

Arabian Ranches 3 July Market Report

Villa 1 Townhouse

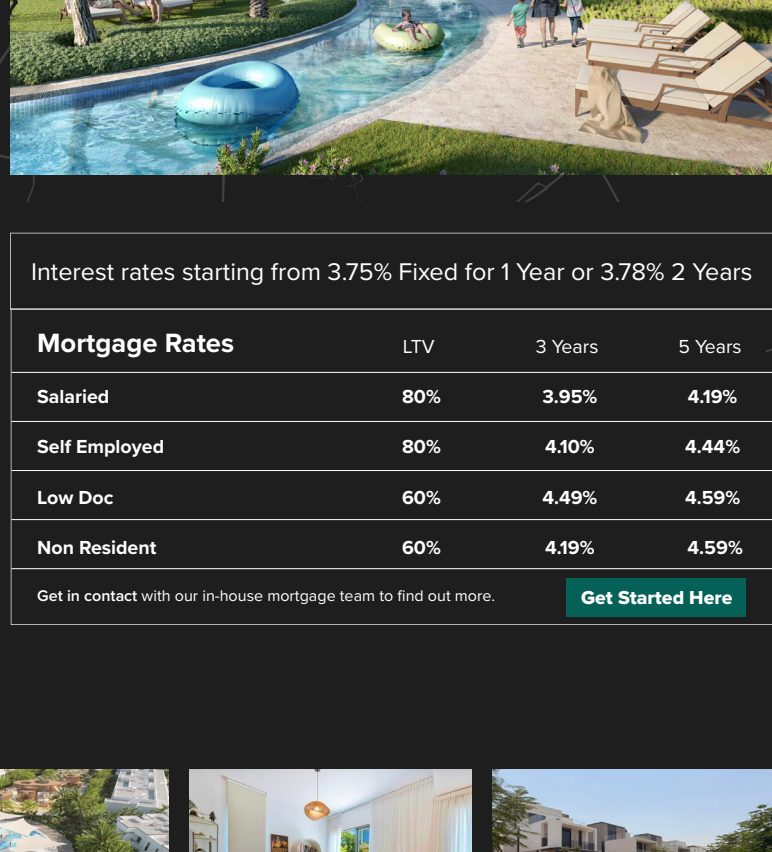
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Arabian Ranches 3 Maintains Strong Buyer Demand

Arabian Ranches 3 continues to record strong transaction activity, among Dubai's family villa communities. Emirati-phased deliveries, expanding retail and school amenities and competitive entry pricing continue to attract end users and investors alike. Growing infrastructure and steady buyer demand reinforce the community's position as one of Dubai's leading residential destinations.



NEWS

White & Co.

Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

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

Mortgage Rates			
	LTV	3 Years	5 Years
Salaried	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

Anyya, Arabian Ranches 3	Bliss, Arabian Ranches 3	Anyya, Arabian Ranches 3	Sun, Arabian Ranches 3	Bliss, Arabian Ranches 3
AED 2,825,000	AED 3,100,000	AED 3,750,000	AED 3,970,000	AED 4,300,000
3 3 1598	3 3 2,313	4 5 2,400	4 4 2,438	4 4 2,004

Recent White & Co. Sales

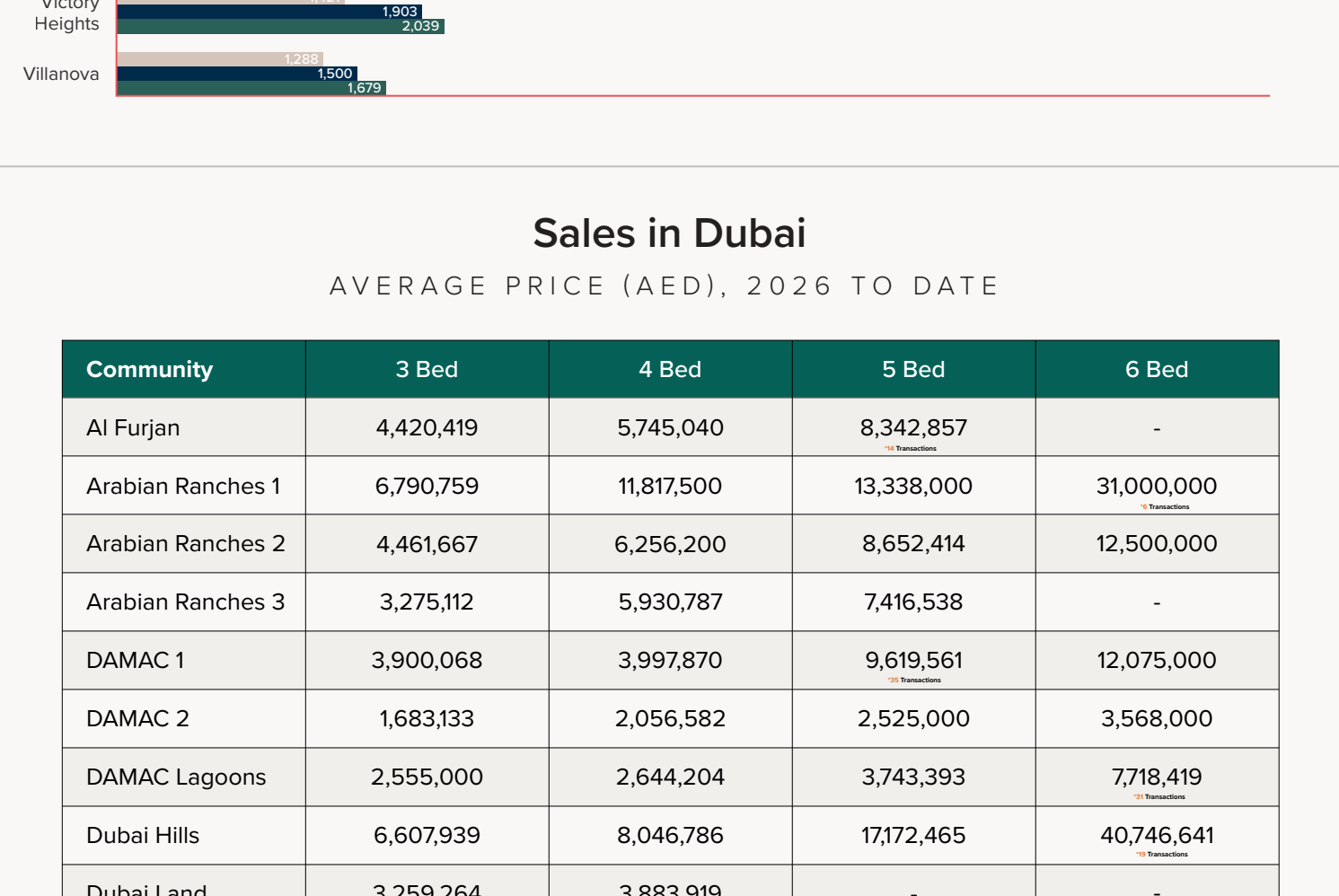
Anyya, Arabian Ranches 3	Bliss, Arabian Ranches 3	Anyya, Arabian Ranches 3	Bliss, Arabian Ranches 3	Elite Saab, Arabian Ranches 3
AED 3,000,000	AED 3,250,000	AED 3,550,000	AED 3,875,000	AED 9,100,000
3 3 1,559	3 4 2,201	4 4 2,400	4 5 3,000	5 5 6,566

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



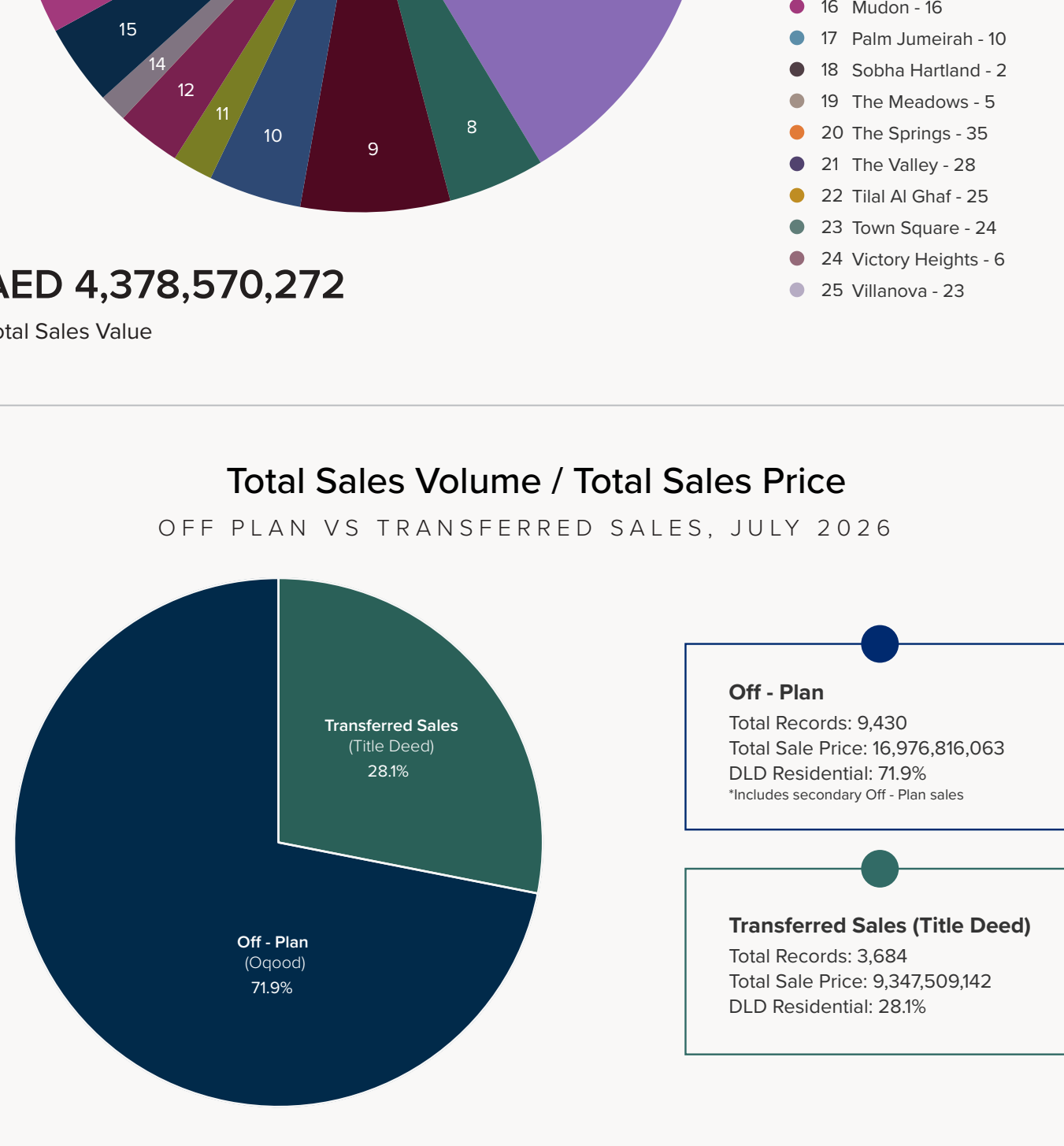
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,420,419	5,745,040	8,342,857	-
Arabian Ranches 1	6,790,759	11,817,500	13,338,000	31,000,000
Arabian Ranches 2	4,461,667	6,256,200	8,652,414	12,500,000
Arabian Ranches 3	3,275,112	5,930,787	7,416,538	-
DAMAC 1	3,900,068	3,997,870	9,619,561	12,075,000
DAMAC 2	1,683,133	2,056,582	2,525,000	3,568,000
DAMAC Lagoons	2,555,000	2,644,204	3,743,393	7,718,419
Dubai Hills	6,607,939	8,046,786	17,172,465	40,746,641
Dubai Land	3,259,264	3,883,919	-	-
Dubai South	2,827,572	3,984,707	6,947,620	12,750,000
Emaar South	2,675,898	3,647,249	7,510,720	-
JGE	5,019,114	10,504,190	20,637,813	29,989,706
Jumeirah Islands	-	23,207,139	45,249,107	-
Jumeirah Park	10,329,079	9,618,846	11,033,438	-
JVC	3,218,690	3,374,949	3,250,000	-
Mudon	3,522,714	4,618,167	5,050,000	-
Palm Jumeirah	21,383,310	41,447,998	44,115,000	84,750,000
Sobha Hartland	-	11,483,333	22,250,000	37,100,000
The Meadows	10,464,286	12,658,696	14,166,750	17,673,333
The Springs	5,901,035	-	-	-
The Valley	2,749,017	4,087,204	9,181,986	-
Tilal Al Ghaf	3,897,332	6,329,349	12,658,829	24,165,875
Town Square	2,827,743	3,550,143	-	-
Victory Heights	5,413,333	6,693,747	-	-
Villanova	2,881,981	3,726,724	7,200,000	-

Sale Transactions in Dubai

JULY 2026

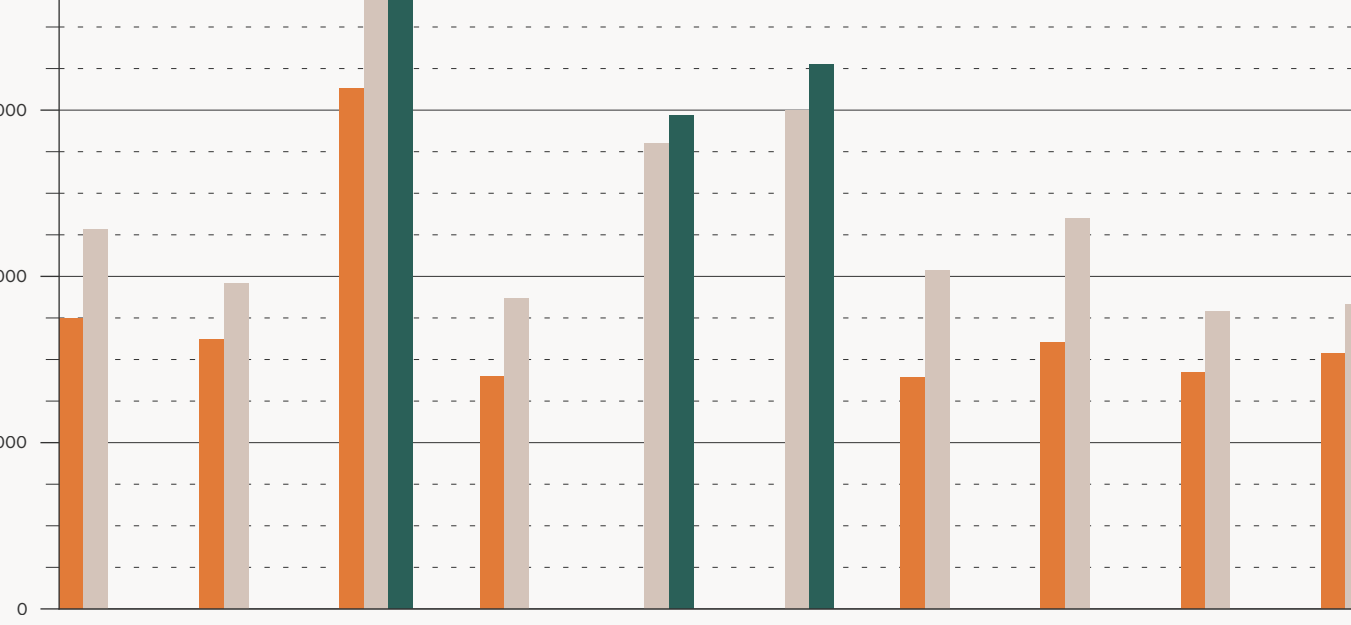


AED 4,378,570,272

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



Off - Plan

Total Records: 9,430

Total Sale Price: 16,976,816,063

DLD Residential: 71.9%

*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

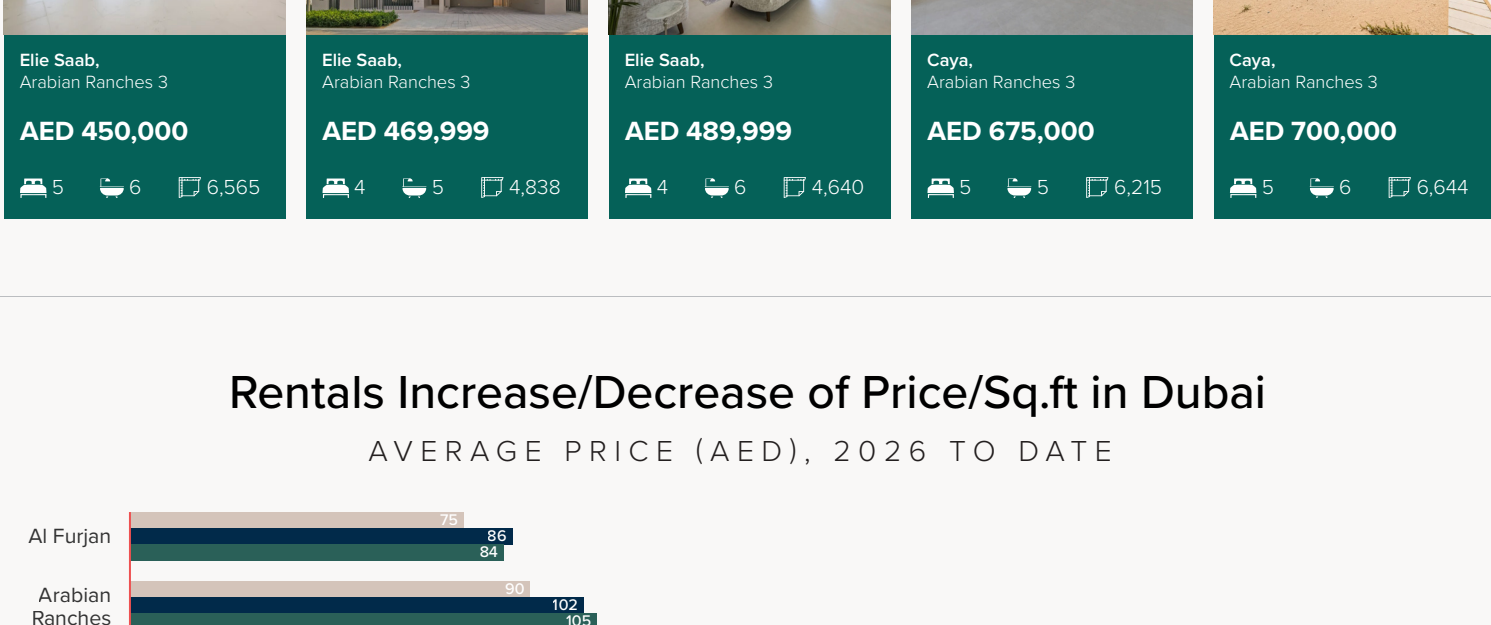
Total Records: 3,684

Total Sale Price: 9,347,509,142

DLD Residential: 28.1%

Sales in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Anyya, Elite Saab 1, Elite Saab 2, May

RENTAL TRANSACTIONS

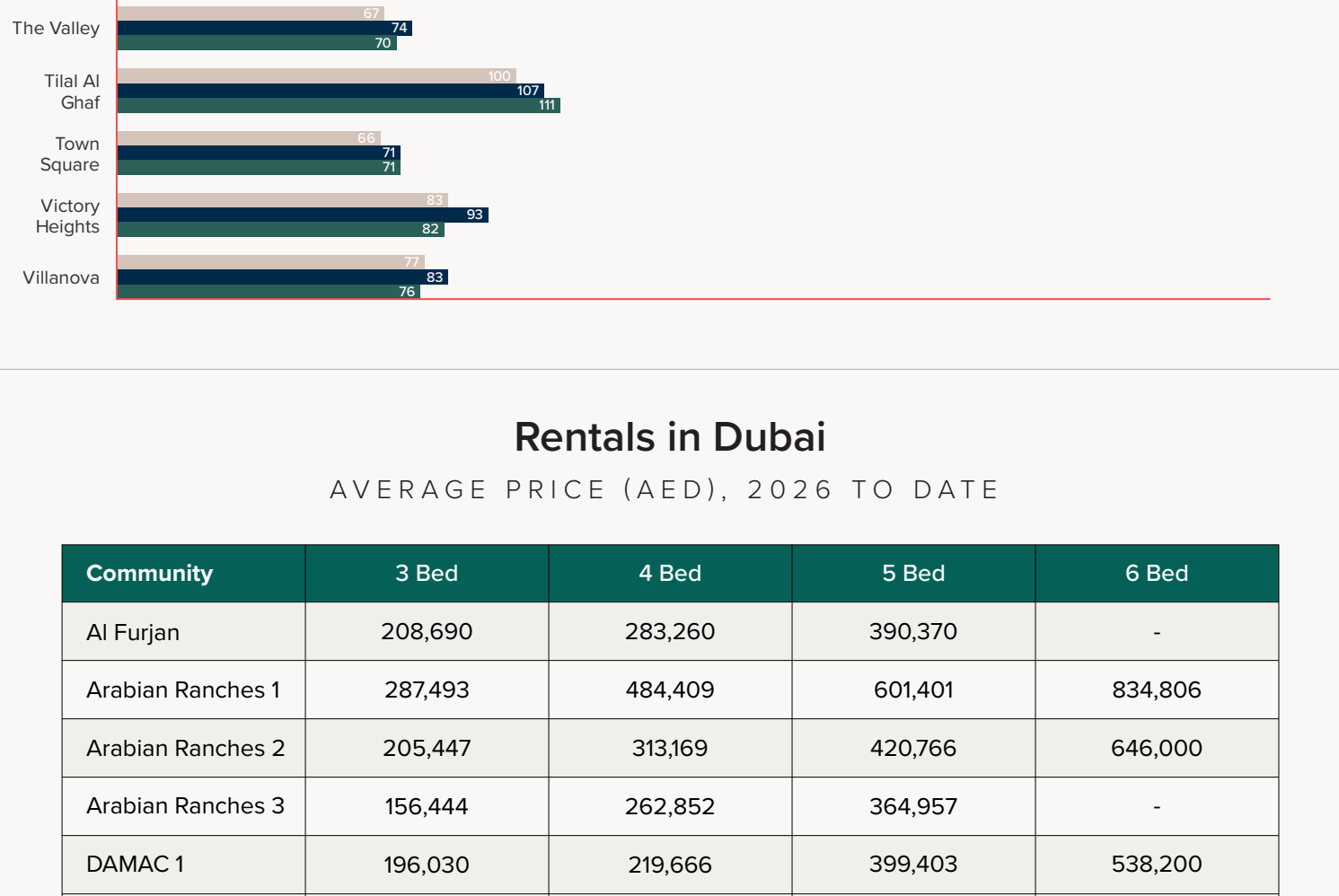
MARKET ANALYSIS

Hot Properties for Rent

Elite Saab, Arabian Ranches 3	Elite Saab, Arabian Ranches 3	Elite Saab, Arabian Ranches 3	Coya, Arabian Ranches 3	Coya, Arabian Ranches 3
AED 450,000	AED 469,999	AED 489,999	AED 675,000	AED 700,000
5 6 6,565	4 5 4,838	4 6 4,640	5 5 6,215	5 6 6,644

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

AVERAGE PRICE (AED), 2026 TO DATE



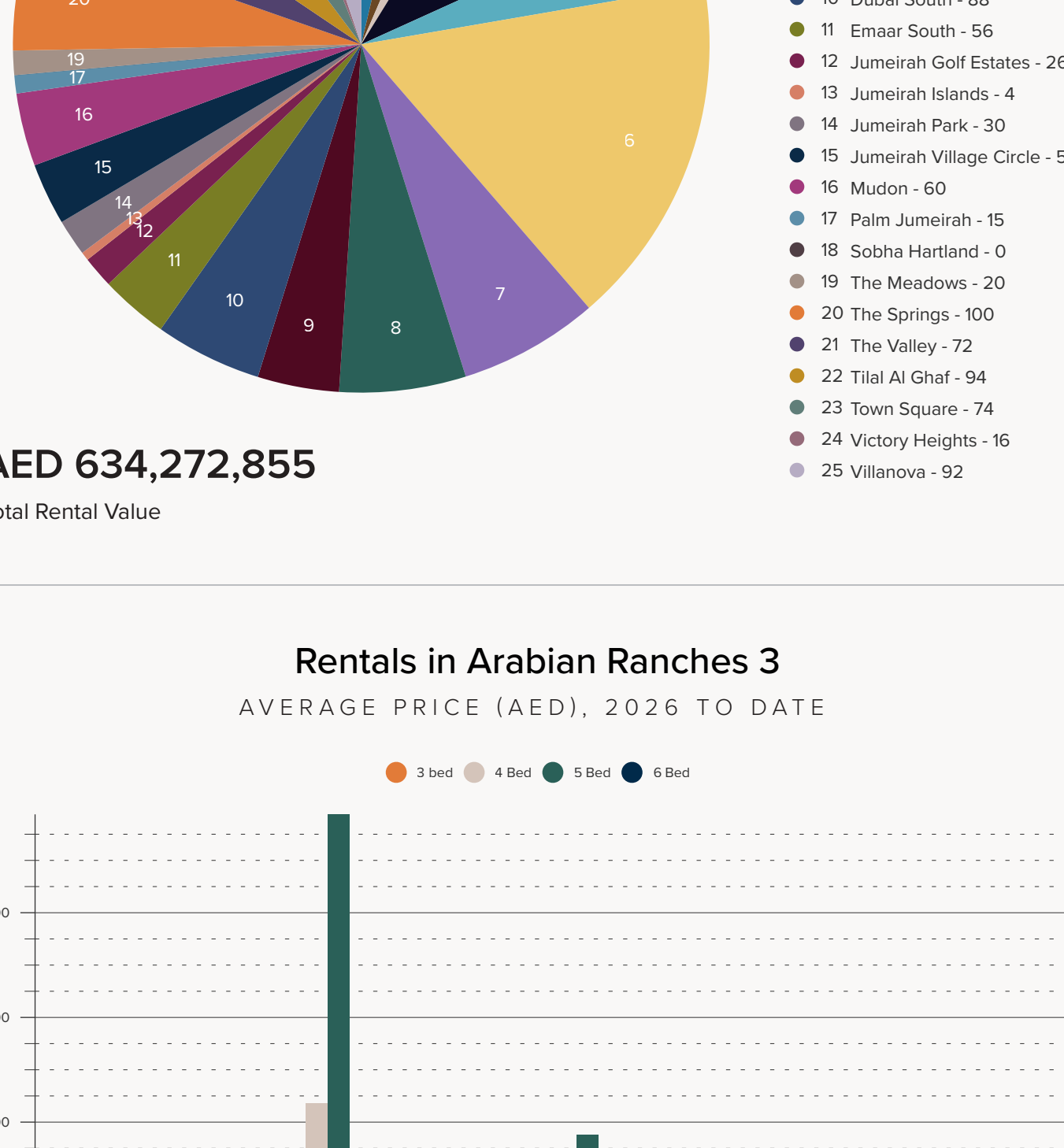
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	208,690	283,260	390,370	-
Arabian Ranches 1	287,493	484,409	601,401	834,806
Arabian Ranches 2	205,447	313,169	420,766	646,000
Arabian Ranches 3	156,444	262,852	364,957	-
DAMAC 1	196,030	219,862	399,403	538,200
DAMAC 2	97,216	111,808	134,763	216,335
DAMAC Lagoons	140,151	150,714	195,772	389,536
Dubai Hills	303,655	380,296	817,587	2,263,605
Dubai Land	168,266	199,874	-	-
Dubai South	119,506	173,036	259,151	-
Emaar South	113,785	156,636	-	-
JGE	294,147	524,737	1,275,598	1,894,444
Jumeirah Islands	-	948,256	1,300,000	-
Jumeirah Park	318,602	352,663	540,382	1,275,000
JVC	192,340	205,646	221,333	-
Mudon	183,939	240,536	287,120	-
Palm Jumeirah	834,000	1,539,130	1,851,671	4,755,594
Sobha Hartland	-	649,442	855,324	-
The Meadows	509,538	440,546	523,273	-
The Springs	257,050	-	400,000	-
The Valley	134,215	174,310	-	-
Tilal Al Ghaf	199,180	331,640	604,771	-
Town Square	149,084	182,756	-	-
Victory Heights	220,041	283,775	-	700,000
Villanova	155,538	183,430	330,000	-

Rental Transactions in Dubai

JULY 2026

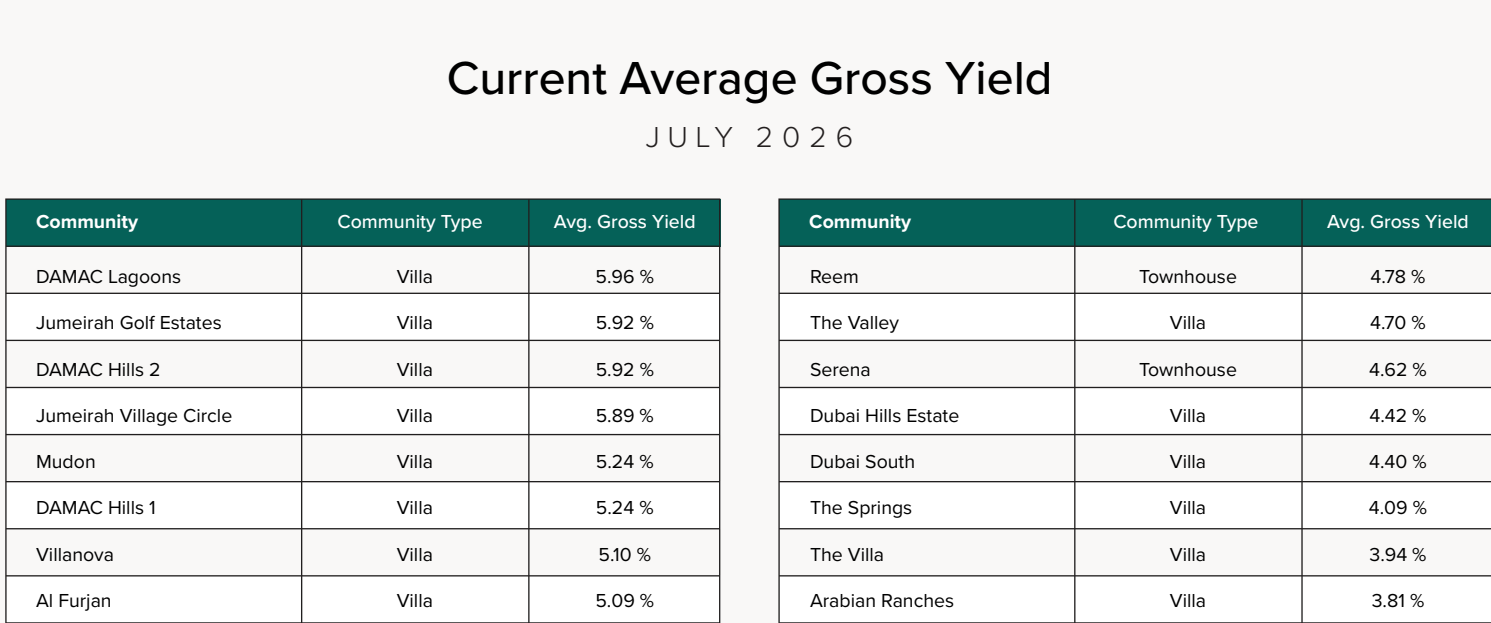


AED 634,272,855

Total Rental Value

Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Anyya, Elite Saab 1, Elite Saab 2, June 2, May