# Arabian Ranches 3 April Market Report

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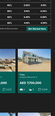
**No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026**

Property Finder | Bayut

## NEWS

### Arabian Ranches 3 Unveils Lacy River Amid Peak Handovers

As of April 2026, the Arabian Ranches 3 project spans 4.5 million sq ft and has 4,000 villas in various stages of completion, with 1,500 villas already handed over to long-term residents. The expansion of the region's very first master community, Arabian Ranches 3 is now nearly 70% complete, with Lacy River at Dubai's Tilal Nawa.



Interest rates starting from 3.75% Fixed for 1 Year or 2.75% 3 Years

| Mortgage Rates | | | |
|---|---|---|---|
| Special | 3.75% | 2.75% | 4.99% |
| Standard | 4.25% | 3.25% | 5.49% |
| Non Resident | 4.25% | 3.25% | 5.49% |
| Non Resident | 50% | 3.25% | 5.49% |

**Get Pre-Approved Today**

## NEWS

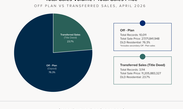
### White & Co.

White & Co. finishes Apr 2026 contracted for both Bayut and Property Finder. We provide clients with the latest market insights, including off-plan, ready, and secondary properties, reporting, and property, Tenant, Landing & Leasing, and Mortgage Advice. Contact us today!

## Hot Properties for Sale

| Villa | Villa | Villa | Villa | Villa |
|---|---|---|---|---|
| AED 3,350,000 | AED 3,850,000 | AED 4,650,000 | AED 5,600,000 | AED 7,950,000 |
| 3 Beds | 3 Beds | 3 Beds | 4 Beds | 4 Beds |
| 2 Baths | 2 Baths | 2 Baths | 4 Baths | 4 Baths |
| 2,000 sq.ft | 2,000 sq.ft | 2,000 sq.ft | 2,500 sq.ft | 2,500 sq.ft |

## Recent White & Co. Sales



| Villa | Villa | Villa | Villa | Villa |
|---|---|---|---|---|
| AED 4,950,000 | AED 4,600,000 | AED 4,750,000 | AED 5,800,000 | AED 8,300,000 |
| 3 Beds | 3 Beds | 3 Beds | 4 Beds | 4 Beds |
| 3 Baths | 3 Baths | 3 Baths | 4 Baths | 4 Baths |
| 2,000 sq.ft | 2,000 sq.ft | 2,000 sq.ft | 2,500 sq.ft | 2,500 sq.ft |

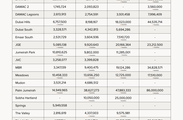
## Dubai House Price Timeline

APRIL 2026

| -0.76% | +0.22% | +6.74% | AED 1,670 |
|---|---|---|---|
| MoM 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 3

AVERAGE PRICE (AED), 2026 TO DATE

*Not Enough Data Points To Show Villa Sales In May*

## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 1 Bed | 2 Bed | 3 Bed | 4 Bed |
|---|---|---|---|---|
| Al Furjan | 1,490,882 | 2,196,364 | 8,450,000 | - |
| Arabian Ranches 3 | 1,562,291 | 1,700,000 | 4,725,000 | 10,500,000 |
| Arabian Ranches 2 | 4,396,875 | 6,622,857 | 9,667,725 | 12,500,000 |
| Arabian Ranches 1 | 2,304,749 | 6,259,938 | 6,857,000 | - |
| DAMAC Z | 1,809,490 | 4,284,742 | 9,570,000 | 10,600,000 |
| DAMAC Z | 1,195,724 | 2,030,000 | - | 3,900,000 |
| DAMAC Lagoons | 2,910,955 | 2,754,000 | 3,930,458 | 7,996,400 |
| Dubai Hills | 6,753,000 | 9,908,000 | 18,123,000 | 44,528,136 |
| Dubai South | 1,328,571 | 4,342,853 | 9,894,286 | - |
| Emaar South | 2,531,724 | 3,604,936 | 7,570,720 | - |
| JVC | 1,089,538 | 3,002,000 | 25,666,364 | 23,272,500 |
| Jumeirah Park | 10,910,625 | 9,812,000 | 11,295,000 | - |
| JVC | 3,296,677 | 3,399,808 | - | - |
| MBR | 3,347,019 | 9,402,475 | 19,524,286 | 34,828,571 |
| Meydan | 10,456,333 | 13,656,250 | 12,725,000 | 17,000,000 |
| Muiden | 2,521,241 | 4,686,312 | - | - |
| Palm Jumeirah | 14,900,000 | 19,000,000 | 47,083,333 | 86,000,000 |
| Sobha Hartland | - | 10,250,000 | 25,000,000 | - |
| Springs | 3,340,556 | - | - | - |
| The Valley | 2,896,818 | 4,337,000 | 9,575,385 | - |
| The Al Ghaf | 4,157,714 | 6,134,756 | 12,050,277 | 26,046,214 |
| Town Square | 2,870,000 | 3,553,563 | - | - |
| Victory Heights | 4,470,000 | 6,356,986 | - | - |
| Villanova | 2,005,400 | 3,858,486 | - | - |

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

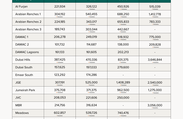
AVERAGE PRICE (AED), 2024 TO DATE

## Sale Transactions in Dubai

**AED 3,793,211,181**

Total Sales Value

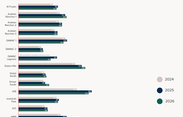
## Hot Properties for Rent



| Villa | Villa | Villa | Villa | Villa |
|---|---|---|---|---|
| AED 150,000 | AED 180,000 | AED 185,000 | AED 200,000 | AED 360,000 |
| 3 Beds | 3 Beds | 3 Beds | 4 Beds | 4 Beds |
| 3 Baths | 3 Baths | 3 Baths | 4 Baths | 4 Baths |
| 2,000 sq.ft | 2,000 sq.ft | 2,000 sq.ft | 2,500 sq.ft | 2,500 sq.ft |

## Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE




*Not Enough Data Points To Show Villa Rentals In May*

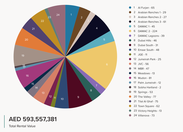
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 1 Bed | 2 Bed | 3 Bed | 4 Bed |
|---|---|---|---|---|
| Al Furjan | 87,000 | 130,000 | 170,000 | 250,000 |
| Arabian Ranches 1 | 104,763 | 145,855 | 188,250 | 1,472,778 |
| Arabian Ranches 2 | 124,983 | 240,037 | 455,833 | 782,333 |
| Arabian Ranches 3 | 120,000 | 180,000 | 300,000 | - |
| DAMAC Z | 206,278 | 249,208 | 518,592 | 775,000 |
| DAMAC Z | 75,000 | 94,600 | 155,000 | 410,028 |
| DAMAC Lagoons | 90,000 | 90,600 | 252,273 | - |
| Dubai Hills | 187,625 | 415,126 | 1,000,000 | 3,049,844 |
| Dubai South | 90,926 | 167,833 | 270,000 | 1,275,000 |
| Emaar South | 122,250 | 154,000 | 250,000 | - |
| JVC | 57,797 | 105,555 | 1,458,288 | 2,340,000 |
| Jumeirah Park | 175,238 | 175,000 | 350,000 | 1,275,000 |
| JVC | 208,050 | 227,006 | 250,000 | - |
| MBR | 241,750 | 256,429 | - | 3,050,000 |
| Meydan | 150,000 | 169,556 | 790,476 | - |
| Muiden | 251,099 | 291,273 | 262,500 | - |
| Palm Jumeirah | 150,000 | 2,992,258 | 3,000,487 | 5,850,000 |
| Sobha Hartland | - | 895,436 | 1,021,250 | - |
| Springs | 284,346 | - | 400,000 | - |
| The Valley | 150,462 | 178,611 | - | - |
| The Al Ghaf | 224,738 | 382,500 | 723,846 | - |
| Town Square | 156,743 | 167,073 | - | - |
| Victory Heights | 250,00 | 330,889 | 790,636 | - |
| Villanova | 163,901 | 180,558 | 300,000 | - |

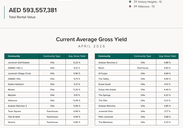
## Rentals Increase/Decrease in Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE




## Rental Transactions in Dubai

APRIL 2026




**AED 593,557,381**

Total Rental Value

## Current Average Gross Yield

APRIL 2026

| Community | Average Sale Price | Average Rent |
|---|---|---|
| Arabian Ranches 3 | 1,562,291 | 120,000 |
| Dubai Hills | 6,753,000 | 187,625 |
| Jumeirah Village Circle | 1,089,538 | 57,797 |
| JVC | 3,296,677 | 208,050 |
| Al Furjan | 1,490,882 | 87,000 |
| Muiden | 2,521,241 | 251,099 |
| Villanova | 2,005,400 | 163,901 |
| Dubai South | 1,328,571 | 90,926 |
| Emaar South | 2,531,724 | 122,250 |
| Sobha Hartland | 10,250,000 | 895,436 |
| Town Square | 2,870,000 | 156,743 |
| The Al Ghaf | 4,157,714 | 224,738 |
| Rents | 593,557,381 | 9,887,593 |

| Sales Volume | Total Sales | Total Sales |
|---|---|---|
| Arabian Ranches 3 | 2,179 | 1,180,551,537 |
| Dubai Hills | 1,651 | 2,757,240,048 |
| Springs | 1,000 | 3,110,000,000 |
| DAMAC Z | 1,000 | 2,000,000,000 |
| Al Furjan | 1,000 | 1,510,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

| Rentals | Total Sales | Total Sales |
|---|---|---|
| Al Furjan | 1,000 | 1,000,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

## Total Sales & Rentals in Dubai

DATE TO DATE

| Total Sales | Total Sales | Total Sales |
|---|---|---|
| Arabian Ranches 3 | 2,179 | 1,180,551,537 |
| Dubai Hills | 1,651 | 2,757,240,048 |
| Springs | 1,000 | 3,110,000,000 |
| DAMAC Z | 1,000 | 2,000,000,000 |
| Al Furjan | 1,000 | 1,510,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

| Rentals | Total Sales | Total Sales |
|---|---|---|
| Al Furjan | 1,000 | 1,000,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

| Sales Volume | Total Sales | Total Sales |
|---|---|---|
| Arabian Ranches 3 | 2,179 | 1,180,551,537 |
| Dubai Hills | 1,651 | 2,757,240,048 |
| Springs | 1,000 | 3,110,000,000 |
| DAMAC Z | 1,000 | 2,000,000,000 |
| Al Furjan | 1,000 | 1,510,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

| Rentals | Total Sales | Total Sales |
|---|---|---|
| Al Furjan | 1,000 | 1,000,000,000 |
| Dubai Hills | 1,000 | 1,000,000,000 |
| Dubai South | 1,000 | 1,000,000,000 |
| Emaar South | 1,000 | 1,000,000,000 |
| The Al Ghaf | 1,000 | 1,000,000,000 |
| Rents | 1,000 | 1,000,000,000 |

PROPERTY MONITOR
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