

GOLD MARK

REAL ESTATE

FEBRUARY 2026

EMAAR SOUTH
MONTHLY MARKET REPORT

HI, I'M RYAN DALTON, A REAL ESTATE AGENT LIVING AS WELL AS SPECIALISING IN EMAAR SOUTH. I WORK CLOSELY WITH CLIENTS TO UNDERSTAND THEIR GOALS AND GUIDE THEM TOWARD MODERN HOMES AND SMART INVESTMENT OPPORTUNITIES IN ONE OF DUBAI'S MOST PROMISING MASTER-PLANNED COMMUNITIES.

RYAN DALTON

EMAAR SOUTH SPECIALIST | REAL ESTATE BROKER



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SALES TRANSACTION IN THE LAST 30 DAYS IN EMAAR SOUTH

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 1	3 BR	2,150,000 AED
PARKSIDE 1	3 BR	2,200,000 AED
PARKSIDE 1	3 BR	2,250,000 AED
PARKSIDE 3	3 BR	2,300,000 AED
PARKSIDE 2	3 BR	2,400,000 AED
GREENVIEW 1	3 BR	2,600,000 AED
GREENWAY	3 BR	3,406,888 AED
FAIRWAY VILLAS 2	3 BR	4,250,000 AED
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PARKSIDE 3	4 BR	2,780,000 AED
FAIRWAY VILLAS 2	4 BR	2,860,444 AED
PARKSIDE 3	4 BR	2,900,000 AED
PARKSIDE 3	4 BR	3,050,000 AED
PARKSIDE 3	4 BR	3,100,000 AED

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
GREENWAY 2	4 BR	3,250,888 AED
PARKSIDE 3	4 BR	3,400,000 AED
GREENWAY	4 BR	3,685,888 AED
GREENVIEW 1	4 BR	3,800,000 AED
GREENVIEW 2	4 BR	3,800,000 AED
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GOLF LANE	5 BR	7,321,440 AED

SALES TRANSACTION IN THE LAST 30 DAYS
IN EMAAR SOUTH

APARTMENT	SPECS	AMOUNT (AED)
GOLF POINT	1 BR	1,000,000 AED
GOLF HILLS	1 BR	1,078,888 AED
GOLF HILLS	1 BR	1,085,888 AED
GOLF POINT	1 BR	1,175,000 AED
GOLF VERGE	1 BR	1,260,888 AED
GROVE RIDGE	1 BR	1,273,888 AED
GROVE RIDGE	1 BR	1,290,888 AED
GROVE RIDGE	1 BR	1,306,888 AED
GOLF HILLS	1 BR	1,324,888 AED
GOLF HILLS	1 BR	1,391,888 AED
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GOLF VIEWS	2 BR	1,475,000 AED
GOLF HILLS	2 BR	1,531,888 AED
GOLF HILLS	2 BR	1,764,888 AED
GROVE RIDGE	2 BR	1,995,888 AED

APARTMENT	SPECS	AMOUNT (AED)
GROVE RIDGE	2 BR	2,015,888 AED
GOLF VERGE	2 BR	2,579,888 AED
GROVE RIDGE	2 BR	2,634,888 AED
GOLF VERGE	2 BR	2,681,888 AED
GROVE RIDGE	2 BR	2,691,888 AED
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GOLF HILLS	3 BR	2,942,888 AED
GOLF HILLS	3 BR	2,942,888 AED
GOLF HILLS	3 BR	2,998,888 AED
GOLF HILLS	3 BR	3,163,888 AED
GOLF POINT	3 BR	3,445,888 AED

RENTAL TRANSACTION IN THE LAST 30 DAYS
IN EMAAR SOUTH

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 2	3 BR	100,000 AED
PARKSIDE 3	3 BR	100,000 AED
PARKSIDE 3	3 BR	105,000 AED
PARKSIDE 2	3 BR	110,000 AED
PARKSIDE 1	3 BR	110,000 AED
GREENVIEW 1	3 BR	110,000 AED
GREENVIEW 2	3 BR	110,000 AED
GREENVIEW 1	3 BR	113,000 AED
PARKSIDE 1	3 BR	113,000 AED
PARKSIDE 3	3 BR	115,000 AED
PARKSIDE 2	3 BR	115,000 AED
GREENVIEW 2	3 BR	125,000 AED
GREENVIEW 2	3 BR	132,000 AED
GREENVIEW 3	3 BR	140,000 AED
GOLF LINKS	3 BR	200,000 AED
FAIRWAY VILLAS	3 BR	220,000 AED

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 1	4 BR	142,000 AED
GREENVIEW 1	4 BR	148,000 AED
PARKSIDE 3	4 BR	150,000 AED
PARKSIDE 2	4 BR	150,000 AED
GREENVIEW 2	4 BR	160,000 AED
GREENVIEW 3	4 BR	165,000 AED
GREENVIEW 1	4 BR	170,000 AED
GREENVIEW 3	4 BR	170,000 AED
GREENVIEW 3	4 BR	180,000 AED
GREENVIEW 3	4 BR	182,500 AED
GREENVIEW 3	4 BR	235,000 AED
GOLF LINKS	4 BR	400,000 AED

RENTAL TRANSACTION IN THE LAST 30 DAYS
IN EMAAR SOUTH

APARTMENT	SPECS	AMOUNT (AED)
GOLF VIEWS	1 BR	65,000 AED
GOLF VIEWS	1 BR	69,000 AED
GOLF VIEWS	2 BR	80,000 AED
URBANA 2	2 BR	83,000 AED
URBANA 3	2 BR	85,000 AED
URBANA 1	2 BR	85,000 AED
GOLF VIEWS	2 BR	87,000 AED
GOLF VIEWS	2 BR	90,000 AED
URBANA 3	2 BR	90,000 AED
URBANA 1	2 BR	90,000 AED
URBANA 3	2 BR	90,000 AED
URBANA 1	2 BR	92,000 AED
URBANA 3	2 BR	95,000 AED
URBANA 1	2 BR	95,000 AED

APARTMENT	SPECS	AMOUNT (AED)
URBANA 2	2 BR	95,000 AED
URBANA 1	2 BR	100,000 AED
URBANA 2	3 BR	110,000 AED
URBANA 3	3 BR	115,000 AED
URBANA 3	3 BR	120,000 AED
URBANA 1	3 BR	125,000 AED
URBANA 1	3 BR	125,000 AED

GOLD MARK

REAL ESTATE

AVAILABLE NOW



FOR SALE

GOLF VIEWS
EMAAR SOUTH

 3BR APT.

 1,533 sqft

AED 2.25M



FOR SALE

PARKSIDE 1
EMAAR SOUTH

 3BR VILLA


 1,398 sqft

AED 2.5M



FOR RENT

GREENVIEW
EMAAR SOUTH

 4BR VILLA

 2,834 sqft

AED 145K



FOR RENT

URBANA 2
EMAAR SOUTH

 2BR VILLA

 1,214 sqft

AED 95K

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CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash buyer looking for a 3 bedroom unit
in Parkside

Budget ~ AED 2.35M

2

Pre approve mortgage buyer looking for
a 3 bedroom unit in Greenviews 2

Budget ~ AED 2.65M

TENANT

1

British family looking for a 4 bedroom unit
in Greenviews 3

Budget ~ AED 165K

2

British couple looking for a 1 bedroom unit
in Golfviews

Budget ~ AED 60K

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REAL ESTATE

RECENT TRANSACTIONS BY GOLD MARK TEAM

IN EMAAR SOUTH



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SOLD

GOLF VIEWS
EMAAR SOUTH

AED 1,480,000

2 Bed | 994 sqft



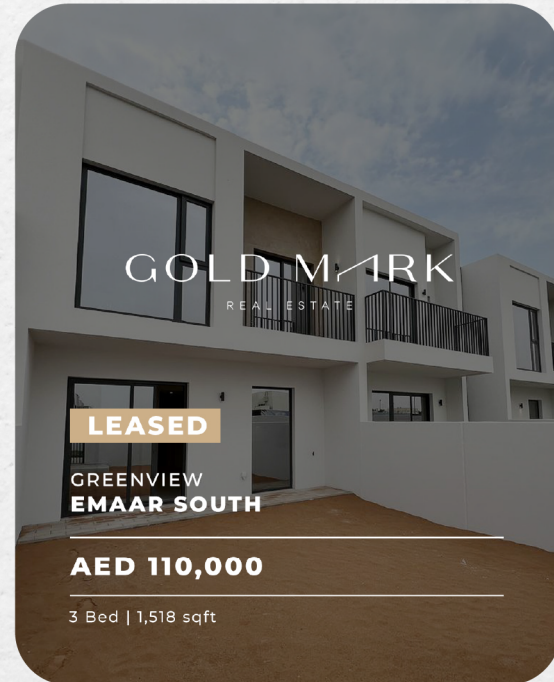
GOLD MARK
REAL ESTATE

SOLD

GOLF VIEWS A
EMAAR SOUTH

AED 1,165,000

1 Bed | 904 sqft



GOLD MARK
REAL ESTATE

LEASED

GREENVIEW
EMAAR SOUTH

AED 110,000

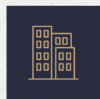
3 Bed | 1,518 sqft

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REAL ESTATE

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

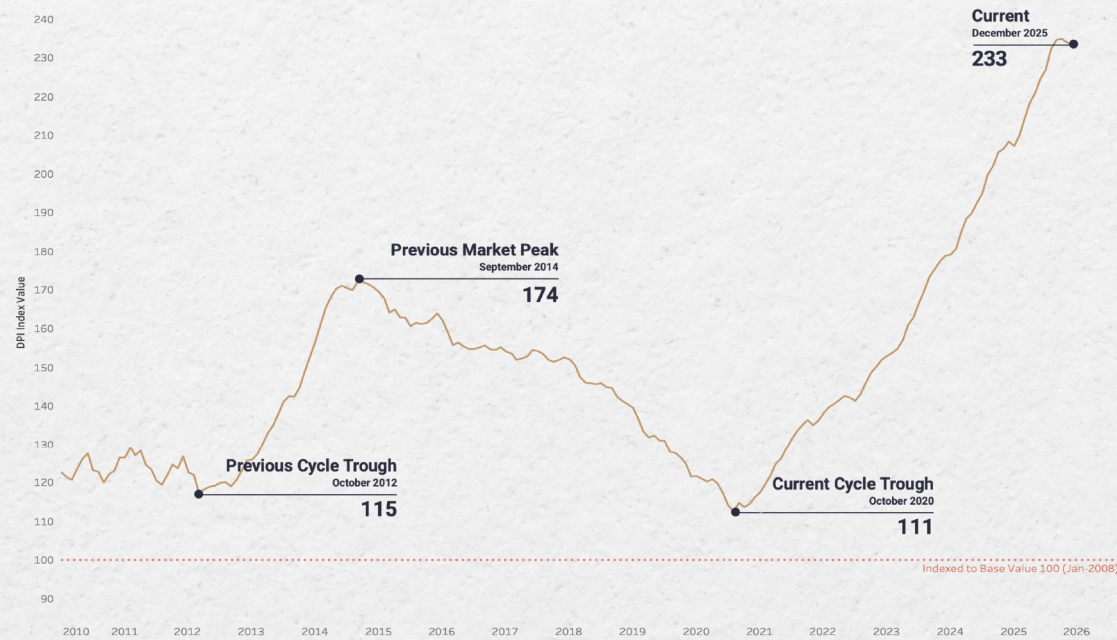
Lowest Recorded Sale

- 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.

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PROPERTY MONITOR DYNAMIC PRICE INDEX



-0.17%
MoM Change



-0.46%
QoQ Change



+12.09%
YoY Change



AED 1,673
Price Per Sqft

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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REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
EMAAR SOUTH HAS TO OFFER TOGETHER.

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