

White & Co.
REAL ESTATE

Meadows May Market Report

Villa | Townhouse

News

Serene Luxury in High Demand

The Meadows remains a top villa destination in 2025, offering tranquility, upscale living. Its mature community, green spaces, and proximity to business hubs continue to attract families and investors amid rising demand for luxury homes in Dubai.

White & Co News

Marketing at White & Co is expanding—with quality as our top priority. Our professional team captures your property with precision, ensuring high-impact visuals that stand out. We move fast too—getting your listing live quickly to lease or sell without delay. Because quality leads, and speed follows.

Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	3.99%
Self Employed	80%	4.1%	4.24%
Low Doc	65%	4.49%	4.49%
Non Resident	80%	4.99%	4.99%

Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

Meadows 5, Meadows
3 4 4 3,450 sqft
AED 7,990,000

Meadows 5, Meadows
5 5 4 3,345 sqft
AED 8,200,000

Meadows 5, Meadows
4 4 4 4,099 sqft
AED 9,250,000

Meadows 5, Meadows
5 5 3 3,447 sqft
AED 9,800,000

Meadows 5, Meadows
5 5 5 4,018 sqft
AED 11,950,000

Recent White & Co Sales

Meadows 5, Meadows
3 4 4 5,812 sqft
AED 9,100,000

Meadows 5, Meadows
5 5 5 6,434 sqft
AED 11,450,000

Meadows 5, Meadows
4 4 5 4,018 sqft
AED 11,950,000

Meadows 5, Meadows
5 5 5 8,691 sqft
AED 15,585,000

Meadows 5, Meadows
4 4 7 7,273 sqft
AED 23,750,000

Dubai House Price Timeline

May 2025

DPI Index Value

140 160 180 200 220

Jan-2022 Feb-2022 Mar-2022 Apr-2022 May-2022 Jun-2022 Jul-2022 Aug-2022 Sep-2022 Oct-2022 Nov-2022 Dec-2022 Jan-2023 Feb-2023 Mar-2023 Apr-2023 May-2023 Jun-2023 Jul-2023 Aug-2023 Sep-2023 Oct-2023 Nov-2023 Dec-2023 Jan-2024 Feb-2024 Mar-2024 Apr-2024 May-2024 Jun-2024 Jul-2024 Aug-2024 Sep-2024 Oct-2024 Nov-2024 Dec-2024 Jan-2025 Feb-2025 Mar-2025 Apr-2025 May-2025

Monthly

Current May 2025 220.95

+1.11% MoM Change

+5.12% QoQ Change

+16.34% YoY Change

AED 1,582 Average price/sqft

Total Sales Volume / Total Sales Price

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

Off-plan 56.8%

Transferred Sales (Title Deed) 43.2%

Off - Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 56.8%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 7,593
Total Sale Price: 30,080,307,929
DLD Residential: 43.2%

Sales in Emirates Living

Average Price (AED) 2025 - to date

3 bed 4 Bed 5 Bed 6 Bed

Emirates Hills The Lakes The Meadows The Springs

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,948,432	5,381,168	7,560,185	-
Arabian Ranches 1	7,447,467	7,361,389	10,142,000	11,565,000
Arabian Ranches 2	4,353,765	6,414,233	9,595,455	10,666,667
Arabian Ranches 3	2,827,478	4,299,386	6,787,500	-
DAMAC Hills 1	3,491,571	3,895,421	8,648,346	12,193,333
DAMAC Hills 2	1,554,811	2,160,633	1,984,375	3,899,888
DAMAC Lagoons	2,131,000	2,343,563	3,091,005	7,142,975
Dubai Hills	6,953,172	8,567,558	11,322,792	38,512,727
Dubai South	3,204,483	3,848,280	4,700,000	-
Emaar South	2,299,652	3,371,479	-	-
Emirates Living	5,329,209	10,049,135	15,424,205	32,221,429
JGE	5,107,669	9,198,997	15,931,254	21,828,322
Jumeirah Park	7,964,265	9,042,510	11,658,333	-
MBR	4,119,216	7,369,815	18,563,611	27,890,000
Mudon	2,921,245	3,969,602	5,265,000	-
Palm Jumeirah	20,512,500	32,416,328	26,655,000	58,000,000
Sobha Hartland	-	-	21,100,000	-
Tilal Al Ghaf	3,577,297	6,789,067	13,581,679	28,664,865
Town Square	2,526,783	3,947,572	-	-
Villanova	2,865,214	3,572,173	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

May 2025

1 Al Furjan - 48

2 Arabian Ranches 1 - 32

3 Arabian Ranches 2 - 25

4 Arabian Ranches 3 - 53

5 DAMAC Hills 1 - 34

6 DAMAC Hills 2 - 90

7 DAMAC Lagoons - 117

8 Dubai Hills - 30

9 Dubai South - 31

10 Emaar South - 27

11 Emirates Living - 58

12 JGE - 55

13 Jumeirah Park - 11

14 MBR - 56

15 Mudon - 45

16 Palm Jumeirah - 11

17 Sobha Hartland - 0

18 Tilal Al Ghaf - 48

19 Town Square - 22

20 Villanova - 41

Total Sales Value

AED 8,220,321,001

Hot Properties for Rent

Meadows 5, Meadows
3 4 4 5,900 sqft
AED 400,000

Meadows 5, Meadows
4 4 5 5,956 sqft
AED 449,000

Meadows 5, Meadows
3 4 4 6,080 sqft
AED 470,000

Meadows 5, Meadows
4 4 4 6,201 sqft
AED 490,000

Meadows 5, Meadows
5 5 5 6,824 sqft
AED 599,998

Rentals in Emirates Living

Average Price (AED) 2025 - to date

3 bed 4 Bed 5 Bed 6 Bed

Emirates Hills The Lakes The Meadows The Springs

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	211,015	279,202	332,373	440,714
Arabian Ranches 1	305,819	435,157	565,029	1,134,500
Arabian Ranches 2	217,586	323,951	338,404	688,333
Arabian Ranches 3	163,702	224,280	362,500	-
DAMAC Hills 1	213,046	251,681	453,414	780,778
DAMAC Hills 2	96,849	116,275	130,727	220,185
DAMAC Lagoons	-	-	-	-
Dubai Hills	317,503	412,751	697,564	1,723,600
Dubai South	158,087	240,000	-	-
Emaar South	107,739	154,628	260,000	-
Emirates Living	255,402	468,009	667,383	1,459,000
JGE	364,286	567,140	1,022,652	1,450,094
Jumeirah Park	362,801	401,885	481,942	-
MBR	167,164	457,108	1,364,706	2,000,000
Mudon	188,191	251,069	220,502	-
Palm Jumeirah	482,500	1,324,346	1,818,609	3,408,333
Sobha Hartland	-	648,333	1,205,000	-
Tilal Al Ghaf	206,869	363,849	617,141	-
Town Square	146,173	176,344	-	-
Villanova	159,124	221,596	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 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

Rental Transactions in Dubai

May 2025

1 Al Furjan - 41

2 Arabian Ranches 1 - 43

3 Arabian Ranches 2 - 14

4 Arabian Ranches 3 - 18

5 DAMAC Hills 1 - 57

6 DAMAC Hills 2 - 164

7 DAMAC Lagoons - 0

8 Dubai Hills - 48

9 Dubai South - 8

10 Emaar South - 45

11 Emirates Living - 69

12 JGE - 14

13 Jumeirah Park - 16

14 MBR - 12

15 Mudon - 13

16 Palm Jumeirah - 15

17 Sobha Hartland - 0

18 Tilal Al Ghaf - 23

19 Town Square - 58

20 Villanova - 45

Total Rentals Value

AED 736,546,103

Current Average Gross Yield

May 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.46 %
Sobha Hartland	Villa	6.06 %
Jumeirah Golf Estates	Villa	5.93 %
Mudon	Villa	5.86 %
Dubai South	Townhouse	5.67 %
DAMAC Hills	Villa	5.64 %
Meydan	Villa	5.42 %
Town Square	Townhouse	5.37 %
Arabian Ranches 3	Villa	5.21 %
Tilal Al Ghaf	Townhouse	5.14 %
Arabian Ranches 2	Villa	4.80 %
Al Furjan	Villa	4.56 %
Dubai Hills Estate	Villa	4.51 %
Emirates Living	Villa	4.29 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.91 %
Palm Jumeirah	Villa	3.22 %

Total Sales & Rentals in Dubai

2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	491	1,524,280,534
DAMAC 2	393	672,204,192
Emirates Living	302	3,227,063,859
Al Furjan	290	1,541,666,567
Arabian Ranches 3	249	895,018,668
MBR	241	2,378,616,880
Villanova	217	673,143,944
Tilal Al Ghaf	196	1,688,992,660
Emaar South	188	577,214,398
DAMAC 1	176	824,015,999
Dubai Hills	165	2,359,206,585
JGE	162	2,044,130,965
Mudon	161	542,090,717
Arabian Ranches 1	140	1,127,817,117
Town Square	137	965,820,452
Dubai South	108	395,722,630
Arabian Ranches 2	73	480,963,887
Jumeirah Park	71	622,310,300
Palm Jumeirah	52	1,972,734,523
Sobha Hartland	4	53,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	1046	107,384,158
Emirates Living	429	127,098,140
Town Square	348	53,402,632
Emaar South	336	40,502,942
Al Furjan	325	81,506,319
DAMAC 1	325	84,777,897
Villanova	278	48,878,912
Dubai Hills	259	127,144,541
Arabian Ranches 3	228	41,996,181
Tilal Al Ghaf	201	68,117,761
Arabian Ranches 1	194	72,500,260
Jumeirah Park	129	51,547,345
Arabian Ranches 2	110	32,535,039
Mudon	110	22,877,623
MBR	91	61,317,009
JGE	80	55,103,670
Palm Jumeirah	77	136,597,479
Dubai South	59	8,496,606
Sobha Hartland	9	6,550,000
DAMAC Lagoons	0	0

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER 2024

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

Find out the current value of your property with a free, online valuation in minutes

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