCH 2026

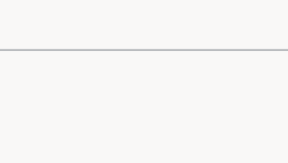


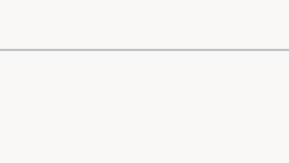
AED 4,027,737,326
Total Sales Value

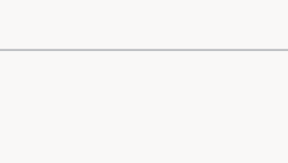
Hot Properties for Rent


Springs 6,
Springs
AED 330,000
3 · 3 · 1,647


Springs 2,
Springs
AED 335,000
3 · 3 · 3,683

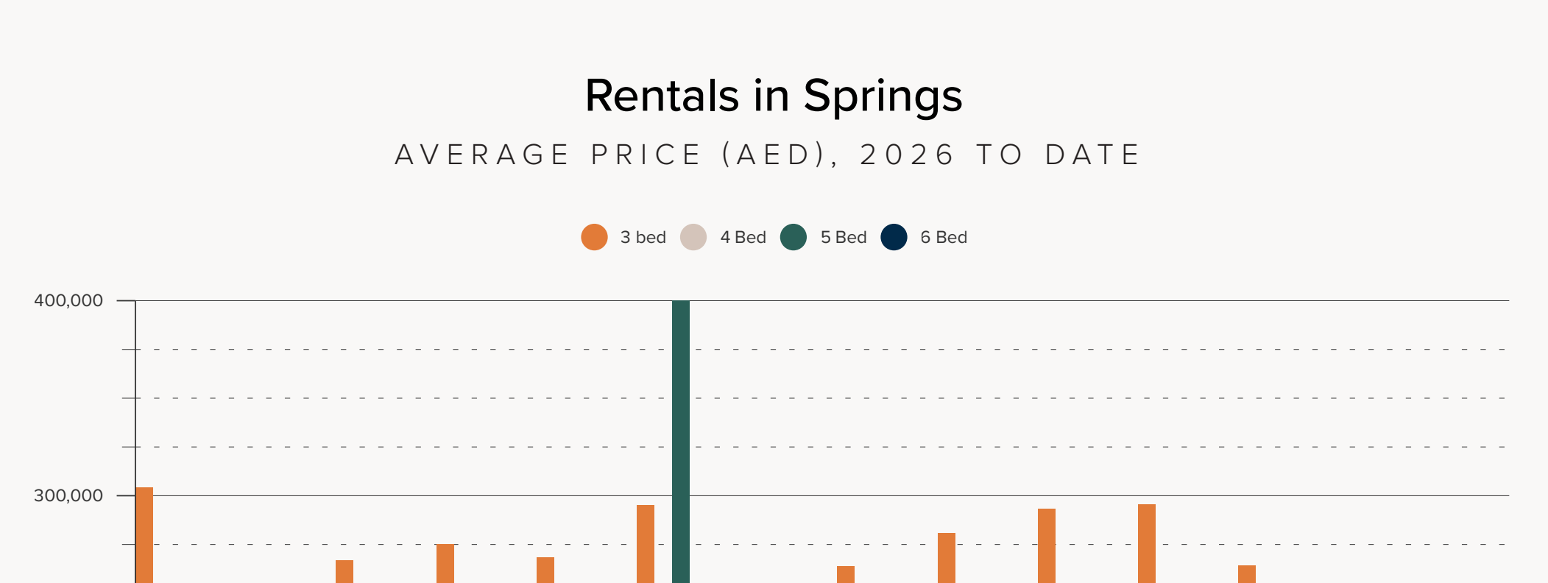

Springs 8,
Springs
AED 340,000
3 · 3 · 3,295


Springs 11,
Springs
AED 349,999
3 · 3 · 2,740


Springs 3,
Springs
AED 350,000
3 · 3 · 2,707

Rentals in Springs

AVERAGE PRICE (AED), 2026 TO DATE



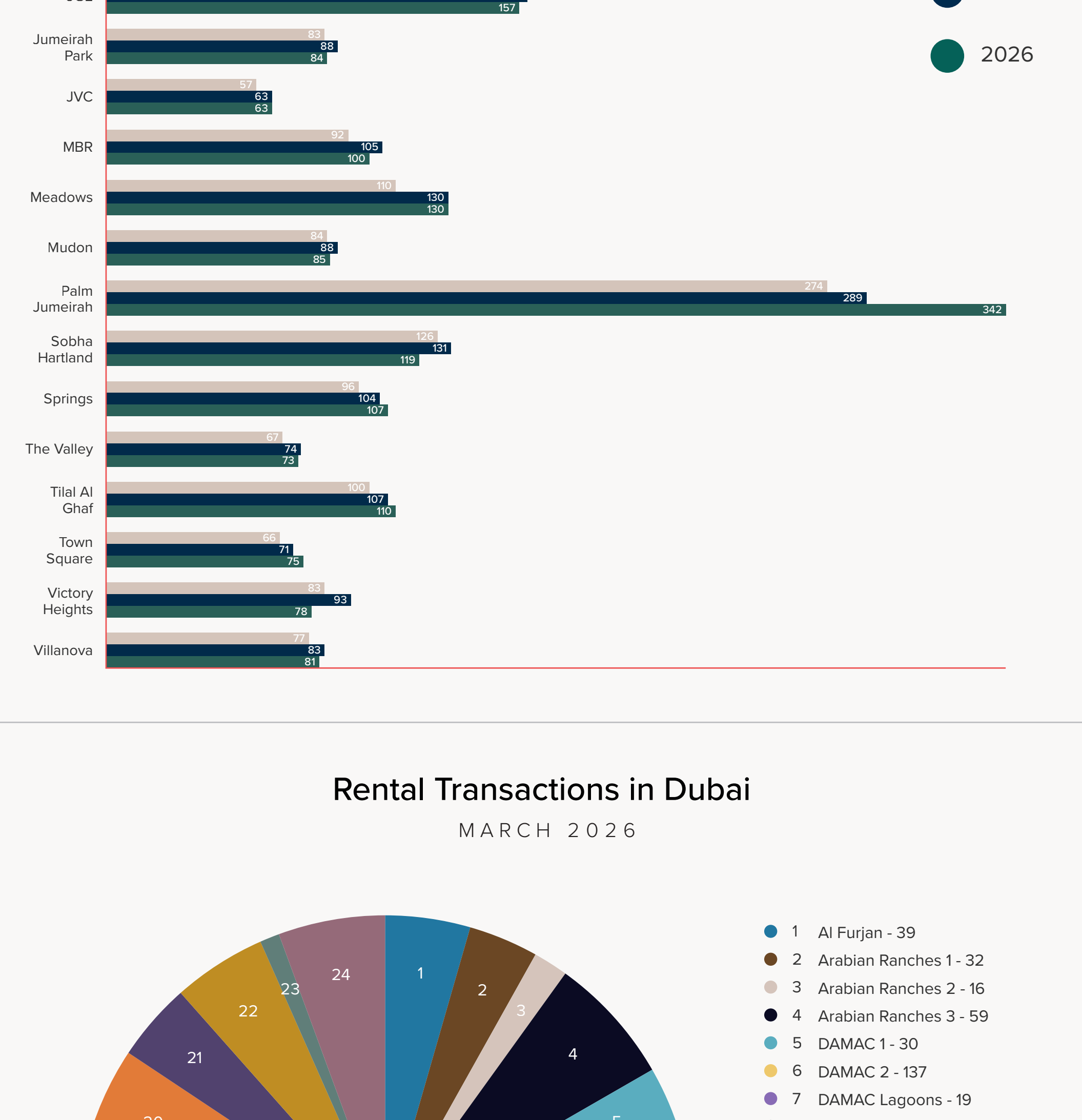
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	299,733	385,841 *19 Transactions	379,735 *2 Transactions
Arabian Ranches 1	294,895	497,993	555,155	1,056,776 *7 Transactions
Arabian Ranches 2	234,375	325,052	547,112 *8 Transactions	900,000 *2 Transactions
Arabian Ranches 3	194,539	267,456	389,197	-
DAMAC 1	205,373	242,444	389,600 *29 Transactions	350,000 *1 Transactions
DAMAC 2	101,981	112,160	131,313	214,987
DAMAC Lagoons	152,125	165,542	197,825	-
Dubai Hills	385,602	424,123	758,860	2,749,513 *7 Transactions
Dubai South	165,714	189,632	251,311	-
Emaar South	123,255	166,149	-	-
JGE	317,222	441,008	1,316,251 *12 Transactions	2,537,814 *4 Transactions
Jumeirah Park	337,391	337,070	581,196	1,275,000 *2 Transactions
JVC	208,889	205,642	250,000	-
MBR	212,986	283,631	1,318,636	1,924,952 *4 Transactions
Meadows	662,500	331,932	586,111	893,333 *3 Transactions
Mudon	196,770	245,913	300,000	-
Palm Jumeirah	-	1,543,843	2,373,240	5,385,616 *6 Transactions
Sobha Hartland	-	893,436	973,507	-
Springs	275,061	-	400,000	-
The Valley	146,643	176,598	-	-
Tilal Al Ghaf	231,092	339,433	656,771 *6 Transactions	-
Town Square	160,909	184,414	-	-
Victory Heights	259,133	292,563	517,094 *8 Transactions	700,000 *1 Transactions
Villanova	168,467	188,787	300,000	-

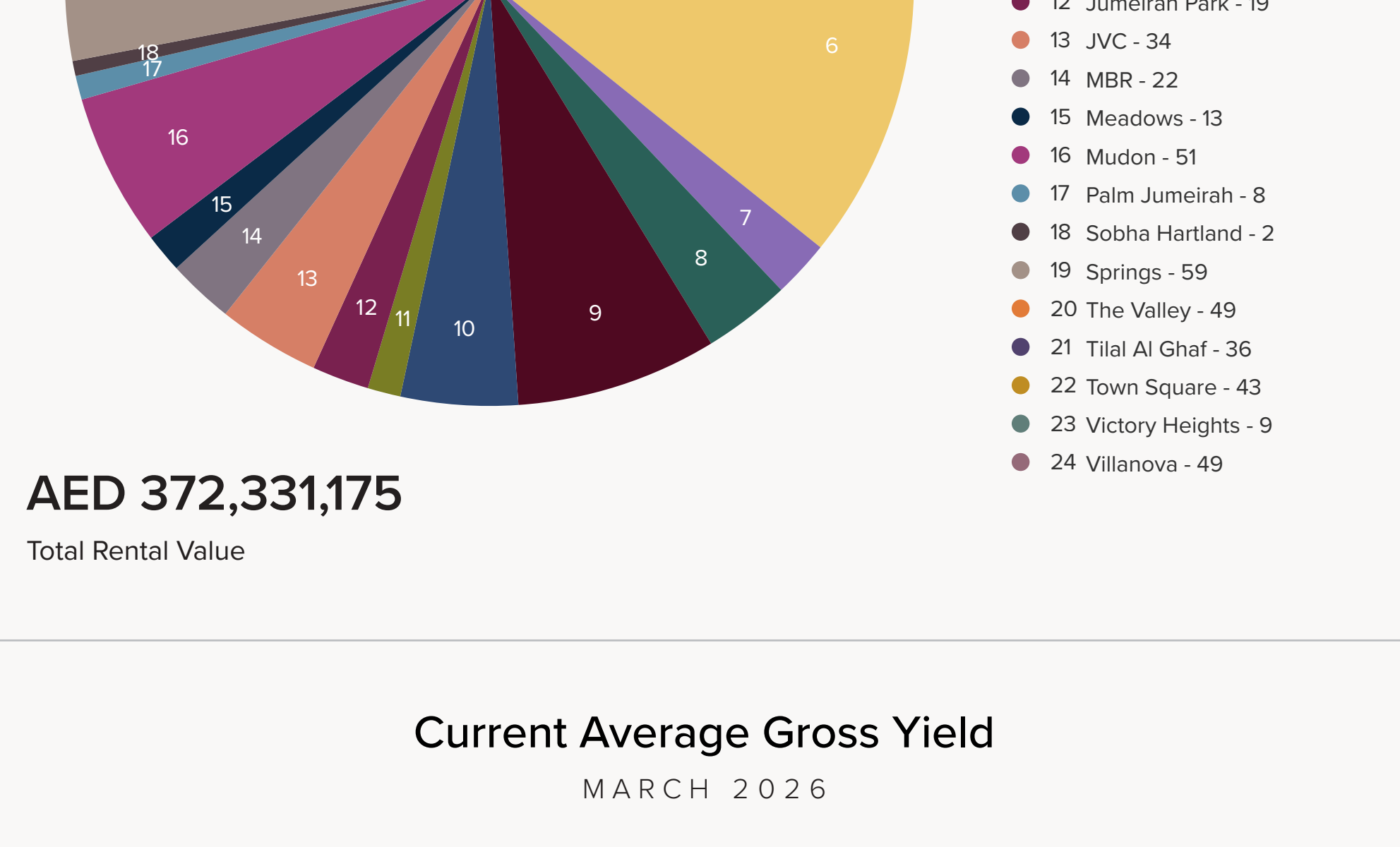
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



AED 372,331,175
Total Rental Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Meydan	Villa	4.93 %
Jumeirah Golf Estates	Villa	4.89 %
DAMAC Hills 2	Villa	4.75 %
DAMAC Hills	Villa	4.74 %
Al Furjan	Villa	4.64 %
Reem	Townhouse	4.55 %
Dubai Hills Estate	Villa	4.53 %
Mohammed Bin Rashid City	Townhouse	4.43 %
Mudon	Villa	4.32 %
Jumeirah Village Circle	Villa	4.25 %
Villanova	Villa	4.24 %
Town Square	Townhouse	4.20 %

Community	Community Type	Avg. Gross Yield
The Springs	Villa	4.16 %
The Villa	Villa	4.13 %
Sobha Hartland	Villa	4.07 %
Arabian Ranches 2	Villa	4.07 %
Arabian Ranches 3	Villa	4.07 %
Tilal Al Ghaf	Townhouse	4.05 %
Serena	Townhouse	3.96 %
The Valley	Villa	3.82 %
Arabian Ranches	Villa	3.08 %
Jumeirah Park	Villa	3.05 %
The Meadows	Villa	2.81 %
Palm Jumeirah	Villa	2.52 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	222	863,032,710
The Valley	108	417,516,420
MBR	106	1,279,660,646
Springs	103	498,700,239
DAMAC 2	88	171,505,530
Al Furjan	87	543,638,799
Dubai Hills	87	1,328,690,000
DAMAC 1	85	439,567,079
Arabian Ranches 1	80	739,025,000
Tilal Al Ghaf	78	743,224,624
Town Square	77	240,152,000
Mudon	74	293,689,999
Emaar South	72	222,198,884
Arabian Ranches 3	68	347,675,000
JGE	61	847,494,000
Dubai South	56	222,480,000
JVC	51	171,650,000
Villanova	51	167,835,000
Jumeirah Park	45	483,830,014
Meadows	30	389,420,000
Arabian Ranches 2	25	179,446,897
Victory Heights	22	213,140,000
Palm Jumeirah	21	1,296,199,929
Sobha Hartland	3	73,800,000

RENTALS	Total Volume	Total Value
DAMAC 2	578	61,130,830
Mudon	215	45,042,318
Villanova	195	33,055,780
The Valley	194	28,572,239
Arabian Ranches 3	190	42,993,613
Tilal Al Ghaf	177	56,784,536
The Springs	176	38,644,759
Al Furjan	172	49287831
Town Square	172	28185943
Dubai Hills Estate	160	107689969
Emaar South	157	21,275,979
JVC	134	26334810
DAMAC Hills	131	33,554,397
Dubai South	113	20,349,731
MBR	109	51811893
Arabian Ranches	104	38,287,983
DAMAC Lagoons	87	15,263,973
Jumeirah Park	80	32,027,360
Arabian Ranches 2	63	21,343,283
Victory Heights	46	14,539,344
JGE	42	35,854,802
The Meadows	41	20,813,183
Palm Jumeirah	34	85374751
Sobha Hartland	7	6574335

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

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

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