Tilal Al Ghaf April Market Report

Villa | Townhouse

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

Property Finder Bayut

NEWS

Tilal Al Ghaf Mansions Enter Final Completion

The Al Ghaf Mansions, a luxury residential project within Tilal Al Ghaf, Dubai's first master community by Sunland, has reached its final stage of construction, with the last structural phase underway. The project, which includes 1,000 apartments, 100 villas, 100 townhouses and 7 signature towers, offers a mix of studios, one, two, three, four, five and six-bedroom apartments, alongside villas and townhouses. Residents will have access to a wide range of amenities including a private beach club, a boardwalk, a lake, a wellness centre, a cycling track, a sports arena, and a dedicated school. The development is being delivered in phases, with the first residents expected to begin moving in from late 2026.

Interest rates starting from 3.75% Fixed for 1 Year or 3.7% 3 Years			
Mortgage Rates			
Special	3.75%	3.85%	4.00%
Standard	4.00%	4.10%	4.25%
Non Resident	4.25%	4.35%	4.50%
Non Resident	50%	50%	50%
Mortgage Fees			**No Fees Apply**

Hot Properties for Sale

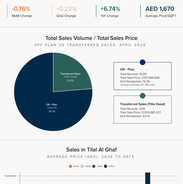
Villa	Villa	Villa	Villa	Villa
AED 4,250,000	**AED 4,500,000**	**AED 5,200,000**	**AED 5,300,000**	**AED 15,000,000**
4 Beds	4 Beds	5 Beds	5 Beds	7 Beds
Tilal Al Ghaf	Tilal Al Ghaf	Tilal Al Ghaf	Tilal Al Ghaf	Tilal Al Ghaf

Recent White & Co. Sales

Villa	Villa	Villa	Villa	Villa
AED 4,250,000	**AED 4,500,000**	**AED 5,200,000**	**AED 7,500,000**	**AED 15,000,000**
4 Beds	4 Beds	5 Beds	5 Beds	7 Beds
Sun Flowers Tilal Al Ghaf	Sun Flowers Tilal Al Ghaf	Sun Flowers Tilal Al Ghaf	Sun Flowers Tilal Al Ghaf	Sun Flowers Tilal Al Ghaf

Dubai House Price Timeline

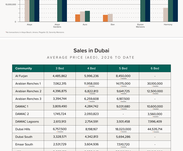
APRIL 2026



-0.76%	-0.22%	+6.74%	AED 1,670
Month Change	QoQ Change	YoY Change	Average Price/SqFt

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Tilal Al Ghaf

AVERAGE PRICE (AED), 2020 TO DATE

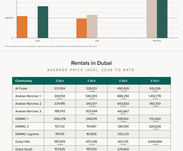
Sales in Dubai

AVERAGE PRICE (AED), 2020 TO DATE

Community	1 Year	4 Year	5 Year	6 Year
Al Fayan	4,490,862	5,996,236	8,450,000	-
Arabian Ranches 1	1,562,291	5,930,000	14,725,000	30,500,000
Arabian Ranches 2	4,396,875	8,622,857	9,642,725	12,500,000
Arabian Ranches 3	2,304,749	6,239,808	6,987,648	-
DAMAC Z	1,809,490	4,240,742	9,072,880	10,600,000
DAMAC Z	1,199,124	2,000,000	-	3,900,000
DAMAC Lagoons	2,810,915	2,754,081	3,931,458	7,996,469
Dubai Hills	5,752,000	8,968,000	16,123,000	44,528,136
Dubai South	1,267,000	4,243,883	5,884,286	-
Emaar South	2,531,729	3,604,936	7,931,720	-
JVC	1,669,136	3,002,000	23,664,364	23,272,500
Jumeirah Park	10,810,625	9,812,000	11,295,000	-
JVC	2,496,617	3,399,828	-	-
MBR	2,347,019	9,402,475	19,124,286	34,628,571
Meydan	10,495,000	13,092,250	12,725,000	15,000,000
Mudon	2,521,241	4,686,012	-	-
Palm Jumeirah	14,945,000	19,262,000	47,883,333	86,500,000
Sobha Hartland	-	10,250,000	25,000,000	-
Springs	3,340,000	-	-	-
The Valley	2,816,818	4,337,833	9,575,385	-
Tilal Al Ghaf	9,157,154	9,134,756	12,050,277	20,346,214
Town Square	2,870,000	3,553,963	-	-
Victory Heights	4,470,000	6,556,965	-	-
Villanova	2,931,400	3,858,485	-	-

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

AVERAGE PRICE (AED), 2020 TO DATE



Sale Transactions in Dubai

AED 3,793,211,181

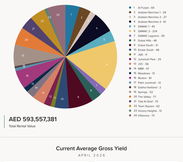
Total Sales Value

Hot Properties for Rent

Villa	Villa	Villa	Villa
AED 145,000	**AED 245,000**	**AED 245,000**	**AED 1,000,000**
4 Beds	5 Beds	5 Beds	7 Beds
Tilal Al Ghaf	Tilal Al Ghaf	Tilal Al Ghaf	Tilal Al Ghaf

Rentals in Tilal Al Ghaf

AVERAGE PRICE (AED), 2020 TO DATE



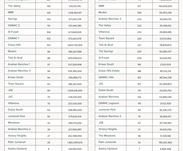
Rentals in Dubai

AVERAGE PRICE (AED), 2020 TO DATE

Community	1 Year	4 Year	5 Year	6 Year
Al Fayan	224,844	195,117	412,500	315,250
Arabian Ranches 1	324,763	540,855	689,250	1,472,778
Arabian Ranches 2	234,983	340,037	455,833	782,333
Arabian Ranches 3	240,000	353,000	442,667	-
DAMAC Z	206,278	249,209	318,562	775,000
DAMAC Z	157,752	74,400	180,000	650,628
DAMAC Lagoons	90,000	90,600	252,273	-
Dubai Hills	387,625	472,226	1,000,000	3,049,844
Dubai South	90,533	167,833	276,600	-
Emaar South	122,250	150,000	-	-
JVC	127,191	525,333	1,438,288	2,340,000
Jumeirah Park	175,728	172,000	1,000,000	1,275,000
JVC	208,050	227,656	250,000	-
MBR	241,750	294,000	-	3,050,000
Meydan	420,857	549,538	790,476	-
Mudon	202,099	261,273	262,500	-
Palm Jumeirah	1,000,000	2,282,258	3,000,487	5,850,000
Sobha Hartland	-	855,436	1,021,250	-
Springs	284,346	-	400,000	-
The Valley	162,492	179,625	-	-
Tilal Al Ghaf	224,736	282,000	723,846	-
Town Square	158,743	167,072	-	-
Victory Heights	250,00	336,489	758,636	-
Villanova	163,931	189,558	300,000	-

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

AVERAGE PRICE (AED), 2020 TO DATE



Rental Transactions in Dubai

APRIL 2026

AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Yield	Villa Yield
Jumeirah Beach(Villa)	0.0%	5.8%
Al Fayan	0.0%	5.8%
Jumeirah Village Circle	0.0%	5.8%
Al Furjan	0.0%	5.8%
Al Furjan	0.0%	5.8%
Meydan	0.0%	5.8%
Mirdif	0.0%	5.8%
Mirdif Hills	0.0%	5.8%
Mudon	0.0%	5.8%
Palm Jumeirah	0.0%	5.8%
Springs	0.0%	5.8%
Tilal Al Ghaf	0.0%	5.8%
Town Square	0.0%	5.8%
Villanova	0.0%	5.8%

Community	Community Yield	Villa Yield
DAMAC Hills 2	5.8%	5.8%
Al Furjan	5.8%	5.8%
Meydan	5.8%	5.8%
Al Furjan	5.8%	5.8%
Dubai Hills Estate	5.8%	5.8%
Dubai Hills Estate	5.8%	5.8%
The Valley	5.8%	5.8%
The Valley	5.8%	5.8%
Palm Jumeirah	5.8%	5.8%
Palm Jumeirah	5.8%	5.8%
The Meadows	5.8%	5.8%
Palm Jumeirah	5.8%	5.8%
Sobha Hartland	5.8%	5.8%

Total Sales & Rentals in Dubai

JAN TO DATE

Total Sales	Total Sales	Total Sales
DAMAC Lagoons	287	1,012,258,175
Springs	291	1,018,000,000
Al Furjan	294	1,020,000,000
Al Furjan	294	1,020,000,000
Springs	295	1,023,000,000
DAMAC Z	301	1,044,000,000
Al Furjan	308	1,070,000,000
Al Furjan	308	1,070,000,000
Meydan	312	1,082,000,000
Mudon	314	1,089,000,000
Arabian Ranches 3	317	1,100,000,000
Arabian Ranches 3	317	1,100,000,000
Tilal Al Ghaf	318	1,103,000,000
Dubai South	320	1,110,000,000
Dubai South	320	1,110,000,000
Villanova	321	1,113,000,000
Villanova	321	1,113,000,000
Town Square	322	1,116,000,000
Town Square	322	1,116,000,000
Victory Heights	324	1,123,000,000
Victory Heights	324	1,123,000,000
Sobha Hartland	327	1,134,000,000

Rentals	Rentals	Rentals
Arabian Ranches 2	1,000	16,000,000
Mirdif	1,000	16,000,000
Al Furjan	1,000	16,000,000
Al Furjan	1,000	16,000,000
Al Furjan	1,000	16,000,000
Villanova	1,000	16,000,000
Town Square	1,000	16,000,000
Tilal Al Ghaf	1,000	16,000,000
Dubai Hills Estate	1,000	16,000,000
Dubai Hills Estate	1,000	16,000,000
Meydan	1,000	16,000,000
DAMAC Lagoons	1,000	16,000,000
Springs	1,000	16,000,000
Arabian Ranches 3	1,000	16,000,000
Springs	1,000	16,000,000
Victory Heights	1,000	16,000,000
Villanova	1,000	16,000,000
Sobha Hartland	1,000	16,000,000

PROPERTY MONITOR
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