

Dubai South | Emaar South July Market Report

Villa | Townhouse

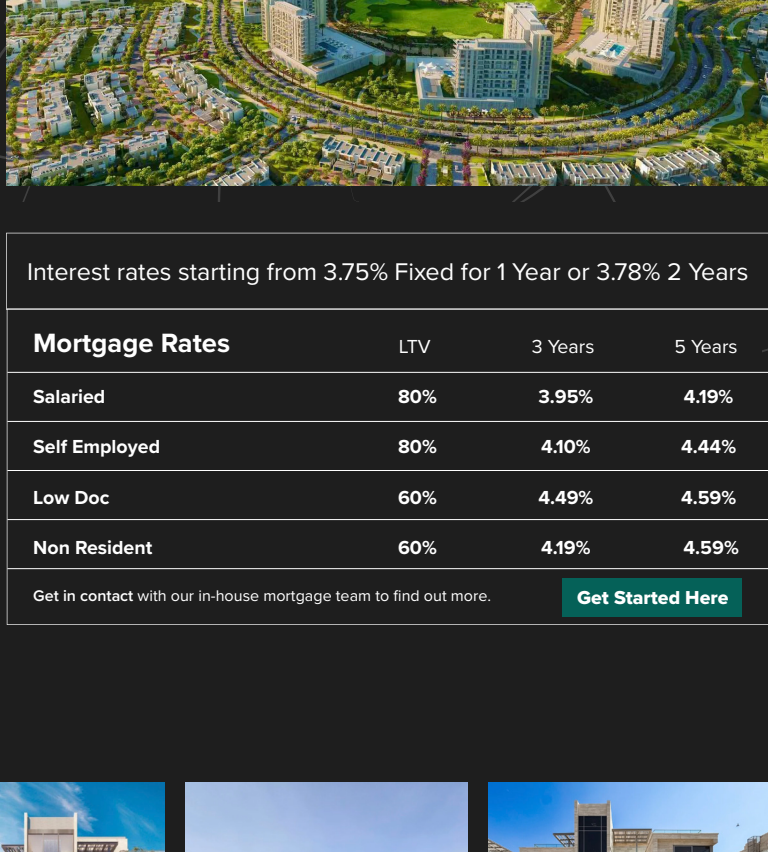
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Emaar South builds on Dubai South's airport-led growth story

Emaar South continues to benefit from Dubai South's ongoing evolution, with the expansion of Al Maktoum International Airport strengthening the area's long-term positioning. New launches in the wider Dubai land corridor continue to offer some of the market's more affordable entry points, drawing budget-conscious investors even as the surrounding villa market posts stronger price growth.



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.

Hot Properties for Sale

Fairway Villas, Emaar South	Aviation District, Dubai South	South Bay, Dubai South	South Bay, Dubai South	South Bay, Dubai South
AED 5,300,000	AED 9,500,000	AED 16,000,000	AED 16,000,000	AED 17,500,000
3 Bed, 4 Bath, 7823 sq.ft	8 Bed, 9 Bath, 11,689 sq.ft	6 Bed, 7 Bath, 8,611 sq.ft	6 Bed, 7 Bath, 11,217 sq.ft	6 Bed, 7 Bath, 8,611 sq.ft

Recent White & Co. Sales

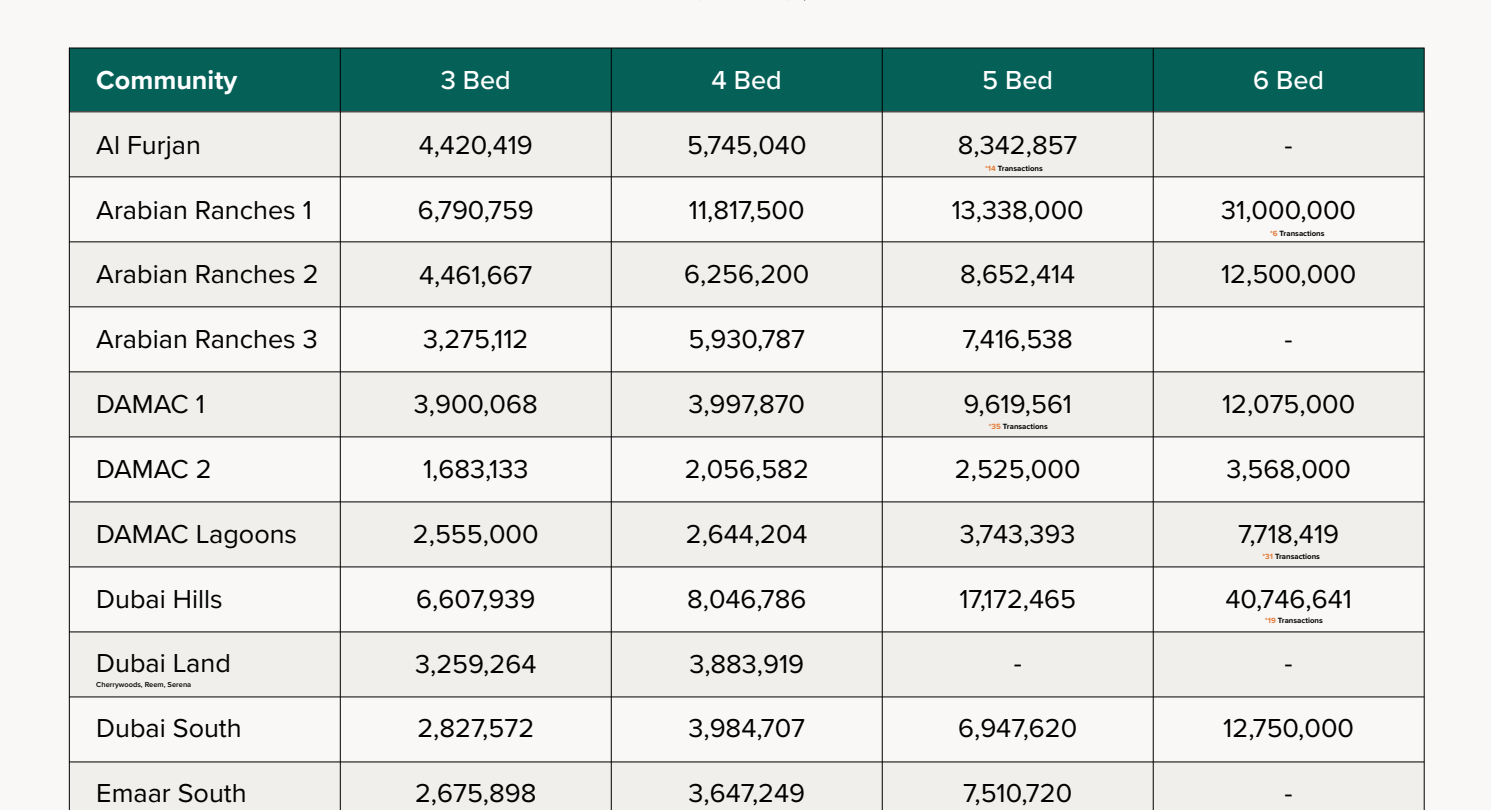
South Bay, Emaar South	South Bay, Dubai South	Golf Links, Dubai South	The Pulse Beachfront, Dubai South	South Bay, Dubai South
AED 4,100,000	AED 4,200,000	AED 4,999,000	AED 5,100,000	AED 10,700,000
4 Bed, 5 Bath, 3,564 sq.ft	4 Bed, 6 Bath, 3,982 sq.ft	4 Bed, 5 Bath, 7,132 sq.ft	4 Bed, 5 Bath, 3,298 sq.ft	5 Bed, 7 Bath, 7,233 sq.ft

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



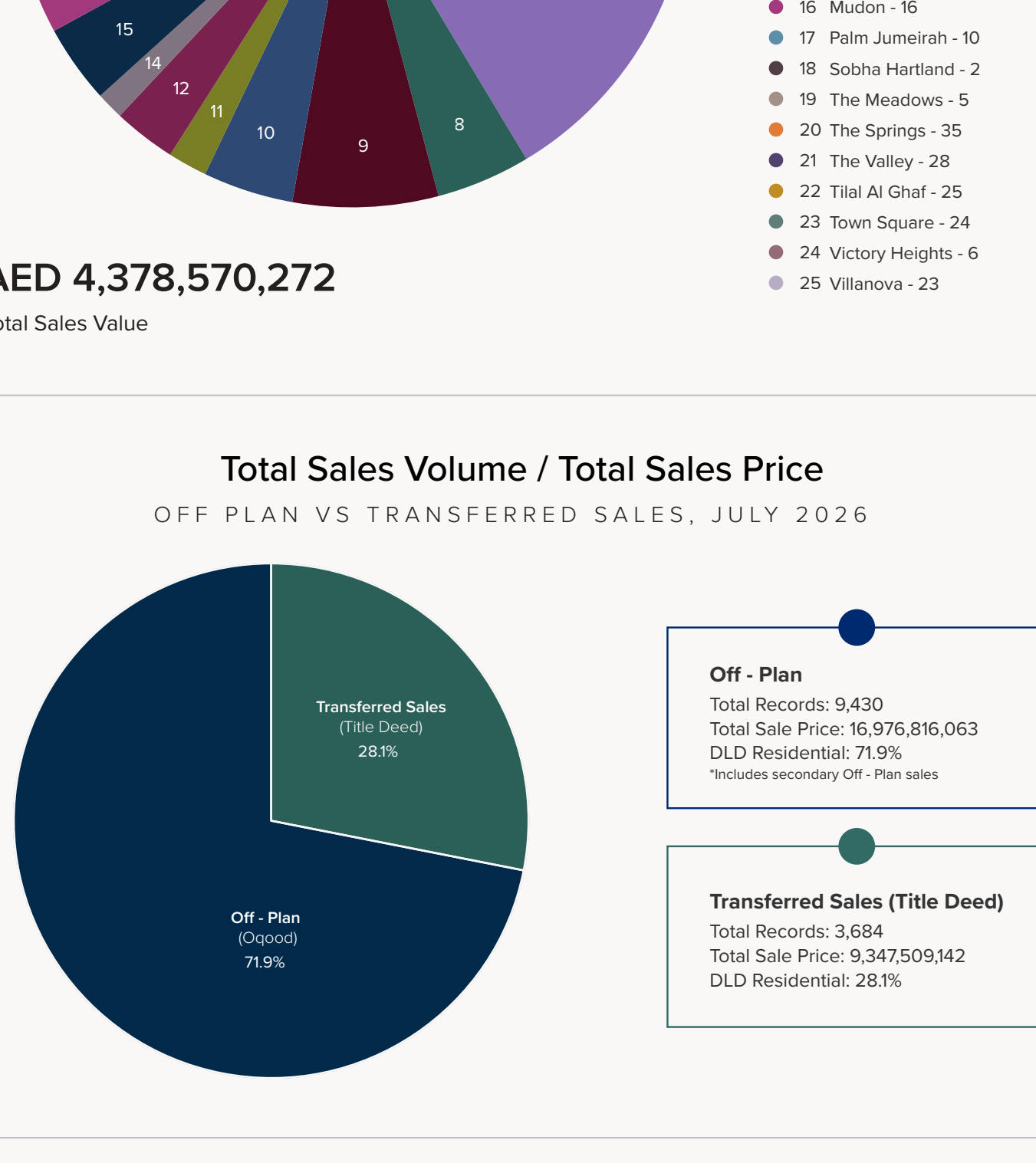
Sales in Dubai

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	20,637,817	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

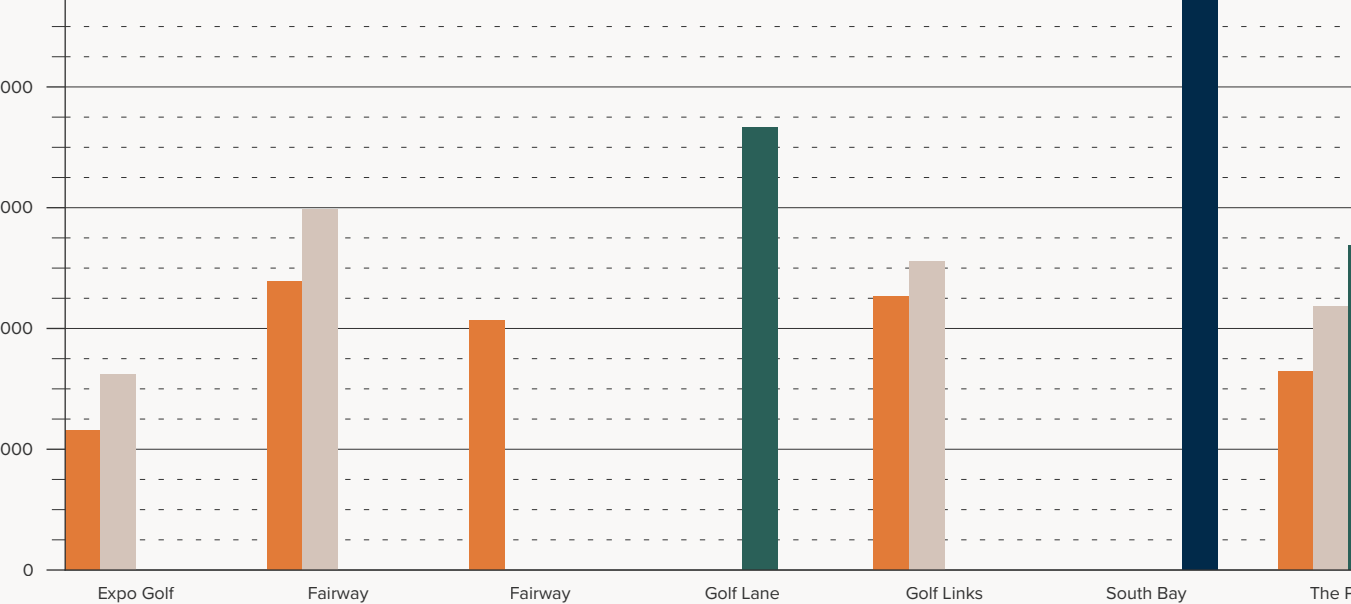


AED 4,378,570,272

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



Total Records: 9,430

Total Sale Price: 16,976,816,063

DLD Residential: 71.9%

*Includes secondary Off - Plan sales

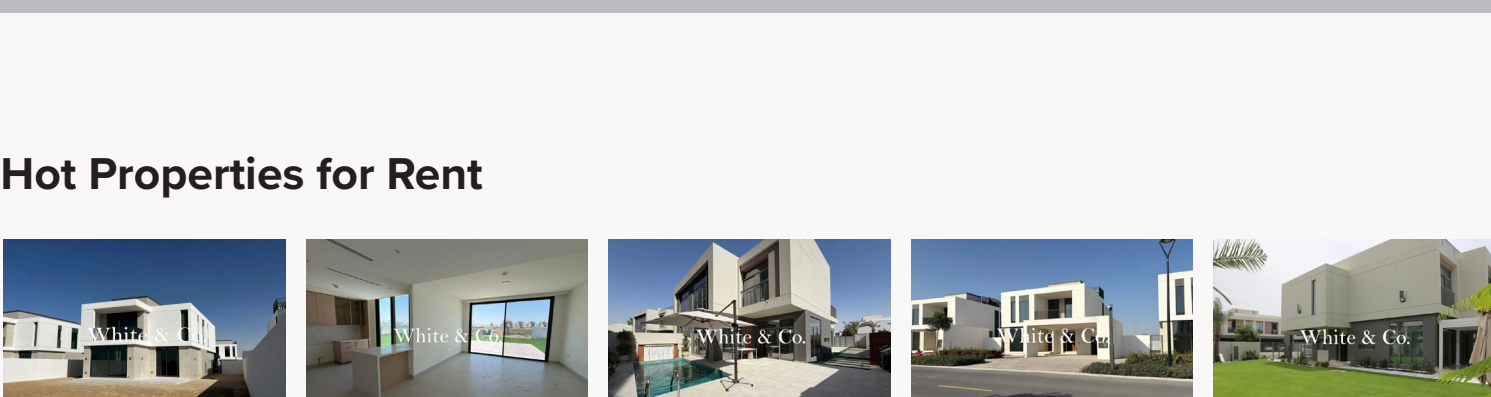
Total Records: 3,684

Total Sale Price: 9,347,509,142

DLD Residential: 28.1%

Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Celestia, Greenway, Greenway 2

RENTAL TRANSACTIONS

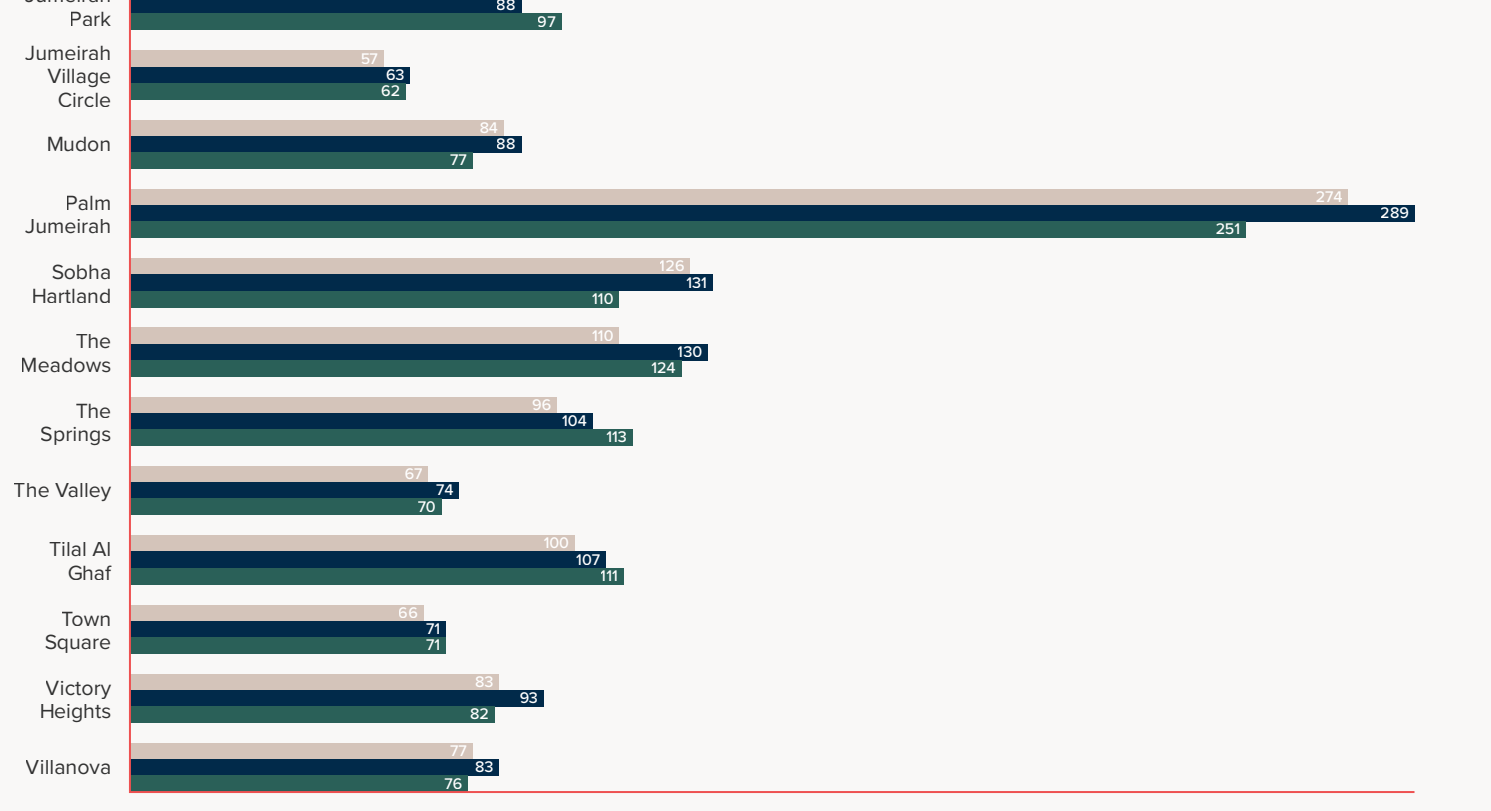
MARKET ANALYSIS

Hot Properties for Rent

Fairway Villas, Emaar South	Fairway Villas, Emaar South	The Pulse Beachfront, Emaar South	Fairway Villas, Emaar South	The Pulse Beachfront, Dubai South
AED 299,999	AED 299,999	AED 300,000	AED 320,000	AED 324,999
4 Bed, 4 Bath, 6,520 sq.ft	4 Bed, 4 Bath, 10,728 sq.ft	3 Bed, 4 Bath, 2,731 sq.ft	4 Bed, 4 Bath, 6,073 sq.ft	5 Bed, 6 Bath, 5,682 sq.ft

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

AVERAGE PRICE (AED), 2026 TO DATE



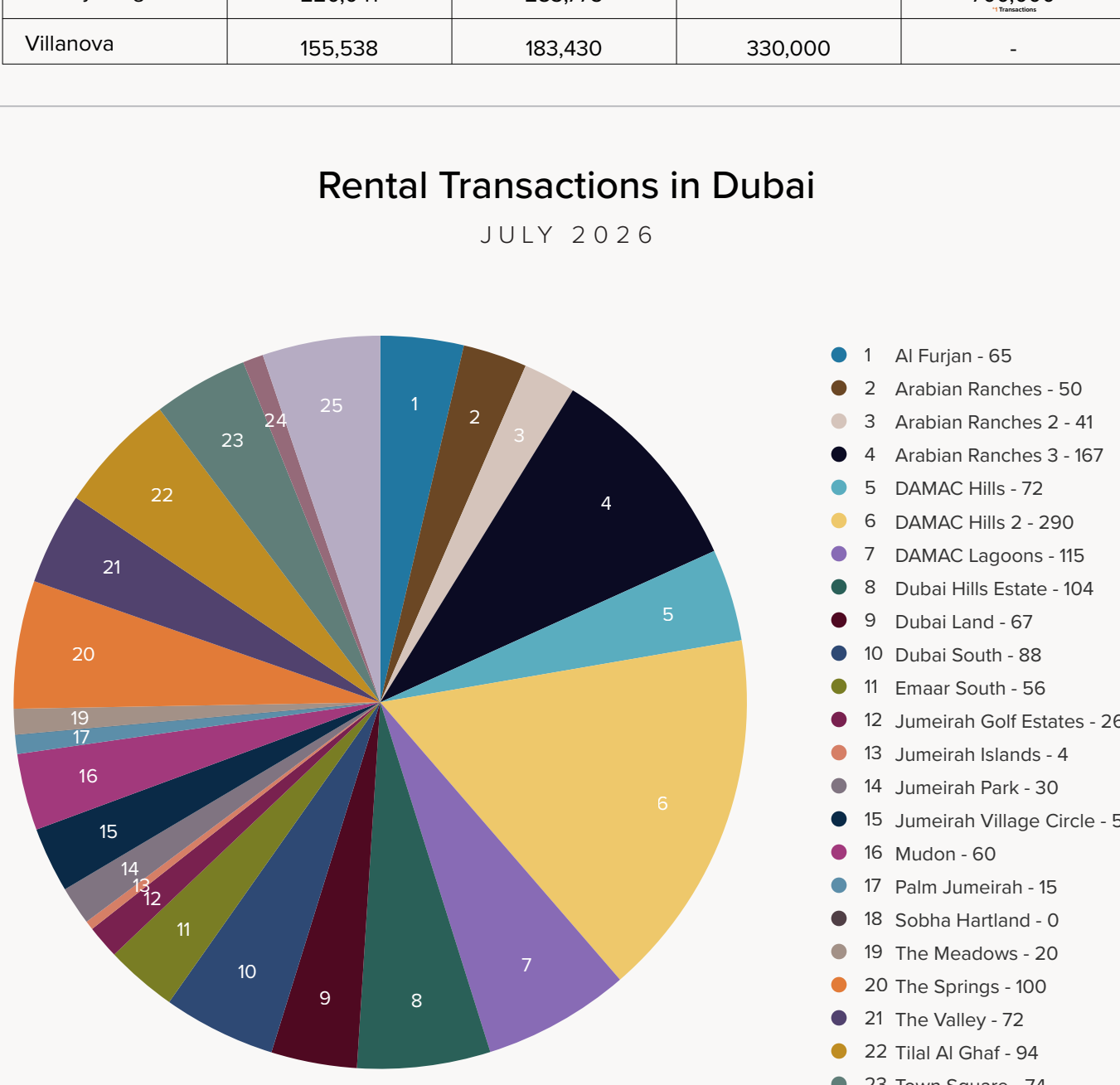
Rentals in Dubai

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	219,666	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

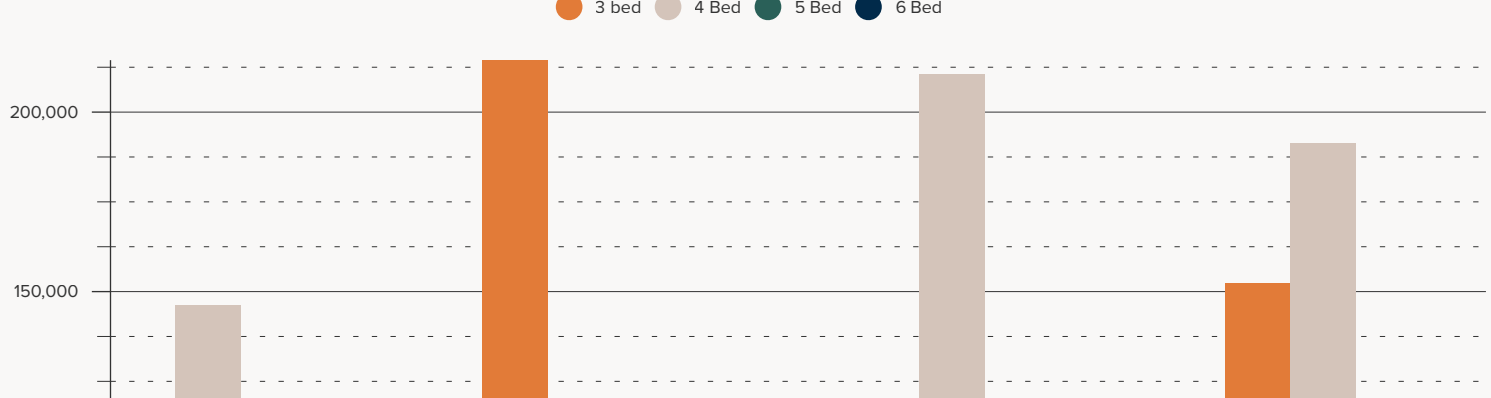


AED 634,272,855

Total Rental Value

Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Celestia, Fairway Villas 2, Golf Lane, Greenway, Greenway 2, South Bay

Current Average Gross Yield

JULY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	5.96 %	Reem	Townhouse	4.78 %
Jumeirah Golf Estates	Villa	5.92 %	The Valley	Villa	4.70 %
DAMAC Hills 2	Villa	5.92 %	Serena	Townhouse	4.62 %
Jumeirah Village Circle	Villa	5.89 %	Dubai Hills Estate	Villa	4.42 %
Mudon	Villa	5.24 %	Dubai South	Villa	4.40 %
DAMAC Hills 1	Villa	5.24 %	The Springs	Villa	4.09 %
Villanova	Villa	5.10 %	The Villa	Villa	3.94 %
Al Furjan	Villa	5.09 %	Arabian Ranches	Villa	3.81 %
Town Square	Townhouse	5.00 %	Jumeirah Park	Villa	3.73 %
Tilal Al Ghaf	Townhouse	4.93 %	Palm Jumeirah	Villa	3.33 %
Arabian Ranches 3	Villa	4.90 %	The Meadows	Villa	3.26 %
Arabian Ranches 2	Villa	4.89 %	Jumeirah Islands	Villa	2.82 %

Total Sales & Rentals in Dubai

2026 TO DATE

Dubai South	209	770,708,410	Dubai South	586	87,532,807
The Springs	203	955,735,710	Villanova	480	80,509,253
DAMAC Hills 2	180	332,596,530	The Springs	463	104,780,456
Dubai Land	174	588,210,955	Dubai Hills Estate	462	377,979,118
Dubai Hills Estate	172	2,441,511,070	Dubai Land	455	75,687,433
Arabian Ranches 3	168	840,412,380	Tilal Al Ghaf	449	153,953,875
DAMAC Hills	161	870,349,789	Town Square	448	72,261,154
Al Furjan	154	936,612,845	Mudon	432	93,620,848
Tilal Al Ghaf	153	1,270,878,624	The Valley	428	63,321,612
Mudon	146	583,097,998	Al Furjan	407	121,810,675
Town Square	144	432,478,943	Emaar South	375	49,664,255
Arabian Ranches	143	1,315,543,998	DAMAC Lagoons	373	62,423,795
Emaar South	125	392,724,410	DAMAC Hills	359	97,794,298
Villanova	121	397,825,000	Arabian Ranches	300	119,414,947
JGE	111	1,712,442,000	JVC	292	58,238,240
JVC	105	342,758,000	Jumeirah Park	194	89,519,690
Jumeirah Park	80	819,130,014	Arabian Ranches 2	183	59,352,967
The Meadows	53	700,755,000	JGE	117	92,052,048
Arabian Ranches 2	49	308,896,896	The Meadows	99	62,778,666
Palm Jumeirah	45	2,432,299,886	Victory Heights	97	40,253,750
Victory Heights	42	405,779,950	Palm Jumeirah	85	279,960,560
Jumeirah Islands	34	943,336,516	Jumeirah Islands	31	45,295,000