

GOLD MARK

REAL ESTATE

FEBRUARY 2026

ARABIAN RANCHES 2
MONTHLY MARKET REPORT

I'M DINA — COMMUNITY EXPERT AND PROUD ARABIAN RANCHES 2 RESIDENT FOR THE PAST 5 YEARS. AS BOTH A HOMEOWNER AND A REAL ESTATE PROFESSIONAL, I CLOSELY FOLLOW THE MARKET AND UNDERSTAND WHAT MAKES PROPERTIES A GREAT INVESTMENT — AND WHY. SPECIALISING IN AR2 AND THE SURROUNDING AREAS, I HELP BUYERS FIND THE RIGHT HOME AT THE RIGHT VALUE — INCLUDING ACCESS TO OFF-MARKET OPPORTUNITIES AND PROPERTIES BEFORE THEY OFFICIALLY HIT THE MARKET.

DINA SOFFAR

ARABIAN RANCHES 2 SPECIALIST | REAL ESTATE BROKER



**SALES TRANSACTION IN THE LAST 30 DAYS
IN ARABIAN RANCHES 2**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CAMELIA 2	3 BR	3,500,000 AED
LILAVILLAS	3 BR	6,015,000 AED
SAMARA	3 BR	4,999,999 AED
CAMELIA	4 BR	4,200,000 AED
AZALEA VILLAS	4 BR	5,700,000 AED
AZALEA VILLAS	4 BR	6,400,000 AED
LILA VILLAS	5 BR	7,700,000 AED
RASHA VILLAS	6 BR	13,800,000 AED
RASHA VILLAS	6 BR	11,200,000 AED

RENTAL TRANSACTION IN THE LAST 30 DAYS
IN ARABIAN RANCHES 2

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SAMARA	3 BR	260,000 AED
CAMELIA	3 BR	175,000 AED
LILA VILLAS	3 BR	280,000 AED
REEM COMMUNITY	3 BR	215,000 AED
SAMARA	3 BR	280,000 AED
CAMELIA	3 BR	170,000 AED
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LILA VILLAS	4 BR	330,000 AED
REEM COMMUNITY	4 BR	275,000 AED
YASMIN VILLAS	4 BR	500,000 AED
CASA	4 BR	345,000 AED
CAMELIA	4 BR	230,000 AED
REEM COMMUNITY	4 BR	260,000 AED
ROSA VILLAS	4 BR	420,000 AED
REEM COMMUNITY	4 BR	260,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
LILA VILLAS	4 BR	355,000 AED
LILA VILLAS	4 BR	330,000 AED
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SAMARA	5 BR	350,000 AED
LILA VILLAS	5 BR	375,000 AED
RASHA VILLAS	5 BR	700,000 AED


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AVAILABLE NOW



FOR SALE

LILA
ARABIAN RANCHES 2

 4BR VILLA


 3,258 sqft


AED 6.79M



FOR SALE

PALMA
ARABIAN RANCHES 2

 3BR VILLA


 5,250 sqft


AED 7.2M



FOR RENT

YASMIN
ARABIAN RANCHES 2

 5BR VILLA


 8,374 sqft


AED 545K



FOR RENT

CAMELIA
ARABIAN RANCHES 2

 4BR VILLA

 4,036 sqft

AED 260K

CLIENTS LOOKING TO BUY IN ARABIAN RANCHES 2

BUYER

1

European investor seeking
a 4-BR in Casa

Budget ~ AED 6.2M - 6.3M

2

Cash buyer looking for a
3-BR in Rosa

Budget ~ AED 3.1M

TENANT

1

Family looking for a ready to move 4-BR
unit in Casa or Lila villas

Budget ~ AED 300K - 315K

2

Russian family looking for a 3-BR,
in Reem community

Budget ~ AED 200K

RECENT TRANSACTIONS BY GOLD MARK TEAM
IN ARABIAN RANCHES 2



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SOLD

AZALEA
ARABIAN RANCHES 2

AED 5,700,000

4 Bed | 3,235 sqft



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LEASED

CASA
ARABIAN RANCHES 2

AED 310,000

4 Bed | 3,247sqft



GOLD MARK
REAL ESTATE

LEASED

CAMELIA
ARABIAN RANCHES 2

AED 190,000

3 Bed | 2,035sqft

PROPERTY MONITOR DATA

MEDIAN PRICES



APARTMENTS

₪ 1,250,000



TOWNHOUSES

₪ 3,644,888



VILLAS

₪ 10,942,231



18,575

Number of Monthly Transactions



550M

Highest Recorded Sale

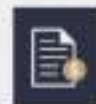
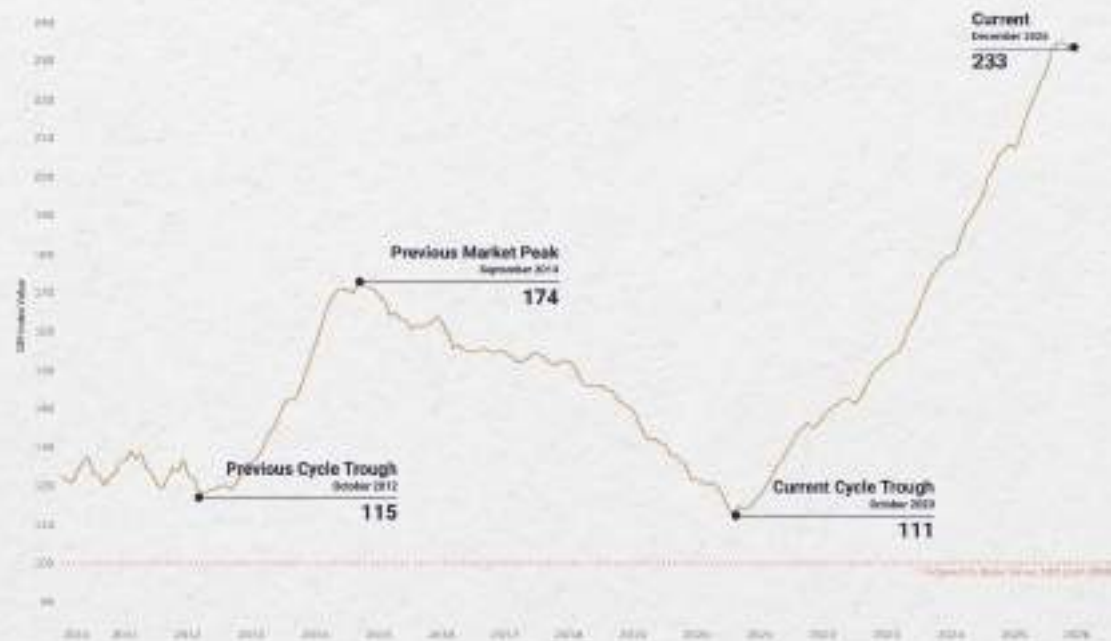


178K

Lowest Recorded Sale

- Prices ease again (-0.17%), signaling consolidation rather than a break in the long-term uptrend.
- 18,575 sales in December, the strongest December on record, closing a year of near-continuous volume highs.
- New supply accelerates sharply, with 167K+ units launched in 2025—equivalent to a new project every 13.5 hours.
- Mortgage activity softens (-19.8%), driven by transaction mix as apartment sales ease while villa demand remains steady.

PROPERTY MONITOR DYNAMIC PRICE INDEX



-0.17%
MoM Change



-0.46%
QoQ Change



+12.09%
YoY Change



AED 1,673
Price Per Sqft

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TESTIMONIALS

1

I am very impressed by the professionalism of Ms. Taous during the entire process of our property purchase deal. She is having complete knowledge of her work and I sincerely appreciate your dedication toward the work.

Fahad Khan



2

Professional, direct and trustworthy team. Provide value-based solutions and support. They are highly recommended!

Kiramgt



3

I highly recommend working with Anuj. He works smart, is efficient and is very responsive. His biggest trait is that he focuses on building a relationship rather than just closing a deal. A true professional who executed the entire deal smooth and stress-free.

Munir Taher



4

The Gold Mark team was highly efficient and responsive throughout the process. Everything was handled smoothly and professionally. Highly recommended!

Rebecca



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LET'S EXPLORE THE OPPORTUNITIES
ARABIAN RANCHES HAS TO OFFER TOGETHER.

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