

Palm Jumeirah August Market Report

Villa | Townhouse

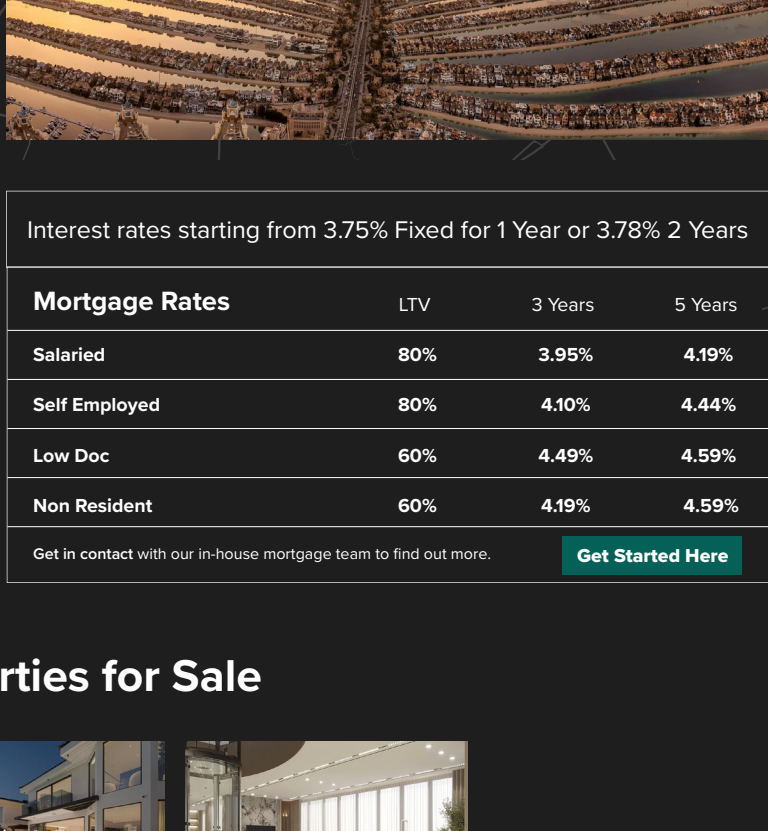
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Palm villas retain strong luxury market appeal

Palm Jumeirah continues to stand apart as Dubai's flagship waterfront villa market as summer draws to a close. Scarce beachfront homes, private access and international interest continue supporting demand, with buyers particularly focused on upgraded residences offering direct beach access, sea views and the privacy expected from a prime waterfront address.



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. Rentals 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

**Garden Homes Frond O, Palm Jumeirah**  
AED 35,000,000  
4 Bed 5 Bath 5,000 sqft

**Garden Homes Frond F, Palm Jumeirah**  
AED 53,900,000  
4 Bed 6 Bath 7,353 sqft

**Signature Villas Frond P, Palm Jumeirah**  
AED 80,000,000  
5 Bed 6 Bath 14,634 sqft

Recent White & Co. Sales

**Palm Jebel Ali, Palm Jumeirah**  
AED 18,600,000  
6 Bed 7 Bath 7,391 sqft

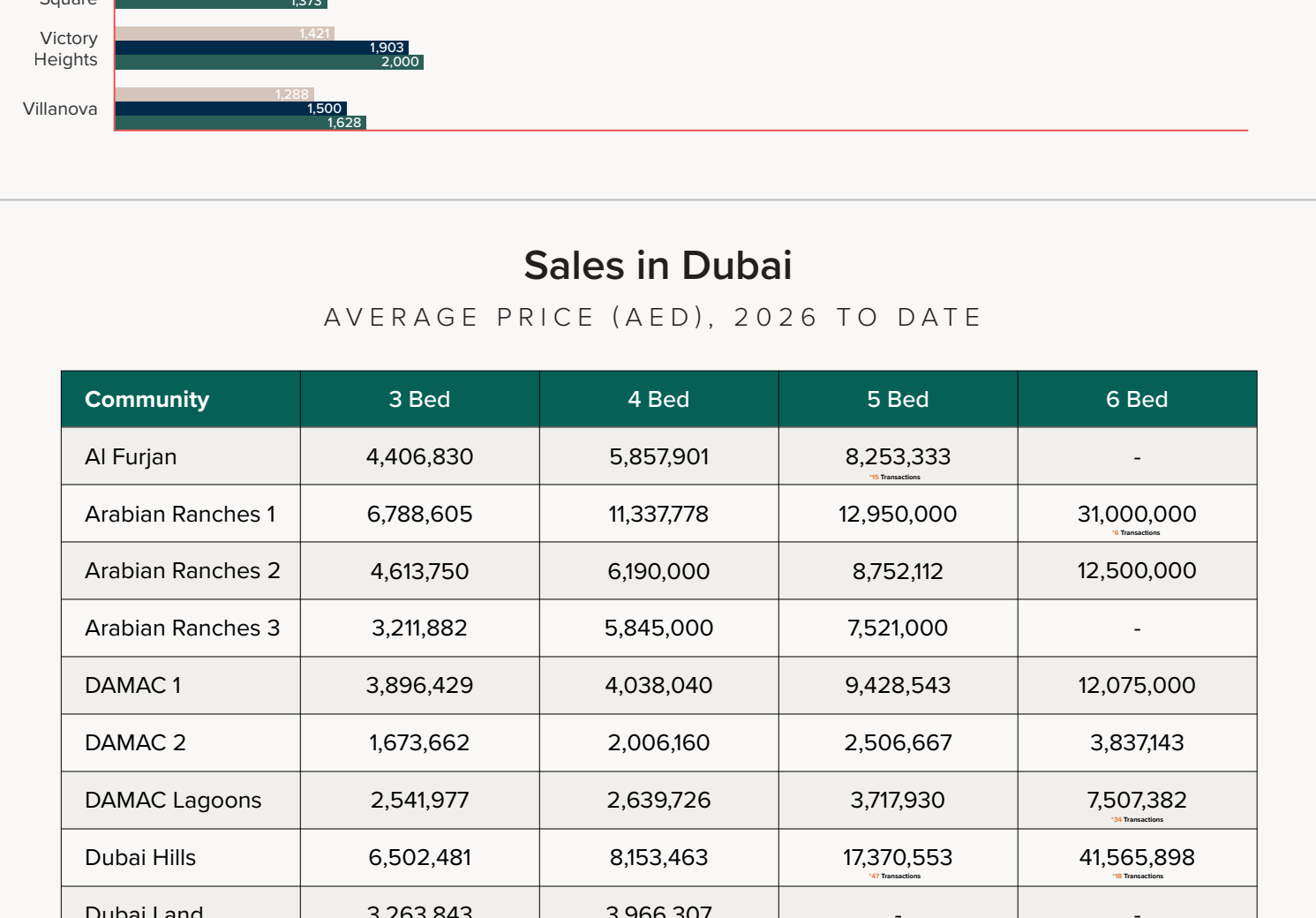
**Palm Jebel Ali, Palm Jumeirah**  
AED 19,800,000  
6 Bed 7 Bath 7,390 sqft

**Garden Homes, Palm Jumeirah**  
AED 63,500,000  
5 Bed 6 Bath 7,362 sqft

SALES TRANSACTIONS MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



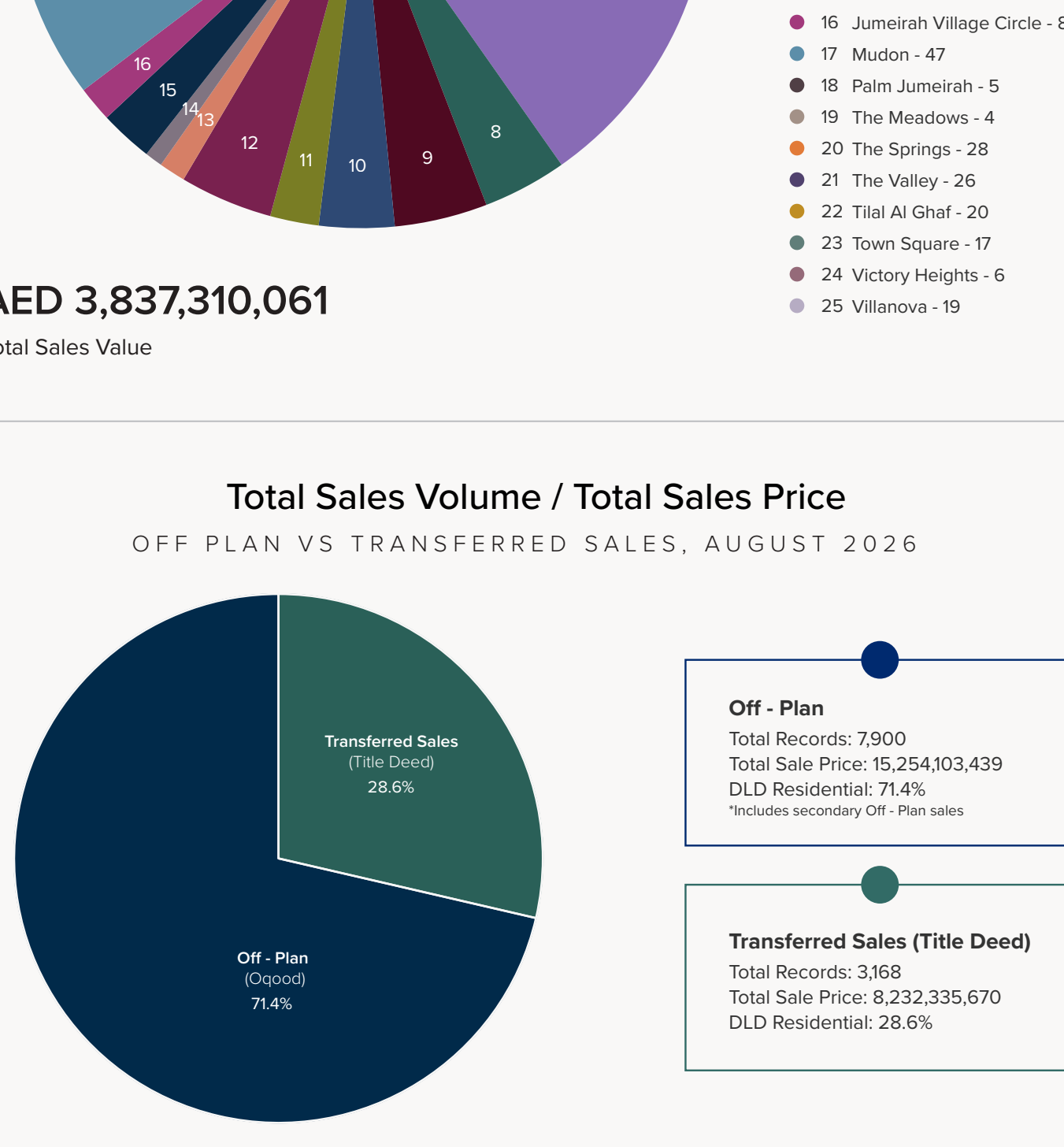
Sales in Dubai

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 | -          |
| 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

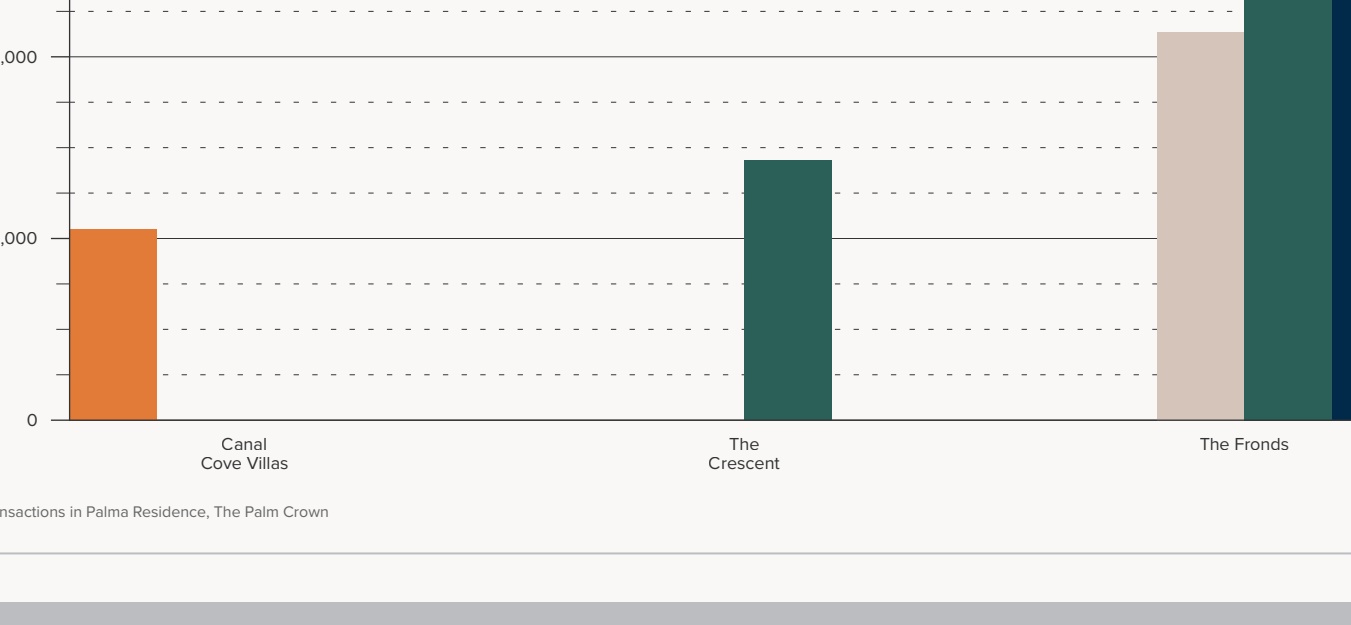


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

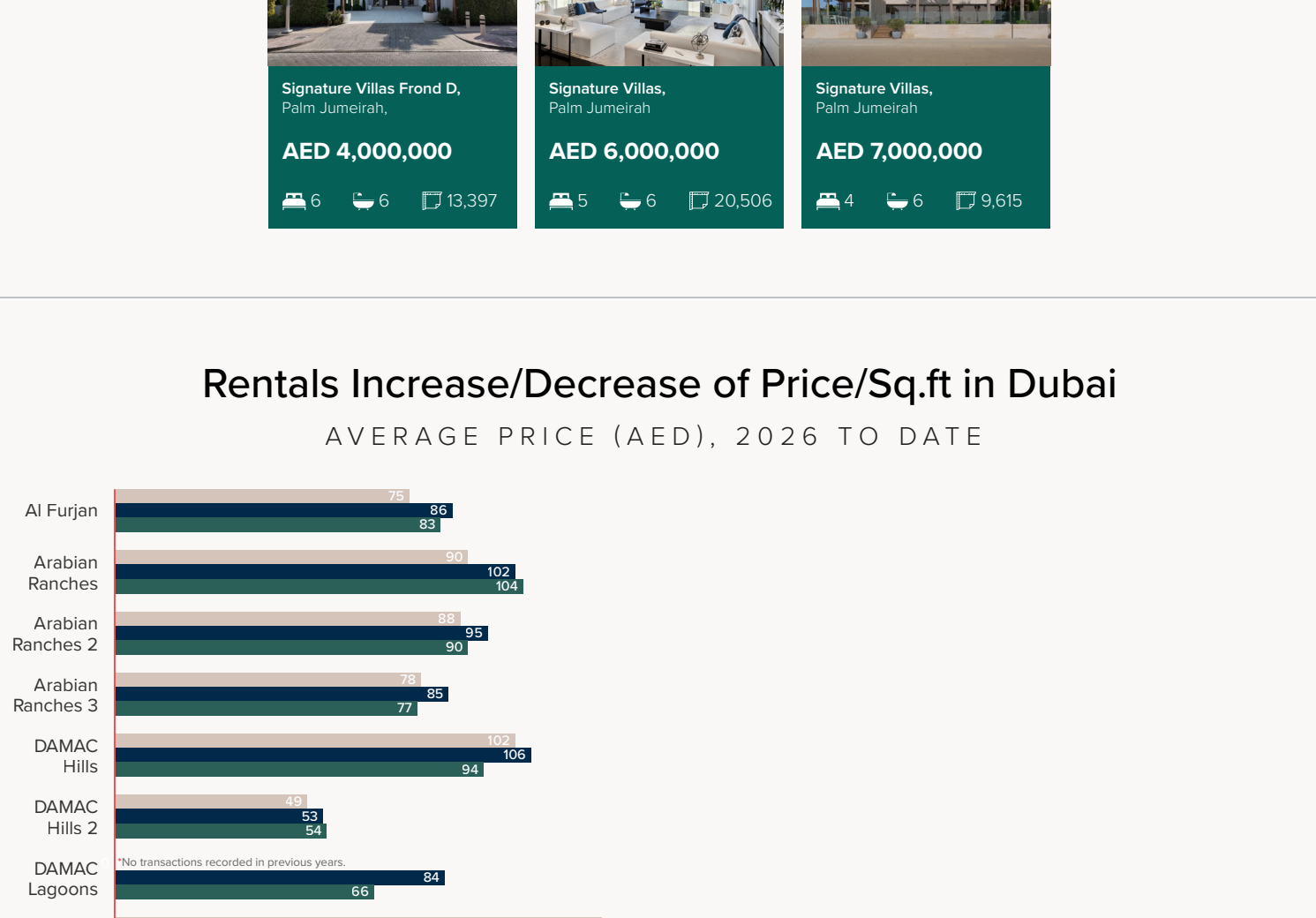
OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in Palm Jumeirah

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



\*No transactions in Palma Residence, The Palm Crown

RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

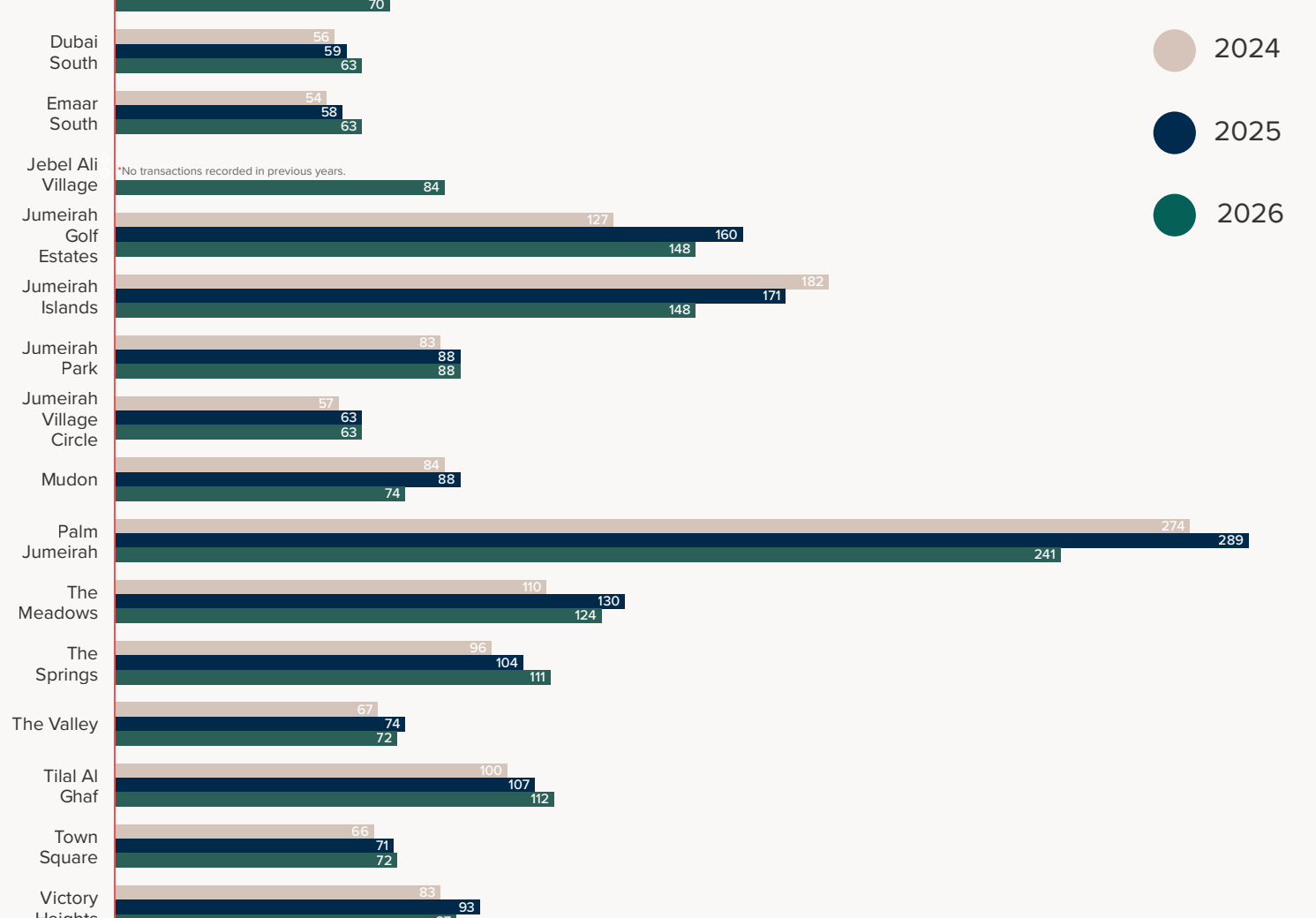
**Signature Villas Frond D, Palm Jumeirah**  
AED 4,000,000  
6 Bed 6 Bath 13,397 sqft

**Signature Villas, Palm Jumeirah**  
AED 6,000,000  
5 Bed 6 Bath 20,506 sqft

**Signature Villas, Palm Jumeirah**  
AED 7,000,000  
4 Bed 6 Bath 9,615 sqft

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

AVERAGE PRICE (AED), 2026 TO DATE



\*No transactions recorded in previous years

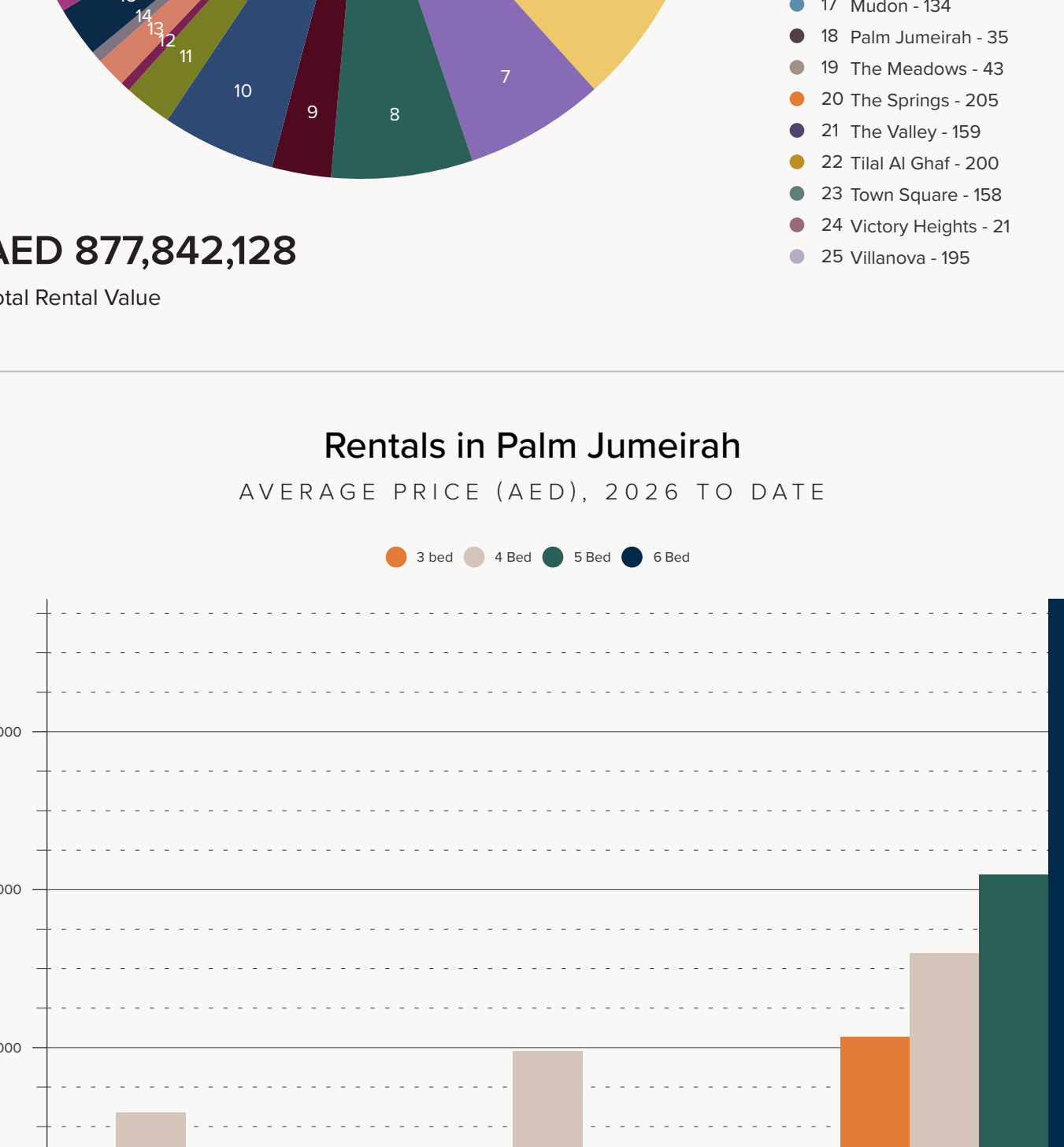
Rentals in Dubai

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   | -         | -         |
| 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 | 77,197    | 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 Palm Jumeirah

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



\*No transactions in Palma Residence, The Palm Crown

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%            |
| 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          | 829,177,544   |
| Dubai South        | 225          | 833,756,410   |
| The Springs        | 230          | 1,072,055,930 |
| 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 |
| Tilal Al Ghaf      | 172          | 1,428,763,624 |
| Mudon              | 194          | 766,716,414   |
| Town Square        | 161          | 484,703,943   |
| Arabian Ranches    | 161          | 1,436,973,998 |
| Emaar South        | 135          | 424,257,410   |
| Villanova          | 140          | 460,855,000   |
| 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           | 2,919,109,957 |
| 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          | 128,880,323 |
| Dubai Hills Estate | 613          | 460,546,876 |
| Dubai Land         | 547          | 91,052,341  |
| Tilal Al Ghaf      | 547          | 191,075,875 |
| Town Square        | 540          | 88,336,232  |
| Mudon              | 495          | 106,623,847 |
| The Valley         | 511          | 76,096,612  |
| Al Furjan          | 463          | 138,078,150 |
| Emaar 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          | 75,644,219  |
| 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   |

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

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