Arabian Ranches 3 February Market Report

MBR | Townhouse

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

Bayut: Top Agent Performance | Property Finder: Top Rated Agent

NEWS

Villas Thrive in Arabian Ranches 3

Arabian Ranches 3 continues to outperform other mature master communities in Dubai, with villa transactions rising 15% year-to-date (YTD) and villa rents up 2% YTD, underpinned by high activity and steady fundamentals. Villa demand remains strong, supported by limited supply and a resilient leasing market, with villa rents now 12% below their 2024 peak, creating a more balanced environment for tenants and investors alongside sustained capital interest.

NEWS

White & Co.

At the Bayut Awards 2025, White & Co Real Estate secured Top Agent recognition in Arabian Ranches 3 for the fourth year in a row. Jack Pearce – Agent of the Year (Sales), No. 1 in Dubai, Director of the Year and the Sales Recognition, highlighting consistent performance across sales, leadership and market contribution.

Internal data reporting from 2,076 Deal Nos 1 Apr 24 to 31 Mar 2 Nov.

Average Rents

Apartment	Townhouse	Villa
1 Bed	3 Bed	4 Bed
AED 85,000	AED 150,000	AED 200,000
2 Beds	4 Beds	5 Beds
AED 120,000	AED 200,000	AED 250,000
3 Beds	5 Beds	Villa Maintenance
AED 150,000	AED 250,000	AED 1.5 - 2.5

Hot Properties for Sale

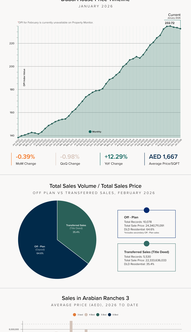
Villa	Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds	4 Beds
AED 3,500,000	AED 4,500,000	AED 5,250,000	AED 5,600,000	AED 9,500,000
3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft

Recent White & Co. Sales

Villa	Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds	4 Beds
AED 4,250,000	AED 4,600,000	AED 5,000,000	AED 5,500,000	AED 8,300,000
3,000 sq.ft	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%	+12.29%	AED 1,667
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026

Sales in Arabian Ranches 3

AVERAGE PRICE (AED), 2024 TO DATE

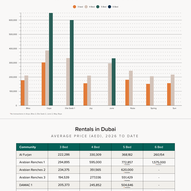
Sales in Dubai

AVERAGE PRICE (AED), 2024 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	1,416,167	2,416,667	8,865,000	
Arabian Ranches 2	1,499,630	1,425,286	11,600,667	12,250,000
Arabian Ranches 3	1,452,750	1,558,750	7,333,433	12,500,000
Arabian Ranches 3	1,412,500	2,425,000	6,350,000	
DAMAC T.	1,673,667	2,407,500	8,168,450	7,550,000
DAMAC Z.	1,210,000	2,842,500		3,851,333
DAMAC Lagoons	2,541,333	2,796,176	3,167,717	8,540,625
Dubai Hills	4,755,000	3,673,542	16,122,368	67,500,000
Dubai South	3,167,000	4,327,842	5,572,000	
Emaar South	2,052,219	3,565,000	5,500,000	
JBR	5,694,824	8,369,571	21,882,227	23,278,571
Jumeirah Park	11,061,538	10,058,182	9,525,000	
JVC	1,207,000	1,607,000		
MBR	13,176,875	9,147,368	20,245,000	37,980,000
Meadows	10,767,500	12,186,000	12,250,000	18,750,000
Muteen	3,573,636	4,626,375		9,750,000
Palm Jumeirah	14,983,000	14,424,571	31,075,000	85,000,000
Sobha Hartland		5,700,000	25,000,000	
Springs	5,246,341			
The Valley	2,820,250	4,819,706	9,575,180	
Tilal Al Ghaf	4,021,364	6,320,250	12,500,000	24,998,750
Town Square	2,886,326	3,597,647		
Victory Heights	8,675,000	5,760,000	14,908,333	
Villanova	2,895,000	3,886,206		

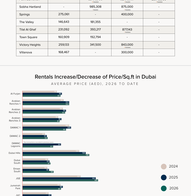
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2024 TO DATE



Sale Transactions in Dubai

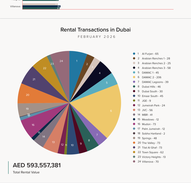
FEBRUARY 2026



AED 6,271,142,032

Total Sales Value

Hot Properties for Rent



Villa	Villa	Villa	Villa	Villa
4 Beds	4 Beds	4 Beds	4 Beds	4 Beds
AED 250,000	AED 275,000	AED 300,000	AED 375,000	AED 400,000
3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft

Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2024 TO DATE

Rentals in Dubai

AVERAGE PRICE (AED), 2024 TO DATE

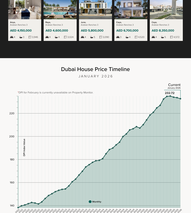
Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	112,250	155,000	250,000	350,000
Arabian Ranches 2	204,000	595,000	772,667	1,575,000
Arabian Ranches 3	204,375	275,000	350,000	
Arabian Ranches 3	194,529	277,536	510,625	
DAMAC T.	205,373	245,850	503,846	
DAMAC Z.	144,000	189,000	250,000	255,048
DAMAC Lagoons	112,125	167,712	214,118	
Dubai Hills	189,833	468,182	1,166,127	3,542,963
Dubai South	165,714	196,342	241,375	
Emaar South	121,276	170,000		
JBR	317,222	441,429	1,769,857	2,770,000
Jumeirah Park	137,091	250,000	895,500	1,275,000
JVC	208,889	229,533	250,000	
MBR	213,984	351,944	1,172,500	1,450,000
Meadows	662,500	605,771	893,333	915,000
Muteen	196,715	240,329	350,000	
Palm Jumeirah		1,000,000	2,000,000	2,975,000
Sobha Hartland		585,308	875,000	
Springs	276,667		400,000	
The Valley	190,643	90,355		
Tilal Al Ghaf	231,667	360,231	817,143	
Town Square	160,909	192,794		
Victory Heights	239,033	341,000	840,000	
Villanova	168,467		300,000	

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

AVERAGE PRICE (AED), 2024 TO DATE

Rental Transactions in Dubai

FEBRUARY 2026



AED 593,557,381

Total Rental Value

Current Average Gross Yield

FEBRUARY 2026

Community	Community Yield	Villa Yield
Arabian Ranches 2	6.8%	6.8%
DAMAC Hills 2	7.0%	7.0%
Dubai Hills	6.9%	6.9%
Dubai South	7.1%	7.1%
Emaar South	7.2%	7.2%
Jumeirah Park	5.8%	5.8%
JVC	7.1%	7.1%
Meadows	5.7%	5.7%
Palm Jumeirah	5.7%	5.7%
Springs	6.8%	6.8%
The Valley	7.1%	7.1%
Villanova	7.0%	7.0%

Community	Community Yield	Villa Yield
Arabian Ranches 3	7.0%	6.8%
Al Furjan	7.0%	6.8%
DAMAC T.	7.0%	6.8%
DAMAC Z.	7.0%	6.8%
DAMAC Lagoons	7.0%	6.8%
JBR	5.8%	5.8%
MBR	5.8%	5.8%
Muteen	5.8%	5.8%
Sobha Hartland	7.0%	6.8%
Tilal Al Ghaf	7.0%	6.8%
Victory Heights	7.0%	6.8%

Total Sales & Rentals in Dubai

2025 TO DATE

Total Sales	Total Volume	Total Value
DAMAC Lagoons	1,000	2,500,000,000
MBR	28	615,000,000
JBR	31	1,000,000,000
DAMAC T.	38	1,000,000,000
Dubai Hills	47	1,000,000,000
Springs	47	1,000,000,000
Meadows	48	1,000,000,000
Al Furjan	49	1,000,000,000
Arabian Ranches 2	50	1,000,000,000
Tilal Al Ghaf	57	1,000,000,000
Muteen	58	1,000,000,000
Villanova	59	1,000,000,000
Jumeirah Park	61	1,000,000,000
Arabian Ranches 3	62	1,000,000,000
Victory Heights	67	1,000,000,000
Sobha Hartland	70	1,000,000,000
Palm Jumeirah	74	1,000,000,000
Dubai South	77	1,000,000,000
The Valley	78	1,000,000,000
Town Square	79	1,000,000,000
DAMAC Z.	81	1,000,000,000
JVC	87	1,000,000,000
Emaar South	90	1,000,000,000

Rentals	Total Volume	Total Value
Arabian Ranches 3	1,000	250,000,000
Al Furjan	1,000	250,000,000
Dubai Hills	1,000	250,000,000
Emaar South	1,000	250,000,000
Springs	1,000	250,000,000
Emaar South	1,000	250,000,000
DAMAC T.	1,000	250,000,000
JBR	1,000	250,000,000
Jumeirah Park	1,000	250,000,000
Arabian Ranches 2	1,000	250,000,000
Dubai South	1,000	250,000,000
Villanova	1,000	250,000,000
Muteen	1,000	250,000,000
Sobha Hartland	1,000	250,000,000
Town Square	1,000	250,000,000
DAMAC Z.	1,000	250,000,000
MBR	1,000	250,000,000
Meadows	1,000	250,000,000
Tilal Al Ghaf	1,000	250,000,000
Victory Heights	1,000	250,000,000
The Valley	1,000	250,000,000
Palm Jumeirah	1,000	250,000,000
JVC	1,000	250,000,000

PROPERTY MONITOR
A Constantia Intelligence Group Company

Data source: Property Monitor, as of 2nd March 2026

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