

## The Valley April Market Report

Villa 1 Townhouse

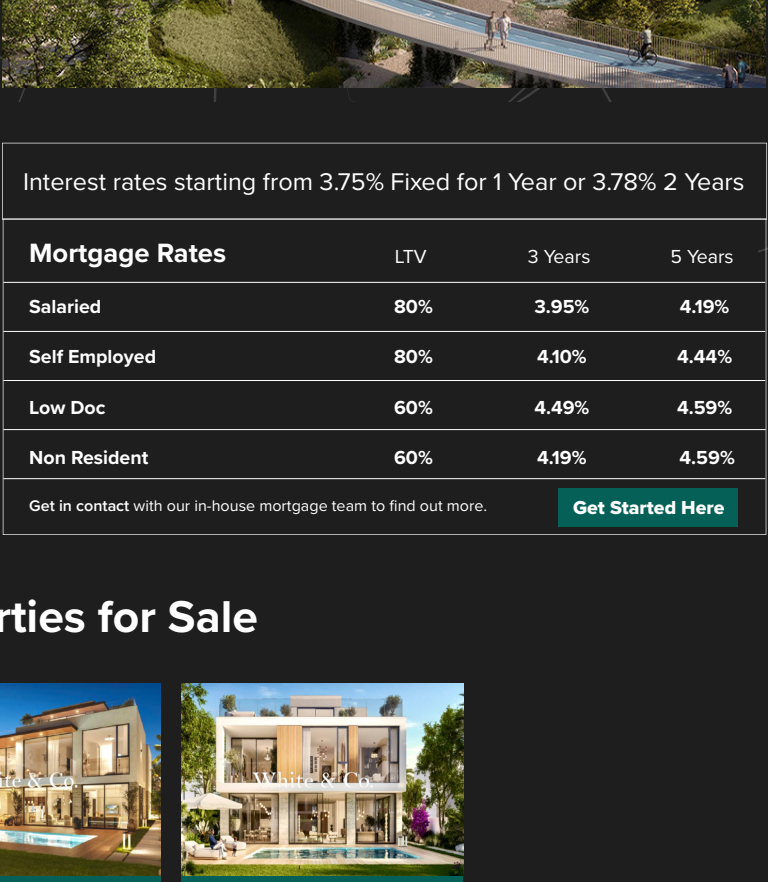
No.1 in Dubai for Secondary Sales Leads — Property Finder &amp; Bayut, April 2026



## NEWS

## Peak 7.5% Yields for Valley as Handovers Loom

Emaar's The Valley has solidified its status as a top-tier suburban hub. With Elora and Farm Gardens nearing year-end handovers, the community is attracting end-users seeking value. Rental yields have hit 7.5%, while Phase 2 launches ensure a steady luxury villa pipeline through 2030. The community remains a premier destination for long-term real estate investment.

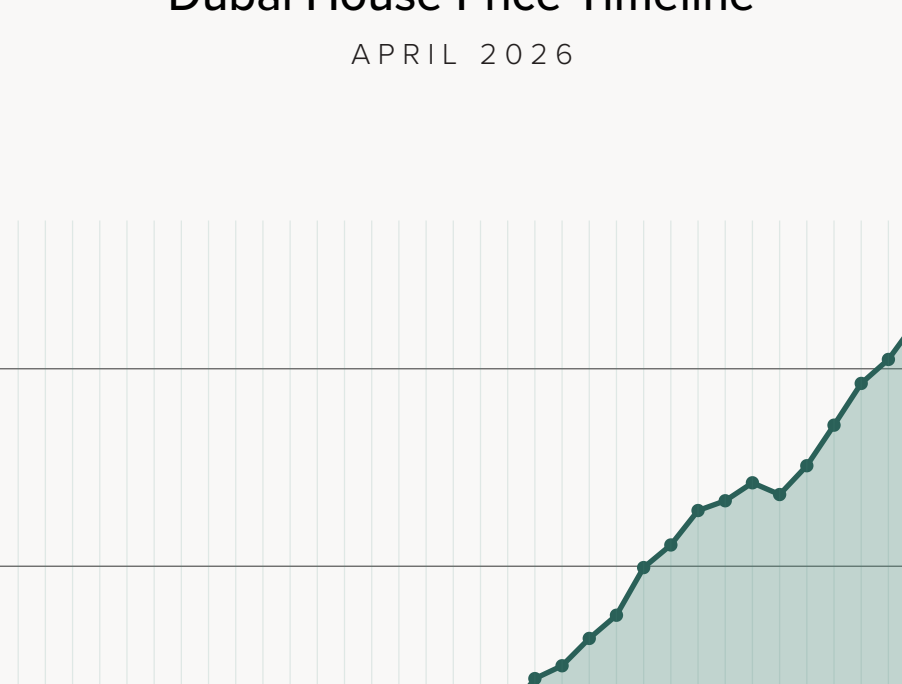


## White &amp; Co.

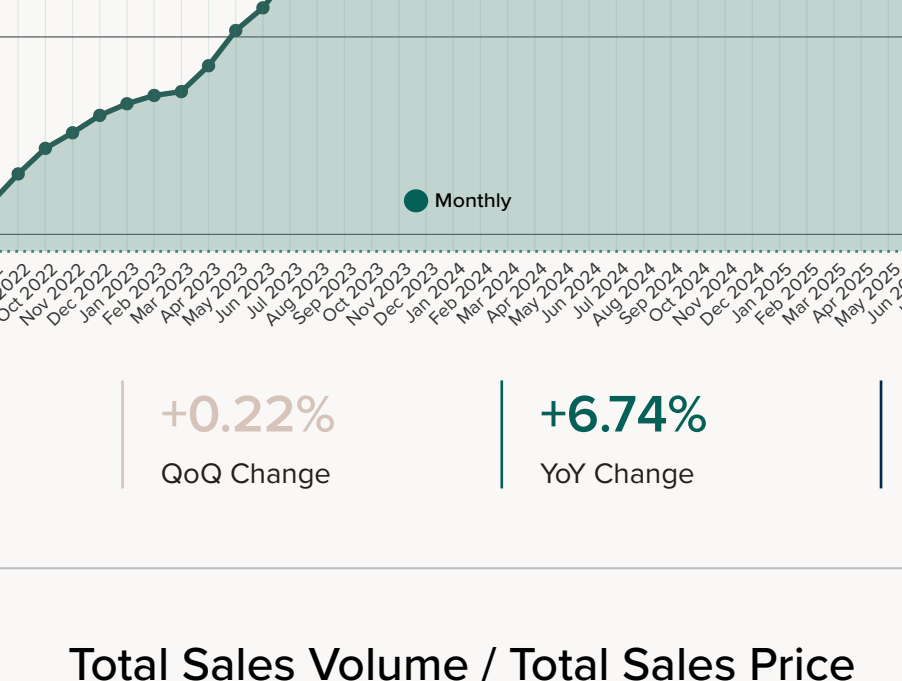
White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared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

## NEWS

## Hot Properties for Sale

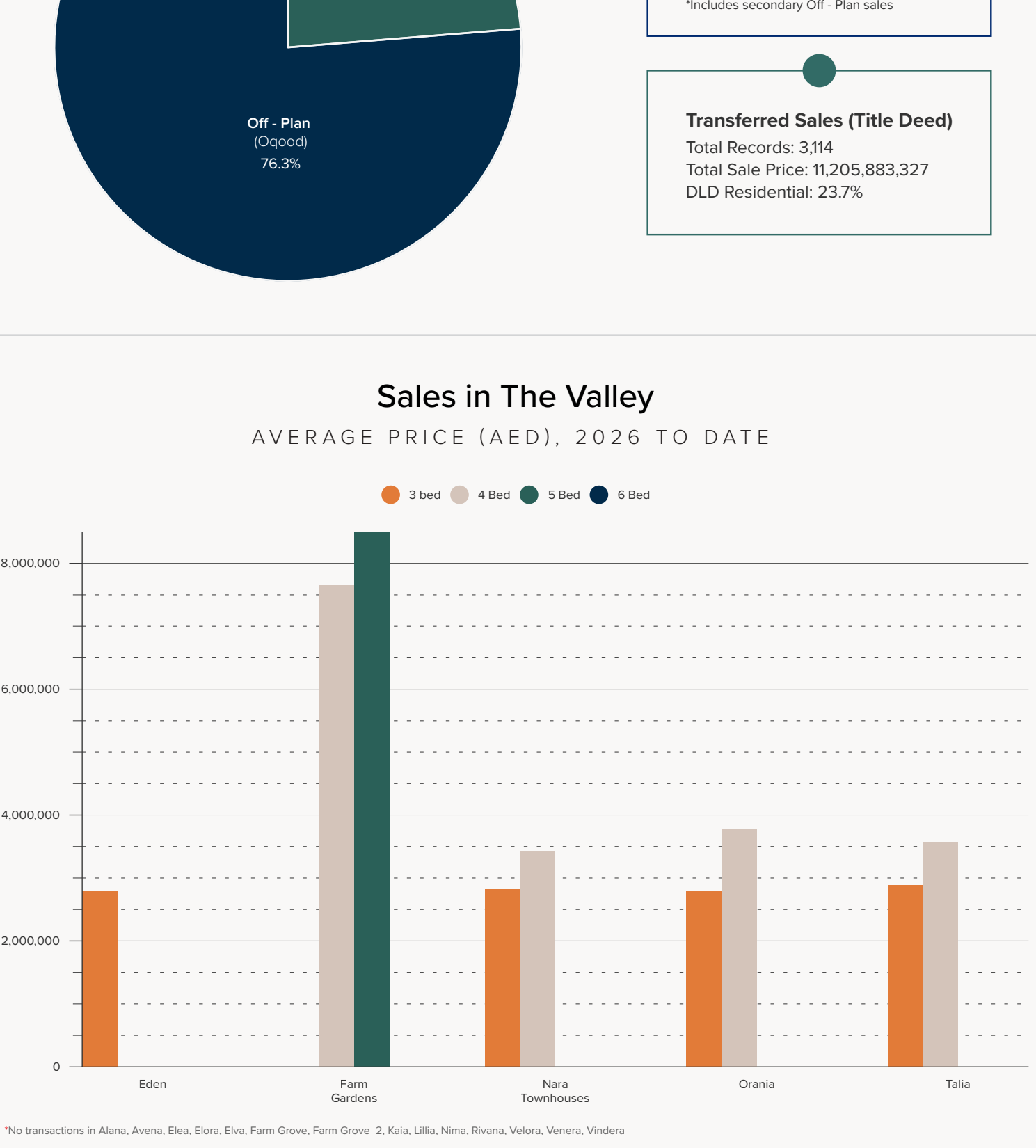


## Recent White &amp; Co. Sales



## Dubai House Price Timeline

APRIL 2026



## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



## Sales in The Valley

AVERAGE PRICE (AED), 2026 TO DATE



\*No transactions in Alana, Avena, Elora, Elora, Elora, Elora, Farm Groves, Farm Groves 2, Kala, Lilla, Nima, Rivana, Velora, Venera, Vindora

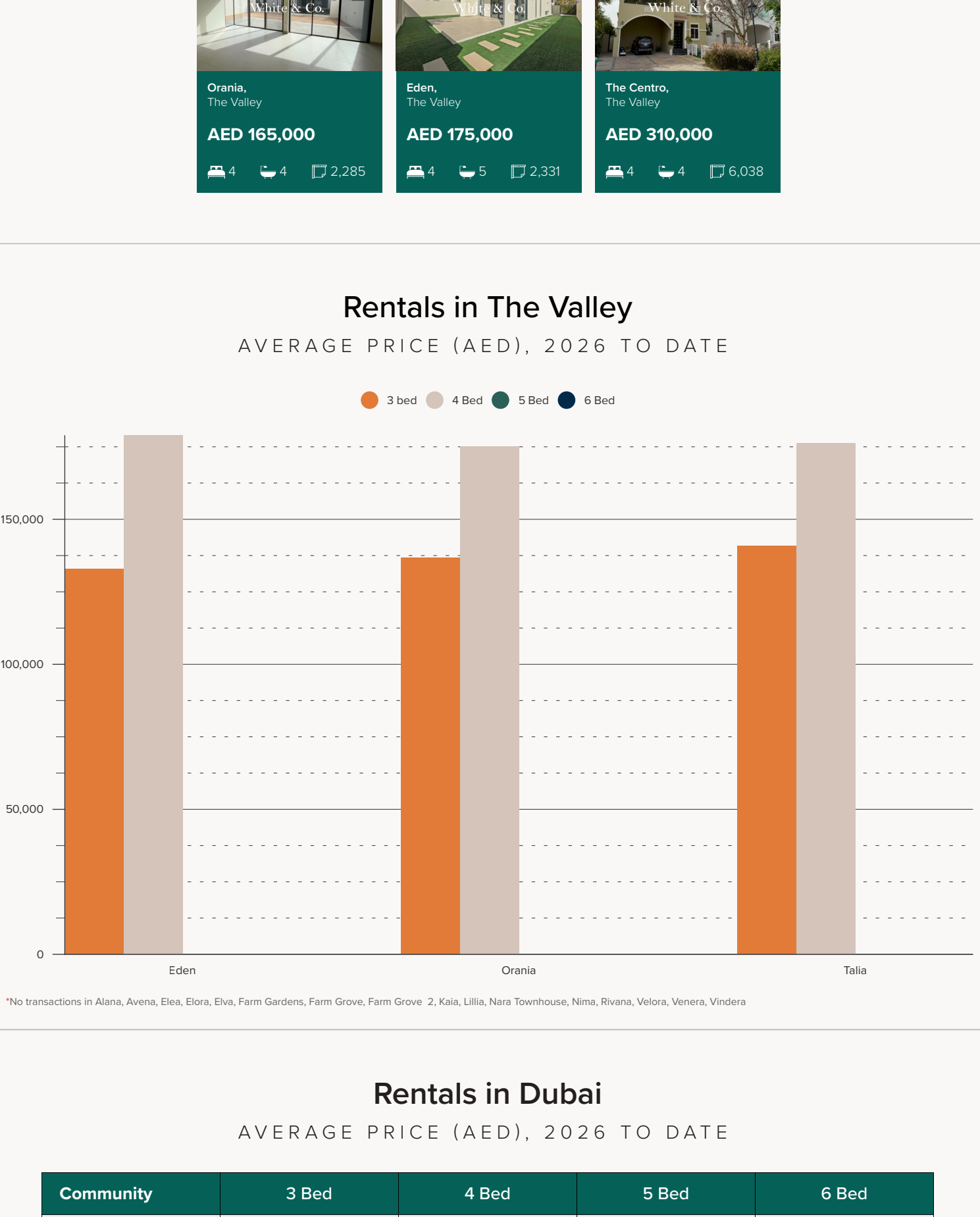
## Sales in Dubai

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 | -          |
| Springs           | 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  | -          | -          |

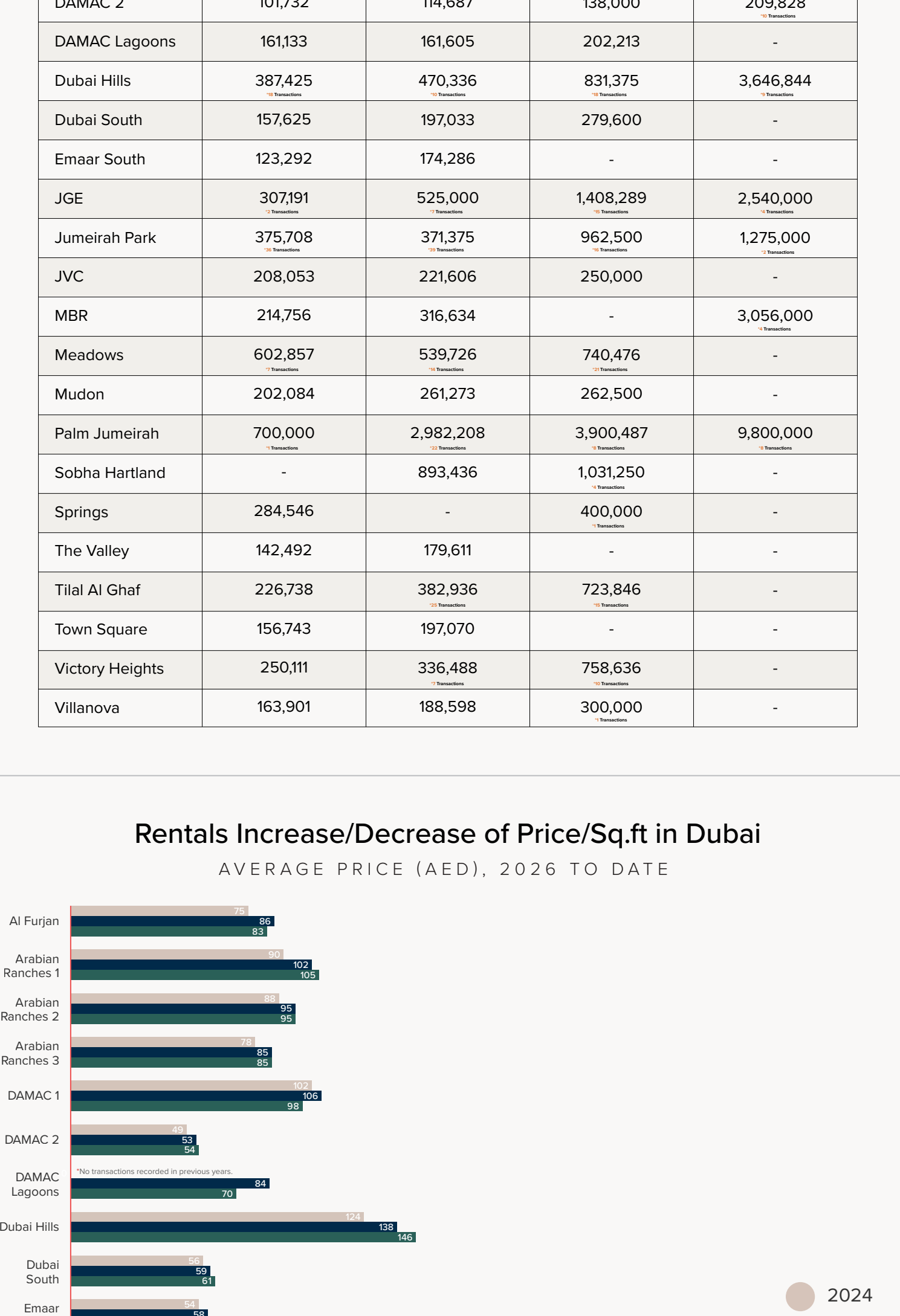
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

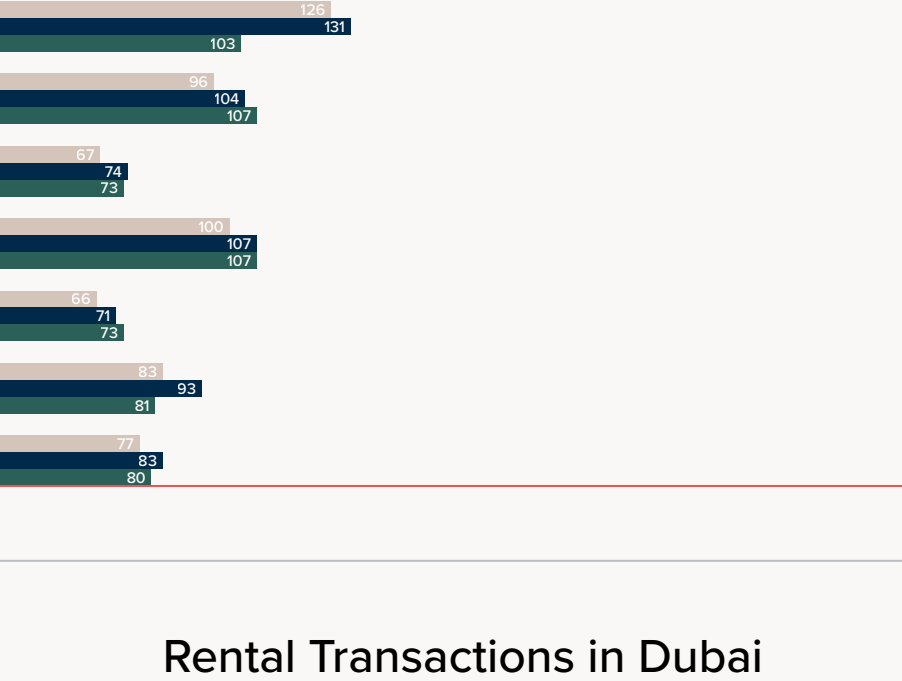
APRIL 2026



AED 3,793,211,181

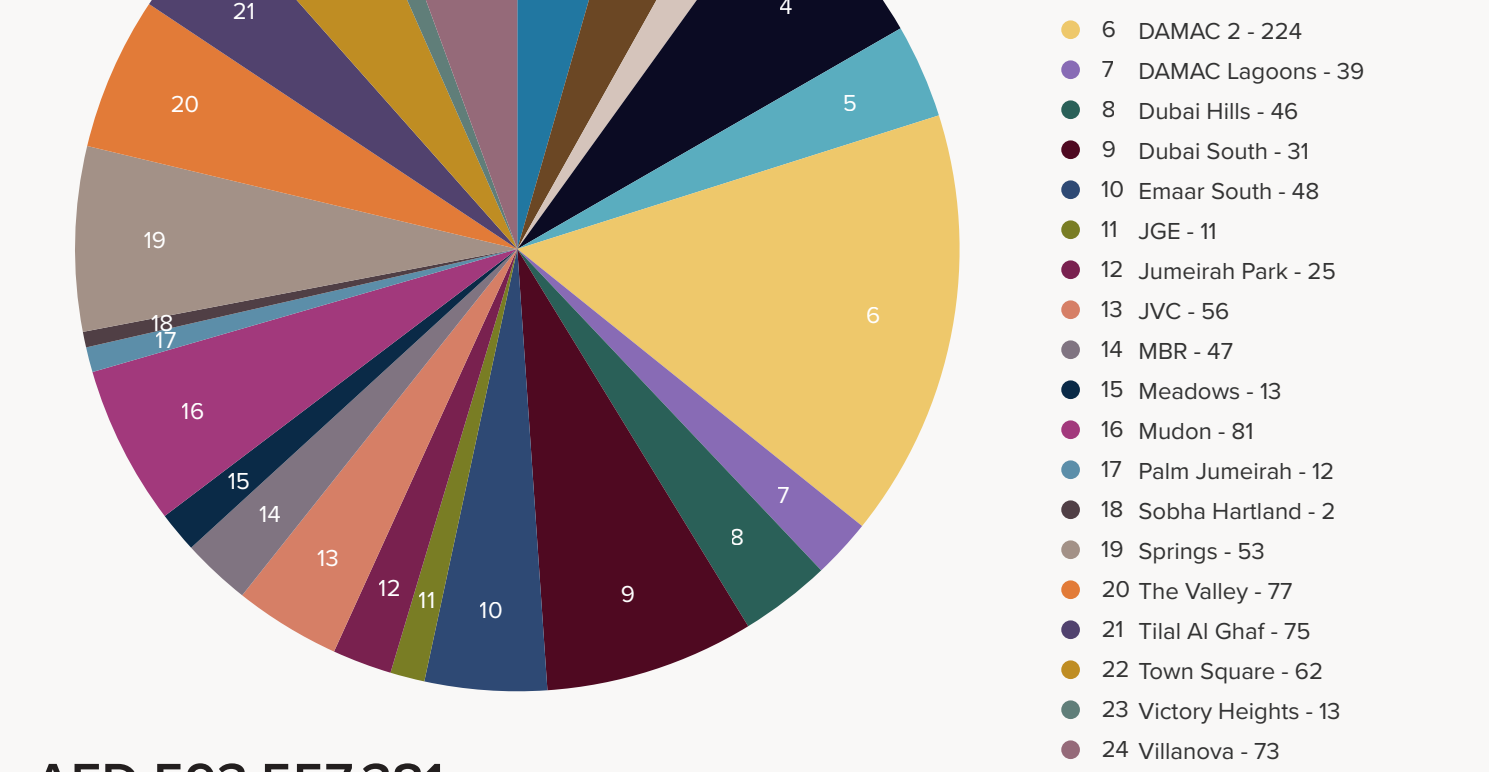
Total Sales Value

## Hot Properties for Rent



## Rentals in The Valley

AVERAGE PRICE (AED), 2026 TO DATE



\*No transactions in Alana, Avena, Elora, Elora, Elora, Elora, Farm Groves, Farm Groves 2, Kala, Lilla, Nima, Rivana, Velora, Venera, Vindora

## 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           | 205,278 | 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               | 307,791 | 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 | -         |
| Springs           | 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 %           |
| The Valley            | Villa          | 5.90 %           |
| MBR                   | Villa          | 5.73 %           |
| DAMAC Village Circle  | Villa          | 5.21 %           |
| Sobha Hartland        | Villa          | 5.20 %           |
| Mudon                 | Villa          | 5.10 %           |
| 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 South        | 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 &amp; 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 |
| Springs           | 120          | 573,612,739   |
| DAMAC 2           | 110          | 210,446,280   |
| Al Furjan         | 108          | 671,699,005   |
| DAMAC 1           | 105          | 572,601,079   |
| Dubai Hills       | 102          | 1,663,730,000 |
| Mudon             | 99           | 399,267,999   |
| Tilal Al Ghaf     | 98           | 870,339,624   |
| Arabian Ranches 1 | 97           | 927,269,998   |
| Arabian Ranches 3 | 94           | 476,385,000   |
| Emaar South       | 94           | 290,880,772   |
| 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          | 55,099,612  |
| Villanova          | 232          | 39,969,085  |
| Town Square        | 224          | 37,570,454  |
| Tilal Al Ghaf      | 221          | 78,809,875  |
| The Springs        | 220          | 50,583,037  |
| Al Furjan          | 205          | 64,626,154  |
| Emaar South        | 195          | 2,761,505   |
| Dubai Hills Estate | 188          | 181,020,210 |
| DAMAC Hills 1      | 163          | 48,594,248  |
| JVC                | 157          | 20,269,802  |
| Dubai South        | 131          | 23,925,752  |
| Arabian Ranches    | 126          | 54,965,045  |
| DAMAC Lagoons      | 119          | 21,132,500  |
| Jumeirah Park      | 94           | 46,330,470  |
| Arabian Ranches 2  | 79           | 28,964,617  |
| JGE                | 52           | 43,728,465  |
| Victory Heights    | 51           | 20,613,250  |
| The Meadows        | 46           | 31,306,166  |
| Palm Jumeirah      | 42           | 199,262,960 |
| Sobha Hartland     | 7            | 6,805,308   |

## White &amp; Co. Property Monitor

A Cavendish Maxwell Group Company



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

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