

Dubai Land August Market Report

Villa | Townhouse

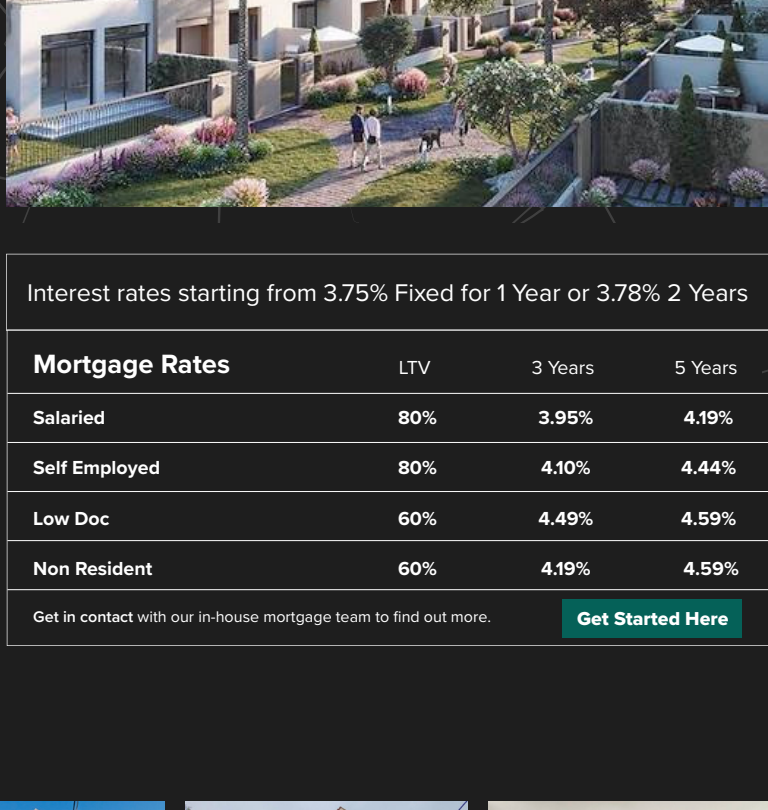
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubailand communities gain as families return

Mira Oasis, Cherrywoods and Serena are benefiting from renewed family attention as residents prepare for the new academic year. Their combination of villas, townhouses, parks and access to schools makes these communities practical choices for families seeking more space, quieter surroundings and convenient access to established amenities across the wider Dubailand area.



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%	4.19%
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

 Casa Viva, Serena AED 3,490,000 3 Bed 3 Bath 1881 sqft	 Cherrywoods, Dubai Land AED 3,800,000 3 Bed 3 Bath 2,235 sqft	 Mira Oasis 1, Reem AED 3,949,000 3 Bed 3 Bath 2,562 sqft	 Mira 3, Reem AED 4,350,000 4 Bed 4 Bath 2,559 sqft	 Mira Oasis 2, Reem AED 4,600,000 3 Bed 4 Bath 2,553 sqft
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Recent White & Co. Sales

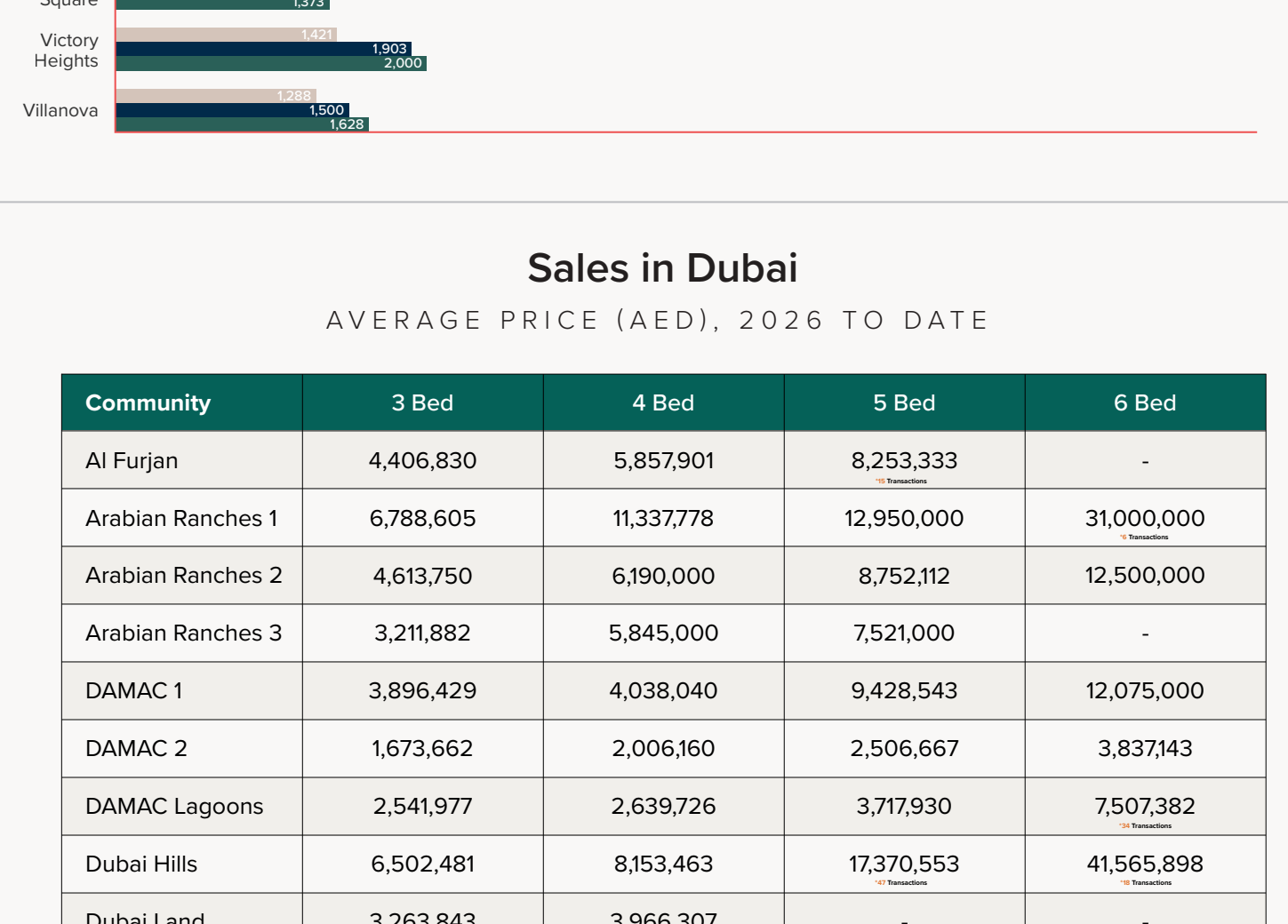
 Casa Viva, Serena AED 2,500,000 3 Bed 3 Bath 1881 sqft	 Mira 4, Reem AED 2,900,000 3 Bed 3 Bath 2,156 sqft	 Casa Viva, Serena AED 3,480,000 3 Bed 3 Bath 2,219 sqft	 Mira Oasis 3, Reem AED 3,700,000 3 Bed 3 Bath 3,168 sqft	 Mira 4, Reem AED 3,750,000 4 Bed 3 Bath 2,559 sqft
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



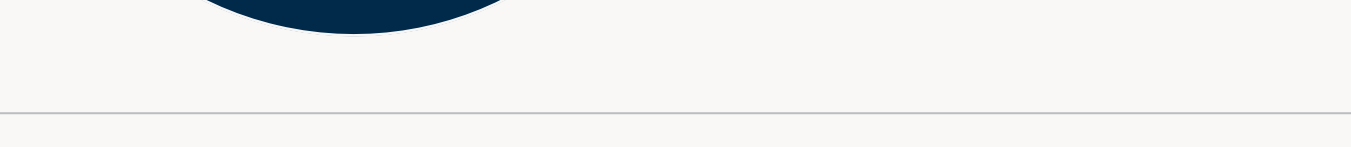
Sales in Dubai

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	29,584,722
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

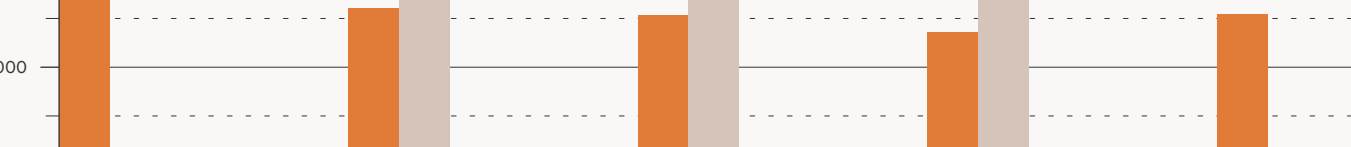


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026

**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: 71.4%

Sales in Dubai Land

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

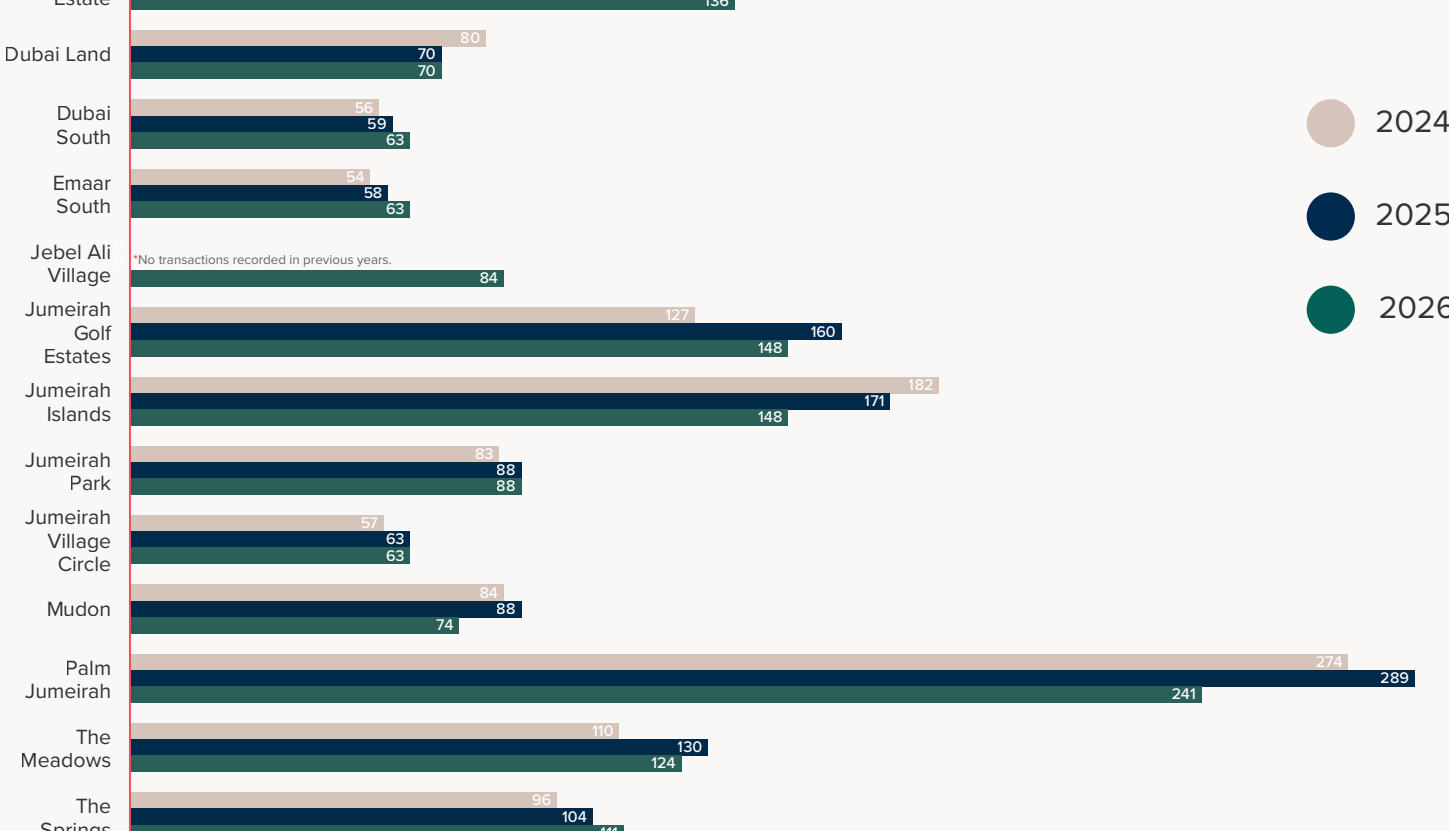
MARKET ANALYSIS

Hot Properties for Rent

 Cherrywoods, Dubai Land AED 160,000 3 Bed 3 Bath 2,237 sqft	 Casa Viva, Serena AED 169,000 3 Bed 4 Bath 1,881 sqft	 Mira 1, Reem AED 180,000 3 Bed 4 Bath 2,577 sqft	 Mira 1, Reem AED 219,999 4 Bed 4 Bath 2,682 sqft	 Mira Oasis 1, Reem AED 220,000 3 Bed 3 Bath 2,808 sqft
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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	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

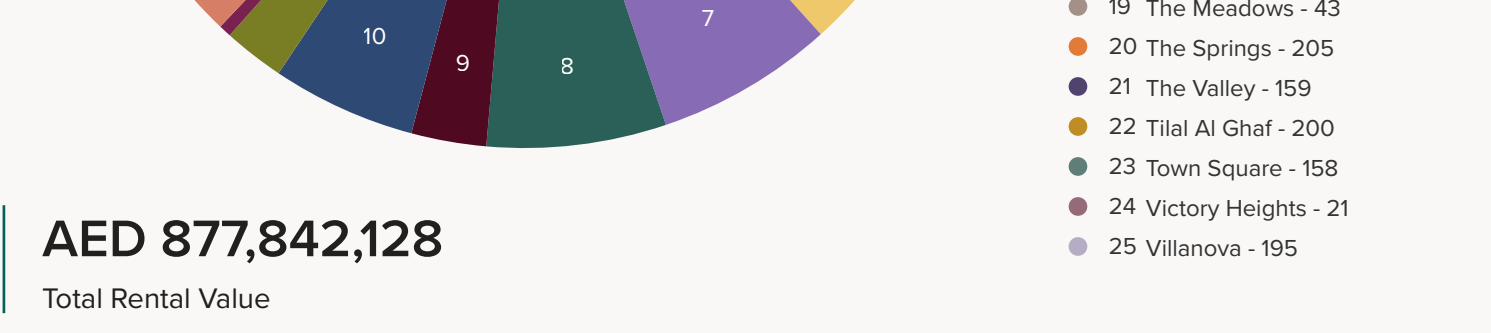


AED 877,842,128

Total Rental Value

Rentals in Dubai Land

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
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DAMAC Lagoons	Villa	5.89%
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DAMAC Hills	Villa	5.81%
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Jumeirah Village Circle	Villa	5.68%
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Jumeirah Golf Estates	Villa	5.54%
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Mudon	Villa	5.32%
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DAMAC Hills	Villa	5.20%
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Sobha Hartland	Villa	5.11%
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Villanova	Villa	5.10%
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Town Square	Townhouse	4.96%
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Al Furjan	Villa	4.91%
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Tilal Al Ghaf	Townhouse	4.87%
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Arabian Ranches 2	Villa	4.83%
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Community	Community Type	Avg. Gross Yield
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The Valley	Villa	4.80%
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Arabian Ranches 2 - 106	Townhouse	4.77%
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Arabian Ranches 3 - 333	Villa	4.66%
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Serena	Townhouse	4.63%
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Dubai South	Villa	4.43%
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Dubai Hills Estate	Villa	4.41%
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The Springs	Villa	4.11%
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Arabian Ranches	Villa	3.85%
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Jumeirah Park	Villa	3.75%
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Mira Jumeirah	Villa	3.30%
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Jumeirah Islands	Villa	3.18%
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Palm Jumeirah	Villa	3.04%
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Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
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DAMAC Lagoons	602	2,063,399,530
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The Valley	239	829,717,544
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Dubai South	225	833,756,410
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The Springs	230	1,072,505,930
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DAMAC Hills 2	218	404,405,080
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Dubai Land	195	664,765,955
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Dubai Hills Estate	186	2,462,018,170
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Arabian Ranches 3	189	932,361,180
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DAMAC Hills	171	923,269,789
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Al Furjan	168	1,010,939,044
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Tilal Al Ghaf	172	1,182,763,624
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Mudon	194	766,718,414
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Town Square	161	484,703,943
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Arabian Ranches	161	1,436,973,998
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Emaar South	135	424,257,410
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Villanova	140	460,855,000
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JGE	115	1,820,203,000
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JVC	111	363,415,000
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Jumeirah Park	87	825,050,014
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The Meadows	57	756,505,000
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Arabian Ranches 2	62	385,371,894
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Jebel Ali Village	69	384,076,000
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Palm Jumeirah	49	2,199,109,957
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Victory Heights	48	467,349,950
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Jumeirah Islands	38	1,003,586,516
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RENTALS	Total Volume	Total Value
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DAMAC Hills 2	1791	184,238,133
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Arabian Ranches 3	835	199,268,794
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