

Meadows February Market Report

News

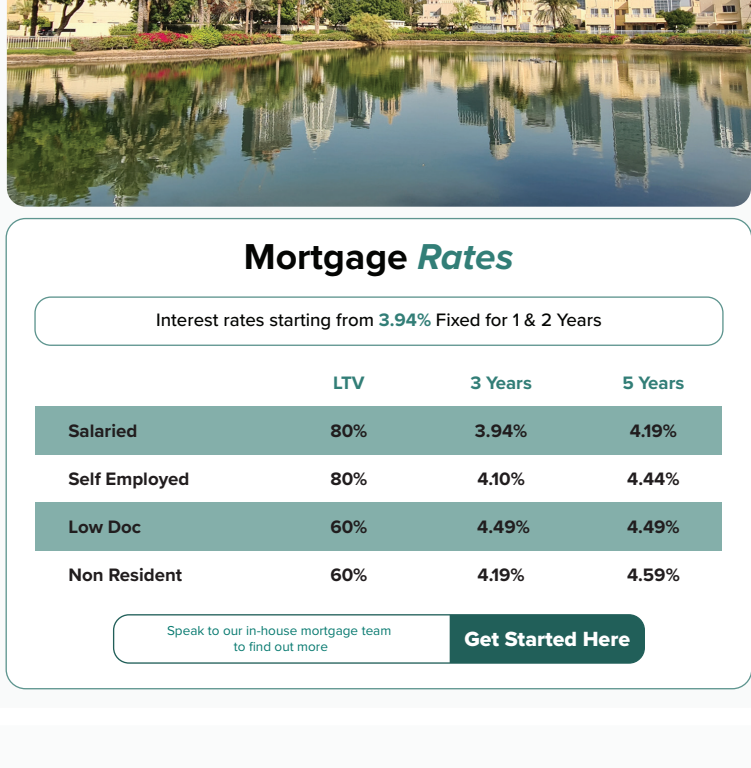
Dubai Property Market Sees Strong Start to 2025 with Dhs 44.4 Billion in Sales

Dubai's property market saw a strong start to 2025, with Dhs 44.4 billion in sales, a 24.1% increase from last year. Villa and land sales surged, while off-plan properties made up 65% of total sales, reflecting growing investor confidence.

White & Co News

Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index launched on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.



Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.40%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

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Hot Properties for Sale

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Recent White & Co Sales

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Dubai House Price Timeline

February 2025



+1.41%
MoM Change

+1.72%
QoQ Change

+16.31%
YoY Change

AED 1,505
Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), February 2025



Sales in Emirates Living

Average Price (AED) 2025 - to date



Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,913,100	12,356,000	11,668,571	12,900,000 1 Transaction
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000 1 Transaction
Arabian Ranches 3	2,683,896	4,308,168	3,930,000 1 Transaction	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000 1 Transaction
DAMAC Hills 2	1,614,868	1,883,676	630,000 1 Transaction	3,933,333
DAMAC Lagoons	2,130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 1 Transaction
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000 1 Transaction
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,056,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000 1 Transaction	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000 1 Transaction	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 1 Transaction
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

February 2025



Total Sales Value

AED 7,376,374,201

Hot Properties for Rent

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Rentals in Emirates Living

Average Price (AED) 2025 - to date



Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3,100,000 1 Transaction
Arabian Ranches 2	213,929	346,842	355,000	650,000 1 Transaction
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	331,550	387,427	605,222	1,584,000 1 Transaction
Dubai Hills	156,154	-	-	-
Dubai South	109,674	151,181	-	-
Emaar South	261,942	364,542	937,500	1,150,000
Emirates Living	400,556	512,253	1,003,245	2,630,000
JGE	325,993	406,823	435,714	-
Jumeirah Park	160,000 1 Transaction	716,355	1,440,000	2,500,000
MBR	-	1,002,221	1,914,341	2,420,000
Palm Jumeirah	-	578,000	1,210,000 1 Transaction	-
Sobha Hartland	208,724	375,775	643,382	-
Tilal Al Ghaf	146,415	183,831	-	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date

Total Rentals Value

AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	171	488,384,019	DAMAC Hills 2	453	46,323,668
DAMAC Hills 2	162	278,325,710	Town Square	168	26,094,379
Emirates Living	122	1847,967,498	DAMAC Hills 1	161	42,003,671
Al Furjan	116	625,319,900	Emaar South	143	17,343,601
Arabian Ranches 3	100	344,919,804	Dubai Hills	122	63,678,480
MBR	85	891,040,922	Villanova	114	18,949,171
Emaar South	80	281,937,374	Arabian Ranches 3	113	20,748,472
Villanova	77	227,948,000	Al Furjan	109	28,708,636
DAMAC Hills 1	70	340,515,000	Tilal Al Ghaf	83	27,415,284
Dubai Hills	70	1,054,362,698	Arabian Ranches 2	42	13,357,150
Tilal Al Ghaf	68	446,256,000	Emirates Living	41	44,182,279
Town Square	56	148,852,288	JGE	34	22,593,015
Arabian Ranches 1	54	399,063,626	MBR	29	29,244,500
JGE	45	594,964,700	Palm Jumeirah	27	44,182,279
Dubai South	30	102,335,261	Jumeirah Park	26	10,052,166
Jumeirah Park	29	260,260,000	Dubai South	25	3,389,413
Palm Jumeirah	26	113,984,523	Arabian Ranches 1	17	9,463,323
Arabian Ranches 2	18	110,394,887	Sobha Hartland	6	4,100,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0

**PROPERTY
MONITOR**
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 4th March 2025 Secondary Sales Only

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