

Dubai Land July Market Report

Villa & Townhouse

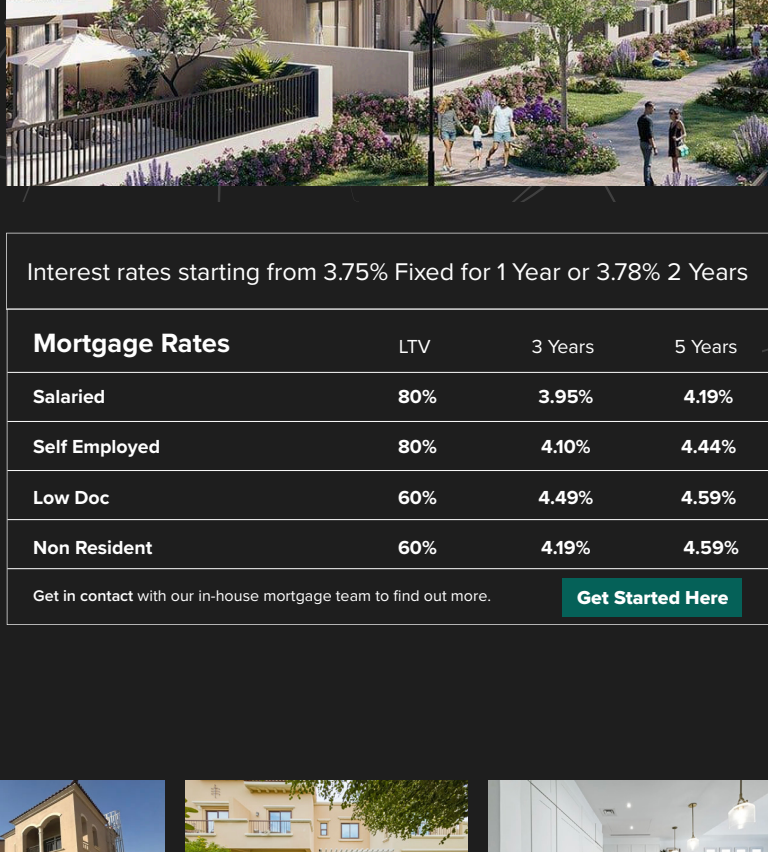
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai Land's family villas build transaction depth

Dubailand's Mira, Cherrywoods and Serena communities continue to attract buyer and tenant demand through 2026, offering spacious family homes with strong value compared to Dubai's prime districts. As these neighbourhoods mature, improving amenities, infrastructure and transaction activity reinforce their position as reliable family-focused villa communities within Dubai's residential market.



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

Bella Casa, Serena	Mira Oasis 2, Reem	Casa Dora, Serena	Mira 5, Reem	Mira 4, Reem
AED 2,550,000	AED 3,000,000	AED 3,500,000	AED 3,650,000	AED 4,400,000
2/2	3/3	3/3	3/3	4/4
1,775	2,239	2,295	2,507	2,682

Recent White & Co. Sales

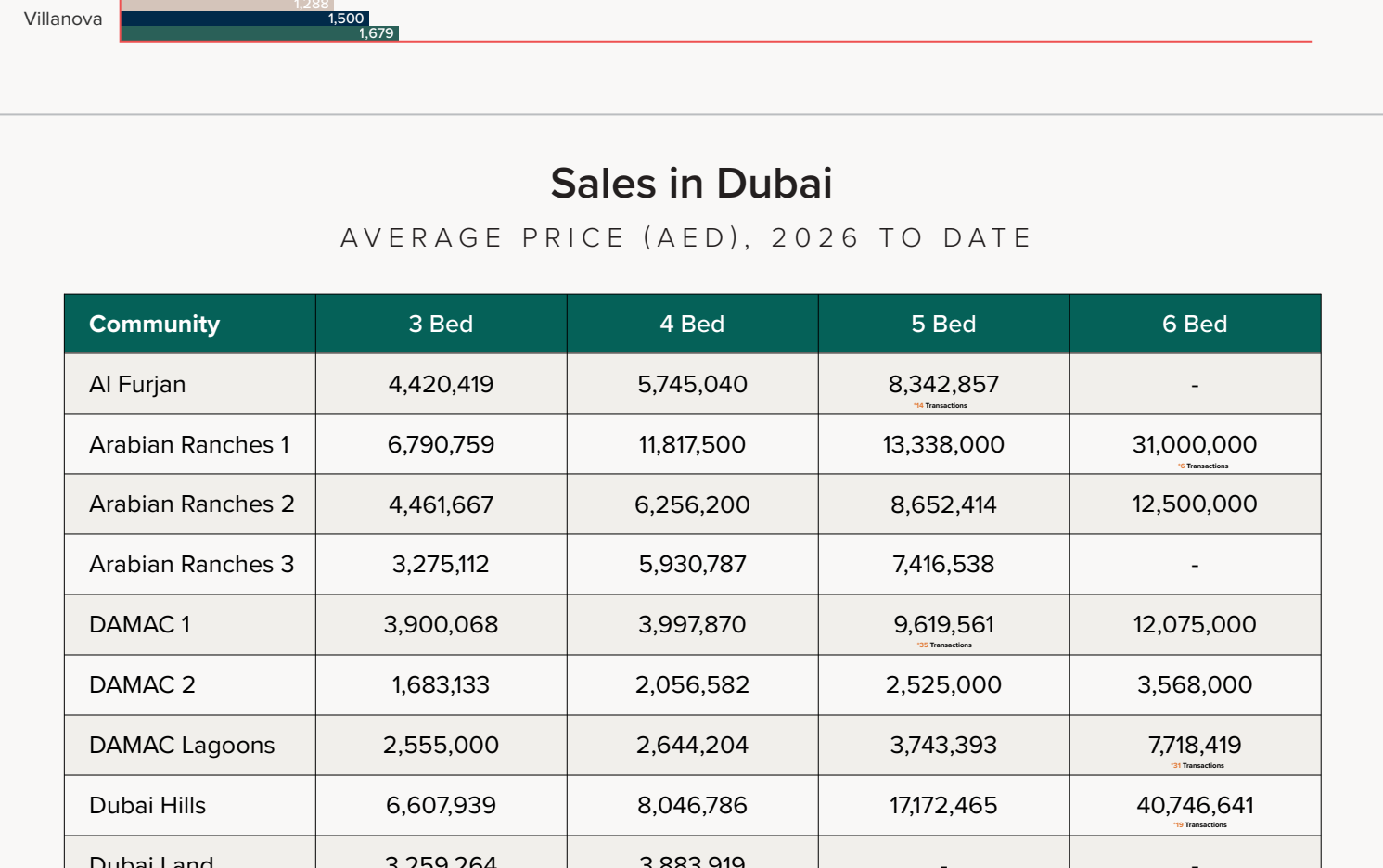
Mira 4, Reem	Casa Viva, Serena	Mira Oasis 3, Reem	Mira 5, Reem	Mira 5, Reem
AED 2,900,000	AED 3,480,000	AED 3,700,000	AED 3,750,000	AED 3,775,000
3/3	3/3	3/3	3/3	4/4
2,156	2,219	3,168	2,384	3,140

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



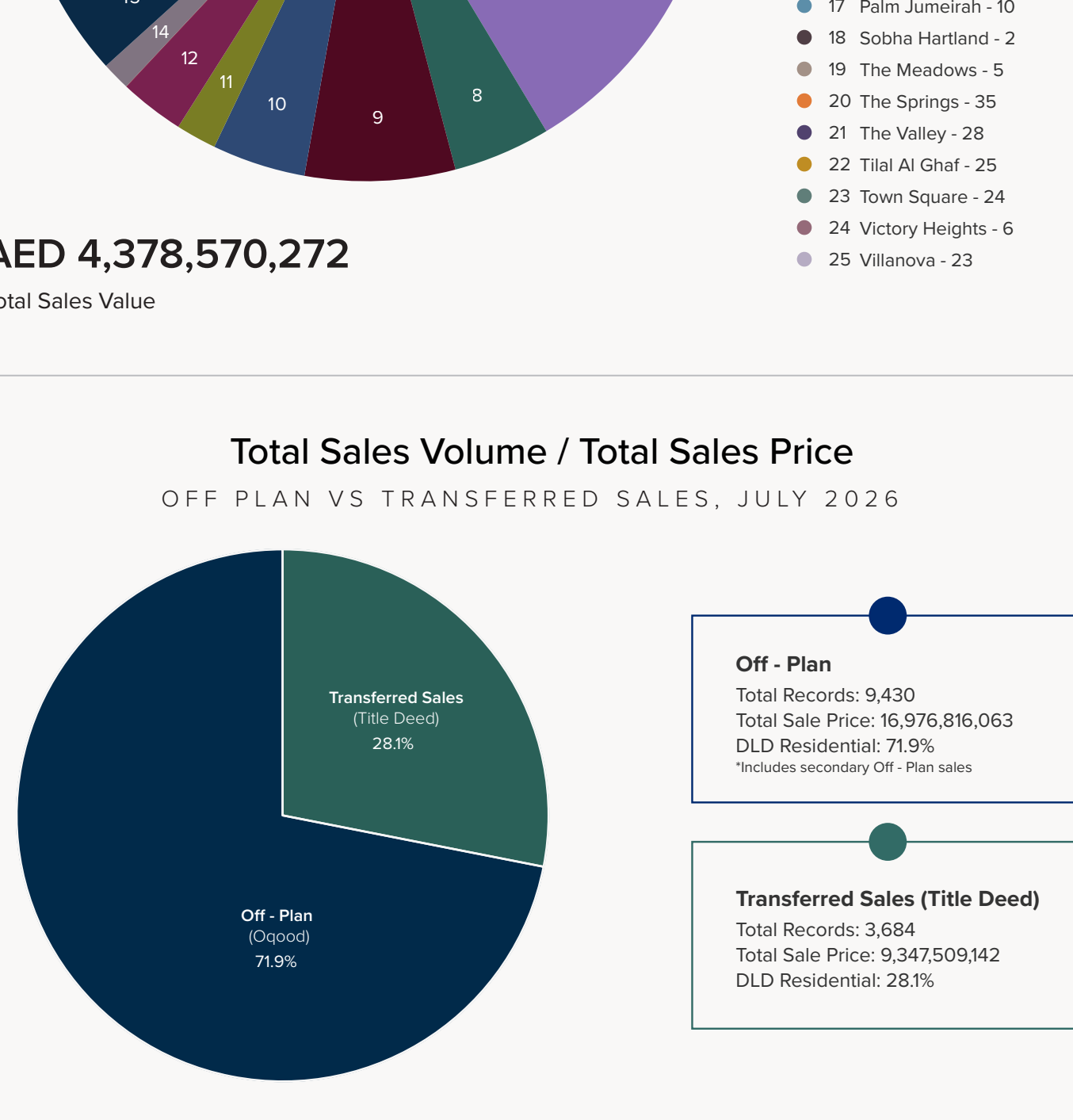
Sales in Dubai

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

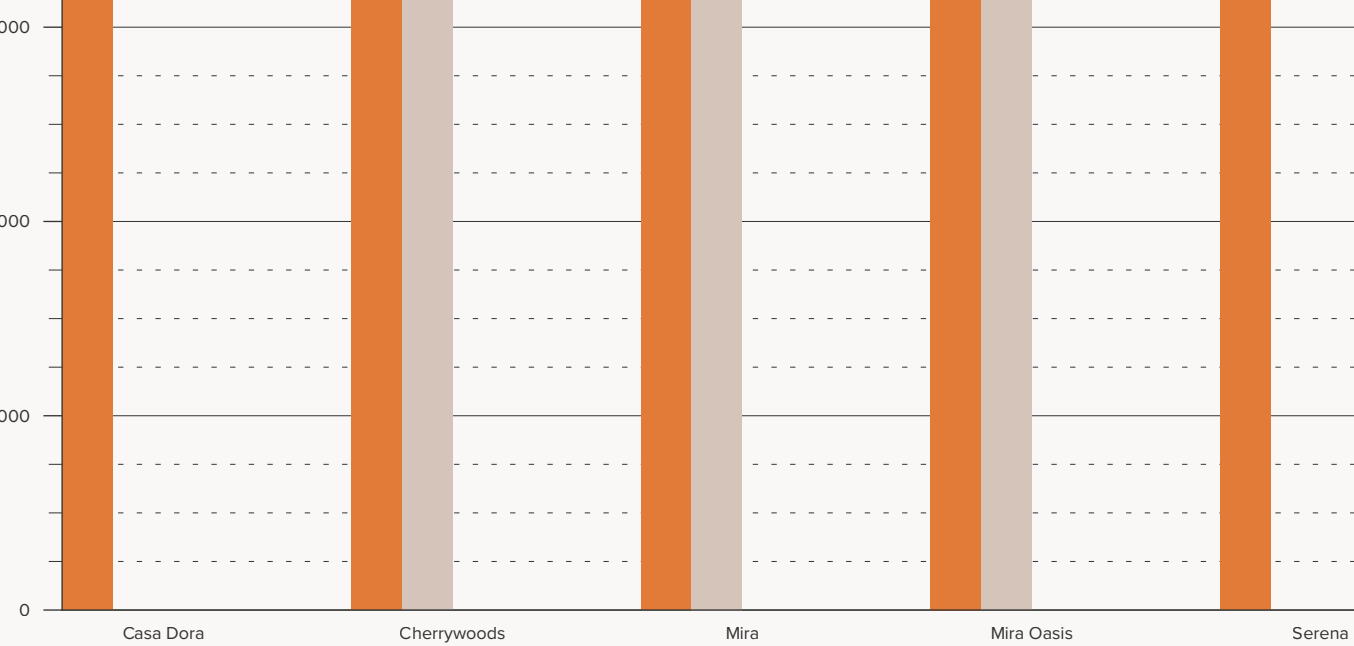


AED 4,378,570,272

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026

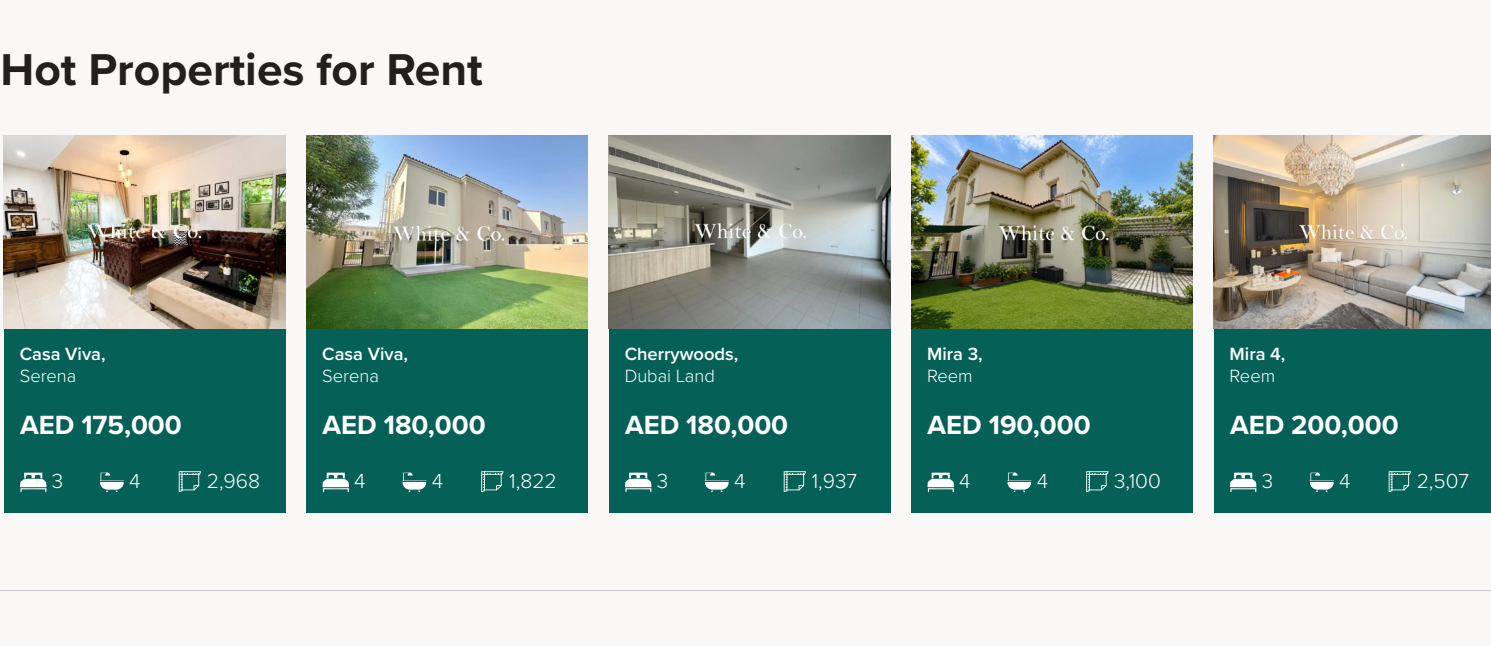


Off - Plan
Total Records: 9,430
Total Sale Price: 16,976,816,063
DLD Residential: 71.9%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,684
Total Sale Price: 9,347,509,142
DLD Residential: 28.1%

Sales in Dubai Land

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

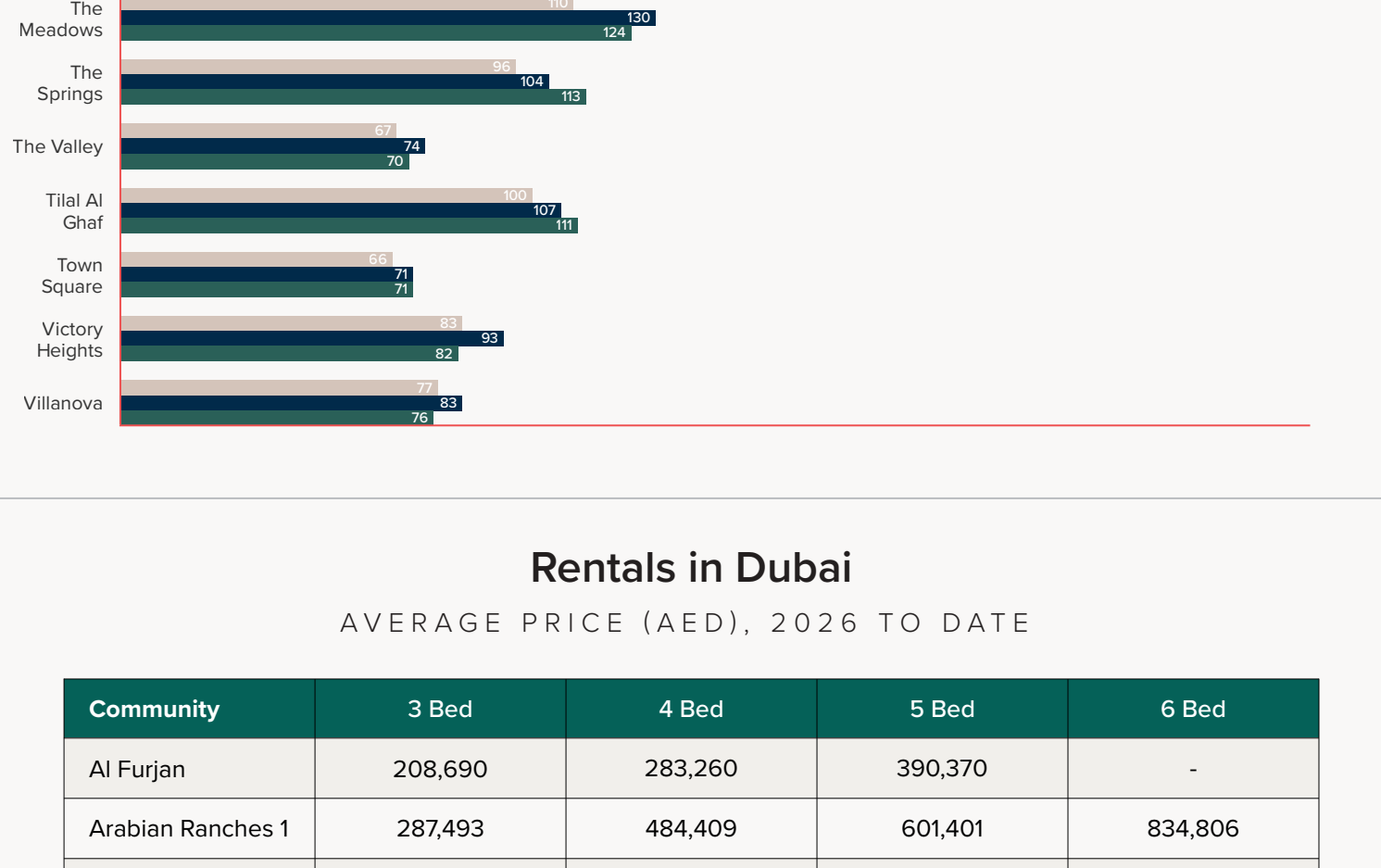
MARKET ANALYSIS

Hot Properties for Rent

Casa Viva, Serena	Casa Viva, Serena	Cherrywoods, Dubai Land	Mira 3, Reem	Mira 4, Reem
AED 175,000	AED 180,000	AED 180,000	AED 190,000	AED 200,000
3/3	4/4	3/3	4/4	3/3
2,968	1,822	1,937	3,100	2,507

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

AVERAGE PRICE (AED), 2026 TO DATE



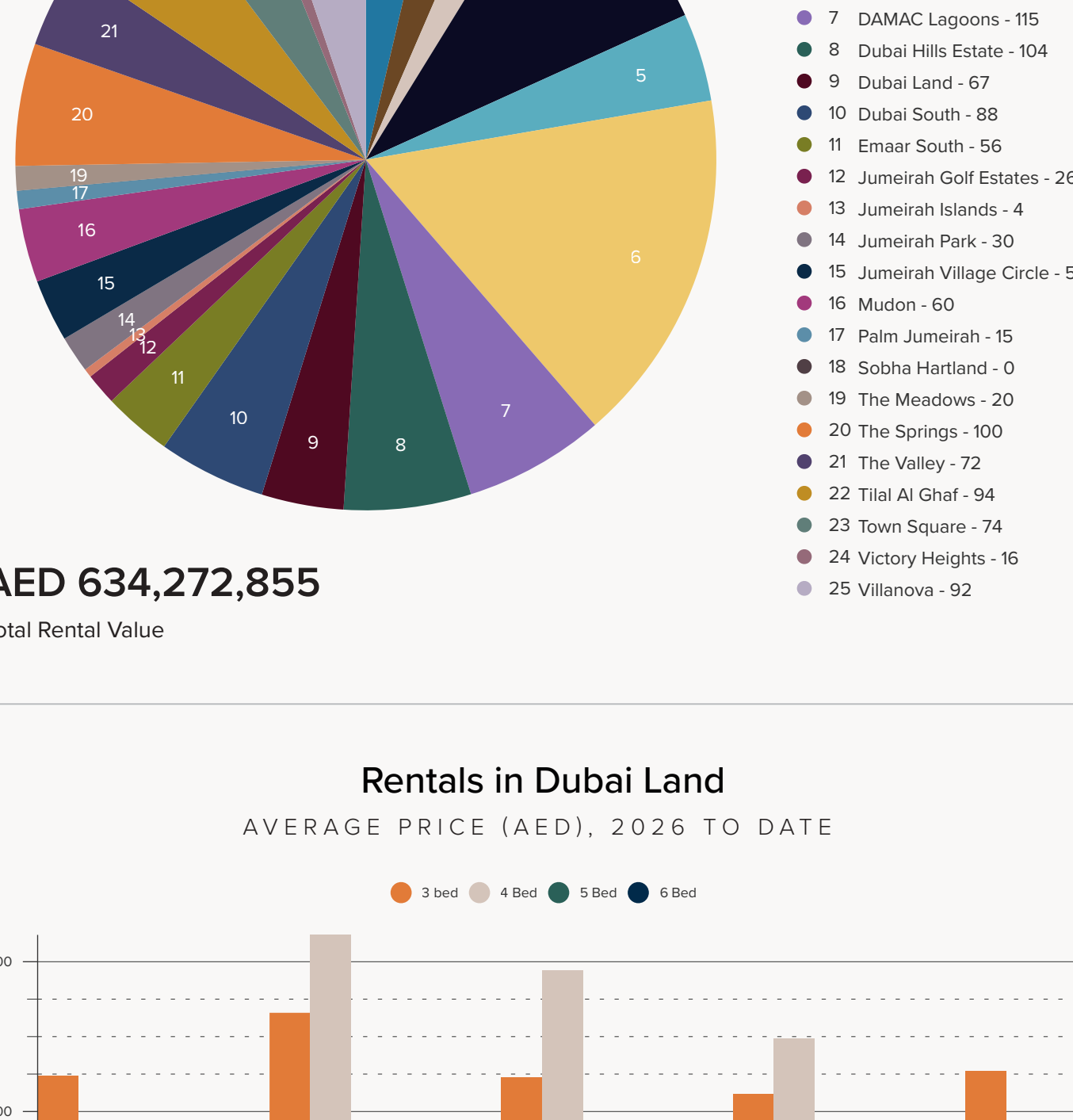
Rentals in Dubai

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

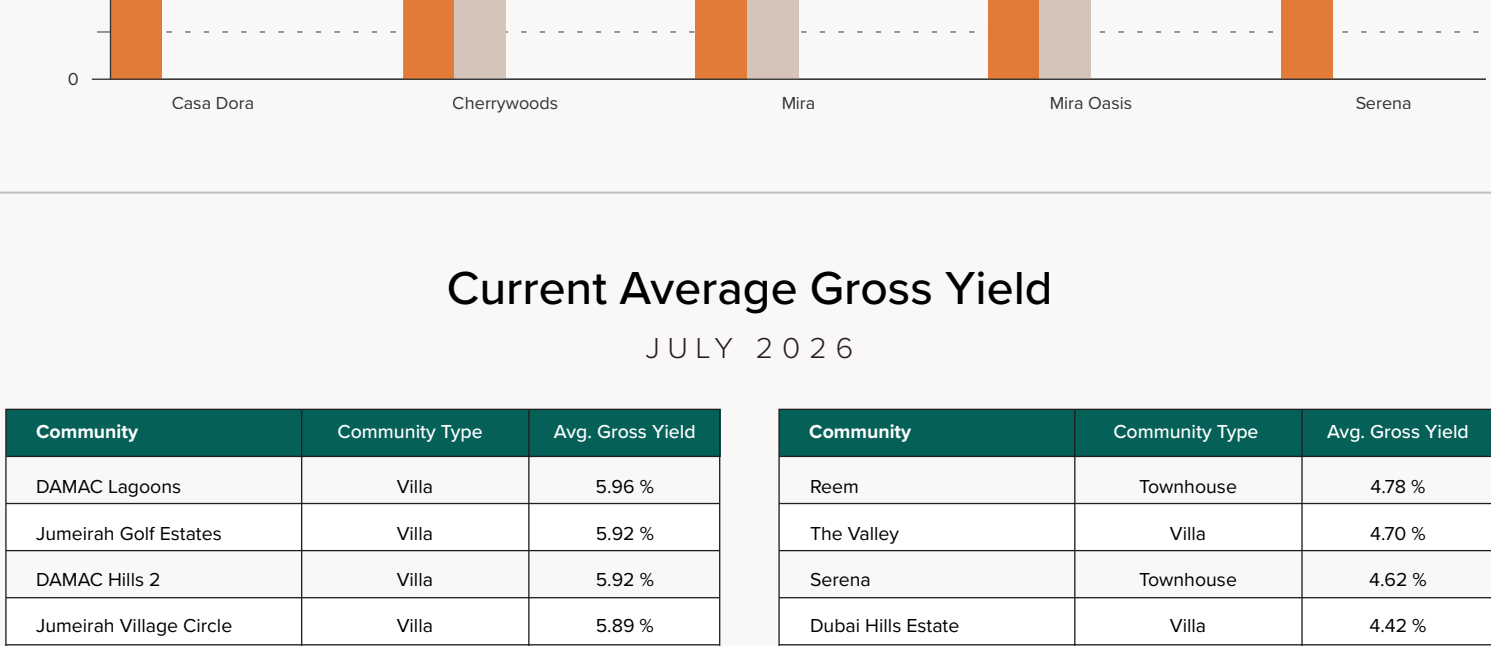


AED 634,272,855

Total Rental Value

Rentals in Dubai Land

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

JULY 2026

Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	5.96 %
Jumeirah Golf Estates	Villa	5.92 %
DAMAC Hills 2	Villa	5.92 %
Jumeirah Village Circle	Villa	5.89 %
Mudon	Villa	5.24 %
DAMAC Hills 1	Villa	5.24 %
Villanova	Villa	5.10 %
Al Furjan	Villa	5.09 %
Town Square	Townhouse	5.00 %
Tilal Al Ghaf	Townhouse	4.93 %
Arabian Ranches 3	Villa	4.90 %
Arabian Ranches 2	Villa	4.89 %

Community	Community Type	Avg. Gross Yield
Reem	Townhouse	4.78 %
The Valley	Villa	4.70 %
Serena	Townhouse	4.62 %
Dubai Hills Estate	Villa	4.42 %
Dubai Land	Villa	4.40 %
The Springs	Villa	4.09 %
The Valley	Villa	3.94 %
Arabian Ranches	Villa	3.81 %
Jumeirah Park	Villa	3.73 %
Palm Jumeirah	Villa	3.33 %
The Meadows	Villa	3.26 %
Jumeirah Islands	Villa	2.82 %

Total Sales & Rentals in Dubai

2026 TO DATE

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	63	700,755,000	JGE	117	92,052,048
Arabian Ranches 2	49	308,896,896	The Meadows	99	62,778,666