

The Valley August Market Report

Villa | Townhouse

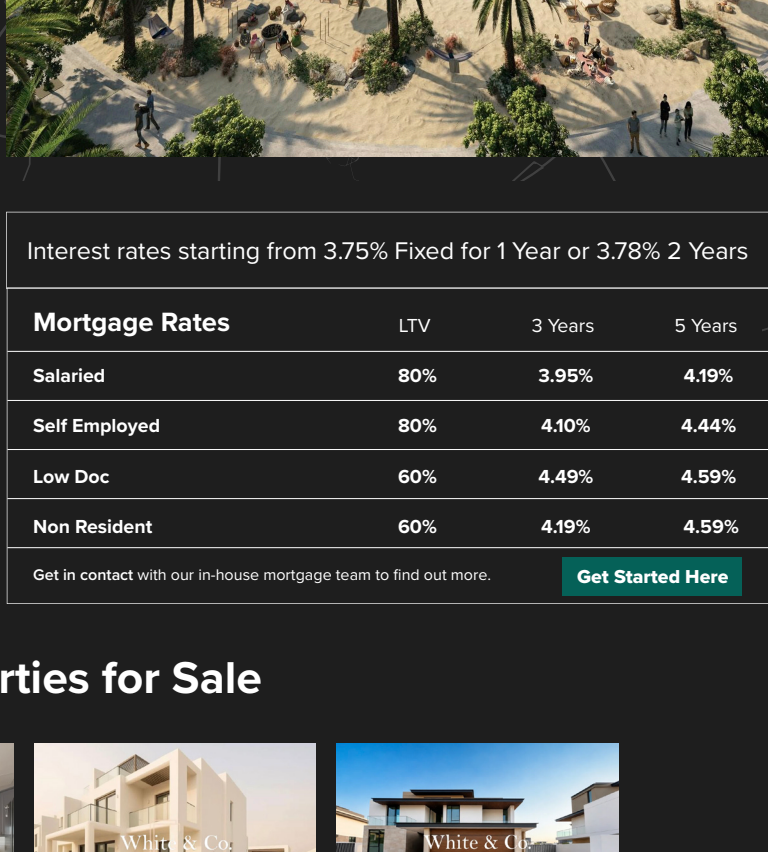
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

The Valley expands its family villa offering

The Valley continues growing as new neighbourhoods and amenities take shape across the masterplan. New villa and townhouse releases are giving buyers more choice, recreational spaces and family facilities are strengthening the community's appeal as households consider longer-term suburban living within a developing but increasingly established residential environment.

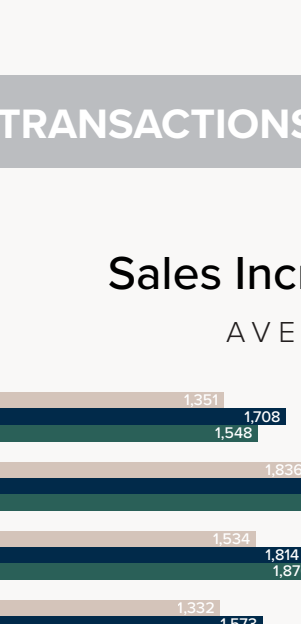
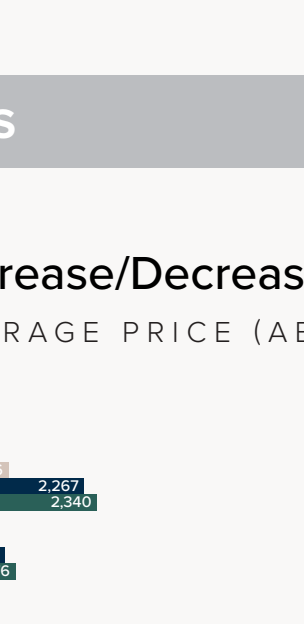
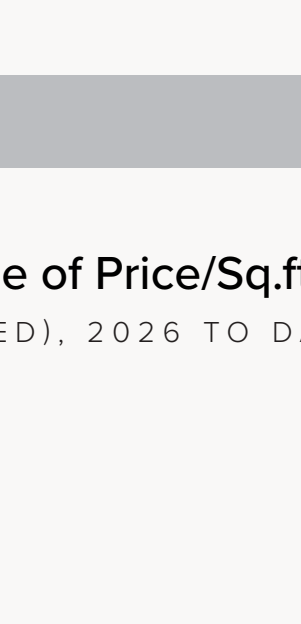
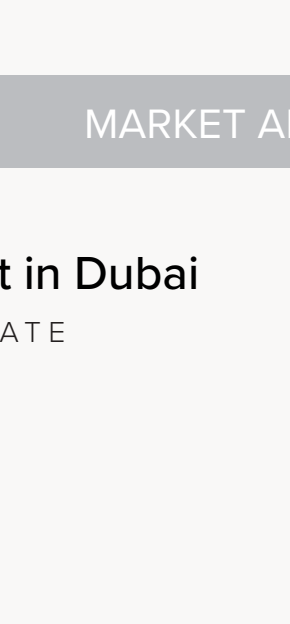


NEWS

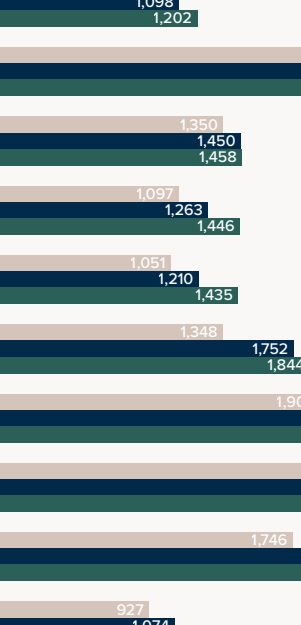
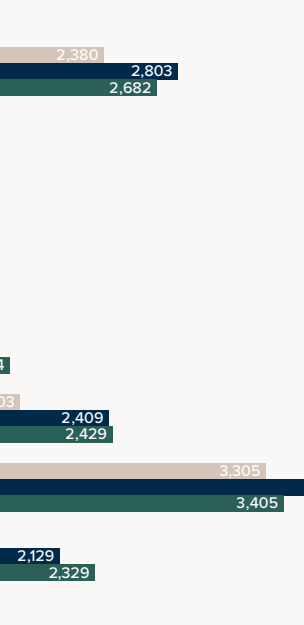
White & Co.

The summer did not empty out. July closed at AED 34.9m 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

 Eden, The Valley AED 3,550,000 4 4 2,331	 Eden, The Valley AED 3,890,000 4 4 2,299	 Rivana, The Valley AED 6,000,000 5 7 4,437	 Farm Gardens, The Valley AED 8,100,000 5 5 5,656
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Recent White & Co. Sales

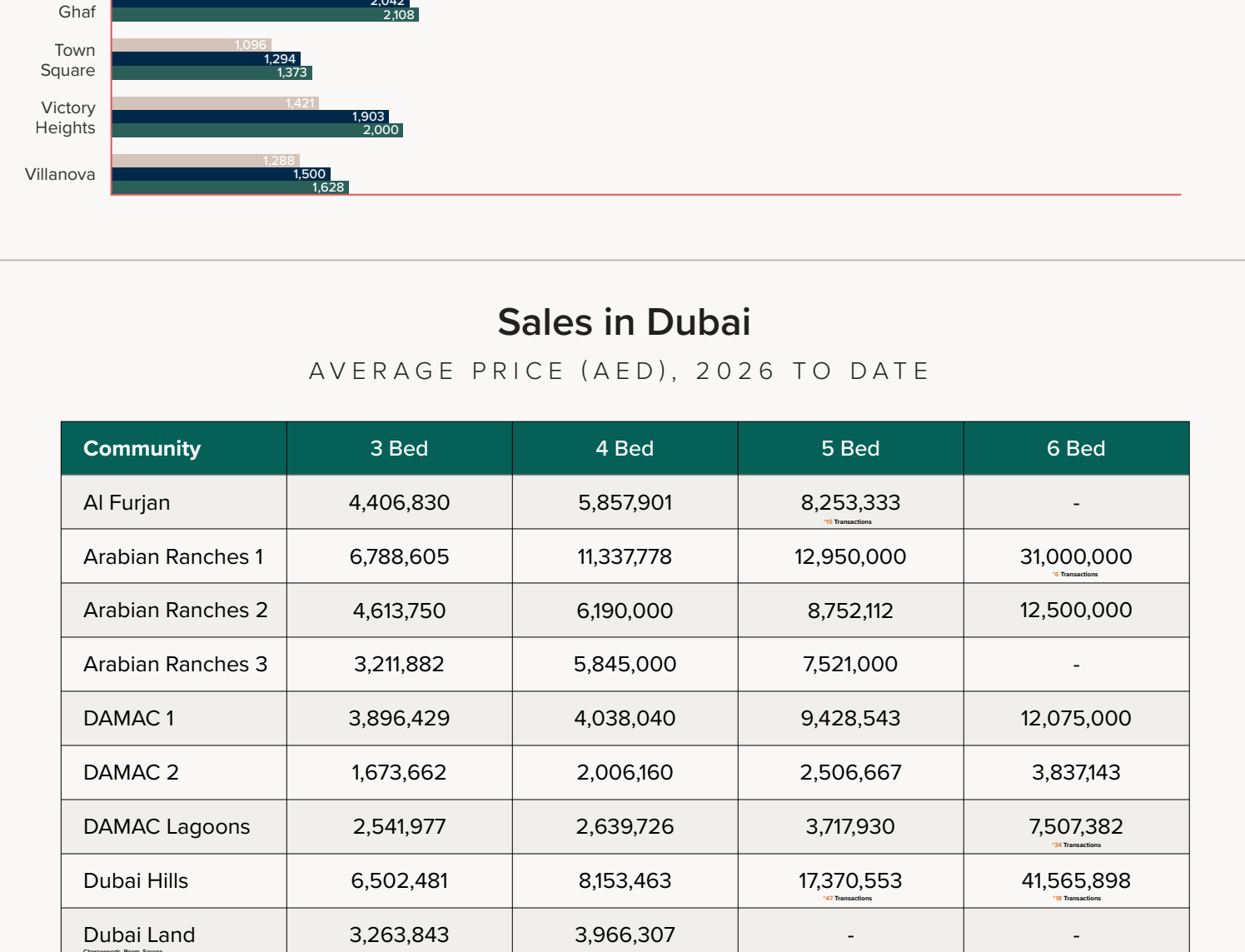
 Talia, The Valley AED 2,620,000 3 4 2,099	 Elora, The Valley AED 2,775,000 3 4 2,094	 Elora, The Valley AED 3,500,000 4 4 2,607	 Alana, The Valley AED 4,000,000 4 4 3,108
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



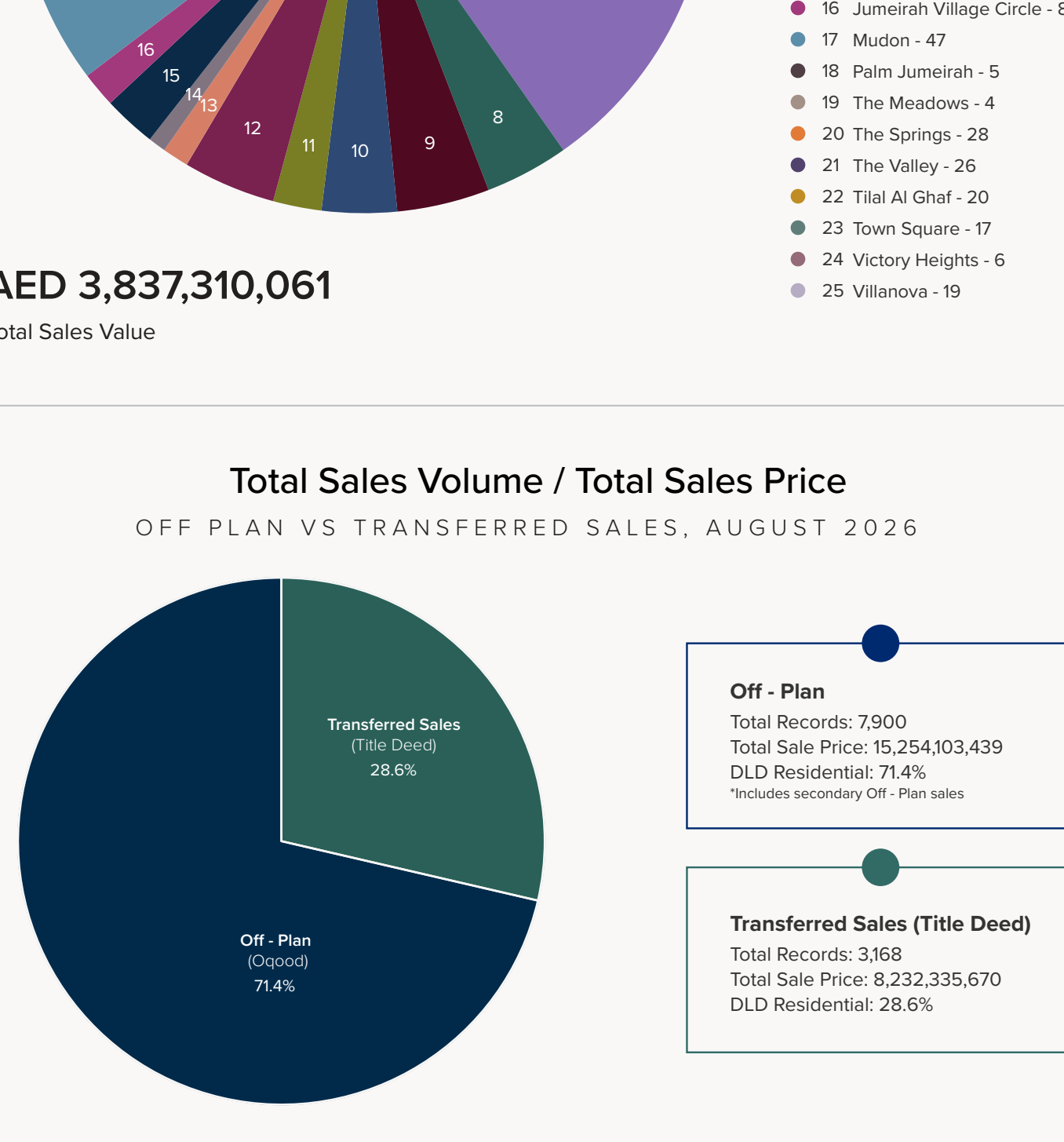
Sales in Dubai

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	11,570,260	-
Jebel Ali Village	4,433,265	6,212,344	7,516,667	-
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

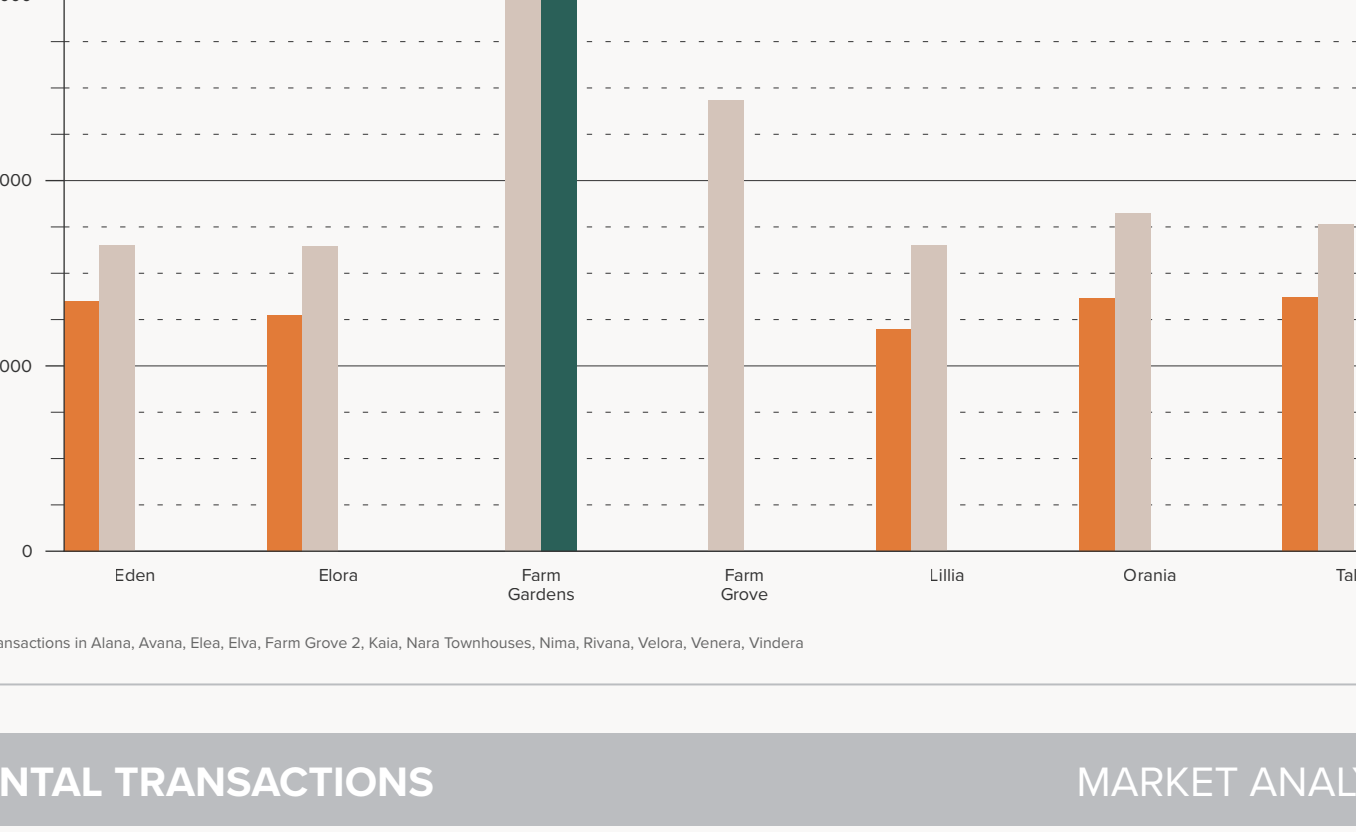


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



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)

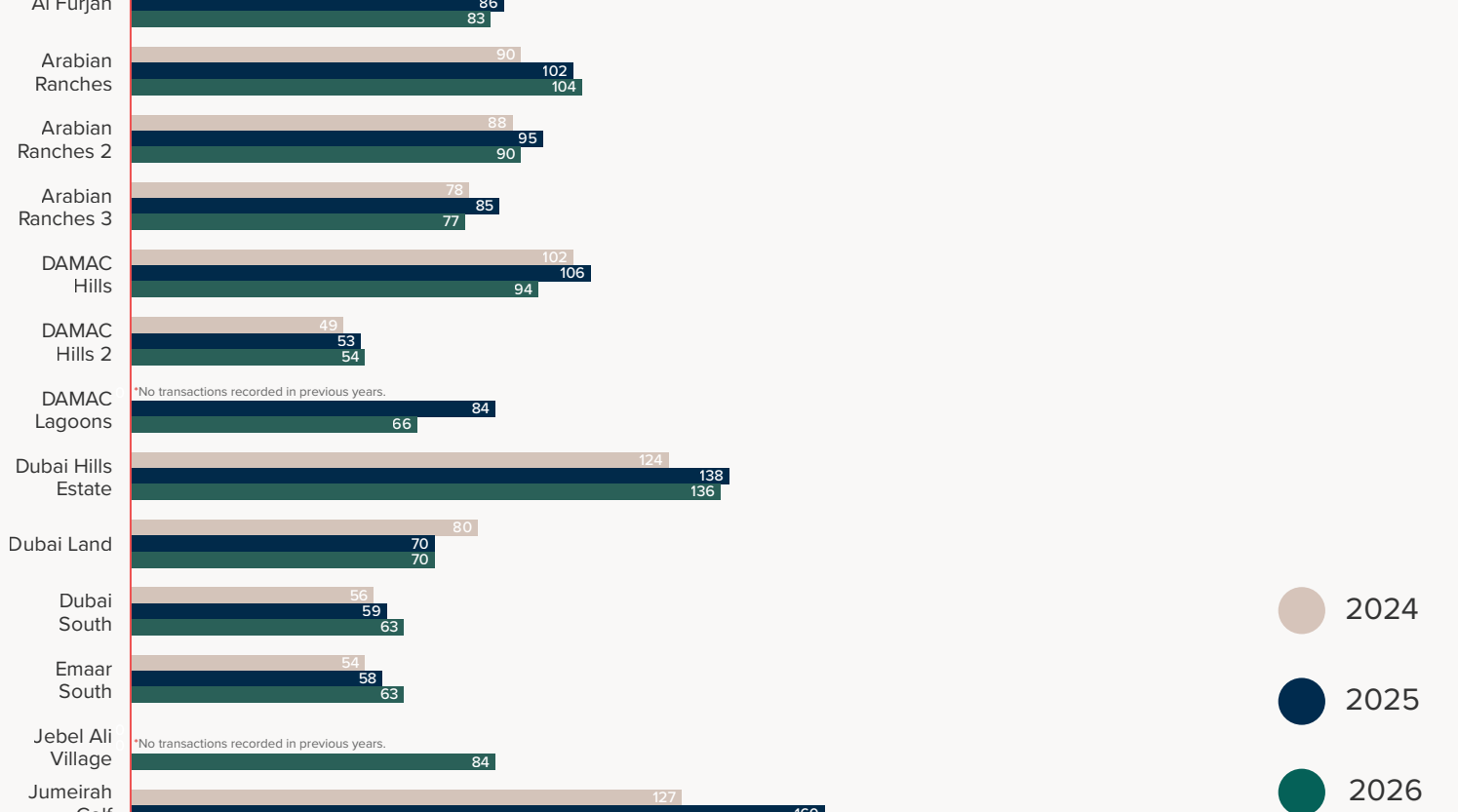
Total Records: 3,168

Total Sale Price: 8,232,335,670

DLD Residential: 28.6%

Sales in The Valley

AVERAGE PRICE (AED), 2026 TO DATE

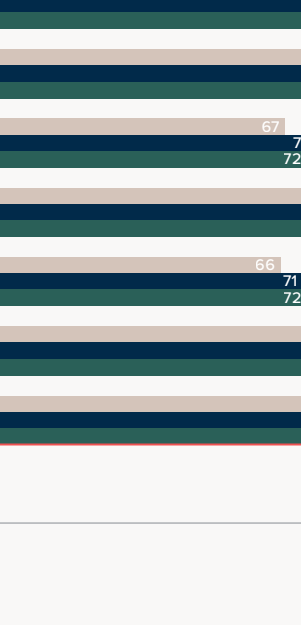
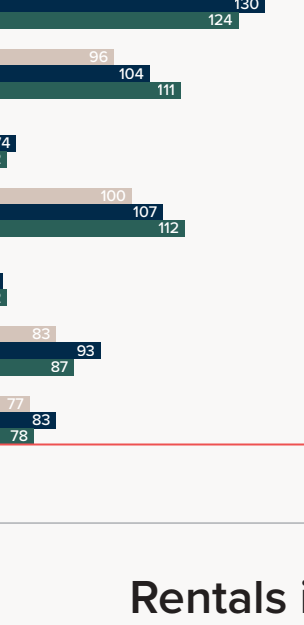
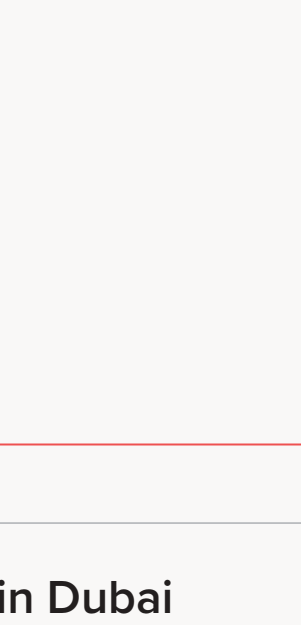
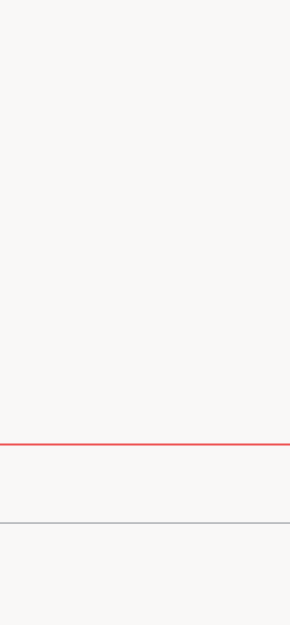


*No transactions in Alana, Avena, Elia, Elva, Farm Grove 2, Kala, Nara Townhouses, Nima, Rivana, Velora, Venera, Vindora

RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

 Nara, The Valley AED 139,999 3 4 1,908	 Orania, The Valley AED 140,000 3 3 1,903	 Talia, The Valley AED 170,000 4 4 2,189	 Talia, The Valley AED 170,000 4 4 2,210
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



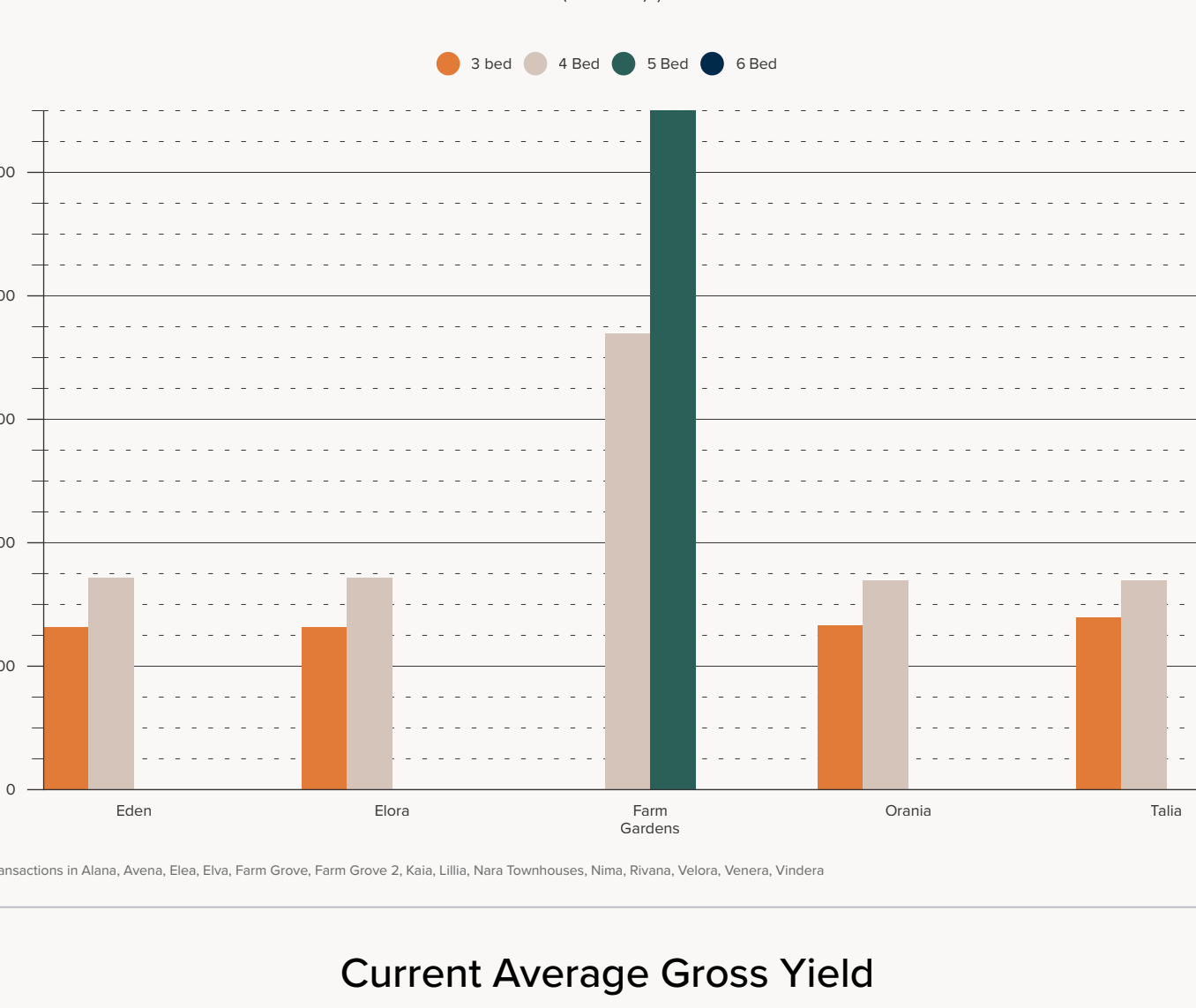
Rentals in Dubai

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	130,075	148,660	194,827	384,553
Dubai Hills	300,573	371,014	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	303,886	556,106	1,275,000
JVC	192,459	263,497	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

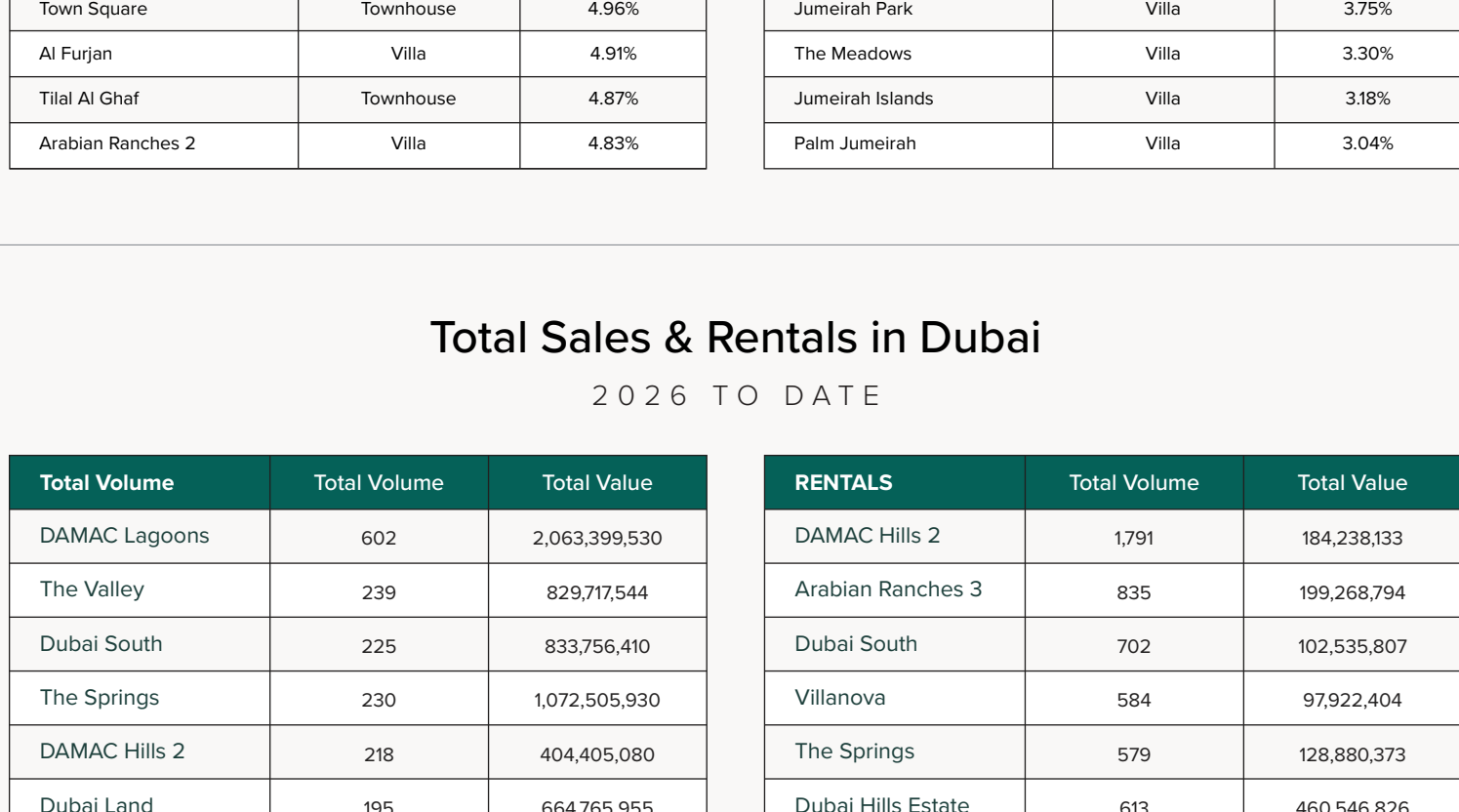


AED 877,842,128

Total Rental Value

Rentals in The Valley

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Alana, Avena, Elia, Elva, Farm Grove, Farm Grove 2, Kala, Lilia, Nara Townhouses, Nima, Rivana, Velora, Venera, Vindora

Total Sales & Rentals in Dubai

2026 TO DATE

Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	5.89%
DAMAC Lagoons	Villa	5.87%
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%
Jumeirah Islands	Villa	3.30%
The Meadows	Villa	3.18%
Palm Jumeirah	Villa	3.04%