Arabian Ranches 2 March Market Report

Villa | Townhouse

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

Arabian Ranches2 Market & Lifestyle Update

Arabian Ranches 2 continues to attract strong interest from families and investors, maintaining its position as a sought-after community for villa living. The market remains active with steady demand from end-users and investors, supported by strong activity, white numbers demand from business and accessibility, community leading and English speaking, and strong long-term value appreciation.

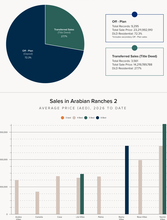
Arabian Ranches 2 Market			
Average Price	AED 1,500,000	AED 1,500,000	AED 1,500,000
Average Size	2,500 sqft	2,500 sqft	2,500 sqft
Average Price/sqft	AED 600	AED 600	AED 600
Average Rent	AED 150,000	AED 150,000	AED 150,000
Average Rental Yield	6%	6%	6%
Average Occupancy	85%	85%	85%
Rent Appreciation	10%	10%	10%
Capital Appreciation	15%	15%	15%
Net Rental Yield	5.5%	5.5%	5.5%
Net Capital Appreciation	14.5%	14.5%	14.5%
Net Total Return	20%	20%	20%

Hot Properties for Sale

Recent White & Co. Sales

Dubai House Price Timeline

MARCH 2026



+0.59%	+0.00%	+9.68%	AED 1,683
MoM Change	QoQ Change	YoY Change	Average Price/SqFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026

Sales in Arabian Ranches 2

AVERAGE PRICE (AED), 2026 TO DATE

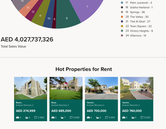
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Year	3 Year	5 Year	6 Year
Al Furjan	9,584,000	5,840,637	8,877,273	-
Arabian Ranches 1	3,695,417	5,000	15,815,077	25,025,000
Arabian Ranches 2	4,362,598	5,722,500	9,640,725	12,500,000
Arabian Ranches 3	1,525,000	6,285,000	6,425,000	-
DAMAC Z	3,731,000	4,424,875	9,025,000	10,600,000
DAMAC Z	1,791,437	2,576,562	-	3,851,333
DAMAC Lagoons	2,871,250	2,757,500	4,038,636	8,383,333
Dubai Hills	6,752,100	7,915,562	17,616,705	44,600,000
Dubai South	3,275,000	4,342,000	5,572,000	-
Dubai South	2,519,000	3,000,000	7,000,000	-
JVC	5,537,032	10,875,844	22,034,745	23,450,000
Jumeirah Park	7,012,750	9,600,000	9,285,000	-
JVC	1,248,018	1,875,000	-	-
MBR	3,551,364	9,402,745	19,124,286	34,828,571
Meadows	10,498,333	12,500,000	12,725,000	17,500,000
Mudon	3,556,455	4,646,250	-	-
Palm Jumeirah	10,900,000	14,000,000	48,000,000	89,000,000
Sobha Hartland	-	9,700,000	25,000,000	-
Springs	3,375,000	-	-	-
The Valley	2,857,692	4,484,784	5,575,180	-
The Al Ghaf	4,414,444	6,312,000	12,500,000	25,166,214
Town Square	1,899,077	3,508,400	-	-
Victory Heights	5,470,000	9,750,000	13,925,250	-
Villanova	2,553,083	3,825,000	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE

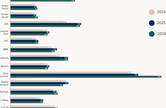


Sale Transactions in Dubai

AED 4,027,737,326

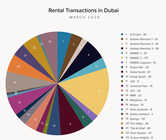
Total Sales Value

Hot Properties for Rent



Rentals in Arabian Ranches 2

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Year	3 Year	5 Year	6 Year
Al Furjan	200,000	250,750	316,250	316,750
Arabian Ranches 1	294,895	467,563	555,591	1,050,176
Arabian Ranches 2	236,375	325,833	567,750	945,000
Arabian Ranches 3	250,000	263,400	300,000	-
DAMAC Z	205,375	242,444	389,666	350,000
DAMAC Z	90,981	75,000	124,000	154,667
DAMAC Lagoons	93,035	93,542	167,805	-
Dubai Hills	385,833	424,125	1,000,000	2,749,333
Dubai South	183,714	189,632	291,111	-
Dubai South	121,276	150,000	-	-
JVC	317,222	441,818	1,256,250	2,537,814
JVC	117,000	150,000	180,000	180,000
MBR	208,889	205,542	250,000	-
Meadows	662,500	331,932	586,111	1,383,846
Mudon	186,770	246,393	300,000	-
Palm Jumeirah	-	1,543,663	4,012,245	5,383,846
Sobha Hartland	-	855,436	972,557	-
Springs	276,240	-	400,000	-
The Valley	190,643	176,538	-	-
The Al Ghaf	230,000	335,400	656,774	-
Town Square	160,909	184,416	-	-
Victory Heights	230,000	255,563	517,594	750,000
Villanova	168,467	186,767	300,000	-

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

Rental Transactions in Dubai

MARCH 2026

AED 372,331,175

Total Rental Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Gross Yield	Community	Community Type	Gross Yield
Arjan	Villa	7.8%	The Springs	Villa	7.8%
Al Furjan	Apartment	7.8%	The Meadows	Villa	7.8%
DAMAC Hills 2	Villa	7.7%	Sobha Hartland	Villa	7.7%
Dubai Hills	Villa	7.7%	Arabian Ranches 3	Villa	7.7%
Mira	Villa	7.6%	Mira	Villa	7.6%
Ruwa	Townhouse	7.6%	Ruwa	Townhouse	7.6%
Mira Oasis	Townhouse	7.6%	Mira Oasis	Townhouse	7.6%
Reem	Townhouse	7.6%	The Valley	Villa	7.6%
Reem	Apartment	7.6%	Arabian Ranches 2	Villa	7.6%
Jumeirah Golf Estates	Villa	7.6%	Jumeirah Golf Estates	Villa	7.6%
Villanova	Villa	7.6%	The Meadows	Villa	7.6%
The Acres	Townhouse	7.6%	Mira	Villa	7.6%

Total Sales & Rentals in Dubai

JUST TO DATE

Total Sales	Total Sales	Total Sales	RENTALS	Total Sales	Total Sales
Arjan	14%	4,000,000	Arjan	14%	100,000
The Valley	13%	3,000,000	Al Furjan	13%	100,000
DAMAC Hills 2	13%	2,750,000	Sobha Hartland	13%	100,000
Springs	13%	2,500,000	The Valley	13%	100,000
DAMAC Z	13%	2,500,000	Arabian Ranches 3	13%	95,000
Al Furjan	12%	2,500,000	The Al Ghaf	12%	95,000
Dubai Hills	12%	2,500,000	Dubai Hills	12%	95,000
DAMAC Z	12%	2,500,000	Al Furjan	12%	90,000
Arabian Ranches 1	12%	2,500,000	Arabian Ranches 1	12%	90,000
Jumeirah Golf Estates	12%	2,500,000	Jumeirah Golf Estates	12%	90,000
Villanova	12%	2,500,000	DAMAC Lagoons	12%	90,000
Dubai South	12%	2,500,000	Dubai South	12%	90,000
The Acres	12%	2,500,000	The Acres	12%	90,000
Mira	12%	2,500,000	Mira	12%	90,000
JVC	12%	2,500,000	JVC	12%	90,000
Jumeirah Park	12%	2,500,000	Jumeirah Park	12%	90,000
Arabian Ranches 2	12%	2,500,000	Arabian Ranches 2	12%	90,000
Meadows	12%	2,500,000	Meadows	12%	90,000
Arabian Ranches 3	12%	2,500,000	JVC	12%	90,000
Palm Jumeirah	12%	2,500,000	Palm Jumeirah	12%	90,000
Sobha Hartland	12%	2,500,000	Sobha Hartland	12%	90,000

PROPERTY MONITOR
Dubai's Property Intelligence Platform
Table source: Property Monitor, as of 2nd April 2026 (Dubai Time)
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