

Dubai September Market Report

Villa | Townhouse

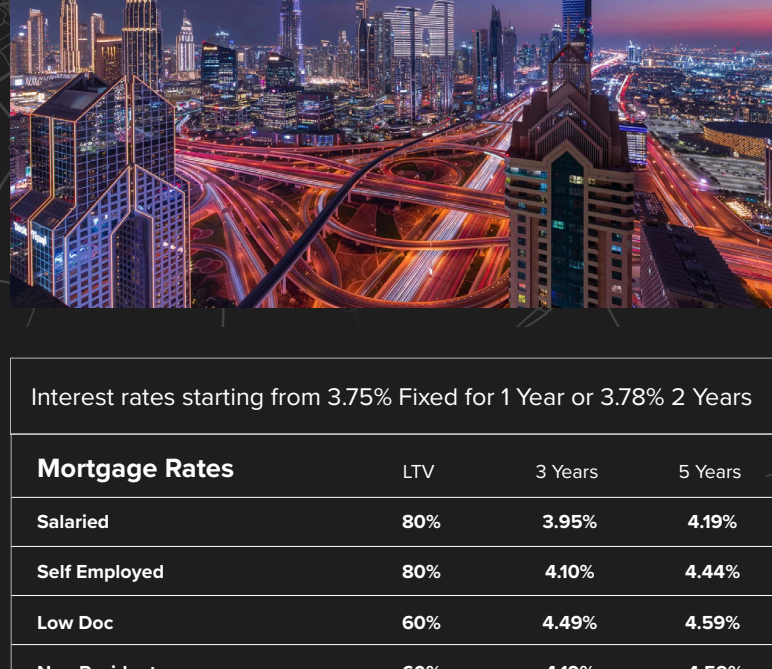
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Dubai villa market continues to diversify

Villa activity remains spread across established neighbourhoods, newer master developments and premium low-density communities, reflecting the breadth of Dubai's residential market. This expanding choice allows buyers and investors to assess different locations and property types, while sellers face greater emphasis on condition, positioning and product differentiation.



NEWS

White & Co.

White & Co. has received an Award of Appreciation from the Dubai Land Department, recognising the company as the highest-selling real estate brokerage in Dubai's freehold areas. Just five years after its launch, this milestone reflects White & Co's growth and its contribution to Dubai's residential property market.

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.

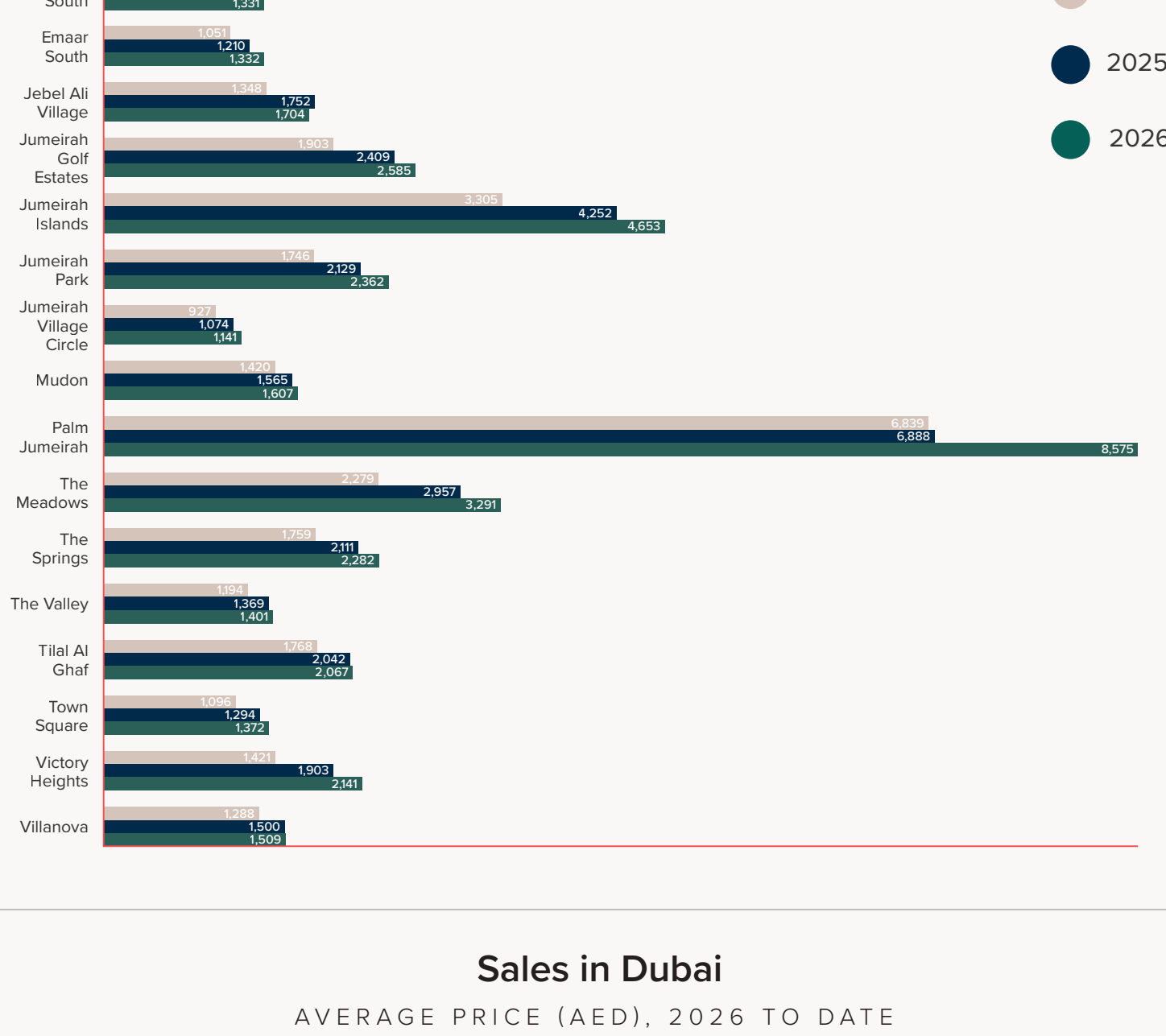
Get Started Here

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



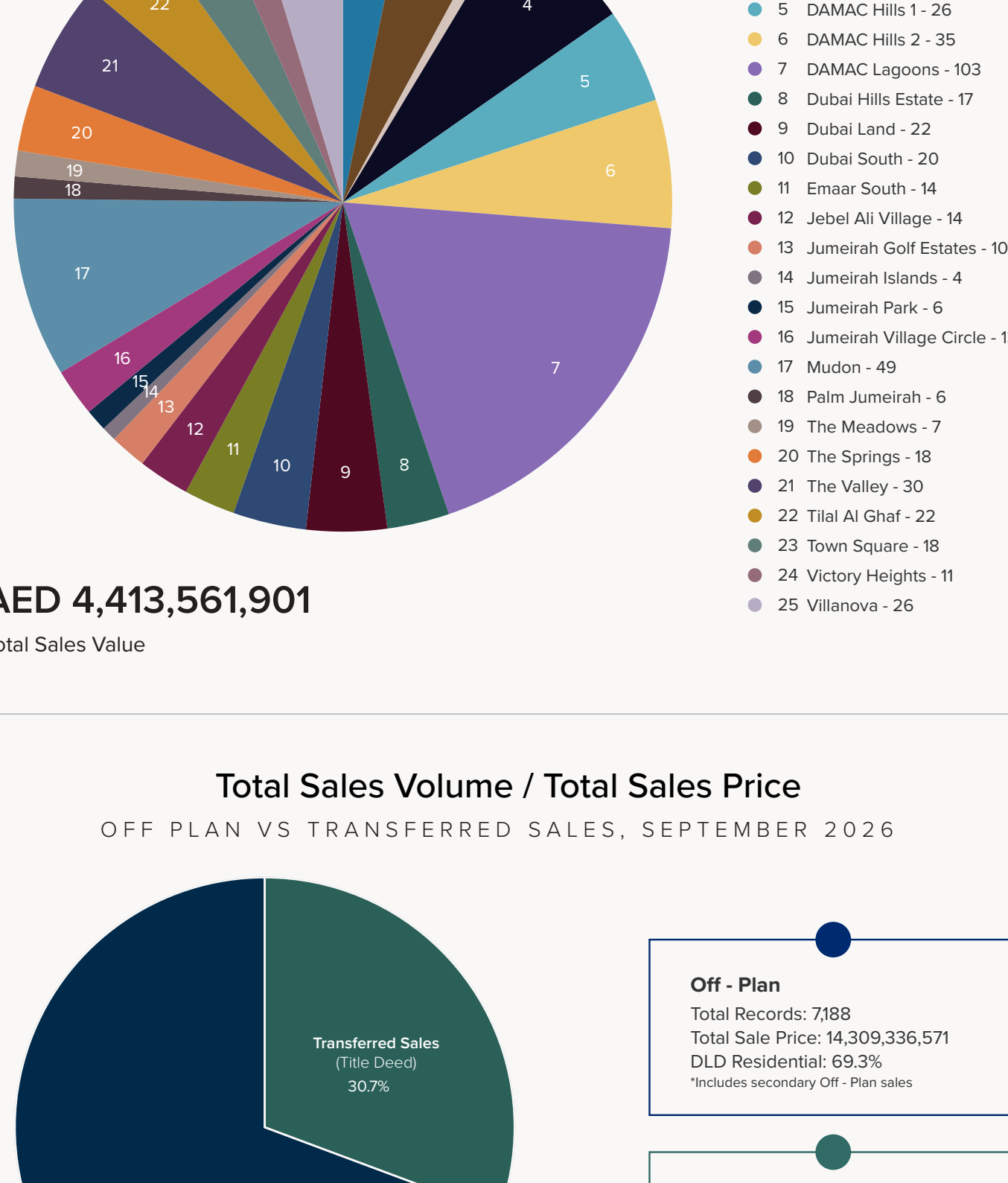
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,393,963	5,884,604	8,253,333	9,717,750
Arabian Ranches 1	6,815,155	11,337,778	12,833,824	28,214,286
Arabian Ranches 2	4,592,045	6,202,424	8,712,989	12,500,000
Arabian Ranches 3	3,159,528	5,742,106	7,514,722	-
DAMAC Hills 1	3,905,337	3,997,476	9,330,564	12,927,414
DAMAC Hills 2	1,672,856	1,990,662	2,500,000	3,957,500
DAMAC Lagoons	2,516,226	2,629,428	3,702,888	7,407,718
Dubai Hills	6,574,281	8,218,268	17,508,792	41,565,898
Dubai Land	3,240,126	4,008,509	-	-
Dubai South	2,818,778	4,015,042	6,947,620	13,275,000
Emaar South	2,660,118	3,737,921	7,510,720	-
Jebel Ali Village	4,469,756	6,231,951	11,090,000	-
JGE	5,289,974	11,074,950	21,075,946	28,977,632
Jumeirah Islands	-	22,327,728	45,249,107	-
Jumeirah Park	10,321,458	-	11,570,264	-
JVC	3,211,667	3,390,761	3,250,000	-
Mudon	3,507,292	4,647,223	5,033,333	-
Palm Jumeirah	21,000,000	42,373,332	52,510,714	83,277,778
The Meadows	10,085,000	12,761,538	13,882,708	17,755,000
The Springs	5,899,085	-	-	-
The Valley	2,715,089	4,133,805	8,832,353	-
Tilal Al Ghaf	3,991,347	6,487,667	13,136,389	23,662,700
Town Square	2,833,864	3,527,065	-	-
Victory Heights	5,413,333	6,394,128	13,248,214	22,000,000
Villanova	2,924,000	3,688,608	7,200,000	-

Sale Transactions in Dubai

SEPTEMBER 2026

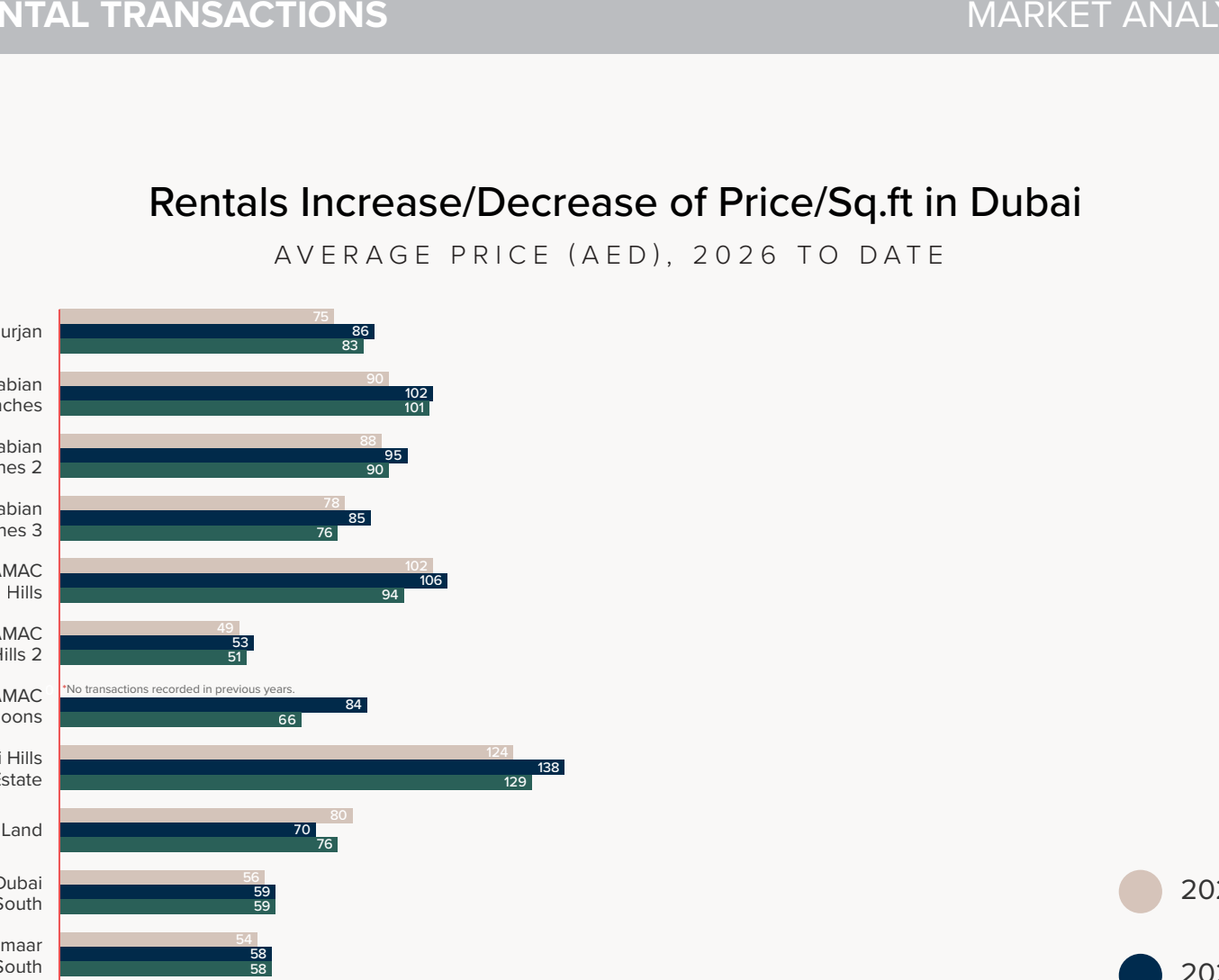


AED 4,413,561,901

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, SEPTEMBER 2026



Off - Plan

Total Records: 7188

Total Sale Price: 14,309,336,571

DLD Residential: 69.3%

Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 3181

Total Sale Price: 9,309,314,736

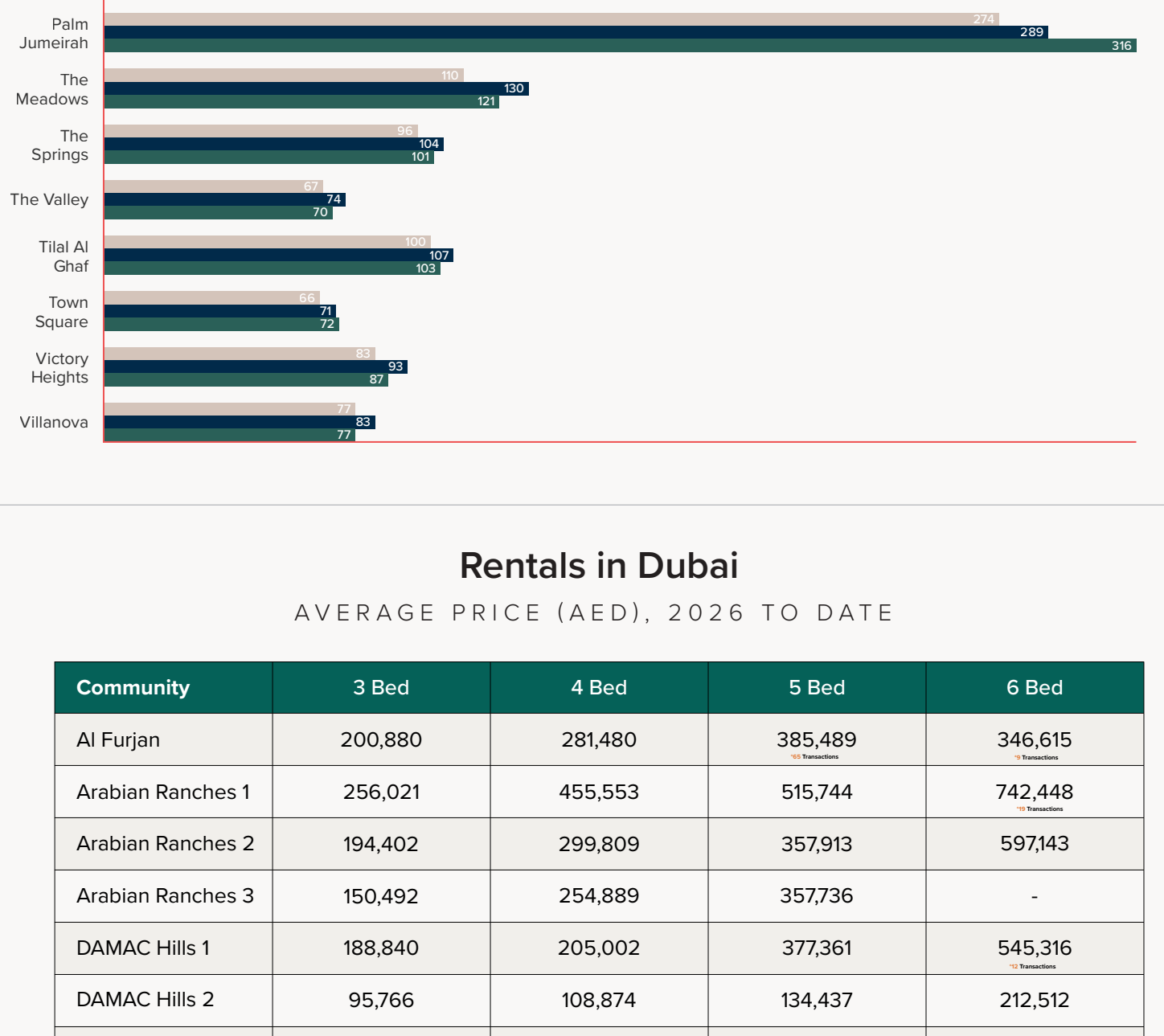
DLD Residential: 30.7%

RENTAL TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



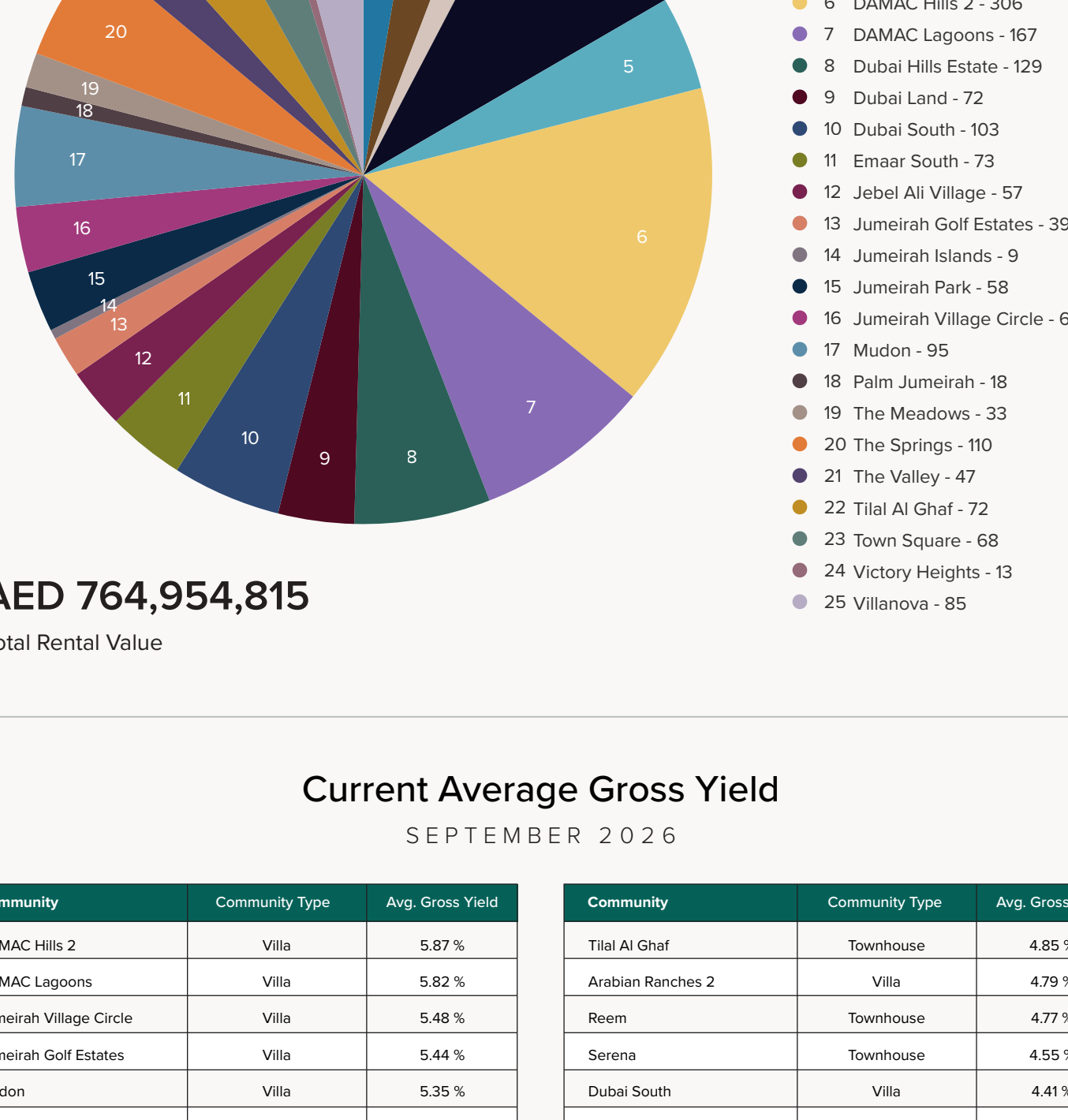
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	200,880	281,480	385,489	346,615
Arabian Ranches 1	256,021	455,553	515,744	742,448
Arabian Ranches 2	194,402	299,809	357,913	597,143
Arabian Ranches 3	150,492	254,889	357,736	-
DAMAC Hills 1	188,840	205,002	377,361	545,316
DAMAC Hills 2	95,766	108,874	134,437	212,512
DAMAC Lagoons	137,872	144,566	191,578	372,383
Dubai Hills	297,150	320,104	675,557	2,237,097
Dubai Land	158,836	192,635	-	-
Dubai South	111,498	168,129	250,130	-
Emaar South	106,121	144,361	-	-
Jebel Ali Village	193,348	258,563	474,350	-
JGE	281,946	473,414	1,186,621	1,666,374
Jumeirah Islands	-	899,732	1,697,026	-
Jumeirah Park	304,951	343,742	520,925	1,275,000
JVC	184,281	200,244	231,000	-
Mudon	179,944	232,997	283,840	-
Palm Jumeirah	783,588	1,297,270	1,896,131	4,470,462
The Meadows	392,154	412,890	475,577	755,089
The Springs	239,109	-	400,000	-
The Valley	133,208	168,387	550,000	-
Tilal Al Ghaf	197,178	332,713	610,389	1,050,000
Town Square	147,645	178,377	-	-
Victory Heights	215,040	285,803	519,142	771,922
Villanova	151,741	183,068	320,000	-

Rental Transactions in Dubai

SEPTEMBER 2026



AED 764,954,815

Total Rental Value

Current Average Gross Yield

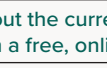
SEPTEMBER 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.87 %	Tilal Al Ghaf	Townhouse	4.85 %
DAMAC Lagoons	Villa	5.82 %	Arabian Ranches 2	Villa	4.79 %
Jumeirah Village Circle	Villa	5.48 %	Reem	Townhouse	4.77 %
Jumeirah Golf Estates	Villa	5.44 %	Serena	Townhouse	4.55 %
Mudon	Villa	5.35 %	Dubai South	Villa	4.41 %
DAMAC Hills 1	Villa	5.14 %	Dubai Hills Estate	Villa	4.34 %
Al Furjan	Villa	5.04 %	The Springs	Villa	4.11 %
Villanova	Villa	5.04 %	Arabian Ranches	Villa	3.98 %
Town Square	Townhouse	5.00 %	Jumeirah Park	Villa	3.78 %
Sobha Hartland	Villa	4.96 %	The Meadows	Villa	3.17 %
The Valley	Villa	4.90 %	Jumeirah Islands	Villa	3.00 %
Arabian Ranches 3	Villa	4.85 %	Palm Jumeirah	Villa	2.82 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	702	2,372,717,170	DAMAC Hills 2	2,069	210,060,924
The Valley	268	950,992,544	Arabian Ranches 3	988	207,663,278
DAMAC Hills 2	251	467,399,951	Dubai South	792	111,573,184
The Springs	247	1,155,470,930	Dubai Hills Estate	727	404,284,910
Dubai South	245	899,050,410	The Springs	673	141,405,047
Arabian Ranches 3	224	1,077,956,413	Villanova	673	109,509,864
Dubai Land	216	735,440,955	Dubai Land	670	109,858,624
Dubai Hills Estate	207	3,165,883,170	DAMAC Lagoons	644	104,089,328
DAMAC Hills 1	197	1,065,371,186	Tilal Al Ghaf	618	196,225,716
Tilal Al Ghaf	193	1,670,566,624	Town Square	603	95,810,751
Al Furjan	186	1,178,169,598	Mudon	592	121,746,753
Arabian Ranches	185	1,620,537,996	The Valley	548	80,337,804
Town Square	179	539,148,943	DAMAC Hills 1	531	130,156,079
Villanova	166	544,270,000	Emaar South	527	66,462,047
Emaar South	149	468,571,410	Al Furjan	518	140,301,082
JVC	125	407,720,000	Arabian Ranches	442	155,063,762
JGE	124	1,973,853,000	JVC	404	76,415,819
Jumeirah Park	97	990,900,014	Jumeirah Park	299	116,331,067
Jebel Ali Village	83	476,340,990	Arabian Ranches 2	280	79,796,570
Arabian Ranches 2	66	409,121,894	JGE	186	139,852,010
The Meadows	64	836,855,000	The Meadows	155	76,655,458
Victory Heights	59	594,494,950	Palm Jumeirah	128	47,564,861
Palm Jumeirah	54	3,184,609,957	Jebel Ali Village	124	266,687,000
Jumeirah Islands	41	1,075,886,516	Jumeirah Islands	93	22,291,734



PROPERTY MONITOR

A Cavendish Maxwell Group Company



AWARD WINNER

2024

*Data source: Property Monitor, as of 5th October 2026 Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes

Get Started Here

www.whiteandcogroup.com