

White & Co.
REAL ESTATE

Meadows March Market Report

Villa | Townhouse

News

Record-Breaking Sale: "The Marble Palace" Sets New Benchmark in Emirates Hills

The "Marble Palace" in Emirates Hills was sold for AED 425 million, setting a new record as Dubai's second-highest residential sale. This exclusive transaction highlights the enduring demand for luxury properties in Dubai's prestigious communities.

White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in Q1 for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.

Mortgage Rates

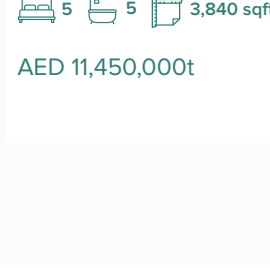
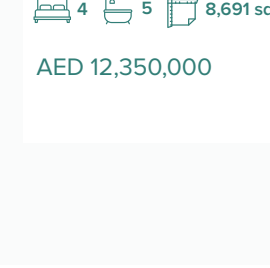
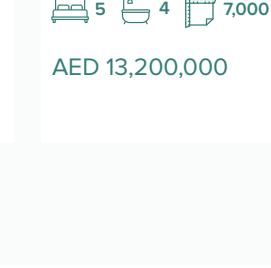
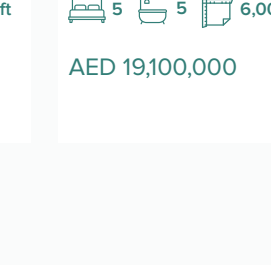
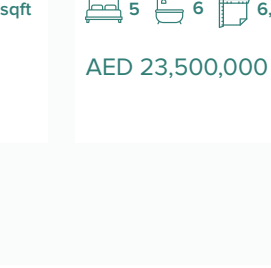
Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.98%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

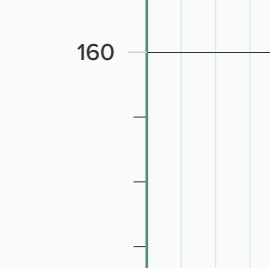
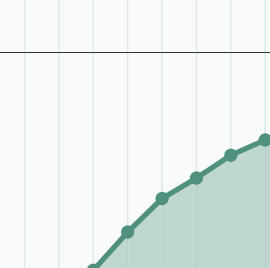
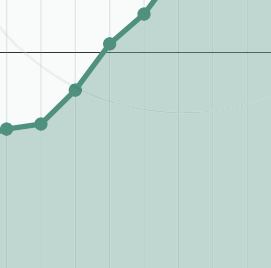
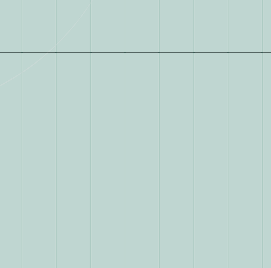
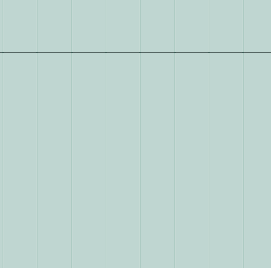
Speak to our 24-hour mortgage team to find out more

Get Started Here

Hot Properties for Sale

 Meadows 5, Meadows 3 4 3,450 sqft AED 8,350,000	 Meadows 1, Meadows 4 3 3,447 sqft AED 10,500,000	 Meadows 7, Meadows 5 4 4,170 sqft AED 14,500,000	 Meadows 1, Meadows 5 6 4,100 sqft AED 15,850,000	 Meadows 7, Meadows 5 6 5,000 sqft AED 19,999,999
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Recent White & Co Sales

 Meadows 5, Meadows 3 5 3,840 sqft AED 11,450,000	 Meadows 1, Meadows 4 5 8,691 sqft AED 12,350,000	 Meadows 7, Meadows 5 4 7,000 sqft AED 13,200,000	 Meadows 5, Meadows 5 5 6,000 sqft AED 19,100,000	 Meadows 5, Meadows 5 6 6,000 sqft AED 23,500,000
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Dubai House Price Timeline

March 2025



Monthly



+1.95%
MoM Change



+2.80%
QoQ Change



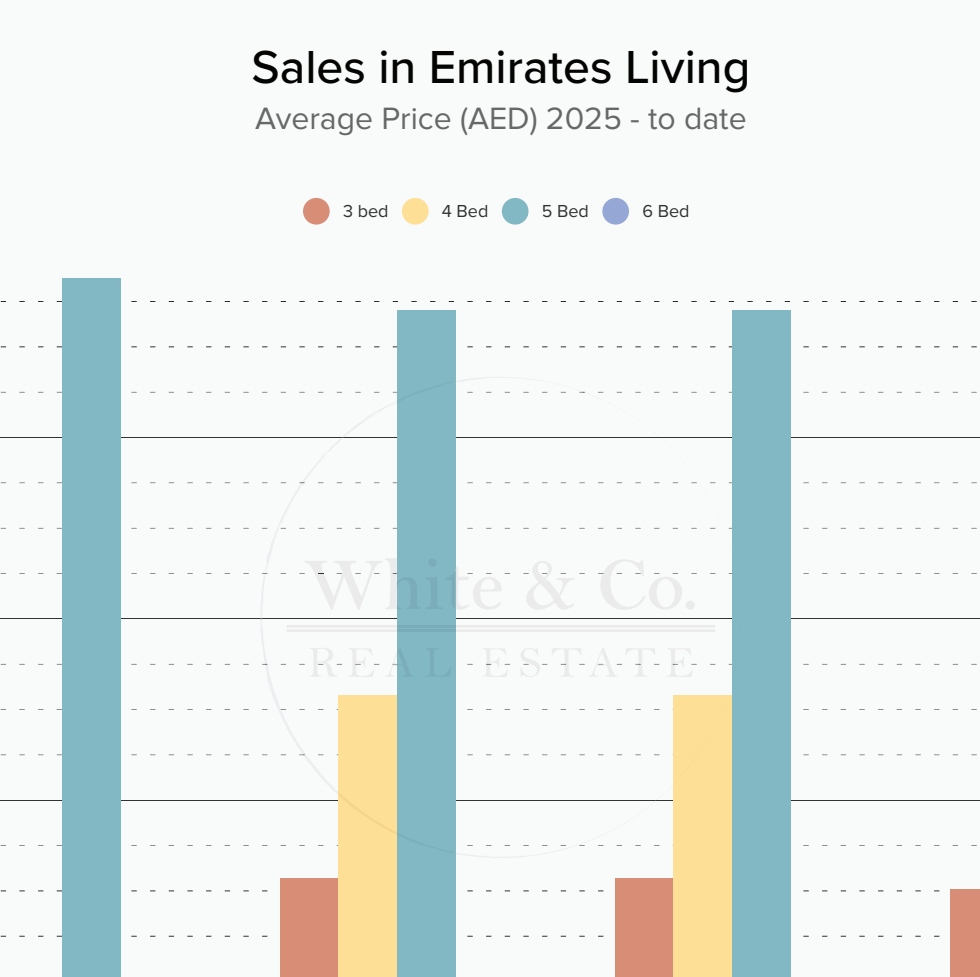
+15.83%
YoY Change



AED 1,535
Average price/sqft

Total Sales Volume / Total Sales Price

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



Off - Plan
Total Records: 8,766
Total Sale Price: 18,991,013,466
DLD Residential: 61.4%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 5,505
Total Sale Price: 18,489,308,570
DLD Residential: 38.6%

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	4,072,500	5,356,708	7,341,975	-
Arabian Ranches 1	6,438,432	12,254,286	11,366,462	17,925,000
Arabian Ranches 2	4,113,000	5,783,941	9,666,667	10,666,667
Arabian Ranches 3	2,767,252	4,213,770	6,465,000	-
DAMAC Hills 1	3,347,308	4,057,647	7,976,929	10,790,000
DAMAC Hills 2	1,596,613	1,991,121	630,000	3,883,333
DAMAC Lagoons	2,130,000	2,282,635	3,076,939	6,303,846
Dubai Hills	6,419,000	7,530,652	10,654,600	34,548,000
Dubai South	3,087,388	3,787,996	4,585,714	13,000,000
Emaar South	2,541,416	3,484,396	7,300,000	-
Emirates Living	5,477,296	13,354,167	17,935,625	12,650,000
JGE	4,542,275	11,981,667	17,401,786	18,839,838
Jumeirah Park	7,634,643	9,350,023	11,730,000	-
MBR	3,494,000	6,187,315	18,774,000	27,638,000
Mudon	2,861,935	3,752,028	-	-
Palm Jumeirah	2,125,000	32,526,533	17,866,667	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,849,348	6,329,043	13,157,692	30,308,667
Town Square	2,513,604	2,995,993	-	-
Villanova	2,819,115	3,548,867	6,000,000	-

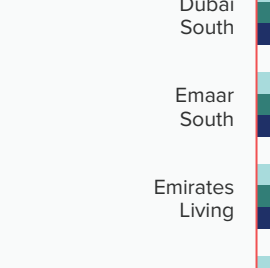
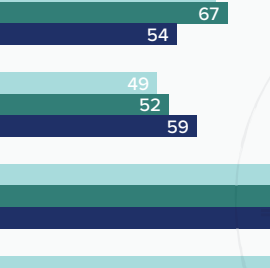
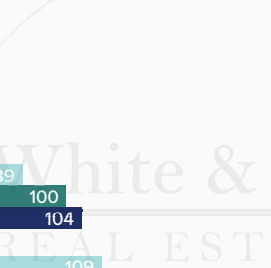
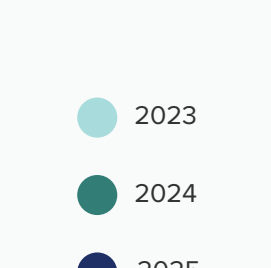
Sale Transactions in Dubai

March 2025



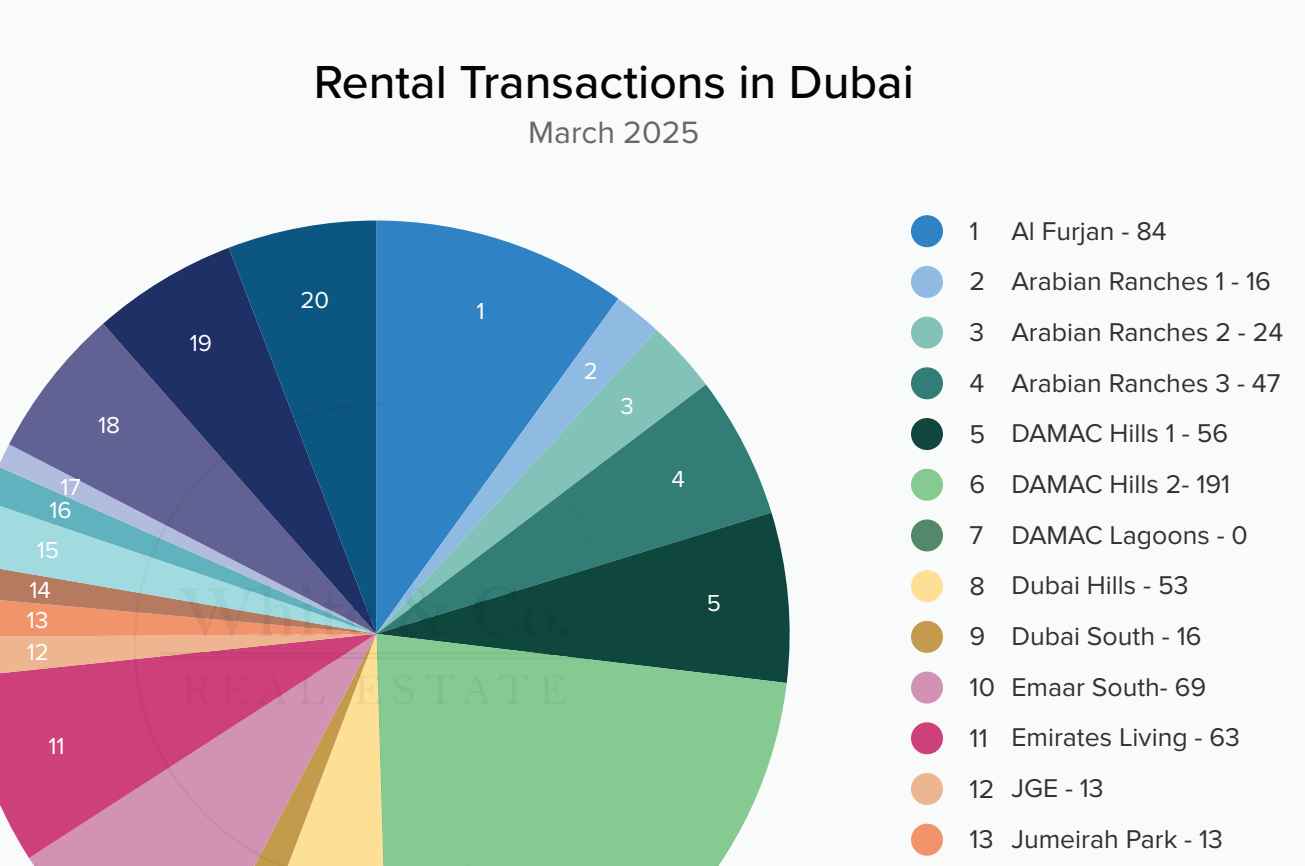
Total Sales Value
AED 7,586,980,327

Hot Properties for Rent

 Meadows 5, Meadows 3 4 5,900 sqft AED 420,000	 Meadows 3, Meadows 4 5 5,956 sqft AED 449,000	 Meadows 7, Meadows 5 6 5,803 sqft AED 554,999	 Meadows 5, Meadows 3 4 11,800 sqft AED 849,000	 Meadows 1, Meadows 4 6 7,000 sqft AED 850,000
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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	212,279	302,010	374,115	470,000
Arabian Ranches 1	302,326	397,250	512,308	1,633,333
Arabian Ranches 2	220,552	333,793	350,417	582,500
Arabian Ranches 3	163,957	225,347	362,500	-
DAMAC Hills 1	208,303	265,202	421,110	821,168
DAMAC Hills 2	96,342	113,464	131,197	219,688
DAMAC Lagoons	-	-	-	-
Dubai Hills	340,441	403,212	659,500	1,972,667
Dubai South	160,464	240,000	-	-
Emaar South	107,582	151,579	-	-
Emirates Living	268,504	687,833	635,000	906,667
JGE	386,250	582,187	952,434	2,853,333
Jumeirah Park	332,234	411,667	450,847	-
MBR	128,333	674,771	1,388,462	2,500,000
Mudon	188,303	236,871	170,753	-
Palm Jumeirah	-	1,355,555	1,771,268	2,092,857
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	212,370	375,996	633,957	-
Town Square	146,375	177,477	-	-
Villanova	157,384	198,761	-	-

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

Average Price (AED) 2025 - to date



Total Rentals Value
AED 414,796,832

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Meydan	Villa	5.91 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
Tilal Al Ghaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.91 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living	Villa	4.12 %
Arabian Ranches	Villa	4.02 %
Jumeirah Park	Villa	3.68 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC Lagoons	279	819,630,019	DAMAC 2	651	66,391,256
DAMAC 2	246	413,014,960	Emaar South	215	25,725,994
Al Furjan	177	938,845,450	Town Square	215	33,181,185
Emirates Living	175	2,343,232,333	DAMAC 1	210	54,706,310
Arabian Ranches 3	139	1,495,680,317	Emirates Living	196	54,061,667
MBR	126	1,204,078,169	Al Furjan	189	48,648,872
Villanova	126	386,801,942	Villanova	171	28,782,962
Emaar South	117	371,585,300	Dubai Hills	165	86,316,568
Tilal Al Ghaf	109	909,045,660	Arabian Ranches 3	160	29,851,181
DAMAC 1	104	511,970,000	Tilal Al Ghaf	126	42,686,284
Dubai Hills	101	1,424,917,698	Mudon	77	15,420,549
Mudon	91	299,071,720	Arabian Ranches 1	65	25,950,123
Arabian Ranches 1	85	661,472,120	Arabian Ranches 2	65	19,902,150
Town Square	85	220,070,452	Jumeirah Park	55	21,563,429
JGE	77	961,049,367	JGE	48	35,403,015
Dubai South	64	228,594,399	MBR	45	44,941,500
Jumeirah Park	42	371,585,300	Dubai South	43	6,206,547
Arabian Ranches 2	34	218,409,887	Palm Jumeirah	39	63,342,279
Palm Jumeirah	33	1,325,084,523	Sobha Hartland	7	5,100,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0

PROPERTY
MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

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