White & Co. 2026

Arabian Ranches 1 March Market Report

Villa | Townhouse

Award-Winning Visibility & Market Demand on Bayut & Property Finder

NEWS

Arabian Ranches 1 Gets a New Education Hub

Arabian Ranches 1 residents now have access to a new flagship early-childhood centre by HEIUAE. Offering an internationally recognised learning model, the centre enhances the community's family-friendly appeal, strengthens lifestyle amenities and supports continued growth. This addition reinforces Arabian Ranches 1 as a top choice for families seeking quality living in Dubai.

NEWS

White & Co.

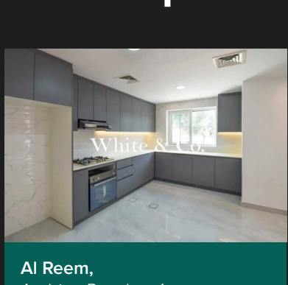
Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

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%	4.39%	4.69%

Get in contact with our in-house mortgage team to find out more. **Get Started Here**

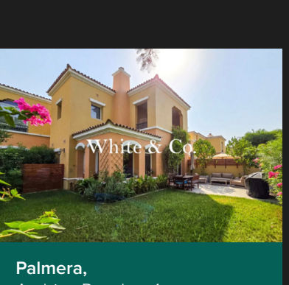
Hot Properties for Sale



Al Reem, Arabian Ranches 1

AED 4,999,999

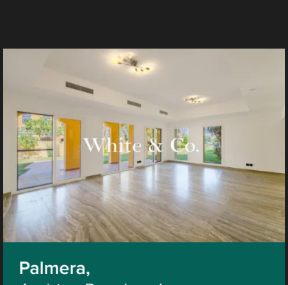
🛏 3 🛁 3 ▢ 2,747



Palmera, Arabian Ranches 1

AED 5,495,000

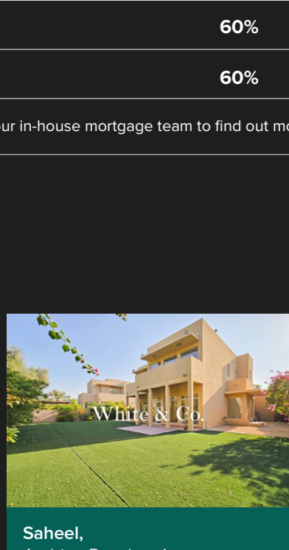
🛏 3 🛁 3 ▢ 2,763



Palmera, Arabian Ranches 1

AED 7,750,000

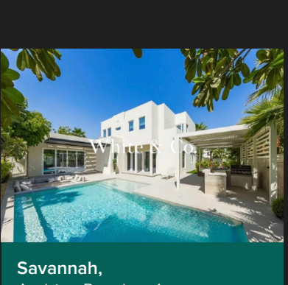
🛏 4 🛁 4 ▢ 6,944



Saheel, Arabian Ranches 1

AED 8,395,000

🛏 3 🛁 4 ▢ 6,394

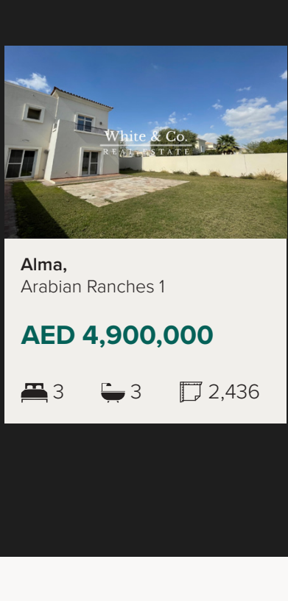


Savannah, Arabian Ranches 1

AED 15,995,000

🛏 4 🛁 5 ▢ 7,751

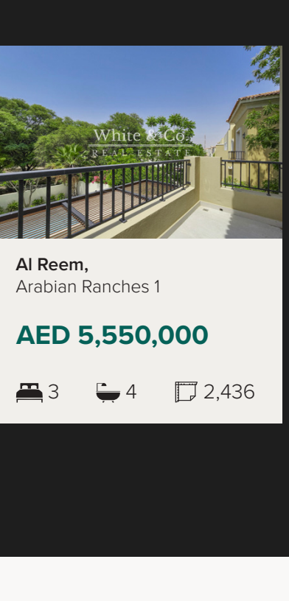
Recent White & Co. Sales



Alma, Arabian Ranches 1

AED 4,900,000

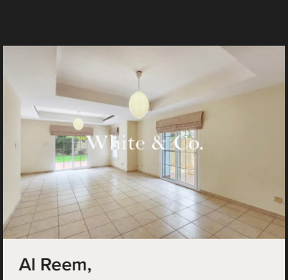
🛏 3 🛁 3 ▢ 2,436



Al Reem, Arabian Ranches 1

AED 5,550,000

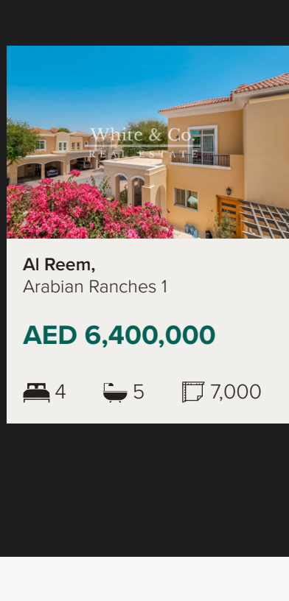
🛏 3 🛁 4 ▢ 2,436



Al Reem, Arabian Ranches 1

AED 5,775,000

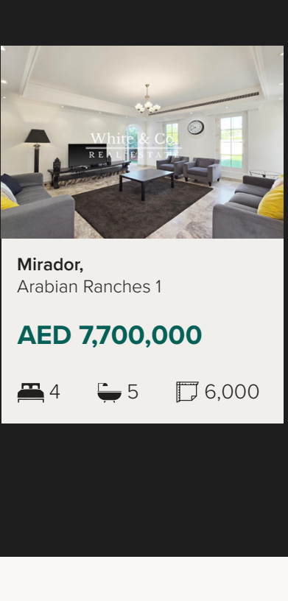
🛏 4 🛁 4 ▢ 2,500



Al Reem, Arabian Ranches 1

AED 6,400,000

🛏 4 🛁 5 ▢ 7,000



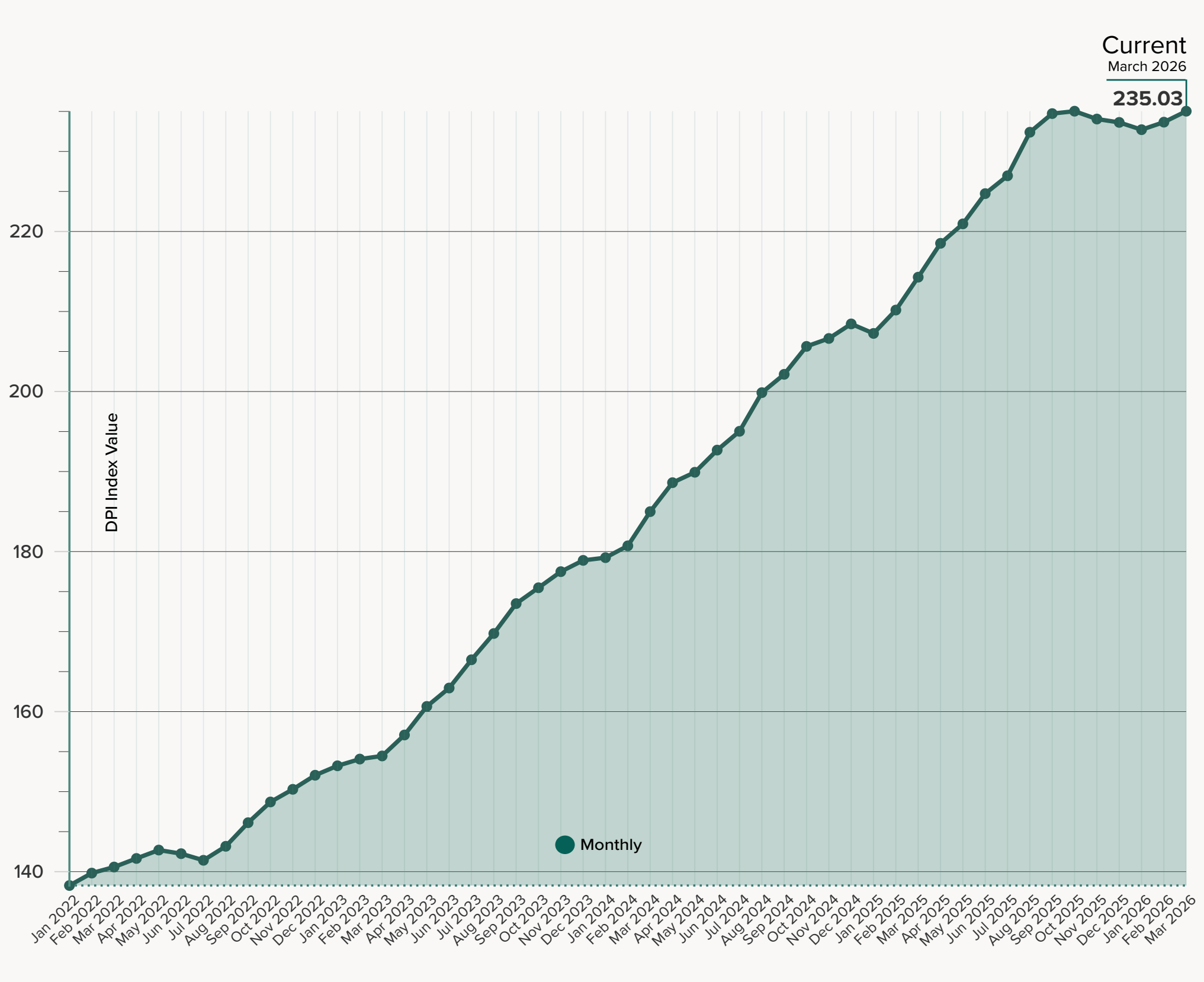
Mirador, Arabian Ranches 1

AED 7,700,000

🛏 4 🛁 5 ▢ 6,000

Dubai House Price Timeline

MARCH 2026



+0.59% MoM Change

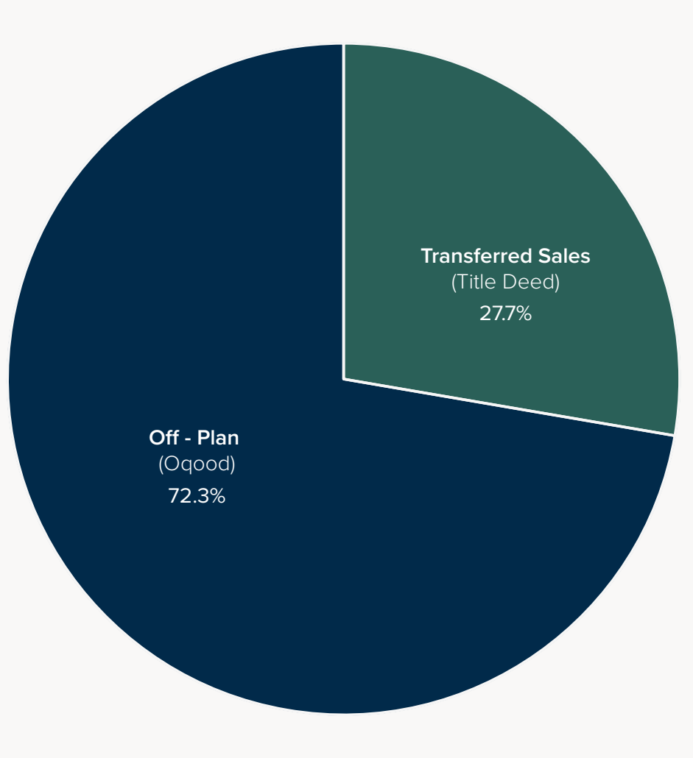
+0.60% QoQ Change

+9.68% YoY Change

AED 1,683 Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026

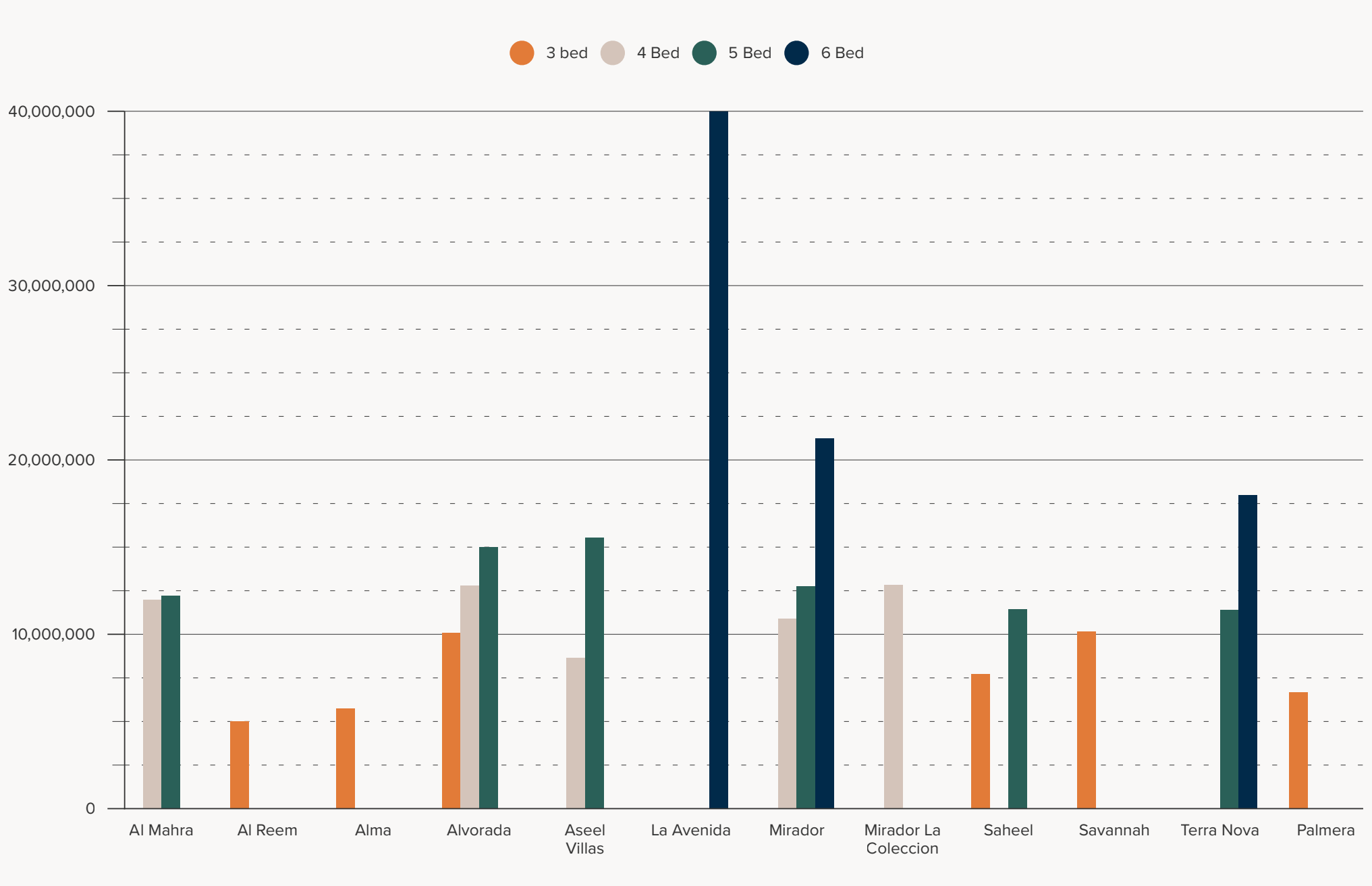


Off - Plan
Total Records: 9,295
Total Sale Price: 23,211,992,910
DLD Residential: 72.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,561
Total Sale Price: 14,219,789,788
DLD Residential: 27.7%

Sales in Arabian Ranches 1

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Polo Homes

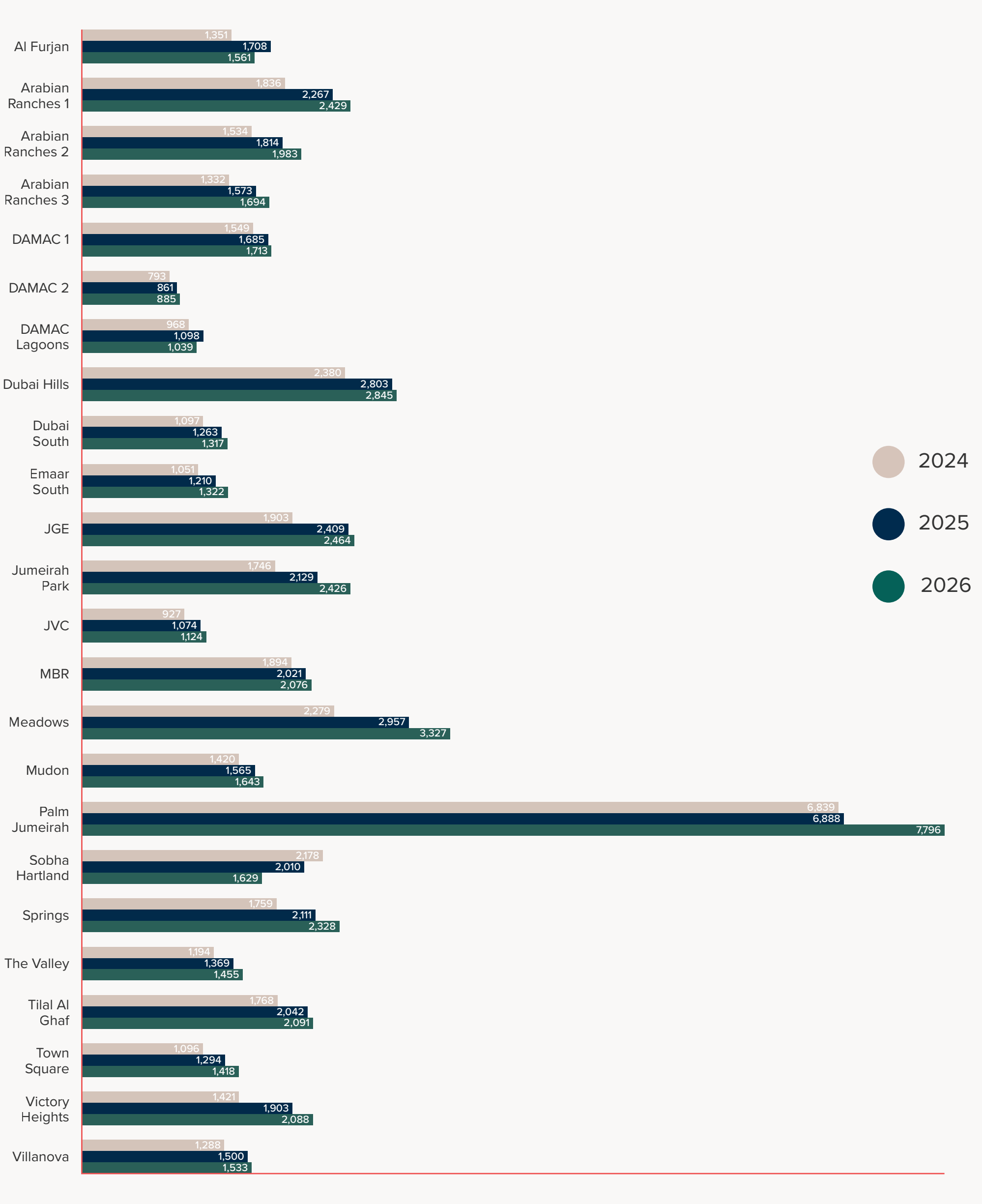
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,584,130	5,845,437	8,877,273	-
Arabian Ranches 1	7,035,217	12,131,111	13,373,077	25,125,000
Arabian Ranches 2	4,353,000	6,722,500	9,641,725	12,500,000
Arabian Ranches 3	3,526,897	6,285,000	6,425,000	-
DAMAC 1	3,731,951	4,424,875	9,025,120	10,600,000
DAMAC 2	1,761,427	2,159,362	-	3,853,333
DAMAC Lagoons	2,611,250	2,757,130	4,038,606	8,383,333
Dubai Hills	6,752,500	7,905,962	17,459,783	44,600,000
Dubai South	3,275,000	4,342,069	5,572,000	-
Emaar South	2,521,625	3,543,748	7,510,720	-
JGE	5,321,522	10,815,444	22,044,706	22,450,000
Jumeirah Park	11,125,278	9,965,000	11,285,001	-
JVC	3,240,909	3,400,217	-	-
MBR	3,551,364	9,400,745	19,124,286	34,828,571
Meadows	10,458,333	13,560,714	12,725,000	17,510,000
Mudon	3,556,413	4,646,250	-	-
Palm Jumeirah	14,949,965	40,428,571	48,660,000	86,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,971,505	-	-	-
The Valley	2,817,992	4,484,784	9,575,981	
Tilal Al Ghaf	4,143,454	6,312,000	13,309,636	26,046,714
Town Square	2,894,077	3,586,400	-	-
Victory Heights	4,470,000	6,760,000	13,905,556	-
Villanova	2,922,083	3,823,043	-	-

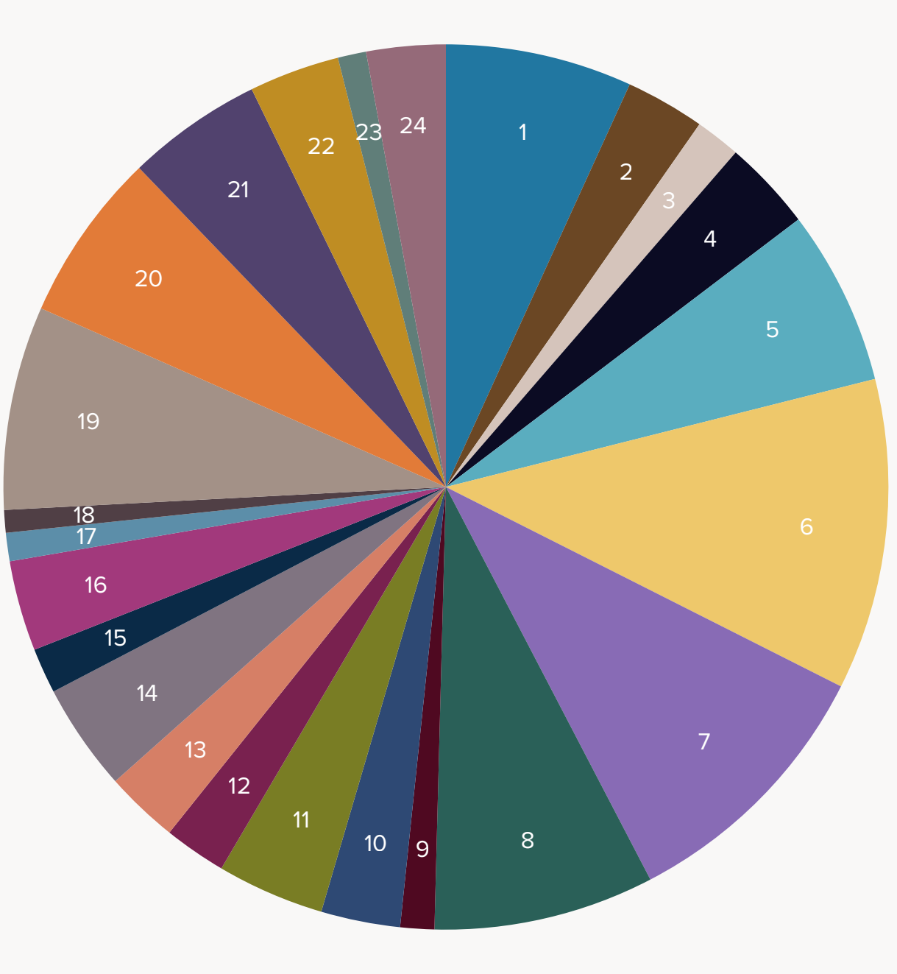
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

MARCH 2026



1 Al Furjan - 33
2 Arabian Ranches 1 - 14
3 Arabian Ranches 2 - 8
4 Arabian Ranches 3 -16
5 DAMAC 1 - 31
6 DAMAC 2 - 55
7 DAMAC Lagoons - 48
8 Dubai Hills - 39
9 Dubai South - 6
10 Emaar South - 14
11 JGE - 19
12 Jumeirah Park -11
13 JVC - 13
14 MBR - 19
15 Meadows - 8
16 Mudon - 16
17 Palm Jumeirah - 3
18 Sobha Hartland - 1
19 Springs - 36
20 The Valley - 30
21 Tilal Al Ghaf - 27
22 Town Square - 22
23 Victory Heights - 9
24 Villanova - 14

AED 4,027,737,326
Total Sales Value

Hot Properties for Rent

Al Reem, Arabian Ranches 1

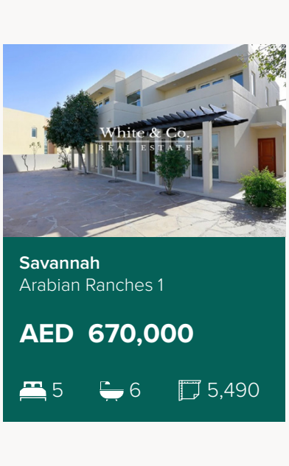
AED 365,000

🛏 3 🛁 4 ▢ 5,112

Palmera, Arabian Ranches 1

AED 370,000

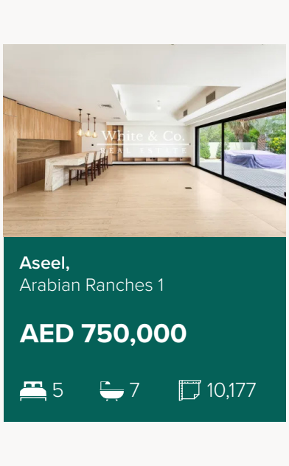
🛏 3 🛁 4 ▢ 6,944



Savannah Arabian Ranches 1

AED 670,000

🛏 5 🛁 6 ▢ 5,490



Aseel, Arabian Ranches 1

AED 750,000

🛏 5 🛁 7 ▢ 10,177

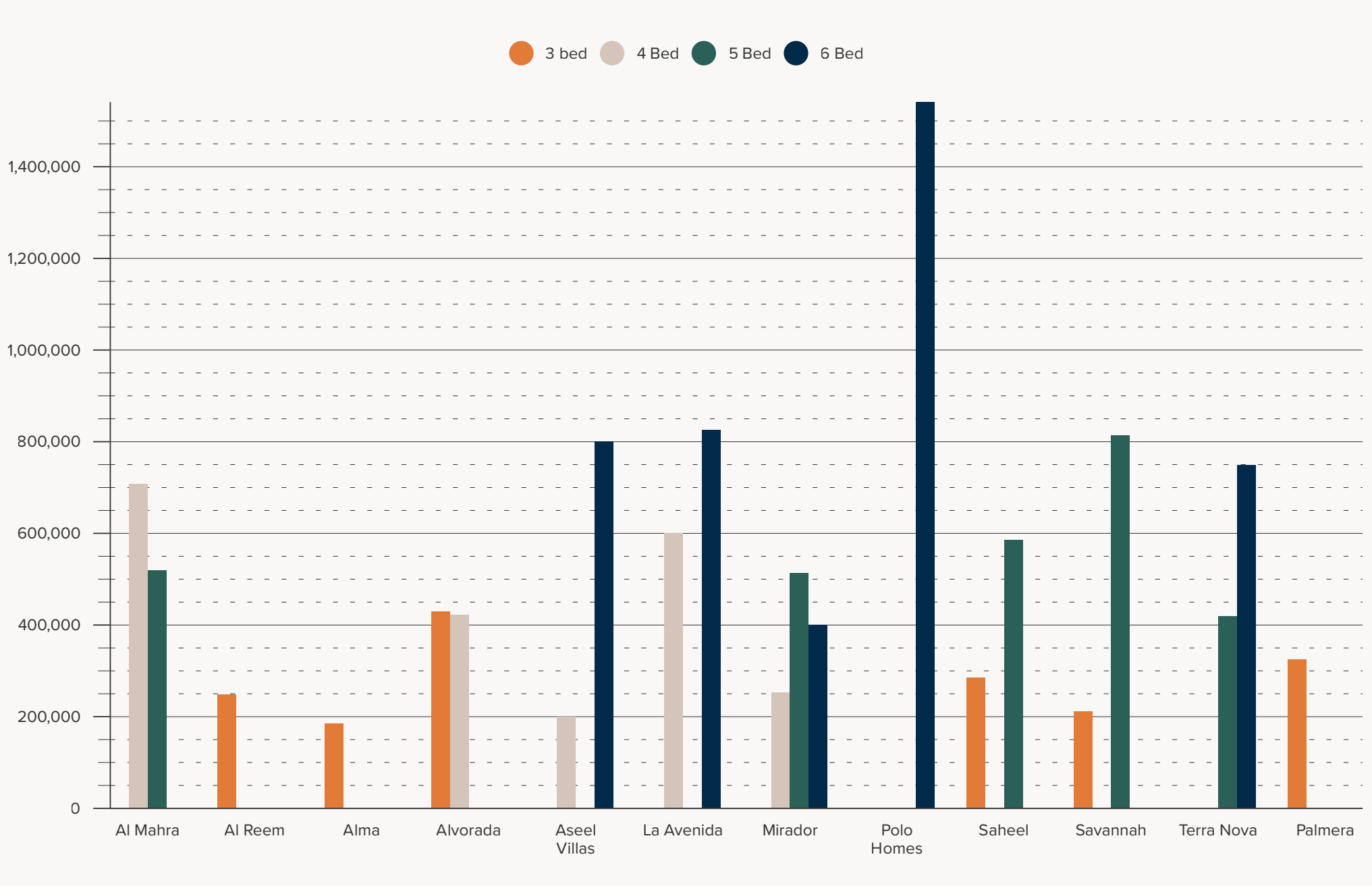
Saheel, Arabian Ranches 1

AED 1,000,000

🛏 5 🛁 6 ▢ 10,932

Rentals in Arabian Ranches 1

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Mirador La Coleccion

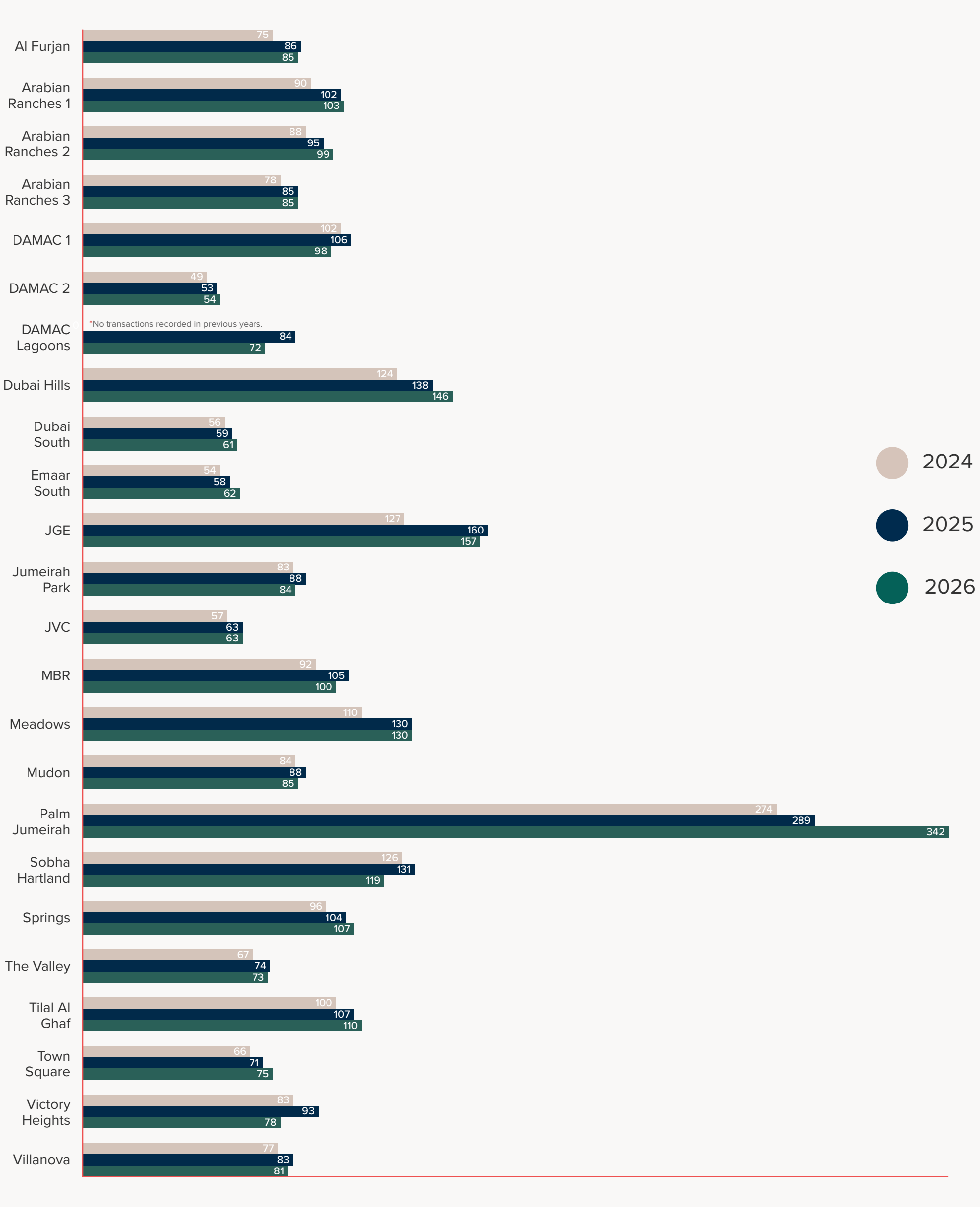
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	299,733	385,841	379,735
Arabian Ranches 1	294,895	497,993	555,155	1,056,776
Arabian Ranches 2	234,375	325,052	547,112	900,000
Arabian Ranches 3	194,539	267,456	389,197	-
DAMAC 1	205,373	242,444	389,600	350,000
DAMAC 2	101,981	112,160	131,313	214,987
DAMAC Lagoons	152,125	165,542	197,825	-
Dubai Hills	385,602	424,123	758,860	2,749,513
Dubai South	165,714	189,632	251,311	-
Emaar South	123,255	166,149	-	-
JGE	317,222	441,008	1,316,251	2,537,814
Jumeirah Park	337,391	337,070	581,196	1,275,000
JVC	208,889	205,642	250,000	-
MBR	212,986	283,631	1,318,636	1,924,952
Meadows	662,500	331,932	586,111	893,333
Mudon	196,770	245,913	300,000	-
Palm Jumeirah	-	1,543,843	2,373,240	5,385,616
Sobha Hartland	-	893,436	973,507	-
Springs	275,061	-	400,000	-
The Valley	146,643	176,598	-	-
Tilal Al Ghaf	231,092	339,433	656,771	-
Town Square	160,909	184,414	-	-
Victory Heights	259,133	292,563	517,094	700,000
Villanova	168,467	188,787	300,000	-

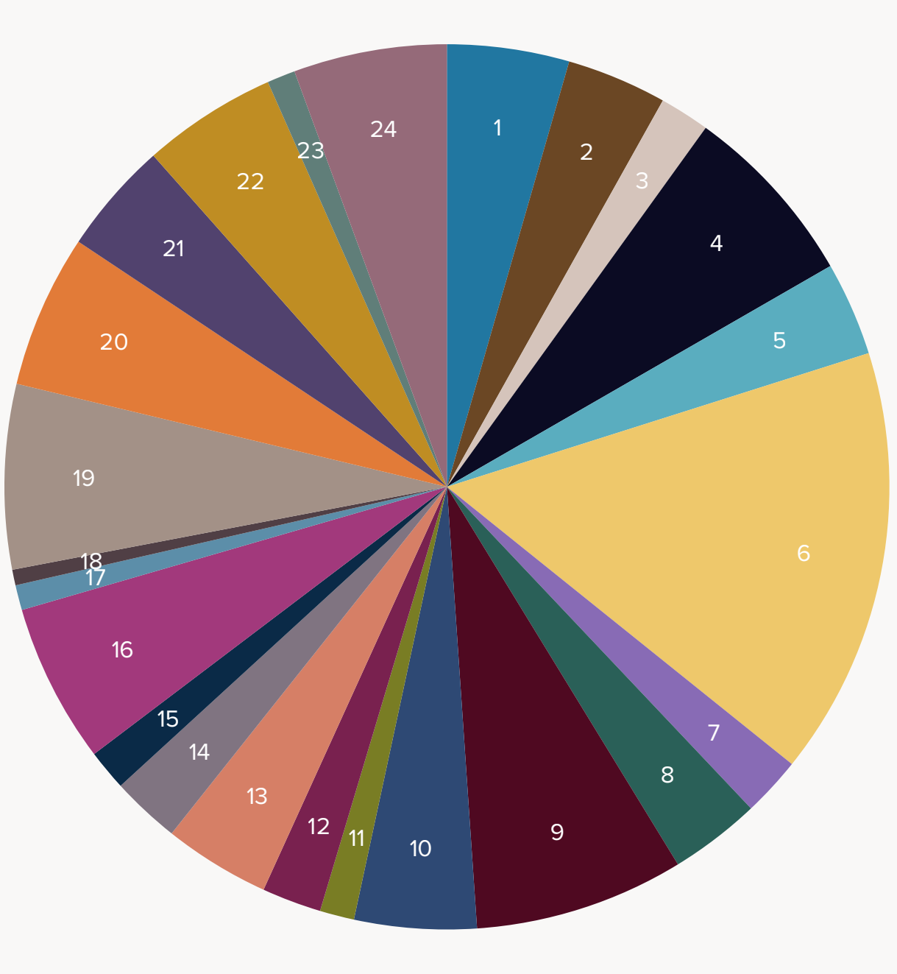
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

MARCH 2026



1 Al Furjan - 39
2 Arabian Ranches 1 - 32
3 Arabian Ranches 2 - 16
4 Arabian Ranches 3 - 59
5 DAMAC 1 - 30
6 DAMAC 2 - 137
7 DAMAC Lagoons - 19
8 Dubai Hills - 29
9 Dubai South - 67
10 Emaar South - 39
11 JGE - 11
12 Jumeirah Park - 19
13 JVC - 34
14 MBR - 22
15 Meadows - 13
16 Mudon - 51
17 Palm Jumeirah - 8
18 Sobha Hartland - 2
19 Springs - 59
20 The Valley - 49
21 Tilal Al Ghaf - 36
22 Town Square - 43
23 Victory Heights - 9
24 Villanova - 49

AED 372,331,175
Total Rental Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Meydan	Villa	4.93 %
Jumeirah Golf Estates	Villa	4.89 %
DAMAC Hills 2	Villa	4.75 %
DAMAC Hills	Villa	4.74 %
Al Furjan	Villa	4.64 %
Reem	Townhouse	4.55 %
Dubai Hills Estate	Villa	4.53 %
Mohammed Bin Rashid City	Townhouse	4.43 %
Mudon	Villa	4.32 %
Jumeirah Village Circle	Villa	4.25 %
Villanova	Villa	4.24 %
Town Square	Townhouse	4.20 %

Community	Community Type	Avg. Gross Yield
The Springs	Villa	4.16 %
The Villa	Villa	4.13 %
Sobha Hartland	Villa	4.07 %
Arabian Ranches 2	Villa	4.07 %
Arabian Ranches 3	Villa	4.07 %
Tilal Al Ghaf	Townhouse	4.05 %
Serena	Townhouse	3.96 %
The Valley	Villa	3.82 %
Arabian Ranches	Villa	3.08 %
Jumeirah Park	Villa	3.05 %
The Meadows	Villa	2.81 %
Palm Jumeirah	Villa	2.52 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	222	863,032,710
The Valley	108	417,516,420
MBR	106	1,279,660,646
Springs	103	498,700,239
DAMAC 2	88	171,505,530
Al Furjan	87	543,638,799
Dubai Hills	87	1,328,690,000
DAMAC 1	85	439,567,079
Arabian Ranches 1	80	739,025,000
Tilal Al Ghaf	78	743,224,624
Town Square	77	240,152,000
Mudon	74	293,689,999
Emaar South	72	222,198,884
Arabian Ranches 3	68	347,675,000
JGE	61	847,494,000
Dubai South	56	222,480,000
JVC	51	171,650,000
Villanova	51	167,835,000
Jumeirah Park	45	483,830,014
Meadows	30	389,420,000
Arabian Ranches 2	25	179,446,897
Victory Heights	22	213,140,000
Palm Jumeirah	21	1,296,199,929
Sobha Hartland	3	73,800,000

RENTALS	Total Volume	Total Value
DAMAC 2	578	61,130,830
Mudon	215	45,042,318
Villanova	195	33,055,780
The Valley	194	28,572,239
Arabian Ranches 3	190	42,993,613
Tilal Al Ghaf	177	56,784,536
The Springs	176	38,644,759
Al Furjan	172	49287831
Town Square	172	28185943
Dubai Hills Estate	160	107689969
Emaar South	157	21,275,979
JVC	134	26334810
DAMAC Hills	131	33,554,397
Dubai South	113	20,349,731
MBR	109	51811893
Arabian Ranches	104	38,287,983
DAMAC Lagoons	87	15,263,973
Jumeirah Park	80	32,027,360
Arabian Ranches 2	63	21,343,283
Victory Heights	46	14,539,344
JGE	42	35,854,802
The Meadows	41	20,813,183
Palm Jumeirah	34	85374751
Sobha Hartland	7	6574335

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

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

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