



MARKET REPORT

Arabian Ranches 1

July 2025

HOUSE
HUNTERS



Arabian Ranches 1 – Market Report

Community Report & Recent Transactions

July 2025

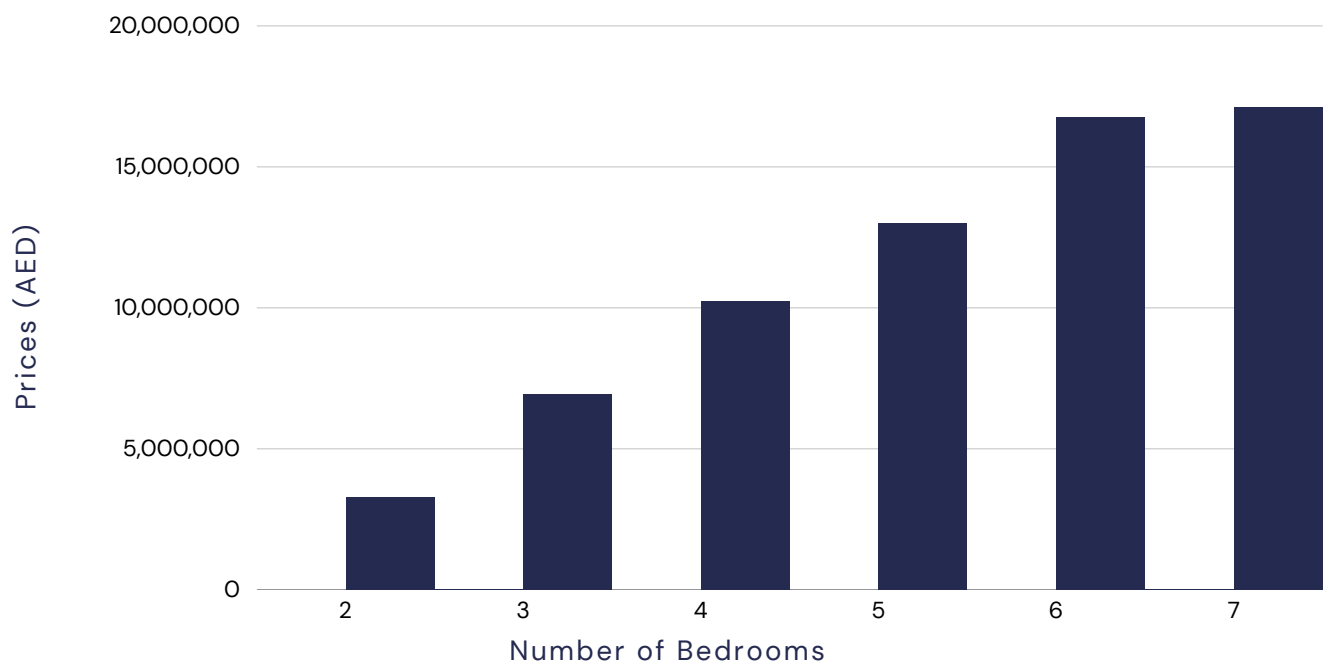
In July 2025, Arabian Ranches recorded 25 sales transactions totaling AED 226.25M, with a median price of AED 2,383 per sq.ft. Townhouses averaged closer to AED 2,000 per sq.ft., while independent villas approached AED 3,000 per sq.ft., reflecting the community's premium segment strength. Notably, 40% of sales were above AED 10M, and 41% of transactions fell within the AED 1,800–2,500 per sq.ft. range. Palmera and Al Reem dominated activity, collectively accounting for over 48% of all sales, underscoring their continued appeal to buyers seeking both lifestyle value and long-term investment potential.

No. of Transfers	Total sales price:	Highest transacting area	Lowest transacting area	Average Price
25	226,246,251	20,500,000 6 BR Villa in Polo Homes	2,970,000 2 BR Townhouse in Al Reem 2	9,049,850

Across Dubai, villa capital values rose 1.8% in July, slightly easing from 1.9% in June, but still achieving an impressive annual growth of 27.9%. Standout annual performers included Jumeirah Islands (40.5%), Palm Jumeirah (40%), The Meadows (26.5%), and Emirates Hills (26.1%), while Mudon recorded the most modest annual gain at 8.2%. Overall, Dubai's freehold villa values now sit 185% above post-pandemic levels and 73% higher than the previous 2014 market peak, a clear indication of sustained demand and the city's transformation into a global luxury property hub.

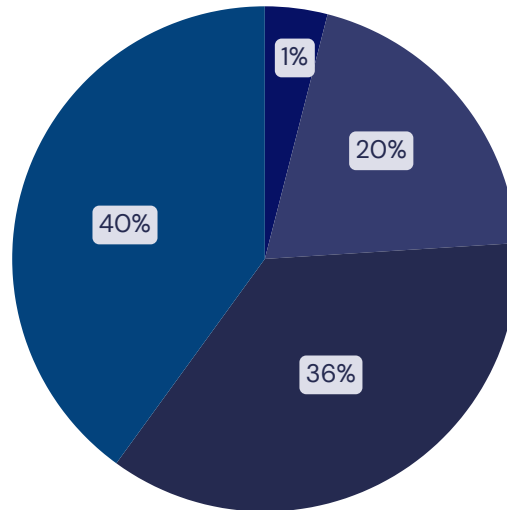
Curious about your home's worth? Our team has access to a powerful AI-driven valuation tool and will provide you with instant, data-backed insights, along with expert advice and a personalized selling strategy.

Average Price



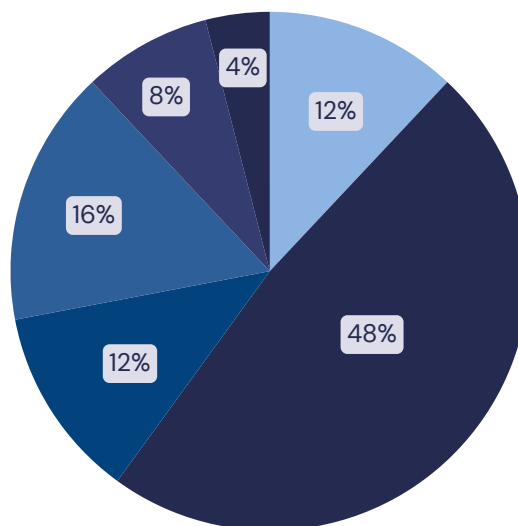
No. of Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	7 Bedrooms
Average Price	AED 3,273,333	AED 6,920,938	AED 10,241,667	AED 13,012,500	AED 16,750,000	AED 17,100,000

Sales Price Mix



Prices (AED)	2M – 3M	3M – 5M	5M – 10M	10M+
No. of transactions	1	5	9	10

Bedroom Mix



No. of Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	7 Bedrooms
No. of transactions	3	12	3	4	2	1

RENTAL TRANSACTIONS

July 2025

Rental Data

Average Price



2 Bedrooms

160K



3 Bedrooms

243K



4 Bedrooms

394K



5 Bedrooms

428K



6 Bedrooms

611K

Total Contracts



142

New Contracts

49

Renewals

93

Average Rent – Villas

AED 399,302

Average Rent – Townhouses

AED 206,652

Total Average Rent Price

AED 296,097

House Hunters Real Estate is a multi-award winning boutique agency that was established in 2004. We specialize in Sales, Rentals, Property Management and Property Investments. We are experts in Arabian Ranches, The Villa, Victory Heights, Motor City and surrounding communities.

House Hunters was originally founded to help buyers navigate the mayhem that was the Dubai Property market. As an agency we instill in our RERA qualified agents the importance of going the extra mile for our clients. We focus on creating a streamlined journey for all of their property transactions, creating relationships that last a lifetime.

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