

GOLD MARK

REAL ESTATE

JAN-FEB 2026

ARABIAN RANCHES 3
MONTHLY MARKET REPORT

Hi, I'm Ramon Clayton, an experienced real estate agent specializing in Arabian Ranches. With a keen eye for detail and a deep understanding of Dubai's dynamic property market, I'm here to help you find your ideal property—whether it's a luxury villa or a prime investment opportunity.

Let's work together to make your Dubai real estate dreams a reality.

RAMON CLAYTON

ARABIAN RANCHES SPECIALIST | REAL ESTATE BROKER

 SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS
IN ARABIAN RANCHES 3

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAY	3 BR	2,880,000 AED
JOY	3 BR	2,900,000 AED
MAY	3 BR	3,000,000 AED
ANYA	3 BR	3,050,000 AED
ANYA 2	3 BR	3,350,000 AED
BLISS 2	3 BR	3,200,000 AED
RUBA	3 BR	3,300,000 AED
BLISS	3 BR	3,500,000 AED
BLISS	3 BR	3,750,000 AED
CAYA	3 BR	6,500,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
JOY	4 BR	3,900,000 AED
MAY	4 BR	4,000,000 AED
ANYA 2	4 BR	4,200,000 AED
CAYA	4 BR	7,850,000 AED
CAYA	4 BR	8,000,000 AED
ELIE SAAB	4 BR	8,480,000 AED
ELIE SAAB	4 BR	8,500,000 AED
RUBA	4 BR	4,700,000 AED
JUNE	4 BR	5,450,000 AED
JUNE	4 BR	5,800,000 AED
JUNE	4 BR	5,820,000 AED

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RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 3

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SUN	3 BR	140,000 AED
SPRING	3 BR	150,000 AED
SUN	3 BR	150,000 AED
SPRING	3 BR	150,000 AED
JOY	3 BR	154,577 AED
SUN	3 BR	155,000 AED
BLISS	3 BR	185,000 AED
BLISS	3 BR	185,000 AED
RUBA	3 BR	190,000 AED
JOY	3 BR	180,000 AED
BLISS	3 BR	170,000 AED
BLISS	3 BR	173,000 AED
RUBA	3 BR	175,000 AED
JOY	3 BR	160,000 AED
SUN	3 BR	160,000 AED
JOY	3 BR	165,000 AED
BLISS	3 BR	165,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
BLISS	4 BR	180,000 AED
SPRING	4 BR	195,000 AED
JOY	4 BR	205,000 AED
SUN	4 BR	210,000 AED
SUN	4 BR	225,000 AED
SUN	4 BR	230,000 AED
BLISS	4 BR	240,000 AED
RUBA	4 BR	260,000 AED
JUNE	4 BR	285,000 AED
JUNE	4 BR	300,000 AED
CAYA	4 BR	390,000 AED
CAYA	4 BR	400,000 AED
CAYA	4 BR	430,000 AED
JUNE	5 BR	300,000 AED
JUNE	5 BR	325,000 AED
JUNE	5 BR	325,000 AED


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AVAILABLE NOW



FOR SALE

CAYA 2
ARABIAN RANCHES 3

 5BR VILLA


 6,629 sqft


AED 14M



FOR SALE

BLISS
ARABIAN RANCHES 3

 4BR VILLA


 2,382 sqft


AED 5.5M



FOR RENT

ELIE SAAB
ARABIAN RANCHES 3

 4BR VILLA


 4,822 sqft


AED 495K



FOR RENT

CAYA 1
ARABIAN RANCHES 3

 3BR VILLA

 4,983 sqft

AED 345K

CLIENTS LOOKING TO BUY

1
Cash buyer investor ready to sign
on 3 or 4BR unit in Arabian Ranches 3

Budget ~ AED 4M

3
Cash buyer Looking for 3 bed in Anya
internal unit only

Budget ~ AED 2.9M

2
Mortgage buyer looking for 4BR in
Joy or Sun cluster

Budget ~ AED 4.2M

4
Pre-approved buyer seeking 4bed villa in
Elie saab - ready to sign

Budget ~ AED 8.2M - 8.5M


RECENT TRANSACTIONS BY GOLD MARK TEAM
IN ARABIAN RANCHES 3



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

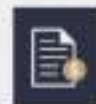
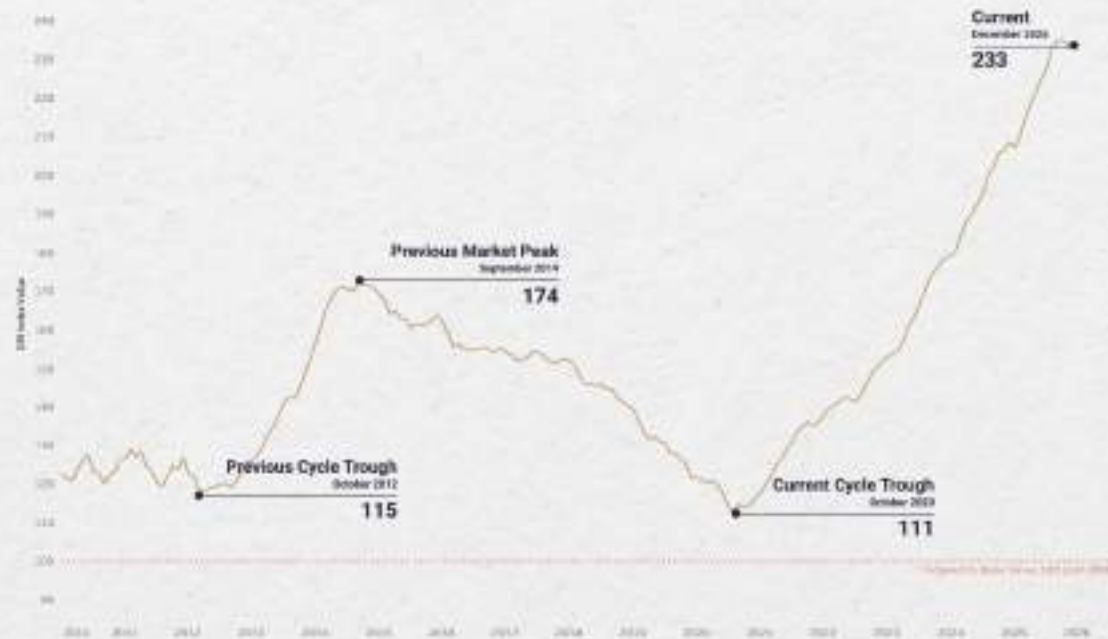


178K

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

Within 24 hours I had viewed, selected and contracted a villa which was perfect. They even helped me over WhatsApp complete my ejari and Dewa whilst I was away. For someone new to the country this was a life saver. Could not thank them enough. If I could give 6 stars I would!

Jonathan Melia

★★★★★

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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