

MARKET COMPARISON · DATA TO 26 OCT 2026

Palm Springs by Nakheel – Price comparison

vs Jebel Ali Village & Al Furjan townhouses and villas

AED 1,651

Palm Springs launch price per sq ft (all unit types)

AED 1,672

JVA townhouse resales, 2026 median per sq ft

AED 1,982

Murooj Al Furjan townhouse resales, 2026

+81%

JVA townhouses since first sales in 2022

IN SHORT

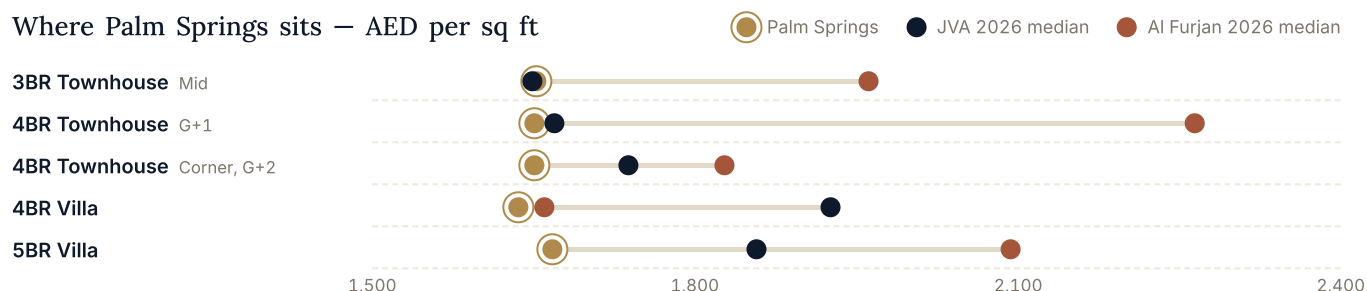
Palm Springs is launching at roughly the **same price per sq ft as ready JVA townhouses** today, below JVA villas and Murooj Al Furjan, and above older Al Furjan villas like Quortaj. Nakheel's last launches in this corridor (JVA, Murooj, Tilal) first sold at about **AED 900–1,000/sq ft** and now trade at **AED 1,650–2,100/sq ft**.

Like-for-like comparison by unit type Median of 2026 DLD-registered resales

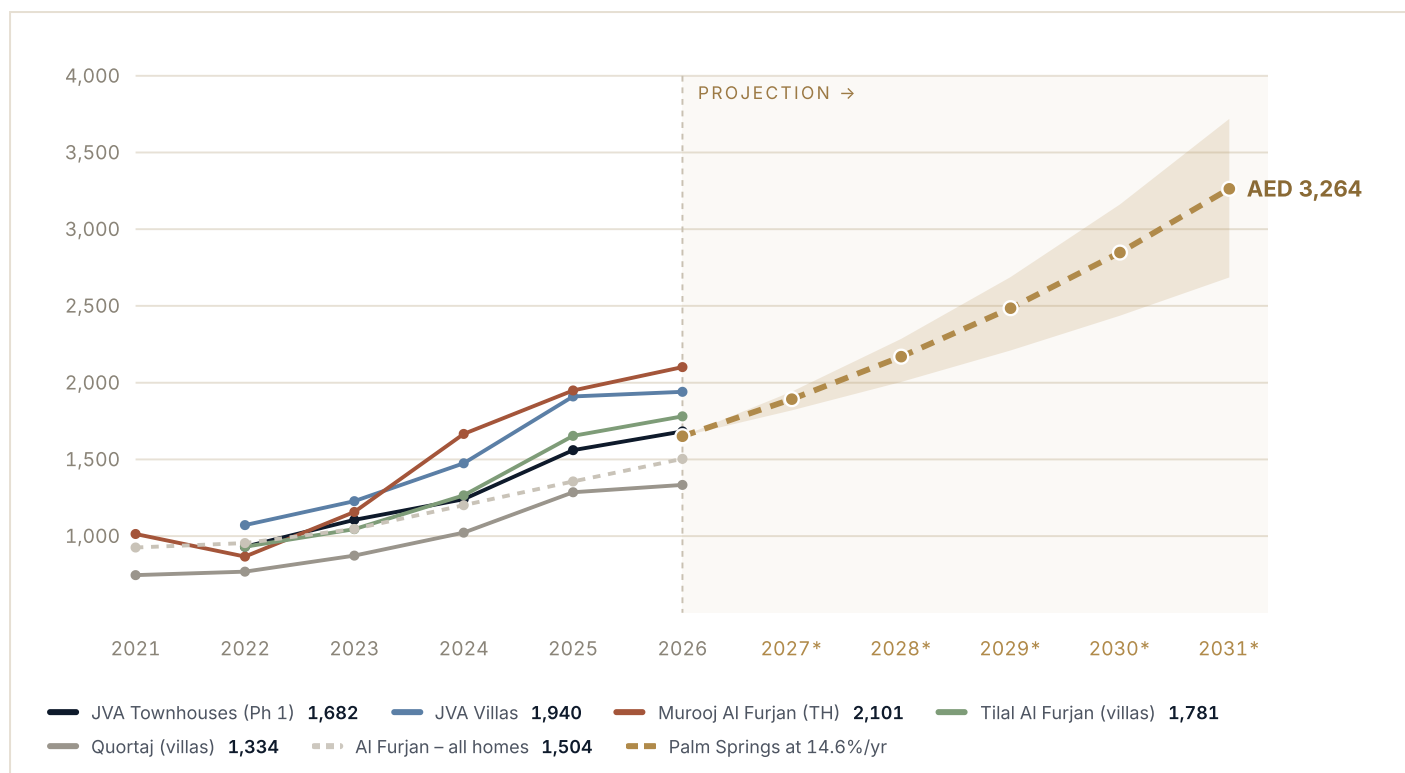
PALM SPRINGS UNIT				JEBEL ALI VILLAGE · 2026			AL FURJAN · 2026		
Type	Size (sq ft)	From (AED)	AED/sq ft	Size	Median	AED/sq ft	Size	Median	AED/sq ft
3BR Townhouse Mid	2,300	3.80M	1,652	2,772–2,775 7 sales	4.58M	1,649 In line	2,180–3,242 11 sales	4.28M	1,961 PS –16%
4BR Townhouse G+1	2,800	4.62M	1,650	2,983 1 sale	4.98M	1,669 PS –1%	2,430–3,001 3 sales	5.56M	2,265 PS –27%
4BR Townhouse Corner, G+2	3,300	5.45M	1,650	3,170–3,258 6 sales	5.59M	1,738 PS –5%	3,284–3,513 4 sales	6.08M	1,828 PS –10%
4BR Villa	4,400	7.20M	1,636	4,291–4,616 5 sales	8.50M	1,927 PS –15%	4,587–4,900 9 sales	7.90M	1,660 PS –1%
5BR Villa	5,400	9.00M	1,667	4,729–5,922 3 sales	9.90M	1,857 PS –10%	4,871–4,874 3 sales	10.20M	2,094 PS –20%

PS –x% = Palm Springs price per sq ft is that much below the comparable median. Sizes are built-up area. Comparables are ready resales of the same bedroom count and similar size, registered with DLD in 2026. Al Furjan 3BR includes Murooj Al Furjan (≈2,200–2,370 sq ft, ~AED 1,980/sq ft) and Quortaj (3,242 sq ft, ~AED 1,240/sq ft). Full list on page 3.

Where Palm Springs sits — AED per sq ft



How prices have moved — and Palm Springs at the same pace Median AED per sq ft, built-up



Palm Springs — illustrative path to handover 2031 = planned handover

	2026	2027	2028	2029	2030	2031
AED/sq ft at 14.6%/yr	1,651	1,892	2,169	2,485	2,848	3,264
Range 10.2–17.6%/yr	1,651	1,820–1,942	2,005–2,285	2,210–2,688	2,436–3,162	2,685–3,719
3BR TH (2,300 sq ft) value	AED 3.80M	AED 4.35M	AED 4.99M	AED 5.72M	AED 6.55M	AED 7.51M

Projection applies the average yearly growth of the eight comparables below to Palm Springs' launch price (AED 1,651/sq ft); the shaded band uses the slowest and fastest comparable. **Illustrative only — not a forecast.**

Track record of comparable Nakheel communities

Community / project	First year	AED/sq ft then	AED/sq ft 2026	Total growth	Per year
JVA Townhouses (Ph 1)	2022	931	1,682	+81%	+15.9%
JVA Townhouses (Ph 2)	2022	951	1,658	+74%	+14.9%
JVA Townhouses (Ph 3)	2022	984	1,671	+70%	+14.2%
JVA Villas	2022	1,072	1,940	+81%	+16.0%
Murooj Al Furjan (TH)	2021	1,014	2,101	+107%	+15.7%
Tilal Al Furjan (villas)	2022	930	1,781	+92%	+17.6%
Quortaj (villas)	2021	746	1,334	+79%	+12.3%
Al Furjan – all homes	2021	925	1,504	+63%	+10.2%

Median AED per sq ft of all registered sales in each year (2026 = 1 Jan to 26 Oct). JVA townhouses and villas and Tilal Al Furjan first sold in 2022 (Nakheel launch phase), so their first year is launch pricing (≈4-year history). Murooj Al Furjan first sold in 2021. Quortaj and Al Furjan overall give a full 5-year view (2021–2026).

Sources: Palm Springs — Key Deal listing WS-5KN6WD (Nakheel pre-launch information). Sales and yearly medians — Dubai Land Department registered transactions via Key Deal market data and DXB Interact. Tilal Al Furjan SBR built-up area implied from registered price and price per sq ft. One JVA SBR sale at AED 913,640 excluded as a non-market transfer. Chart values between first year and 2026 are read from the yearly median series.

Comparable sales used DLD-registered, 2026 · 52 transactions

Project	Date	Beds	Built-up sq ft	Price (AED)	AED/sq ft
3BR Townhouse (mid) 18 sales · Palm Springs AED 1,652/sq ft					
● JVA Townhouses Ph3	2026-08-14	3	2,773	4,550,000	1,641
● JVA Townhouses Ph3	2026-08-15	3	2,773	4,500,000	1,623
● JVA Townhouses Ph3	2026-08-21	3	2,773	4,550,000	1,641
● JVA Townhouses Ph3	2026-08-25	3	2,774	4,575,000	1,649
● JVA Townhouses Ph3	2026-08-27	3	2,775	4,600,000	1,658
● JVA Townhouses Ph3	2026-09-18	3	2,772	4,750,000	1,714
● JVA Townhouses Ph3	2026-10-20	3	2,773	4,700,000	1,695
● Murooj Al Furjan West	2026-08-05	3	2,193	4,350,000	1,984
● Quortaj	2026-08-18	3	3,242	3,900,000	1,203
● Murooj Al Furjan	2026-08-21	3	2,180	4,275,000	1,961
● Murooj Al Furjan West	2026-09-15	3	2,373	4,700,000	1,981
● Quortaj	2026-09-17	3	3,242	4,100,000	1,265
● Murooj Al Furjan	2026-09-28	3	2,368	4,999,999	2,111
● Murooj Al Furjan West	2026-10-09	3	2,193	4,200,000	1,915
● Murooj Al Furjan	2026-10-13	3	2,180	4,300,000	1,972
● Quortaj	2026-10-14	3	3,242	3,800,000	1,172
● Murooj Al Furjan	2026-10-26	3	2,180	4,470,000	2,050
● Quortaj	2026-10-26	3	3,242	4,260,000	1,314
4BR Townhouse (G+1) 4 sales · Palm Springs AED 1,650/sq ft					
● JVA Townhouses Ph3	2026-08-20	4	2,983	4,980,000	1,669
● Murooj Al Furjan	2026-08-20	4	3,001	7,550,000	2,516
● Murooj Al Furjan West	2026-09-24	4	2,453	5,555,555	2,265
● Murooj Al Furjan	2026-10-15	4	2,430	4,800,000	1,975
4BR Townhouse (corner, G+2) 10 sales · Palm Springs AED 1,650/sq ft					
● JVA Townhouses Ph3	2026-08-13	4	3,172	6,000,000	1,892
● JVA Townhouses Ph3	2026-08-14	4	3,172	5,525,000	1,742
● JVA Townhouses Ph3	2026-08-27	4	3,172	6,400,000	2,018
● JVA Townhouses Ph3	2026-09-18	4	3,258	5,650,000	1,734
● JVA Townhouses Ph3	2026-09-23	4	3,258	5,450,000	1,673
● JVA Townhouses Ph3	2026-10-02	4	3,170	5,300,000	1,672
● Tilal Al Furjan	2026-04-13	4	3,292	6,150,000	1,868
● Tilal Al Furjan	2026-09-03	4	3,284	5,700,000	1,736
● Tilal Al Furjan	2026-09-07	4	3,284	6,000,000	1,827
● Tilal Al Furjan	2026-10-15	4	3,513	6,425,000	1,829
4BR Villa 14 sales · Palm Springs AED 1,636/sq ft					
● JVA Villas	2026-08-18	4	4,291	7,800,000	1,818
● JVA Villas	2026-09-23	4	4,537	8,800,000	1,940
● JVA Villas	2026-09-30	4	4,359	8,500,000	1,950
● JVA Villas	2026-10-12	4	4,616	8,800,000	1,906
● JVA Villas	2026-10-16	4	4,359	8,400,000	1,927
● Tilal Al Furjan	2026-04-16	4	4,587	8,425,000	1,837
● Tilal Al Furjan	2026-04-29	4	4,759	8,100,000	1,702
● Tilal Al Furjan	2026-07-09	4	4,759	7,900,000	1,660
● Quortaj	2026-07-23	4	4,900	7,500,000	1,531
● Tilal Al Furjan	2026-07-29	4	4,587	8,300,000	1,809
● Tilal Al Furjan	2026-08-13	4	4,845	8,200,000	1,692

Project	Date	Beds	Built-up sq ft	Price (AED)	AED/sq ft
● Quortaj	2026-08-27	4	4,900	7,150,000	1,459
● Quortaj	2026-09-09	4	4,900	7,200,000	1,469
● Tilal Al Furjan	2026-09-10	4	4,845	7,900,000	1,631
5BR Villa 6 sales · Palm Springs AED 1,667/sq ft					
● JVA Villas	2026-09-10	5	5,922	11,000,000	1,857
● JVA Villas	2026-09-18	5	4,729	9,900,000	2,093
● JVA Villas	2026-10-16	5	4,777	8,800,000	1,842
● Tilal Al Furjan	2026-01-07	5	4,873	9,000,000	1,847
● Tilal Al Furjan	2026-01-20	5	4,874	10,600,000	2,175
● Tilal Al Furjan	2026-02-13	5	4,871	10,200,000	2,094