

Arabian Ranches 1 August Market Report

Villa | Townhouse

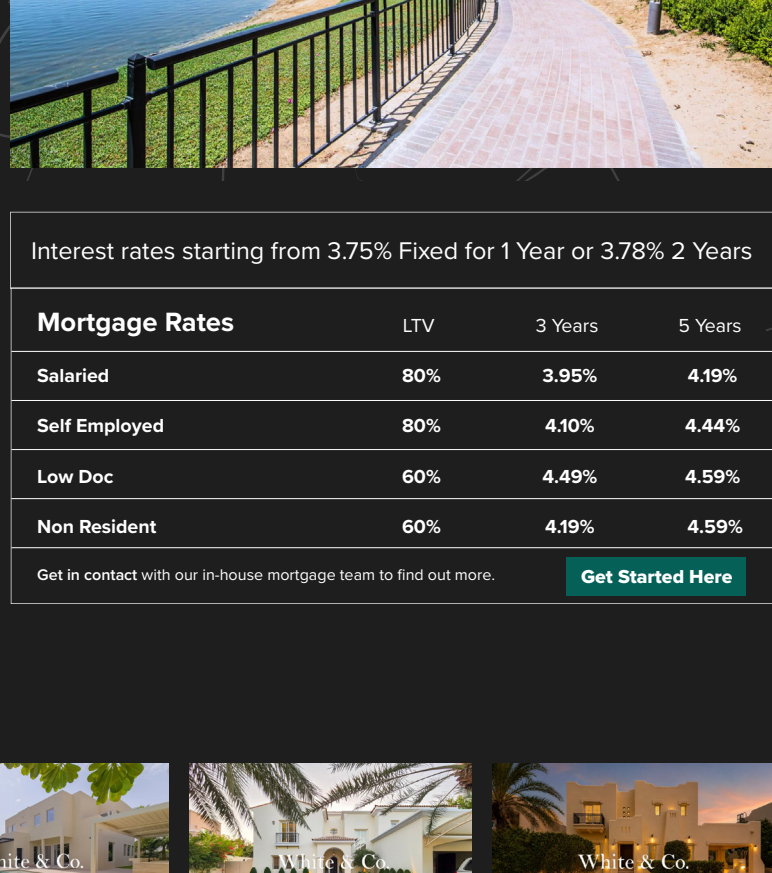
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Arabian Ranches strengthens its appeal with families

Arabian Ranches continues benefiting from its established family infrastructure as the new school year approaches. Its proximity to schools, golf facilities, equestrian amenities and mature villa neighbourhoods remains a major advantage, with buyers increasingly favouring renovated homes that offer space, privacy and the convenience of an established community.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Reem's where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

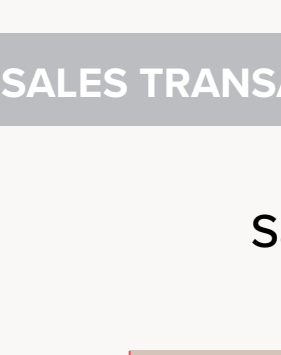
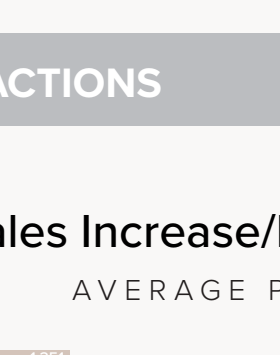
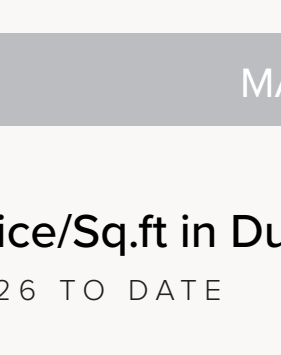
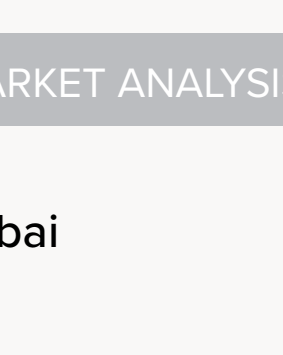
Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

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%

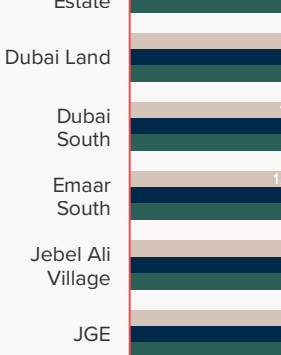
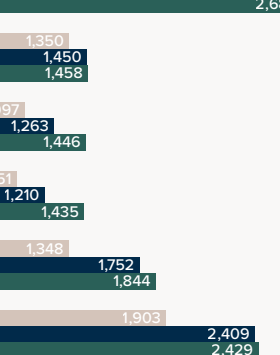
Get in contact with our in-house mortgage team to find out more.

Get Started Here

Hot Properties for Sale

 Al Mahra, Arabian Ranches 1 AED 12,990,000 5 6 6,961	 Aseel, Arabian Ranches 1 AED 13,000,000 6 6 4,675	 Savannah, Arabian Ranches 1 AED 13,900,000 4 5 7,751	 Mirador, Arabian Ranches 1 AED 15,499,999 6 7 7,767	 Terra Nova, Arabian Ranches 1 AED 19,300,000 6 7 5,638
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Recent White & Co. Sales

 Palmera, Arabian Ranches 1 AED 4,050,000 2 2 2,219	 Al Reem 2, Arabian Ranches 1 AED 4,800,000 3 3 2,436	 Al Reem, Arabian Ranches 1 AED 4,999,999 3 3 2,747	 Terra Nova, Arabian Ranches 1 AED 10,500,000 4 4 3,650	 Sahel, Arabian Ranches 1 AED 13,500,000 5 5 1,160
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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	4,406,830	5,857,901	8,253,333	-
Arabian Ranches 1	6,788,605	11,337,778	12,950,000	31,000,000
Arabian Ranches 2	4,613,750	6,190,000	8,752,112	12,500,000
Arabian Ranches 3	3,211,882	5,845,000	7,521,000	-
DAMAC 1	3,896,429	4,038,040	9,428,543	12,075,000
DAMAC 2	1,673,662	2,006,160	2,506,667	3,837,143
DAMAC Lagoons	2,541,977	2,639,726	3,717,930	7,507,382
Dubai Hills	6,502,481	8,153,463	17,370,553	41,565,898
Dubai Land	3,263,843	3,966,307	-	-
Dubai South	2,837,659	3,984,398	6,947,620	13,275,000
Emaar South	2,684,069	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGE	5,161,639	11,278,895	21,017,941	29,684,722
Jumeirah Islands	-	22,156,218	45,249,107	-
Jumeirah Park	8,673,158	9,187,833	11,570,264	-
JVC	3,204,239	3,438,750	3,250,000	-
Mudon	3,522,624	4,607,416	5,050,000	-
Palm Jumeirah	21,000,000	41,569,522	52,703,846	84,750,000
The Meadows	10,468,750	12,816,000	14,254,048	17,673,333
The Springs	5,878,963	-	-	-
The Valley	2,723,453	4,076,048	9,181,986	-
Tilal Al Ghaf	3,947,277	6,416,526	12,935,500	24,165,875
Town Square	2,836,231	3,538,000	-	-
Victory Heights	5,413,333	6,501,050	-	-
Villanova	2,921,032	3,721,591	7,200,000	-

Sale Transactions in Dubai

AUGUST 2026

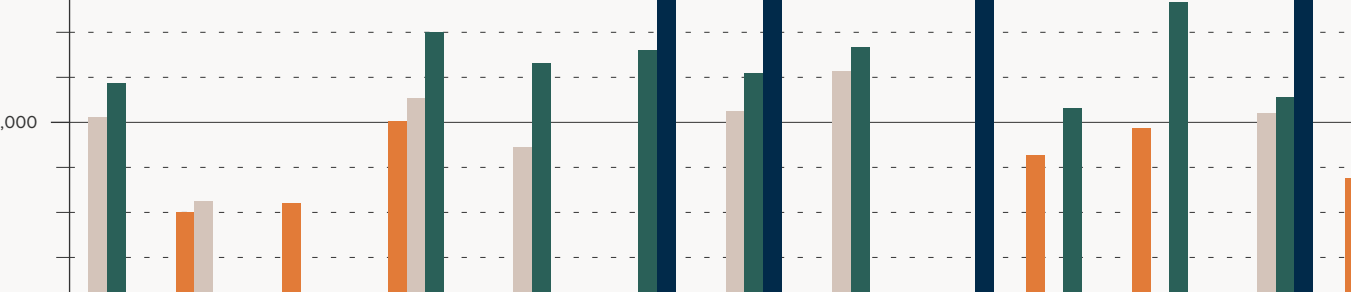


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026

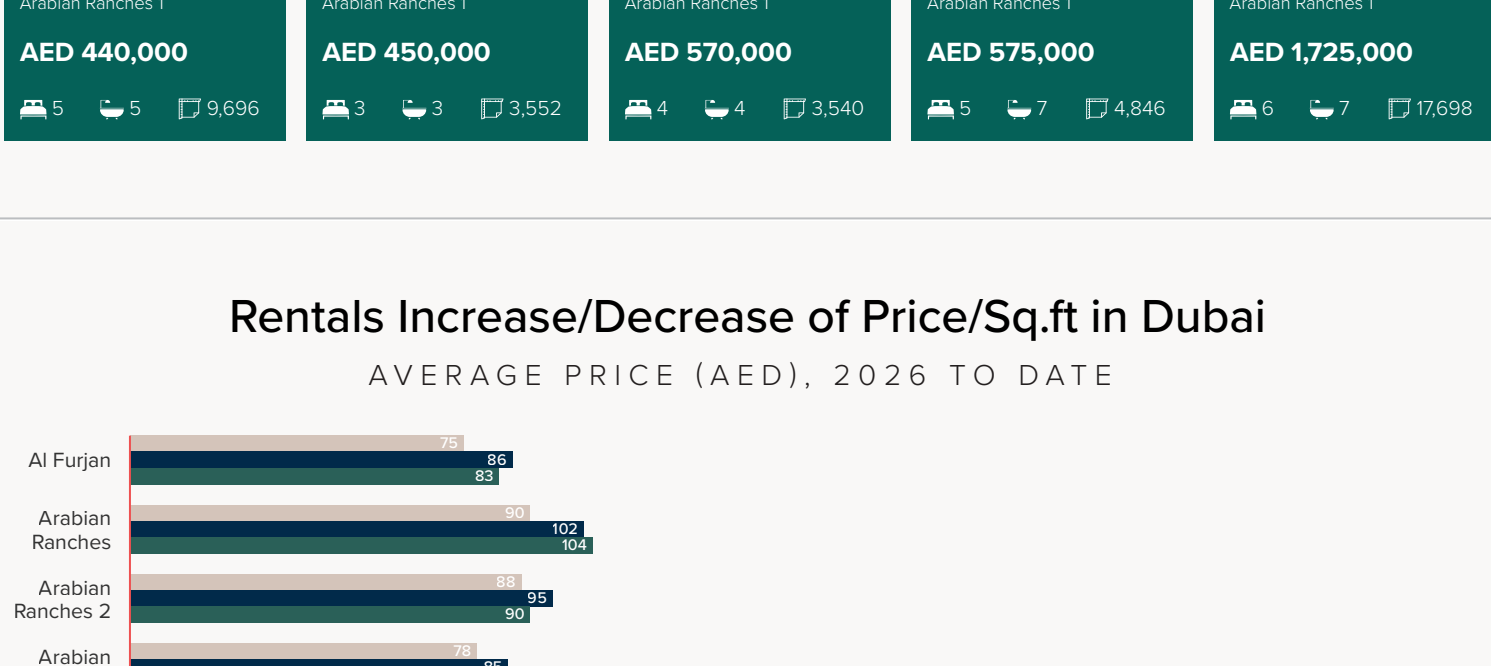


Off - Plan
Total Records: 7900
Total Sale Price: 15,254,103,439
DLD Residential: 71.4%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,168
Total Sale Price: 8,232,335,670
DLD Residential: 28.6%

Sales in Arabian Ranches 1

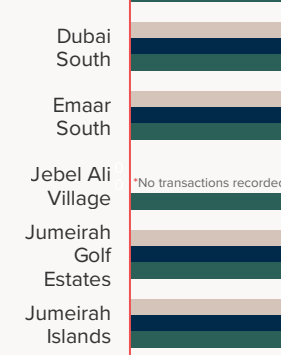
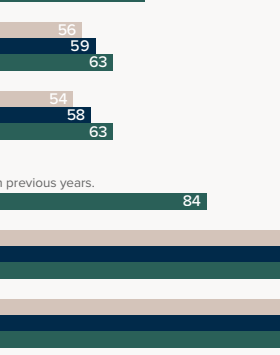
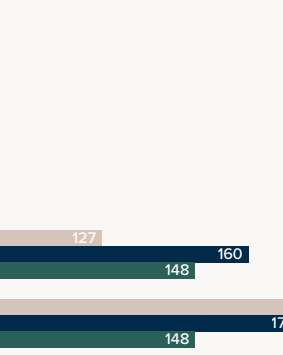
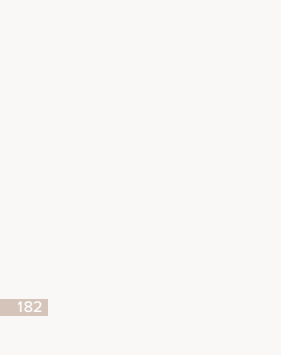
AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

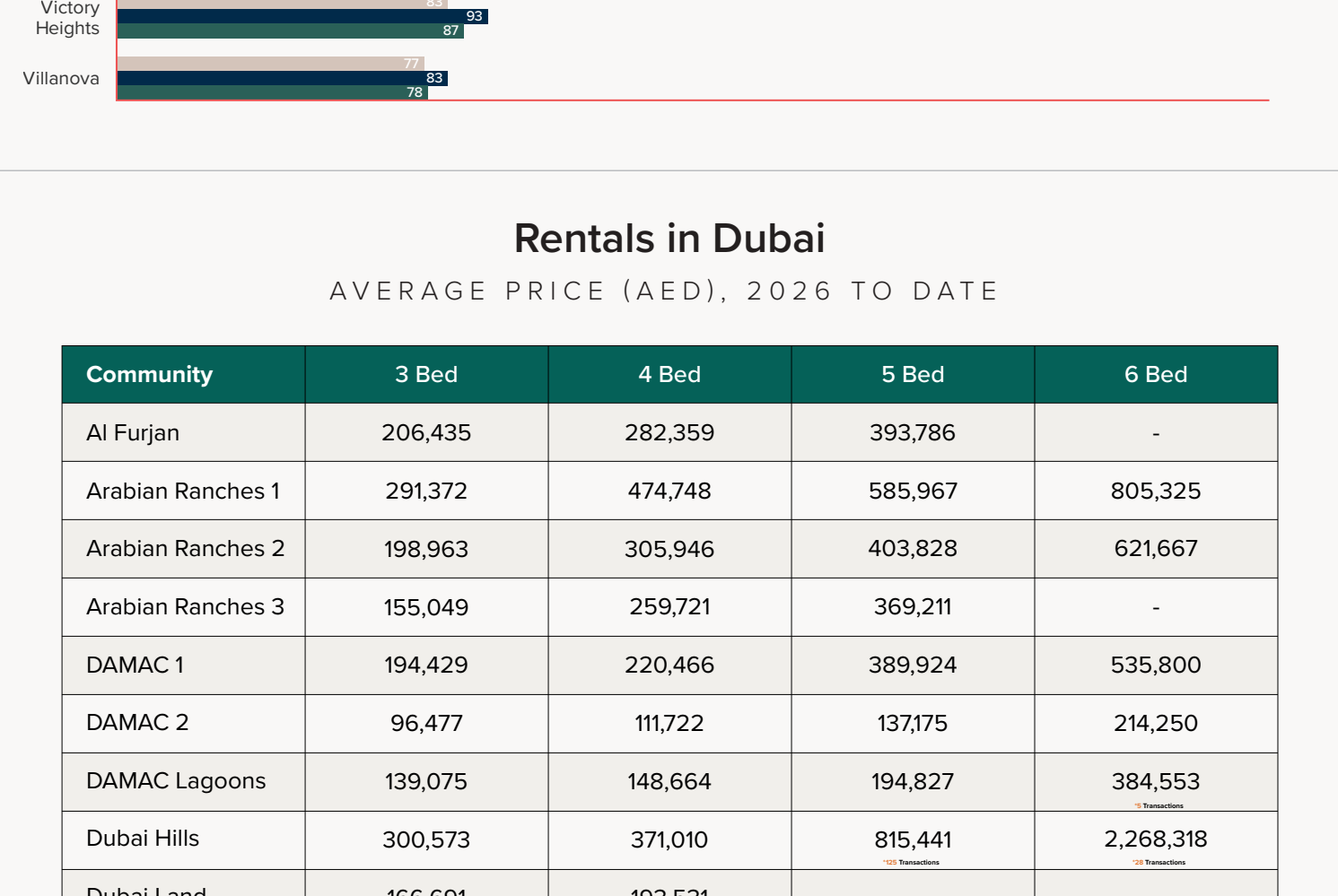
MARKET ANALYSIS

Hot Properties for Rent

 Terra Nova, Arabian Ranches 1 AED 440,000 5 5 9,696	 Savannah, Arabian Ranches 1 AED 450,000 3 3 3,552	 Mirador La Coleccion, Arabian Ranches 1 AED 570,000 4 4 3,540	 Terra Nova, Arabian Ranches 1 AED 575,000 5 7 4,846	 Polo Homes, Arabian Ranches 1 AED 1,725,000 6 7 17,698
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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	206,435	282,359	393,786	-
Arabian Ranches 1	291,372	474,748	585,967	805,325
Arabian Ranches 2	198,963	305,946	403,828	621,667
Arabian Ranches 3	155,049	259,721	369,211	-
DAMAC 1	194,429	220,466	389,924	535,800
DAMAC 2	96,477	111,722	137,175	214,250
DAMAC Lagoons	139,075	148,664	194,827	384,553
Dubai Hills	300,573	371,010	815,441	2,268,318
Dubai Land	166,691	193,531	-	-
Dubai South	117,714	169,894	254,859	-
Emaar South	112,080	153,931	-	-
Jebel Ali Village	221,167	264,444	-	-
JGE	301,651	523,632	1,261,137	1,826,556
Jumeirah Islands	-	1,015,086	1,663,232	-
Jumeirah Park	320,947	303,886	556,106	1,275,000
JVC	192,459	263,497	238,281	-
Mudon	184,677	239,111	283,841	-
Palm Jumeirah	853,117	1,466,922	1,757,007	3,839,710
The Meadows	458,252	441,435	544,495	-
The Springs	253,591	-	400,000	-
The Valley	133,873	173,197	550,000	-
Tilal Al Ghaf	199,074	337,621	662,367	-
Town Square	152,436	181,157	-	-
Victory Heights	222,107	284,573	556,189	700,000
Villanova	154,452	184,002	320,000	-

Rental Transactions in Dubai

AUGUST 2026

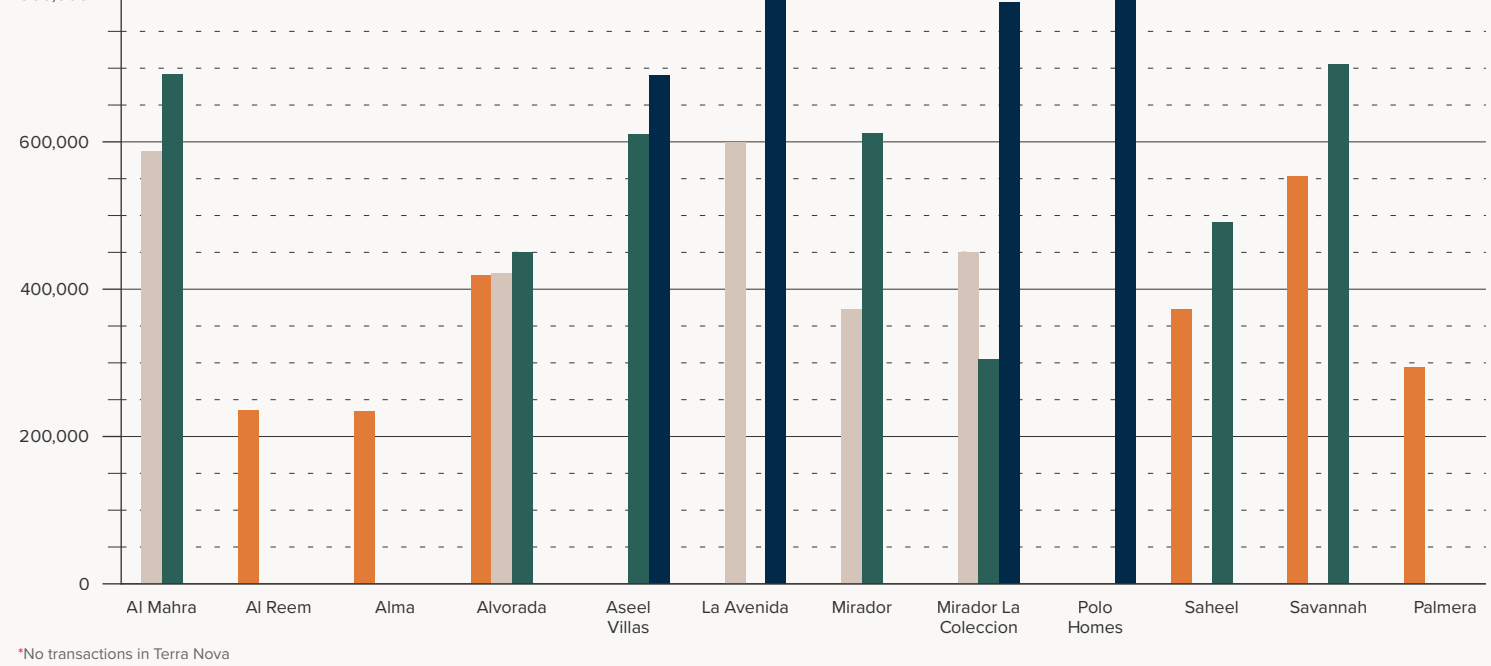


AED 877,842,128

Total Rental Value

Rentals in Arabian Ranches 1

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%
DAMAC Lagoons	Villa	5.87%
Jumeirah Village Circle	Villa	5.68%
Jumeirah Golf Estates	Villa	5.54%
Mudon	Villa	5.32%
DAMAC Hills	Villa	5.20%
Sobha Hartland	Villa	5.11%
Villanova	Villa	5.10%
Town Square	Townhouse	4.96%
Al Furjan	Villa	4.91%
Tilal Al Ghaf	Townhouse	4.87%
Arabian Ranches 1	Villa	4.83%

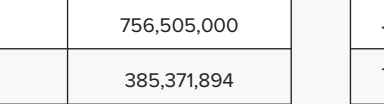
Community	Community Type	Avg. Gross Yield
The Valley	Villa	4.80%
Reem	Townhouse	4.77%
Arabian Ranches 3	Villa	4.66%
Serena	Townhouse	4.63%
Dubai South	Villa	4.43%
Dubai Hills Estate	Villa	4.41%
The Springs	Villa	4.11%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.75%
The Meadows	Villa	3.30%
Jumeirah Islands	Villa	3.18%
Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

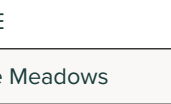
2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	602	2,063,399,530
The Valley	239	829,717,544
Dubai South	225	833,756,410
The Springs	230	1,072,505,930
DAMAC Hills 2	218	404,405,080
Dubai Land	195	664,765,955
Dubai Hills Estate	186	2,462,018,170
Arabian Ranches 3	189	932,361,180
DAMAC Hills	171	923,269,789
Al Furjan	168	1,010,939,044
Tilal Al Ghaf	172	1,428,763,624
Mudon	194	766,718,414
Town Square	161	484,703,943
Arabian Ranches	161	1,436,973,998
Emaar South	135	424,257,410
Villanova	140	460,855,000
JGE	115	1,820,203,000
JVC	111	363,415,000
Jumeirah Park	87	825,050,014
The Meadows	57	756,505,000
Arabian Ranches 2	62	385,371,894
Jebel Ali Village	69	384,076,000
Palm Jumeirah	49	2,919,109,957
Victory Heights	48	467,349,950
Jumeirah Islands	38	1,003,586,516

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1,791	184,238,133
Arabian Ranches 3	835	199,268,794
Dubai South	702	102,535,807
Villanova	584	97,922,404
The Springs	579	128,880,373
Dubai Hills Estate	613	460,546,826
Dubai Land	547	91,052,341
Tilal Al Ghaf	547	191,075,875
Town Square	540	88,336,232
Mudon	495	106,623,847
The Valley	511	76,096,612
Al Furjan	463	119,268,150
Emaar South	466	60,649,255
DAMAC Lagoons	502	84,409,795
DAMAC Hills	460	122,531,798
Arabian Ranches	380	148,612,947
JVC	347	69,226,204
Jumeirah Park	244	112,855,690
Arabian Ranches 2	242	75,644,219
JGE	152	129,553,468
The Meadows	122	77,326,999
Victory Heights	114	47,559,960
Palm Jumeirah	105	313,292,500
Jumeirah Islands	40	63,090,000
Jebel Ali Village	16	3,928,169



A Cavendish Maxwell Group Company



White & Co. Real Estate

*Data source: Property Monitor, as of 2nd September 2026 Secondary Sales Only

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