

JGE July Market Report

Villa | Townhouse

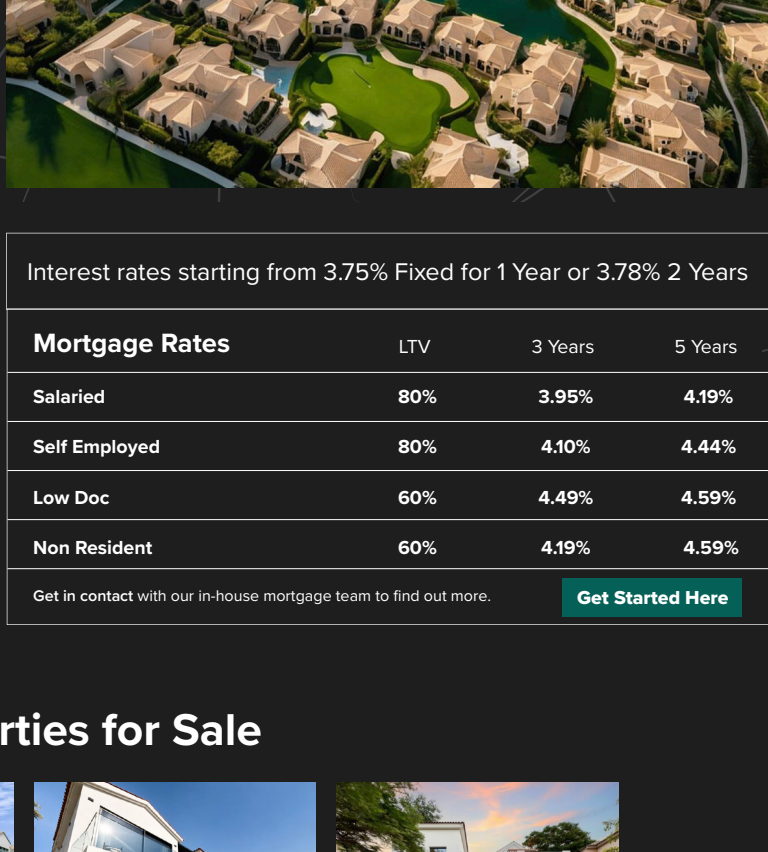
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Jumeirah Golf Estates keeps its prestige villa positioning intact

Jumeirah Golf Estates continues to be grouped among the villa communities where both sales and rental prices are rising in tandem, according to recent market analysis, offering one of the more sustainable yield outlooks in the prime villa segment. The two championship golf courses and expanding leisure amenities keep the community firmly positioned at the upper end of Dubai's golf and lifestyle villa 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.

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Hot Properties for Sale

 AED 31,000,000 5 6 8,065	 AED 32,000,000 5 6 7,000	 AED 33,700,000 6 10 7,327	 AED 36,000,000 5 6 6,002
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Recent White & Co. Sales

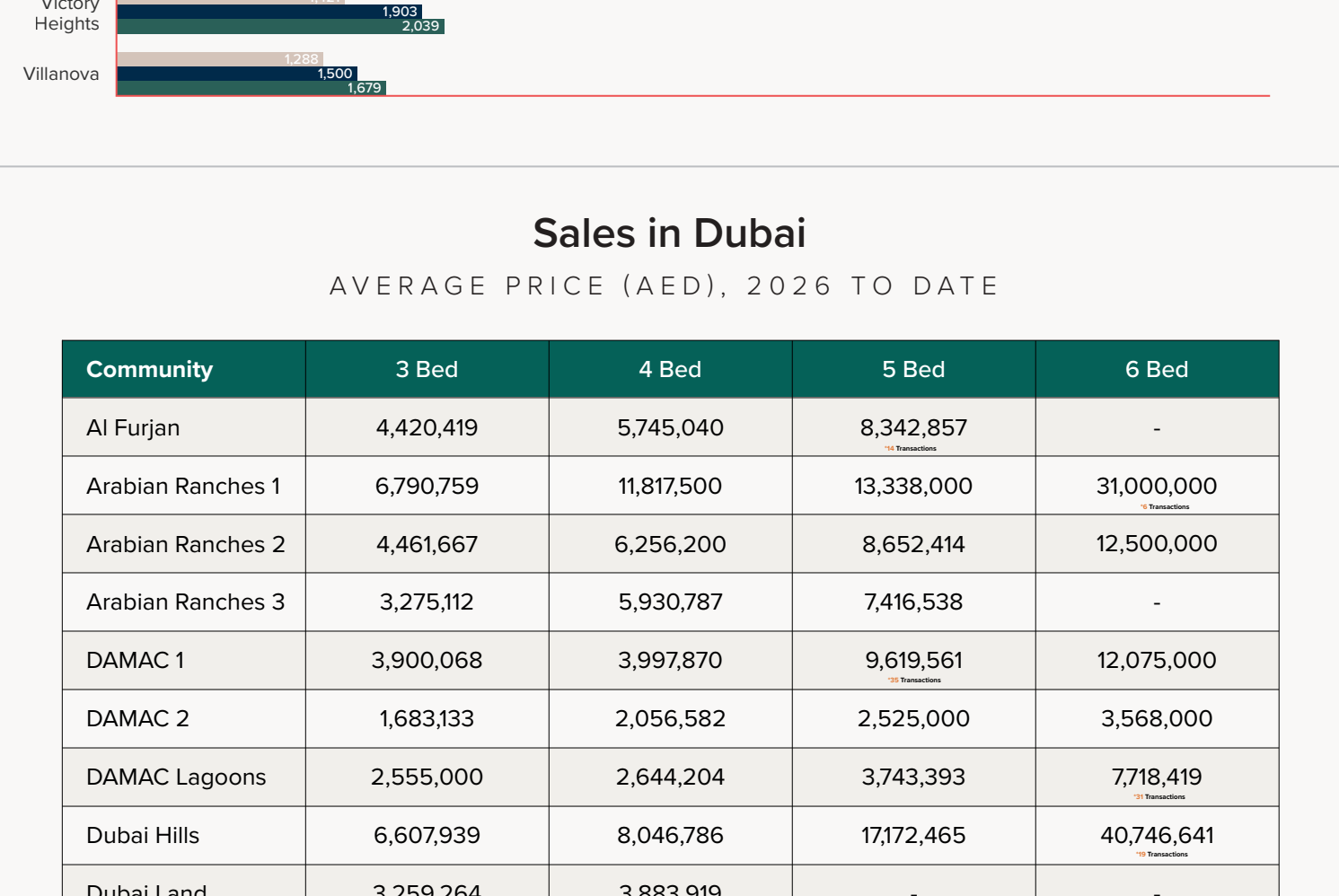
 AED 4,400,000 3 4 2,200	 AED 4,800,000 3 3 2,190	 AED 6,519,603 4 5 4,011	 AED 49,500,000 5 7 12,689
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



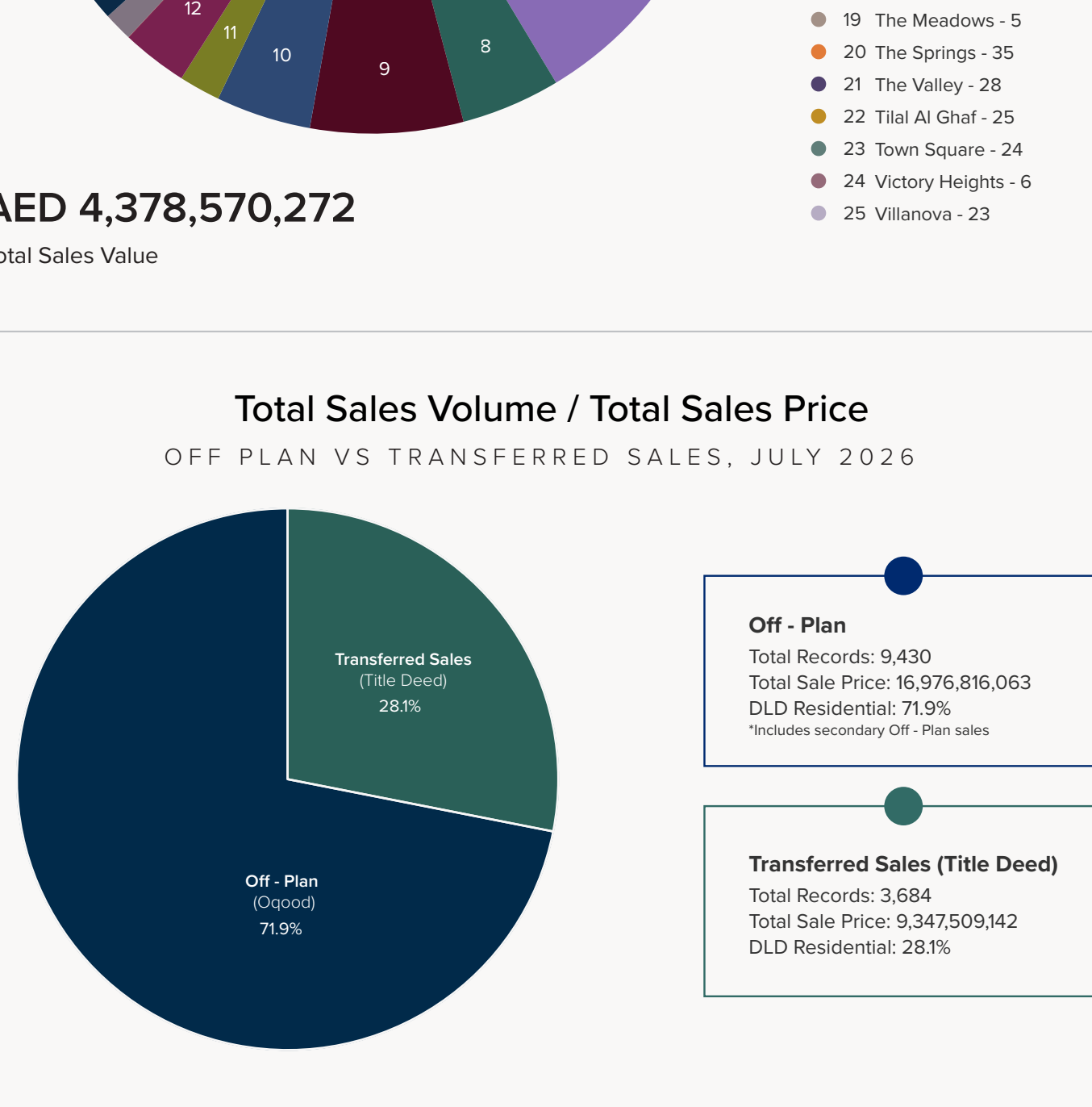
Sales in Dubai

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	45,249,017	-
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

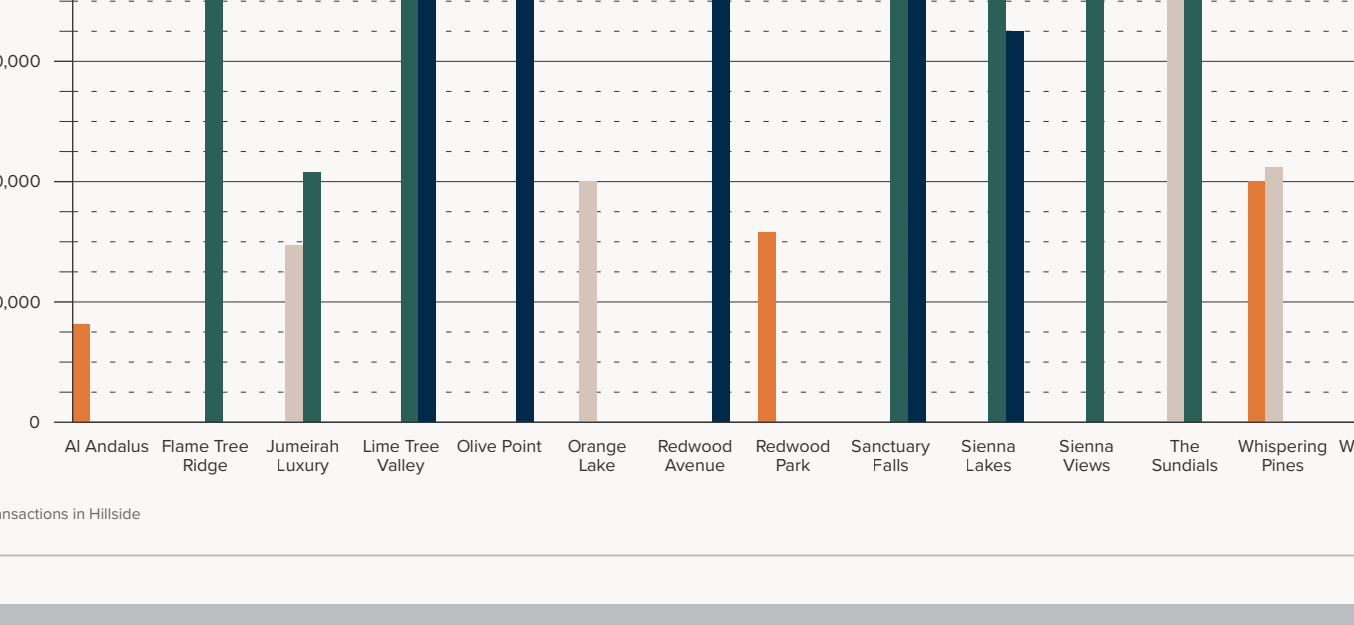


AED 4,378,570,272

Total Sales Value

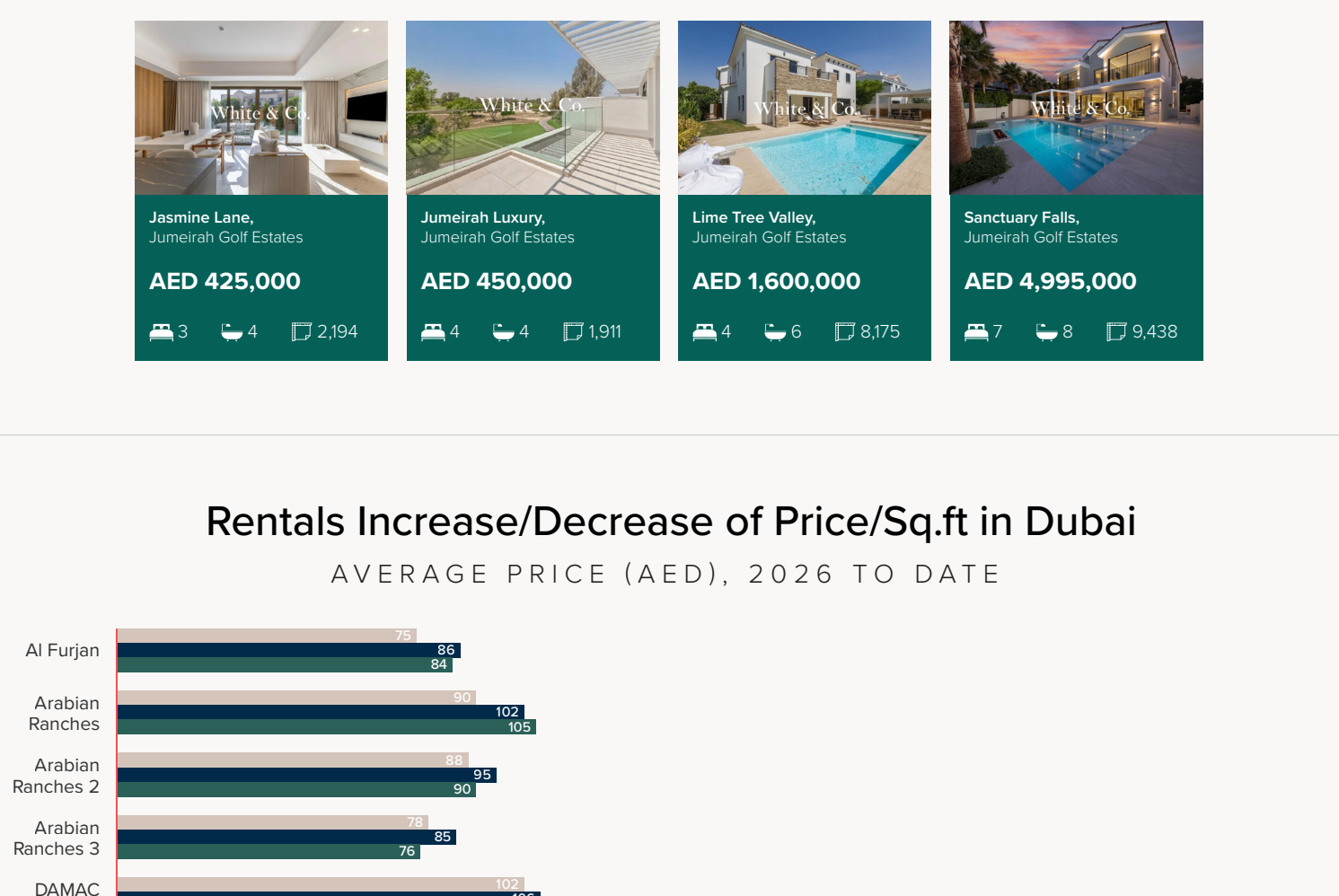
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



Sales in JGE

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

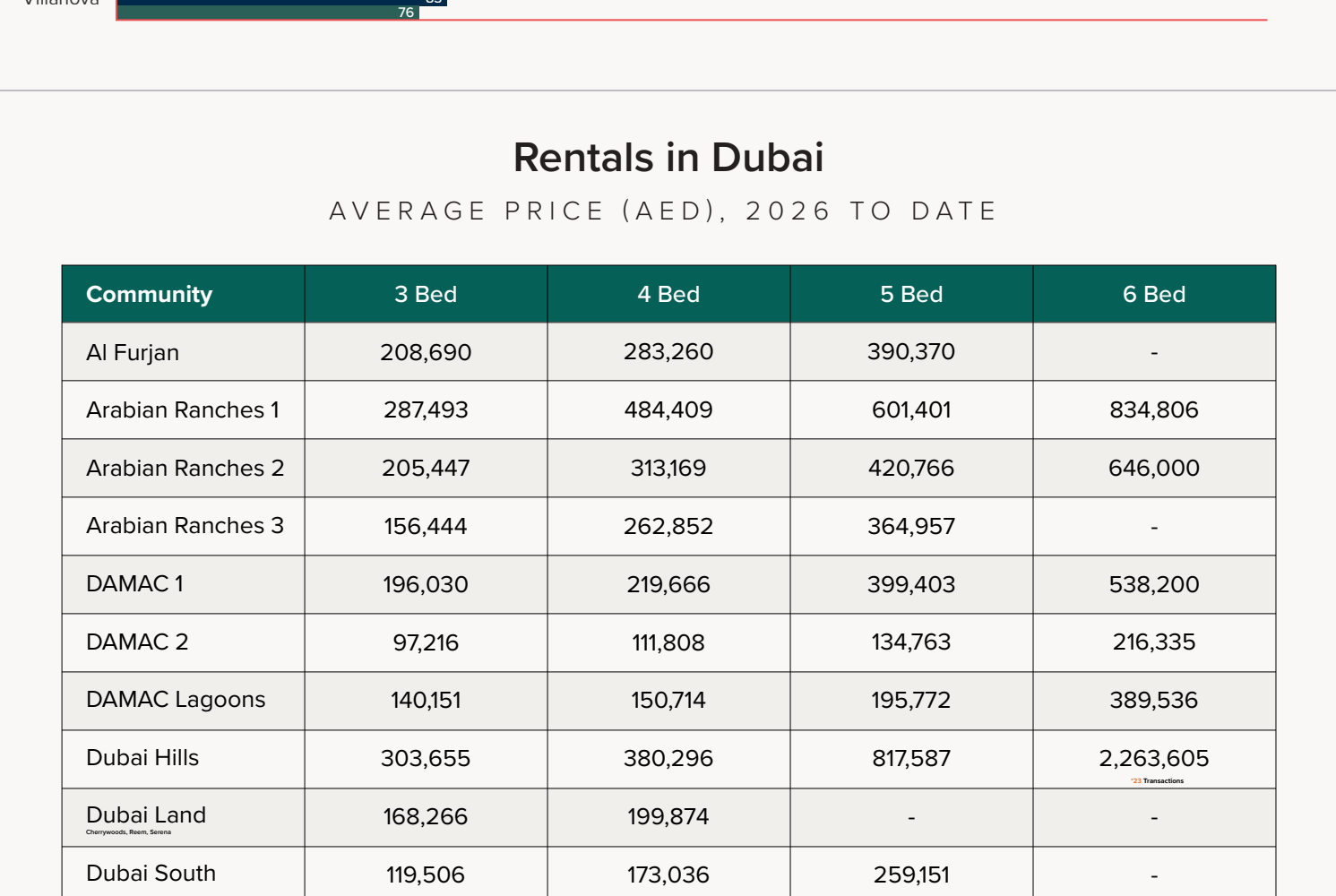
MARKET ANALYSIS

Hot Properties for Rent

 AED 425,000 3 4 2,194	 AED 450,000 4 4 1,911	 AED 1,600,000 4 6 8,175	 AED 4,995,000 7 8 9,438
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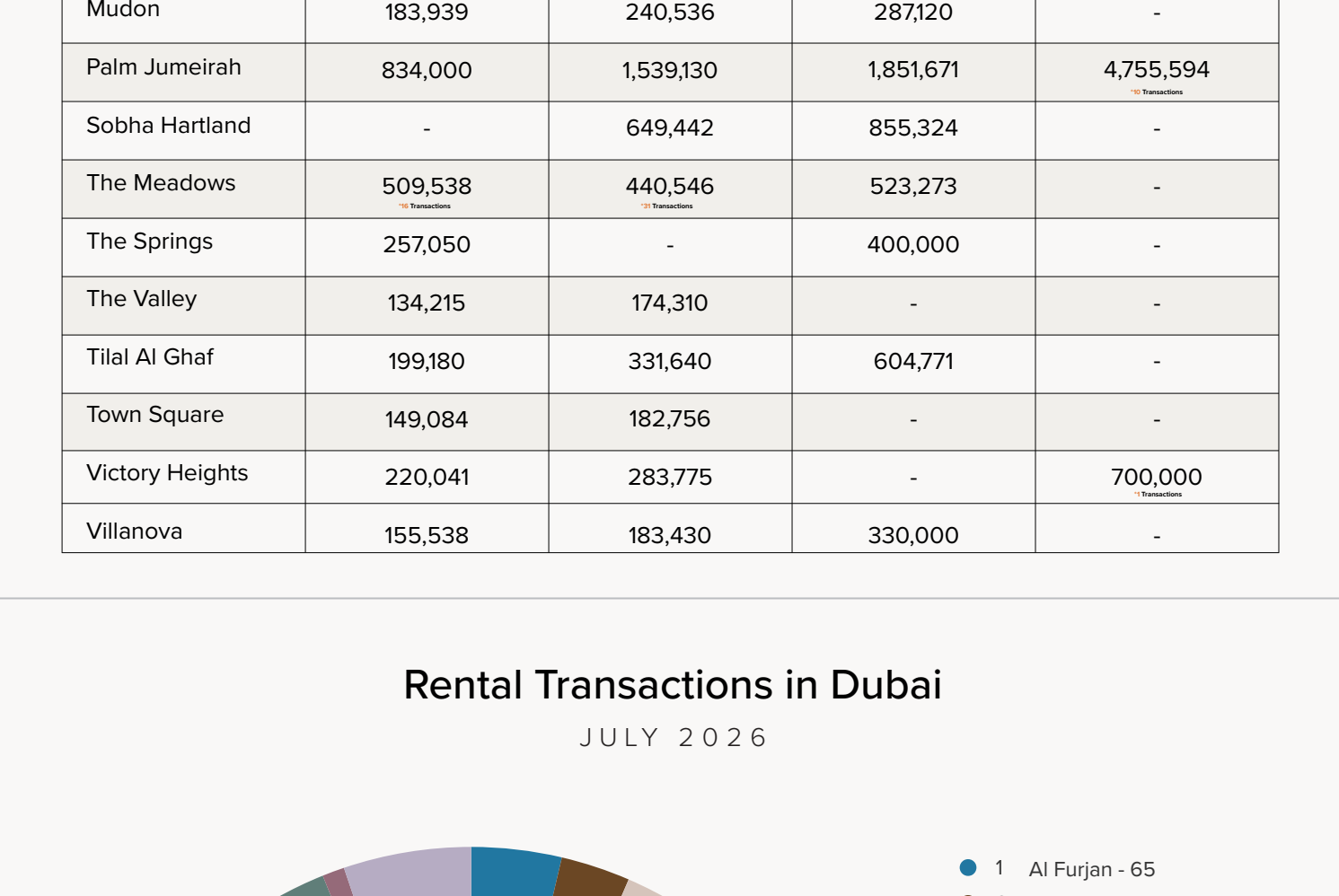
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



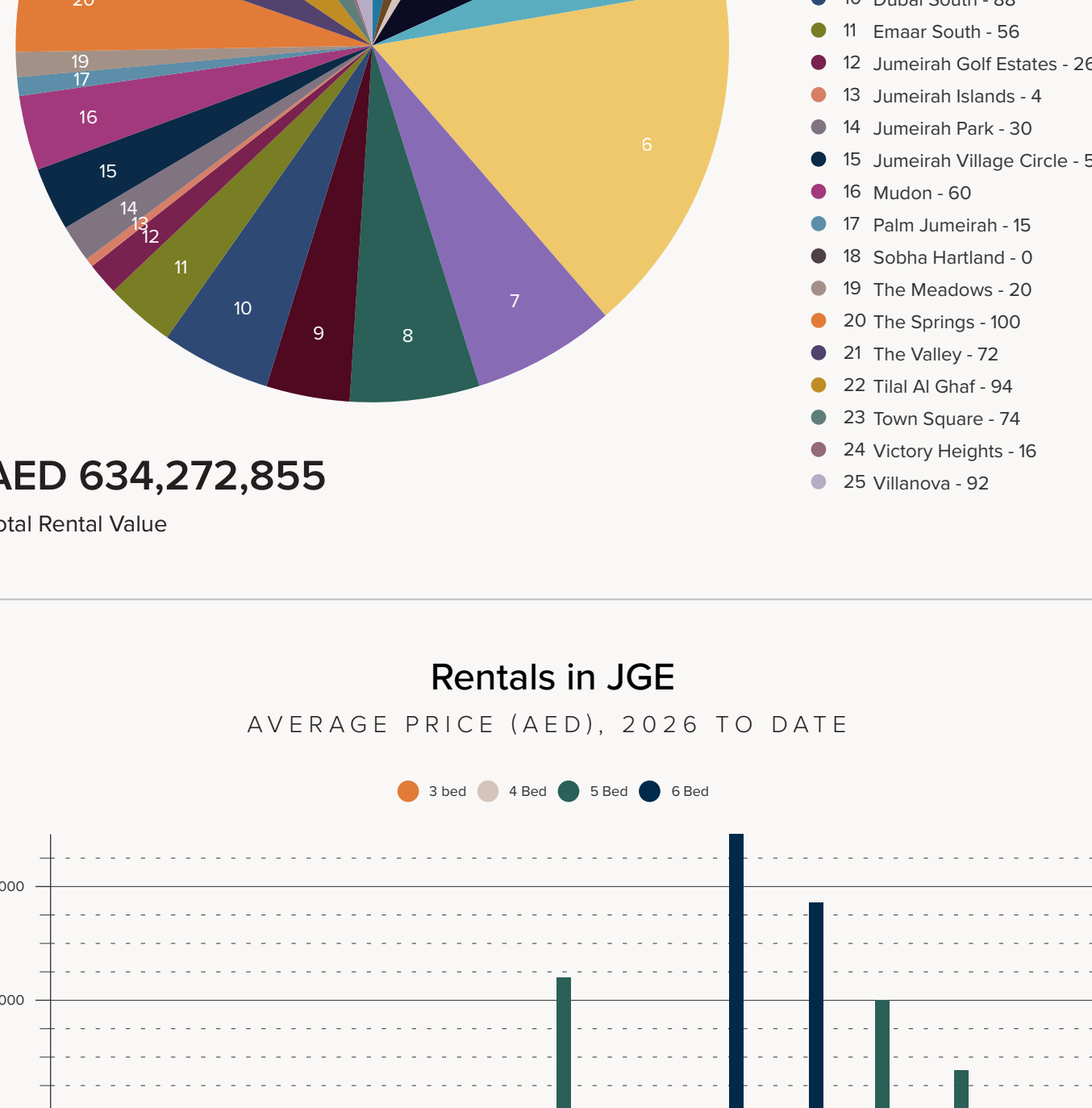
Rentals in JGE

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JULY 2026

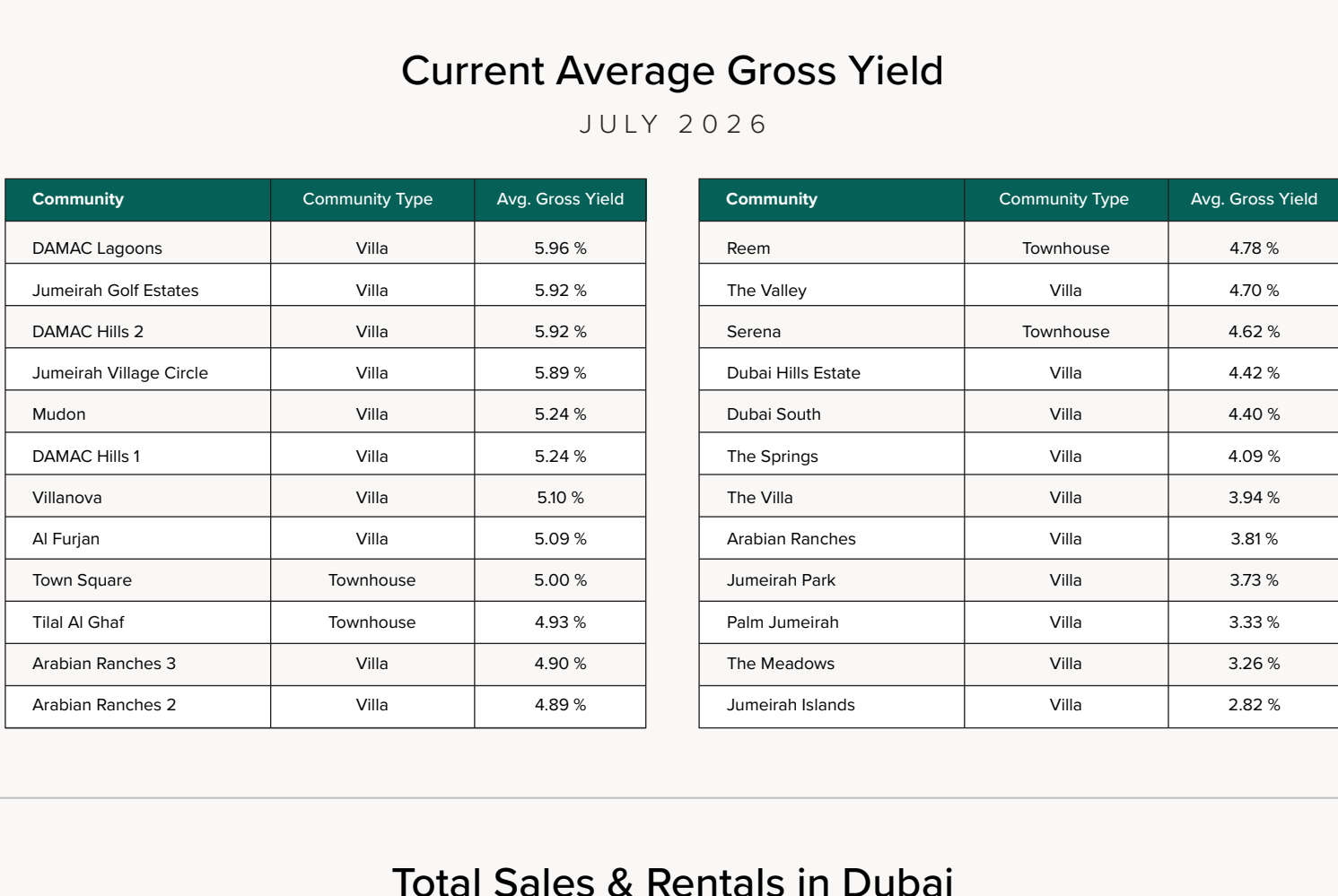


AED 634,272,855

Total Rental Value

Rentals in JGE

AVERAGE PRICE (AED), 2026 TO DATE

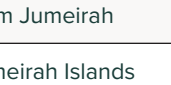
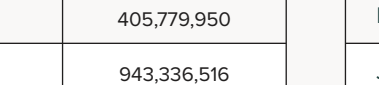


Total Sales & Rentals in Dubai

2026 TO DATE

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 South	Villa	4.40 %
Villanova	Villa	4.09 %
The Springs	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 %



*Data source: Property Monitor, as of 3rd August 2026 Secondary Sales Only

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