Arabian Ranches 2 January Market Report

Villa | Townhouse

NEWS

Arabian Ranches 2 January 2026 Update

Arabian Ranches 2 continues to attract homes seeking a balanced lifestyle, with steady demand across villas and townhouses. Villas remain the community's most sought-after product, offering family space, private gardens, and access to Dubai Hills Golf Club and community amenities. The community's mature landscape and established infrastructure continue to support long-term value retention, particularly for families seeking a quieter suburban location.

NEWS

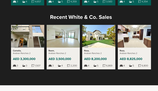
White & Co.

With a rental-leasing presence in Brazil and Phoenix, White & Co. is now entering Dubai with its first residential project in Arabian Ranches 2, a 24-unit boutique development by Dubai Properties. The project is expected to deliver a limited number of villas and townhouses for sale to landlords and investors, with a strong emphasis on long-term tenant retention and asset management.

Mortgage Rates			
Mortgage Rate	3M	6M	12M
3M Average	4.0%	4.0%	4.0%
6M Average	4.0%	4.0%	4.0%
12M Average	4.0%	4.0%	4.0%
Abu Dhabi	4.0%	4.0%	4.0%
Ras Al Khaimah	4.0%	4.0%	4.0%

Source: Central Bank of the United Arab Emirates

Hot Properties for Sale



Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds
AED 5,300,000	AED 5,500,000	AED 6,200,000	AED 10,000,000
3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.

Recent White & Co. Sales

Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds
AED 3,200,000	AED 3,500,000	AED 6,200,000	AED 8,600,000
3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.

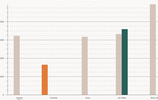
Dubai House Price Timeline

JANUARY 2026

-0.39%	-0.98%	+12.9%	AED 1,667
Month Change	Quarter Change	Year Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSACTED SALES, JANUARY 2026



Sales in Arabian Ranches 2

AVERAGE PRICE (AED) 2026 TO DATE

Sales in Dubai

AVERAGE PRICE (AED) 2026 TO DATE

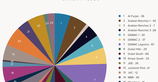
Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	679,000	1,249,000	3,093,333	-
Arabian Ranches 1	1,603,750	12,215,000	16,883,333	32,250,000
Arabian Ranches 2	1,500,000	7,037,500	7,883,488	-
Arabian Ranches 3	1,572,333	9,535,250	9,550,000	-
DAMAC Z	1,000,000	4,503,400	8,600,000	7,500,000
DAMAC Z	1,067,853	2,533,640	3,853,333	-
DAMAC Lagoons	2,620,000	2,749,000	4,050,024	8,380,000
Dubai Hills	7,951,667	7,603,462	16,681,266	52,466,667
Dubai South	2,362,080	4,028,208	5,613,840	-
Emaar South	2,360,277	3,913,500	-	-
JVC	1,600,000	2,508,000	23,267,333	26,266,667
Jumeirah Park	10,609,500	10,216,667	11,450,000	-
JVC	1,596,667	3,933,333	-	-
MBR	1,597,000	9,614,138	17,624,000	34,433,333
Meadows	5,660,333	13,767,500	12,700,000	16,700,000
Mira	1,400,000	4,407,000	-	-
Palm Jumeirah	14,949,665	41,015,000	58,566,667	80,000,000
Sobha Hartland	-	9,700,000	25,200,000	-
Springs	5,508,624	-	-	-
The Valley	2,814,000	4,478,571	8,500,000	-
Town Square	4,250,000	6,898,000	10,443,857	18,500,000
Town Square	1,893,611	3,566,000	5,500,000	-
Victory Heights	4,425,000	5,922,000	15,000,000	-
Villanova	2,785,455	4,325,000	-	-

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

AVERAGE PRICE (AED) 2026 TO DATE

Sale Transactions in Dubai

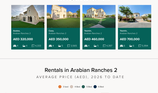
JANUARY 2026



AED 8,588,056,726

Total Sales Value

Hot Properties for Rent



Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds
AED 120,000	AED 350,000	AED 400,000	AED 700,000
3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.

Rentals in Arabian Ranches 2

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 Furjan	90,667	250,750	337,000	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	399,000	-	-
Arabian Ranches 3	181,429	258,812	325,000	-
DAMAC Z	230,750	330,750	580,000	-
DAMAC Z	106,214	16,500	16,200	230,000
DAMAC Lagoons	90,000	180,000	280,000	400,000
Dubai Hills	199,091	301,429	761,000	2,523,000
Dubai South	120,778	176,429	255,200	-
Emaar South	98,625	160,000	-	-
JVC	200,000	-	-	-
Jumeirah Park	221,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	185,261	431,250	1,125,000	-
Meadows	350,000	310,333	-	-
Mira	160,882	235,667	-	-
Palm Jumeirah	-	1,500,000	1,296,296	2,500,000
Sobha Hartland	-	-	1,000,000	-
Springs	248,889	-	400,000	-
The Valley	126,263	173,600	-	-
Town Sq Dubai	213,966	365,267	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	189,988	250,000	400,000	-
Villanova	193,563	180,000	-	-

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

AVERAGE PRICE (AED) 2026 TO DATE

Rental Transactions in Dubai

JANUARY 2026

AED 153,926,950

Total Rental Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Yield
Jumeirah Golf Estates	Villa	5.8%
Dubai Hills	Villa	5.8%
DAMAC Hills	Villa	5.8%
Al Furjan	Villa	5.9%
Dubai Land	Villa	6.0%
Dubai South	Villa	6.1%
Emaar South	Townhouse	6.6%
Al Furjan	Townhouse	6.7%
Dubai Land	Townhouse	6.8%
Arabian Ranches 2	Villa	7.0%
Arabian Ranches 3	Villa	7.8%
Reem	Townhouse	8.0%
Arabian Ranches 2	Townhouse	8.1%
Arabian Ranches 3	Townhouse	8.4%
Reem	Apartment	8.8%
Dubai Hills Estate	Apartment	8.9%
Al Furjan	Apartment	9.0%
Dubai Land	Apartment	9.1%
Dubai South	Apartment	9.2%
Meadows	Apartment	9.3%
Arabian Ranches 2	Apartment	9.4%
Arabian Ranches 3	Apartment	9.5%
Town Square	Apartment	9.6%
Dubai Sports City	Apartment	9.7%
Jumeirah Village Circle	Apartment	9.8%
Dubai Production City (IMPZ)	Apartment	9.9%
Arjan	Apartment	10.0%
Dubai Studio City	Apartment	10.1%
Jumeirah Lake Towers	Apartment	10.2%
Al Furjan	Townhouse	5.6%
Dubai Hills Estate	Townhouse	5.7%
Dubai Land	Townhouse	5.8%
Dubai South	Townhouse	5.9%
Arabian Ranches 2	Townhouse	6.0%
Arabian Ranches 3	Townhouse	6.1%
Reem	Townhouse	6.2%
Dubai Hills Estate	Villa	6.3%
Reem	Villa	6.4%
Arabian Ranches 2	Villa	6.5%
Arabian Ranches 3	Villa	6.6%
Dubai Land	Villa	6.7%
Dubai South	Villa	6.8%
Al Furjan	Villa	6.9%
Meadows	Villa	7.0%
Emaar South	Villa	7.1%
Town Square	Villa	7.2%
Dubai Sports City	Villa	7.3%
Jumeirah Village Circle	Villa	7.4%
Dubai Production City (IMPZ)	Villa	7.5%
Arjan	Villa	7.6%
Dubai Studio City	Villa	7.7%
Jumeirah Lake Towers	Villa	7.8%

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Sales
DAMAC Lagoons	1,267,000,000	1,267
Dubai South	1,147,000,000	1,147
The Valley	1,000,000,000	1,000
Arabian Ranches 1	1,000,000,000	1,000
MBR	1,000,000,000	1,000
Dubai Hills	1,000,000,000	1,000
Town Square	1,000,000,000	1,000
Jumeirah Park	1,000,000,000	1,000
Al Furjan	1,000,000,000	1,000
Meadows	1,000,000,000	1,000
Palm Jumeirah	1,000,000,000	1,000
Victory Heights	1,000,000,000	1,000
Arabian Ranches 2	1,000,000,000	1,000
Sobha Hartland	1,000,000,000	1,000

RENTALS	Total Volume	Total Rentals
Dubai South	27,000,000	27
Al Furjan	17,000,000	17
Dubai Hills	16,000,000	16
The Valley	15,000,000	15
Emaar South	14,000,000	14
Town Square	14,000,000	14
DAMAC Z	13,000,000	13
Arabian Ranches 2	12,000,000	12
Dubai Land	11,000,000	11
Jumeirah Park	10,000,000	10
Villanova	9,000,000	9
Meadows	9,000,000	9
Palm Jumeirah	9,000,000	9
Arabian Ranches 3	8,000,000	8
Sobha Hartland	8,000,000	8

Arabian Ranches 2	1,000,000,000	1,000
Dubai Hills Estate	1,000,000,000	1,000
Al Furjan	1,000,000,000	1,000
Jumeirah Park	1,000,000,000	1,000
Dubai Land	1,000,000,000	1,000
DAMAC Lagoons	1,000,000,000	1,000
Villanova	1,000,000,000	1,000
Meadows	1,000,000,000	1,000
Reem	1,000,000,000	1,000
Reem	1,000,000,000	1,000
Arabian Ranches 2	1,000,000,000	1,000
Arabian Ranches 3	1,000,000,000	1,000
Dubai Land	1,000,000,000	1,000
Dubai South	1,000,000,000	1,000
Al Furjan	1,000,000,000	1,000
Meadows	1,000,000,000	1,000
Emaar South	1,000,000,000	1,000
Town Square	1,000,000,000	1,000
Dubai Sports City	1,000,000,000	1,000
Jumeirah Village Circle	1,000,000,000	1,000
Dubai Production City (IMPZ)	1,000,000,000	1,000
Arjan	1,000,000,000	1,000
Dubai Studio City	1,000,000,000	1,000
Jumeirah Lake Towers	1,000,000,000	1,000

PROPERTY MONITOR
Dubai's Property Market Intelligence Platform
*Data sources: Property Monitor, as of 1st January 2026. Exclusions: Sales under 1 million AED, Rental transactions under 50 AED, Rental transactions under 1 year.
Get Started Free!
www.propertymonitor.ae