

Mudon August Market Report

Villa | Townhouse

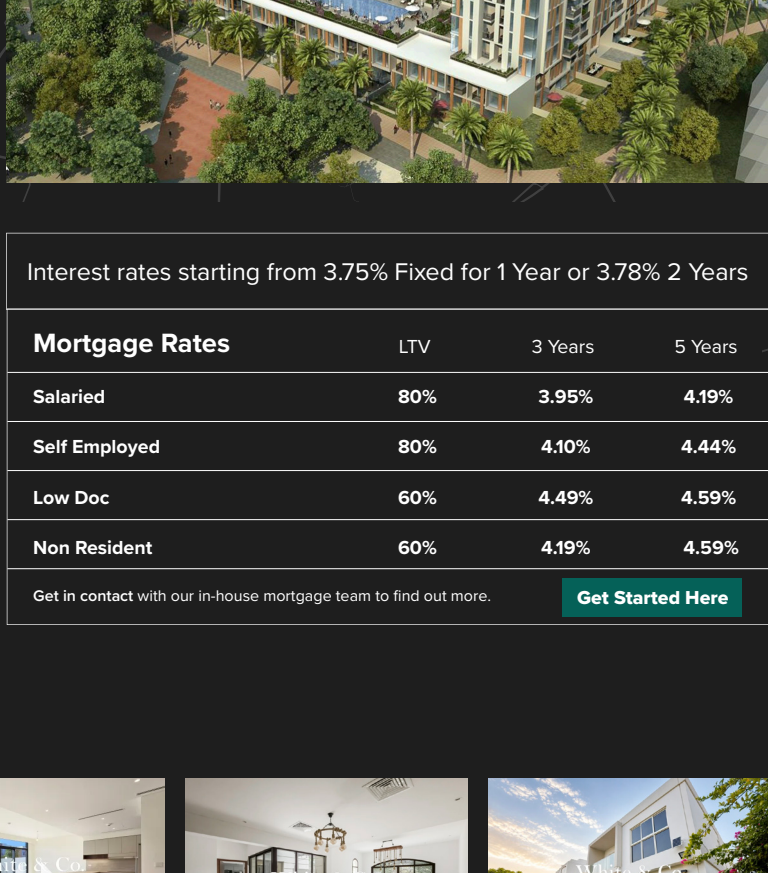
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Mudon gains attention ahead of the new term

Mudon continues attracting families preparing for the new school year, with spacious villas and townhouses set within a quieter master-planned environment. Parks, community facilities and access to schools remain important advantages, while renovated homes are increasingly appealing to buyers looking for comfortable family properties with convenient access to everyday amenities.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9n across 13,930 sales, up 6.9n 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.

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Hot Properties for Sale

Mudon Al Ranim 4, Mudon	Mudon Al Ranim 3, Mudon	Mudon Al Ranim 3, Mudon	Naseem, Mudon	Arabella Townhouses 3, Mudon
AED 4,800,000	AED 5,100,000	AED 5,200,000	AED 5,200,000	AED 6,100,000
4 bed 4 bath 2,548 sqft	4 bed 4 bath 2,997 sqft	4 bed 4 bath 2,978 sqft	4 bed 4 bath 3,808 sqft	5 bed 6 bath 3,028 sqft

Recent White & Co. Sales

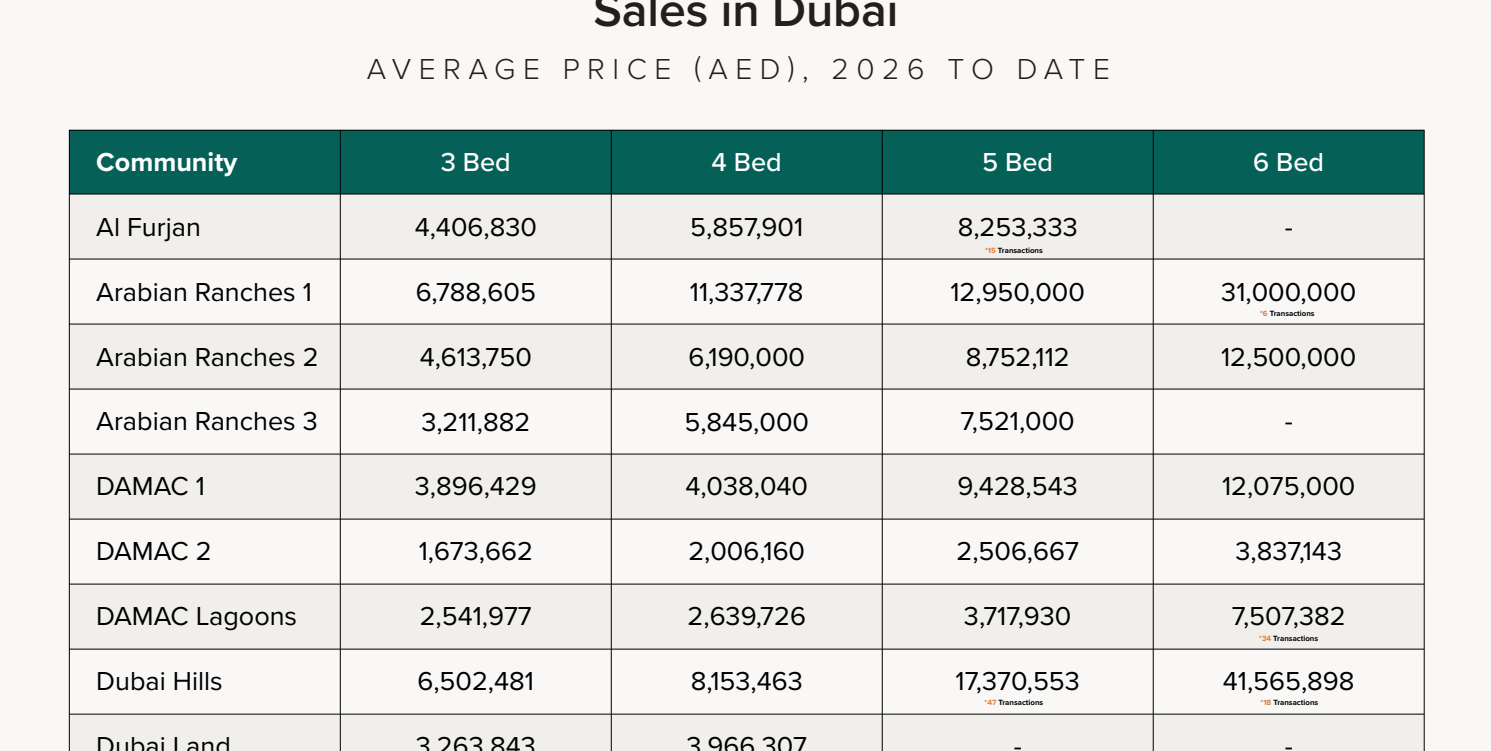
Arabella Townhouses, Mudon	Al Ranim 6, Mudon	Al Ranim 1, Mudon	Al Ranim 3, Mudon	Al Ranim 2, Mudon
AED 3,080,000	AED 3,500,000	AED 4,100,000	AED 4,700,000	AED 4,900,000
3 bed 3 bath 1,809 sqft	3 bed 4 bath 1,808 sqft	3 bed 3 bath 2,914 sqft	4 bed 4 bath 2,778 sqft	4 bed 4 bath 2,778 sqft

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



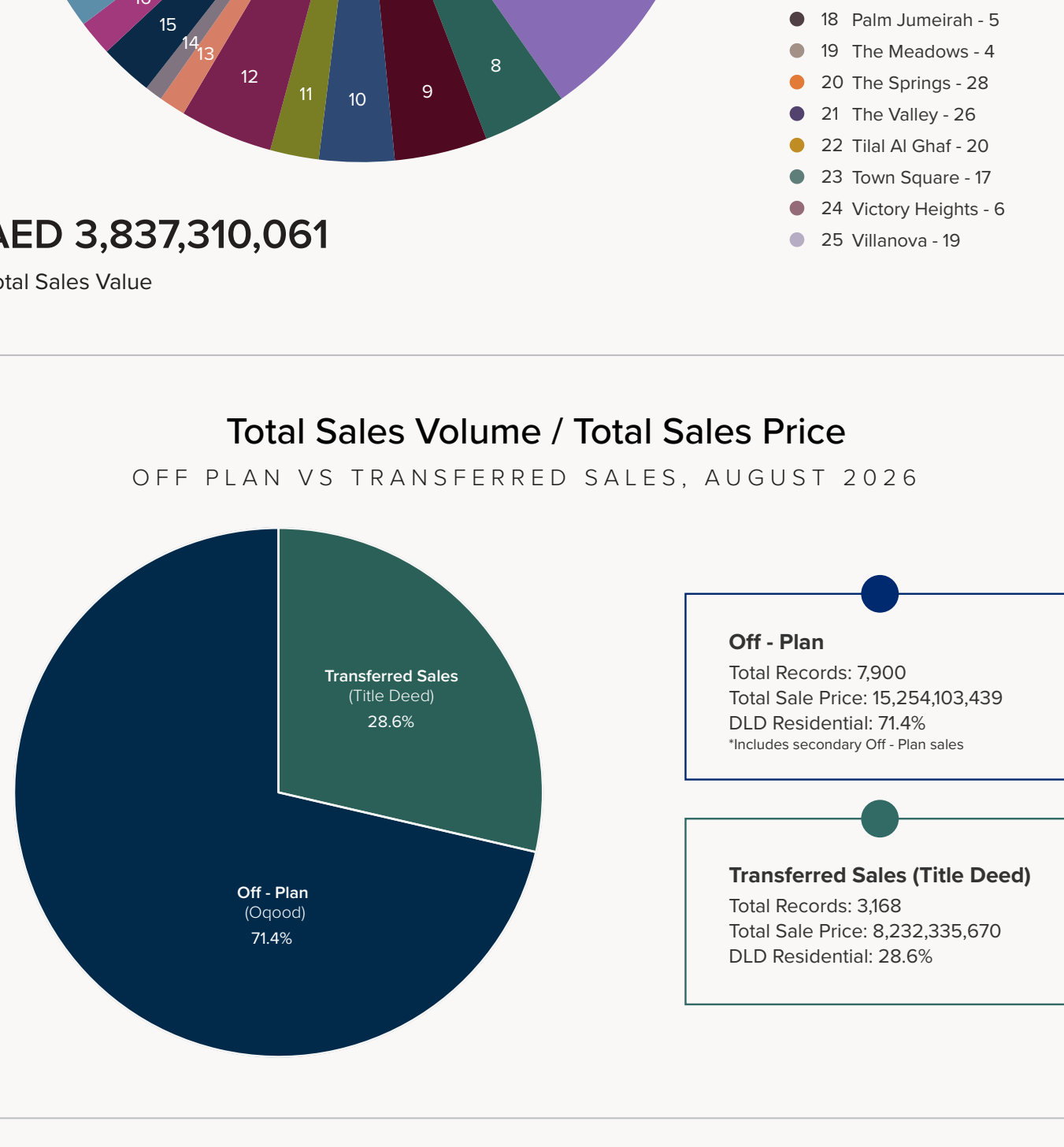
Sales in Dubai

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
Emaar South	2,684,069	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGC	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	-
Tiltal 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	-

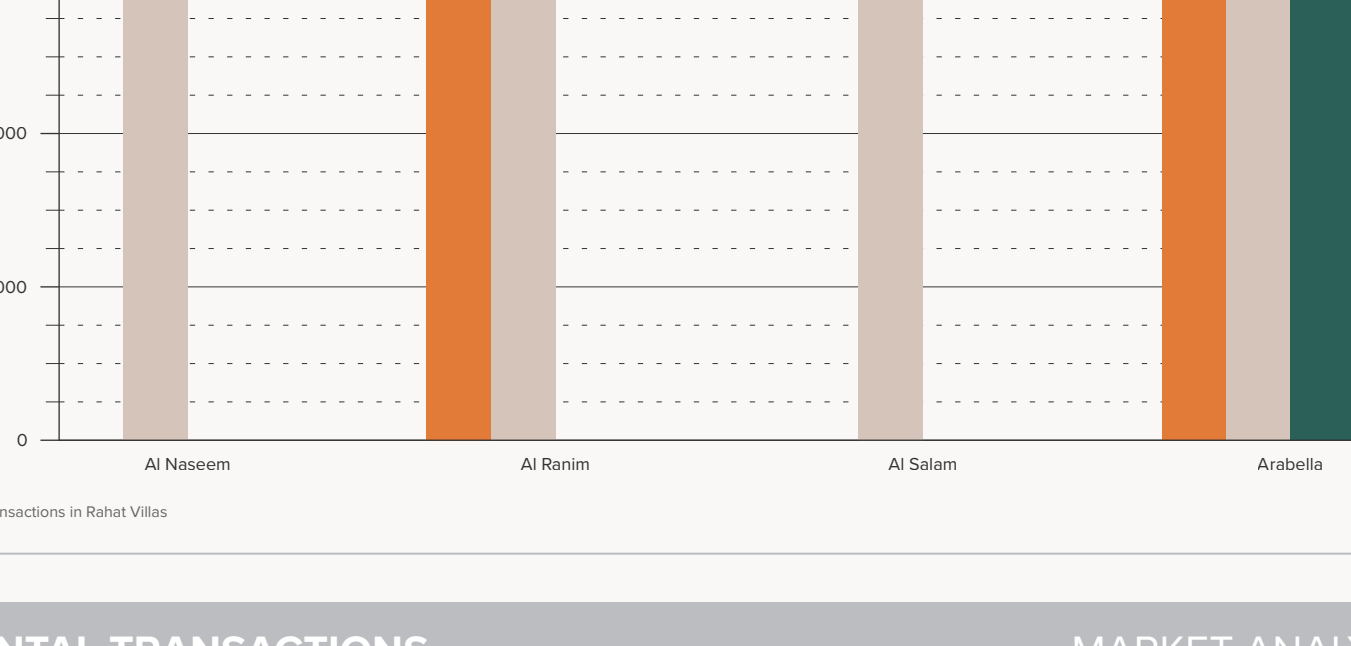
Sale Transactions in Dubai

AUGUST 2026



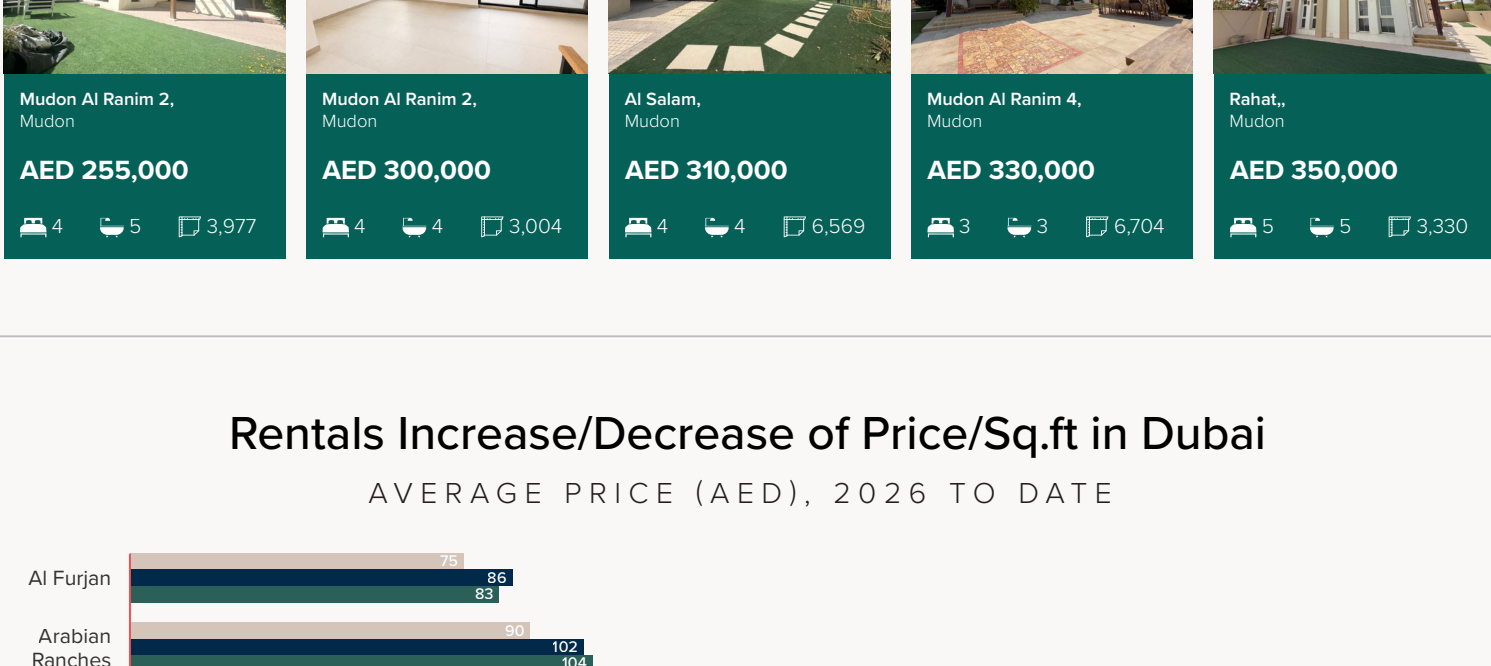
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in Mudon

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

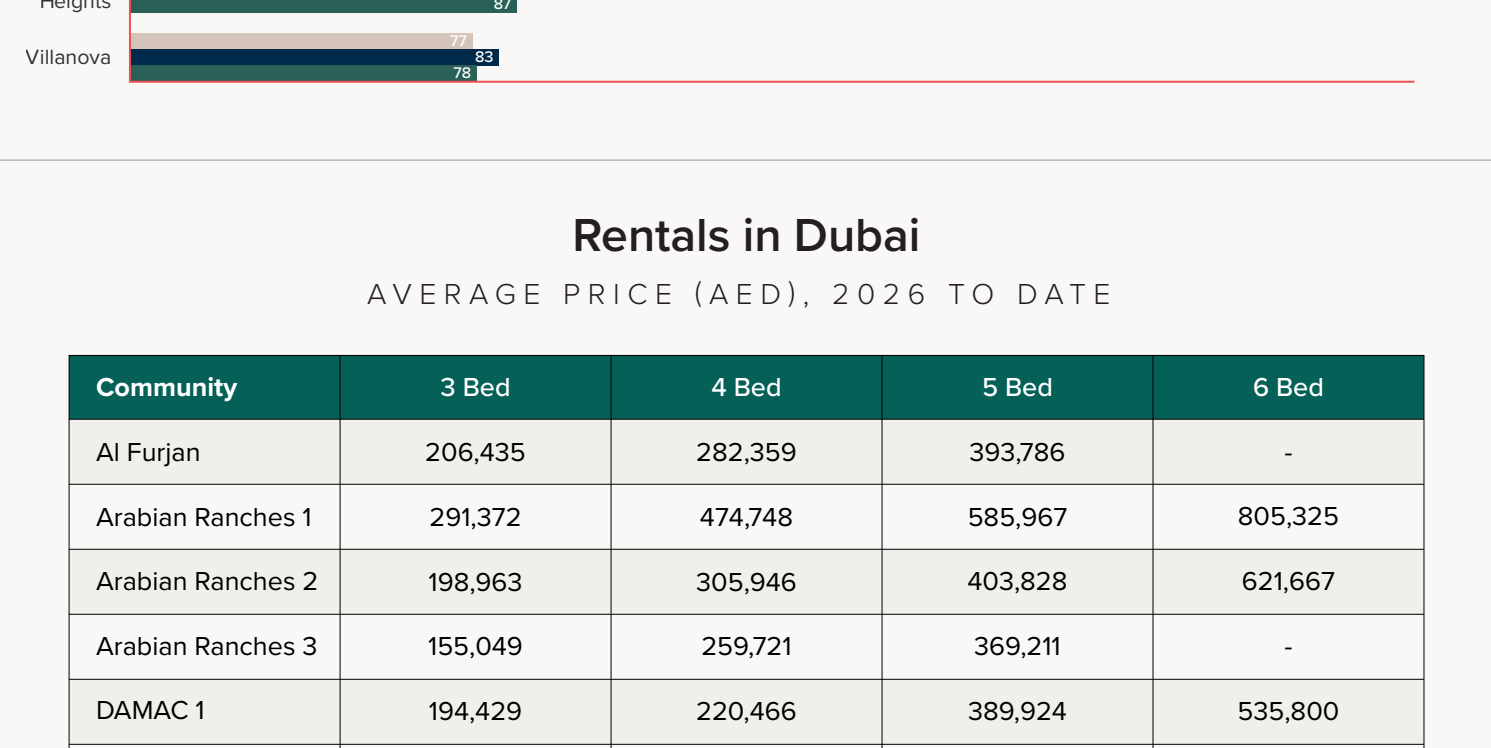
MARKET ANALYSIS

Hot Properties for Rent

Mudon Al Ranim 2, Mudon	Mudon Al Ranim 2, Mudon	Al Salam, Mudon	Mudon Al Ranim 4, Mudon	Rahat, Mudon
AED 255,000	AED 300,000	AED 310,000	AED 330,000	AED 350,000
4 bed 5 bath 3,977 sqft	4 bed 4 bath 3,004 sqft	4 bed 4 bath 6,569 sqft	3 bed 3 bath 6,704 sqft	5 bed 6 bath 3,330 sqft

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

AVERAGE PRICE (AED), 2026 TO DATE



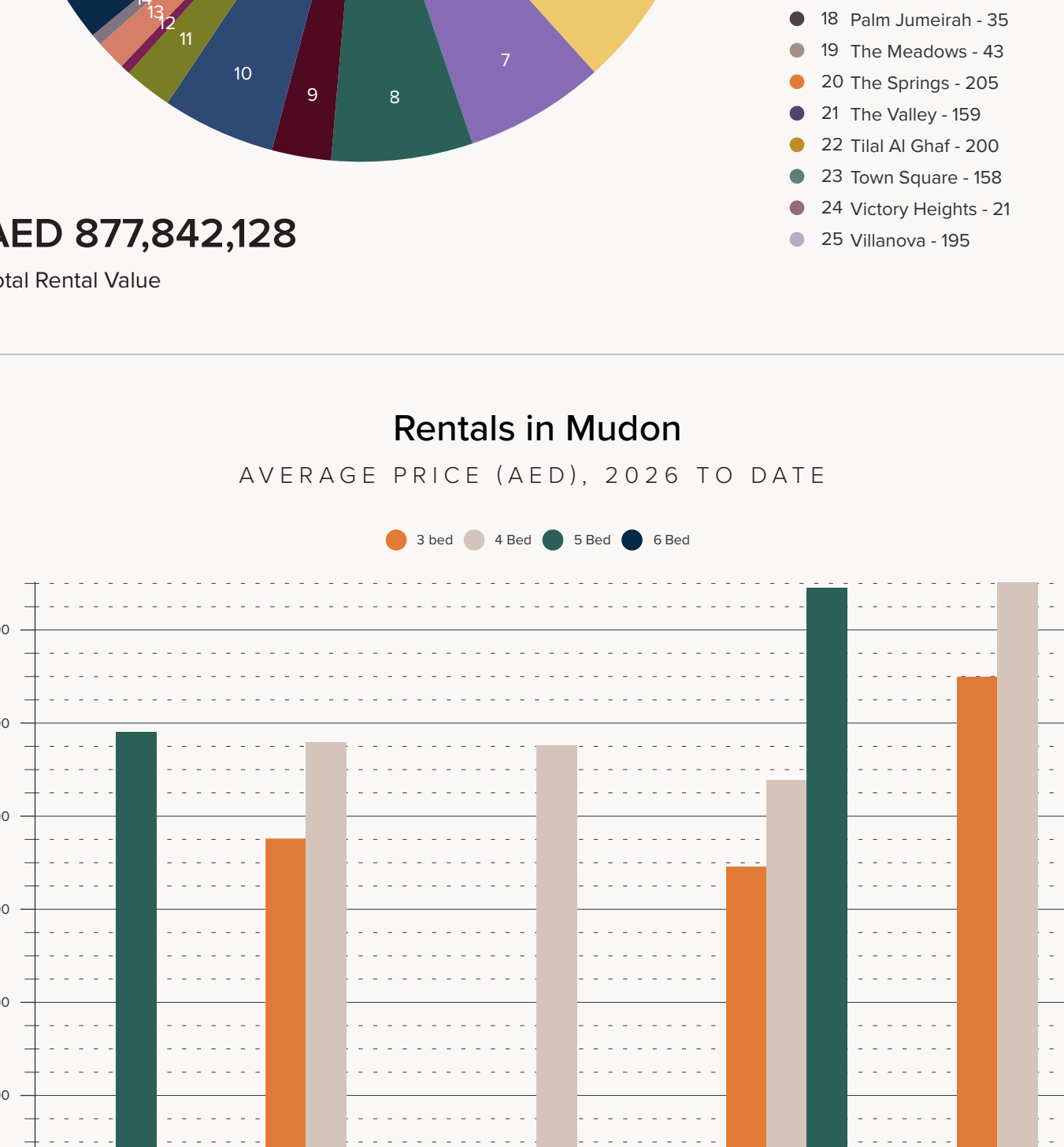
Rentals in Dubai

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	369,211	-
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	-	-
JGC	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	123,873	173,197	550,000	-
Tiltal 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	-

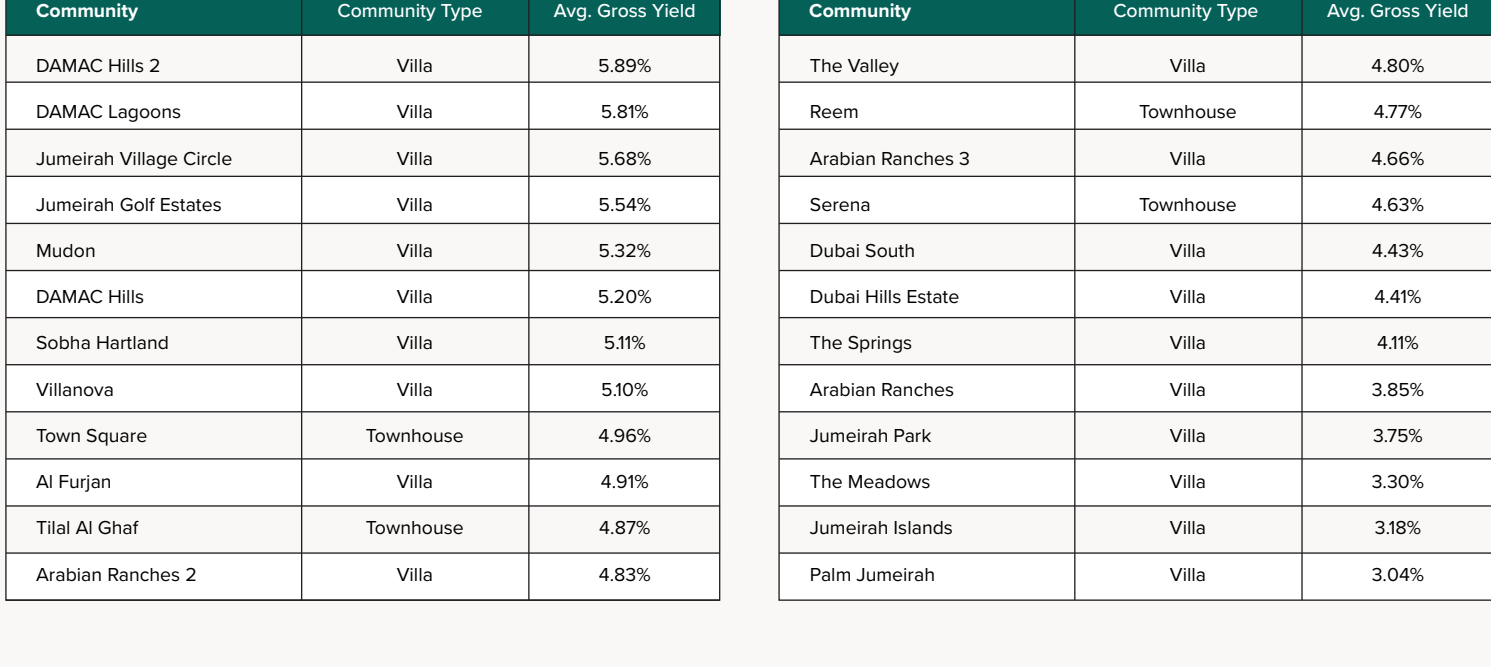
Rental Transactions in Dubai

AUGUST 2026



Rentals in Mudon

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%
Tiltal Al Ghaf	Townhouse	4.87%
Arabian Ranches 2	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%
Palm Jumeirah	Villa	3.30%
Jumeirah Islands	Villa	3.18%
Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

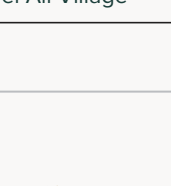
2026 TO DATE

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
Tiltal 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
JGC	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
Tiltal Al Ghaf	547	191,075,875
Town Square	540	88,336,232
Mudon	495	106,623,847
The Valley	511	76,096,617
Al Furjan	463	138,078,150
Emaar South	466	60,649,255
DAMAC Lagoons	602	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
JGC	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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