Arabian Ranches 2 April Market Report

Villa | Townhouse

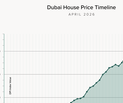
No.14 Ranked for Secondary Sales Levels – Property Finder & Bayut, April 2026

Arabian Ranches 2 Enters High-Tech Modernization Era

Arabian Ranches 2 is undergoing a "Smart Home" upgrade, with the community's internal infrastructure being fitted with fiber optic cables and smart home systems. The project, which includes 1,500 villas and 2,000 apartments, is being managed by the Emaar Properties PJSC subsidiary Arabian Ranches Management (ARM). The upgrade is part of a wider strategy to enhance the quality of life in the community's premium villas.

Interest rates starting from 3.75% Fixed for 1 Year or 2.5% 3 Years			
Mortgage Rates	1M	3M	6M
Average	3.8%	3.85%	4.0%
Lowest	3.75%	3.75%	3.75%
Highest	4.25%	4.25%	4.25%
Key Numbers			**Key Performance**
Mortgage Cap	50%	3.75%	1.00%
Max Tenure	25 Yrs	2.5%	0.50%

Hot Properties for Sale



Recent White & Co. Sales

-0.76%	-10.22%	+6.74%	AED 1,670
Month 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 2

AVERAGE PRICE (AED), 2020 TO DATE

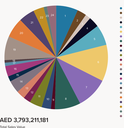
Sales in Dubai

AVERAGE PRICE (AED), 2020 TO DATE

Community	1 Year	3 Year	5 Year	7 Year
Al Furjan	4,460,862	5,596,238	8,450,000	-
Arabian Ranches 2	1,862,116	9,958,000	14,725,000	10,500,000
Arabian Ranches 3	4,396,875	8,822,812	9,662,725	12,500,000
Arabian Ranches 3 A	3,700,000	6,250,000	6,187,500	-
DAMAC Z	3,809,490	4,299,742	9,372,880	10,602,000
DAMAC Z 2	1,750,000	2,200,000	-	3,900,000
DAMAC Lagoons	2,810,915	2,754,000	3,931,458	7,999,400
Dubai Hills	9,757,500	8,968,187	16,372,000	44,525,176
Emaar South	1,324,375	4,242,000	5,884,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JVC	1,080,198	9,502,000	25,664,364	23,272,500
Jumeirah Park	10,410,625	9,812,000	11,285,000	-
JVC	2,078,017	3,399,828	-	-
MBR	2,347,019	9,453,475	16,524,286	34,924,375
Meadows	10,000,000	13,092,000	12,725,000	20,000,000
Mudon	3,531,241	4,686,212	-	-
Palm Jumeirah	14,500,000	19,922,000	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	3,340,556	-	-	-
The Valley	2,816,818	4,337,610	9,575,385	-
The Al Ghaf	9,157,134	9,134,756	10,050,077	26,346,214
Town Square	2,870,000	3,551,963	-	-
Victory Heights	4,470,000	6,556,995	-	-
Villanova	2,955,400	3,458,485	-	-

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

AVERAGE PRICE (AED), 2020 TO DATE



Sale Transactions in Dubai

APRIL 2026

AED 2,393,211,181

Total Sales Value

Hot Properties for Rent

Rentals in Arabian Ranches 2

AVERAGE PRICE (AED), 2020 TO DATE

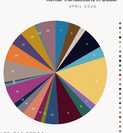
Rentals in Dubai

AVERAGE PRICE (AED), 2020 TO DATE

Community	1 Year	3 Year	5 Year	7 Year
Al Furjan	127,000	157,111	412,500	310,250
Arabian Ranches 1	204,562	340,455	685,250	1,472,778
Arabian Ranches 2	218,000	240,037	402,833	782,222
Arabian Ranches 3	180,000	250,000	450,000	-
DAMAC Z	206,278	246,219	518,592	775,000
DAMAC Z	107,152	118,000	210,000	610,528
DAMAC Lagoons	90,000	90,600	252,273	-
Dubai Hills	187,625	411,136	1,000,000	3,049,844
Dubai Hills	93,525	90,533	276,600	-
Emaar South	133,250	150,000	300,000	610,528
JBR	127,191	525,333	1,408,288	2,340,000
Jumeirah Park	175,708	171,272	300,000	1,275,000
JVC	208,000	227,656	250,000	-
MBR	216,756	280,000	1,000,000	5,000,000
Meadows	602,857	539,726	790,676	-
Mudon	202,000	241,273	262,500	-
Palm Jumeirah	1,000,000	2,000,208	4,000,487	5,850,000
Sobha Hartland	-	855,436	1,531,250	-
Springs	184,546	-	400,000	-
The Valley	142,452	179,821	-	-
The Al Ghaf	229,728	382,326	723,846	-
Town Square	158,743	161,072	-	-
Victory Heights	250,00	336,400	758,636	-
Villanova	163,301	180,558	300,000	-

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

AVERAGE PRICE (AED), 2020 TO DATE



Rental Transactions in Dubai

APRIL 2026

AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Average Sale	Average Rent	Gross Yield
Arabian Ranches 2	14M	1,500,000	10.71%
Arabian Ranches 3	14M	1,500,000	10.71%
Dubai Hills	14M	1,500,000	10.71%
Emaar South	14M	1,500,000	10.71%
JVC	14M	1,500,000	10.71%
Meadows	14M	1,500,000	10.71%
Mudon	14M	1,500,000	10.71%
Villanova	14M	1,500,000	10.71%
Al Furjan	14M	1,500,000	10.71%
Arabian Ranches 1	14M	1,500,000	10.71%
Arabian Ranches 3	14M	1,500,000	10.71%
DAMAC Z	14M	1,500,000	10.71%
DAMAC Z	14M	1,500,000	10.71%
DAMAC Lagoons	14M	1,500,000	10.71%
Dubai Hills	14M	1,500,000	10.71%
Emaar South	14M	1,500,000	10.71%
JBR	14M	1,500,000	10.71%
Jumeirah Park	14M	1,500,000	10.71%
JVC	14M	1,500,000	10.71%
MBR	14M	1,500,000	10.71%
Palm Jumeirah	14M	1,500,000	10.71%
Sobha Hartland	14M	1,500,000	10.71%
Springs	14M	1,500,000	10.71%
The Valley	14M	1,500,000	10.71%
The Al Ghaf	14M	1,500,000	10.71%
Town Square	14M	1,500,000	10.71%
Victory Heights	14M	1,500,000	10.71%
Villanova	14M	1,500,000	10.71%

Total Sales & Rentals in Dubai

2020 TO DATE

Total Sales	Total Sales	Total Sales
Arabian Ranches 2	2,393,211,181	1,127,261,000
Dubai Hills	1,000,000,000	1,000,000,000
Springs	1,000,000,000	1,000,000,000
DAMAC Z	1,000,000,000	1,000,000,000
Al Furjan	1,000,000,000	1,000,000,000
Villanova	1,000,000,000	1,000,000,000
Emaar South	1,000,000,000	1,000,000,000
Mudon	1,000,000,000	1,000,000,000
Dubai Hills	1,000,000,000	1,000,000,000
Arabian Ranches 1	1,000,000,000	1,000,000,000
JVC	1,000,000,000	1,000,000,000
The Al Ghaf	1,000,000,000	1,000,000,000
Jumeirah Park	1,000,000,000	1,000,000,000
Meadows	1,000,000,000	1,000,000,000
Sobha Hartland	1,000,000,000	1,000,000,000
Town Square	1,000,000,000	1,000,000,000
The Valley	1,000,000,000	1,000,000,000
DAMAC Lagoons	1,000,000,000	1,000,000,000
Palm Jumeirah	1,000,000,000	1,000,000,000
JBR	1,000,000,000	1,000,000,000

Rentals	Total Rentals	Total Rentals
Arabian Ranches 2	593,557,381	1,000,000,000
Dubai Hills	1,000,000,000	1,000,000,000
Springs	1,000,000,000	1,000,000,000
DAMAC Z	1,000,000,000	1,000,000,000
Al Furjan	1,000,000,000	1,000,000,000
Villanova	1,000,000,000	1,000,000,000
Emaar South	1,000,000,000	1,000,000,000
Mudon	1,000,000,000	1,000,000,000
Dubai Hills	1,000,000,000	1,000,000,000
Arabian Ranches 1	1,000,000,000	1,000,000,000
JVC	1,000,000,000	1,000,000,000
The Al Ghaf	1,000,000,000	1,000,000,000
Jumeirah Park	1,000,000,000	1,000,000,000
Meadows	1,000,000,000	1,000,000,000
Sobha Hartland	1,000,000,000	1,000,000,000
Town Square	1,000,000,000	1,000,000,000
The Valley	1,000,000,000	1,000,000,000
DAMAC Lagoons	1,000,000,000	1,000,000,000
Palm Jumeirah	1,000,000,000	1,000,000,000
JBR	1,000,000,000	1,000,000,000

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Data source: Property Monitor, as at **05 May 2026** (Sales Data Source: Dubai Land Department, Rental Data Source: Ejari)

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