

MARKET COMPARISON · DATA TO 26 OCT 2026

Palm Springs by Nakheel – Price comparison

vs Jebel Ali Village & Murooj 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 1,981

Murooj Al Furjan 3BR resales, 2026 median per sq ft

+81%

JVA townhouses since first sales in 2022

IN SHORT

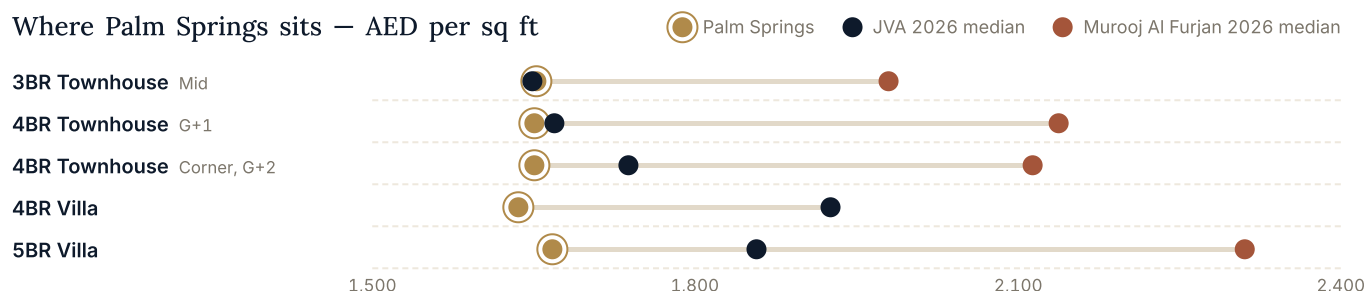
Palm Springs is launching at roughly the **same price per sq ft as ready JVA townhouses** today, and about **17–28% below Murooj Al Furjan** for similar homes. Both JVA and Murooj were Nakheel launches that first sold at roughly **AED 800–1,050/sq ft** and now trade at **AED 1,650–2,200/sq ft**.

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

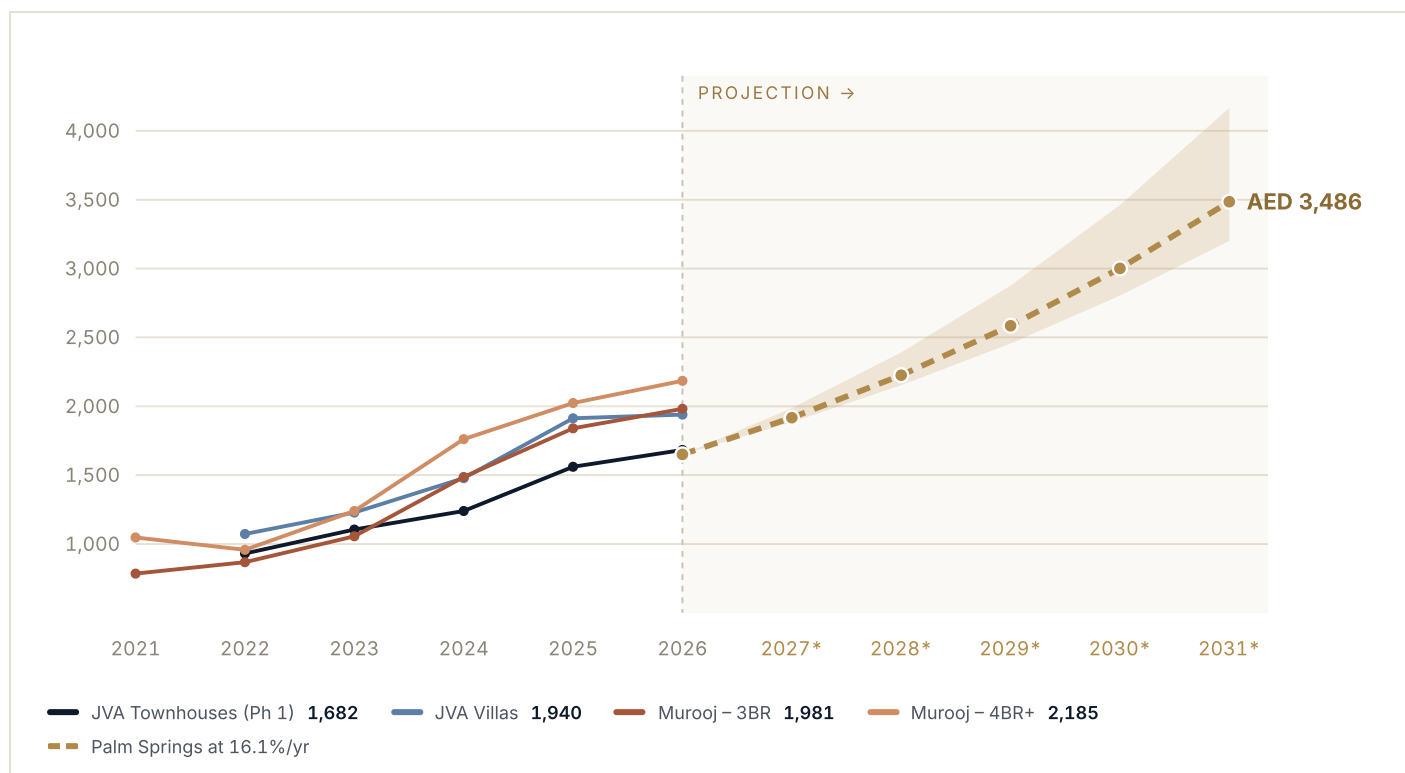
PALM SPRINGS UNIT				JEBEL ALI VILLAGE · 2026			MUROOJ AL FURJAN · 2026		
Type	Size (sq ft)	From (AED)	AED/sq ft	Size	Median	AED/sq ft	Size	Median	AED/sq ft
3BR Townhouse Mid	2,300	3.80M	1,652	2,772–2,775 7 sales	4.58M	1,649 In line	2,180–2,373 19 sales	4.50M	1,981 PS –17%
4BR Townhouse G+1	2,800	4.62M	1,650	2,983 1 sale	4.98M	1,669 PS –1%	2,430–3,001 15 sales	5.40M	2,138 PS –23%
4BR Townhouse Corner, G+2	3,300	5.45M	1,650	3,170–3,258 6 sales	5.59M	1,738 PS –5%	3,471–3,747 8 sales	7.60M	2,113 PS –22%
4BR Villa	4,400	7.20M	1,636	4,291–4,616 5 sales	8.50M	1,927 PS –15%	No close size match		
5BR Villa	5,400	9.00M	1,667	4,729–5,922 3 sales	9.90M	1,857 PS –10%	3,873–4,021 5 sales	9.00M	2,311 PS –28%

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. Murooj has no 4BR villa near 4,400 sq ft; its 5BR villas (3,873–4,021 sq ft) are smaller than Palm Springs' 5BR. 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 16.1%/yr	1,651	1,917	2,226	2,585	3,002	3,486
Range 14.2–20.3%/yr	1,651	1,885–1,987	2,152–2,391	2,456–2,877	2,804–3,462	3,201–4,167
3BR TH (2,300 sq ft) value	AED 3.80M	AED 4.41M	AED 5.12M	AED 5.95M	AED 6.90M	AED 8.02M

Projection applies the average yearly growth of the JVA and Murooj 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 – all	2021	1,014	2,101	+107%	+15.7%
Murooj – 3BR	2021	785	1,981	+152%	+20.3%
Murooj – 4BR+	2021	1,047	2,185	+109%	+15.9%

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

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. One JVA 5BR 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 · 69 transactions

Project	Date	Beds	Built-up sq ft	Price (AED)	AED/sq ft
3BR Townhouse (mid) 26 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 2	2026-01-23	3	2,180	4,650,000	2,133
● Murooj Al Furjan 2	2026-02-05	3	2,368	4,975,000	2,101
● Murooj Al Furjan West	2026-02-23	3	2,192	4,260,000	1,943
● Murooj Al Furjan West	2026-03-09	3	2,192	4,500,000	2,053
● Murooj Al Furjan 2	2026-03-12	3	2,368	4,999,999	2,111
● Murooj Al Furjan West	2026-03-27	3	2,373	4,995,000	2,105
● Murooj Al Furjan 2	2026-04-03	3	2,368	4,650,000	1,964
● Murooj Al Furjan West	2026-05-21	3	2,192	4,150,000	1,893
● Murooj Al Furjan 2	2026-07-02	3	2,368	4,500,000	1,900
● Murooj Al Furjan West	2026-07-03	3	2,373	4,650,000	1,960
● Murooj Al Furjan West	2026-07-22	3	2,192	4,150,000	1,893
● Murooj Al Furjan West	2026-08-05	3	2,193	4,350,000	1,984
● Murooj Al Furjan 2	2026-08-21	3	2,368	4,999,999	2,111
● Murooj Al Furjan 2	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
● Murooj Al Furjan 2	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 2	2026-10-13	3	2,180	4,300,000	1,972
● Murooj Al Furjan 2	2026-10-26	3	2,180	4,470,000	2,050
4BR Townhouse (G+1) 16 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 West	2026-01-05	4	2,453	4,975,000	2,028
● Murooj Al Furjan West	2026-01-13	4	2,453	4,900,000	1,998
● Murooj Al Furjan West	2026-01-23	4	2,453	5,220,000	2,128
● Murooj Al Furjan West	2026-01-28	4	2,453	5,400,000	2,201
● Murooj Al Furjan West	2026-02-05	4	2,453	4,995,000	2,036
● Murooj Al Furjan West	2026-02-06	4	2,573	5,500,000	2,138
● Murooj Al Furjan West	2026-03-17	4	2,453	4,990,000	2,034
● Murooj Al Furjan West	2026-03-24	4	2,453	4,990,000	2,034
● Murooj Al Furjan 1	2026-03-25	4	2,925	7,300,000	2,496
● Murooj Al Furjan 2	2026-04-29	4	2,557	6,089,206	2,381
● Murooj Al Furjan West	2026-05-20	4	2,573	5,850,000	2,274
● Murooj Al Furjan 2	2026-07-06	4	2,430	5,600,000	2,305
● Murooj Al Furjan 1	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 2	2026-10-15	4	2,430	4,800,000	1,975
4BR Townhouse (corner, G+2) 14 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

Project	Date	Beds	Built-up sq ft	Price (AED)	AED/sq ft
● 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
● Murooj Al Furjan 1	2026-01-08	4	3,471	7,400,000	2,132
● Murooj Al Furjan 1	2026-03-18	4	3,471	7,700,000	2,218
● Murooj Al Furjan 1	2026-04-07	4	3,471	7,800,000	2,247
● Murooj Al Furjan 2	2026-06-10	4	3,747	7,850,000	2,095
● Murooj Al Furjan 2	2026-08-25	4	3,747	7,100,000	1,895
● Murooj Al Furjan 2	2026-09-24	4	3,747	7,250,000	1,935
● Murooj Al Furjan 1	2026-09-24	4	3,471	8,200,000	2,362
● Murooj Al Furjan 2	2026-10-23	4	3,589	7,500,000	2,090
4BR Villa 5 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
5BR Villa 8 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
● Murooj Al Furjan 2	2026-01-05	5	4,021	9,250,000	2,300
● Murooj Al Furjan 2	2026-01-09	5	3,873	8,950,000	2,311
● Murooj Al Furjan 1	2026-02-19	5	4,021	9,300,000	2,313
● Murooj Al Furjan 2	2026-03-04	5	3,873	9,000,000	2,324
● Murooj Al Furjan 1	2026-07-08	5	3,873	8,400,000	2,169