Tilal Al Ghaf March Market Report

Villa | Townhouse

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

NEWS

Tilal Al Ghaf Luxury Construction & Market Context

Tilal Al Ghaf is currently experiencing a significant surge in luxury villa construction and market activity, driven by strong activity, white collared demand from business and economic international visitors, and Dubai's status as a global hub.

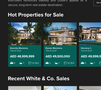
NEWS

White & Co.

Dubai continues to draw visitors, with the UAE's tourism revenue expected to exceed AED 65 billion this year. This influx, combined with a robust economy and strong activity, white collared demand from business and economic international visitors, and Dubai's status as a global hub, fuels the market.

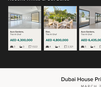
Interest rates starting from 3.75% Fixed for 1 Year or 3.75% 3 Years			
Mortgage Rates	**1 Year**	**3 Years**	**5 Years**
Fixed Rate	3.75%	3.75%	4.49%
Fixed Rate Islamic	3.75%	3.75%	4.49%
Variable Rate	4.99%	4.99%	4.99%
Non Resident	50%	50%	50%
			Not Refinancing

Hot Properties for Sale



Villa	Villa	Villa	Villa
AED 42,000,000	**AED 42,000,000**	**AED 45,000,000**	**AED 52,500,000**
6 Beds	6 Beds	6 Beds	6 Beds
7,000 sqft	7,000 sqft	7,000 sqft	7,000 sqft
Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf

Recent White & Co. Sales



Villa	Villa	Villa	Villa
AED 42,000,000	**AED 4,800,000**	**AED 5,400,000**	**AED 7,500,000**
6 Beds	4 Beds	4 Beds	5 Beds
7,000 sqft	3,000 sqft	3,000 sqft	4,000 sqft
Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf	Sunset Villas, Tilal Al Ghaf

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 Tilal Al Ghaf

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 Fayan	938K(30)	5,186,437	8,877,271	-
Arabian Ranches 1	1,006,237	12,000	15,375,077	21,125,000
Arabian Ranches 2	4,350,000	5,711,500	9,640,725	12,500,000
Arabian Ranches 3	1,026,800	6,285,000	6,426,000	-
DAMAC T	1,731,000	4,424,875	9,125,000	10,600,000
DAMAC Z	1,174,507	2,191,562	-	3,651,333
DAMAC Lagoons	2,811,200	2,707,000	4,038,636	8,383,333
Dubai Hills	6,751,000	7,915,562	17,419,705	44,600,000
Dubai South	3,275,000	4,242,000	5,572,000	-
Emaar South	2,319,000	3,000,000	7,000,000	-
JBR	5,337,022	10,815,444	22,049,746	22,450,000
Jumeirah Park	11,011,278	9,965,000	9,285,625	-
JVC	1,000,000	1,000,000	-	-
MBR	3,551,364	9,402,745	19,124,286	34,828,571
Meadows	10,498,333	12,583,714	12,750,000	17,500,000
Meydan	3,556,413	4,646,250	-	7,000,000
Palm Jumeirah	10,869,565	40,425,000	48,000,000	85,000,000
Sobha Hartland	-	9,765,000	25,000,000	-
Springs	5,974,505	-	-	-
The Valley	2,877,993	4,994,194	9,575,587	-
Tilal Al Ghaf	3,812,414	6,312,500	12,250,000	20,588,214
Town Square	2,894,077	3,588,400	-	-
Victory Heights	3,470,000	3,792,000	12,505,556	-
Villanova	1,922,000	3,823,000	-	-

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 400,000	**AED 380,000**	**AED 1,250,000**	**AED 1,250,000**
4 Beds	4 Beds	5 Beds	5 Beds
4,000 sqft	4,000 sqft	7,000 sqft	7,000 sqft
Villanova, Dubai	Villanova, Dubai	Villanova, Dubai	Villanova, Dubai

Rentals in Tilal Al Ghaf

AVERAGE PRICE (AED), 2026 TO DATE

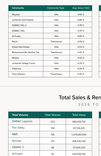
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Fayan	203,286	237,000	900,000	270,750
Arabian Ranches 1	204,895	467,550	555,105	1,050,176
Arabian Ranches 2	234,375	320,050	567,152	945,000
Arabian Ranches 3	164,526	267,000	380,667	-
DAMAC T	205,373	242,464	389,690	350,000
DAMAC Z	97,997	148,127	181,111	214,667
DAMAC Lagoons	93,035	163,542	167,805	-
Dubai Hills	385,833	429,172	1,000,000	2,749,333
Dubai South	183,741	189,632	250,211	-
Emaar South	132,250	150,000	-	-
JBR	317,222	441,008	1,216,250	2,537,814
Jumeirah Park	337,081	337,000	387,078	1,275,000
JVC	206,000	205,642	250,000	-
MBR	213,388	281,000	1,166,636	1,512,903
Meadows	182,500	201,932	346,111	972,222
Meydan	186,770	245,313	300,000	-
Palm Jumeirah	-	1,147,663	2,271,240	5,385,416
Sobha Hartland	-	855,436	972,557	-
Springs	175,261	-	400,000	-
The Valley	140,643	176,598	-	-
Tilal Al Ghaf	231,950	226,400	436,179	-
Town Square	163,909	184,416	-	-
Victory Heights	239,031	233,563	517,594	700,000
Villanova	168,467	188,767	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 Yield	Top 5 Yield	Top 5 Yield	Top 5 Yield
Meydan	10%	10.8%	Sobha Hartland	11%
Arabian Ranches 3	10.8%	10.8%	The Valley	10.7%
DAMAC Hills 2	10%	9.9%	Sobha Hartland	11%
Dubai South	10.1%	9.9%	Victory Heights	10.1%
Emaar South	10%	9.9%	Villanova	10.1%
Ruwa	Townhouse	10.8%	Ruwa	10.8%
Ghaf Woods	Townhouse	10.8%	Townhouse	10.8%
Bloomsbury At Warsan Two	Townhouse	10.8%	The Valley	10%
Ghaf Woods	Townhouse	10.8%	Bloomsbury At Warsan Two	Townhouse 10.8%
Emaar Beachfront	10%	10.1%	Ghaf Woods	Townhouse 10.8%
Villanova	10%	10.1%	The Meadows	10%
Tilal Al Ghaf	Townhouse	10.1%	Villa Lanai	10%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Sales	Total Sales	Total Sales
Meydan	3,556	400,000,000
Dubai Hills	6,751	7,915,562
Springs	5,974	400,000,000
DAMAC Z	1,174	2,191,562
Al Fayan	30	5,186,437
Emaar South	2,319	3,000,000
DAMAC T	1,731	4,424,875
Arabian Ranches 1	1,006	12,000
Arabian Ranches 2	4,350	5,711,500
Villanova	1,922	3,823,000
Town Square	2,894	3,588,400
JVC	1,000	1,000,000
Jumeirah Park	11,011	9,965,000
Sobha Hartland	9,765	25,000,000
Meadows	12,583	12,750,000
Palm Jumeirah	40,425	85,000,000
JBR	10,815	22,450,000
Victory Heights	3,792	12,505,556
Arabian Ranches 3	6,285	6,426,000
Ghaf Woods	1,000	1,000,000
Villa Lanai	1,000	1,000,000
Bloomsbury At Warsan Two	1,000	1,000,000
Emaar Beachfront	1,000	1,000,000
Ruwa	1,000	1,000,000
Townhouse	1,000	1,000,000
Tilal Al Ghaf	1,000	1,000,000
The Meadows	1,000	1,000,000
The Valley	1,000	1,000,000

Table source: Property Monitor, as of **2nd April 2026** (Excluding Sheikha)

Table calculations are based on Property Monitor's proprietary methodology

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