White & Co. 2026

# Arabian Ranches 2 February Market Report

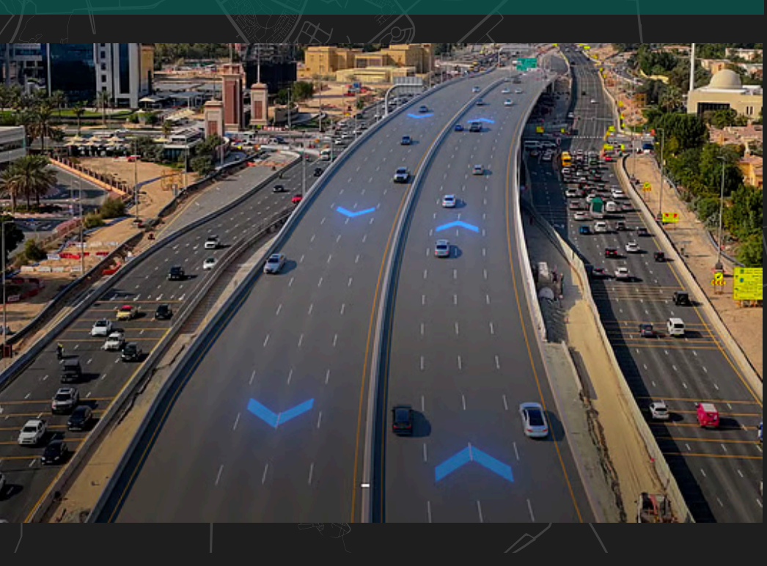
Villa | Townhouse

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

NEWS

## New Al Qudra Road Bridge Brings Smoother Commutes

Residents of Arabian Ranches 2 are benefiting from improved connectivity following the opening of a major bridge at the Al Qudra Road intersection by Roads and Transport Authority. The upgrade eases congestion, enhances access to surrounding communities and significantly shortens travel times for daily commuters across Dubai.



NEWS

## White & Co.

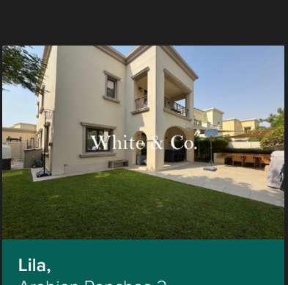
At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

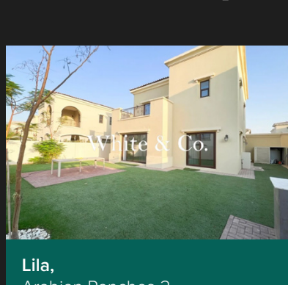
| Mortgage Rates | LTV | 3 Years | 5 Years |
|---|---|---|---|
| **Salaried** | 80% | 3.95% | 4.19% |
| **Self Employed** | 80% | 4.10% | 4.44% |
| **Low Doc** | 60% | 4.49% | 4.59% |
| **Non Resident** | 60% | 4.39% | 4.69% |

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

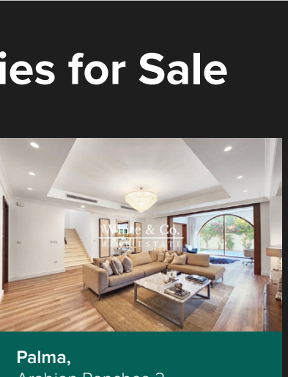
## Hot Properties for Sale



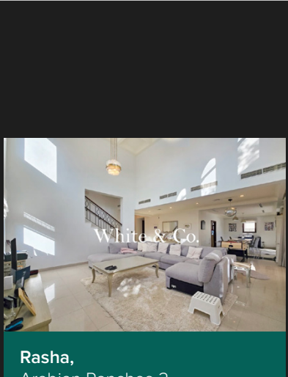
**Lila,**
Arabian Ranches 2
**AED 6,300,000**
🛏 3 🛁 4 ◻ 4,657



**Lila,**
Arabian Ranches 2
**AED 6,800,000**
🛏 4 🛁 5 ◻ 4,359

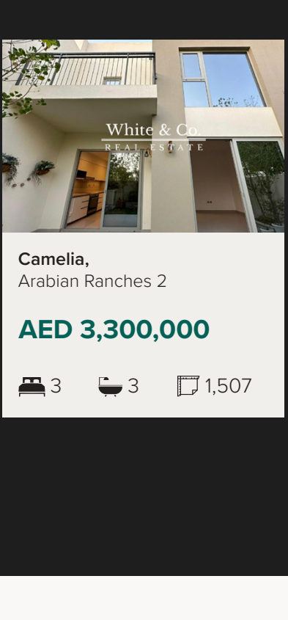


**Palma,**
Arabian Ranches 2
**AED 7,500,000**
🛏 4 🛁 5 ◻ 3,583

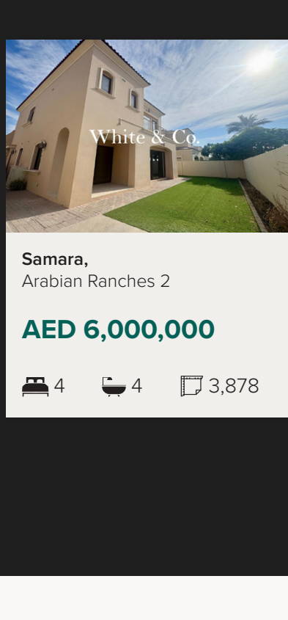


**Rasha,**
Arabian Ranches 2
**AED 10,500,000**
🛏 4 🛁 5 ◻ 4,354

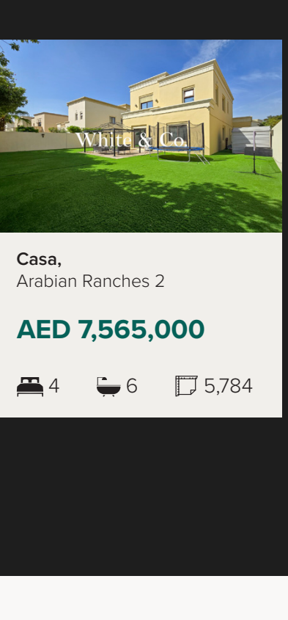
## Recent White & Co. Sales



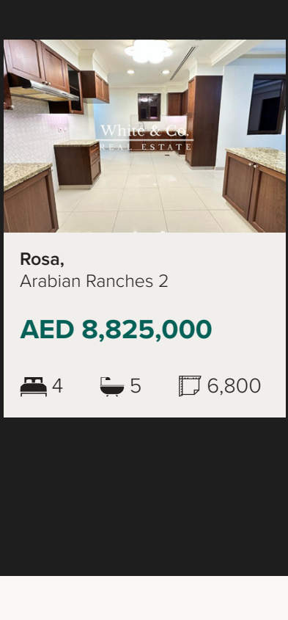
**Camelia,**
Arabian Ranches 2
**AED 3,300,000**
🛏 3 🛁 3 ◻ 1,507



**Samara,**
Arabian Ranches 2
**AED 6,000,000**
🛏 4 🛁 4 ◻ 3,878



**Casa,**
Arabian Ranches 2
**AED 7,565,000**
🛏 4 🛁 6 ◻ 5,784

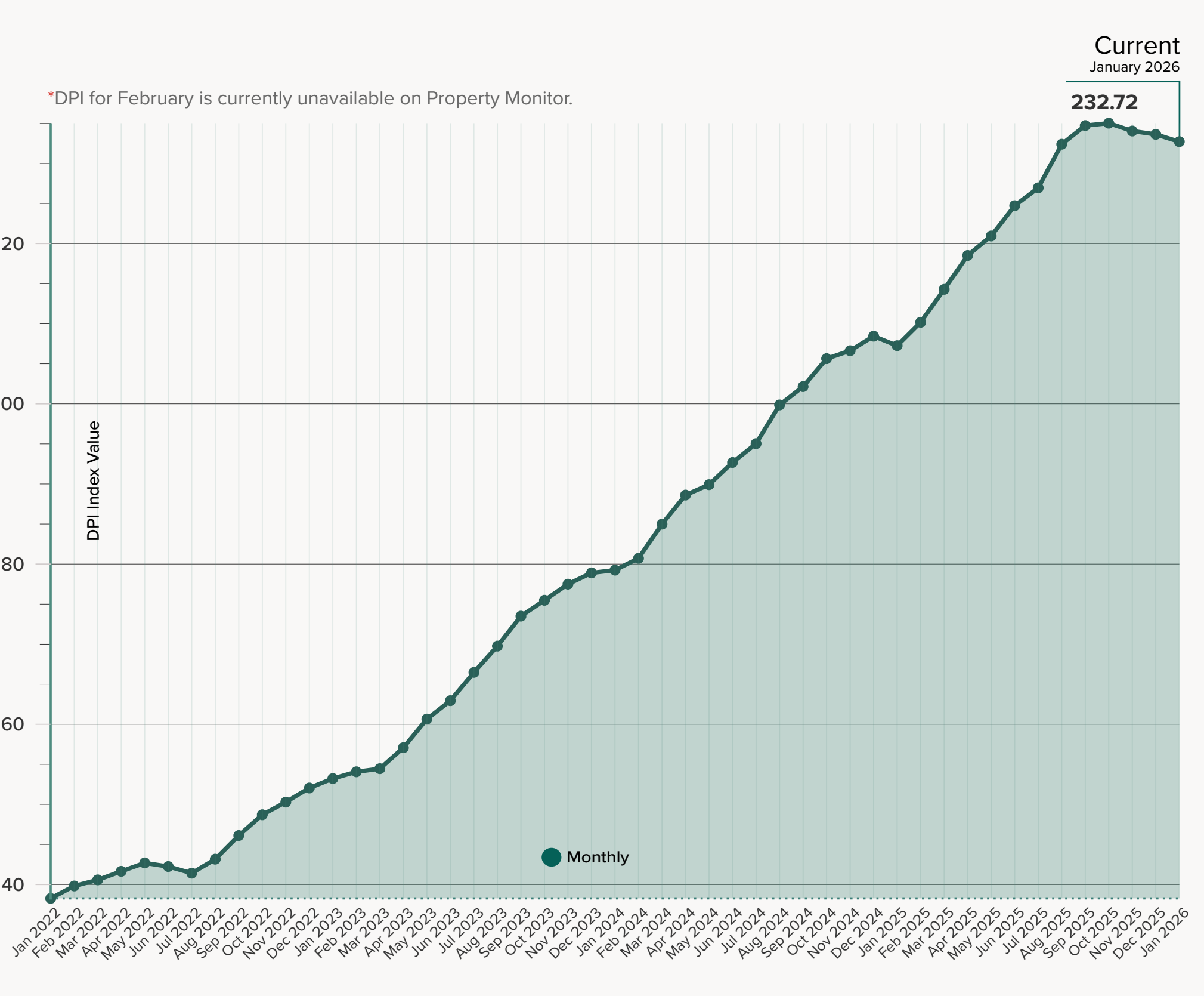


**Rosa,**
Arabian Ranches 2
**AED 8,825,000**
🛏 4 🛁 5 ◻ 6,800

## Dubai House Price Timeline

JANUARY 2026

*DPI for February is currently unavailable on Property Monitor.



**-0.39%** MoM Change

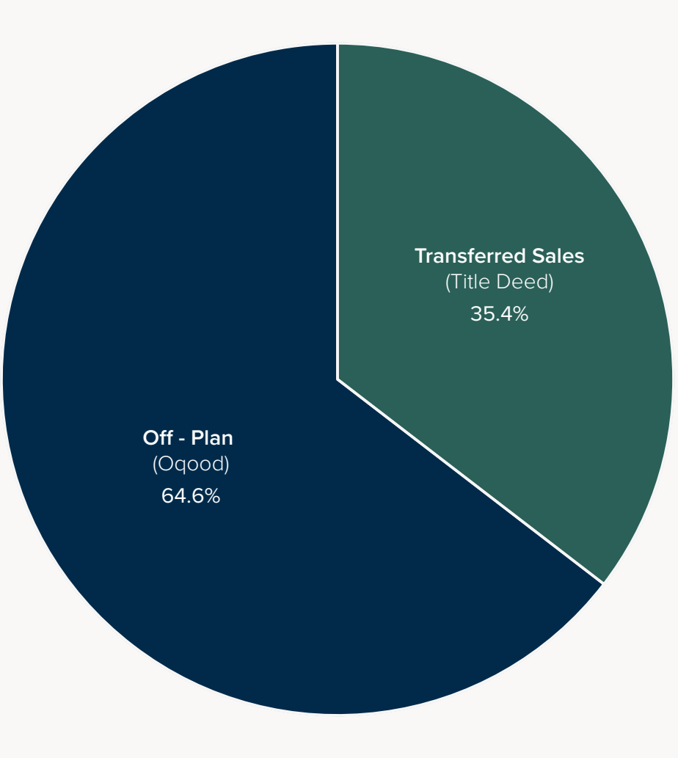
**-0.98%** QoQ Change

**+12.29%** YoY Change

**AED 1,667** Average Price/SQFT

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026

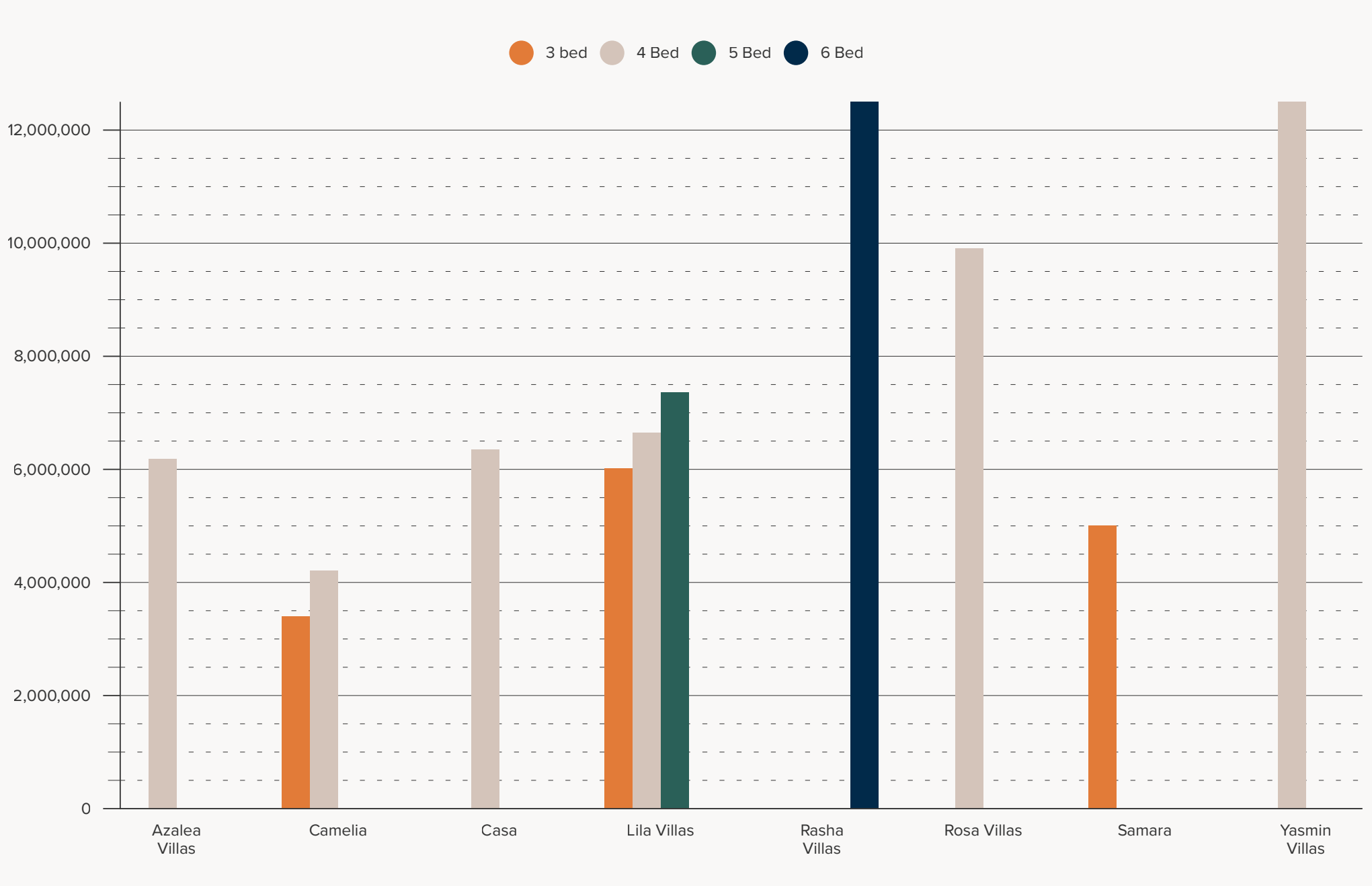


**Off - Plan**
Total Records: 10,078
Total Sale Price: 24,340,711,091
DLD Residential: 64.6%
*Includes secondary Off - Plan sales

**Transferred Sales (Title Deed)**
Total Records: 5,530
Total Sale Price: 22,333,636,033
DLD Residential: 35.4%

## Sales in Arabian Ranches 2

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Palma, Reem Community

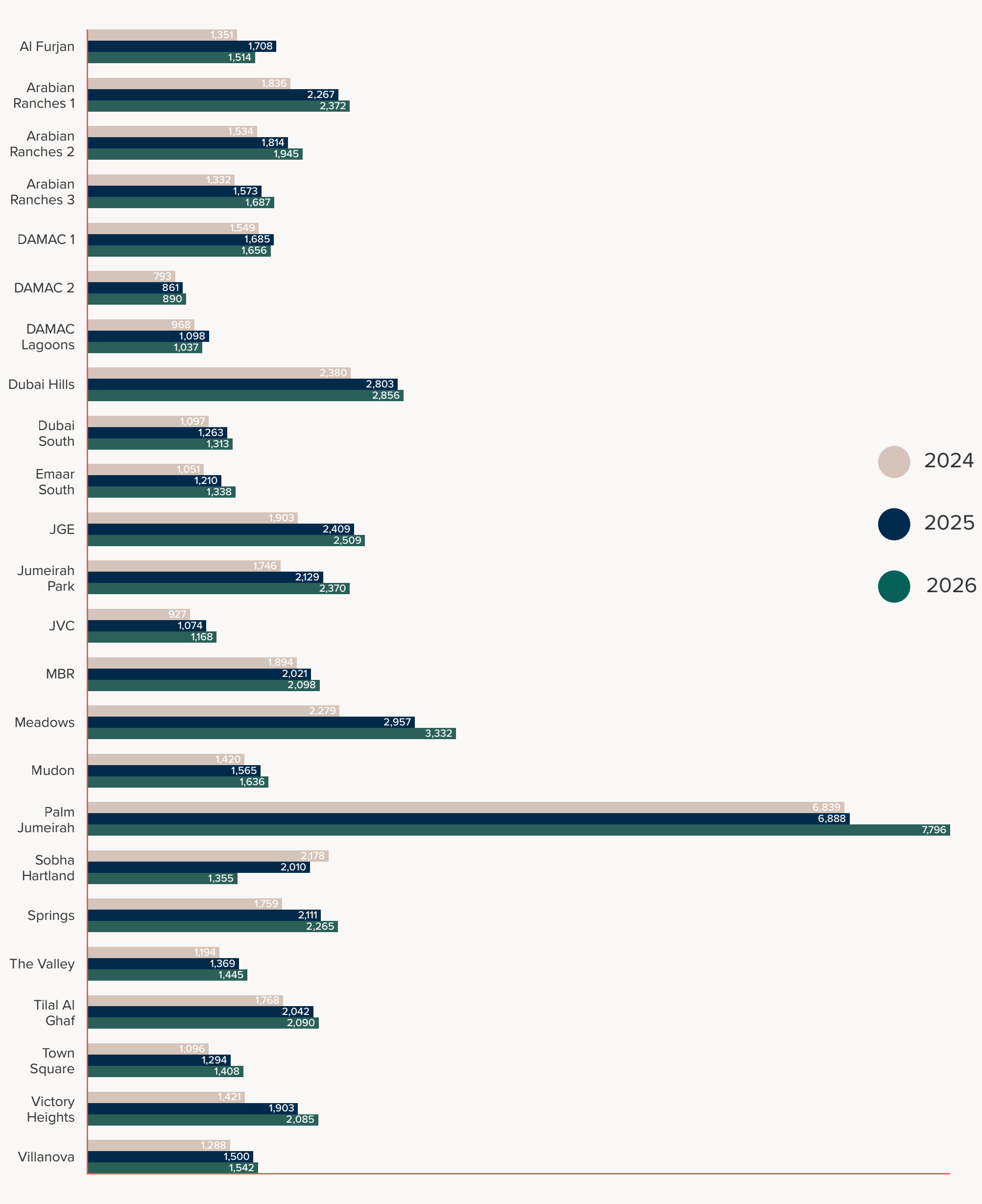
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|
| Al Furjan | 4,456,176 | 5,478,407 | 8,865,000 | |
| Arabian Ranches 1 | 6,898,929 | 11,404,286 | 13,666,667 | 32,250,000 |
| Arabian Ranches 2 | 4,453,750 | 7,268,750 | 7,355,633 | 12,500,000 |
| Arabian Ranches 3 | 3,401,042 | 6,435,926 | 6,550,000 | - |
| DAMAC 1 | 3,673,857 | 4,497,500 | 8,908,493 | 7,300,000 |
| DAMAC 2 | 1,720,194 | 2,166,126 | - | 3,853,333 |
| DAMAC Lagoons | 2,542,222 | 2,716,178 | 3,907,737 | 8,540,625 |
| Dubai Hills | 6,715,000 | 7,677,292 | 18,222,368 | 47,500,000 |
| Dubai South | 3,167,500 | 4,327,692 | 5,572,000 | - |
| Emaar South | 2,552,273 | 3,583,293 | 7,510,720 | - |
| JGE | 5,658,824 | 8,305,571 | 21,493,077 | 23,078,571 |
| Jumeirah Park | 11,046,538 | 10,058,182 | 11,529,100 | - |
| JVC | 3,317,222 | 3,507,813 | - | - |
| MBR | 3,576,875 | 9,547,888 | 20,245,000 | 37,060,000 |
| Meadows | 10,787,500 | 13,386,364 | 12,250,000 | 19,700,000 |
| Mudon | 3,517,639 | 4,639,375 | - | - |
| Palm Jumeirah | 14,949,965 | 40,428,571 | 51,075,000 | 85,000,000 |
| Sobha Hartland | - | 11,700,000 | 25,000,000 | - |
| Springs | 5,918,341 | - | - | - |
| The Valley | 2,820,291 | 4,697,156 | 9,575,981 | |
| Tilal Al Ghaf | 4,131,364 | 6,591,050 | 12,910,125 | 26,046,714 |
| Town Square | 2,886,326 | 3,597,647 | - | - |
| Victory Heights | 4,470,000 | 6,760,000 | 14,808,333 | - |
| Villanova | 2,895,000 | 3,888,235 | - | - |

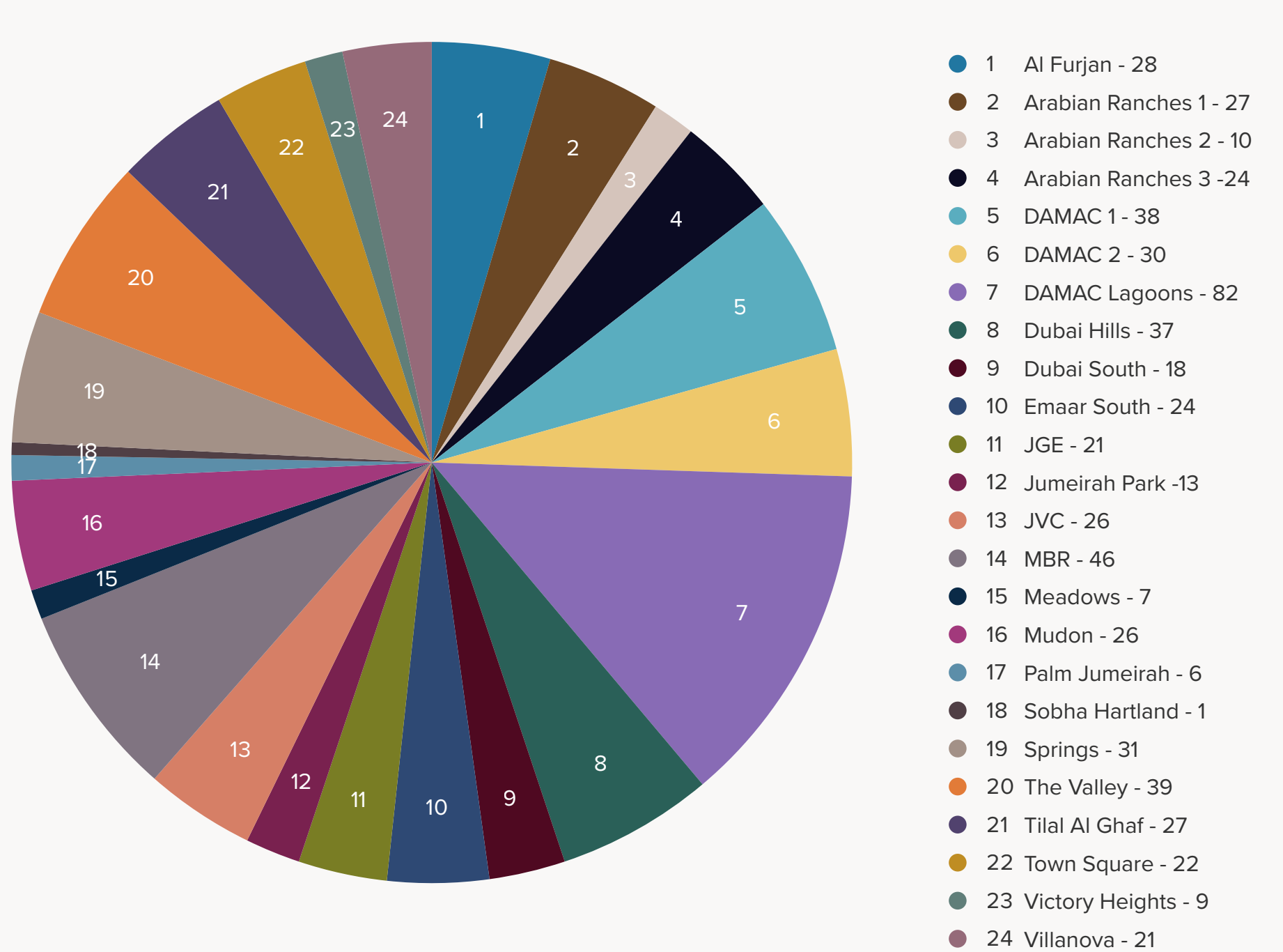
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

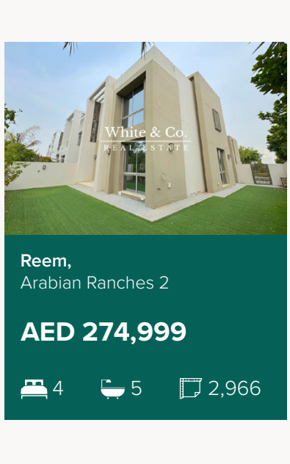
FEBRUARY 2026



**AED 6,271,142,032**
Total Sales Value

## Hot Properties for Rent

**Camelia,**
Arabian Ranches 2
**AED 240,000**
🛏 4 🛁 4 ◻ 2,946



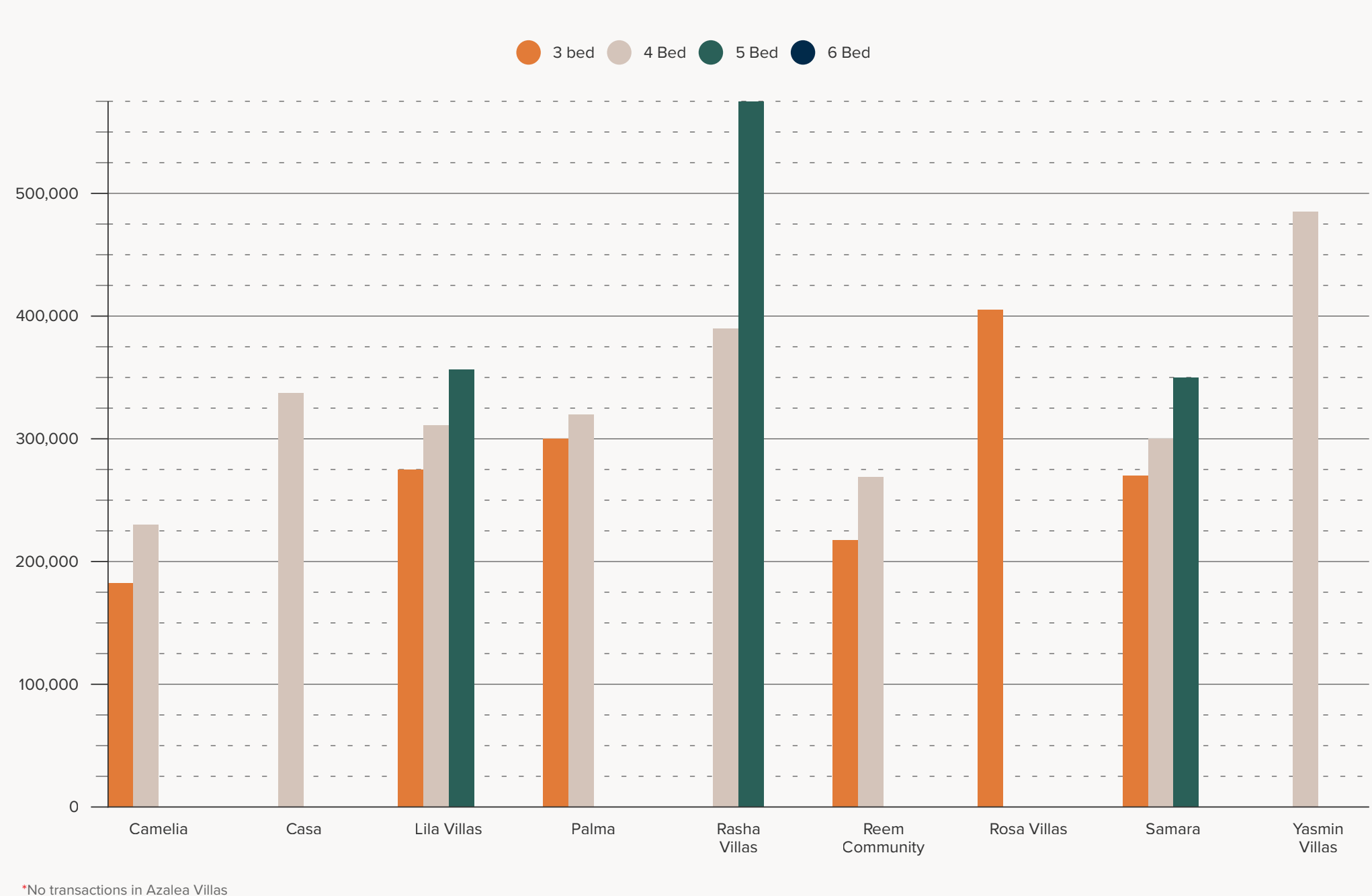
**Reem,**
Arabian Ranches 2
**AED 274,999**
🛏 4 🛁 5 ◻ 2,966

**Rosa,**
Arabian Ranches 2
**AED 675,000**
🛏 6 🛁 7 ◻ 5,848

**Yasmin,**
Arabian Ranches 2
**AED 760,000**
🛏 5 🛁 6 ◻ 11,550

## Rentals in Arabian Ranches 2

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Azalea Villas

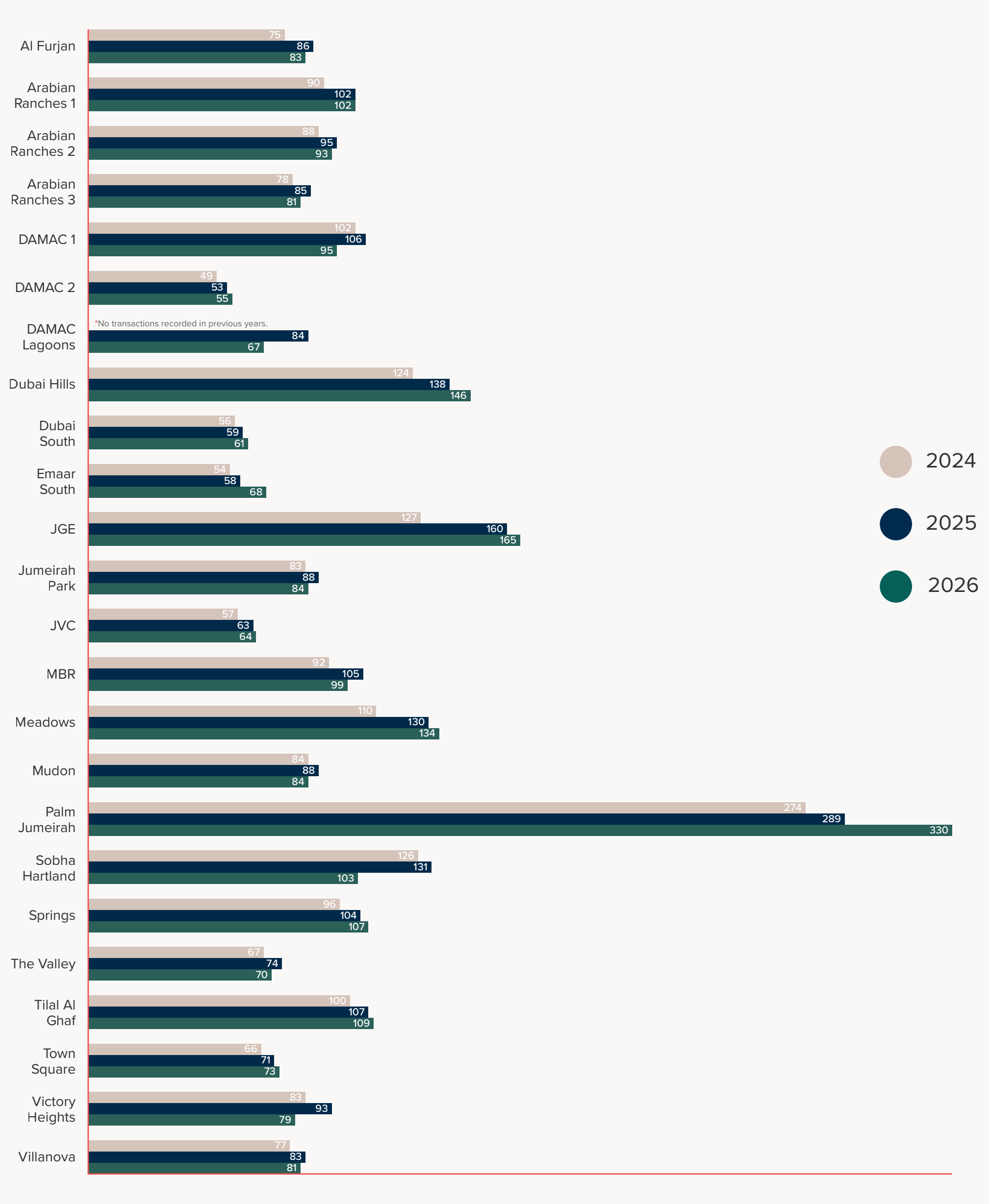
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|
| Al Furjan | 222,286 | 330,309 | 368,182 | 260,154 |
| Arabian Ranches 1 | 294,895 | 595,000 | 772,857 | 1,575,000 |
| Arabian Ranches 2 | 234,375 | 351,565 | 620,000 | - |
| Arabian Ranches 3 | 194,539 | 277,036 | 551,429 | - |
| DAMAC 1 | 205,373 | 245,852 | 504,646 | - |
| DAMAC 2 | 101,981 | 109,489 | 140,545 | 206,649 |
| DAMAC Lagoons | 152,125 | 167,712 | 214,118 | - |
| Dubai Hills | 385,602 | 468,782 | 1,088,227 | 3,542,900 |
| Dubai South | 165,714 | 199,342 | 241,375 | - |
| Emaar South | 123,255 | 174,667 | - | - |
| JGE | 317,222 | 441,429 | 1,784,857 | 2,730,000 |
| Jumeirah Park | 337,391 | 403,654 | 899,500 | 1,275,000 |
| JVC | 208,889 | 229,533 | 250,000 | - |
| MBR | 212,986 | 310,364 | 1,772,500 | 2,450,000 |
| Meadows | 662,500 | 605,771 | 893,333 | 915,000 |
| Mudon | 196,770 | 265,529 | 350,000 | - |
| Palm Jumeirah | - | 2,799,905 | 8,266,667 | 2,975,000 |
| Sobha Hartland | - | 985,308 | 875,000 | - |
| Springs | 275,061 | - | 400,000 | - |
| The Valley | 146,643 | 181,355 | - | - |
| Tilal Al Ghaf | 231,092 | 393,217 | 877,143 | - |
| Town Square | 160,909 | 192,794 | - | - |
| Victory Heights | 259,133 | 341,500 | 843,000 | - |
| Villanova | 168,467 | - | 300,000 | - |

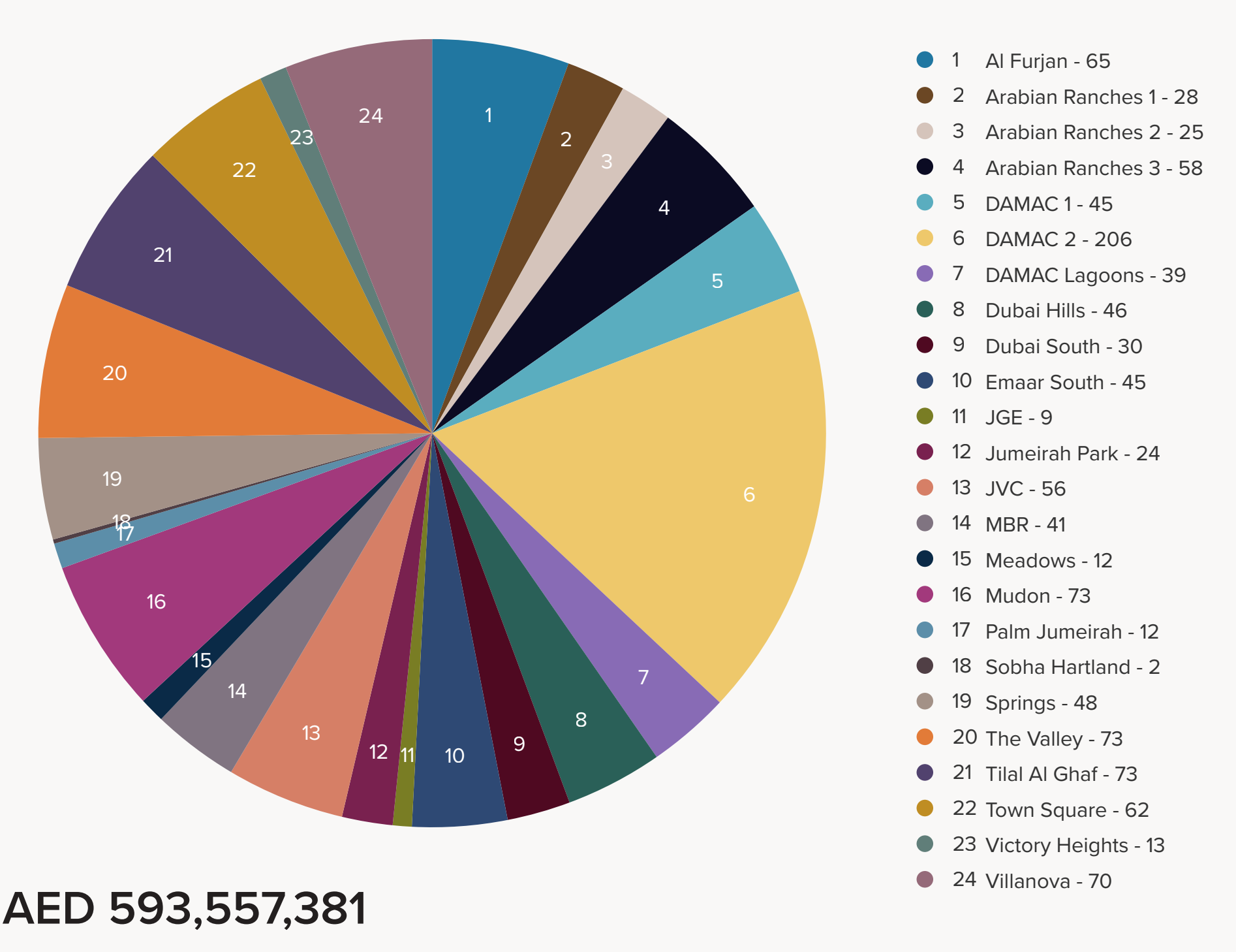
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

FEBRUARY 2026



**AED 593,557,381**
Total Rental Value

## Current Average Gross Yield

FEBRUARY 2026

| Community | Community Type | Avg. Gross Yield |
|---|---|---|
| Jumeirah Golf Estates | Villa | 5.79 % |
| DAMAC Hills 2 | Villa | 5.78 % |
| DAMAC Hills | Villa | 5.76 % |
| Mudon | Villa | 5.52 % |
| Jumeirah Village Circle | Villa | 5.48 % |
| Town Square | Townhouse | 5.19 % |
| Villanova | Villa | 5.09 % |
| Tilal Al Ghaf | Townhouse | 5.00 % |
| Serena | Townhouse | 4.97 % |
| Mohammed Bin Rashid City | Townhouse | 4.95 % |
| Arabian Ranches 3 | Villa | 4.96 % |
| Reem | Townhouse | 4.89 % |

| Community | Community Type | Avg. Gross Yield |
|---|---|---|
| Arabian Ranches 2 | Villa | 4.88 % |
| The Valley | Villa | 4.77 % |
| Al Furjan | Villa | 4.68 % |
| Dubai South | Villa | 4.47 % |
| Dubai Hills Estate | Villa | 4.36 % |
| The Springs | Villa | 4.31 % |
| Sobha Hartland | Villa | 4.28 % |
| Arabian Ranches | Villa | 4.02 % |
| Dubai Sports City | Villa | 3.91 % |
| Jumeirah Park | Villa | 3.67 % |
| The Meadows | Villa | 3.18 % |
| Palm Jumeirah | Villa | 2.80 % |

## Total Sales & Rentals in Dubai

2026 TO DATE

| Total Volume | Total Volume | Total Value |
|---|---|---|
| DAMAC Lagoons | 82 | 319,169,180 |
| MBR | 46 | 522,422,500 |
| The Valley | 39 | 178,248,798 |
| DAMAC 1 | 38 | 196,636,920 |
| Dubai Hills | 37 | 572,610,000 |
| Springs | 31 | 147,510,240 |
| DAMAC 2 | 30 | 57,835,000 |
| Al Furjan | 28 | 174,233,800 |
| Arabian Ranches 1 | 27 | 198,605,000 |
| Tilal Al Ghaf | 27 | 260,358,000 |
| JVC | 26 | 90,935,000 |
| Mudon | 26 | 102,999,999 |
| Arabian Ranches 3 | 24 | 124,125,000 |
| Emaar South | 24 | 83,068,884 |
| Town Square | 22 | 68,585,000 |
| JGE | 21 | 290,485,000 |
| Villanova | 21 | 71,625,000 |
| Dubai South | 18 | 71,965,000 |
| Jumeirah Park | 13 | 144,791,000 |
| Arabian Ranches 2 | 10 | 76,014,999 |
| Victory Heights | 9 | 87,700,000 |
| Meadows | 7 | 83,450,000 |
| Palm Jumeirah | 6 | 322,100,000 |
| Sobha Hartland | 2 | 25,000,000 |

| RENTALS | Total Volume | Total Value |
|---|---|---|
| DAMAC 2 | 406 | 43,293,112 |
| Mudon | 162 | 35,820,183 |
| The Valley | 143 | 22,046,000 |
| Tilal Al Ghaf | 138 | 50,662,875 |
| Villanova | 136 | 23,769,333 |
| Arabian Ranches 3 | 131 | 32,520,210 |
| Al Furjan | 129 | 39,485,154 |
| Dubai Hills | 124 | 80,642,826 |
| Town Square | 123 | 20,907,782 |
| Springs | 117 | 26,724,907 |
| Emaar South | 114 | 15,901,900 |
| DAMAC 1 | 101 | 29,018,148 |
| JVC | 96 | 20,269,802 |
| MBR | 82 | 60,542,418 |
| Dubai South | 81 | 15,599,500 |
| Arabian Ranches 1 | 74 | 30,330,998 |
| Jumeirah Park | 61 | 29,800,000 |
| DAMAC Lagoons | 58 | 10,391,500 |
| Arabian Ranches 2 | 45 | 15,556,000 |
| Victory Heights | 33 | 12,900,000 |
| JGE | 27 | 24,541,500 |
| Meadows | 26 | 20,046,166 |
| Palm Jumeirah | 24 | 98,148,580 |
| Sobha Hartland | 4 | 3,610,308 |

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

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

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