

White & Co.
REAL ESTATE

Mudon April Market Report

Villa | Townhouse

News

Mudon Villas See New Growth

As of April 2025, Mudon in Dubailand grows with new phases like Al Ranim, offering 3-4 bedroom villas. The Al Ranim launch, set for Q3 2025, boosts demand as families seek modern homes in well-connected suburban communities.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.

Arabella Townhouses,
Mudon

3 3 4 2,027 sqft

AED 3,500,000

Arabella Townhouses,
Mudon

3 3 4 3,065 sqft

AED 4,000,000

Queens Meadows,
DAMAC Hills

4 4 6 3,339 sqft

AED 5,600,000

Arabella,
Mudon

3 3 4 2,027 sqft

AED 3,500,000

Al Ranim,
Mudon

3 3 4 3,189 sqft

AED 3,750,000

Al Naseem,
Mudon

4 4 5 3,995 sqft

AED 5,100,000

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

Arabella Townhouses,
Mudon

3 3 4 2,027 sqft

AED 3,500,000

Arabella Townhouses,
Mudon

3 3 4 3,065 sqft

AED 4,000,000

Queens Meadows,
DAMAC Hills

4 4 6 3,339 sqft

AED 5,600,000

Recent White & Co Sales

Arabella,
Mudon

3 3 4 2,027 sqft

AED 3,500,000

Al Ranim,
Mudon

3 3 4 3,189 sqft

AED 3,750,000

Al Naseem,
Mudon

4 4 5 3,995 sqft

AED 5,100,000

Dubai House Price Timeline

April 2025

197%

MoM Change

5.43%

QoQ Change

15.86%

YoY Change

AED 1,565

Average price/sqft

Current April 2025

218.52

Total Sales Volume / Total Sales Price

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

Off-plan

59.3%

Transferred Sales (Title Deed)

40.7%

Off - Plan

Total Records: 10,255

Total Sale Price: 22,053,440,946

DLD Residential: 59.3%

*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 7,035

Total Sale Price: 29,665,221,972

DLD Residential: 40.7%

Sales in Mudon

Average Price (AED) 2025 - to date

3 Bed

4 Bed

5 Bed

6 Bed

Al Naseem

Al Ranim

Al Salam

Arabella

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,493	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,568,334	62,100,000
Sobha Hartland	-	-	21,100,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

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

Average Price (AED) 2025 - to date

2023

2024

2025

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

DAMAC Lagoons

Dubai Hills

Dubai South

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Mudon

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

Sale Transactions in Dubai

April 2025

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

Al Furjan - 54

Arabian Ranches 1 - 23

Arabian Ranches 2 - 14

Arabian Ranches 3 - 53

DAMAC Hills 1 - 38

DAMAC Hills 2 - 57

DAMAC Lagoons - 94

Dubai Hills - 28

Dubai South - 15

Emaar South - 44

Emirates Living - 60

JGE - 26

Jumeirah Park - 15

MBR - 58

Mudon - 24

Palm Jumeirah - 7

Sobha Hartland - 1

Tilal Al Ghaf - 39

Town Square - 30

Villanova - 47

Total Sales Value

AED 7,980,701,594

Hot Properties for Rent

Golf Promenade,
DAMAC Hills 1

3 3 4 1,953 sqft

AED 179,999

Colony,
DAMAC Hills 1

3 3 4 2,723 sqft

AED 249,999

Park Residences 1,
DAMAC Hills 1

3 3 5 3,027 sqft

AED 264,999

Rentals in Mudon

Average Price (AED) 2025 - to date

3 Bed

4 Bed

5 Bed

6 Bed

Al Naseem

Al Ranim

Al Salam

Arabella

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,544	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-

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

Average Price (AED) 2025 - to date

2023

2024

2025

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

Dubai Hills

Dubai South

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Mudon

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

Rental Transactions in Dubai

April 2025

1

2

3

4

5

6

7

8

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11

12

13

14

15

16

17

18

19

20

Al Furjan - 65

Arabian Ranches 1 - 35

Arabian Ranches 2 - 26

Arabian Ranches 3 - 52

DAMAC Hills 1 - 44

DAMAC Hills 2 - 193

DAMAC Lagoons - 0

Dubai Hills - 34

Dubai South - 11

Emaar South - 64

Emirates Living - 67

JGE - 10

Jumeirah Park - 28

MBR - 7

Mudon - 14

Palm Jumeirah - 18

Sobha Hartland - 0

Tilal Al Ghaf - 34

Town Square - 53

Villanova - 53

Total Rentals Value

AED 374,493,137

Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.25 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales

Total Volume

Total Value

DAMAC Lagoons

383

1,186,422,954

DAMAC 2

309

520,483,193

Al Furjan

251

1,305,598,742

Emirates Living

242

2,806,507,832

Arabian Ranches 3

198

708,941,723

MBR

184

1,742,542,854

Villanova

178

551,297,444

Emaar South

161

503,837,510

Tilal Al Ghaf

151

1,352,612,660

DAMAC 1

145

6,777,396,000

Dubai Hills

132

2,033,642,698

Mudon

117

382,009,719

Town Square

115

303,475,452

Arabian Ranches 1

111

911,692,118

JGE

109

1,495,662,367

Dubai Park

78

283,620,511

Jumeirah Park

63

555,610,300

Arabian Ranches 2

50

326,588,887

Palm Jumeirah

42

1,623,484,523

Sobha Hartland

4

53,670,000

Rentals

Total Volume

Total Value

DAMAC 2

867

88,456,434

Emirates Living

355

106,507,902

Al Furjan

295

73,782,779

Emaar South

290

34,394,617

Town Square

287

44,169,612

DAMAC 1

269

70,218,605

Villanova

245

43,525,345

Arabian Ranches 3

209

38,609,181

Dubai Hills

209

106,643,229

Tilal Al Ghaf

162

54,905,564

Arabian Ranches 1

147

54,680,729

Jumeirah Park

107

40,963,630

Mudon

94

18,493,553

Arabian Ranches 2

89

26,490,585

JGE

68

44,528,659

MBR

62

49,822,506

Palm Jumeirah

61

10,765,418

Dubai South

55

7938,547

Sobha Hartland

7

5,500,000

DAMAC Lagoons

0

0

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER

2024

Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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