

Arabian Ranches 2 August Market Report

Villa | Townhouse

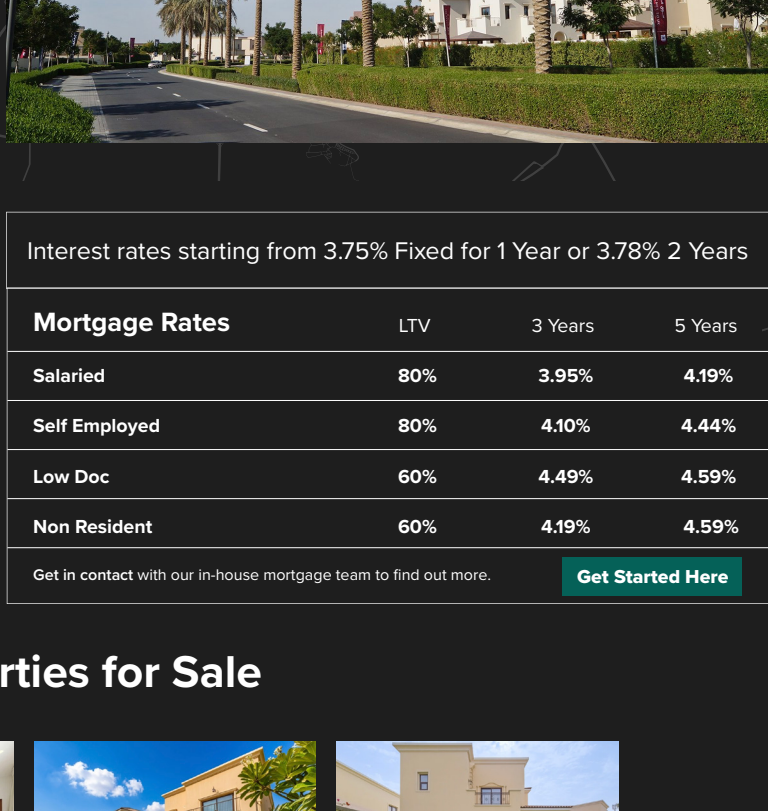
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Arabian Ranches 2 gains attention ahead of term

Arabian Ranches 2 is seeing renewed interest from families preparing for the new academic year, with schools and community facilities strengthening its appeal. Larger villas, landscaped surroundings and access to retail and leisure amenities continue positioning the community as a practical long-term choice for buyers seeking a quieter family lifestyle.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9n across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are 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%	4.44%
Self Employed	80%	3.95%	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

Lila, Arabian Ranches 2 AED 6,800,000 4 5 4,359	Palma, Arabian Ranches 2 AED 7,500,000 4 5 3,583	Samara, Arabian Ranches 2 AED 8,950,000 5 5 4,038	Lila, Arabian Ranches 2 AED 9,995,000 5 5 5,467
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Recent White & Co. Sales

Camella, Arabian Ranches 2 AED 3,275,000 3 3 1,969	Lila, Arabian Ranches 2 AED 6,750,000 4 5 5,241	Rosa, Arabian Ranches 2 AED 8,825,000 4 5 6,800	Samara, Arabian Ranches 2 AED 9,450,000 5 5 4,623
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SALES TRANSACTIONS MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



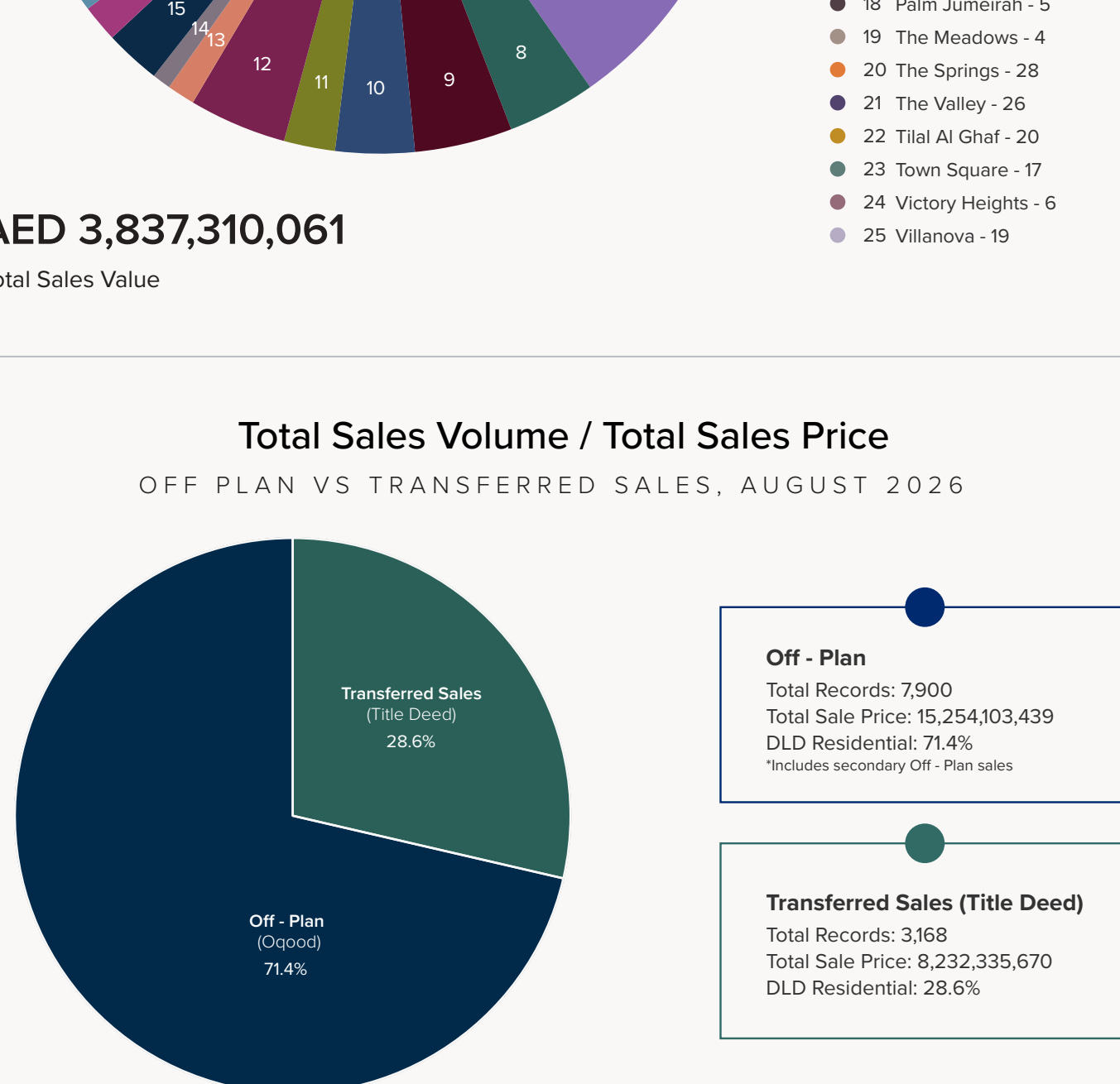
Sales in Dubai

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	2,237,662	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

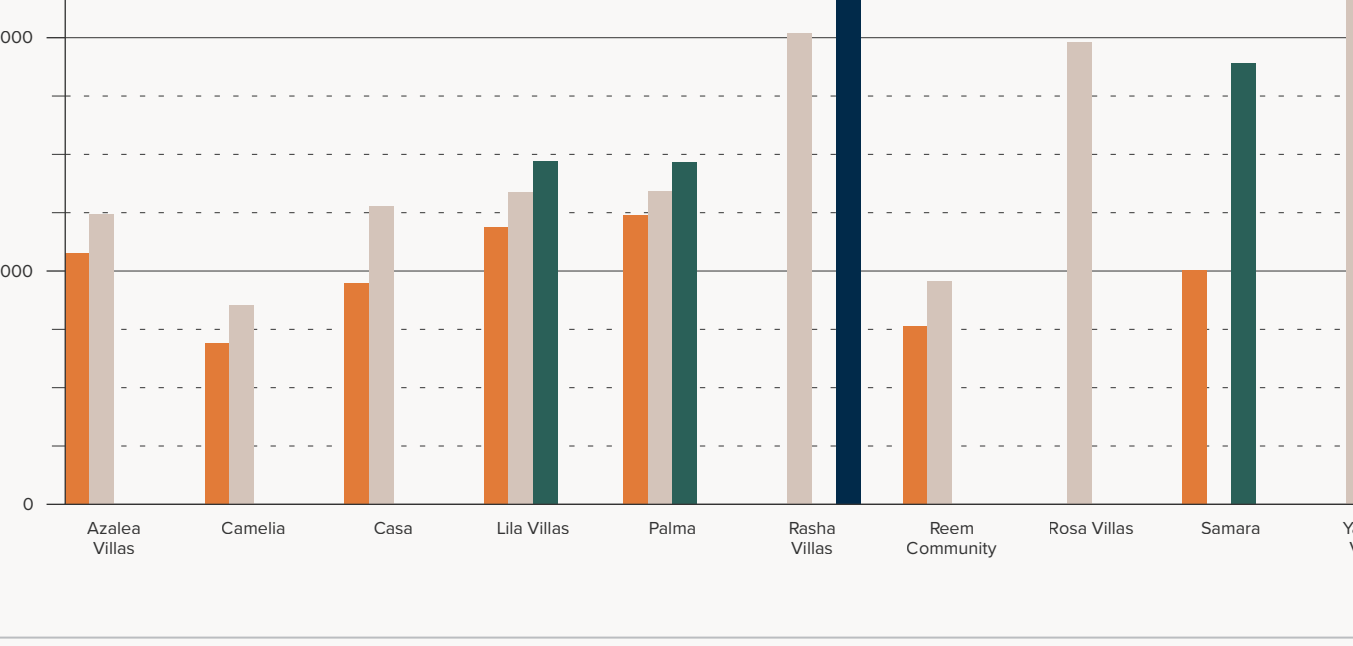


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

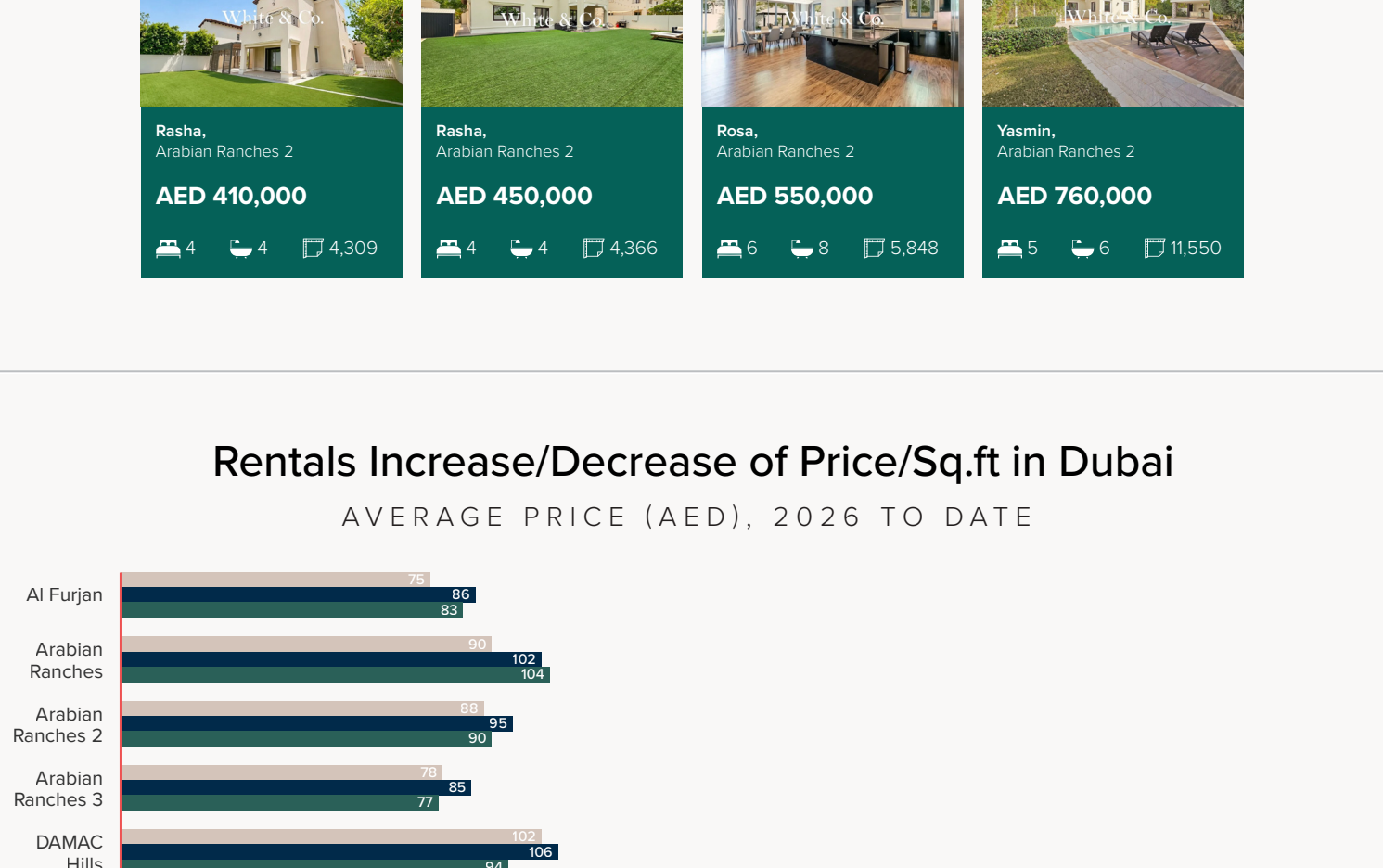
OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in Arabian Ranches 2

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



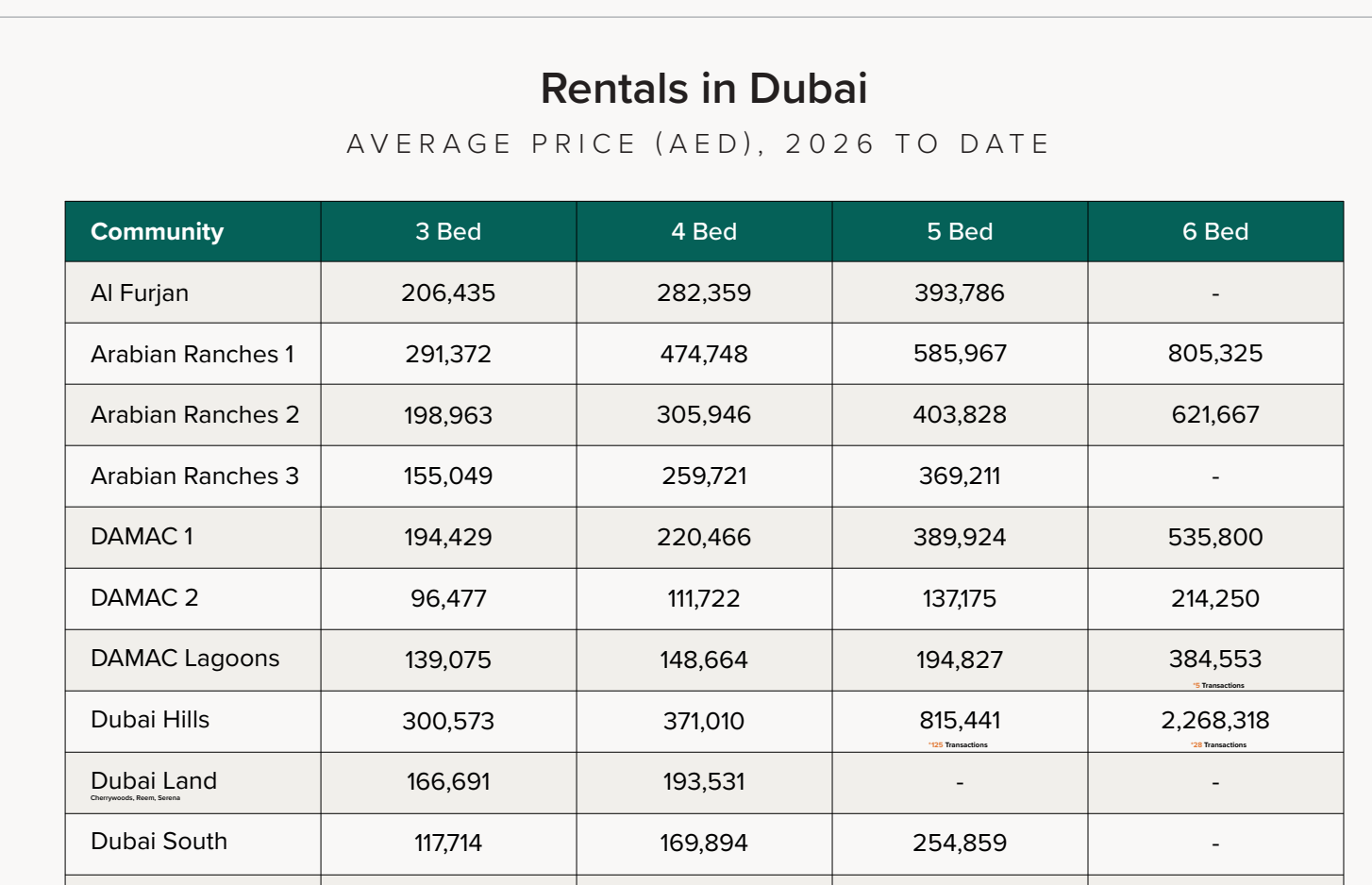
RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

Rasha, Arabian Ranches 2 AED 410,000 4 4 4,309	Rasha, Arabian Ranches 2 AED 450,000 4 4 4,366	Rosa, Arabian Ranches 2 AED 550,000 6 8 5,848	Yasmin, Arabian Ranches 2 AED 760,000 5 6 11,550
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



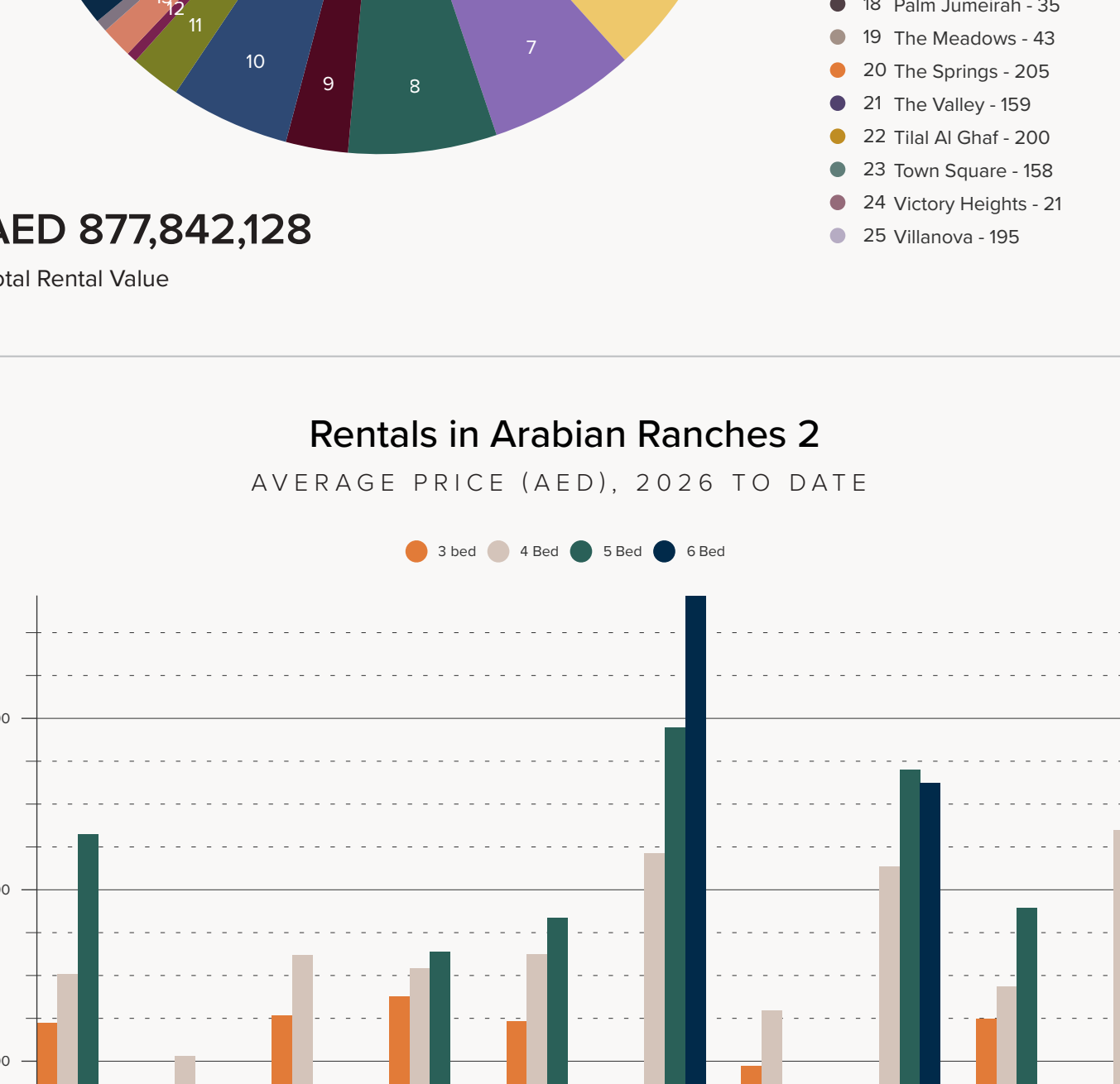
Rentals in Dubai

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	155,409	259,721	369,921	-
DAMAC 1	194,429	220,462	389,924	535,800
DAMAC 2	96,477	111,726	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	363,486	556,106	1,275,000
JVC	192,459	203,897	238,286	-
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 2

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%
DAMAC Lagoons	Villa	5.81%
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%