

## DAMAC Lagoons August Market Report

Villa Townhouse

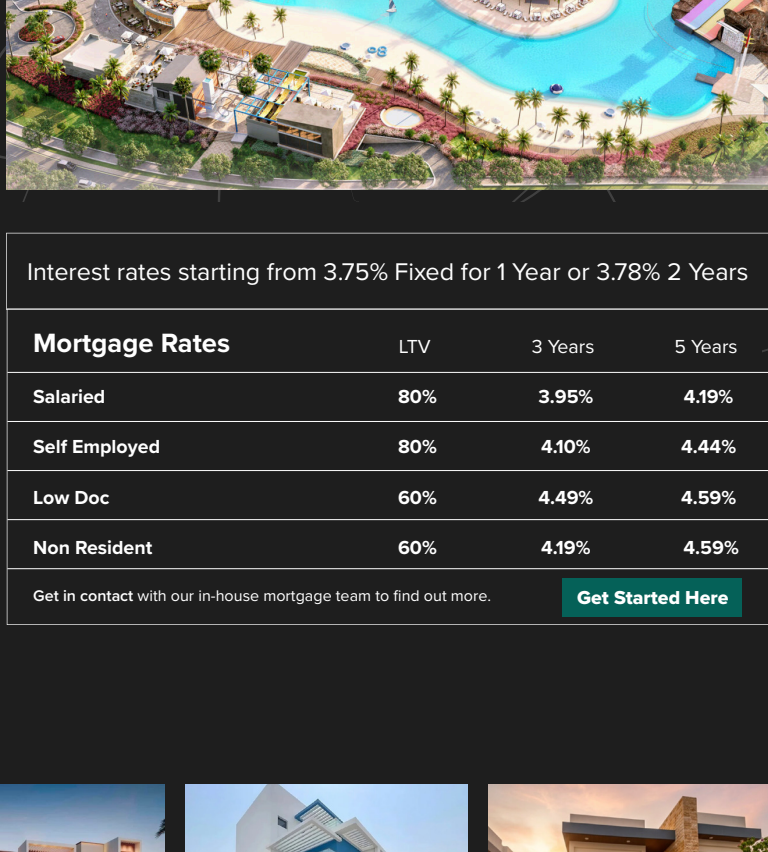
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## DAMAC Lagoons enters a new stage of development

DAMAC Lagoons is becoming increasingly established as residents move into completed clusters and the wider community continues taking shape. Lagoon access, Mediterranean-inspired villas are strengthening its lifestyle appeal, while the growing resident base is making the development increasingly attractive to families seeking a newer community with resort-style surroundings.



## NEWS

## White &amp; 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.

## Hot Properties for Sale

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                          |                          |                          |                          |                          |
| <b>AED 2,600,000</b>     | <b>AED 2,900,000</b>     | <b>AED 2,950,000</b>     | <b>AED 3,700,000</b>     | <b>AED 12,000,000</b>    |
| 3 Bed, 3 Bath, 1550 sqft | 4 Bed, 5 Bath, 2227 sqft | 4 Bed, 3 Bath, 1551 sqft | 5 Bed, 6 Bath, 3264 sqft | 7 Bed, 7 Bath, 8878 sqft |

## Recent White &amp; Co. Sales

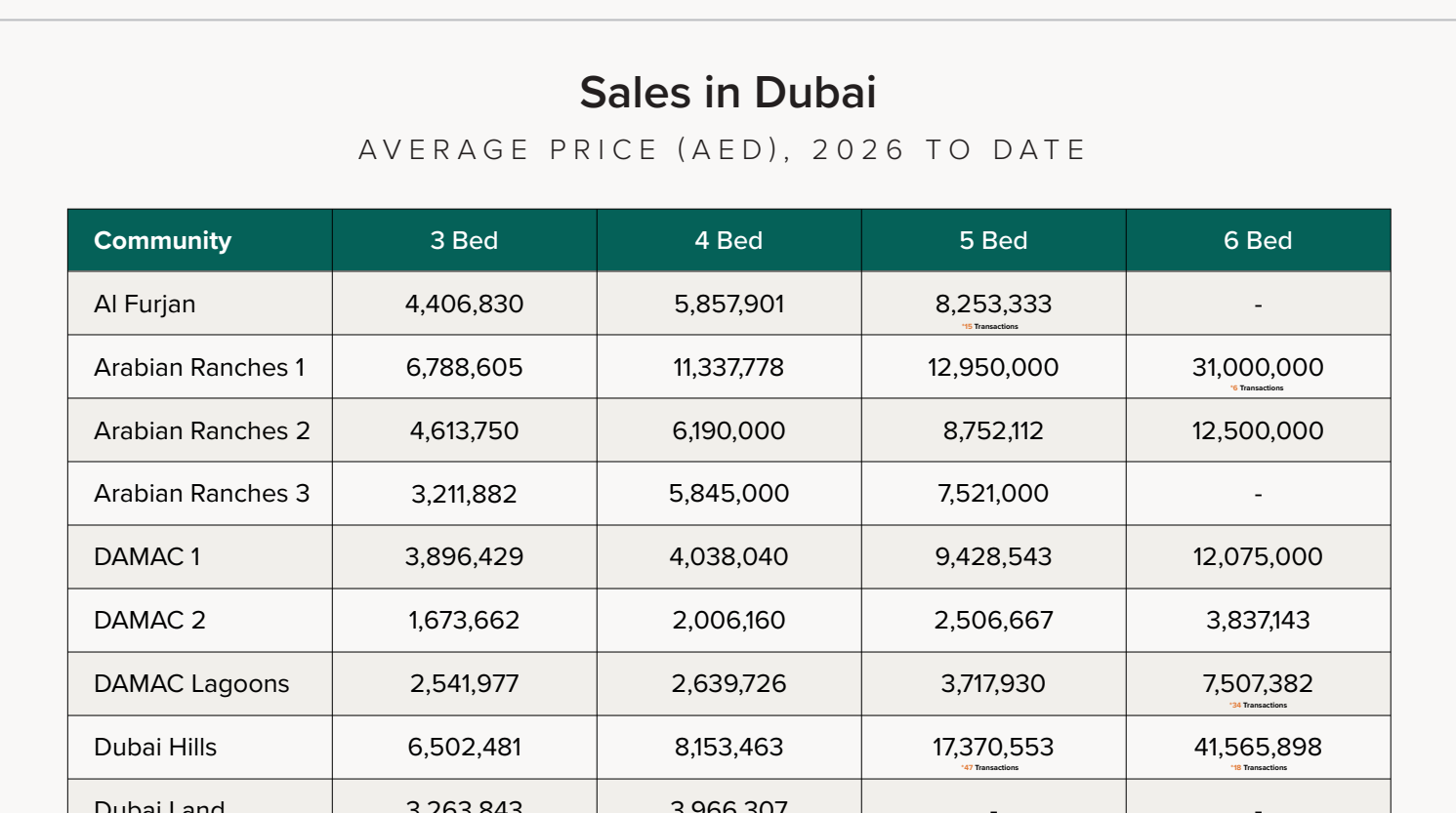
|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                          |                          |                          |                          |                          |
| <b>AED 2,600,000</b>     | <b>AED 2,600,000</b>     | <b>AED 2,600,000</b>     | <b>AED 2,815,000</b>     | <b>AED 3,725,000</b>     |
| 4 Bed, 3 Bath, 1550 sqft | 4 Bed, 3 Bath, 1550 sqft | 4 Bed, 3 Bath, 1550 sqft | 4 Bed, 3 Bath, 2276 sqft | 4 Bed, 4 Bath, 2250 sqft |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



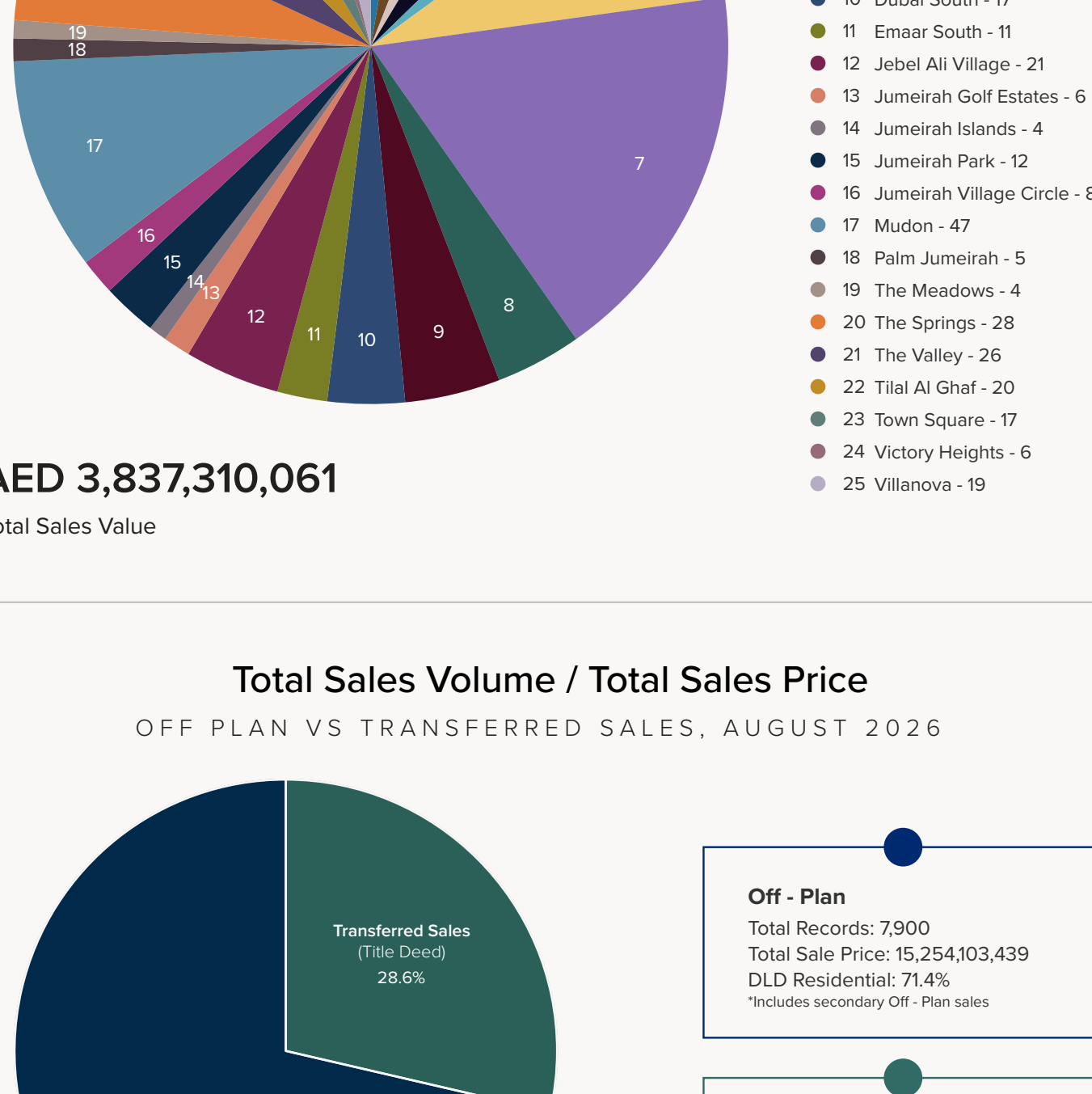
## Sales in Dubai

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 |
| Emar South        | 2,684,069  | 3,670,008  | 7,510,720  | -          |
| Jebel Ali Village | 4,433,265  | 6,212,344  | 11,516,661 | -          |
| JGE               | 5,161,639  | 11,278,895 | 21,017,941 | 29,584,722 |
| 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

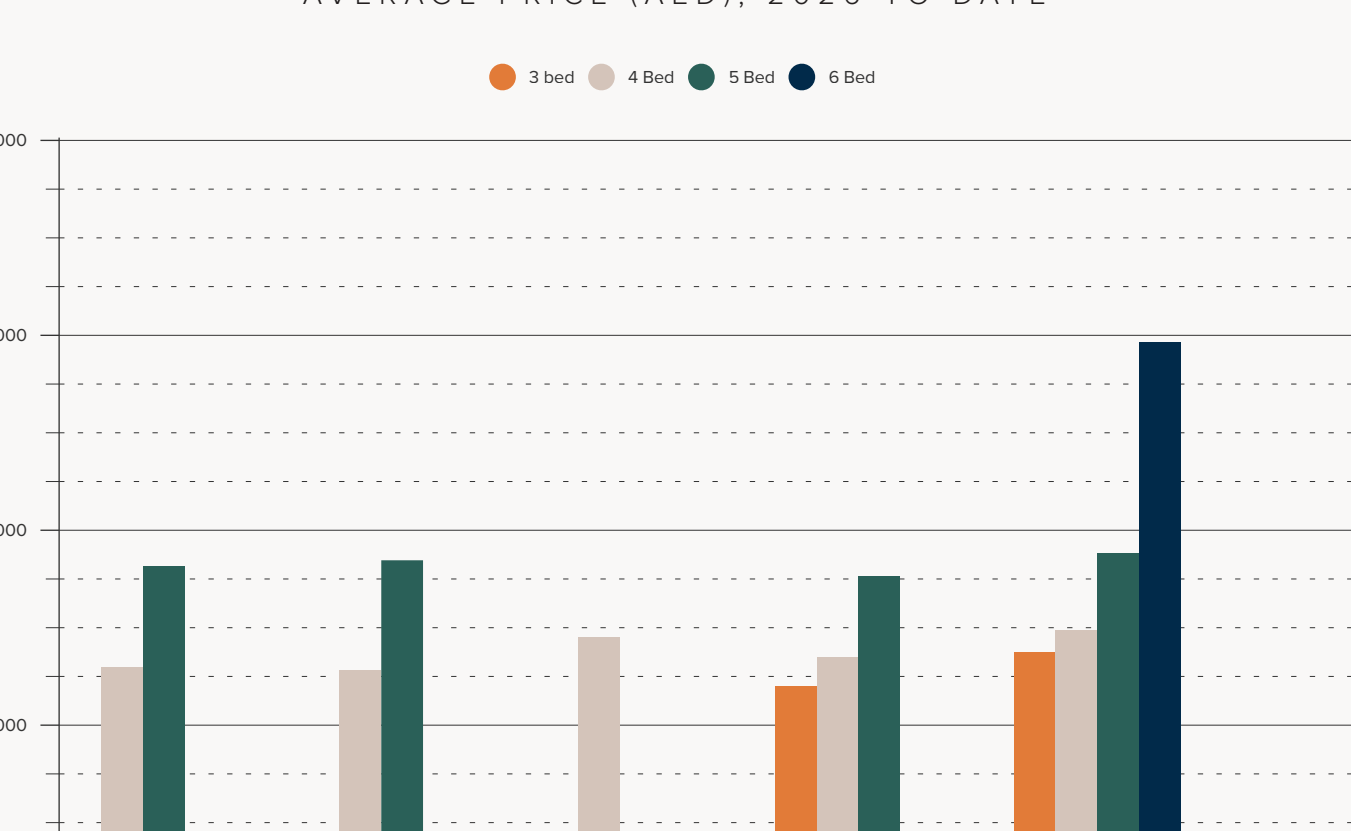


AED 3,837,310,061

Total Sales Value

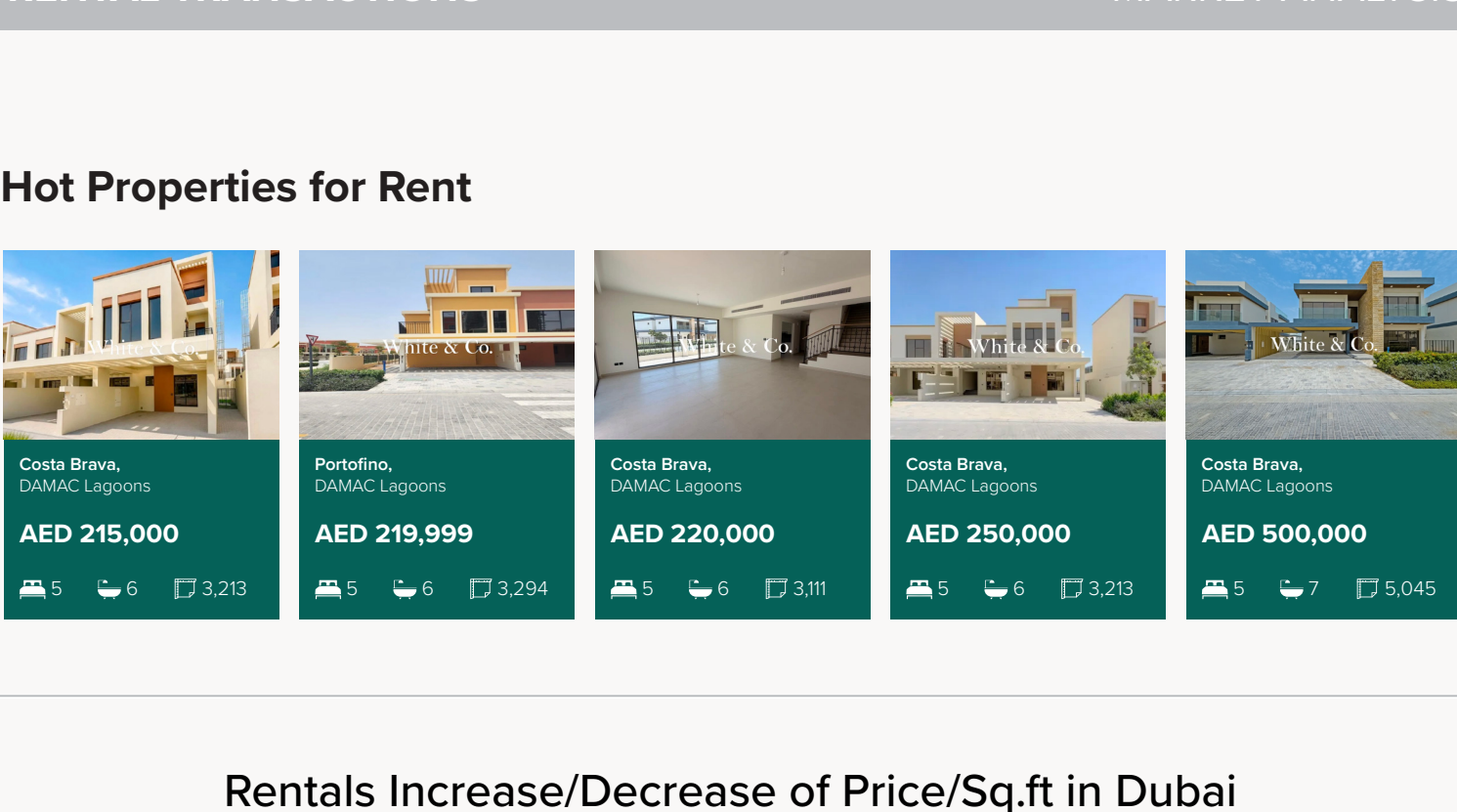
## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



## Sales in DAMAC Lagoons

AVERAGE PRICE (AED), 2026 TO DATE



## RENTAL TRANSACTIONS

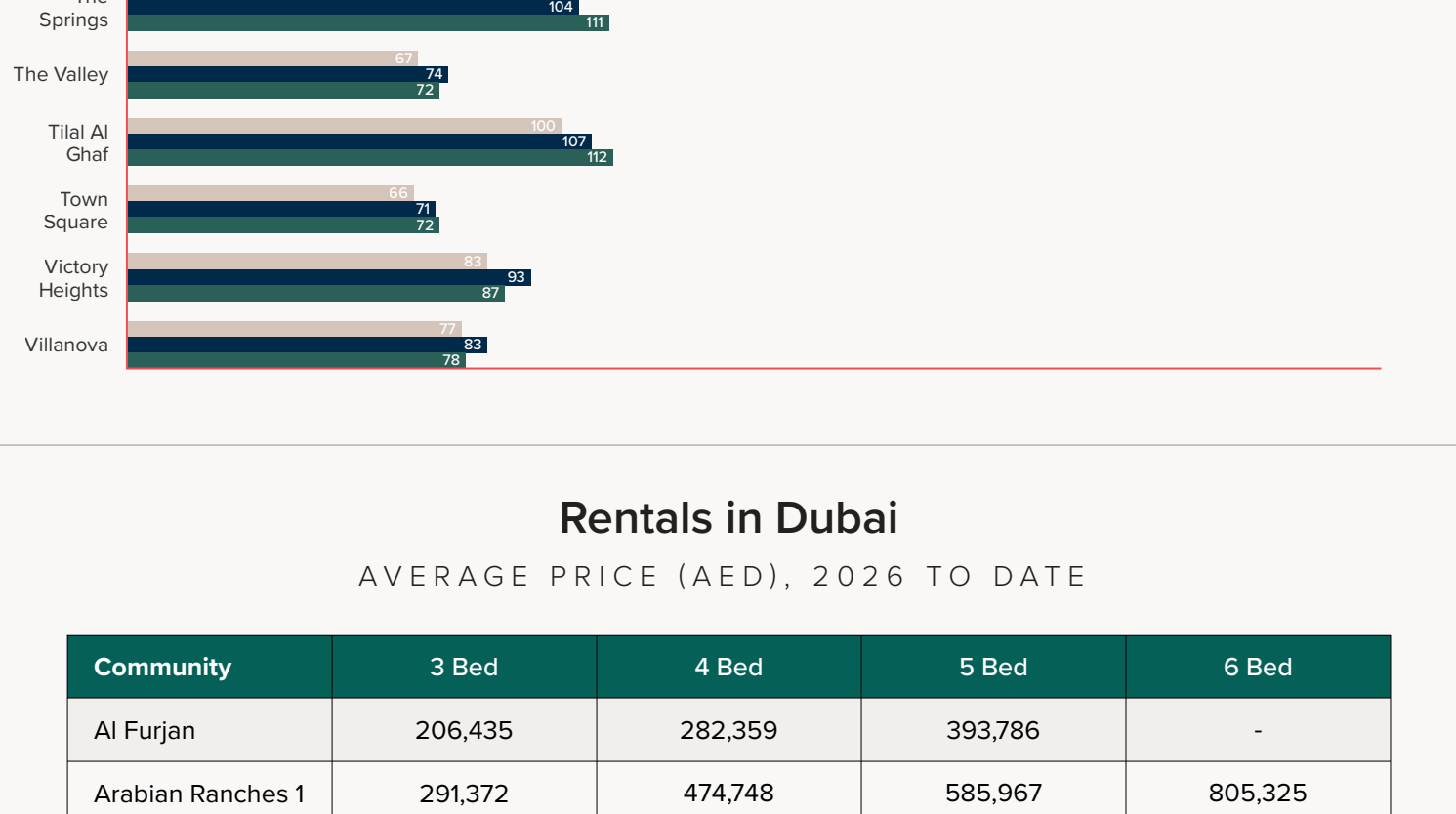
## MARKET ANALYSIS

## Hot Properties for Rent

|                           |                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|                           |                           |                           |                           |                           |
| <b>AED 215,000</b>        | <b>AED 219,999</b>        | <b>AED 220,000</b>        | <b>AED 250,000</b>        | <b>AED 500,000</b>        |
| 5 Bed, 6 Bath, 3,213 sqft | 5 Bed, 6 Bath, 3,294 sqft | 5 Bed, 6 Bath, 3,111 sqft | 5 Bed, 6 Bath, 3,213 sqft | 5 Bed, 7 Bath, 5,045 sqft |

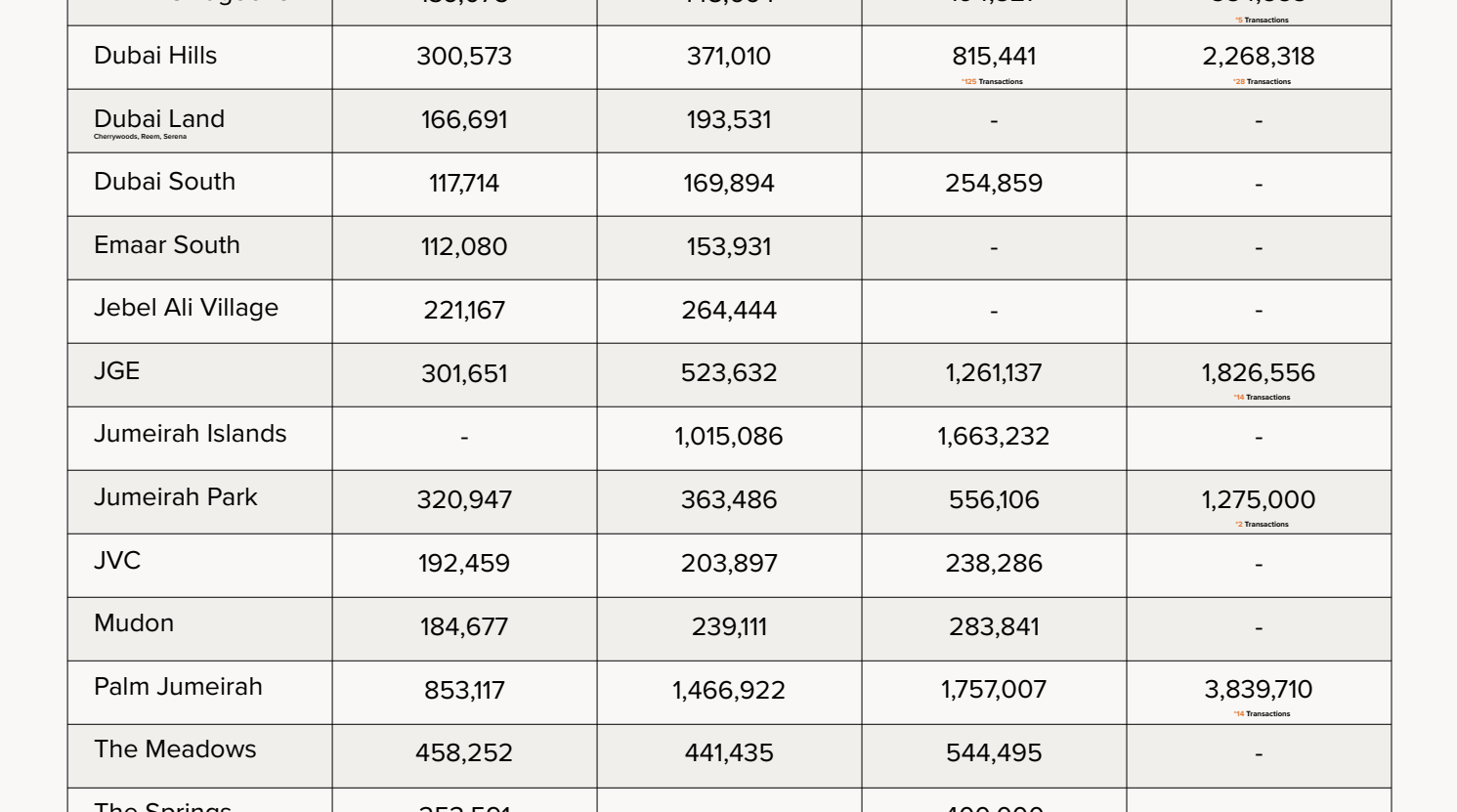
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## RENTALS IN DAMAC LAGOONS

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          | 5.81%            |
| 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%            |
| Villanova               | Villa          | 5.10%            |
| Town Square             | Townhouse      | 4.96%            |
| Al Furjan               | Villa          | 4.91%            |
| Tilal Al Ghaf           | Townhouse      | 4.87%            |
| Arabian Ranches 2       | Villa          | 4.83%            |

| Community          | Community Type | Avg. Gross Yield |
|--------------------|----------------|------------------|
| The Valley         | Villa          | 4.80%            |
| Arabian Ranches 3  | Townhouse      | 4.77%            |
| 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%            |
| Palm Jumeirah      | Villa          | 3.30%            |
| Jumeirah Islands   | Villa          | 3.18%            |
| Jebel Ali Village  | Villa          | 3.04%            |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| Total Volume      | Total Volume | Total Value   |
|-------------------|--------------|---------------|
| DAMAC Lagoons     | 602          | 2,063,399,530 |
| The Valley        | 229          | 829,717,544   |
| Dubai South       | 235          | 1,072,505,930 |
| The Springs       | 230          | 404,405,080   |
| DAMAC Hills 2     | 218          | 664,765,955   |
| Dubai Land        | 195          | 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          | 766,718,414   |
| Mudon             | 194          | 484,703,943   |
| Town Square       | 161          | 1,436,973,998 |
| Arabian Ranches   | 135          | 424,257,410   |
| Villanova         | 140          | 363,415,000   |
| 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           | 2,199,109,957 |
| Victory Heights   | 48           | 467,349,950   |
| Jumeirah Islands  | 38           | 1,003,586,516 |

| RENTALS            | Total Volume | Total Value |
|--------------------|--------------|-------------|
| DAMAC Hills 2      | 1791         | 184,238,133 |
| Arabian Ranches 3  | 835          | 109,268,794 |
| Dubai South        | 702          | 102,535,807 |
| Villanova          | 584          | 97,922,404  |
| The Springs        | 579          | 128,880,373 |
| Dubai Hills Estate | 613          | 460,623,826 |
| Dubai Land         | 547          | 91,052,341  |
| Tilal Al Ghaf      | 547          | 191,075,875 |
| Town Square        | 540          | 88,336,232  |
| Mudon              | 495          | 106,623,817 |
| The Valley         | 511          | 76,096,642  |
| Al Furjan          | 463          | 138,078,150 |
| Emar 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          | 69,226,204  |
| JGE                | 152          | 129,553,468 |
| The Meadows        | 122          | 77,326,999  |
| Victory Heights    | 114          | 47,559,900  |
| Palm Jumeirah      | 105          | 313,292,560 |
| Jumeirah Islands   | 40           | 63,090,000  |
| Jebel Ali Village  | 16           | 3,928,169   |

## PROPERTY MONITOR

A Cavendish Maxwell Group Company



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

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