

Arabian Ranches 3 January Market Report

Villa | Townhouse

NEWS

Arabian Ranches 3
January 2026 Update

Arabian Ranches 3 is gaining momentum as handovers progress, attracting both end-users and investors. Spacious villa designs, community parks and proximity to schools and retail enhance lifestyle appeal. Early demand signals healthy resale potential and long-term value growth in this latest phase of the Arabian Ranches masterplan.

NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Hot Properties for Sale

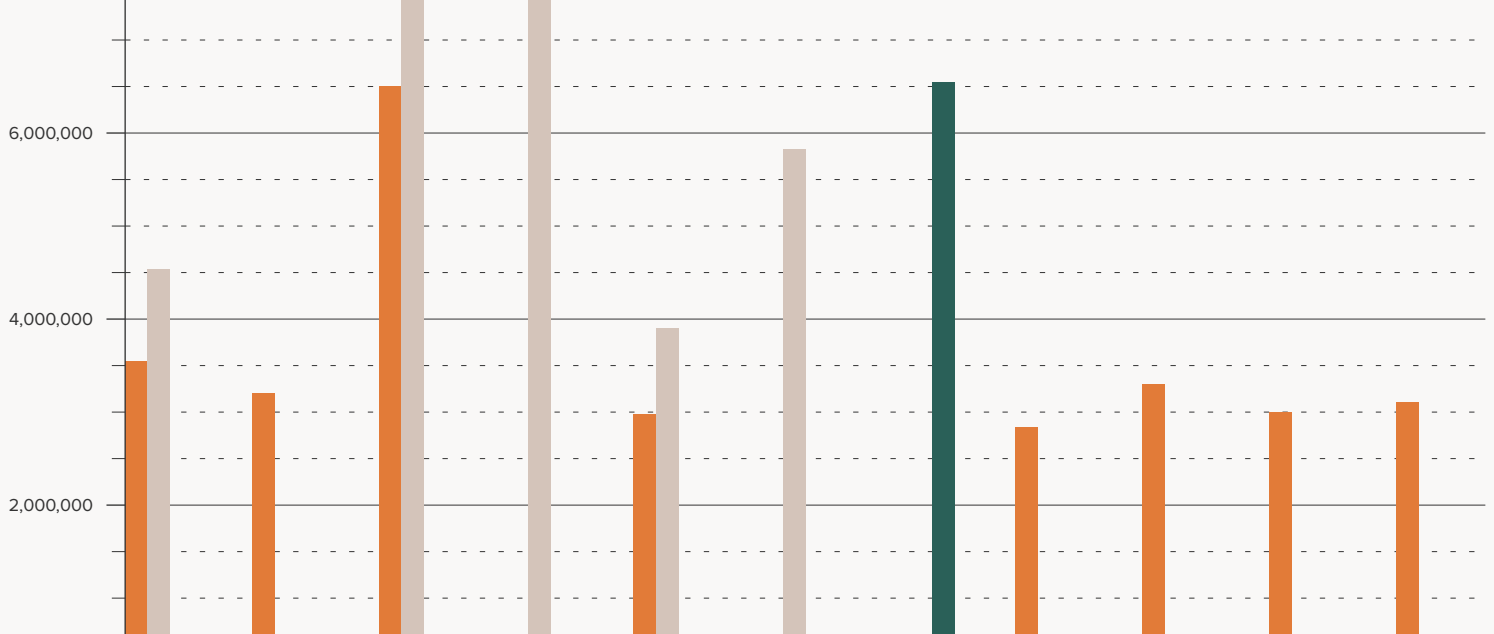
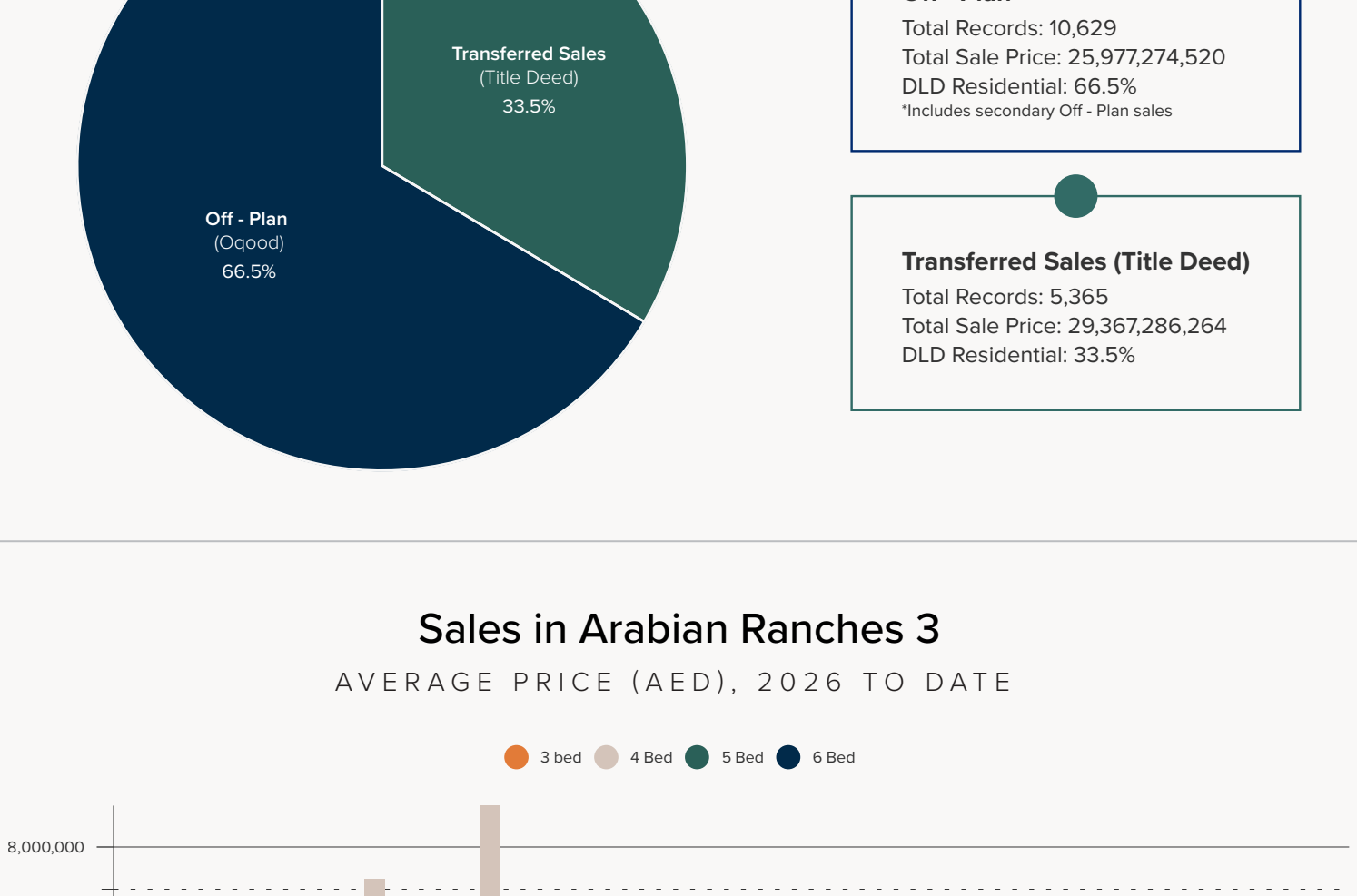
Joy, Arabian Ranches 3	Bliss 2, Arabian Ranches 3	June, Arabian Ranches 3	June, Arabian Ranches 3	Caya, Arabian Ranches 3
AED 3,090,000	AED 4,500,000	AED 5,799,999	AED 6,820,000	AED 7,800,000
3 4 1,939	4 4 2,961	4 5 3,090	5 7 3,421	4 5 4,572

Recent White & Co. Sales

Sun, Arabian Ranches 3	Spring, Arabian Ranches 3	June, Arabian Ranches 3	Caya, Arabian Ranches 3	Caya, Arabian Ranches 3
AED 2,900,000	AED 3,000,000	AED 5,800,000	AED 6,725,000	AED 8,350,000
3 4 1,384	3 3 1,935	4 5 3,090	3 3 3,605	4 5 4,572

Dubai House Price Timeline

JANUARY 2026



Sales in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Spring	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

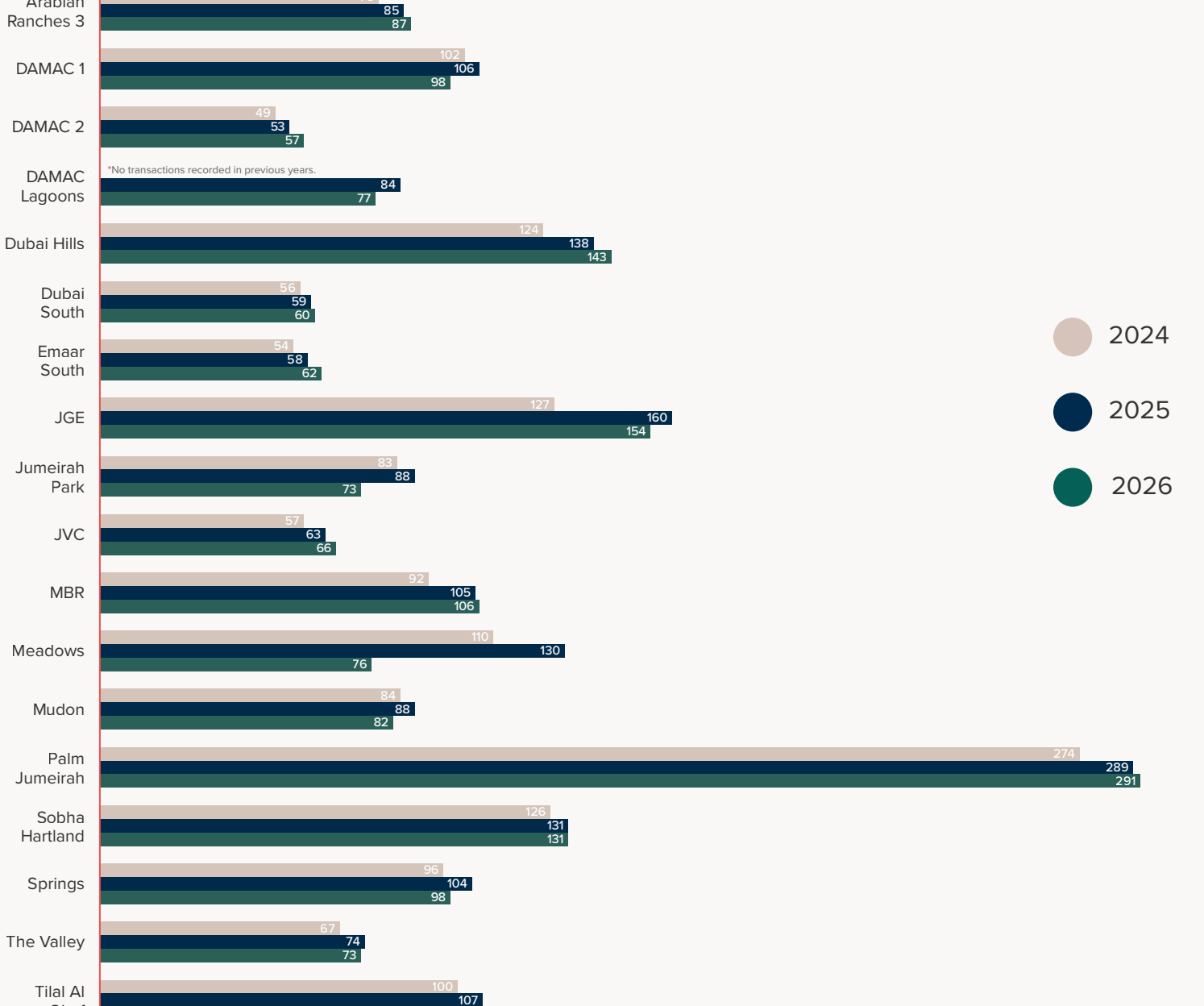
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026

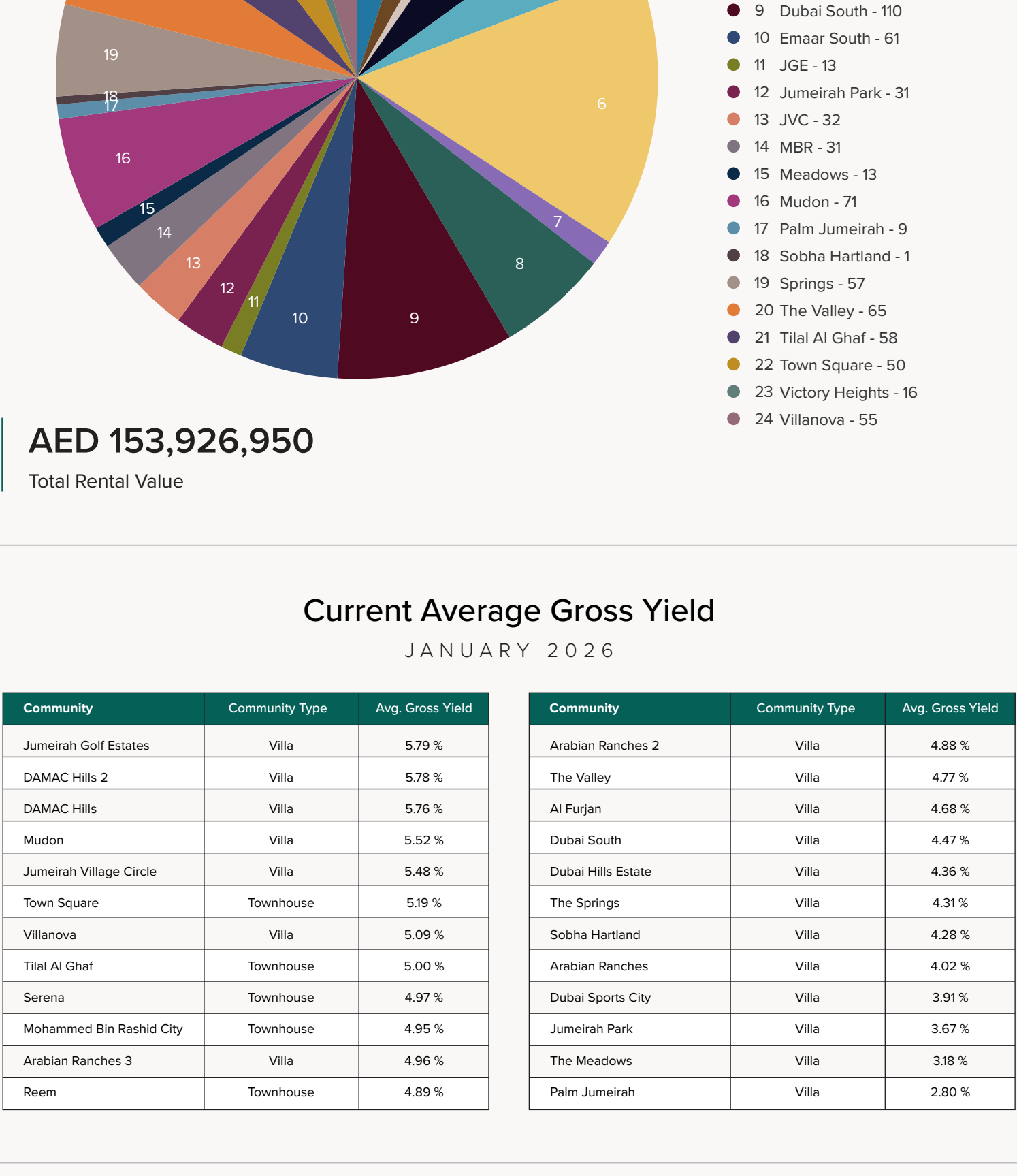


Hot Properties for Rent

Elite Saab, Arabian Ranches 3	Elite Saab, Arabian Ranches 3	Caya, Arabian Ranches 3	Caya, Arabian Ranches 3	Caya, Arabian Ranches 3
AED 484,999	AED 525,000	AED 649,999	AED 675,000	AED 680,000
4 5 4,160	4 6 4,822	5 5 6,631	5 5 6,215	5 7 6,686

Rentals in Arabian Ranches 3

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Spring	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79 %	Arabian Ranches 2	Villa	4.88 %
DAMAC Hills 2	Villa	5.78 %	The Valley	Villa	4.77 %
DAMAC Hills	Villa	5.76 %	Al Furjan	Villa	4.68 %
Mudon	Villa	5.52 %	Dubai South	Villa	4.47 %
Jumeirah Village Circle	Villa	5.48 %	Dubai Hills Estate	Villa	4.36 %
Town Square	Townhouse	5.19 %	The Springs	Villa	4.31 %
Villanova	Villa	5.09 %	Sobha Hartland	Villa	4.28 %
Tilal Al Ghaf	Townhouse	5.00 %	Arabian Ranches	Villa	4.02 %
Serena	Townhouse	4.97 %	Dubai Sports City	Villa	3.91 %
Mohammed Bin Rashid City	Townhouse	4.95 %	Jumeirah Park	Villa	3.67 %
Arabian Ranches 3	Villa	4.9% ¹	The Meadows	Villa	3.18 %
Reem	Townhouse	4.89 %	Palm Jumeirah	Villa	2.80 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	87	245,642,630	DAMAC 2	58	6,182,145
Dubai South	67	251,143,897	Dubai South	37	5,672,000
The Valley	44	162,590,622	Villanova	27	4,488,000
Arabian Ranches 1	41	394,405,000	Mudon	24	4,879,600
MBR	40	534,775,000	The Valley	23	3,337,000
Town Square	38	116,687,000	Emaar South	21	2,735,000
DAMAC 2	37	72,699,157	Al Furjan	20	5,370,827
Spring	37	172,625,000	Town Square	20	3,272,500
Al Furjan	36	221,445,000	Arabian Ranches 3	19	4,571,520
Mudon	34	134,980,000	Dubai Hills	18	11,445,854
Emaar South	33	95,010,000	Spring	17	3,394,399
DAMAC 1	30	141,863,160	DAMAC 1	16	4,776,088
Dubai Hills	30	443,780,000	Tilal Al Ghaf	14	4,600,826
Arabian Ranches 3	28	137,820,000	MBR	13	5,692,827
Tilal Al Ghaf	28	309,922,000	Arabian Ranches 1	12	3,195,000
JGE	26	355,764,000	JVC	10	1,915,000
Jumeirah Park	21	224,745,000	Jumeirah Park	8	2,580,000
Villanova	16	52,375,000	Arabian Ranches 2	6	1,495,000
Meadows	15	200,150,000	DAMAC Lagoons	5	1,022,000
JVC	12	401,20,000	Victory Heights	4	949,967
Palm Jumeirah	12	760,099,929	Meadows	3	971,046
Victory Heights	9	776,90,000	Palm Jumeirah	3	5,099,288
Arabian Ranches 2	7	47,016,898	JGE	1	330,000
Sobha Hartland	1	11,700,000	Sobha Hartland	0	0

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