White & Co.

2026

Dubai South | Emaar South September Market Report

Villa | Townhouse

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

NEWS

Emaar South expands its completed villa base

Emaar South continues to develop a larger pool of completed villas alongside newer phases progressing through the community. The growing mix gives buyers and investors options across different stages of development, while owners selling completed properties increasingly need to distinguish their homes from incoming new-build supply.

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**

Hot Properties for Sale

Golf Links,
Emaar South

AED 5,995,000

🛏 4 🛁 5 ⬚ 7,742

Fairway Villas,
Emaar South

AED 6,000,000

🛏 4 🛁 4 ⬚ 5,205

Fairway Villas,
Emaar South

AED 6,600,000

🛏 4 🛁 5 ⬚ 3,877

Aviation District,
Dubai South

AED 9,250,000

🛏 8 🛁 9 ⬚ 11,689

South Bay,
Dubai South

AED 16,000,000

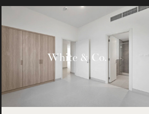
🛏 6 🛁 7 ⬚ 11,217

Recent White & Co. Sales

Greenviews,
Emaar South

AED 2,150,000

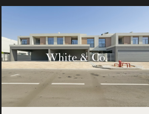
🛏 3 🛁 4 ⬚ 1,884



The Pulse Villas,
Dubai South

AED 3,030,000

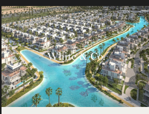
🛏 3 🛁 4 ⬚ 2,159



South Bay,
Dubai South

AED 3,750,000

🛏 4 🛁 6 ⬚ 3,565



South Bay,
Dubai South

AED 5,300,000

🛏 5 🛁 5 ⬚ 4,264

Fairway Villas,
Emaar South

AED 6,400,000

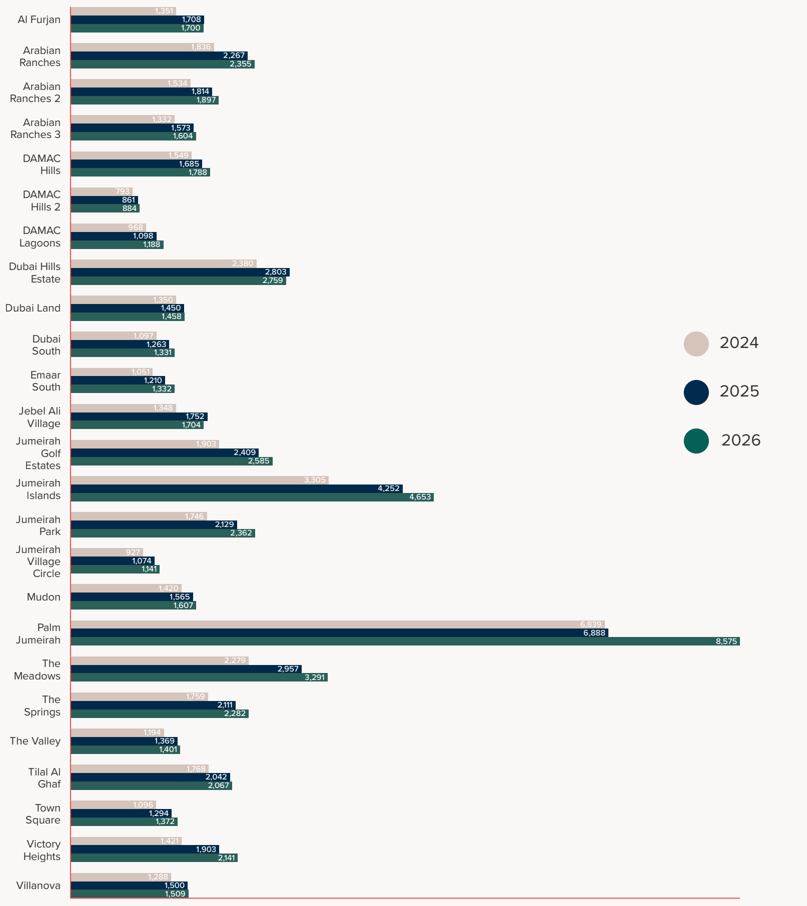
🛏 4 🛁 4 ⬚ 6,073

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



Sales in Dubai

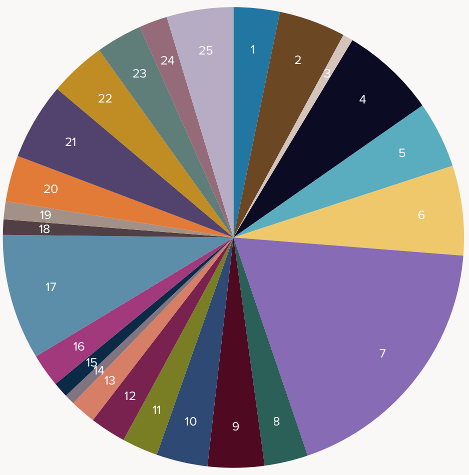
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,393,963	5,884,604	8,253,333 *15 Transactions	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 *53 Transactions	41,565,898 *18 Transactions
Dubai Land Cherrywoods, Reem, Serena	3,240,126	4,008,509	-	-
Dubai South	2,818,778	4,015,042	6,947,620	13,275,000 *2 Transactions
Emaar South	2,660,118	3,737,921	7,510,720 *2 Transactions	-
Jebel Ali Village	4,469,756	6,231,951	11,090,000 *5 Transactions	-
JGE	5,289,974	11,074,950	21,075,946 *37 Transactions	28,977,632 *19 Transactions
Jumeirah Islands	-	22,327,728	45,249,107 *7 Transactions	-
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 *9 Transactions
The Meadows	10,085,000	12,761,538	13,882,708	17,755,000 *4 Transactions
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 *10 Transactions

Town Square	2,833,864	3,527,065	-	-
Victory Heights	5,413,333	6,394,128	13,248,214	22,000,000 *2 Transactions
Villanova	2,924,000	3,688,608	7,200,000	-

Sale Transactions in Dubai

SEPTEMBER 2026



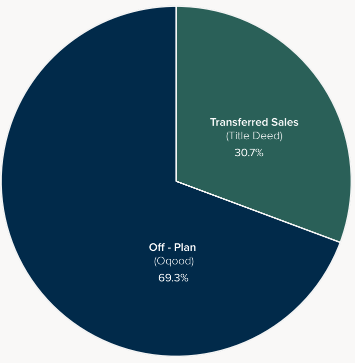
- 1 Al Furjan - 18
- 2 Arabian Ranches - 26
- 3 Arabian Ranches 2 - 4
- 4 Arabian Ranches 3 - 37
- 5 DAMAC Hills 1 - 26
- 6 DAMAC Hills 2 - 35
- 7 DAMAC Lagoons - 103
- 8 Dubai Hills Estate - 17
- 9 Dubai Land - 22
- 10 Dubai South - 20
- 11 Emaar South - 14
- 12 Jebel Ali Village - 14
- 13 Jumeirah Golf Estates - 10
- 14 Jumeirah Islands - 4
- 15 Jumeirah Park - 6
- 16 Jumeirah Village Circle - 13
- 17 Mudon - 49
- 18 Palm Jumeirah - 6
- 19 The Meadows - 7
- 20 The Springs - 18
- 21 The Valley - 30
- 22 Tilal Al Ghaf - 22
- 23 Town Square - 18
- 24 Victory Heights - 11
- 25 Villanova - 26

AED 4,413,561,901

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, SEPTEMBER 2026

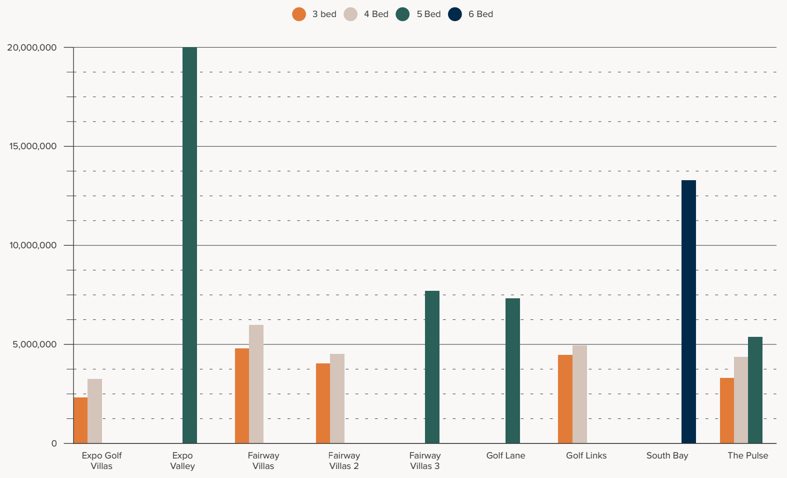


Off - Plan
Total Records: 7,188
Total Sale Price: 14,309,336,571
DLD Residential: 69.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,181
Total Sale Price: 9,309,314,736
DLD Residential: 30.7%

Sales in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Celestia, Greenridge, Greenville, Greenway, Greenway 2

RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Parkside,
Emaar South

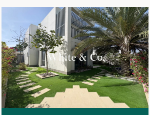
AED 135,000

4 4 2,551

The Pulse,
Dubai South

AED 177,000

3 5 2,561



Golf Links,
Emaar South

AED 219,999

4 4 2,922

Fairway Villas,
Emaar South

AED 249,999

4 4 2,988

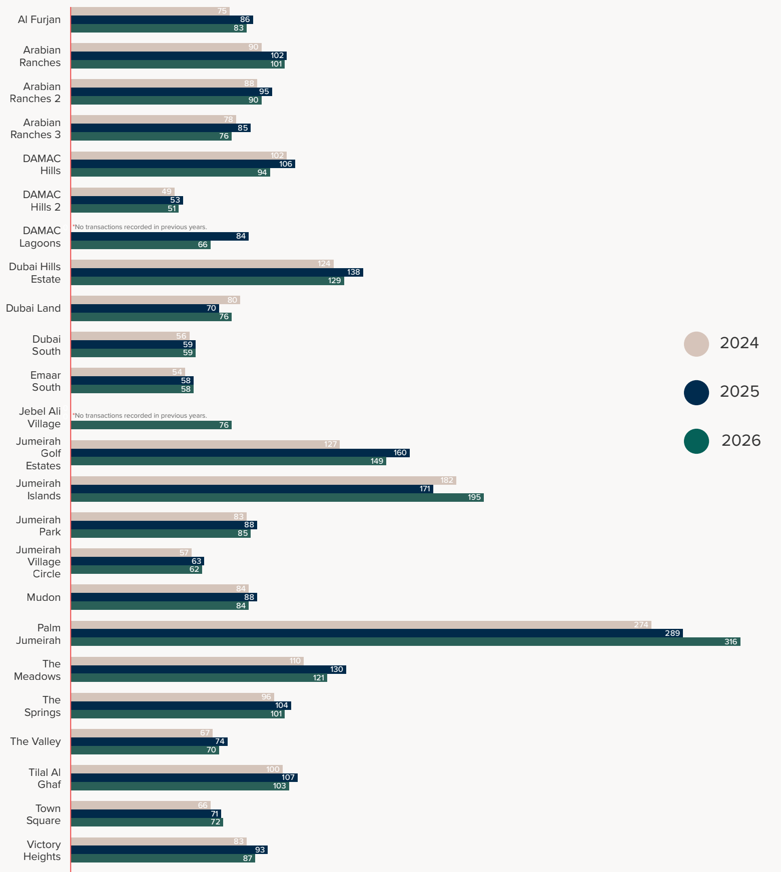
Fairway Villas,
Emaar South

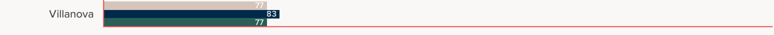
AED 320,000

4 4 6,073

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

AVERAGE PRICE (AED), 2026 TO DATE





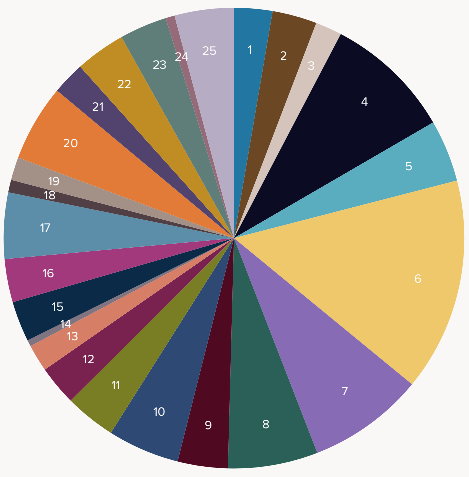
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	200,880	281,480	385,489 *65 Transactions	346,615 *9 Transactions
Arabian Ranches 1	256,021	455,553	515,744	742,448 *19 Transactions
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 *12 Transactions
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 *30 Transactions
Dubai Land Cherrywoods, Reem, Serena	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 *45 Transactions	1,666,374 *20 Transactions
Jumeirah Islands	-	899,734	1,697,026 *9 Transactions	-
Jumeirah Park	304,951	343,742	520,925	1,275,000 *2 Transactions
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 *19 Transactions
The Meadows	392,154	412,890	475,577	755,089 *9 Transactions
The Springs	239,109	-	400,000	-
The Valley	133,208	168,387	550,000 *2 Transactions	-
Tilal Al Ghaf	197,178	332,713	610,389 *62 Transactions	1,050,000 *1 Transactions
Town Square	147,645	178,377	-	-
Victory Heights	215,040	285,803	519,142	771,922 *2 Transactions
Villanova	151,741	183,068	320,000	-

Rental Transactions in Dubai

SEPTEMBER 2026



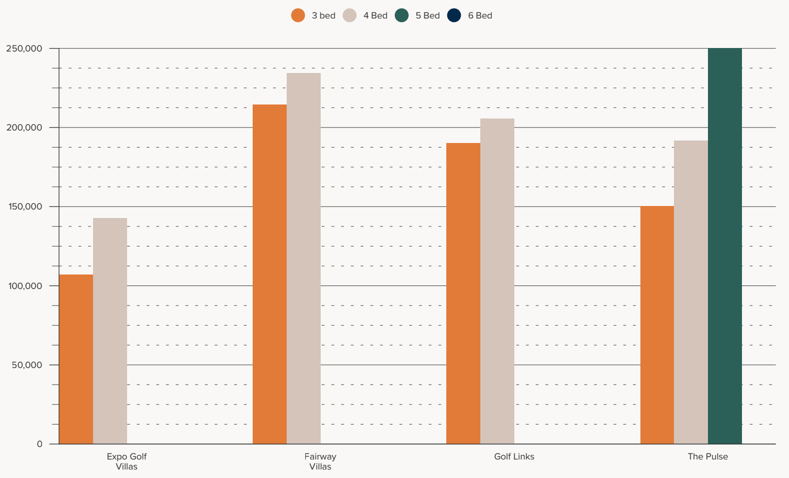
- 1 Al Furjan - 55
- 2 Arabian Ranches - 64
- 3 Arabian Ranches 2 - 38
- 4 Arabian Ranches 3 - 183
- 5 DAMAC Hills 1 - 89
- 6 DAMAC Hills 2 - 306
- 7 DAMAC Lagoons - 167
- 8 Dubai Hills Estate - 129
- 9 Dubai Land - 72
- 10 Dubai South - 103
- 11 Emaar South - 73
- 12 Jebel Ali Village - 57
- 13 Jumeirah Golf Estates - 39
- 14 Jumeirah Islands - 9
- 15 Jumeirah Park - 58
- 16 Jumeirah Village Circle - 62
- 17 Mudon - 95
- 18 Palm Jumeirah - 18
- 19 The Meadows - 33
- 20 The Springs - 110
- 21 The Valley - 47
- 22 Tilal Al Ghaf - 72
- 23 Town Square - 68
- 24 Victory Heights - 13
- 25 Villanova - 85

AED 764,954,815

Total Rental Value

Rentals in Dubai South | Emaar South

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Expo Valley, Fairway Villas 2, Golf Lane, Greenridge, Greenville, Greenville 2, Greenway, Greenway 2, South Bay

Current Average Gross Yield

SEPTEMBER 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.87 %
DAMAC Lagoons	Villa	5.82 %
Jumeirah Village Circle	Villa	5.48 %
Jumeirah Golf Estates	Villa	5.44 %
Mudon	Villa	5.35 %
DAMAC Hills 1	Villa	5.14 %
Al Furjan	Villa	5.04 %
Villanova	Villa	5.04 %
Town Square	Townhouse	5.00 %
Sobha Hartland	Villa	4.96 %
The Valley	Villa	4.90 %
Arabian Ranches 3	Villa	4.85 %

Community	Community Type	Avg. Gross Yield
Tilal Al Ghaf	Townhouse	4.85 %
Arabian Ranches 2	Villa	4.79 %
Reem	Townhouse	4.77 %
Serena	Townhouse	4.55 %
Dubai South	Villa	4.41 %
Dubai Hills Estate	Villa	4.34 %
The Springs	Villa	4.11 %
Arabian Ranches	Villa	3.98 %
Jumeirah Park	Villa	3.78 %
The Meadows	Villa	3.17 %
Jumeirah Islands	Villa	3.00 %
Palm Jumeirah	Villa	2.82 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	702	2,372,671,170
The Valley	268	950,992,544
DAMAC Hills 2	251	467,399,951
The Springs	247	1,155,470,930
Dubai South	245	899,050,410
Mudon	242	959,356,413
Arabian Ranches 3	224	1,077,959,068
Dubai Land	216	735,440,955
Dubai Hills Estate	207	3,165,883,170
DAMAC Hills 1	197	1,065,371,186
Tilal Al Ghaf	193	1,670,566,624
Al Furjan	186	1,118,169,598
Arabian Ranches	185	1,620,537,996
Town Square	179	539,148,943
Villanova	166	544,270,000
Emaar South	149	468,571,410
JVC	125	407,720,000
JGE	124	1,973,853,000
Jumeirah Park	97	990,900,014
Jebel Ali Village	83	476,340,990
Arabian Ranches 2	66	409,121,894
The Meadows	64	836,855,000
Victory Heights	59	594,494,950
Palm Jumeirah	54	3,184,609,957
Jumeirah Islands	41	1,075,886,516

RENTALS	Total Volume	Total Value
DAMAC Hills 2	2,069	210,060,924
Arabian Ranches 3	988	207,663,278
Dubai South	792	111,573,184
Dubai Hills Estate	727	404,284,910
The Springs	673	141,405,047
Villanova	673	109,509,864
Dubai Land	670	109,858,624
DAMAC Lagoons	644	104,089,328
Tilal Al Ghaf	618	196,225,716
Town Square	603	95,810,021
Mudon	592	121,746,753
The Valley	548	80,337,804
DAMAC Hills 1	531	130,156,079
Emaar South	527	66,462,047
Al Furjan	518	140,301,082
Arabian Ranches	442	155,063,762
JVC	404	76,415,819
Jumeirah Park	299	116,331,067
Arabian Ranches 2	280	79,796,570
JGE	186	139,852,010
The Meadows	155	76,655,458
Victory Heights	128	47,564,861
Palm Jumeirah	124	266,687,100
Jebel Ali Village	93	22,291,734
Jumeirah Islands	48	52,113,114

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

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

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