Arabian Ranches 1 April Market Report

Villa | Townhouse

No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026

Property Finder | Bayut

NEWS

Arabian Ranches 1 Villa Market Reaches Peak Exclusivity

Arabian Ranches 1's secondary market is showing signs of maturity, with transaction volumes and pricing dynamics increasingly reflecting a mature community. Supply remains limited, sustaining strong price growth. At the same time, demand is being shaped by a more selective buyer base, with buyers now willing to pay premiums for properties that meet specific criteria, including updated interiors and convenient locations within the community.

White & Co.

White & Co. finished April 2026 connected to no both Bayut and Property Finder. We provide clients with the most accurate and up-to-date market data, including transaction volumes, properties, listing, and property trends. Looking to buy, sell or rent in Arabian Ranches 1? Contact us today for a free consultation and a personalised list of top options.

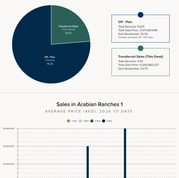
Average Rents			
Studio	AED -	-	-
1 Bed	AED 85,000	0.0%	0.0%
2 Bed	AED 120,000	0.0%	0.0%
3 Bed	AED 170,000	0.0%	0.0%
4 Bed	AED 250,000	0.0%	0.0%
5 Bed	AED 350,000	0.0%	0.0%
Villa	AED 170,000	0.0%	0.0%
Rent Market Index			0.0%

Hot Properties for Sale

Recent White & Co. Sales

Dubai House Price Timeline

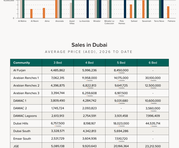
APRIL 2026



-0.76%	+0.22%	+6.74%	AED 1,670
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Arabian Ranches 1

AVERAGE PRICE (AED), 2026 TO DATE

Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Fayan	4,481,862	5,996,236	8,450,000	-
Arabian Ranches 1	1,561,231	9,458,095	14,705,200	20,500,000
Arabian Ranches 2	4,396,875	6,622,857	9,667,725	12,500,000
Arabian Ranches 3	2,399,769	6,239,608	8,487,500	-
DAMAC Z	1,809,499	4,399,742	9,133,680	12,600,000
DAMAC Z	1,199,124	2,030,000	-	3,900,000
DAMAC Lagoons	2,931,955	2,754,500	3,920,458	7,696,459
Dubai Hills	6,752,000	8,938,750	16,122,000	44,128,750
Dubai South	1,339,571	4,342,813	5,494,286	-
Emaar South	2,531,728	3,904,936	7,932,720	-
JVC	1,037,000	1,550,000	2,690,364	23,272,500
Jumeirah Park	10,816,625	9,812,360	9,266,820	-
JVC	1,000,000	1,298,858	-	-
MBR	3,347,031	9,453,475	19,524,286	34,628,571
Meydan	10,416,333	10,616,250	12,125,000	17,550,000
Mudon	2,531,241	4,686,152	-	-
Palm Jumeirah	10,981,249	14,800,000	43,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	5,060,000	-	-	-
The Valley	2,816,818	4,127,500	9,575,180	-
Top at Emaar	1,637,500	2,100,000	12,250,000	26,588,750
Town Square	2,870,000	3,550,000	-	-
Victory Heights	6,470,000	8,350,000	-	-
Villanova	2,555,400	3,858,666	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE

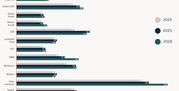
Sale Transactions in Dubai

APRIL 2026

AED 3,793,211,181

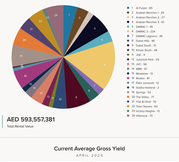
Total Sales Value

Hot Properties for Rent



Rentals in Arabian Ranches 1

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Fayan	120,648	145,167	400,000	450,000
Arabian Ranches 1	85,000	120,000	170,000	1,452,778
Arabian Ranches 2	124,983	340,237	453,833	760,333
Arabian Ranches 3	98,000	180,000	250,000	-
DAMAC Z	206,278	246,016	318,500	775,000
DAMAC Z	75,000	94,000	150,000	200,000
DAMAC Lagoons	90,000	90,605	252,270	-
Dubai Hills	187,625	451,229	1,000,000	3,046,844
Dubai South	90,553	167,833	276,600	-
Emaar South	112,333	170,000	250,000	-
JVC	32,000	525,000	1,458,288	2,040,000
Jumeirah Park	175,000	275,000	1,000,000	1,275,000
JVC	108,000	220,000	250,000	-
MBR	24,750	216,324	-	3,050,000
Meydan	60,000	150,000	740,476	-
Mudon	250,000	291,273	350,000	-
Palm Jumeirah	150,000	1,200,000	3,250,487	9,850,000
Sobha Hartland	-	893,436	1,531,250	-
Springs	280,586	-	400,000	-
The Valley	142,450	179,611	-	-
Top at Emaar	139,750	282,500	723,846	-
Town Square	156,743	167,070	-	-
Victory Heights	200,000	330,488	758,536	-
Villanova	90,500	180,558	300,000	-

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

Rental Transactions in Dubai

APRIL 2026

AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Property Price	Yield
Arabian Ranches 1	1,670	5.0 %
Arabian Ranches 2	1,670	5.0 %
Arabian Ranches 3	1,670	5.0 %
Dubai Hills	1,670	5.0 %
Emaar South	1,670	5.0 %
Meydan	1,670	5.0 %
Sobha Hartland	1,670	5.0 %
Springs	1,670	5.0 %
Town Square	1,670	5.0 %
Top at Emaar	1,670	5.0 %
Villanova	1,670	5.0 %

Community	Property Price	Yield
Al Fayan	1,670	4.8 %
Palm Jumeirah	1,670	4.8 %
The Valley	1,670	4.8 %
Victory Heights	1,670	4.8 %
DAMAC Lagoons	1,670	4.8 %
Mudon	1,670	4.8 %
DAMAC Z	1,670	4.8 %
DAMAC Z	1,670	4.8 %
JVC	1,670	4.8 %
JVC	1,670	4.8 %
MBR	1,670	4.8 %
Meydan	1,670	4.8 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Sales	Total Volume	Total Value
DAMAC Lagoons	267	1,012,258,175
Springs	1,000	5,060,000
Al Fayan	1,000	10,481,862
Springs	1,000	10,000,000
DAMAC Z	1,000	10,000,000
Al Fayan	1,000	10,000,000
Dubai Hills	1,000	10,000,000
Dubai Hills	1,000	10,000,000
Dubai Hills