

Villas in
Jumeirah Islands

H1 2026 Resale Report

1st January - 30th June 2026

Powered by
PROPERTY
MONITOR

AED 5,149

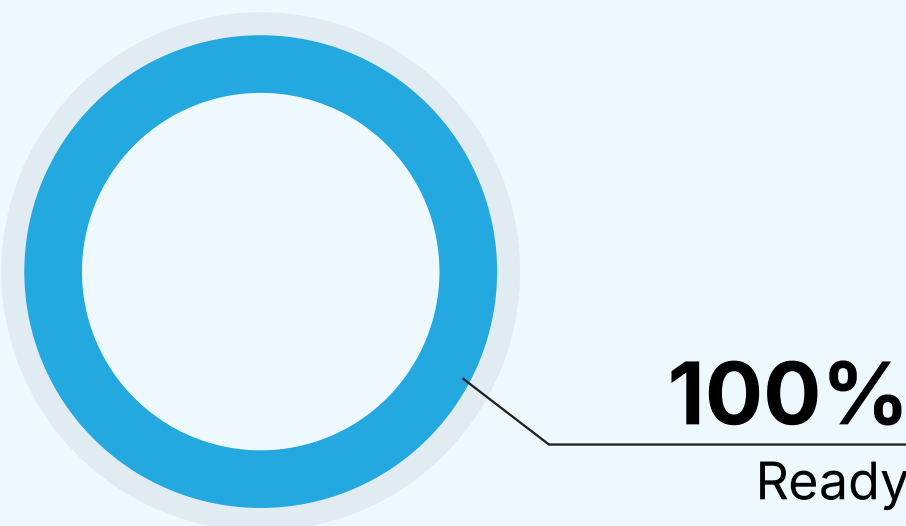
▲ +16.9%

Average price per sq. ft
Compared to H1 2025

▼ -20.5%

31 Resale Transactions

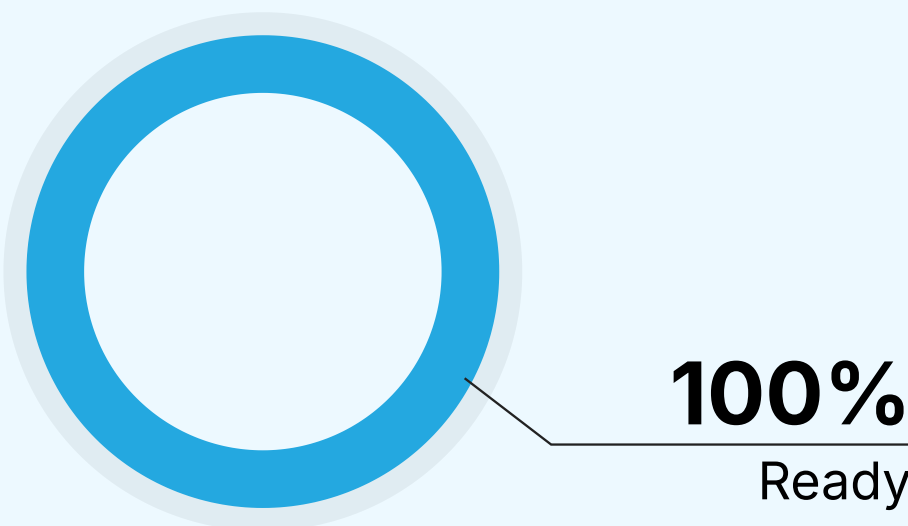
Transactions by Completion Status



▼ -1.1%

AED 925.7M Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 30th June 2026

4 ↩

AED 25,371,667

▲ +8.8%

24 Transactions

▼ -31%

5 ↩

AED 45,249,107

▲ +51.1%

7 Transactions

▲ +75%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 177

▲ +32.1%

Average price per sq. ft
Compared to H1 2025

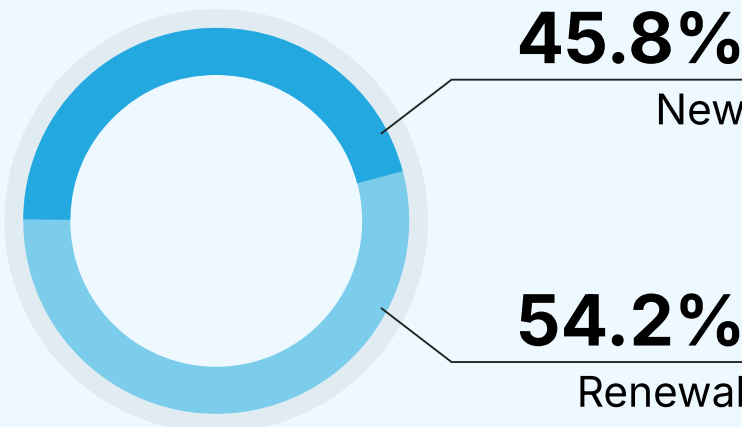
▼ -22.4%

59 Rental Transactions

▲ +0.9%

AED 56.8M Total Rental Value

3.49%
Gross rental yield



Average Rental Price

1st January - 30th June 2026

4 ↩

AED 958,065

▲ +34.3%

51 Transactions

▼ -22%

5 ↩

AED 998,447

▲ +10.3%

8 Transactions

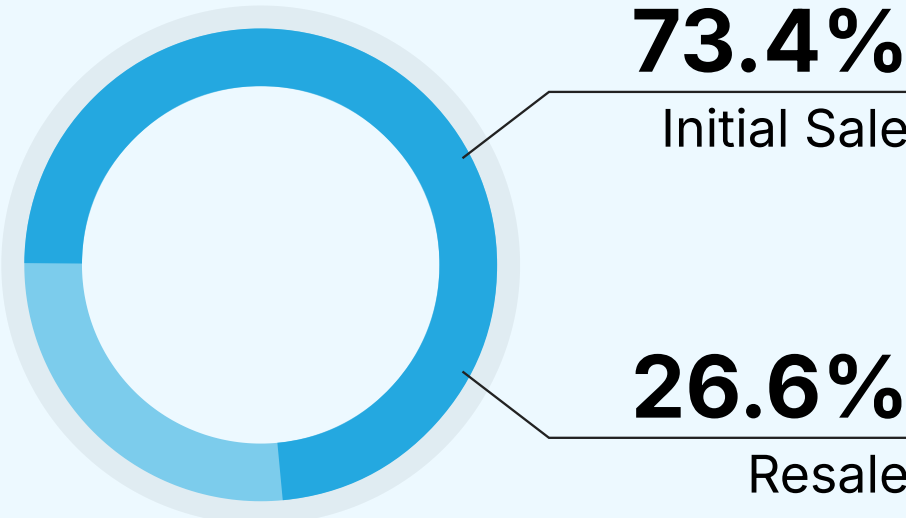
▼ -27%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 221.425B

▼ -15.7% Total Sale Value

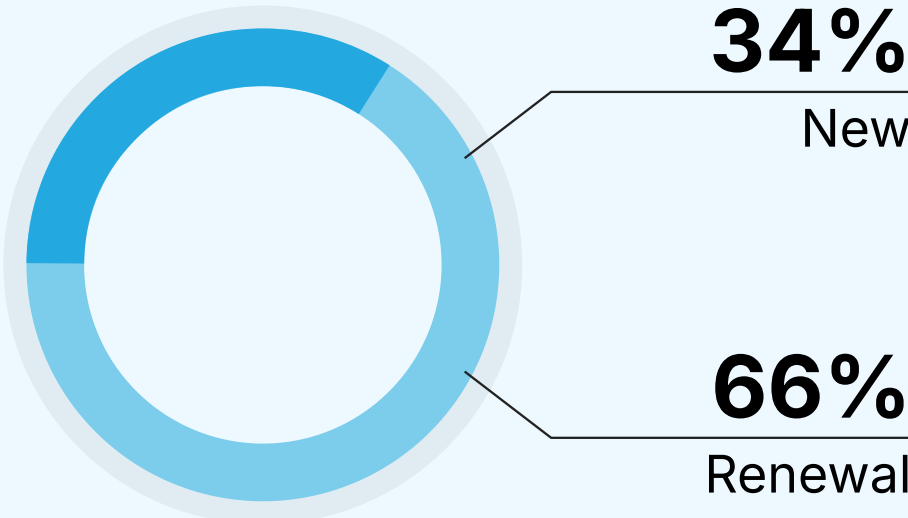


▼ -13.8%

79,283 Sale Transactions

AED 24.456B

▲ +0.4% Total Rental Value



▼ -4.3%

276,413 Rental Transactions

