

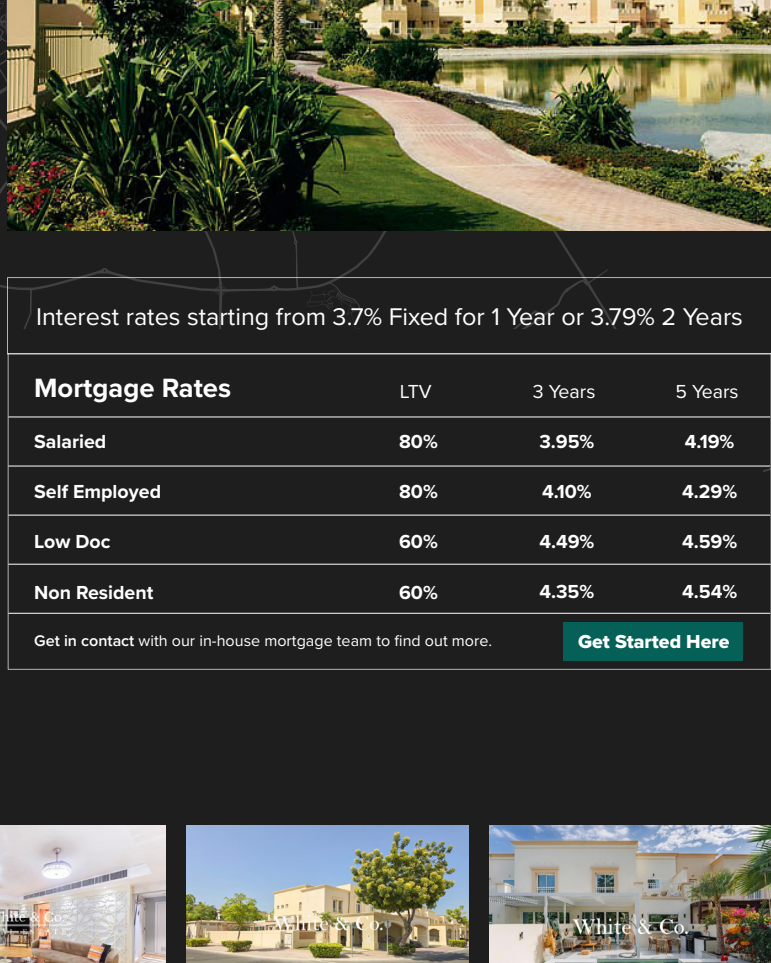
Springs January Market Report

Villa | Townhouse

NEWS

Springs
January 2026 Update

Springs remains a stable, family-oriented community with high end-user demand for townhouses. Mature landscaping, established schools and convenient retail access continue to support resale activity. Limited inventory in key clusters reinforces price resilience, maintaining Springs as a reliable, long-term residential choice.



NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Hot Properties for Sale

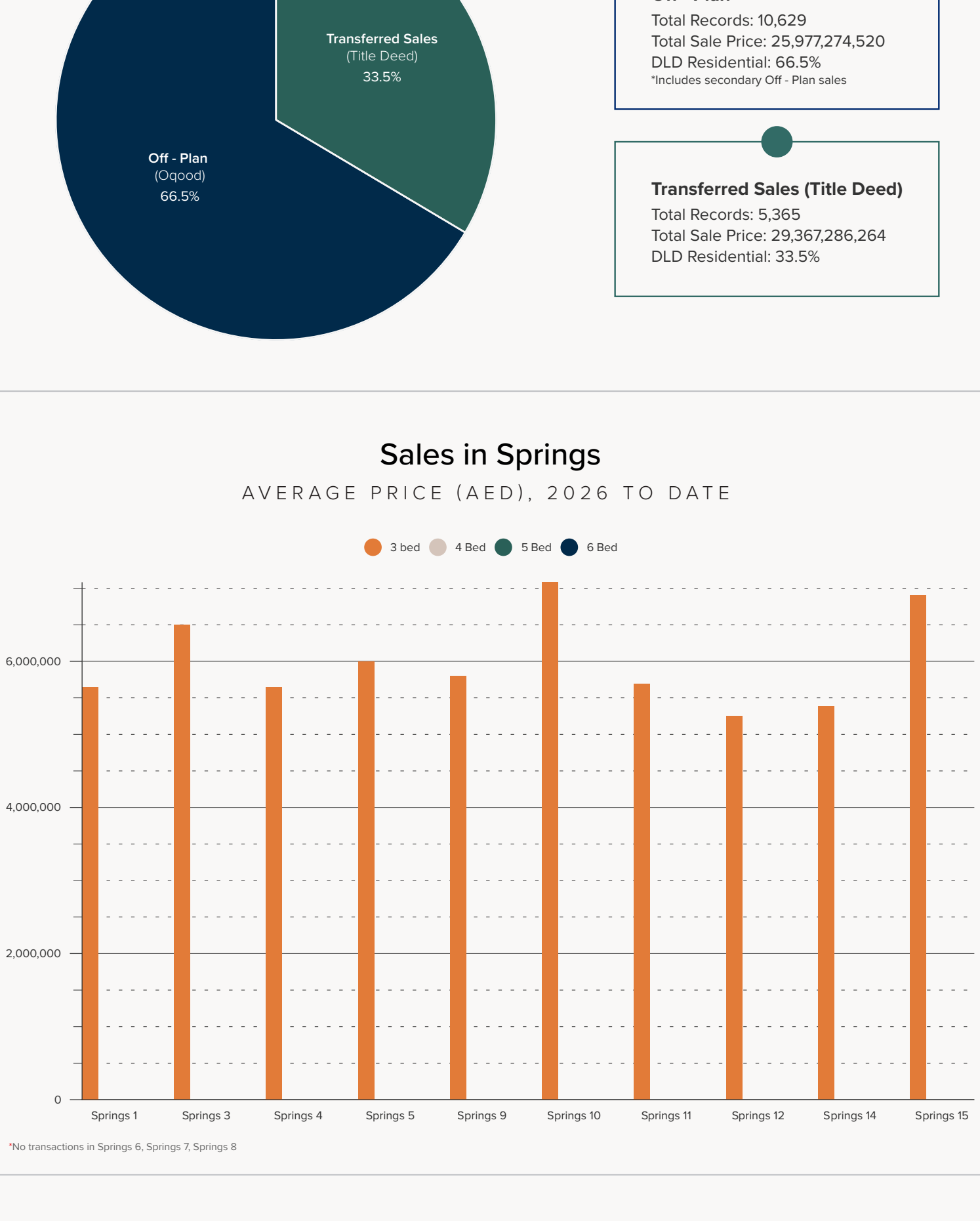
 AED 4,850,000 3 3 2,720	 AED 3,300,999 2 3 1,793	 AED 5,700,000 4 4 2,744	 AED 6,000,000 3 3 3,608	 AED 6,500,000 3 3 2,453
---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------

Recent White & Co. Sales

 AED 3,100,000 2 3 2,216	 AED 3,300,000 2 3 2,100	 AED 4,000,000 2 3 2,768	 AED 6,000,000 2 3 3,446	 AED 6,734,000 3 3 3,686
---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------

Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Sales in Springs

AVERAGE PRICE (AED), 2026 TO DATE



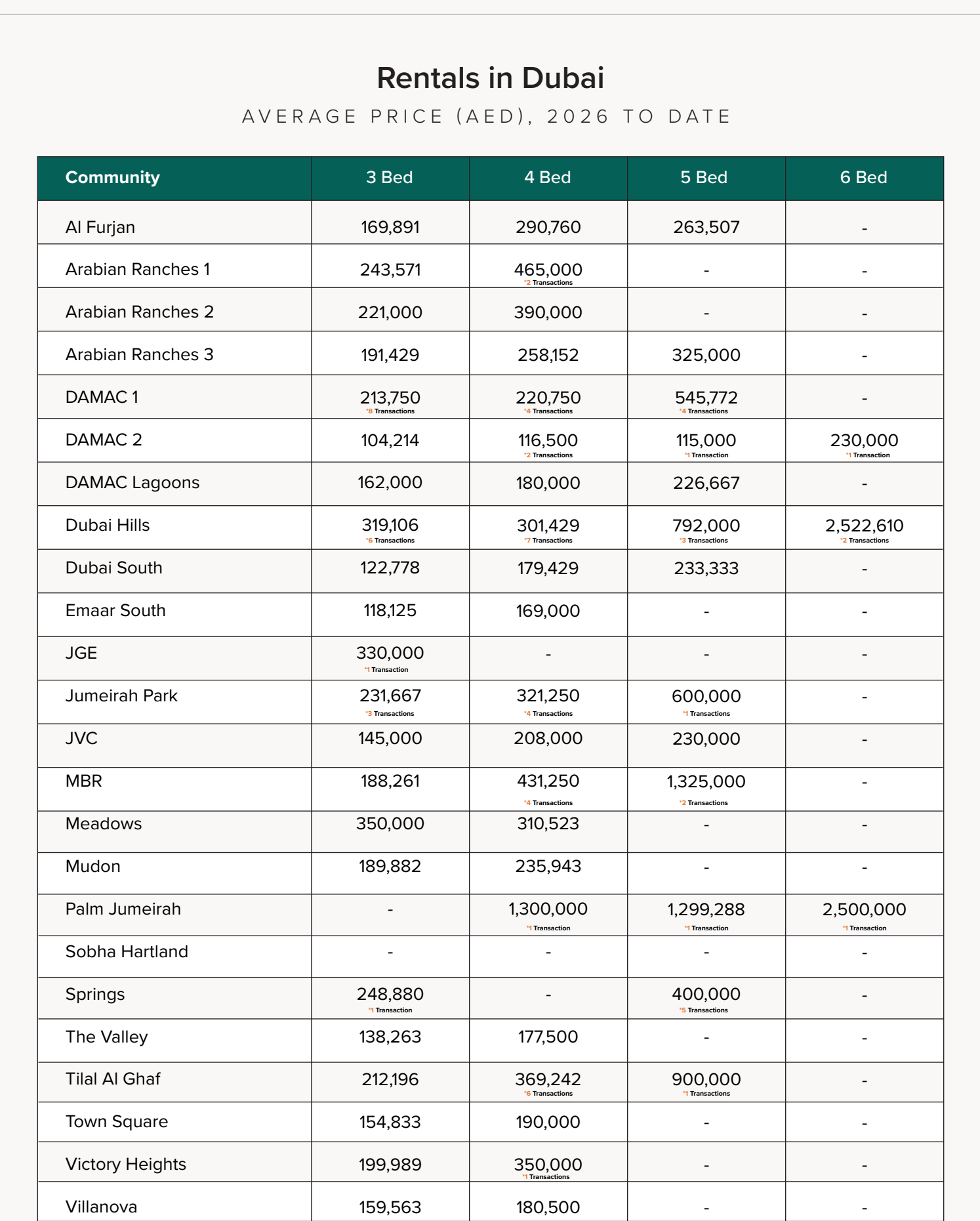
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

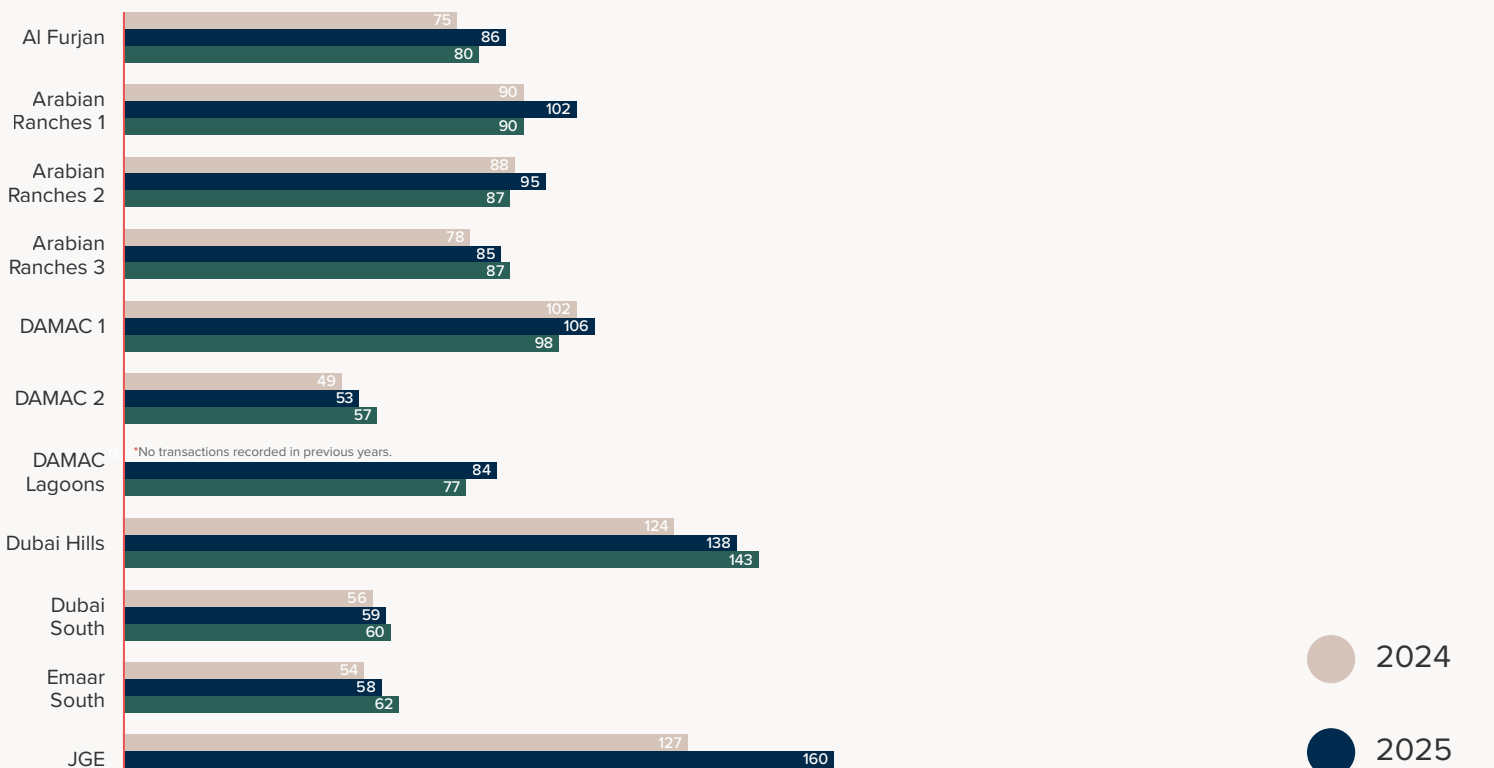
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026

**AED 8,588,056,726**

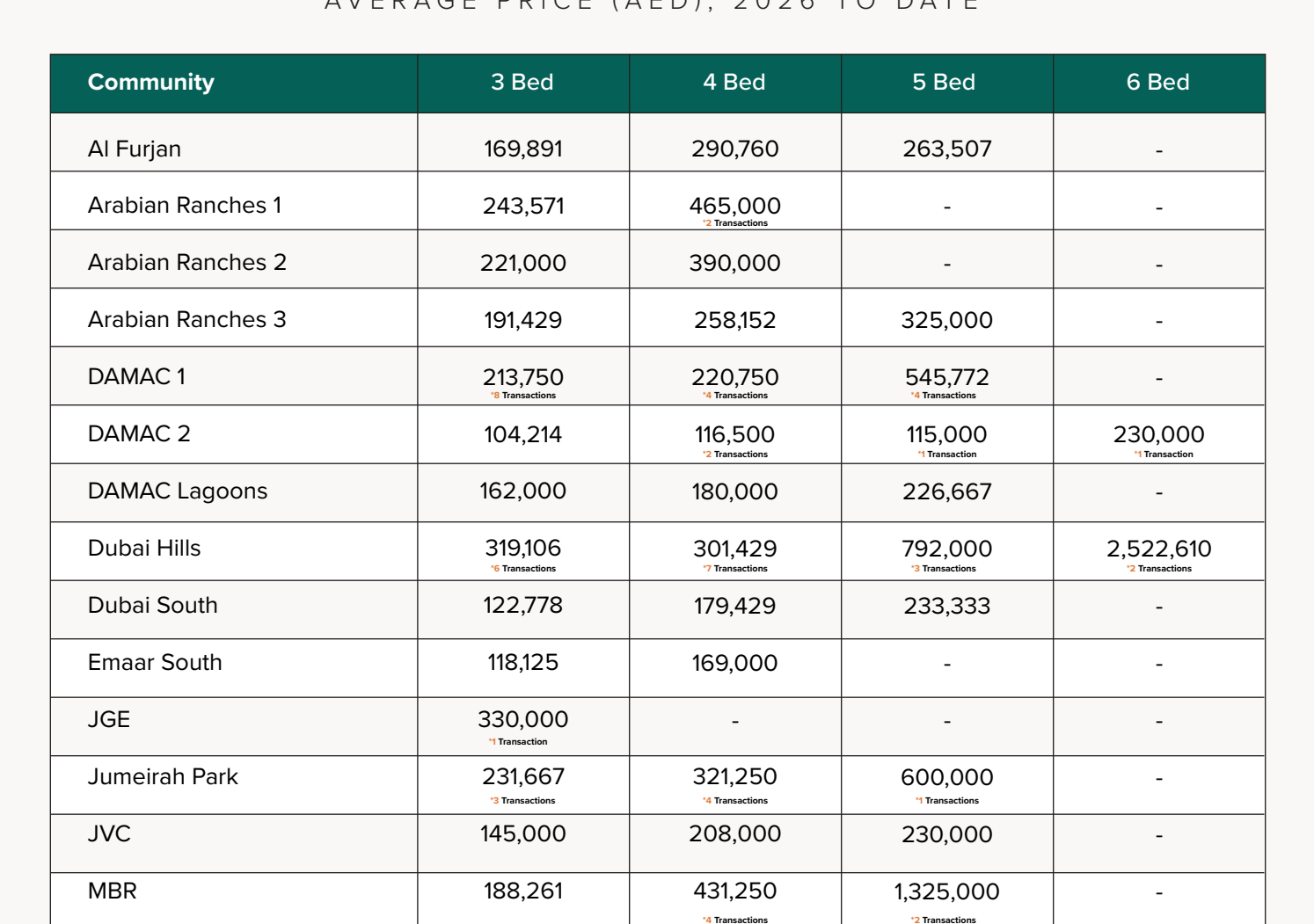
Total Sales Value

Hot Properties for Rent

 AED 219,999 2 3 1,900	 AED 240,000 2 3 1,856	 AED 249,999 2 3 3,578	 AED 299,000 3 3 3,780	 AED 285,000 2 3 2,572
-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

Rentals in Springs

AVERAGE PRICE (AED), 2026 TO DATE



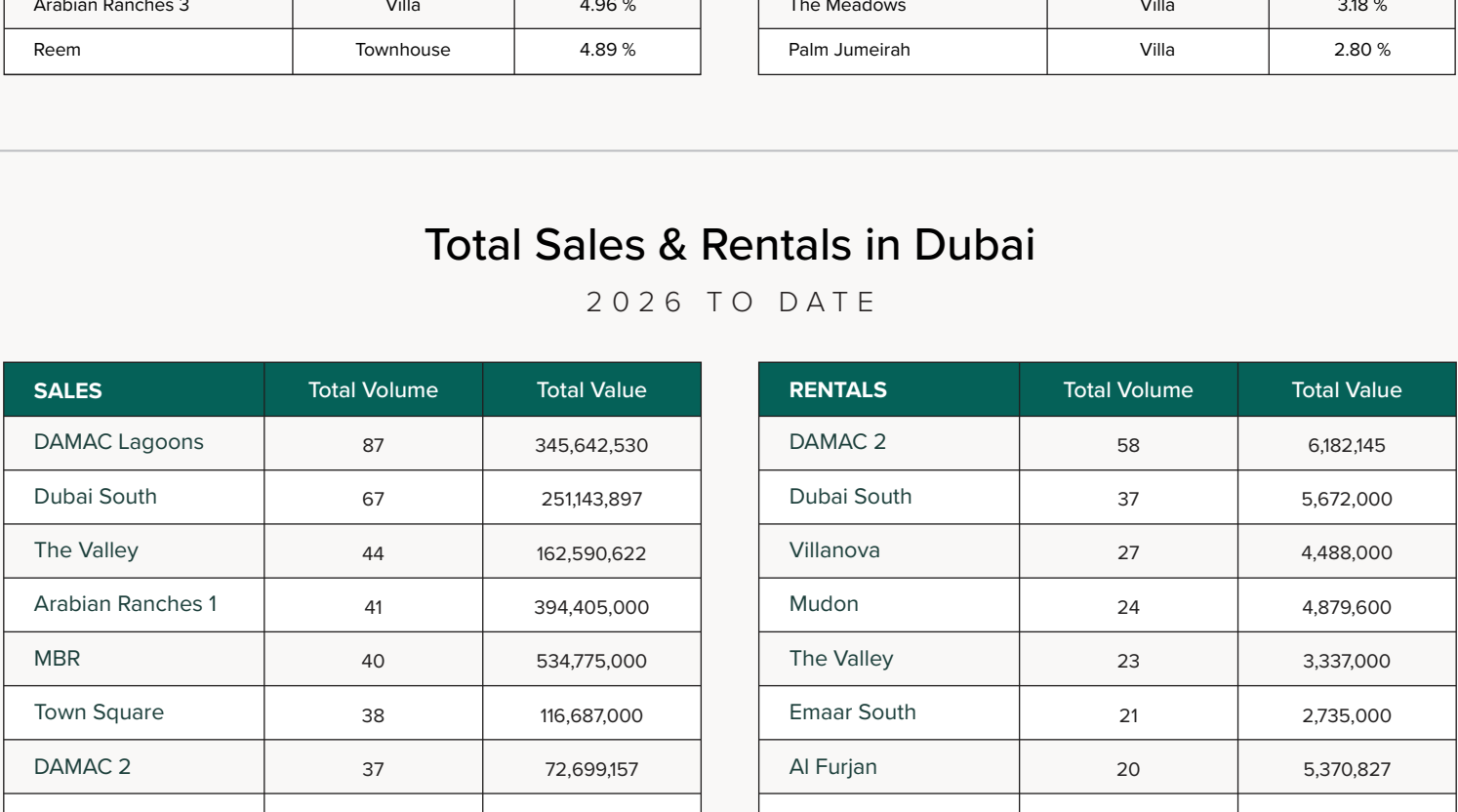
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Springs	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

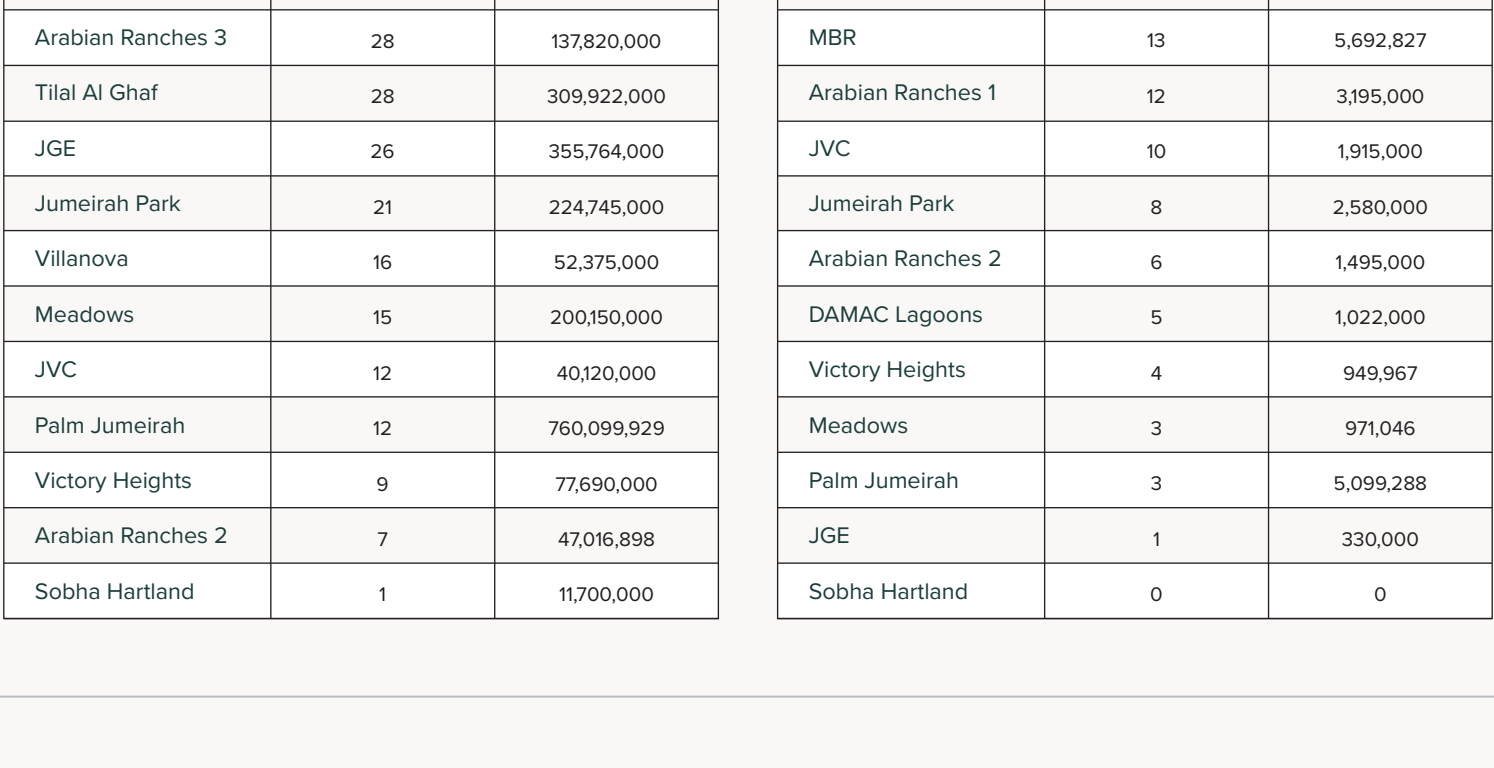
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

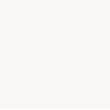
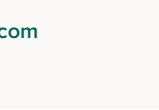


Rental Transactions in Dubai

JANUARY 2026

**AED 153,926,950**

Total Rental Value

PROPERTY
MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

Find out the current value of your property
with a free, online valuation in minutes[Get Started Here](#)[www.whiteandcogroup.com](#)