

Springs June Market Report

Villa | Townhouse

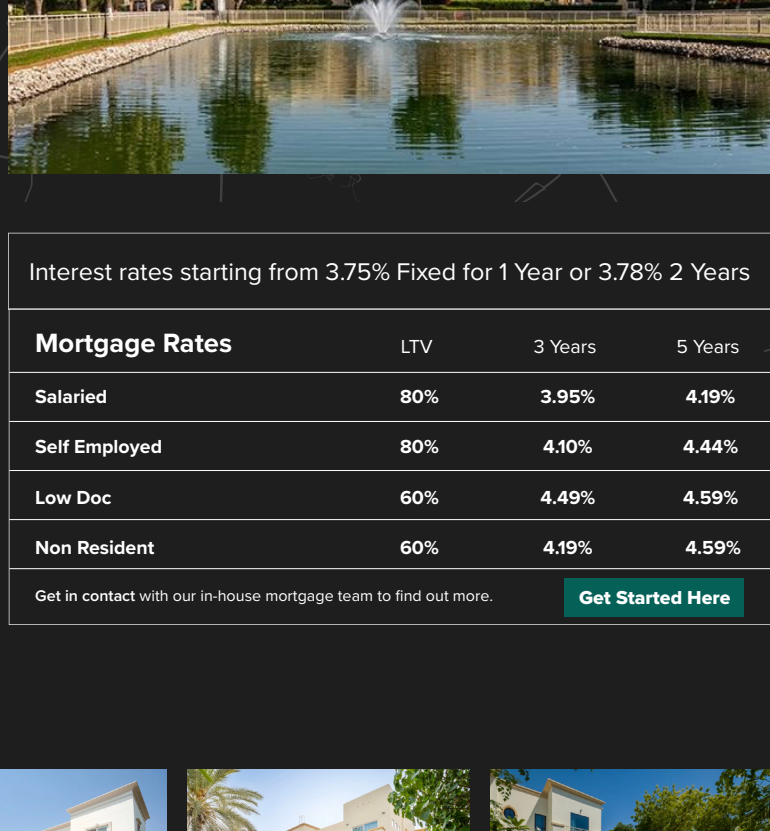
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Springs' Renovated Villas Hold a Clear Premium

The Springs continues to demonstrate strong resilience as one of Dubai's most established townhouse communities with renovated villas consistently achieving a clear premium over original-condition homes. Demand is increasingly driven by end-users seeking move-in-ready properties, supported by a clear preference for well-presented and fully upgraded homes.

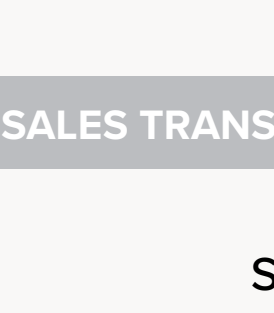
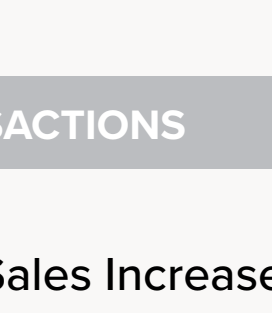
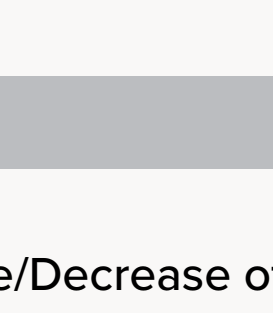
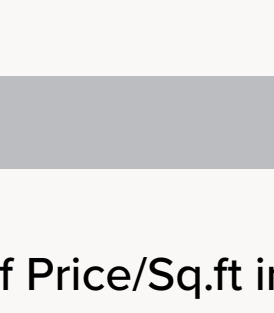
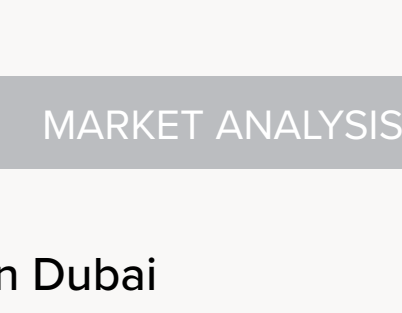


NEWS

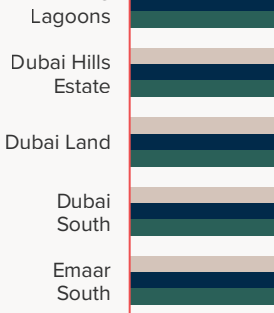
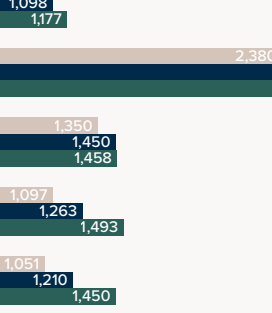
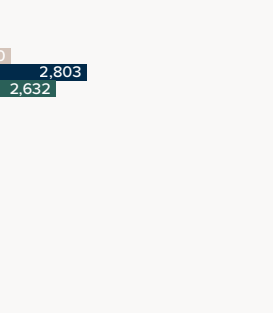
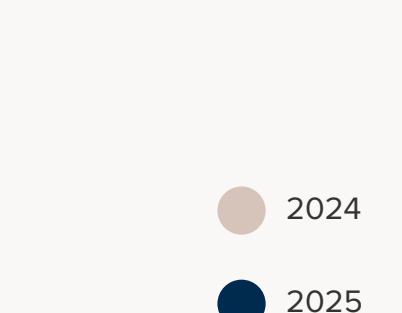
White & Co.

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

 Spring 2, Springs AED 2,300,000 4 bed, 3.255	 Spring 12, Springs AED 7,500,000 4 bed, 3.676	 Spring 4, Springs AED 7,600,000 3 bed, 2.901	 Spring 10, Springs AED 7,800,000 3 bed, 2.671	 Spring 15, Springs AED 9,200,000 4 bed, 2.428
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Recent White & Co. Sales

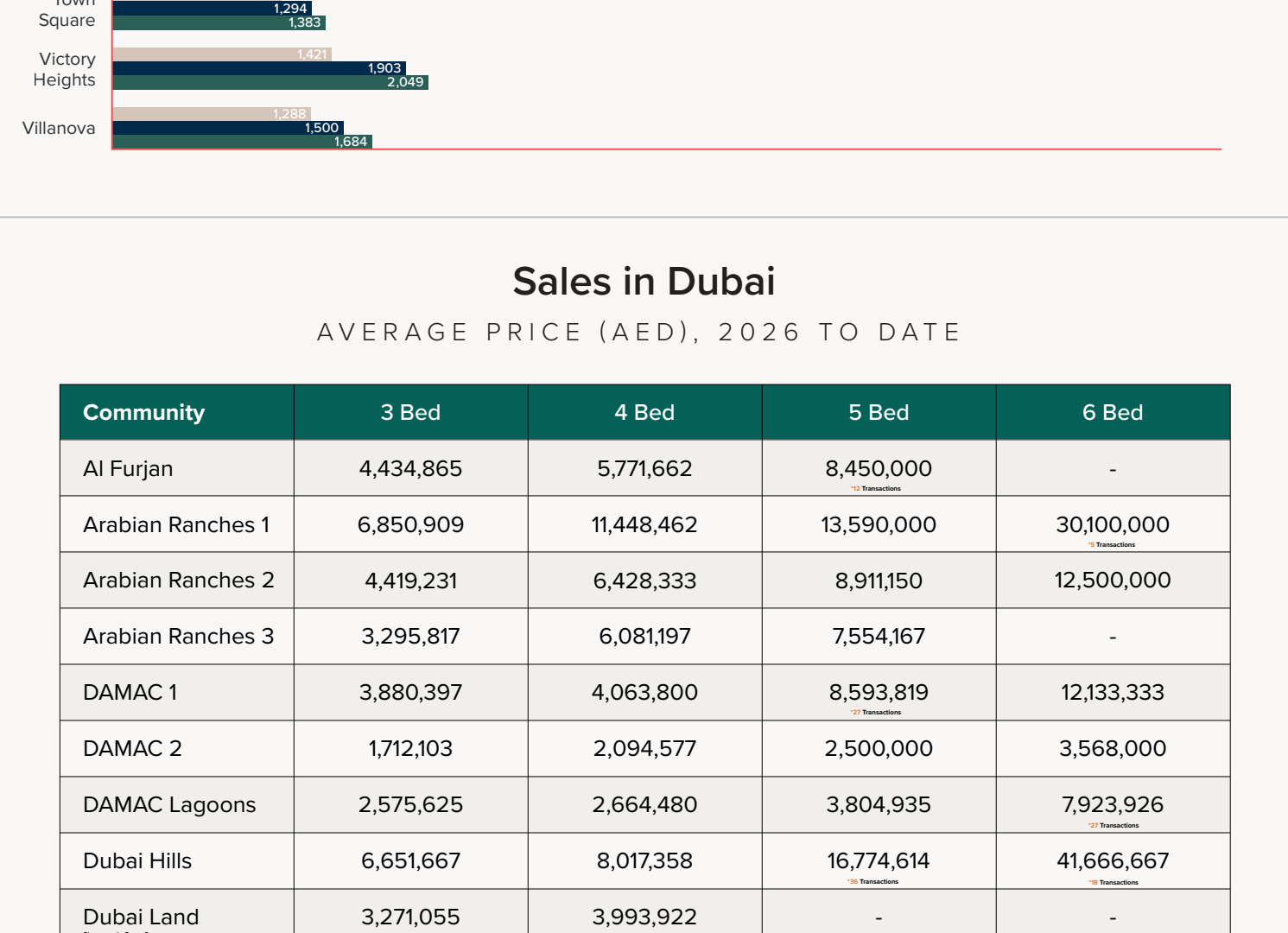
 Spring 11, Springs AED 2,950,000 2 bed, 1.649	 Spring 1, Springs AED 3,050,000 2 bed, 1.645	 Spring 3, Springs AED 3,750,000 2 bed, 1.646	 Spring 2, Springs AED 5,300,000 3 bed, 2.743	 Spring 15, Springs AED 7,200,000 3 bed, 3.000
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



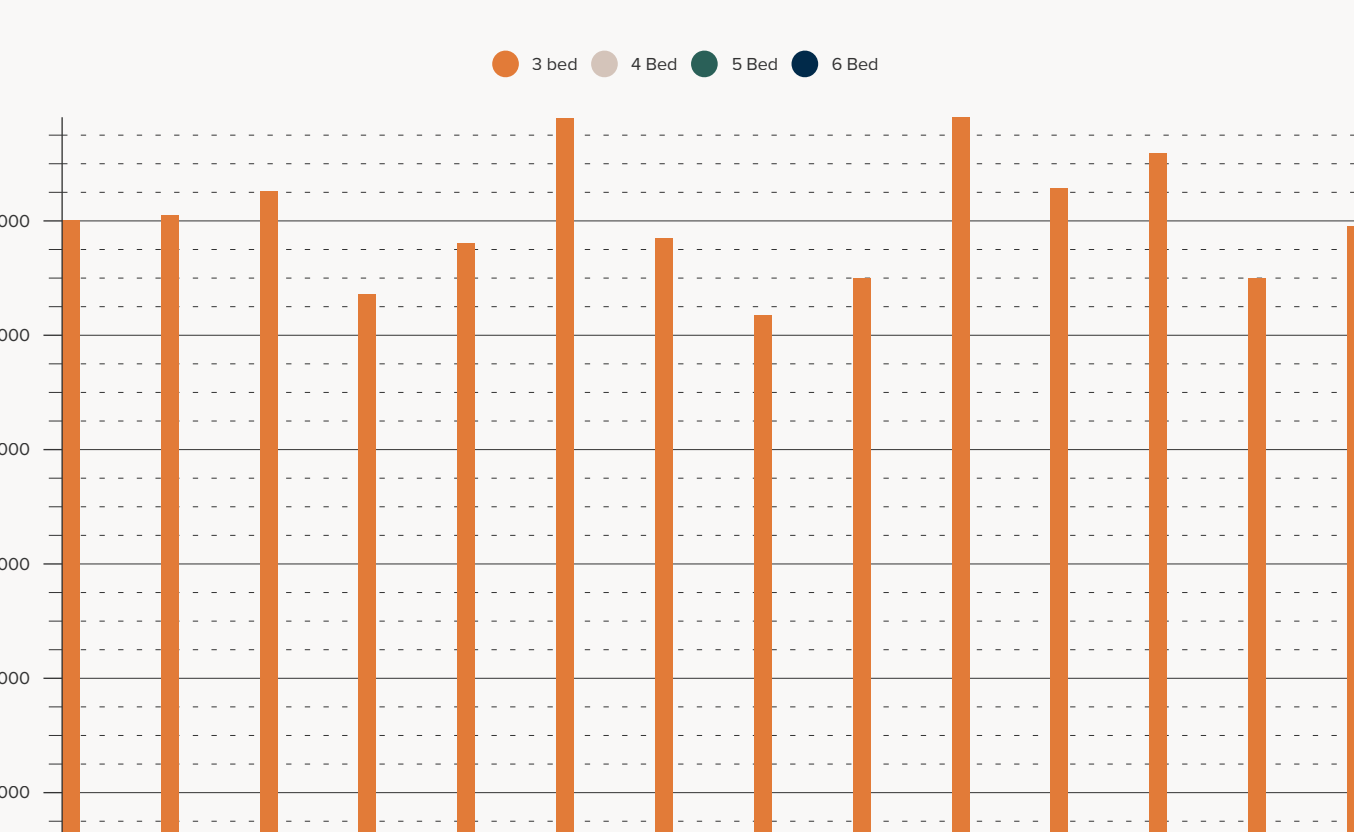
Sales in Dubai

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

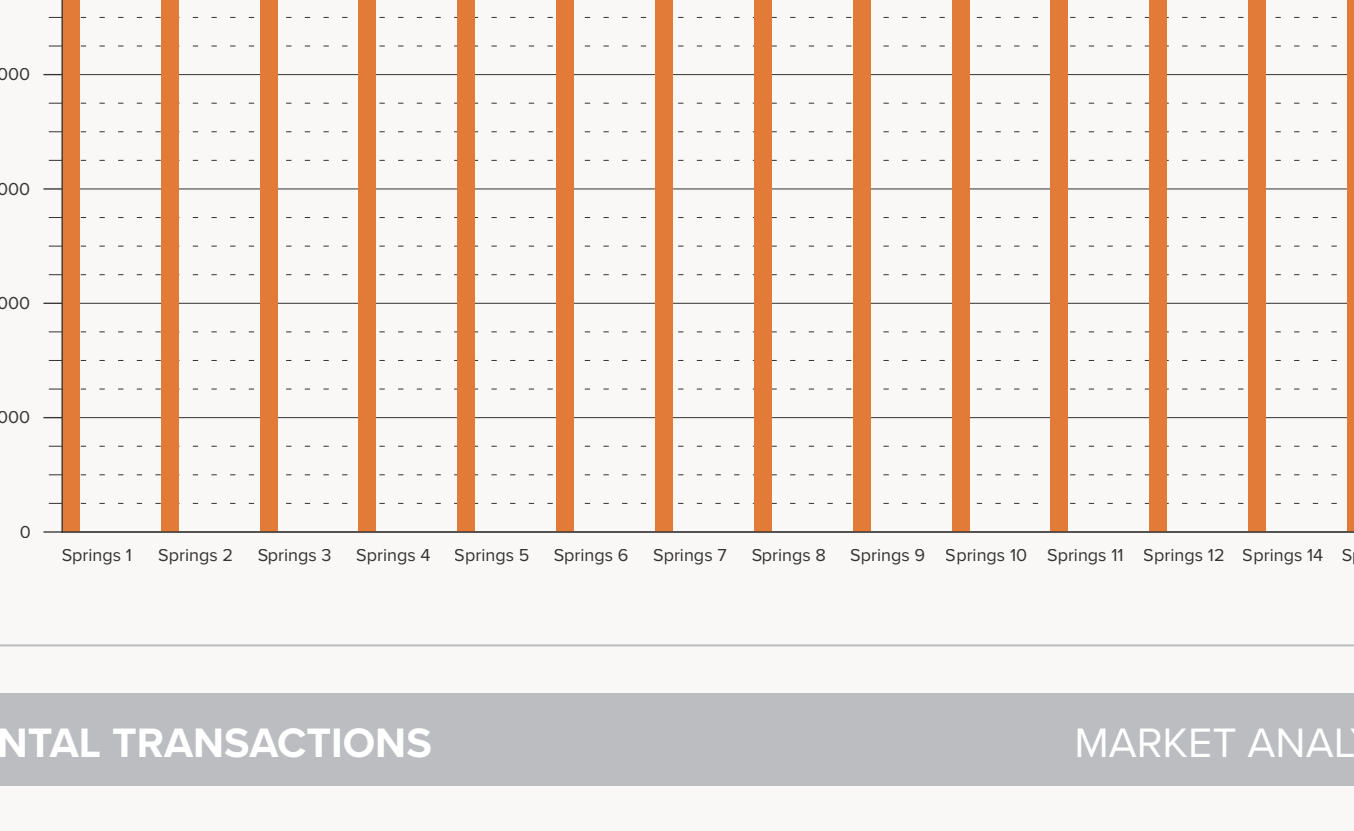


AED 3,433,229,700

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)

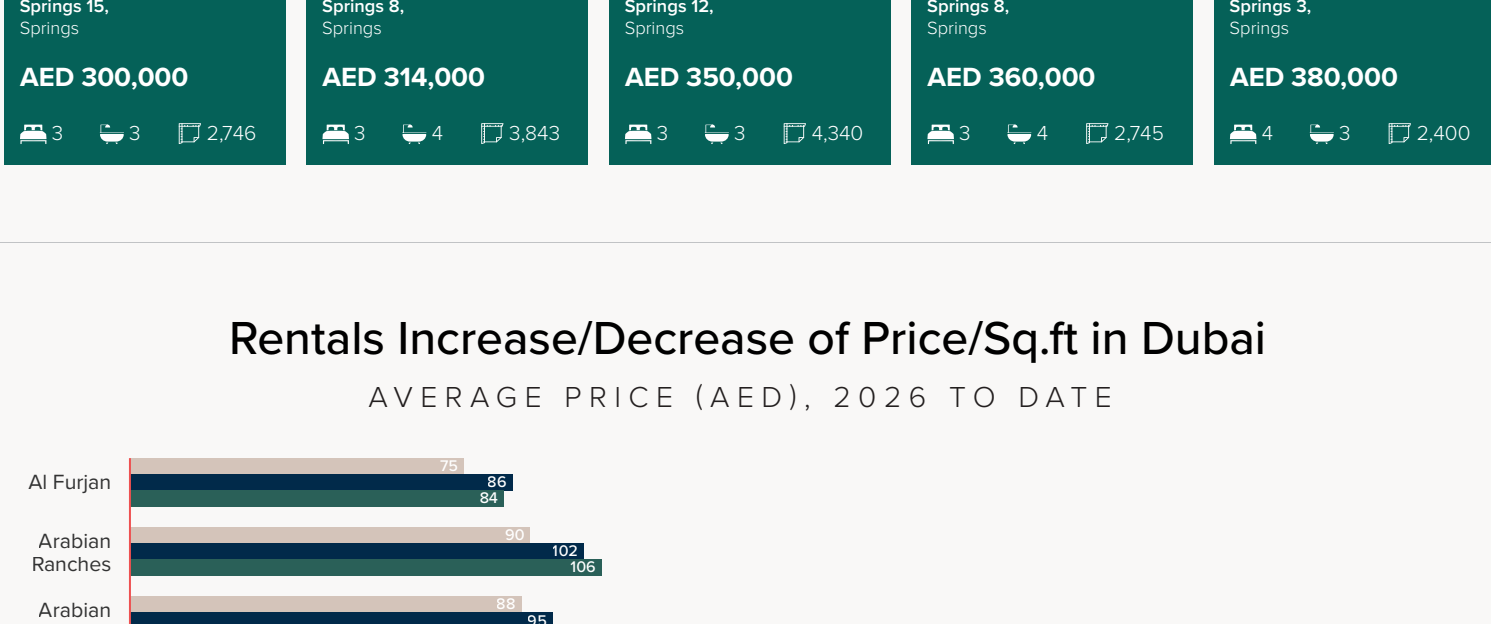
Total Records: 3,204

Total Sale Price: 8,120,199,440

DLD Residential: 25.3%

Sales in Springs

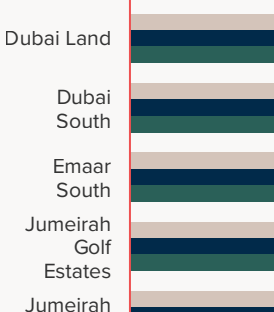
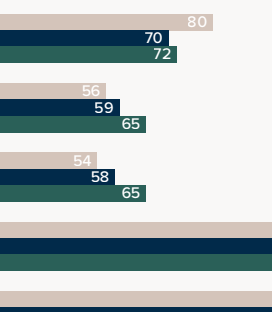
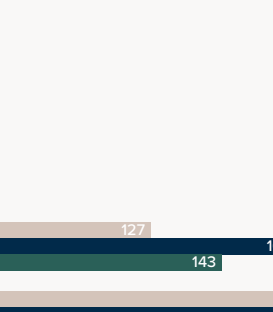
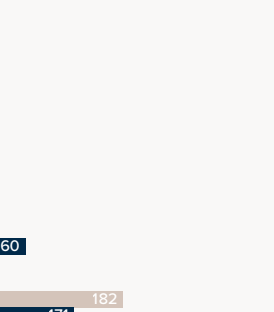
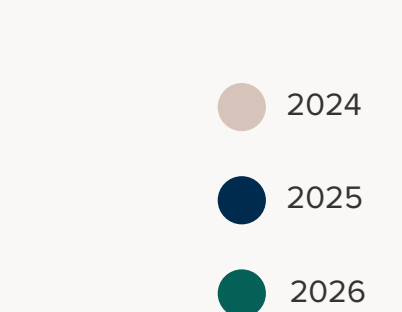
AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

 Spring 15, Springs AED 300,000 3 bed, 2.746	 Spring 8, Springs AED 314,000 3 bed, 3.843	 Spring 12, Springs AED 350,000 3 bed, 4.340	 Spring 8, Springs AED 360,000 3 bed, 2.745	 Spring 3, Springs AED 380,000 4 bed, 2.400
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



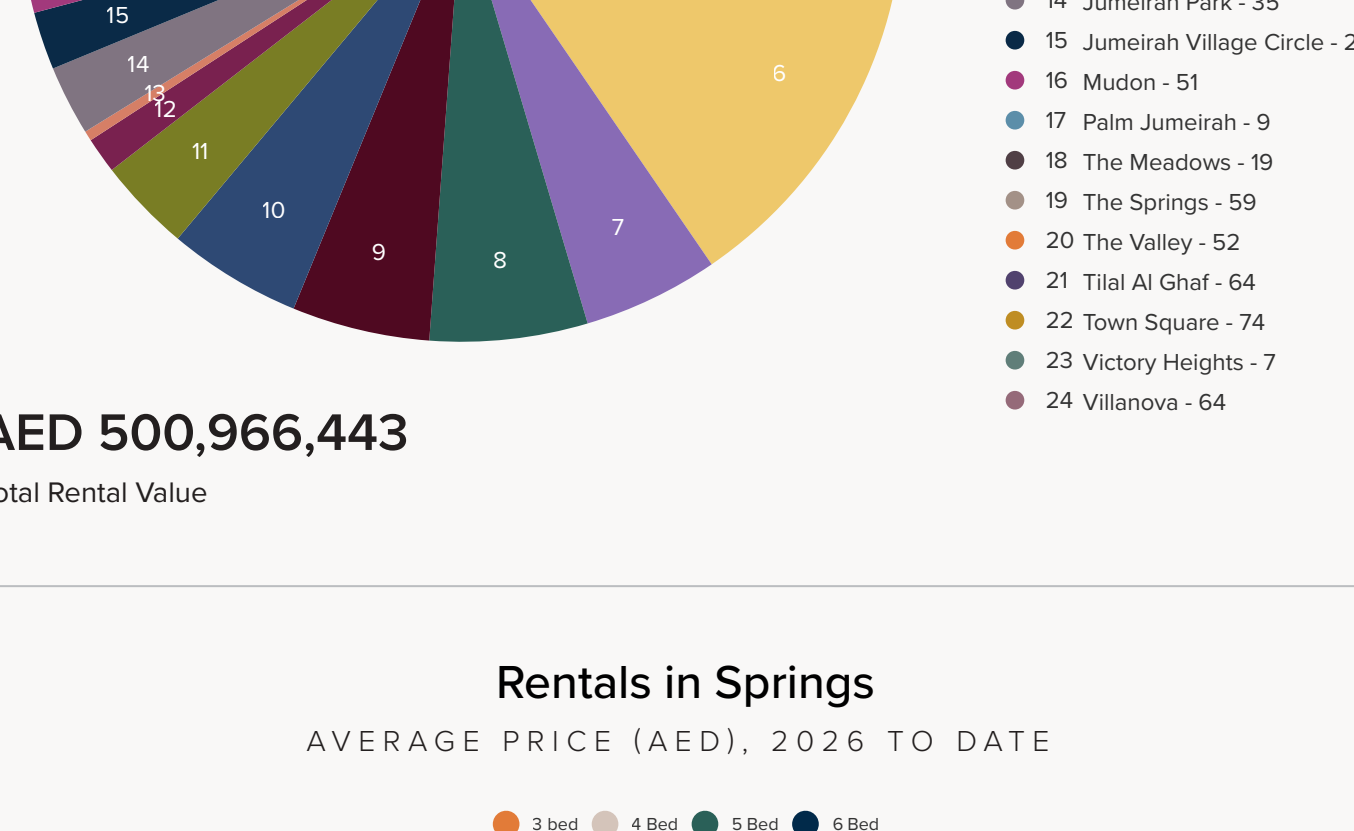
Rentals in Dubai

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	423,674	646,000
Arabian Ranches 3	160,042	264,703	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

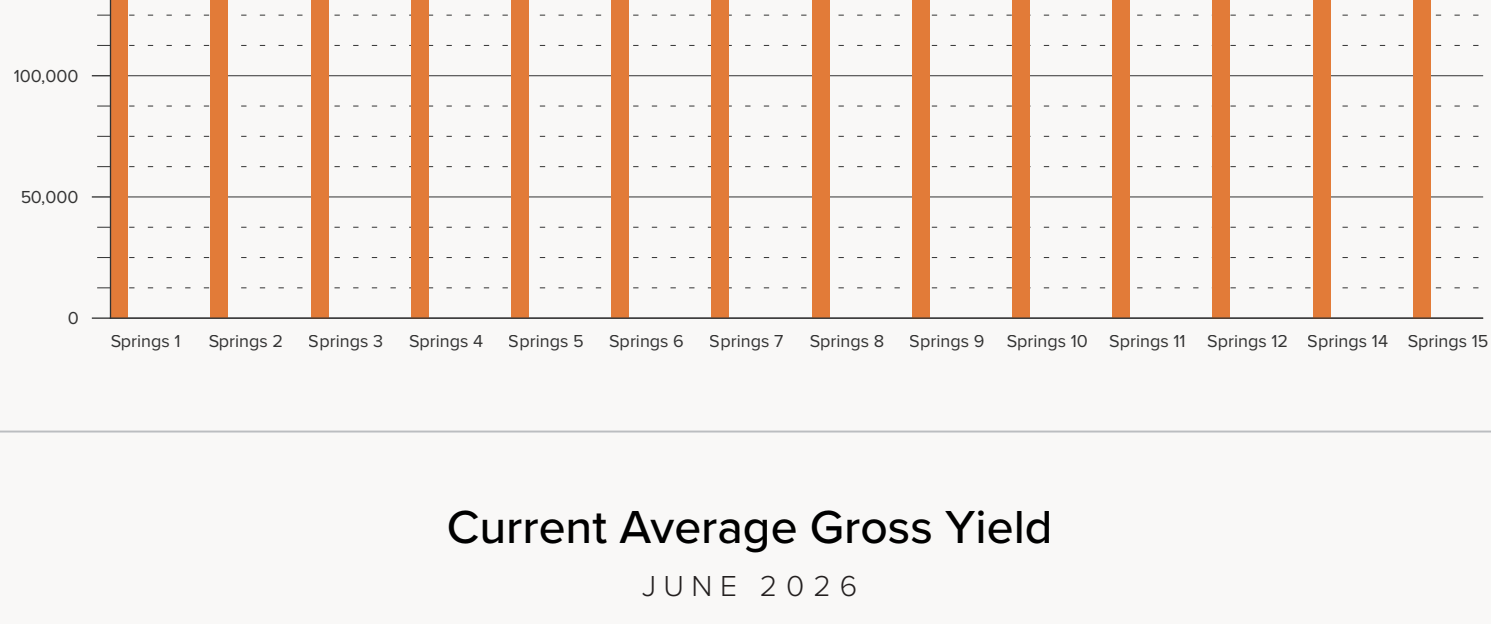


AED 500,966,443

Total Rental Value

Rentals in Springs

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

JUNE 2026

Mudon	Villa	5.23 %
Villanova	Villa	5.07 %
Al Furjan	Villa	5.02 %
Arabian Ranches 3	Villa	4.96 %
Town Square	Townhouse	4.96 %
Arabian Ranches 2	Villa	4.94 %
Titil Al Ghaf	Townhouse	4.84 %

The Springs	Villa	4.12 %
Arabian Ranches 1	Villa	3.92 %
Dubai Sports City	Villa	3.74 %
Jumeirah Park	Villa	3.67 %
Palm Jumeirah	Villa	3.18 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	2.85 %

Total Sales & Rentals in Dubai

2026 TO DATE