Arabian Ranches 3 March Market Report

MAY | Townhouse

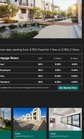
Award-Winning Visibility & Market Demand on Bayut & Property Finder

Bayut | Property Finder

NEW

New Amenities and Market Activity

Residents now have access to a new community pool, children's pool, and a dedicated kids' area. Alongside these upgrades, activity across the community remains active, with consistent demand from families and international buyers, stable rental demand, and steady transaction volumes.



Interest rate starting from 3.75% Fixed for 1 Year or 3.74% 3 Years

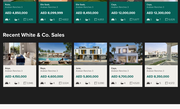
Mortgage Rates			
Variable	3.99%	4.49%	4.49%
Special	3.74%	4.24%	4.24%
1 Year Fixed	3.75%	4.25%	4.25%
Non Resident	50%	4.49%	4.49%
	Non Resident Fees		

NEW

White & Co.

Dubai continues to show resilience with the UAE's economy projected to exceed consistently high GDP growth, supported by strong activity across key sectors. This strong activity, while sustained demand from investors and international residents, underpins stable and resilient demand across the market.

Hot Properties for Sale



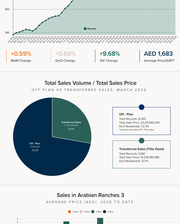
Villa	Villa	Villa	Villa
AED 4,850,000	AED 5,000,000	AED 5,450,000	AED 5,500,000
4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.

Recent White & Co. Sales

Villa	Villa	Villa	Villa
AED 4,050,000	AED 4,600,000	AED 5,400,000	AED 5,750,000
4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.

Dubai House Price Timeline

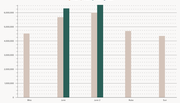
MARCH 2026



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

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



Sales in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE

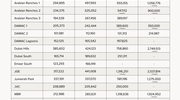
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	4,584,000	5,846,437	8,877,273	-
Arabian Ranches 1	3,616,231	5,000	15,874,677	21,015,000
Arabian Ranches 2	4,350,000	5,722,500	9,847,725	12,500,000
Arabian Ranches 3	2,026,897	6,285,000	8,429,000	-
DAMAC Z	2,731,000	4,424,875	9,525,020	10,600,000
DAMAC Z	1,761,437	2,916,562	-	3,851,333
DAMAC Lagoons	2,871,250	2,757,000	4,038,636	8,383,333
Dubai Hills	6,752,500	7,915,562	17,815,725	44,600,000
Dubai South	3,275,000	4,342,000	5,572,000	-
Green Community	2,319,000	3,000,000	7,000,000	-
JBR	5,321,022	10,875,444	22,049,744	23,450,000
Jumeirah Park	10,261,278	9,965,000	11,285,625	-
JVC	1,249,000	2,469,237	3,500,000	-
MBR	3,551,364	9,402,745	19,124,286	34,828,571
Meadows	10,416,333	12,560,714	12,725,000	17,500,000
Murjan	3,556,410	4,446,250	-	7,000,000
Palm Jumeirah	10,869,000	20,425,000	48,000,000	86,000,000
Sobha Hartland	-	9,750,000	25,000,000	-
Springs	5,879,000	-	-	-
The Valley	2,873,950	4,456,764	9,575,180	-
The Al Ghaf	4,812,450	6,312,500	15,200,000	26,348,214
Town Square	2,894,077	3,588,400	-	-
Victory Heights	4,470,000	6,760,000	10,905,306	-
Villanova	3,921,000	3,833,000	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



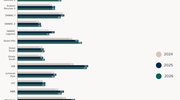
Sale Transactions in Dubai

MARCH 2026

AED 4,027,737,326

Total Sales Value

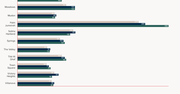
Hot Properties for Rent



Villa	Villa	Villa	Villa
AED 250,000	AED 400,000	AED 575,000	AED 600,000
4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.	4 Beds 4 Baths 3,000 sq.ft.

Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

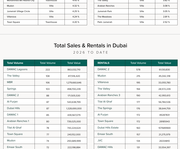
Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	203,286	267,000	356,267	378,750
Arabian Ranches 1	204,895	267,500	555,625	1,050,714
Arabian Ranches 2	234,375	335,250	567,750	900,000
Arabian Ranches 3	250,000	350,000	600,000	-
DAMAC Z	205,375	242,444	389,666	550,000
DAMAC Z	121,667	240,227	181,250	214,667
DAMAC Lagoons	93,535	163,542	167,805	-
Dubai Hills	385,833	475,000	1,000,000	2,749,333
Dubai South	183,714	189,632	291,111	-
Green South	123,235	150,000	-	-
JBR	317,222	441,818	1,316,250	2,537,814
Jumeirah Park	337,000	320,000	500,000	1,275,000
JVC	206,889	205,842	250,000	-
MBR	215,984	283,630	1,168,636	1,552,903
Meadows	663,500	330,000	588,571	972,222
Murjan	186,770	245,263	300,000	-
Palm Jumeirah	-	1,187,663	2,375,240	5,385,466
Sobha Hartland	-	855,436	972,507	-
Springs	175,267	170,000	400,000	-
The Valley	160,243	176,538	-	-
The Al Ghaf	231,950	230,400	436,779	-
Town Square	163,919	184,416	-	-
Victory Heights	239,000	233,583	517,594	700,000
Villanova	168,467	186,767	300,000	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Rental Transactions in Dubai

MARCH 2026



AED 372,331,175

Total Rental Value

Current Average Gross Yield

MARCH 2026

Community	Community Type	Yield (%)	Community	Community Type	Yield (%)
Meydan	Villa	8.09 %	The Springs	Villa	7.45 %
Arabian Ranches 3	Villa	7.97 %	The Meadows	Villa	7.44 %
DAMAC Hills 2	Villa	7.95 %	Sobha Hartland	Villa	7.27 %
Dubai Hills	Villa	7.91 %	Arabian Ranches 2	Villa	7.26 %
Mirdif	Villa	7.87 %	Al Furjan	Villa	7.23 %
Reem	Townhouse	7.85 %	Jumeirah Park	Townhouse	6.85 %
Arabian Ranches 1	Townhouse	7.81 %	The Springs	Villa	6.84 %
Mohammed Bin Rashid City	Townhouse	7.77 %	The Valley	Villa	6.81 %
Al Furjan	Townhouse	7.75 %	Arabian Ranches 3	Villa	6.79 %
Jumeirah Village Circle	Villa	7.73 %	Dubai South	Villa	6.78 %
Villanova	Villa	7.67 %	The Meadows	Villa	6.68 %
Town Square	Townhouse	7.47 %	Villa	Villa	6.66 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Sales	Total Sales Value	Total Sales Area
Dubai Marina	1,000	1,000,000
Al Furjan	1,000	1,000,000
Dubai Hills	1,000	1,000,000
Springs	1,000	1,000,000
DAMAC Z	1,000	1,000,000
Al Furjan	1,000	1,000,000
Dubai Hills	1,000	1,000,000
DAMAC Z	1,000	1,000,000
Arabian Ranches 1	1,000	1,000,000
Al Furjan	1,000	1,000,000
The Al Ghaf	1,000	1,000,000
Jumeirah Village Circle	1,000	1,000,000
Villanova	1,000	1,000,000
Town Square	1,000	1,000,000
Arabian Ranches 2	1,000	1,000,000
Meydan	1,000	1,000,000
Arabian Ranches 2	1,000	1,000,000
Jumeirah Park	1,000	1,000,000
Palm Jumeirah	1,000	1,000,000
Sobha Hartland	1,000	1,000,000

Rentals	Total Rentals Value	Total Rentals Area
DAMAC Z	1,000	1,000,000
Springs	1,000	1,000,000
Dubai Hills	1,000	1,000,000
The Valley	1,000	1,000,000
Arabian Ranches 3	1,000	1,000,000
The Al Ghaf	1,000	1,000,000
Arabian Ranches 1	1,000	1,000,000
Reem	1,000	1,000,000
The Valley	1,000	1,000,000
Al Furjan	1,000	1,000,000
Arabian Ranches 3	1,000	1,000,000
The Meadows	1,000	1,000,000
Villa	1,000	1,000,000
Sobha Hartland	1,000	1,000,000

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"Data source: Property Monitor, as of 2nd April 2026 for Dubai Only Data."
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