

JANUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

ARABIAN RANCHES 3



No. Of Transfers

28

In Arabian Ranches 3, there were 28 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 8.5 M

In accordance with the data collected, the highest transfer registered was a 4 BR in Elie Saab 2 that sold for AED 8,500,000

Lowest Transfer

AED 2.84 M

The lowest transfer recorded was a 3 BR in Raya that sold for AED 2,840,000.

Average Sale Price

AED 4.92 M

Currently, the average sales price in Arabian Ranches 3 is AED 4,922,143. The average price per sq.ft. is AED 1,668.

RECENT TRANSACTIONS IN ARABIAN RANCHES 3



RECENT SALE TRANSACTIONS

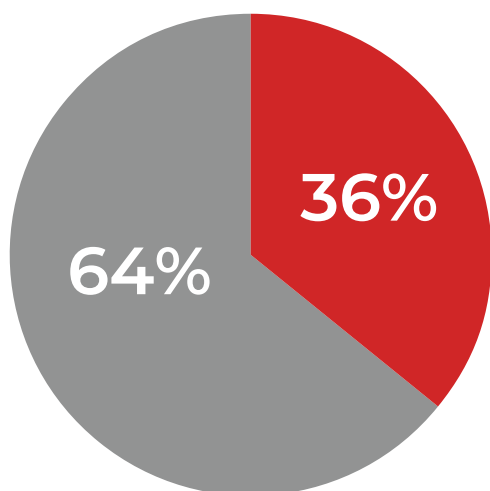
CAYA	4 BEDROOMS	VILLA	SOLD FOR AED 7,500,000
BLISS	4 BEDROOMS	TOWNHOUSE	SOLD FOR AED 4,695,000

RECENT RENTAL TRANSACTIONS

JUNE	4 BEDROOMS	VILLA	RENTED FOR AED 285,000
BLISS	3 BEDROOMS	TOWNHOUSE	RENTED FOR AED 185,000

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	92%	8%
EMAAR Beachfront	86%	14%
Palm Jumeirah (V)	83%	17%
Al Barari	82%	18%
Dubai Hills Estate	78%	22%
JBR	74%	26%
Downtown Dubai	69%	31%
Palm Jumeirah (A)	68%	32%
Dubai Marina	62%	38%
Jumeirah Golf Estates	62%	38%
Jumeirah Park	62%	38%
Tilal Al Ghaf	57%	43%
Damac Hills	52%	48%
Jumeirah Islands	50%	50%
The Meadows	47%	53%
Jumeirah Lake Towers	46%	54%
The Lakes	40%	60%
The Springs	40%	60%
The Greens / The Views	39%	61%
Arabian Ranches 3	36%	64%
Emaar South	33%	67%
Al Furjan	32%	68%
Arabian Ranches 1	32%	68%
Green Community	27%	73%
JVT	23%	77%
Victory Heights	22%	78%
Mira Oasis	15%	85%
Arabian Ranches 2	14%	86%
Mira	12%	88%
Town Square	11%	89%
Mudon Al Ranim	3%	97%



■ Cash
■ Mortgage

In Arabian Ranches 3, 36% of transferred sales were completed by cash buyers whereas 64% involved mortgage financing.

AVERAGE LOAN TO VALUE

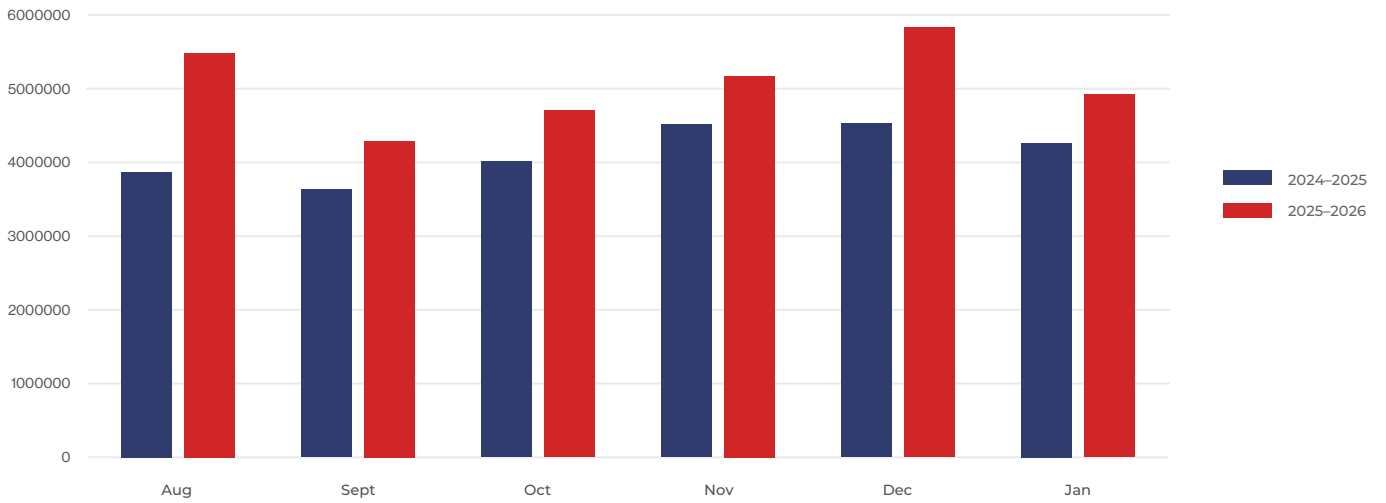


Arabian Ranches 3

75%

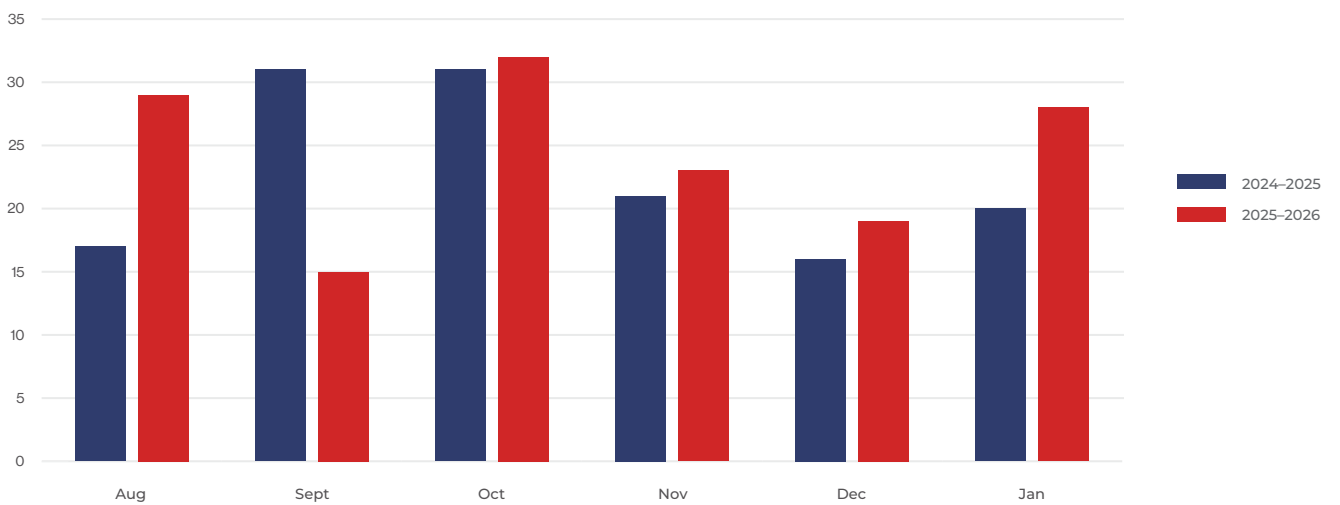
Community	LTV
Bluewaters Island	51%
Jumeirah Park	57%
Palm Jumeirah (V)	57%
The Lakes	57%
Jumeirah Islands	59%
Al Barari	62%
JBR	62%
The Meadows	63%
Arabian Ranches 2	64%
Victory Heights	64%
Green Community	65%
Al Furjan	66%
Arabian Ranches 1	66%
Palm Jumeirah (A)	66%
Dubai Hills Estate	67%
Jumeirah Golf Estates	68%
The Springs	68%
EMAAR Beachfront	69%
Damac Hills	71%
Dubai Marina	71%
Downtown Dubai	73%
Mira	73%
Jumeirah Lake Towers	74%
Tilal Al Ghaf	74%
Arabian Ranches 3	75%
JVT	75%
The Greens / The Views	75%
Town Square	75%
Emaar South	77%
Mudon Al Ranim	77%
Mira Oasis	79%

TRAILING 6 MONTH AVERAGE SALE PRICE



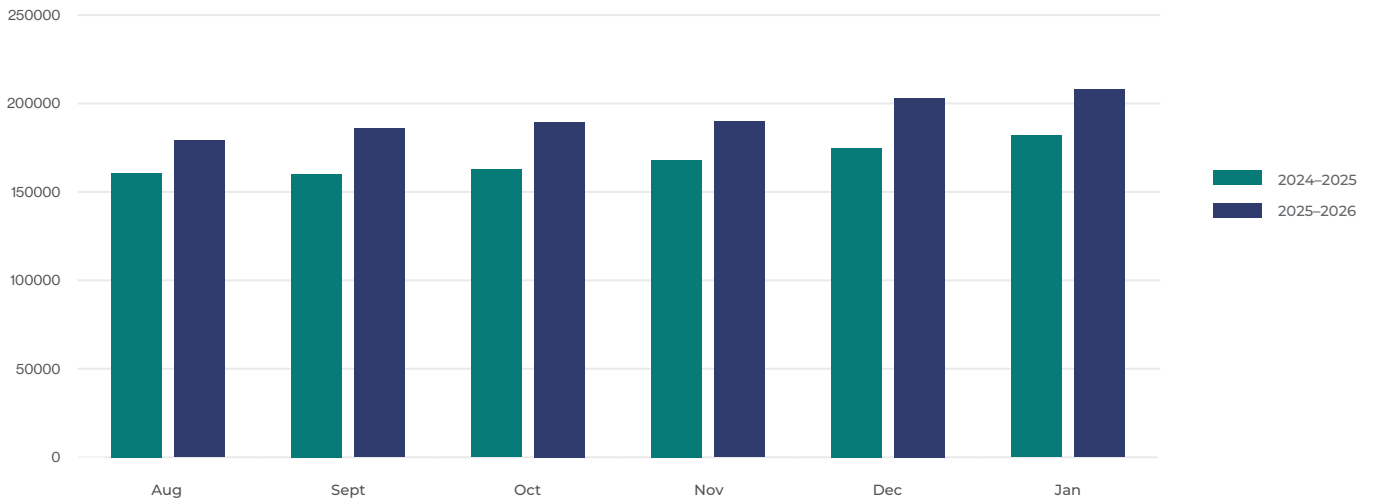
	August	September	October	November	December	January
2024-2025	AED 3,868,529	AED 3,636,452	AED 4,012,774	AED 4,517,804	AED 4,528,438	AED 4,266,750
2025-2026	AED 5,487,927	AED 4,290,667	AED 4,706,406	AED 5,173,261	AED 5,833,042	AED 4,922,143

TRAILING 6 MONTH SALE TRANSACTIONS



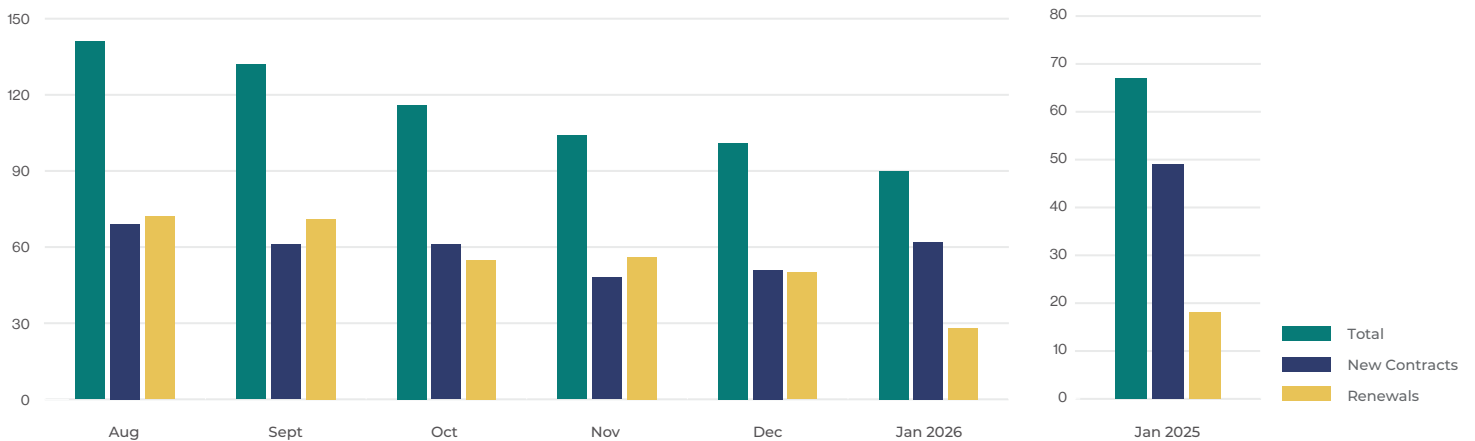
	August	September	October	November	December	January
2024-2025	17	31	31	21	16	20
2025-2026	29	15	32	23	19	28

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	August	September	October	November	December	January
2024-2025	AED 160,702	AED 160,107	AED 162,565	AED 168,118	AED 174,963	AED 181,837
2025-2026	AED 179,029	AED 186,008	AED 189,515	AED 189,888	AED 203,049	AED 207,788

TRAILING 6 MONTH RENTAL TRANSACTIONS



2025-2026	August	September	October	November	December	January 2026
Total	141	132	116	104	101	90
New Contracts	69	61	61	48	51	62
Renewals	72	71	55	56	50	28

January 2025
67
49
18

- ▲ 34%*
- ▲ 27%
- ▲ 56%

*These percentages indicate the difference in rental transactions across 2025 and 2026 numbers for January.