Arabian Ranches 2 July Market Report

Villa | Townhouse

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

N E W S

Arabian Ranches 2 remains a dependable choice for families.

Arabian Ranches 2 continues to attract families seeking the lifestyle offering it is known for, supported by the original community's long-term appeal. Its strong transaction volume reflects steady demand for villas and townhouses, with buyers drawn to green spaces, schools, retailers, and family-friendly amenities that have matured alongside the wider area. Certain units in key locations have maintained premium pricing.

N E W S

White & Co.

White & Co. completed 478 million selling over 90,000 residents since the end of 2025. This growth is driven by strong demand for its villas and townhouses, with over 1,100 units sold in the last 12 months, supported by customer service and leasing transaction volume, reflecting Dubai's continued momentum.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 3 Years			
Mortgage Rates	2 Yr	3 Years	5 Yrs
Fixed	3.85%	3.78%	4.0%
Int Discount	50%	45%	50%
Fixed	3.85%	3.78%	4.0%
Non Discount	50%	45%	50%
Fixed	3.85%	3.78%	4.0%

Get Mortgage Quote

Hot Properties for Sale

Villa	Villa	Villa	Villa
4	4	4	4
AED 3,270,000	AED 4,750,000	AED 6,000,000	AED 4,000,000

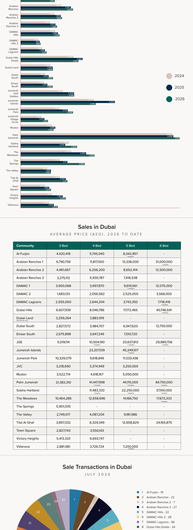
Recent White & Co. Sales

Villa	Villa	Villa	Villa
4	4	4	4
AED 3,270,000	AED 4,750,000	AED 6,000,000	AED 4,000,000

SALES TRANSACTIONS — MARKET ANALYSIS

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

AVERAGE PRICE (AED): 2026 TO DATE



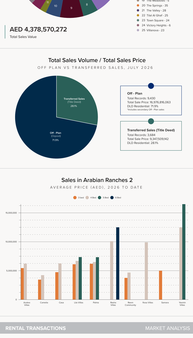
Sales in Dubai

AVERAGE PRICE (AED): 2026 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	1,420,429	1,745,240	2,362,857	-
Arabian Ranches 1	4,756,778	9,871,000	12,136,000	31,000,000
Arabian Ranches 2	4,140,667	8,206,250	8,932,414	12,500,000
Arabian Ranches 3	3,275,152	5,630,167	7,149,328	-
DAMAC Z	3,901,068	3,997,870	9,619,561	12,075,000
DAMAC Z	1,600,533	2,230,562	2,525,000	3,500,000
DAMAC Lagoons	2,055,000	2,644,204	3,743,350	7,798,418
Dubai Hills	6,607,509	8,546,786	17,072,465	40,746,641
Dubai Land	2,255,264	3,884,000	-	-
Dubai South	2,827,570	3,984,757	6,947,620	12,750,000
Emaar South	2,675,898	3,647,249	7,590,556	-
JVC	1,099,74	10,324,160	20,617,973	29,985,714
Jumeirah Islands	-	25,037,000	45,000,000	-
Jumeirah Park	10,329,579	9,918,846	11,033,438	-
JVC	3,318,690	3,774,340	5,250,000	-
Muirfield	3,512,714	4,418,167	5,050,000	-
Palm Jumeirah	21,383,290	41,447,098	44,115,000	84,750,000
Muirfield	1,468,000	4,483,333	22,290,000	37,000,000
The Meadows	10,494,286	12,658,696	14,906,750	17,675,333
The Springs	3,224,525	-	-	-
The Valley	2,749,017	4,187,254	5,181,086	-
The Al Ghaf	3,891,032	6,329,249	12,018,829	24,165,875
Town Square	2,627,760	3,250,000	-	-
Victory Heights	5,415,333	6,833,167	-	-
Villanova	2,881,681	3,724,724	7,030,000	-

Sale Transactions in Dubai

JULY 2026



AED 4,378,570,272

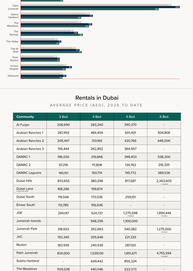
Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES: JULY 2026

Sales in Arabian Ranches 2

AVERAGE PRICE (AED): 2026 TO DATE



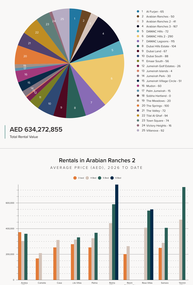
RENTAL TRANSACTIONS — MARKET ANALYSIS

Hot Properties for Rent

Villa	Villa	Villa	Villa
4	4	4	4
AED 420,000	AED 500,000	AED 560,000	AED 750,000

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	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	208,800	281,000	360,250	-
Arabian Ranches 1	287,692	468,429	631,431	834,806
Arabian Ranches 2	237,000	353,165	420,766	646,000
Arabian Ranches 3	156,444	252,852	364,957	-
DAMAC Z	180,000	239,666	399,600	536,000
DAMAC Z	97,216	91,808	134,763	216,205
DAMAC Lagoons	140,151	192,734	195,772	289,536
Dubai Hills	189,835	280,206	417,687	2,263,605
Dubai Land	168,206	165,874	-	-
Dubai South	165,000	172,036	218,511	-
Emaar South	157,185	158,636	-	-
JVC	239,147	324,137	1,275,308	1,856,444
Jumeirah Islands	-	348,216	1,350,000	-
Jumeirah Park	218,602	352,663	541,992	1,275,000
JVC	192,240	253,646	237,333	-
Muirfield	161,939	240,536	287,501	-
Palm Jumeirah	834,000	1,328,000	1,851,671	4,755,584
Muirfield	-	639,442	855,324	-
The Meadows	509,538	440,294	533,273	-
The Springs	257,550	-	400,000	-
The Valley	194,216	174,230	-	-
The Al Ghaf	318,000	351,640	604,571	-
Town Square	140,984	182,756	-	-
Victory Heights	220,000	265,175	-	700,000
Villanova	155,538	183,430	335,000	-

Rental Transactions in Dubai

JULY 2026

AED 634,272,855

Total Rental Value

Rentals in Arabian Ranches 2

AVERAGE PRICE (AED): 2026 TO DATE

Current Average Gross Yield

JULY 2026

Community	Community Yield	Avg Sales Yield
DAMAC Lagoons	7.4%	7.8%
Jumeirah Village Circle	7.3%	7.8%
Dubai Land	7.2%	7.8%
Jumeirah Village Circle	7.1%	7.8%
Muirfield	7.1%	7.8%
Dubai Hills Estate	7.1%	7.8%
Villanova	7.0%	7.8%
Dubai South	7.0%	7.8%
Palm Jumeirah	7.0%	7.8%
Town Square	7.0%	7.8%
Sobha Hartland	6.9%	7.8%
Arabian Ranches 2	6.9%	7.8%

Community	Community Yield	Avg Sales Yield
Emaar South	6.9%	7.8%
The Valley	6.9%	7.8%
Arabian Ranches 3	6.9%	7.8%
Dubai Hills Estate	6.9%	7.8%
Emaar South	6.9%	7.8%
The Valley	6.9%	7.8%
The Meadows	6.9%	7.8%
The Springs	6.9%	7.8%
Villanova	6.9%	7.8%
Jumeirah Park	6.9%	7.8%
Jumeirah Park	6.9%	7.8%
Palm Jumeirah	6.9%	7.8%
Muirfield	6.9%	7.8%
Jumeirah Islands	6.9%	7.8%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Villanova	Total Villanova	Total Villanova
DAMAC Lagoons	1,000	1,000,000,000
The Valley	215	196,000,000
Dubai South	215	170,000,000
The Springs	203	160,000,000
Arabian Ranches 2	200	160,000,000
Dubai Land	174	158,000,000
Dubai Hills Estate	170	150,000,000
Arabian Ranches 3	168	140,000,000
Al Furjan	162	130,000,000
Emaar South	156	130,000,000
Muirfield	148	120,000,000
Jumeirah Park	140	110,000,000
JVC	138	110,000,000
Arabian Ranches 1	98	110,000,000
The Meadows	92	100,000,000
Dubai Hills Estate	90	100,000,000
Palm Jumeirah	88	100,000,000
Victory Heights	82	100,000,000
Villanova	80	100,000,000
Sobha Hartland	74	100,000,000

Total Townhouse	Total Townhouse	Total Townhouse
Town Square	1,000	1,000,000,000
Arabian Ranches 3	930	900,000,000
Dubai Hills Estate	580	870,000,000
Villanova	560	800,000,000
Dubai Hills Estate	540	800,000,000
Dubai Hills Estate	462	770,000,000
Dubai Land	450	750,000,000
The Al Ghaf	440	700,000,000
Town Square	380	570,000,000
Muirfield	370	550,000,000
The Valley	360	530,000,000
The Springs	350	510,000,000
Emaar South	340	500,000,000
Arabian Ranches 2	330	500,000,000
Arabian Ranches 1	320	500,000,000
Jumeirah Park	310	500,000,000
Arabian Ranches 2	310	500,000,000
The Meadows	310	500,000,000
Jumeirah Park	310	500,000,000
Palm Jumeirah	310	500,000,000
Villanova	310	500,000,000
Sobha Hartland	310	500,000,000

PROPERTY MONITOR
A Cleverhub Company
Data source: Property Monitor, as at 3rd August 2026.
Property Monitor is the leading property data platform for Dubai, UAE and Abu Dhabi.
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