

Victory Heights May Market Report

Villa | Townhouse

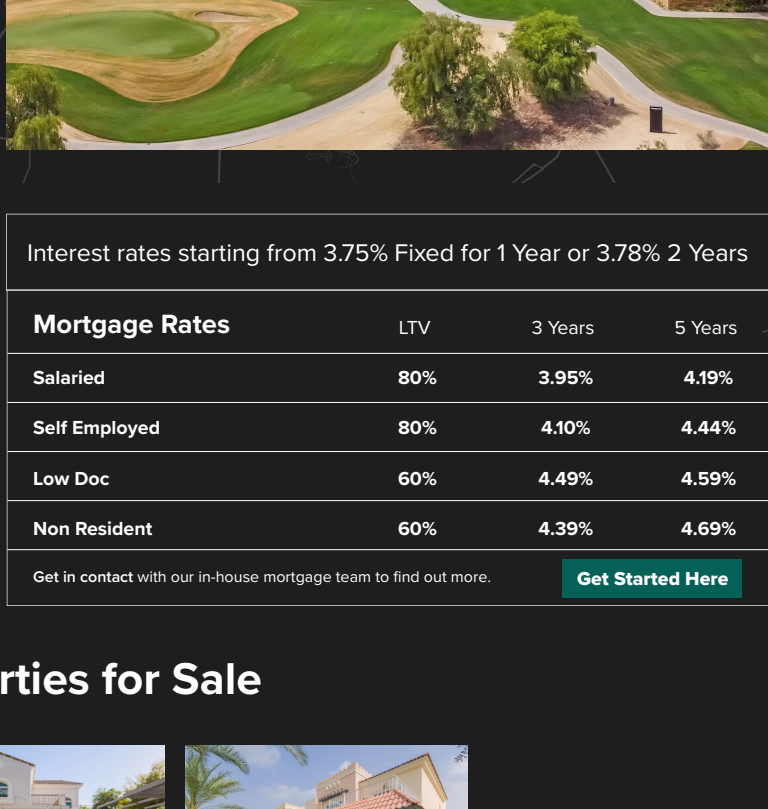
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Victory Heights Shifts to Favorable Buyer's Market

Real estate indices from mid-May confirm that Victory Heights' minor annual price calibration has successfully shifted the golf-course community into a favorable buyer's market. Supported by active secondary liquidity and a total absence of future developer pipelines, the mature master development serves as a low-risk playground for long-term family investors seeking stabilized ready valuations.

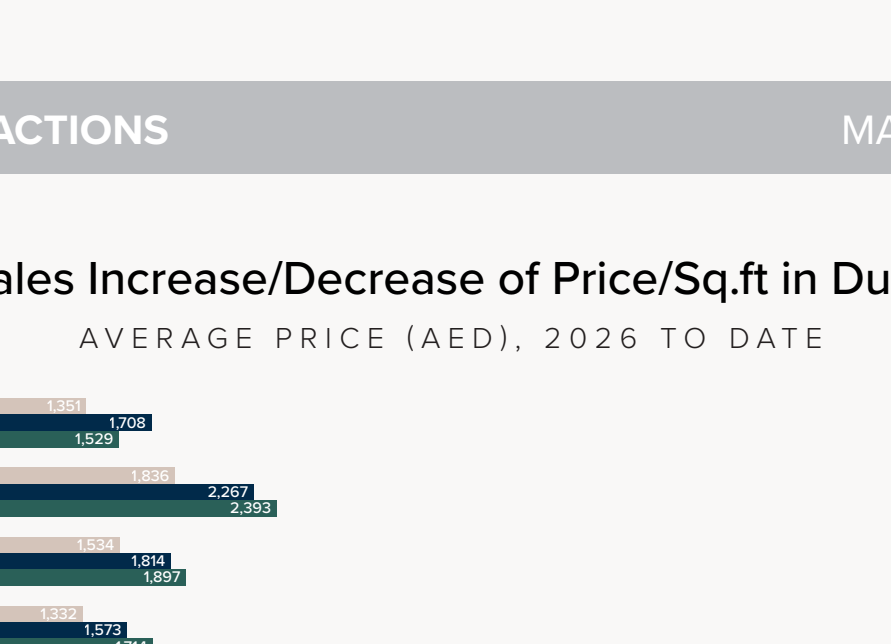


NEWS

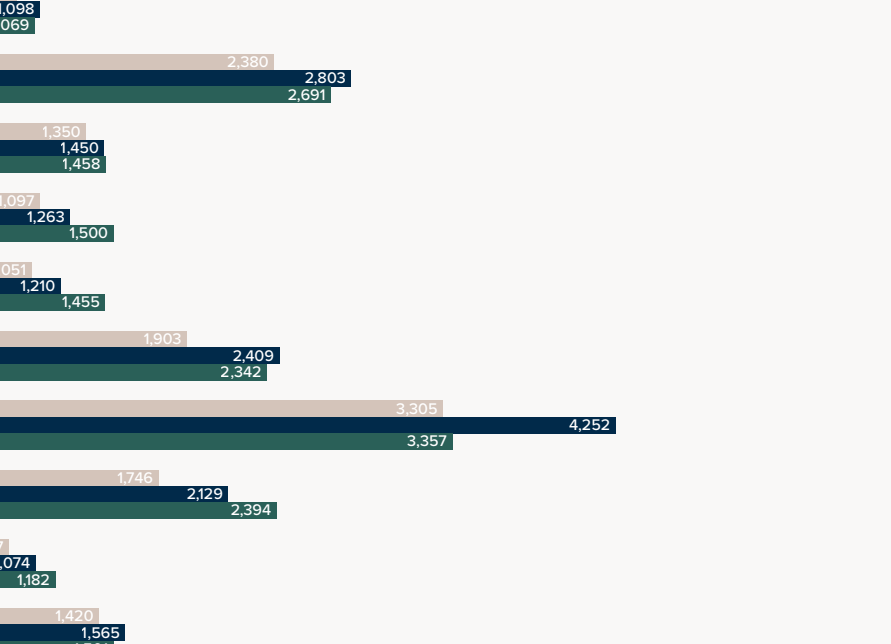
White & Co.

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 sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

Hot Properties for Sale



Recent White & Co. Sales

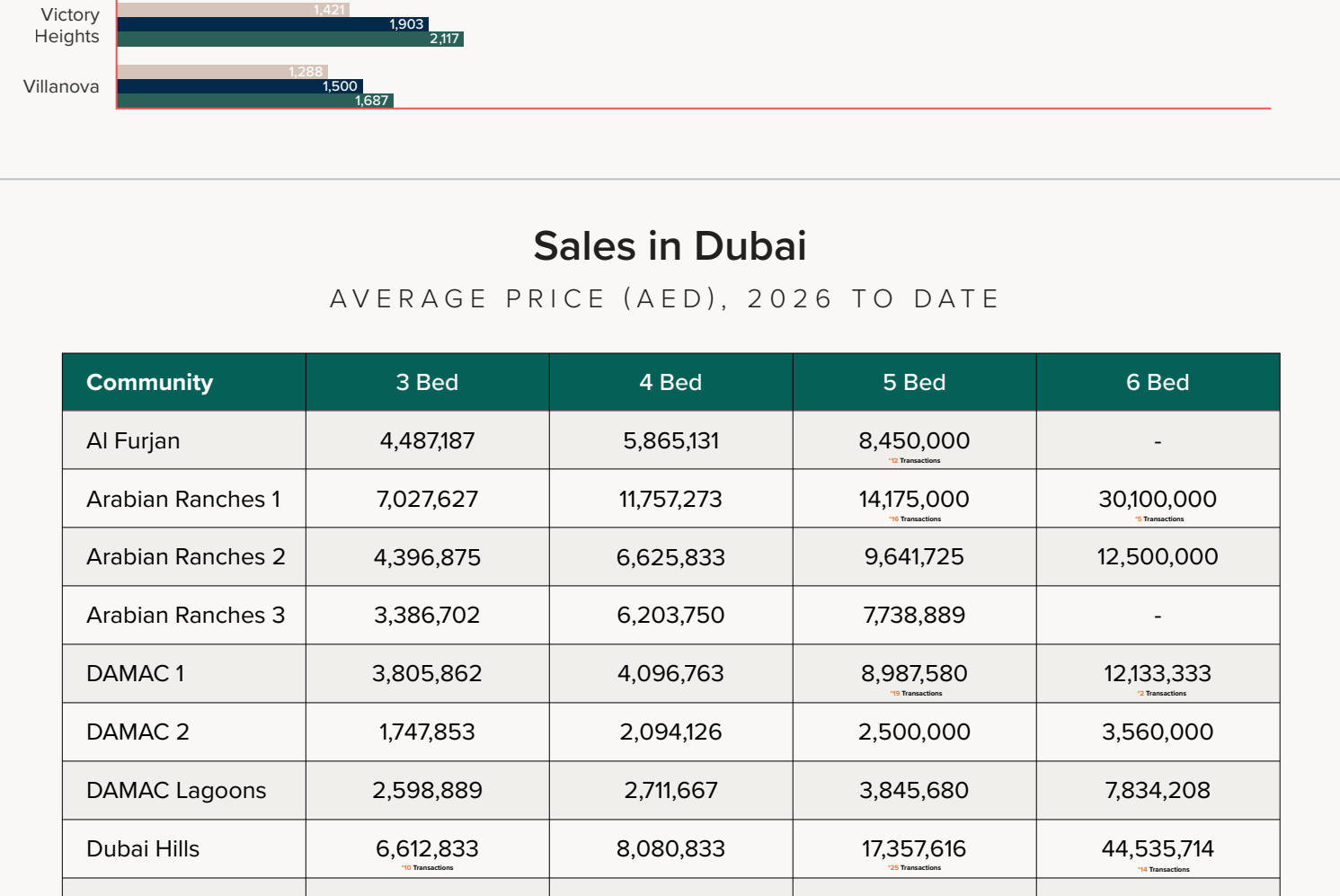


SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



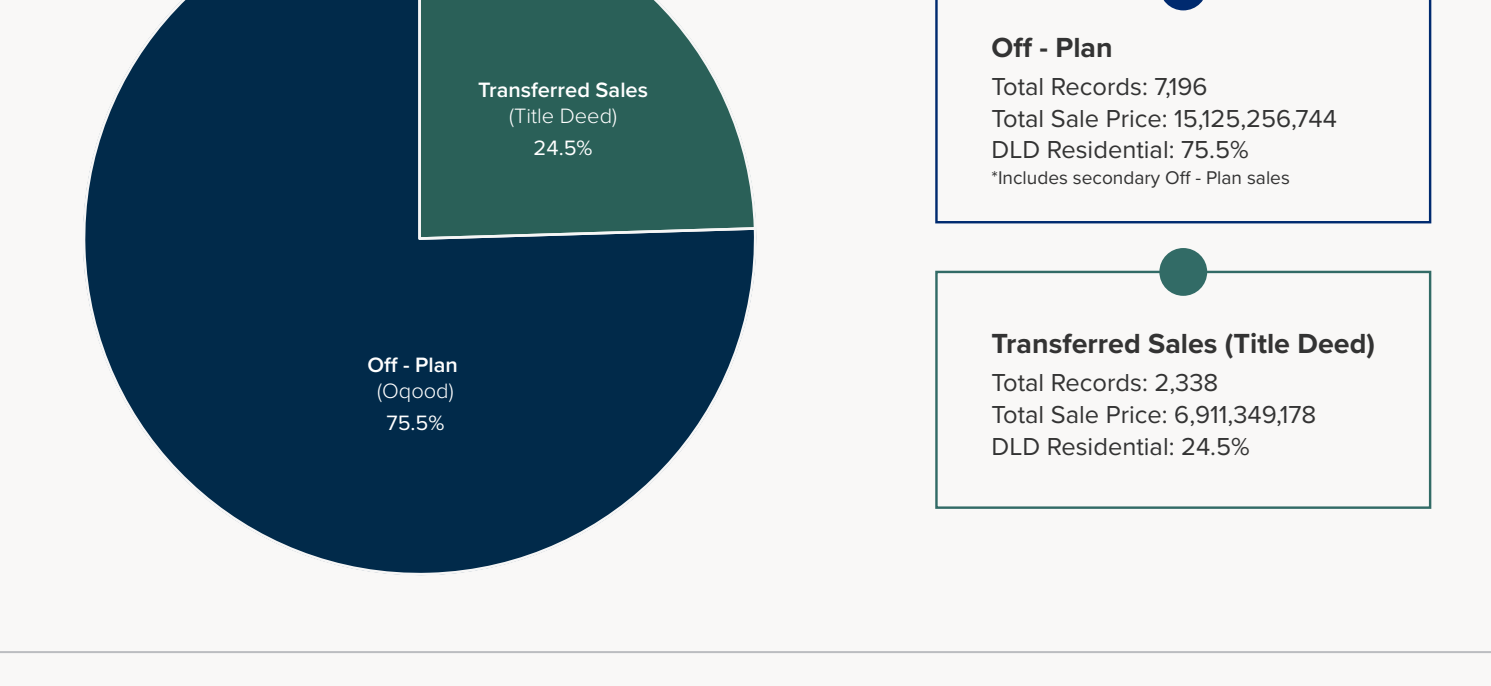
Sales in Dubai

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	11,572,273	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

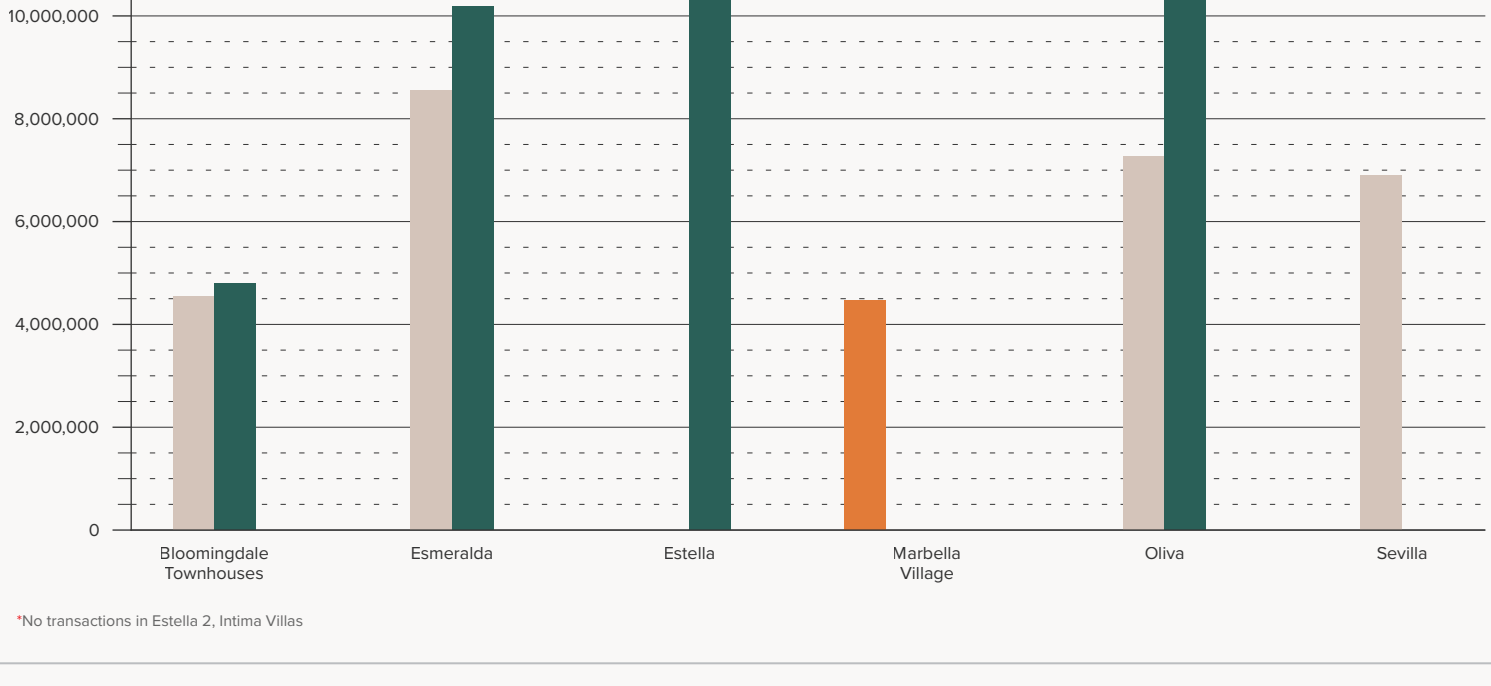


AED 3,273,504,148

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

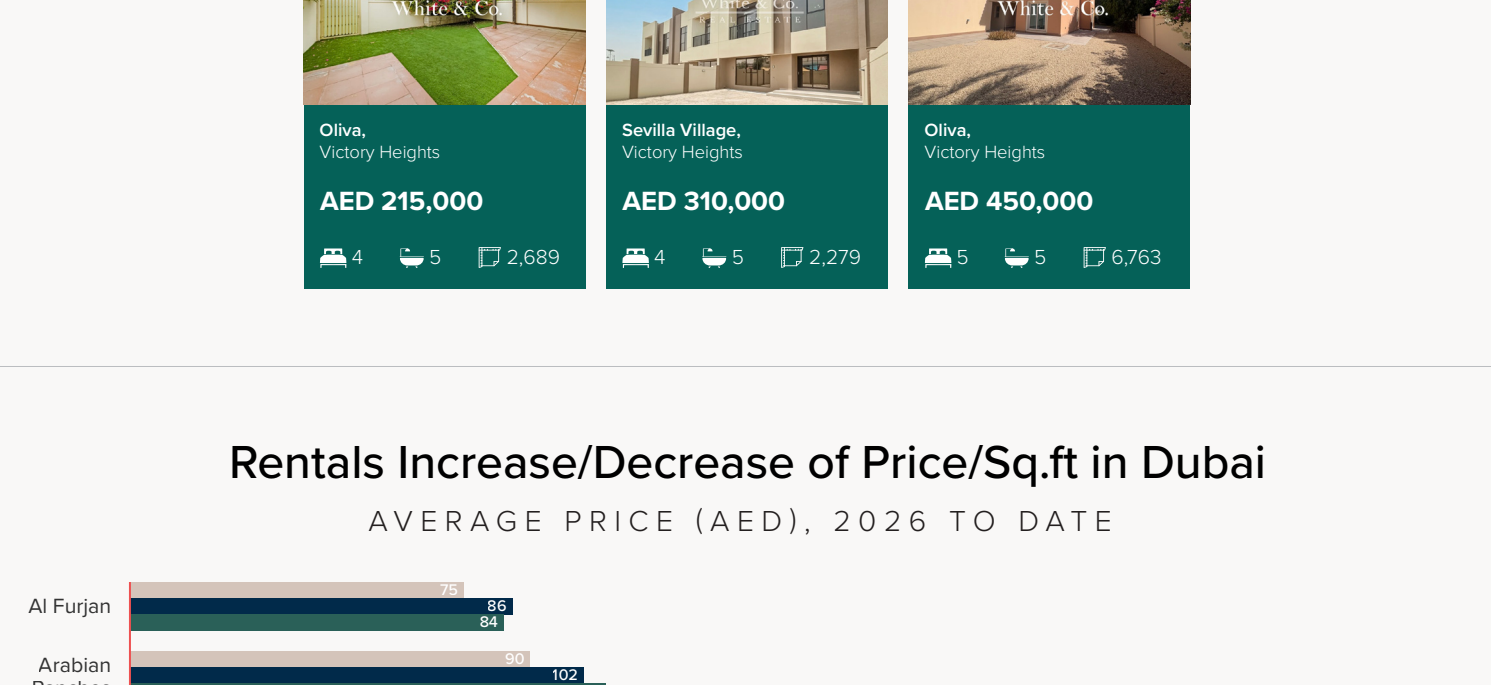


Off - Plan
Total Records: 7196
Total Sale Price: 15,125,256,744
DLD Residential: 75.5%
*Includes secondary Off-Plan sales

Transferred Sales (Title Deed)
Total Records: 2,338
Total Sale Price: 6,911,349,178
DLD Residential: 24.5%

Sales in Victory Heights

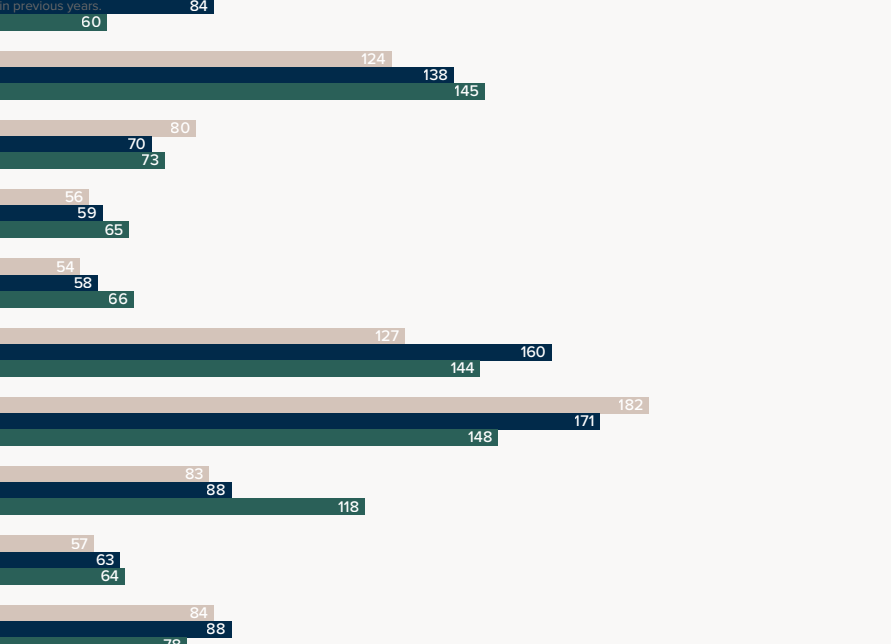
AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

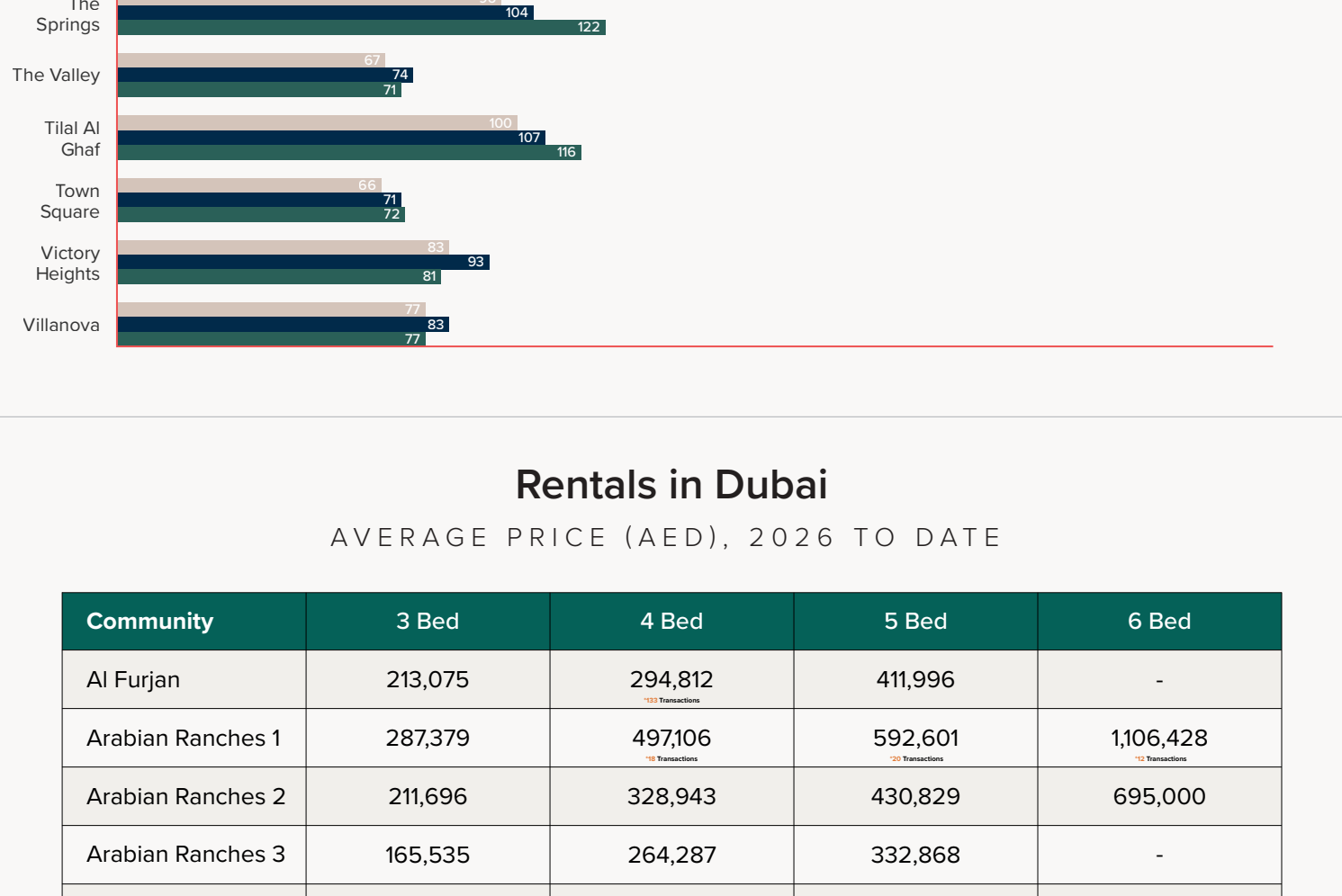
MARKET ANALYSIS

Hot Properties for Rent



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

AVERAGE PRICE (AED), 2026 TO DATE



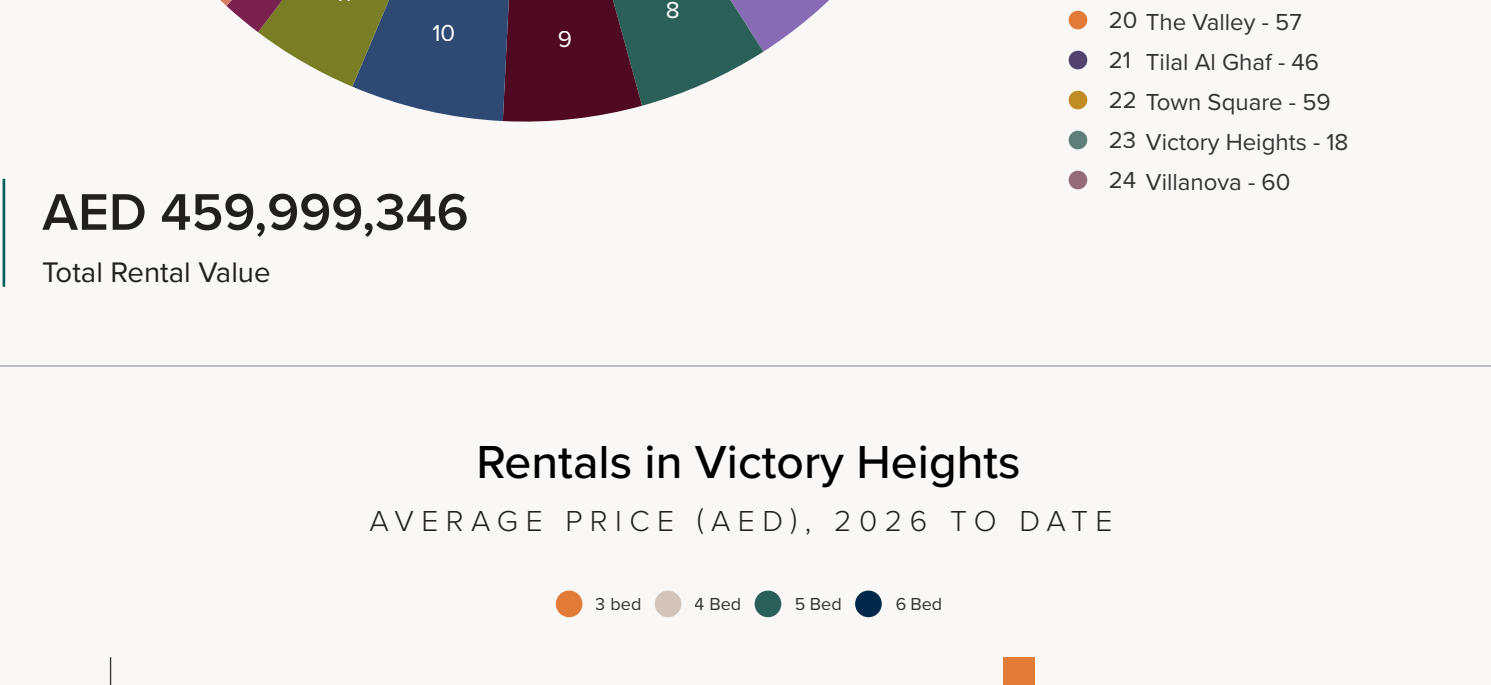
Rentals in Dubai

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	430,828	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

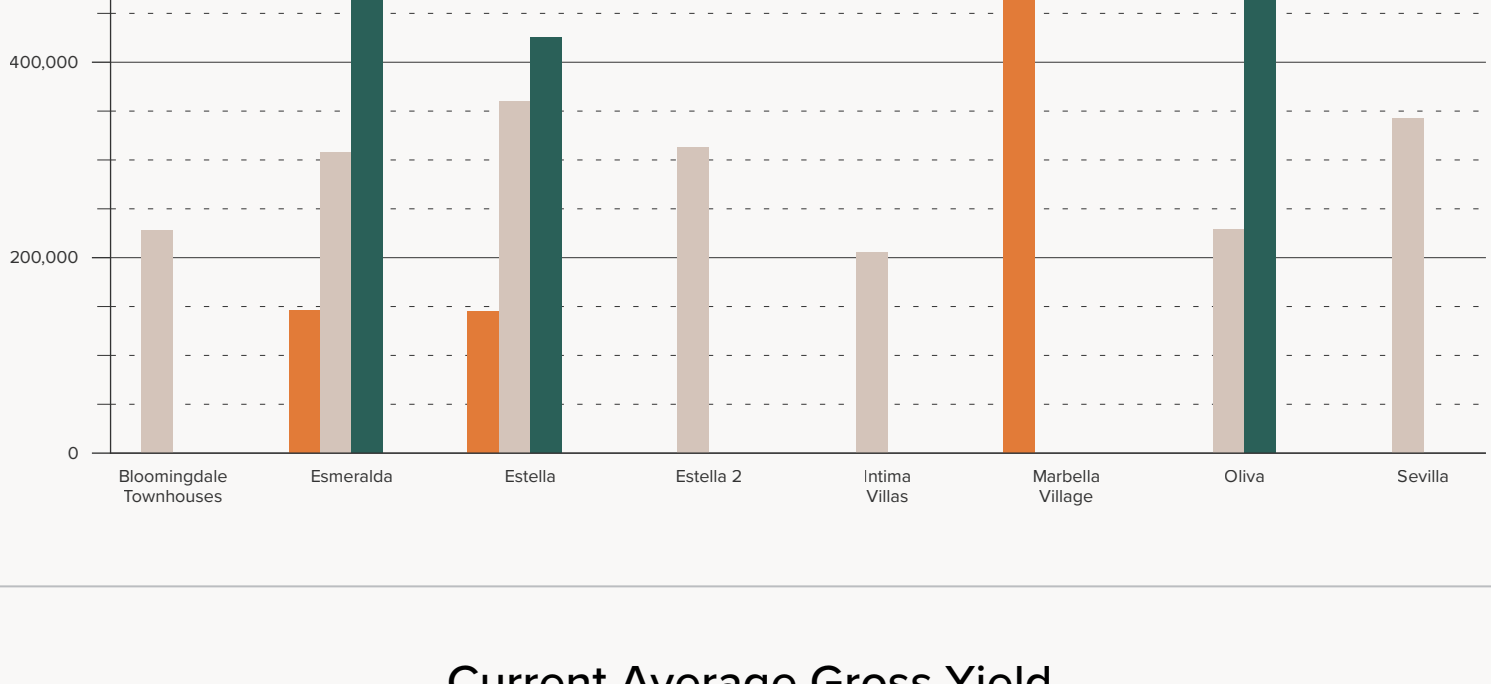


AED 459,999,346

Total Rental Value

Rentals in Victory Heights

AVERAGE PRICE (AED), 2026 TO DATE



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 %

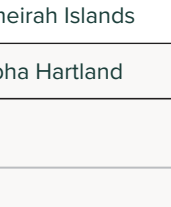
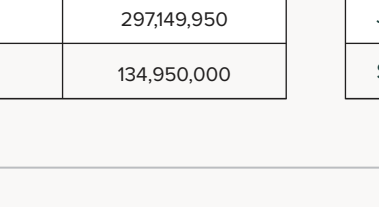
Community	Community Type	Avg. Gross Yield
Arabian Ranches 3	Villa	4.91 %
Reem	Townhouse	4.82 %
Serena	Townhouse	4.79 %
Dubai Hills	Villa	4.40 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.16 %
Arabian Ranches	Villa	3.92 %
Jumeirah Park	Villa	3.76 %
Dubai Sports City	Villa	3.67 %
Palm Jumeirah	Villa	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 Hills	179	765,664,031
The Valley	156	580,526,415
The Springs	136	646,908,739
DAMAC Hills	127	688,826,079
DAMAC Hills 2	126	601,050,530
Dubai Hills Estate	121	1,836,508,494
Dubai Land	121	409,190,955
Al Furjan	118	724,679,005
Arabian Ranches 3	116	601,337,624
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
Villanova	82	276,285,000
JVC	77	249,065,000
Jumeirah Park	62	653,380,014
The Meadows	39	527,945,000
Palm Jumeirah	33	1,905,349,929
Arabian Ranches 2	32	218,006,897
Jumeirah Islands	31	853,936,516
Victory Heights	30	297,149,950
Sobha Hartland	6	134,950,000

RENTALS	Total Volume	Total Value
DAMAC Hills 2	909	95,900,637
Dubai South	401	61,355,007
Arabian Ranches 3	333	62,566,210
Mudon	303	86,983,240
Villanova	299	50,722,585
Town Square	294	48,918,475
The Valley	288	43,037,612
Dubai Land	281	46,711,803
The Springs	275	62,967,037
Tilal Al Ghaf	269	94,714,875
Al Furjan	263	82,711,154
Dubai Hills Estate	260	244,253,910
Emaar South	250	34,081,255
DAMAC Hills	216	61,721,248
JVC	197	40,179,800
Arabian Ranches	177	77,523,446
DAMAC Lagoons	174	30,579,716
Jumeirah Park	116	57,422,690
Arabian Ranches 2	105	37,211,925
JGE	68	54,548,465
Victory Heights	67	26,278,750
The Meadows	61	39,701,166
Palm Jumeirah	52	218,719,760
Jumeirah Islands	22	37,887,000
Sobha Hartland	11	8,855,308



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

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