Tilal Al Ghaf February Market Report

Villa | Townhouse

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

Property Finder | Bayut

NEWS

Tilal Al Ghaf Construction Update

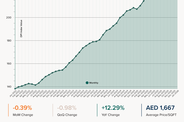
In Tilal Al Ghaf, Dubai's master-planned community, construction activity remains steady across multiple villa and townhouse phases. Recent updates show active progress in Sidra, Yasmin, Sadiqa, and Jade, with plots at various stages of development. The community continues to see consistent buyer interest ahead of upcoming handovers.

NEWS

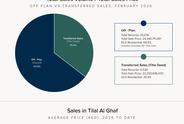
White & Co.

At the Bayut Awards 2025, White & Co Real Estate secured the Top Rated Agency in Dubai and Top Rated Agent in Dubai Marina – Agency of the Year Dubai, Top Rated Broker of the Year and the Value Recognition. Highlighting our commitment to client satisfaction and market leadership.

Hot Properties for Sale



Recent White & Co. Sales



Dubai House Price Timeline

JANUARY 2026

-0.39% MoM Change | -0.98% QoQ Change | +12.29% YoY Change | AED 1,667 Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026

Sales in Tilal Al Ghaf

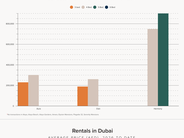
AVERAGE PRICE (AED), 2026 TO DATE

Sales in Dubai

Community	1 Year	3 Year	5 Year	8 Year
Al Furjan	5,456,211	5,215,167	5,604,000	-
Arabian Ranches 1	6,696,929	5,425,286	10,600,667	10,250,000
Arabian Ranches 2	9,450,750	7,240,750	7,925,625	12,500,000
Arabian Ranches 3	6,000,000	6,416,000	5,000,000	-
DAMAC Z	5,673,857	4,497,500	8,908,400	7,500,000
DAMAC Z	1,720,190	2,064,000	-	3,651,333
DAMAC Lagoons	2,541,222	2,716,176	3,167,717	8,544,625
Dubai Hills	6,791,670	7,417,042	16,222,368	47,500,000
Dubai South	3,167,646	4,127,692	5,572,000	-
Emaar South	2,192,000	2,581,250	3,150,000	-
JVC	5,008,624	8,303,571	21,492,577	23,278,571
Jumeirah Park	11,061,538	10,333,333	15,200,000	-
JVC	3,377,272	3,107,913	-	-
MBR	12,116,216	9,127,000	20,285,200	37,500,000
Meydan	10,767,000	12,385,264	12,250,000	19,750,000
Murooj	2,573,636	4,016,275	-	-
Palm Jumeirah	10,999,000	40,428,571	10,375,000	85,000,000
Sobha Hartland	-	7,750,000	25,000,000	-
Springs	5,318,241	-	-	-
The Valley	2,633,241	4,697,750	9,575,180	-
Tilal Al Ghaf	4,572,364	6,320,250	12,920,625	26,348,214
Town Square	2,886,326	3,597,647	-	-
Victory Heights	4,470,000	6,750,000	14,908,333	-
Villanova	2,890,000	3,888,235	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026

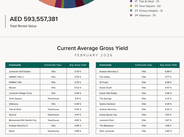
AED 6,271,142,032

Total Sales Value

Hot Properties for Rent

Rentals in Tilal Al Ghaf

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Year	3 Year	5 Year	8 Year
Al Furjan	203,286	195,109	164,167	250,154
Arabian Ranches 1	234,895	595,000	717,667	1,575,000
Arabian Ranches 2	234,375	263,565	625,000	-
Arabian Ranches 3	164,538	277,000	500,429	-
DAMAC Z	205,375	245,852	509,846	-
DAMAC Z	97,981	115,400	160,000	195,440
DAMAC Lagoons	93,035	92,732	214,118	-
Dubai Hills	385,833	468,782	1,180,127	3,542,900
Dubai South	183,714	186,542	241,875	-
Emaar South	133,250	133,250	-	-
JVC	317,222	441,429	1,750,857	2,770,000
Jumeirah Park	337,000	615,000	850,000	1,275,000
JVC	206,889	229,550	250,000	-
MBR	213,988	281,944	1,172,500	1,450,000
Meydan	662,500	605,571	852,222	915,250
Murooj	186,770	255,526	350,000	-
Palm Jumeirah	-	1,150,000	2,500,000	2,975,000
Sobha Hartland	-	985,308	875,000	-
Springs	275,267	-	600,000	-
The Valley	190,643	90,355	-	-
Tilal Al Ghaf	231,950	395,207	877,143	-
Town Square	163,909	192,764	-	-
Victory Heights	239,000	341,500	840,500	-
Villanova	168,467	223,000	360,000	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Rental Transactions in Dubai

FEBRUARY 2026

AED 593,557,381

Total Rental Value

Current Average Gross Yield

FEBRUARY 2026

Community	Community Type	Yield (%)
Jumeirah Park	Villa	5.75 %
MBR	Villa	5.75 %
DAMAC Hills	Villa	5.75 %
Al Furjan	Villa	5.75 %
Dubai South	Villa	5.75 %
Emaar Square	Townhouse	5.50 %
Villanova	Townhouse	5.50 %
Tilal Al Ghaf	Townhouse	5.50 %
Town Square	Townhouse	5.50 %
Arabian Ranches 3	Villa	5.48 %
Reem	Townhouse	5.48 %
Arabian Ranches 2	Villa	5.48 %
Al Furjan	Villa	5.48 %
Springs	Villa	5.48 %
The Springs	Villa	5.48 %
The Meadows	Villa	5.48 %
Mina Al Arab	Villa	5.48 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Sales	Total Sales Value	Total Sales Area
Jumeirah Village Circle	38	1,324,000
The Valley	35	1,033,000
DAMAC Z	28	1,164,000
Springs	25	1,000,000
DAMAC Z	17	1,000,000
Al Furjan	14	1,000,000
Arabian Ranches 1	13	1,000,000
Tilal Al Ghaf	12	1,000,000
Dubai Hills	12	1,000,000
Arabian Ranches 3	11	1,000,000
Dubai South	10	1,000,000
Reem	10	1,000,000
Villanova	9	1,000,000
Victory Heights	9	1,000,000
Town Square	9	1,000,000
Tilal Al Ghaf	9	1,000,000
Emaar Square	9	1,000,000
Arabian Ranches 2	9	1,000,000
Sobha Hartland	8	1,000,000

Rentals	Total Rentals	Total Rental Value
Jumeirah Village Circle	65	1,324,000
Al Furjan	65	1,033,000
Arabian Ranches 2	42	1,164,000
Arabian Ranches 3	41	1,000,000
Tilal Al Ghaf	29	1,000,000
Villanova	31	1,000,000
Arabian Ranches 1	28	1,000,000
DAMAC Z	21	1,000,000
DAMAC Z	18	1,000,000
JVC	37	1,000,000
MBR	46	1,000,000
Dubai Hills	40	1,000,000
Springs	34	1,000,000
DAMAC Z	39	1,000,000
JVC	37	1,000,000
Jumeirah Park	3	1,000,000
Arabian Ranches 3	42	1,000,000
Dubai South	14	1,000,000
Emaar Square	14	1,000,000
Town Square	42	1,000,000
Victory Heights	9	1,000,000
Villanova	31	1,000,000
Sobha Hartland	1	1,000,000

Data source: Property Monitor, as at 2nd March 2026 (including Bayut).
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