

Dubai August Market Report

Villa | Townhouse

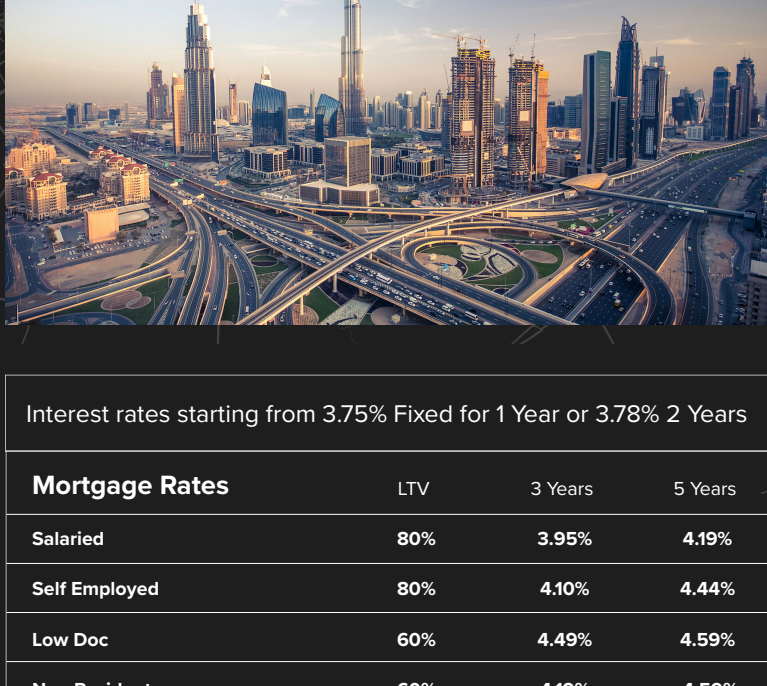
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai villas enter the autumn market with momentum

Dubai's villa and townhouse market is entering the final stage of summer with continued family demand ahead of the new school year. Ready homes are becoming increasingly important as buyers prioritise space, established amenities and convenient commutes, while newer communities continue attracting households seeking modern layouts and family-oriented facilities.



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. 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%	4.19%
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.

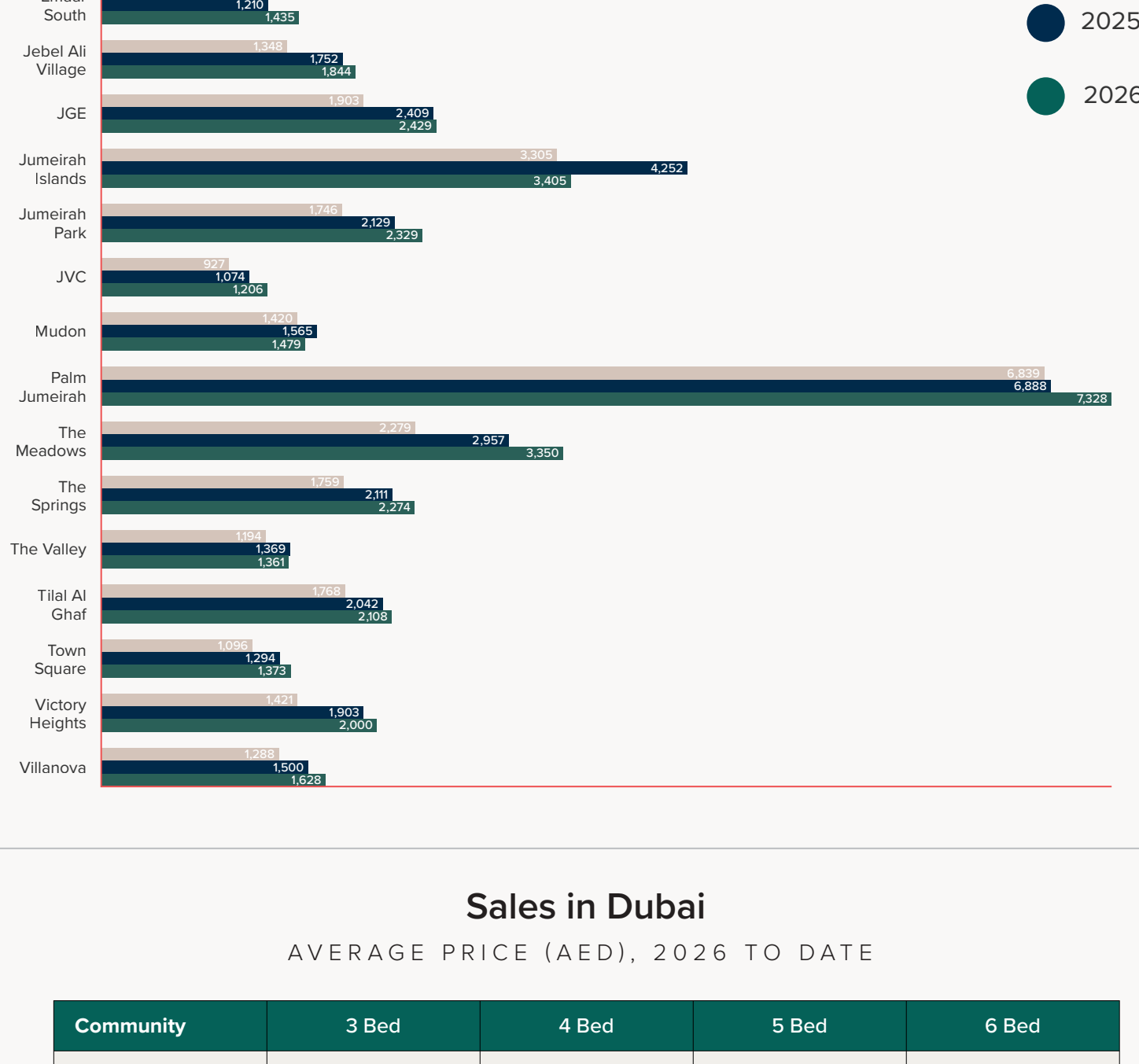
Get Started Here

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



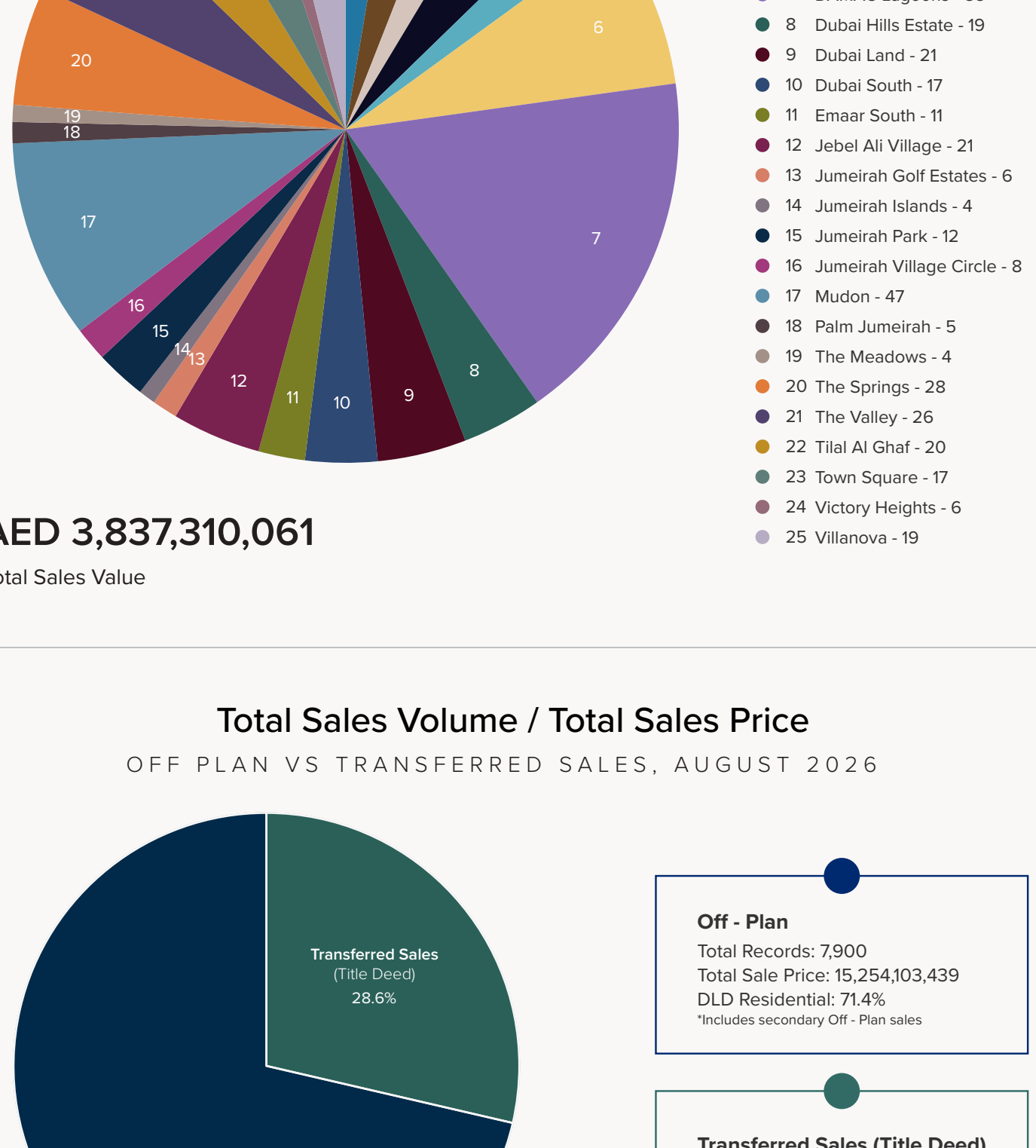
Sales in Dubai

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

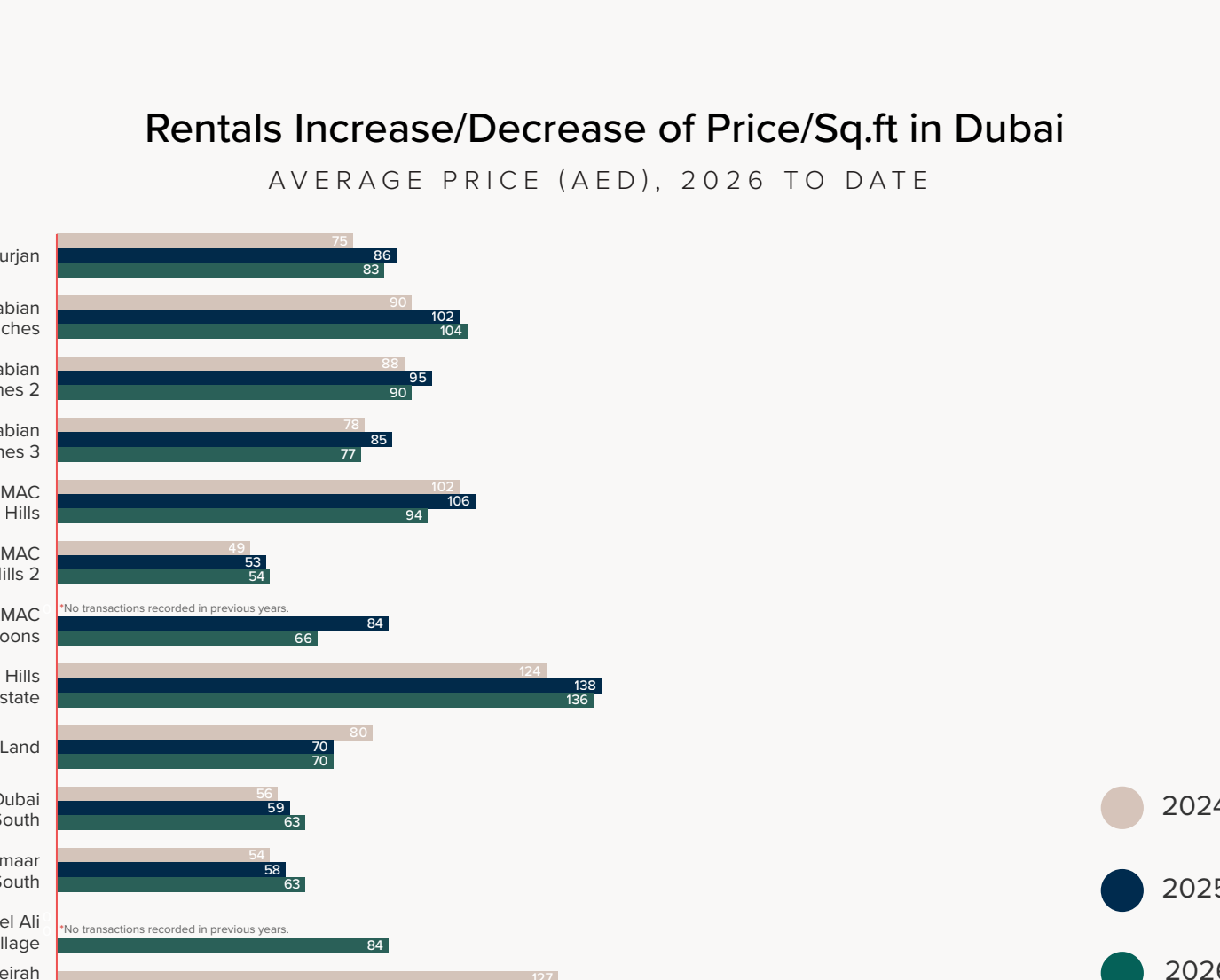


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026

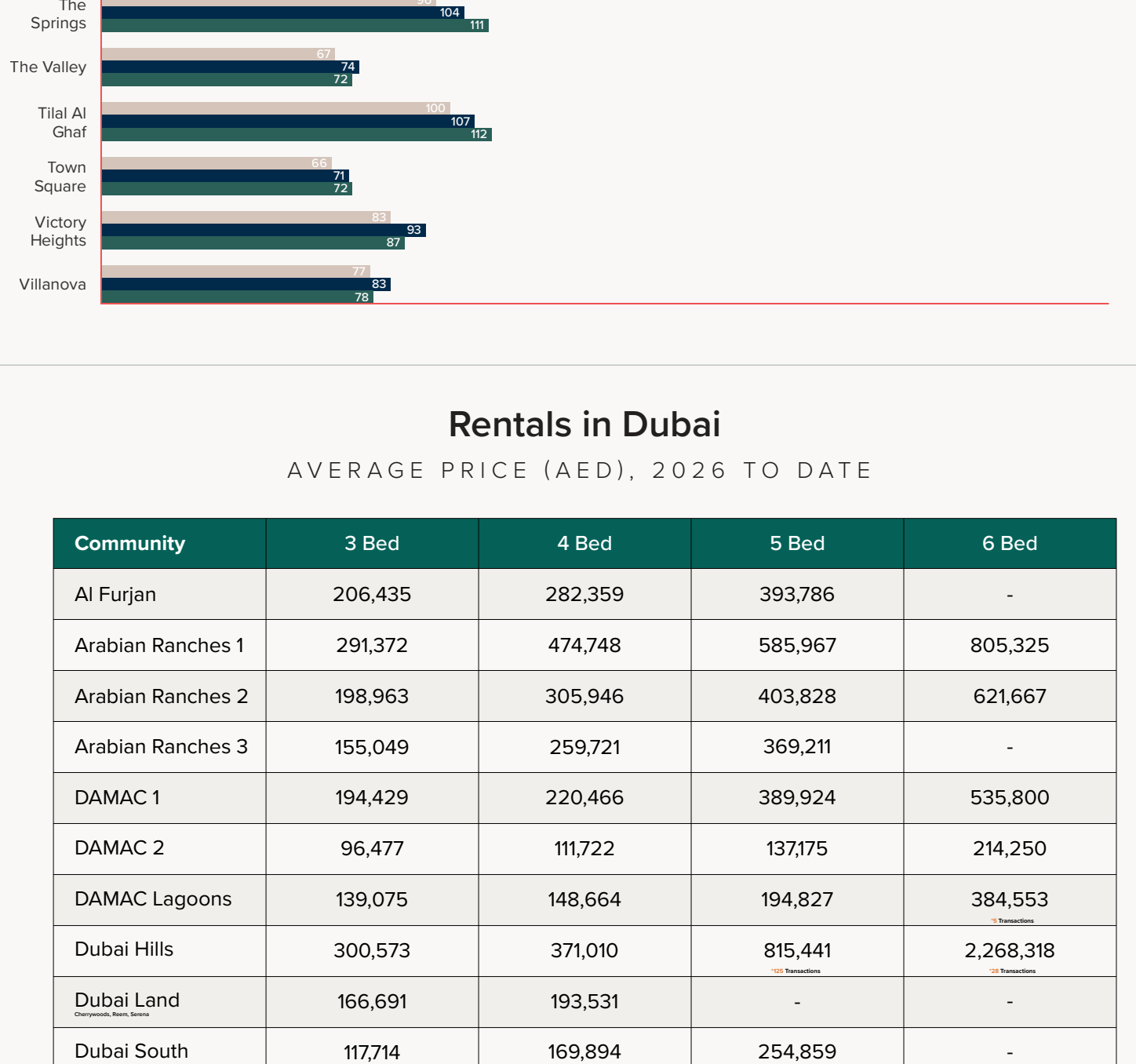


RENTAL TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



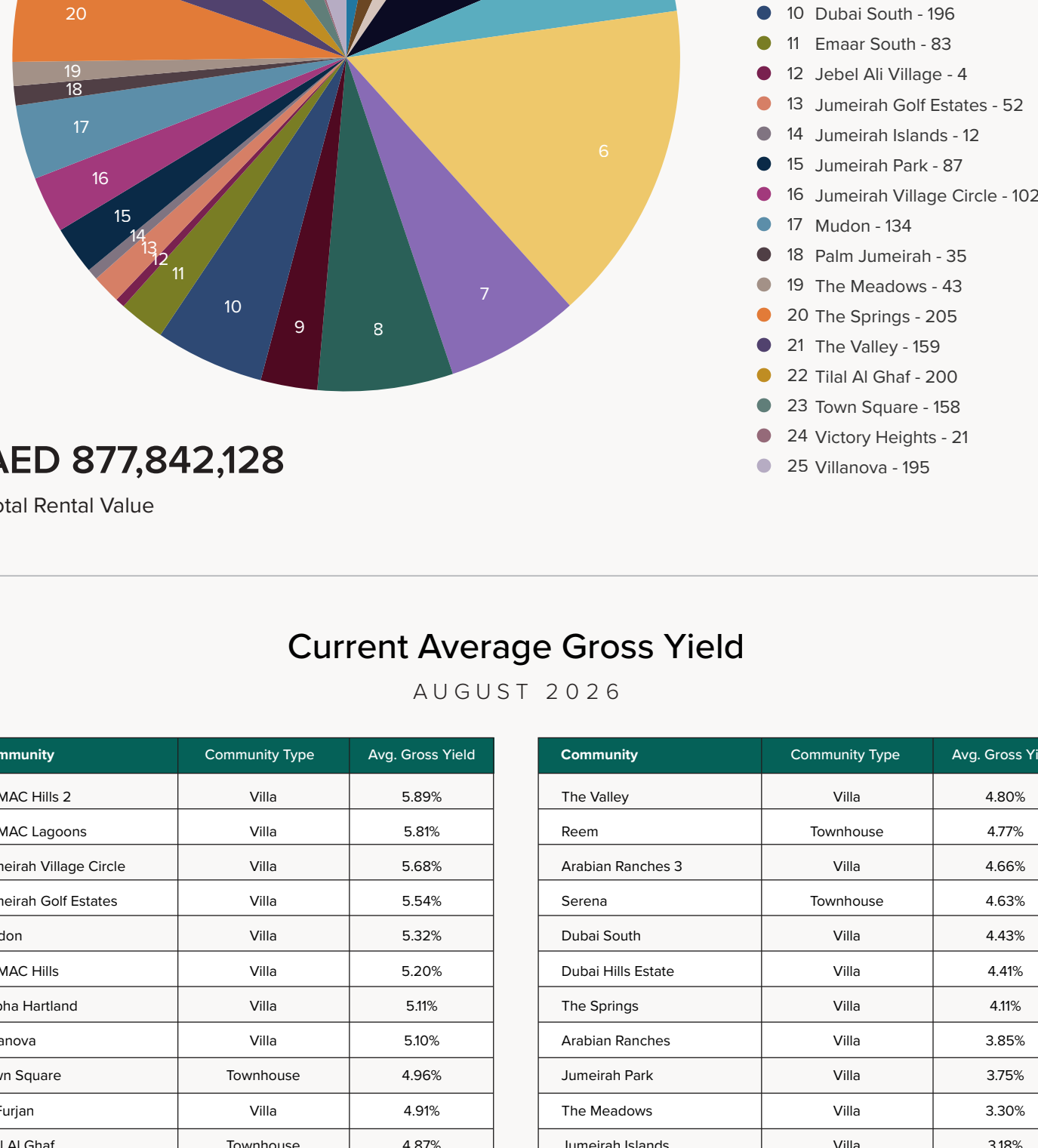
Rentals in Dubai

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	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

Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%	The Valley	Villa	4.80%
DAMAC Lagoons	Villa	5.8%	Reem	Townhouse	4.77%
Jumeirah Village Circle	Villa	5.68%	Arabian Ranches 3	Villa	4.66%
Jumeirah Golf Estates	Villa	5.54%	Serena	Townhouse	4.63%
Mudon	Villa	5.32%	Dubai South	Villa	4.43%
DAMAC Hills	Villa	5.20%	Dubai Hills Estate	Villa	4.4%
Sobha Hartland	Villa	5.11%	The Springs	Villa	4.11%
Villanova	Villa	5.10%	Arabian Ranches	Villa	3.85%
Town Square	Townhouse	4.96%	Jumeirah Park	Villa	3.75%
Al Furjan	Villa	4.9%	The Meadows	Villa	3.30%
Tilal Al Ghaf	Townhouse	4.87%	Jumeirah Islands	Villa	3.18%
Arabian Ranches 2	Villa	4.83%	Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	602	2,063,399,530	DAMAC Hills 2	1,791	184,238,133
The Valley	239	829,717,544	Arabian Ranches 3	835	199,268,794
Dubai South	225	833,756,410	Dubai South	702	102,535,807
The Springs	230	1,072,505,930	Villanova	584	97,922,404
DAMAC Hills 2	218	404,405,080	The Springs	579	128,880,373
Dubai Land	195	664,765,955	Dubai Hills Estate	613	460,546,826
Dubai Hills Estate	186	2,462,018,170	Dubai Land	547	91,052,341
Arabian Ranches 3	189	932,361,880	Tilal Al Ghaf	547	191,075,875
DAMAC Hills	171	923,269,789	Town Square	540	88,336,232
Al Furjan	168	1,010,939,044	Mudon	495	106,623,847
Tilal Al Ghaf	172	1,428,763,624	The Valley	511	76,096,612
Mudon	194	766,718,414	Al Furjan	463	138,078,150
Town Square	161	484,703,943	Emaar South	466	60,649,255
Arabian Ranches	161	1,436,973,998	DAMAC Lagoons	502	84,409,795
Emaar South	135	424,257,410	DAMAC Hills	460	122,531,798
Villanova	140	460,855,000	Arabian Ranches	380	148,612,947
JGE	115	1,820,203,000	JVC	347	69,226,204
JVC	111	363,415,000	Jumeirah Park	244	112,855,690
Jumeirah Park	87	825,050,014	Arabian Ranches 2	242	75,644,219
The Meadows	57	756,505,000	JGE	152	129,553,468
Arabian Ranches 2	62	385,371,894	The Meadows	122	77,326,999
Jebel Ali Village	69	384,076,000	Victory Heights	114	47,559,900
Palm Jumeirah	49	2,919,109,957	Palm Jumeirah	105	313,292,560
Victory Heights	48	467,349,950	Jumeirah Islands	40	63,090,000
Jumeirah Islands	38	1,003,586,516	Jebel Ali Village	16	3,928,169