

The Valley May Market Report

Villa | Townhouse

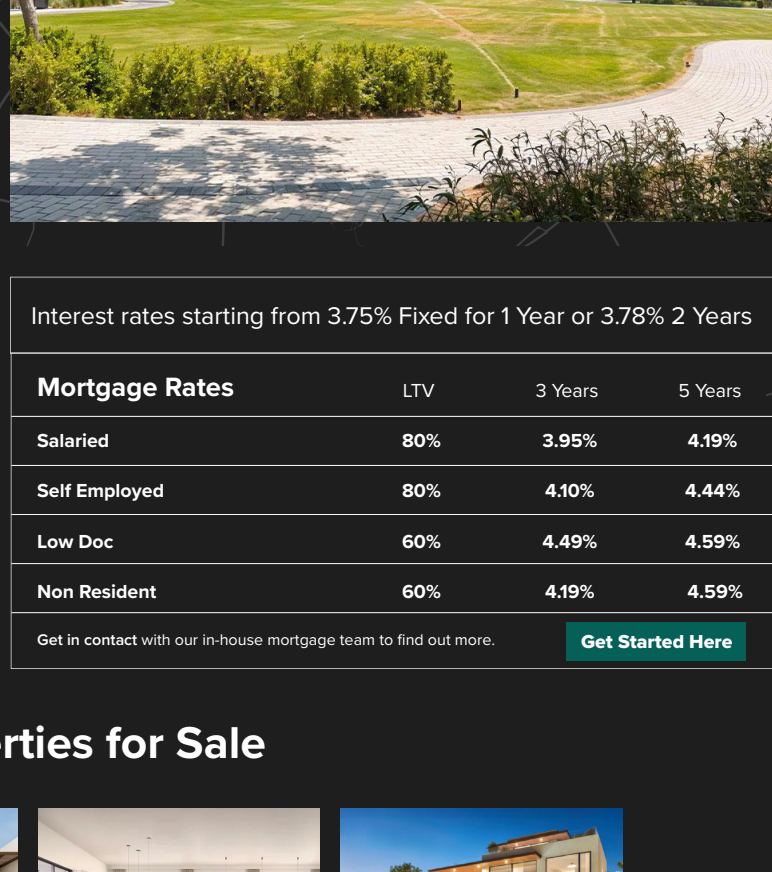
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

The Valley: Shifting to Lifestyle Value

Emaar's The Valley has solidified its status as a top-tier suburban hub. With Elora and Farm Gardens nearing 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.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for joint owners and a new AED 400,000 floor introduced for sole ownership. Meanwhile, White & Co continued expanding across sales and leasing.

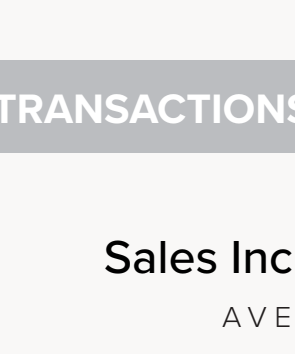
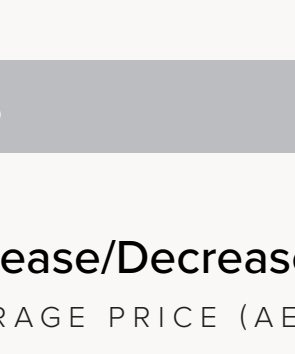
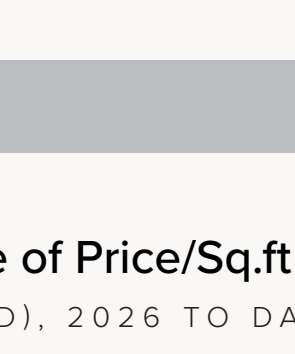
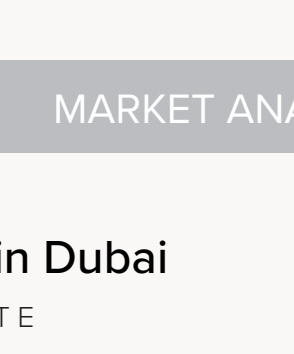
Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates		LTV	3 Years	5 Years
Salaryed		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%

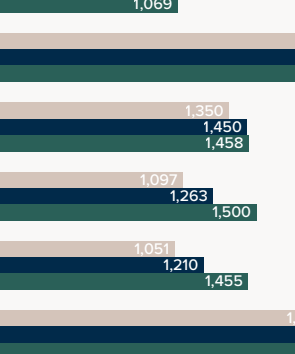
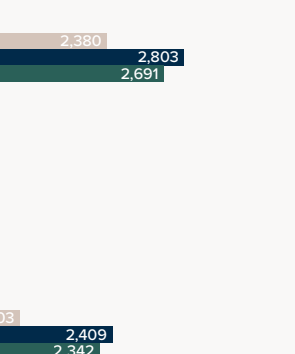
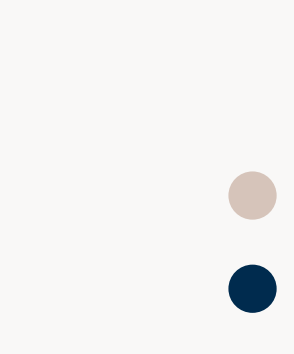
Get in contact with our in-house mortgage team to find out more.

[Get Started Here](#)

Hot Properties for Sale

 Velora 2, The Valley AED 3,300,000 3 Beds 3 Bathrooms 2,460 sq.ft.	 Rivana, The Valley AED 6,000,000 5 Beds 7 Bathrooms 4,437 sq.ft.	 Rivana, The Valley AED 6,579,000 5 Beds 5 Bathrooms 4,548 sq.ft.	 Farm Gardens, The Valley AED 7,999,995 4 Beds 4 Bathrooms 6,395 sq.ft.
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Recent White & Co. Sales

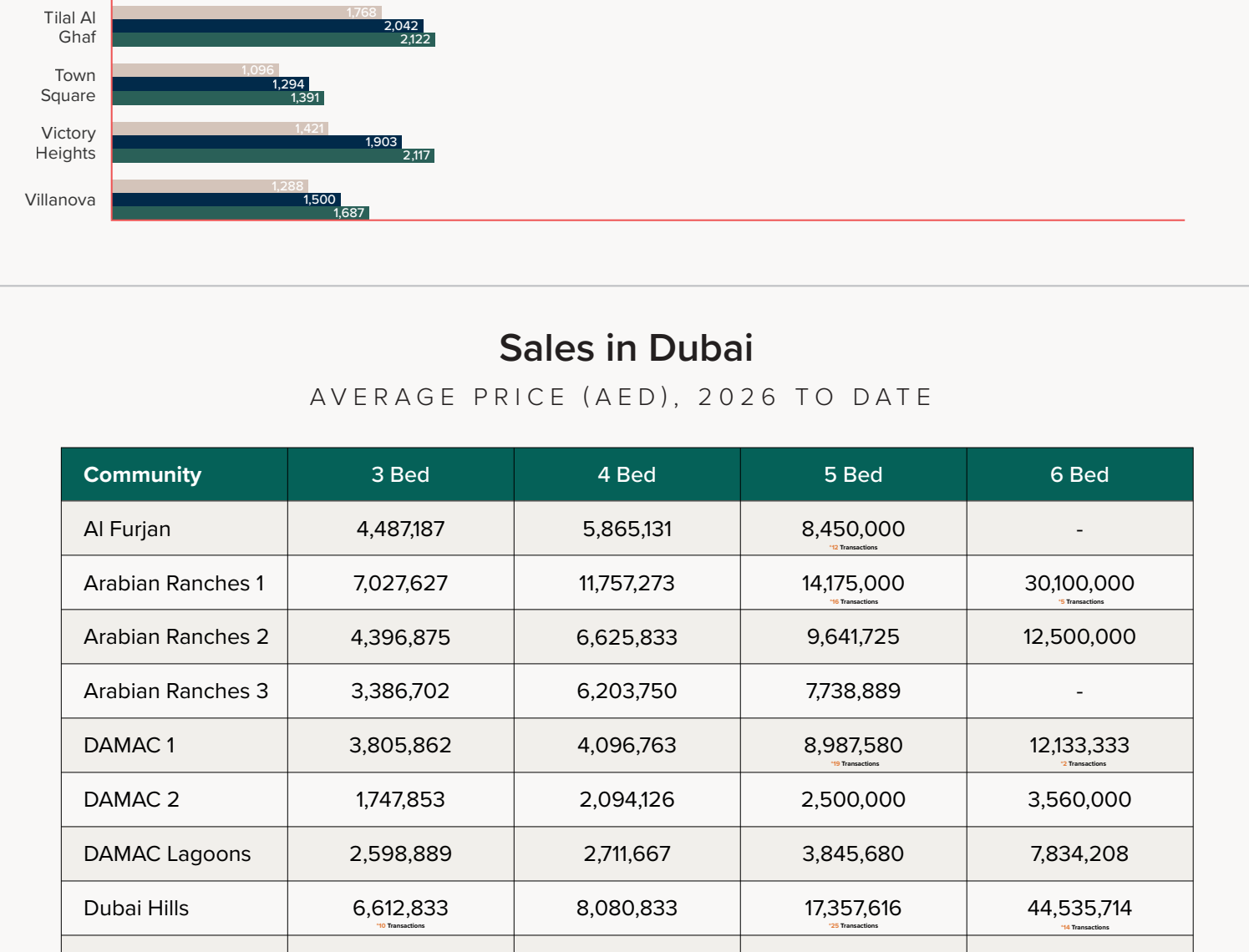
 Nera, The Valley AED 2,650,000 3 Beds 4 Bathrooms 1,866 sq.ft.	 Talia, The Valley AED 2,850,000 3 Beds 3 Bathrooms 2,097 sq.ft.	 Talia, The Valley AED 3,300,000 4 Beds 4 Bathrooms 2,247 sq.ft.	 Talia, The Valley AED 3,400,000 4 Beds 4 Bathrooms 2,893 sq.ft.
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



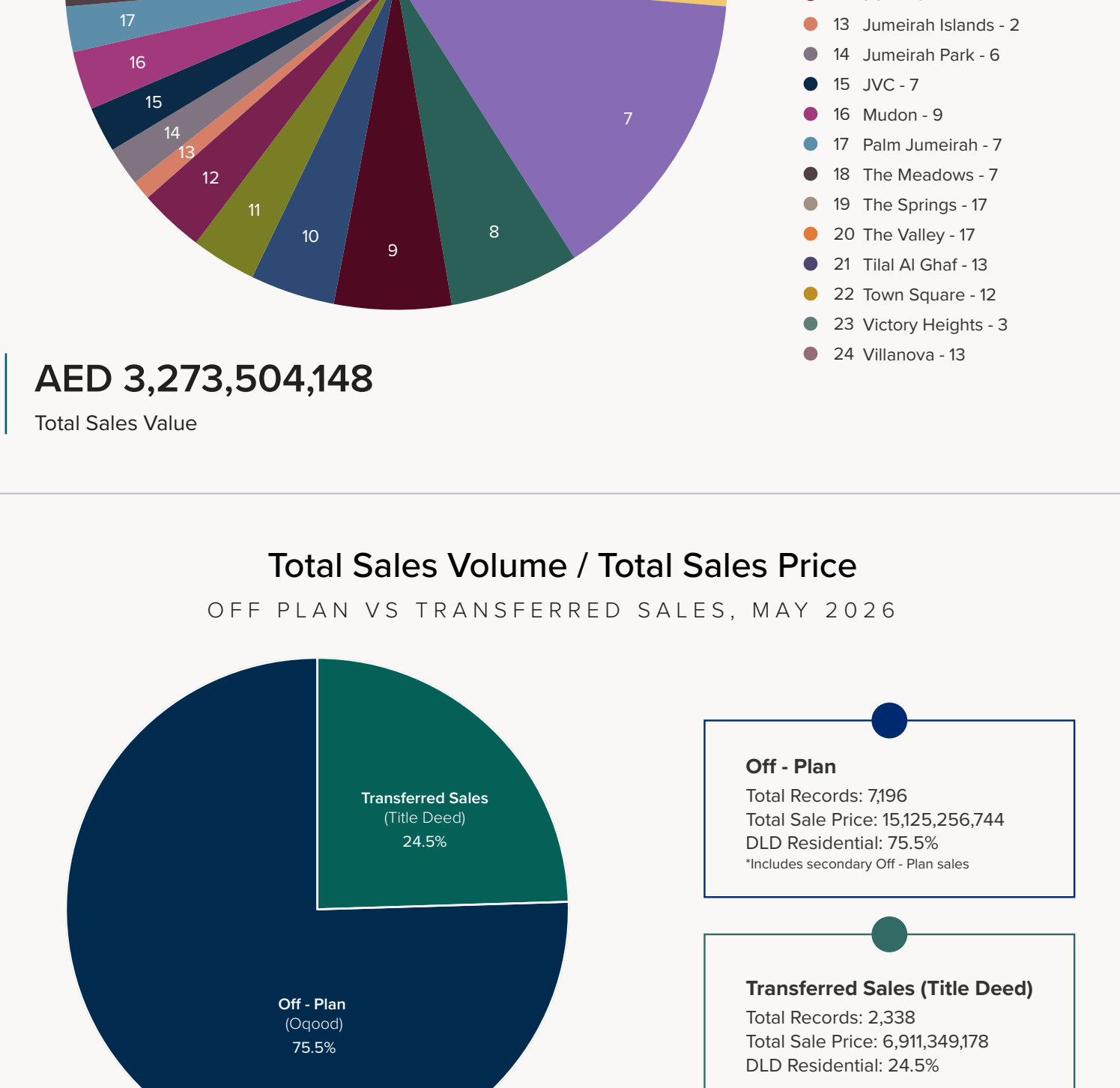
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,487,187	5,865,131	8,450,000	-
Arabian Ranches 1	7,027,627	11,757,273	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,625,833	9,641,725	12,500,000
Arabian Ranches 3	3,386,702	6,203,750	7,738,889	-
DAMAC 1	3,805,862	4,096,763	8,987,580	12,133,333
DAMAC 2	1,747,853	2,094,126	2,500,000	3,560,000
DAMAC Lagoons	2,598,889	2,711,667	3,845,680	7,834,208
Dubai Hills	6,612,833	8,080,833	17,357,616	44,535,714
Dubai Land	3,274,907	4,004,837	-	-
Dubai South	2,783,460	3,992,191	6,107,144	-
Emaar South	2,582,630	3,691,249	7,510,720	-
JGE	5,099,000	9,525,933	19,360,400	23,951,786
Jumeirah Islands	-	22,383,032	45,249,107	-
Jumeirah Park	10,885,370	9,625,652	11,490,418	-
JVC	3,287,414	3,419,167	-	-
Mudon	3,536,407	4,630,000	-	-
Palm Jumeirah	21,383,310	39,921,429	47,883,333	95,833,333
Sobha Hartland	-	10,050,000	25,000,000	37,100,000
The Meadows	10,458,333	13,500,000	14,051,923	17,673,333
The Springs	5,990,578	-	-	-
The Valley	2,807,272	4,338,792	9,181,986	-
Tilal Al Ghaf	3,975,379	6,279,891	12,709,357	26,046,714
Town Square	2,840,610	3,537,273	-	-
Victory Heights	4,350,000	7,237,496	14,150,000	-
Villanova	2,923,750	3,819,359	7,200,000	-

Sale Transactions in Dubai

MAY 2026

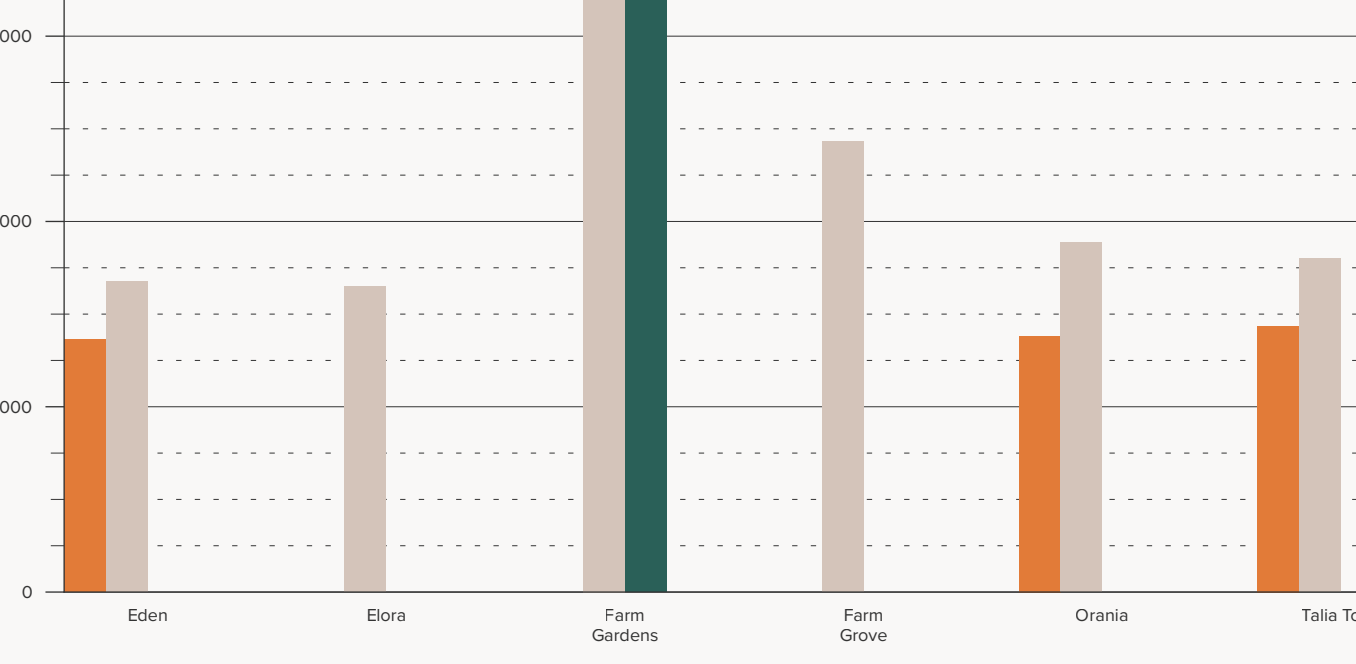


AED 3,273,504,148

Total Sales Value

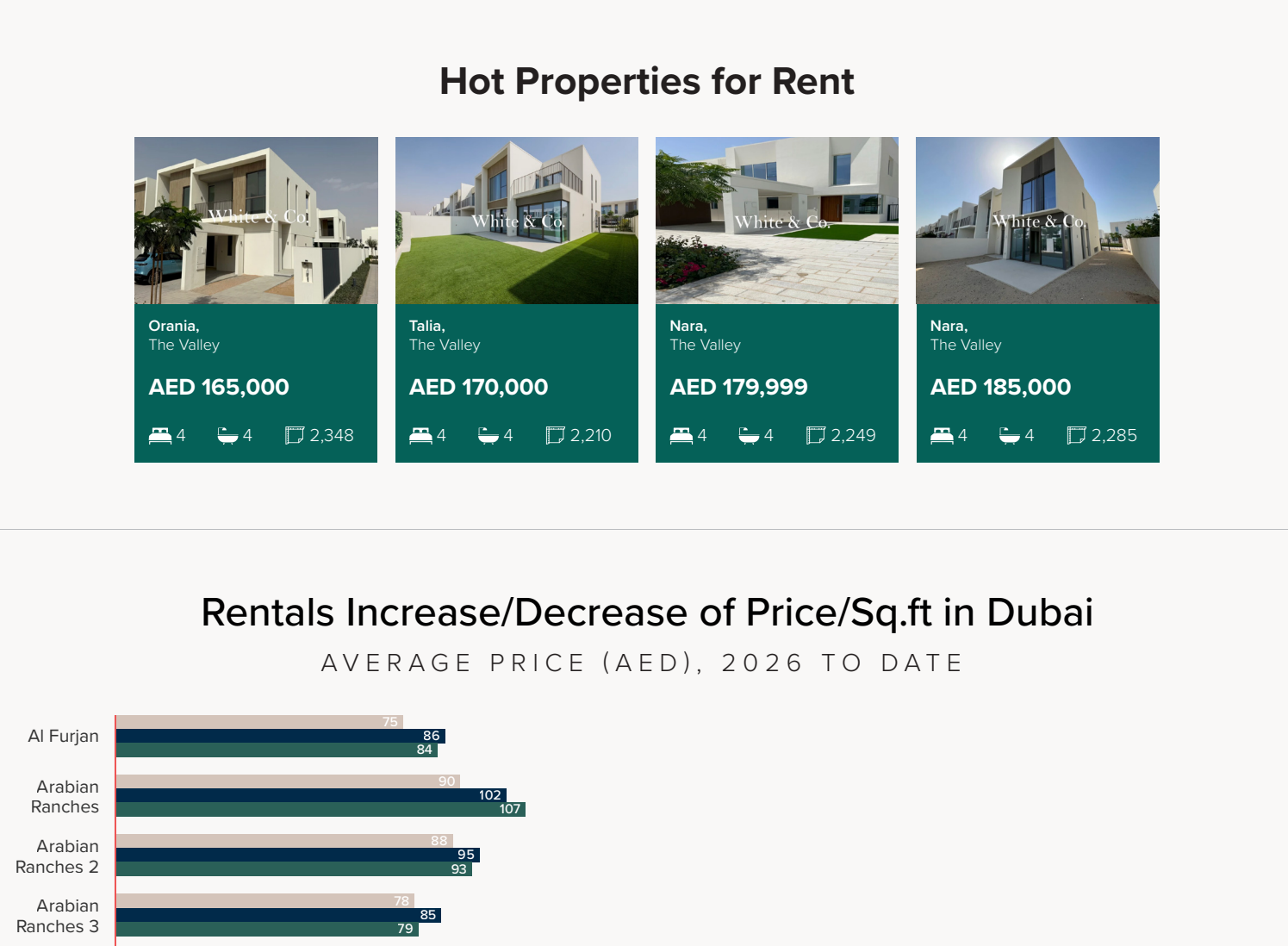
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



Sales in The Valley

AVERAGE PRICE (AED), 2026 TO DATE

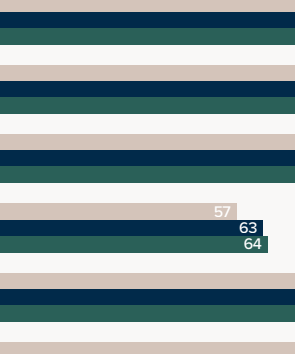
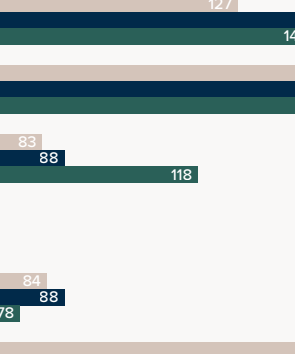
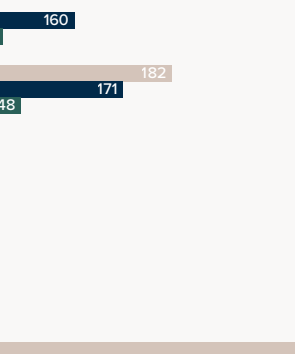


*No transactions in Alana, Avena, Elex, Elva, Farm Grove 2, Kala, Lilla, Nara Townhouses, Nima, Rivana, Velora, Venera, Vindera

RENTAL TRANSACTIONS

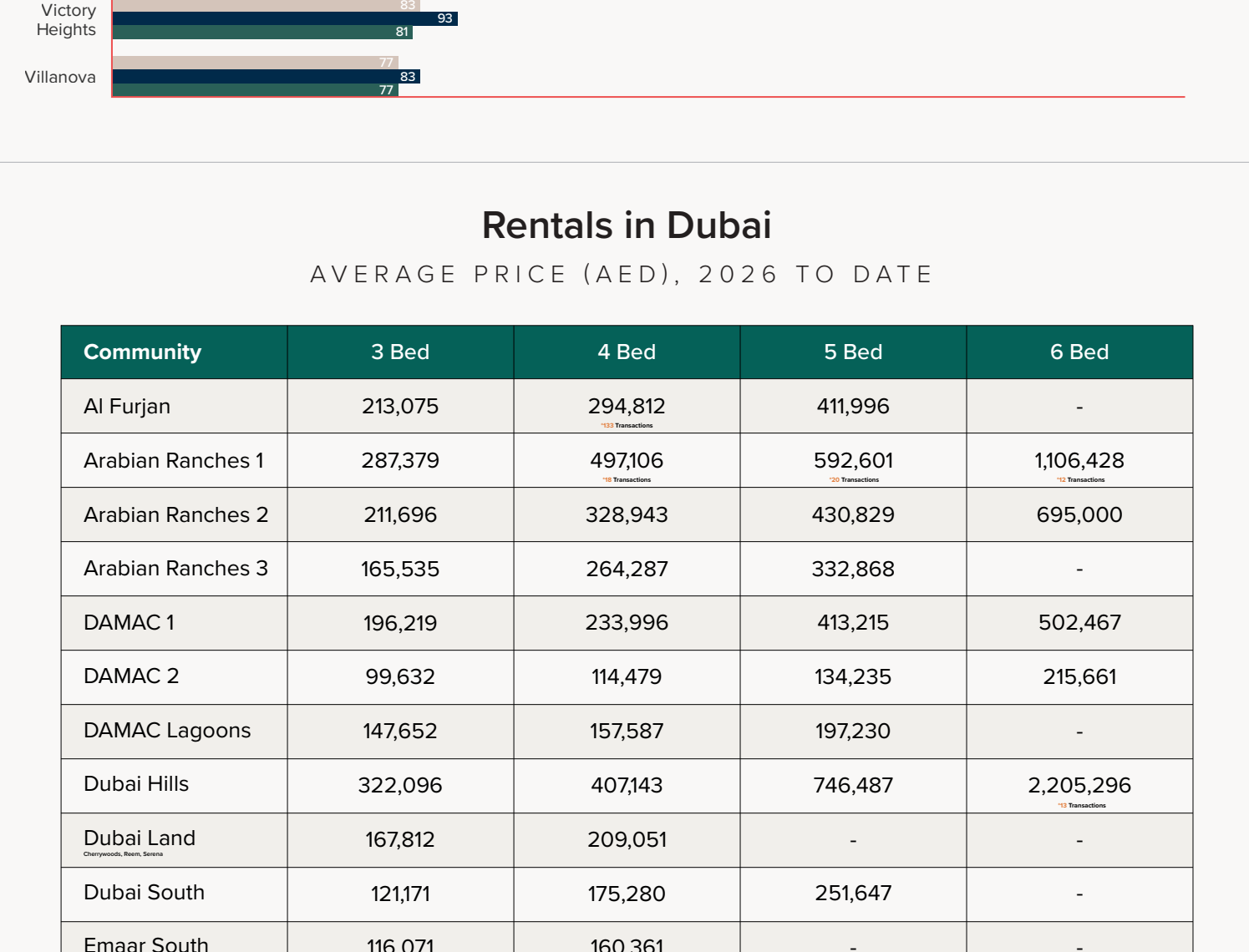
MARKET ANALYSIS

Hot Properties for Rent

 Orania, The Valley AED 165,000 4 Beds 4 Bathrooms 2,348 sq.ft.	 Talia, The Valley AED 170,000 4 Beds 4 Bathrooms 2,210 sq.ft.	 Nera, The Valley AED 179,999 4 Beds 4 Bathrooms 2,249 sq.ft.	 Nera, The Valley AED 185,000 4 Beds 4 Bathrooms 2,285 sq.ft.
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



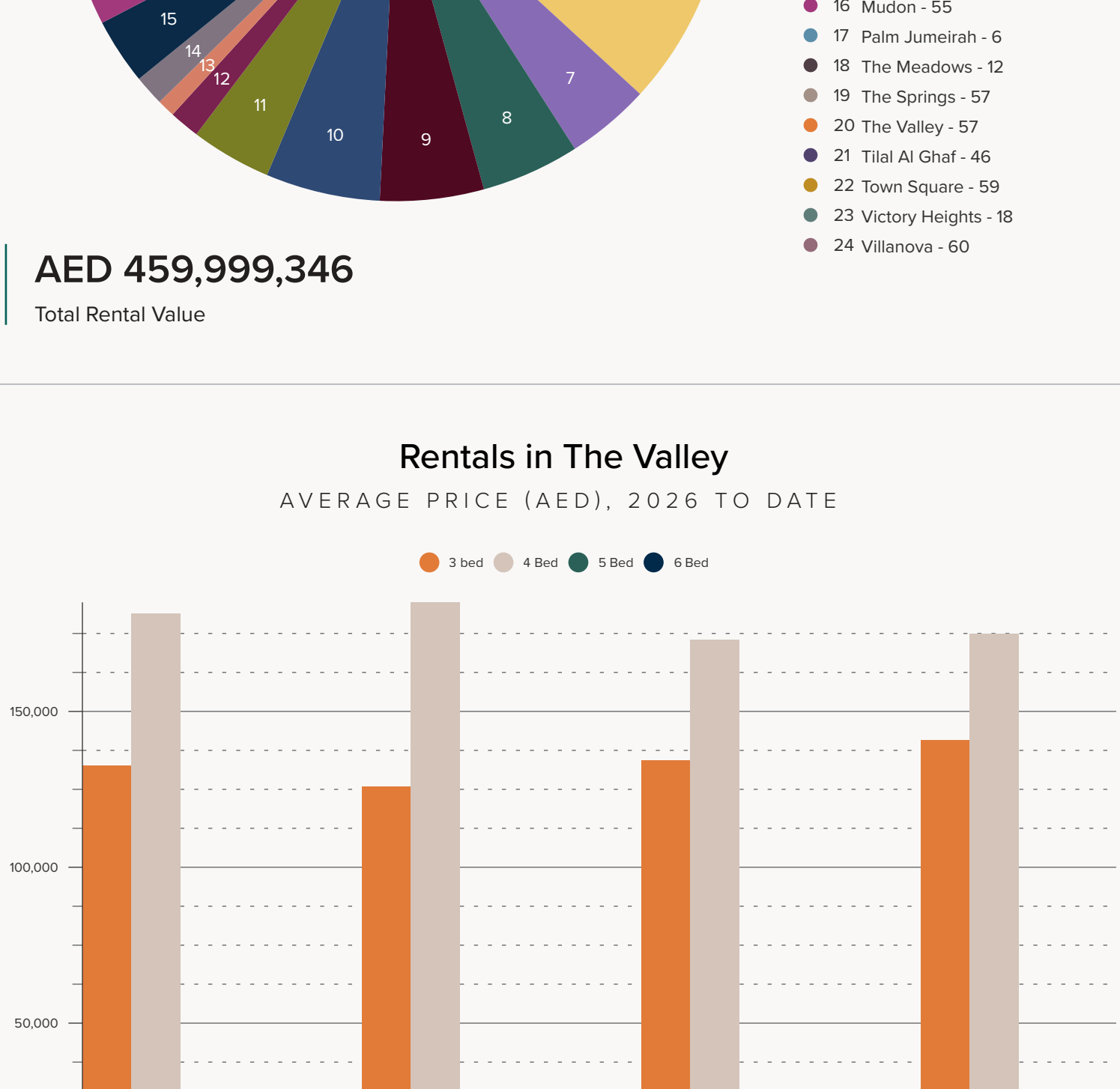
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	213,075	294,812	411,996	-
Arabian Ranches 1	287,379	497,106	592,601	1,106,428
Arabian Ranches 2	161,696	328,943	430,829	695,000
Arabian Ranches 3	215,535	264,287	332,868	-
DAMAC 1	196,219	233,996	413,215	502,467
DAMAC 2	99,632	114,479	134,235	215,661
DAMAC Lagoons	147,652	157,587	197,230	-
Dubai Hills	322,096	407,143	746,487	2,205,296
Dubai Land	167,812	209,051	-	-
Dubai South	121,171	175,280	251,647	-
Emaar South	116,071	160,361	-	-
JGE	282,765	458,446	1,231,856	2,537,814
Jumeirah Islands	-	1,052,565	1,300,000	-
Jumeirah Park	324,638	341,578	564,855	1,275,000
JVC	200,061	206,221	250,000	-
Mudon	186,992	243,670	299,494	-
Palm Jumeirah	700,000	1,529,923	2,135,944	5,225,743
Sobha Hartland	-	716,062	840,671	-
The Meadows	489,368	391,377	516,399	892,000
The Springs	268,053	-	400,000	-
The Valley	135,841	174,366	-	-
Tilal Al Ghaf	205,873	338,134	622,998	-
Town Square	151,850	185,854	-	-
Victory Heights	223,397	287,033	531,050	700,000
Villanova	157,342	186,036	300,000	-

Rental Transactions in Dubai

MAY 2026



AED 459,999,346

Total Rental Value

Rentals in The Valley

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Alana, Avena, Elex, Elva, Farm Gardens, Farm Grove, Farm Grove 2, Kala, Lilla, Nara Townhouses, Nima, Rivana, Velora, Venera, Vindera

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	6.43 %
DAMAC Hills 2	Villa	5.95 %
JGE	Villa	5.95 %
JVC	Villa	5.85 %
DAMAC Hills 1	Villa	5.56 %
Mudon	Villa	5.24 %
Sobha Hartland	Villa	5.11 %
Villanova	Villa	5.07 %
Town Square	Townhouse	5.00 %
Arabian Ranches 2	Villa	4.96 %
Al Furjan	Villa	4.94 %
Tilal Al Ghaf	Townhouse	4.93 %

Community	Community Type	Avg. Gross Yield
Arabian Ranches 3	Villa	4.91 %
Reem	Townhouse	4.82 %
Serena	Townhouse	4.79 %
Dubai Hills	Villa	4.40 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.16 %
Arabian Ranches	Villa	3.92 %
Jumeirah Park	Villa	3.76 %
Dubai Sports City	Villa	3.67 %
Palm Jumeirah	Villa	3.39 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	3.08 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	334	1,216,116,810
Dubai South	179	765,906,031
The Valley	156	580,526,415
The Springs	136	646,908,739
DAMAC Hills	127	688,826,079
DAMAC Hills 2	126	241,157,530
Dubai Hills Estate	121	1,836,508,494
Dubai Land	121	409,190,955
Al Furjan	118	724,679,005
Arabian Ranches 3	116	601,050,000
Tilal Al Ghaf	109	938,374,624
Arabian Ranches	107	987,403,998
Mudon	107	430,887,999
Emaar South	105	332,028,772
Town Square	105	321,253,943
JGE	89	1,191,243,000