White & Co. 2026

Tilal Al Ghaf July Market Report

Villa | Townhouse

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

NEWS

Tilal Al Ghaf pushes ahead with luxury expansion

Tilal Al Ghaf continues to progress as one of Dubai's ambitious family-focused communities, with major villa developments advancing towards completion. New handovers, expanding amenities and the upcoming Crystal Lagoon are strengthening its appeal, while transaction activity reflects growing buyer confidence in the community's positioning within Dubai's premium villa market.

NEWS

White & Co.

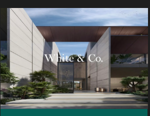
Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

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. **Get Started Here**

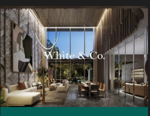
Hot Properties for Sale



Serenity Mansions,
Tilal Al Ghaf

AED 33,187,000

🛏 6 🛁 7 ▢ 11,730



Serenity Mansions,
Tilal Al Ghaf

AED 34,999,999

🛏 6 🛁 8 ▢ 12,720

Serenity Mansions
Tilal Al Ghaf

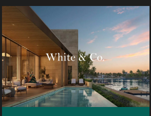
AED 37,000,000

🛏 5 🛁 7 ▢ 12,887

Serenity Mansions,
Tilal Al Ghaf

AED 37,940,240

🛏 6 🛁 8 ▢ 13,000



Plagette 32,
Tilal Al Ghaf

AED 42,499,999

🛏 5 🛁 6 ▢ 11,103

Recent White & Co. Sales

Elan,
Tilal Al Ghaf

AED 3,675,000

🛏 3 🛁 4 ▢ 1,512

Harmony,
Tilal Al Ghaf

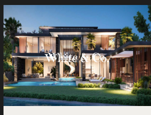
AED 16,000,000

🛏 5 🛁 6 ▢ 3,754

Harmony,
Tilal Al Ghaf

AED 22,500,000

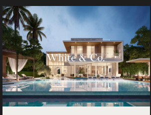
🛏 5 🛁 6 ▢ 10,672



Alaya Beach,
Tilal Al Ghaf

AED 42,000,000

🛏 6 🛁 7 ▢ 17,136



Elysian Mansions,
Tilal Al Ghaf

AED 45,000,000

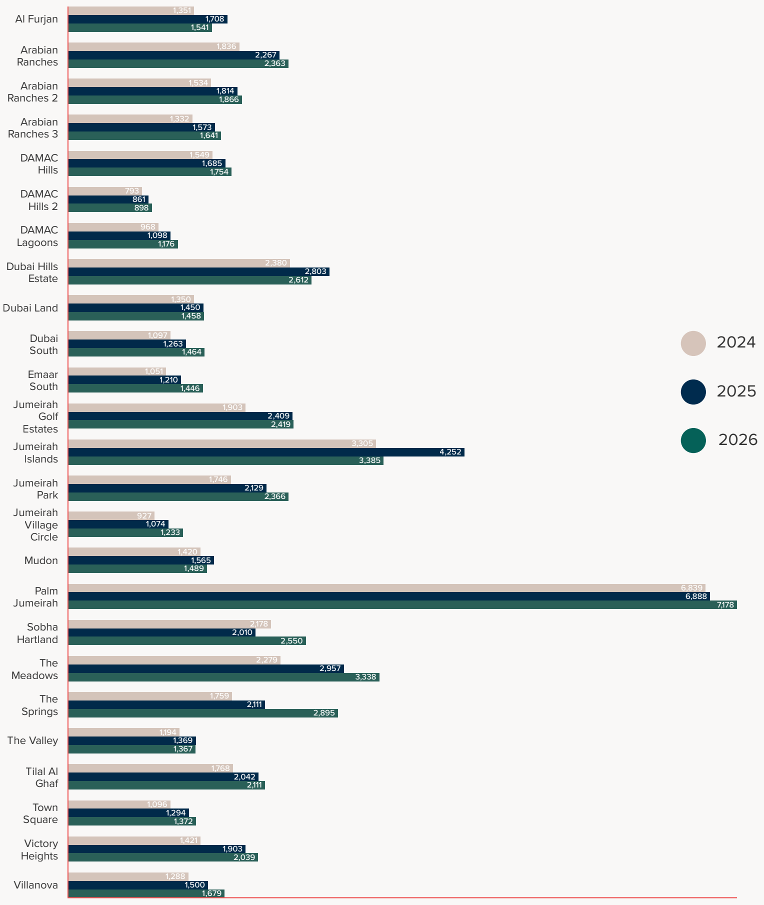
🛏 6 🛁 7 ▢ 17,524

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



Sales in Dubai

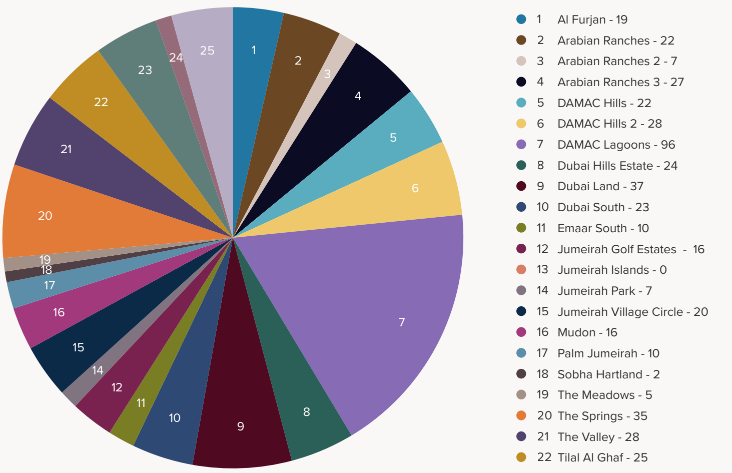
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,420,419	5,745,040	8,342,857 *14 Transactions	-
Arabian Ranches 1	6,790,759	11,817,500	13,338,000	31,000,000 *6 Transactions
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 *35 Transactions	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 *31 Transactions
Dubai Hills	6,607,939	8,046,786	17,172,465	40,746,641 *19 Transactions
Dubai Land Cherrywoods, Reem, Serena	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 *21 Transactions	20,637,813 *32 Transactions	29,989,706 *17 Transactions
Jumeirah Islands	-	23,207,139	45,249,107 *7 Transactions	-
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 *20 Transactions	44,115,000 *10 Transactions	84,750,000 *8 Transactions
Sobha Hartland	-	11,483,333 *3 Transactions	22,250,000 *2 Transactions	37,100,000 *1 Transactions

The Meadows	10,464,286	12,658,696	14,166,750	17,673,333 *3 Transactions
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 *1 Transactions	-

Sale Transactions in Dubai

JULY 2026

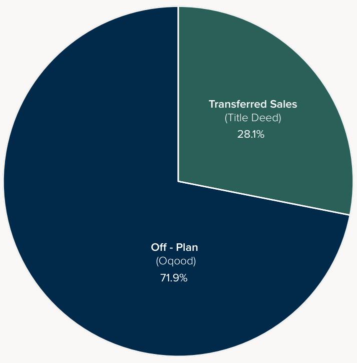


AED 4,378,570,272

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026

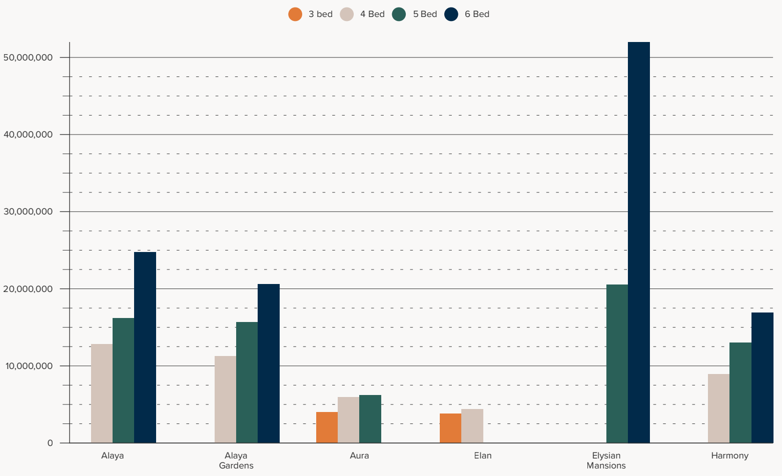


Off - Plan
Total Records: 9,430
Total Sale Price: 16,976,816,063
DLD Residential: 71.9%
*Includes secondary Off - Plan sales

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

Sales in Tilal Al Ghaf

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Alaya Beach, Amara, Plagette 32, Serenity Mansions

RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

Alaya,
Tilal Al Ghaf

AED 1,450,000

🛏 5 🛁 6 ⬚ 8,148

Alaya,
Tilal Al Ghaf

AED 1,495,000

🛏 5 🛁 9 ⬚ 5,993

Harmony 2,
Tilal Al Ghaf

AED 1,500,000

🛏 5 🛁 7 ⬚ 8,148

Alaya,
Tilal Al Ghaf

AED 1,575,000

🛏 5 🛁 9 ⬚ 7,890

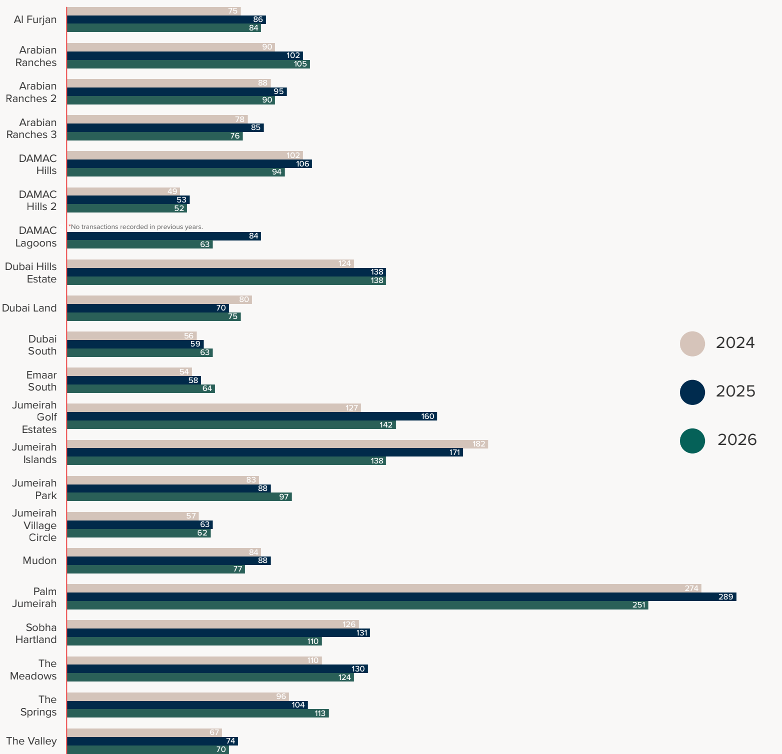
Harmony,
Tilal Al Ghaf

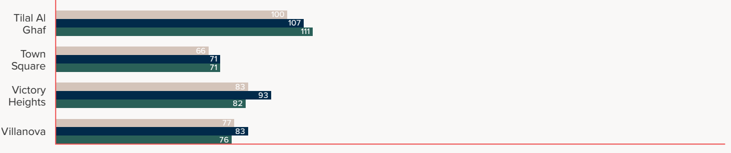
AED 1,700,000

🛏 6 🛁 9 ⬚ 8,610

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

AVERAGE PRICE (AED), 2026 TO DATE





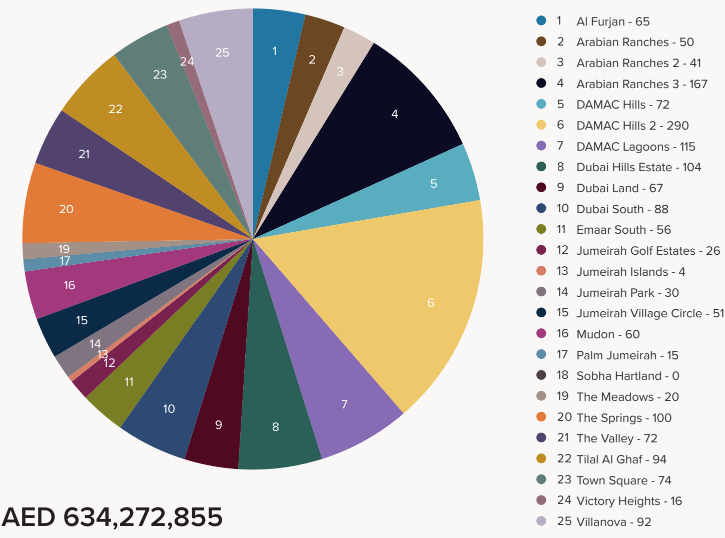
Rentals in Dubai

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 *23 Transactions
Dubai Land Cherrywoods, Reem, Serena	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 *44 Transactions	1,894,444 *8 Transactions
Jumeirah Islands	-	948,256	1,300,000	-
Jumeirah Park	318,602	352,663	540,382	1,275,000 *2 Transactions
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 *10 Transactions
Sobha Hartland	-	649,442	855,324	-
The Meadows	509,538 *16 Transactions	440,546 *31 Transactions	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 *1 Transactions
Villanova	155,538	183,430	330,000	-

Rental Transactions in Dubai

JULY 2026

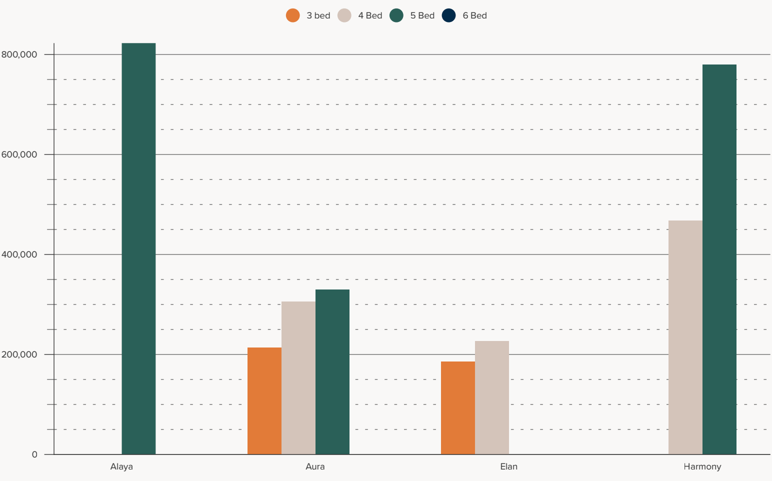


AED 634,272,855

Total Rental Value

Rentals in Tilal Al Ghaf

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Alaya Beach, Alaya Gardens, Amara, Elysian Mansions, Plagette 32, Serenity Mansions

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 South	Villa	4.40 %
The Springs	Villa	4.09 %
The Villa	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

Total Volume	Total Volume	Total Value
DAMAC Lagoons	517	1,785,538,610
The Valley	213	745,397,544
Dubai South	209	770,708,410
The Springs	203	955,735,710
DAMAC Hills 2	180	332,596,530
Dubai Land	174	588,210,955
Dubai Hills Estate	172	2,441,511,170
Arabian Ranches 3	168	840,412,380
DAMAC Hills	161	870,349,789
Al Furjan	154	936,612,845
Tilal Al Ghaf	153	1,270,878,624
Mudon	146	583,097,998
Town Square	144	432,478,943
Arabian Ranches	143	1,315,543,998
Emaar South	125	392,724,410
Villanova	121	397,825,000
JGE	111	1,712,442,000
JVC	105	342,758,000
Jumeirah Park	80	819,130,014
The Meadows	53	700,755,000
Arabian Ranches 2	49	308,896,896
Palm Jumeirah	45	2,432,259,886
Victory Heights	42	405,779,950
Jumeirah Islands	34	943,336,516
Sobha Hartland	6	116,050,000

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1,494	154,541,944
Arabian Ranches 3	655	161,522,544
Dubai South	586	87,532,807
Villanova	480	80,509,253
The Springs	463	104,780,456
Dubai Hills Estate	462	377,197,118
Dubai Land	455	75,687,433
Tilal Al Ghaf	449	153,953,875
Town Square	448	72,261,154
Mudon	432	93,620,848
The Valley	428	63,321,612
Al Furjan	407	121,810,675
Emaar South	375	49,664,255
DAMAC Lagoons	373	62,423,795
DAMAC Hills	359	97,794,298
Arabian Ranches	300	119,414,947
JVC	292	58,238,240
Jumeirah Park	194	89,519,690
Arabian Ranches 2	183	59,352,967
JGE	117	92,052,048
The Meadows	99	62,778,666
Victory Heights	97	40,253,750
Palm Jumeirah	85	279,960,560
Jumeirah Islands	31	45,295,000
Sobha Hartland	20	17,650,308

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

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

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