

Meadows April Market Report

Villa | Townhouse

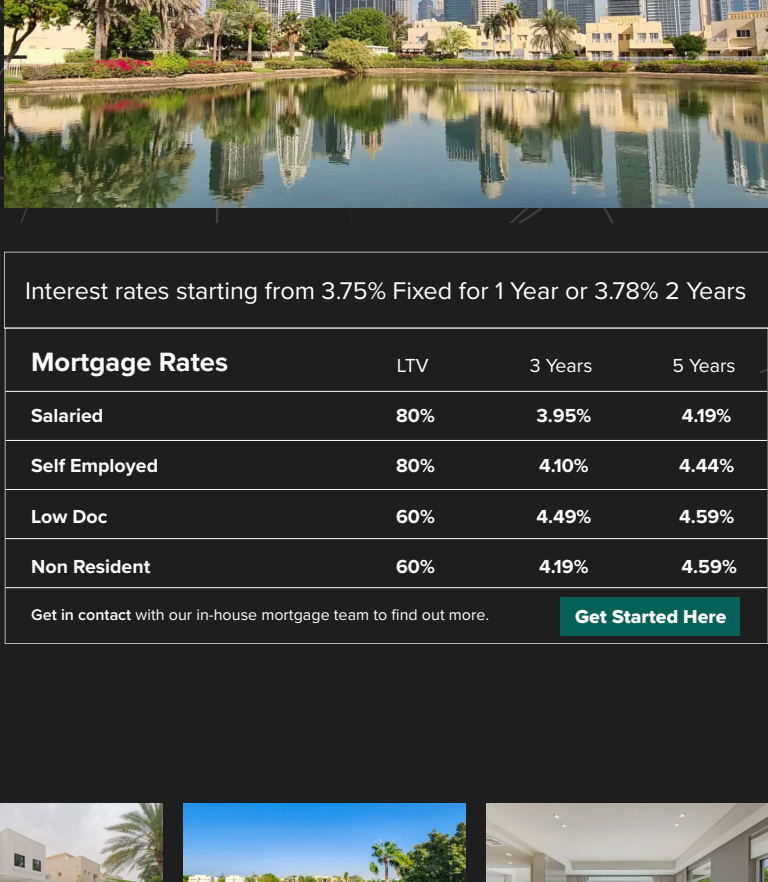
No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut, April 2026



NEWS

Villa Rents Hit soaring Amid Renovation Surge

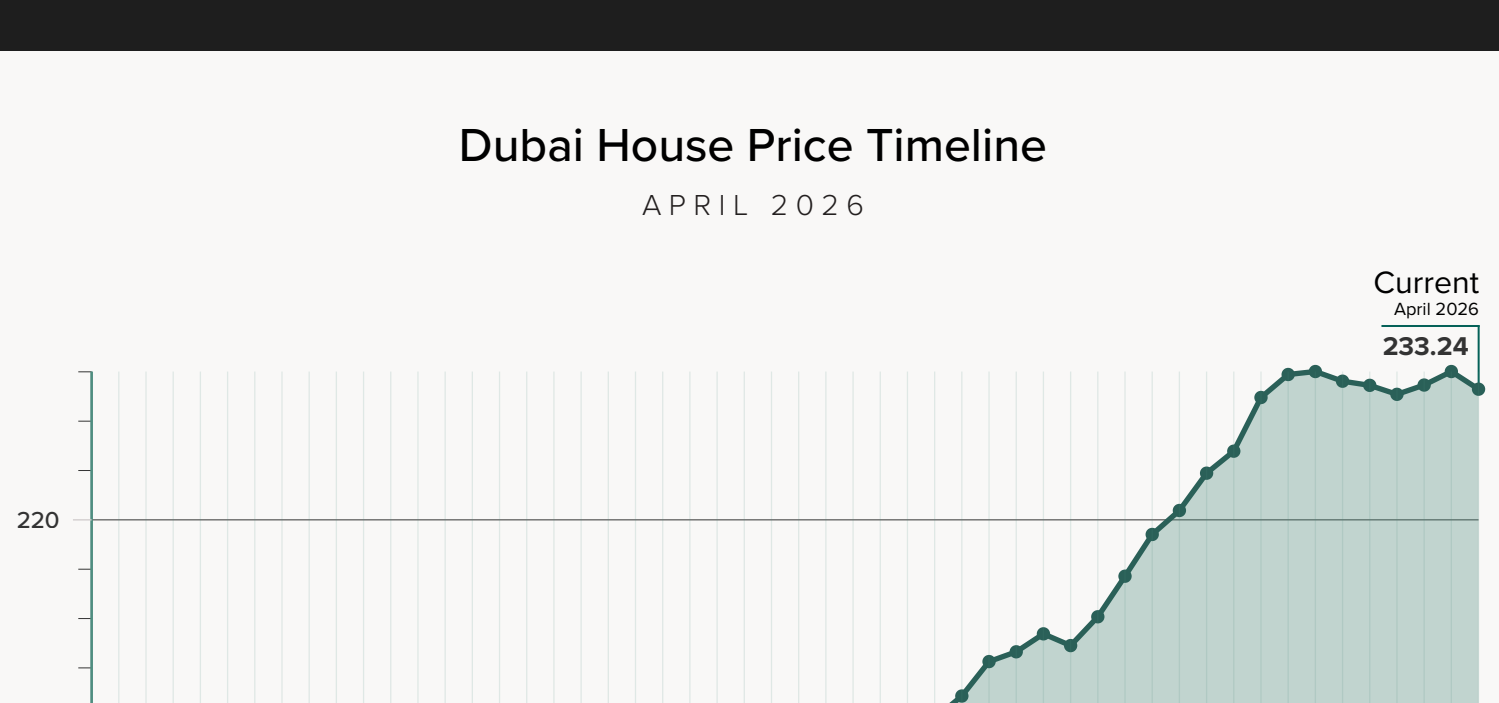
The Meadows has solidified its status as a premier wealth-preservation hub, with villa rents soaring to 580,000 AED. With no new land for expansion, the community is seeing a surge in high-end renovations. Bolstered by "Year of the Family" initiatives, the district remains a top-tier choice for investors and residents seeking long-term value and luxury.



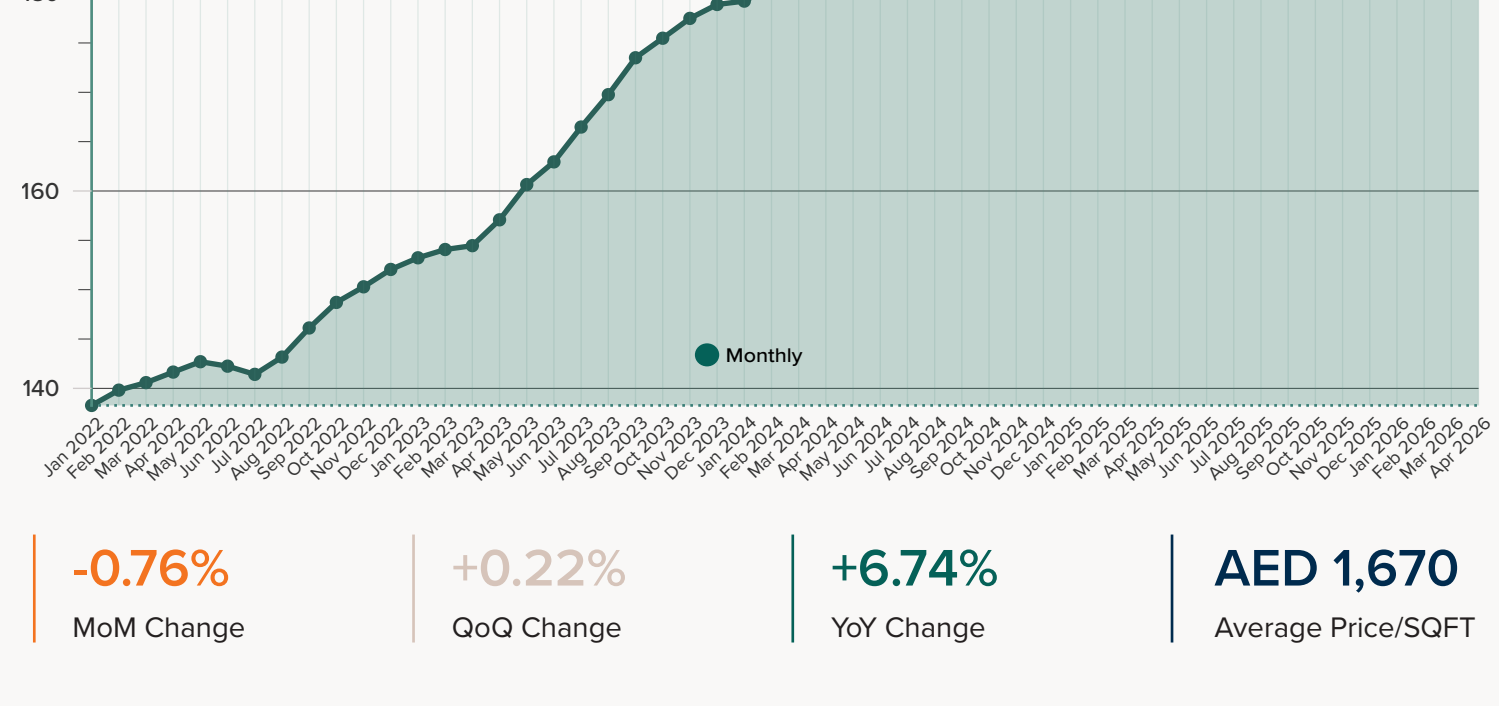
White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Hot Properties for Sale



Recent White & Co. Sales



Dubai House Price Timeline

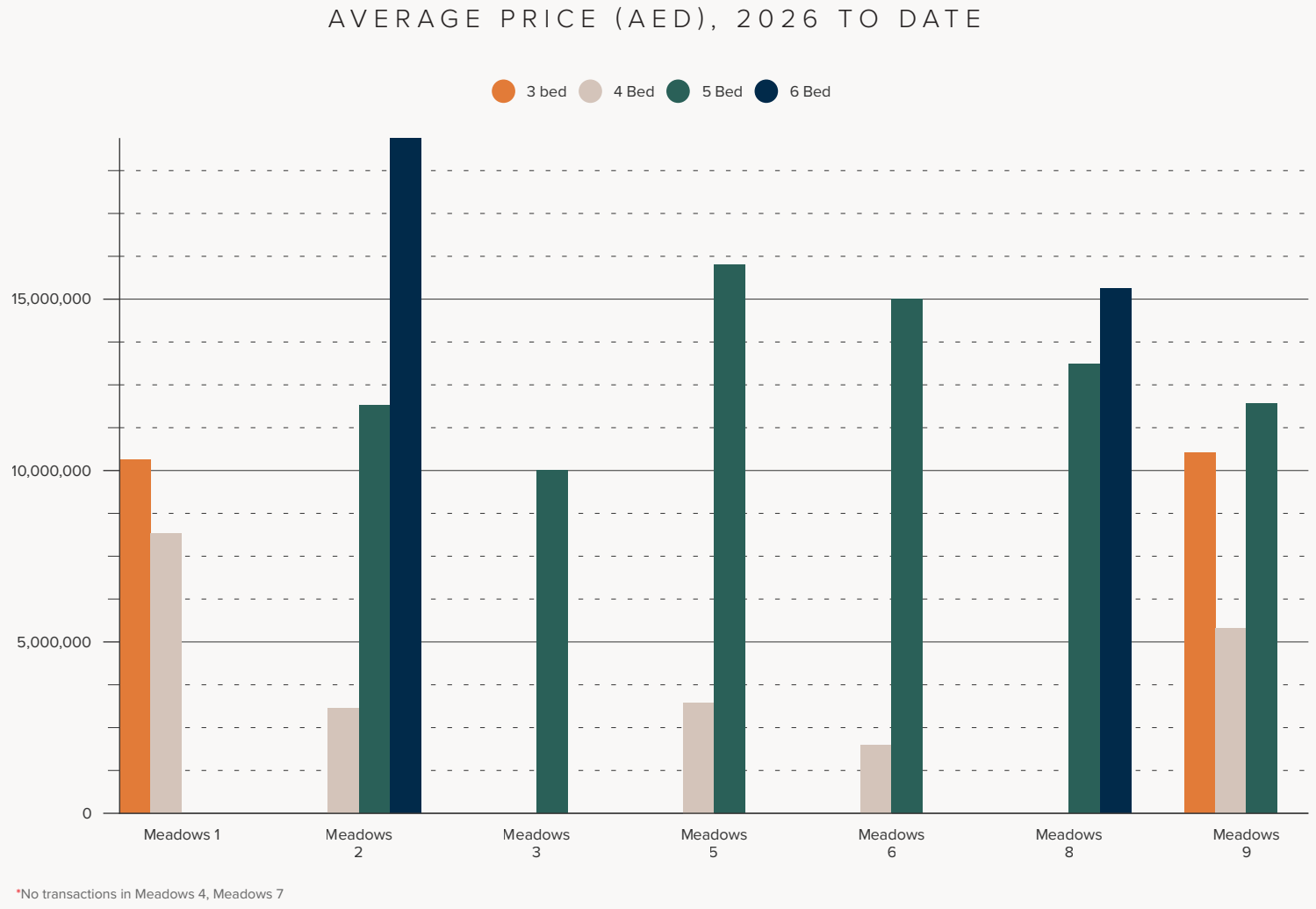
APRIL 2026



-0.76% MoM Change +0.22% QoQ Change +6.74% YoY Change AED 1,670 Average Price/SQFT

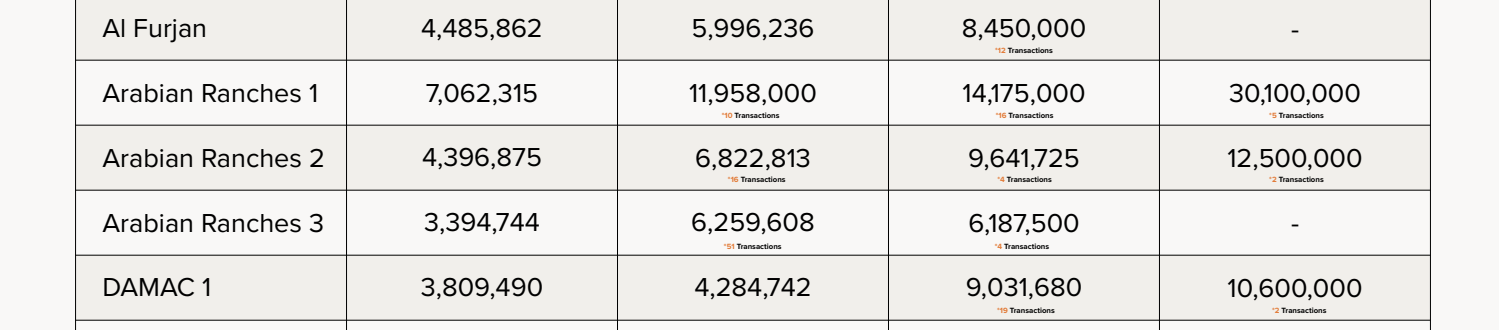
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in Meadows

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Meadows 4, Meadows 7

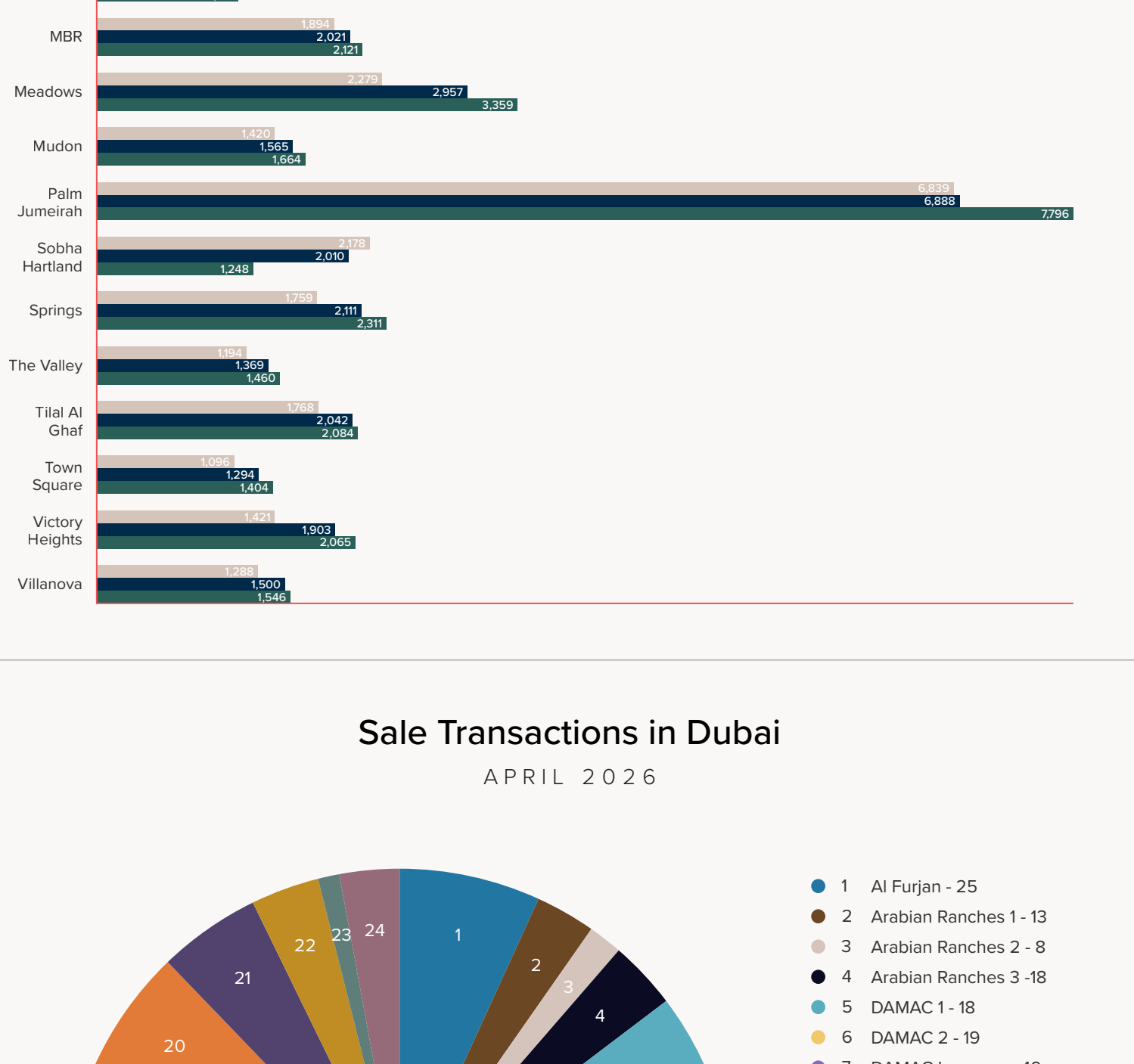
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	3,931,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,643	20,166,364	23,212,500
Jumeirah Park	10,810,625	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

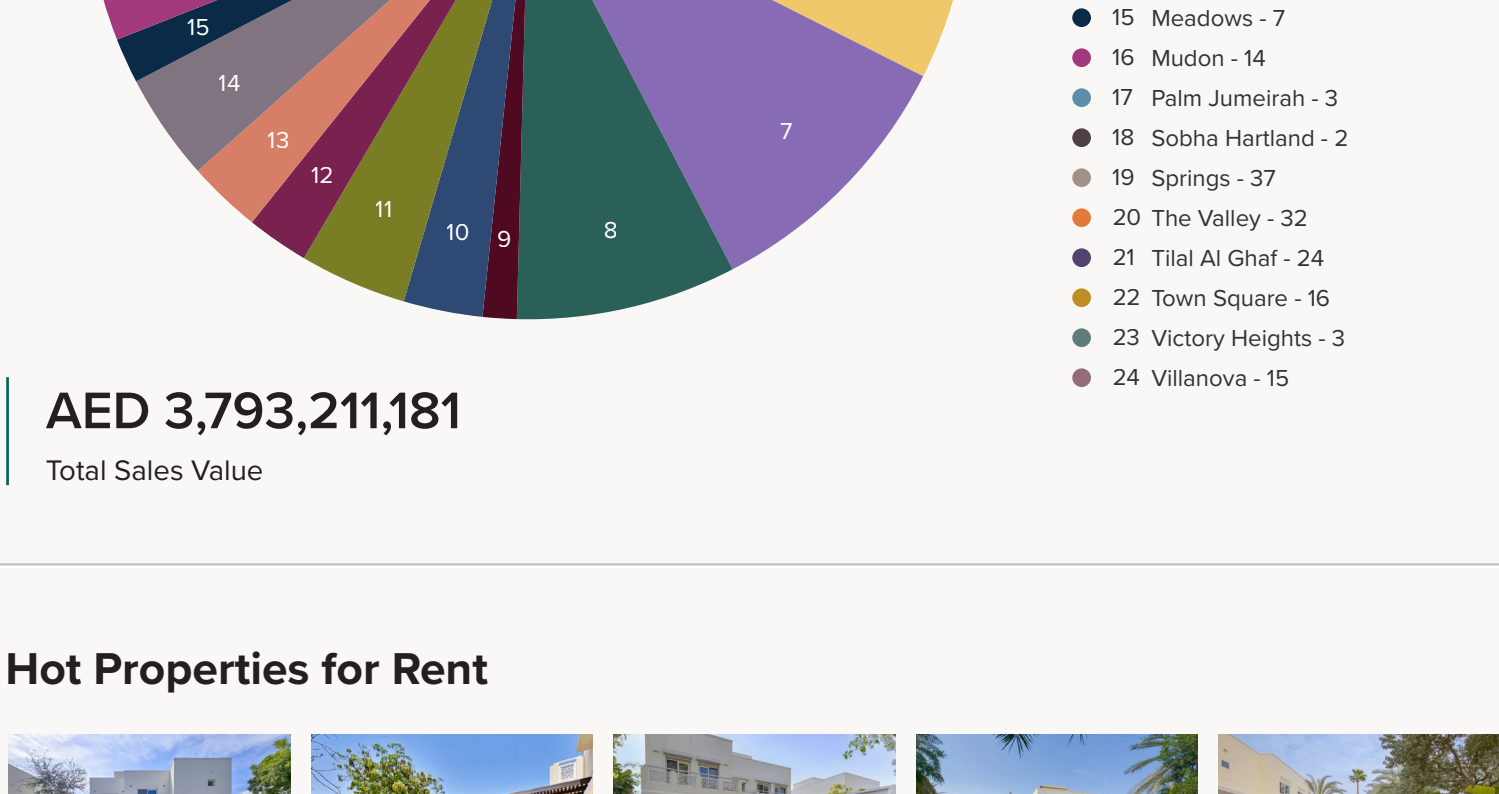
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

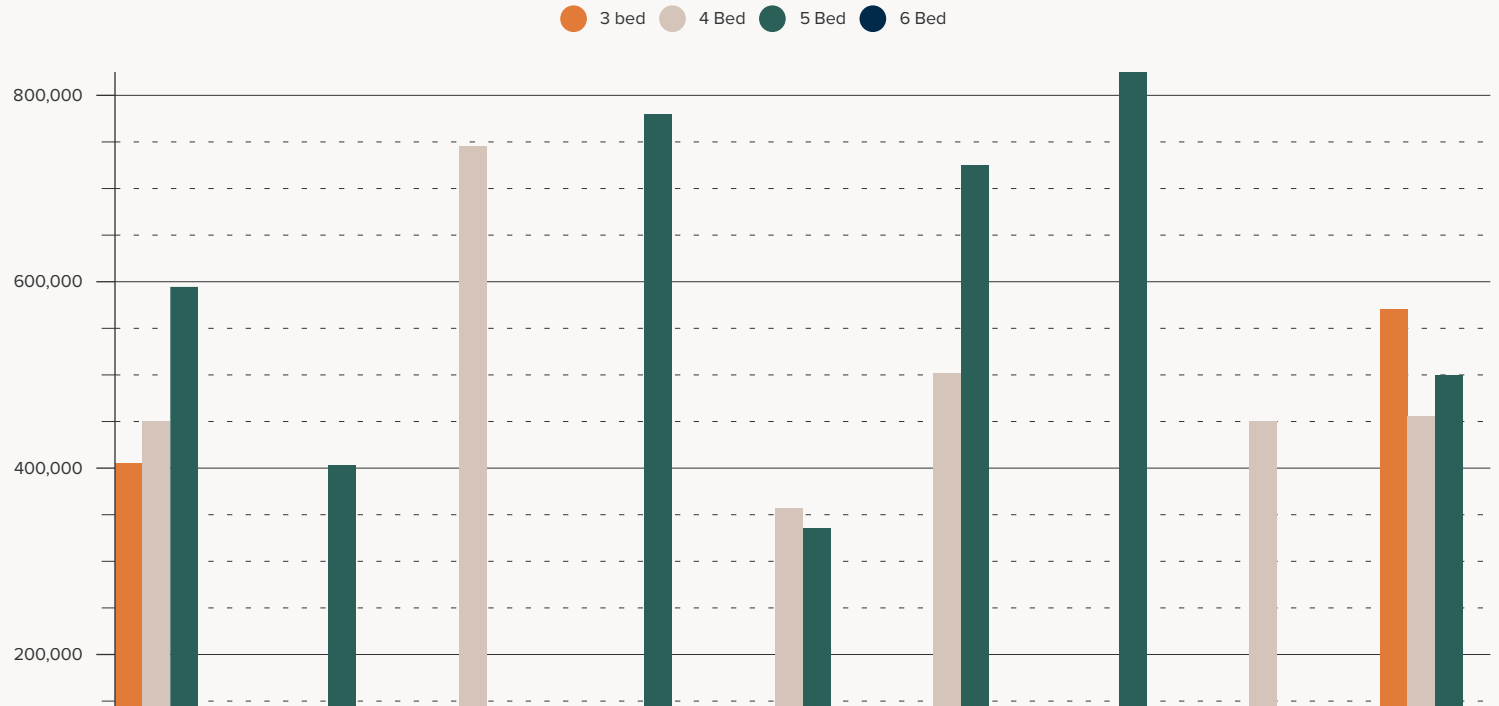
APRIL 2026



AED 3,793,211,181

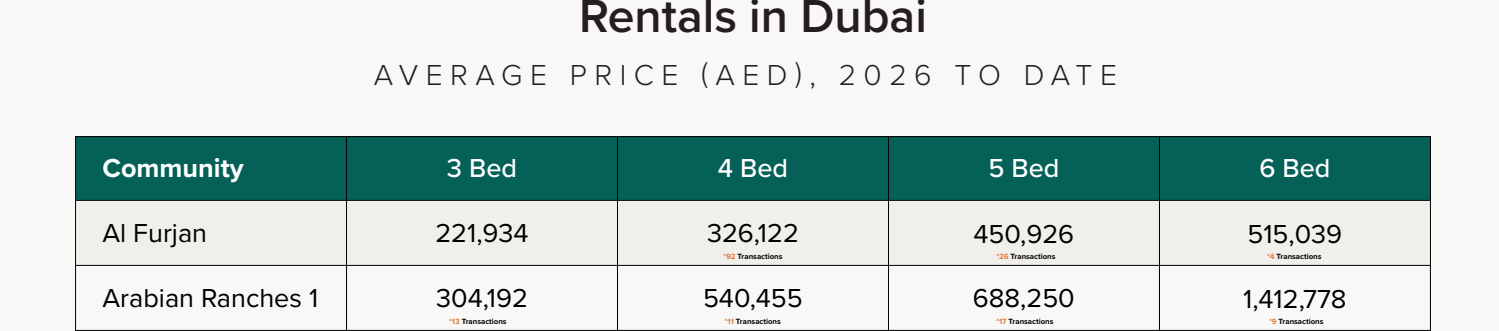
Total Sales Value

Hot Properties for Rent



Rentals in Meadows

AVERAGE PRICE (AED), 2026 TO DATE



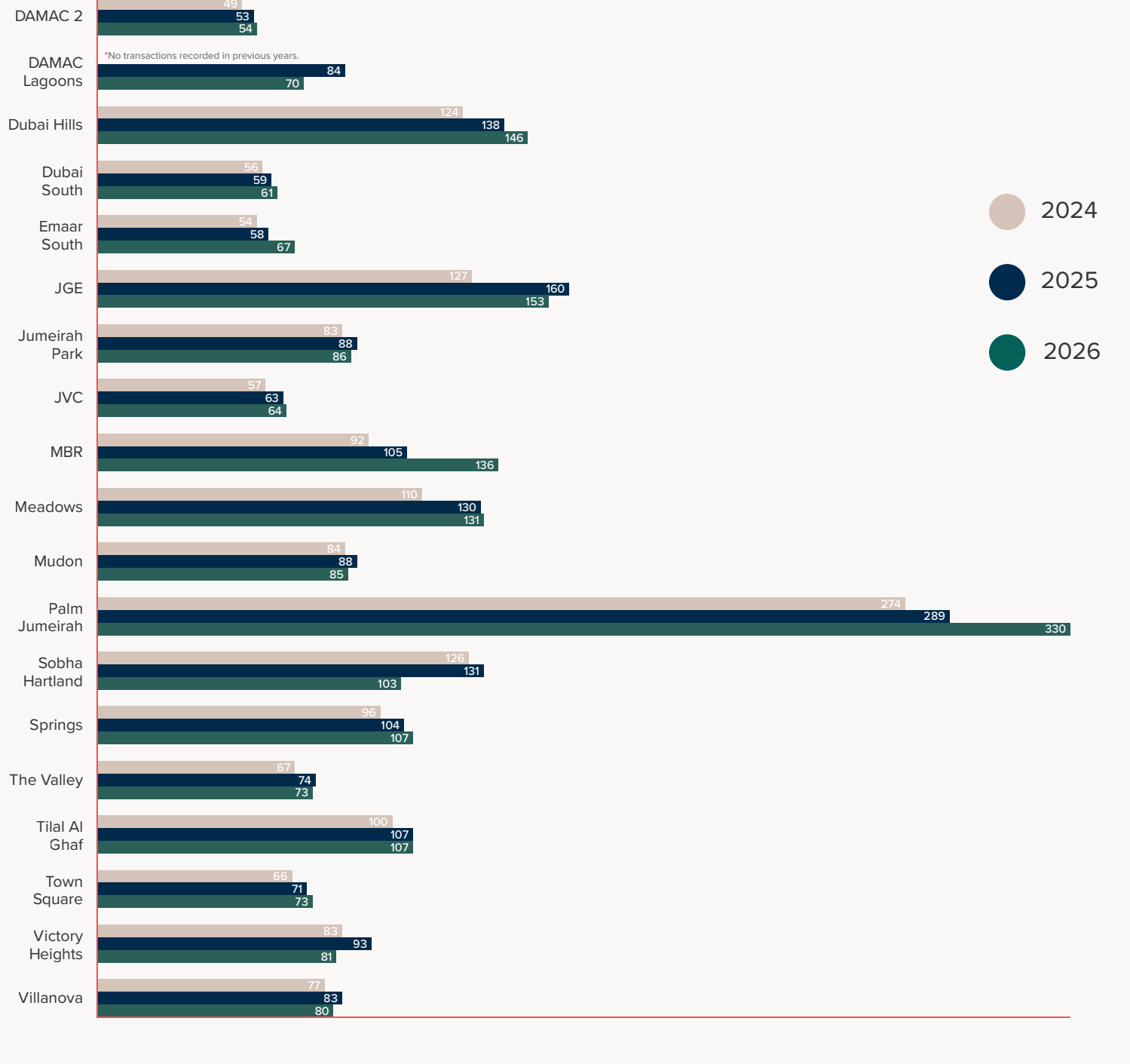
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,185	343,017	655,833	783,333
Arabian Ranches 3	189,743	303,044	442,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,900,480	9,800,000
Sobha Hartland	-	893,436	1,031,251	-
Springs	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

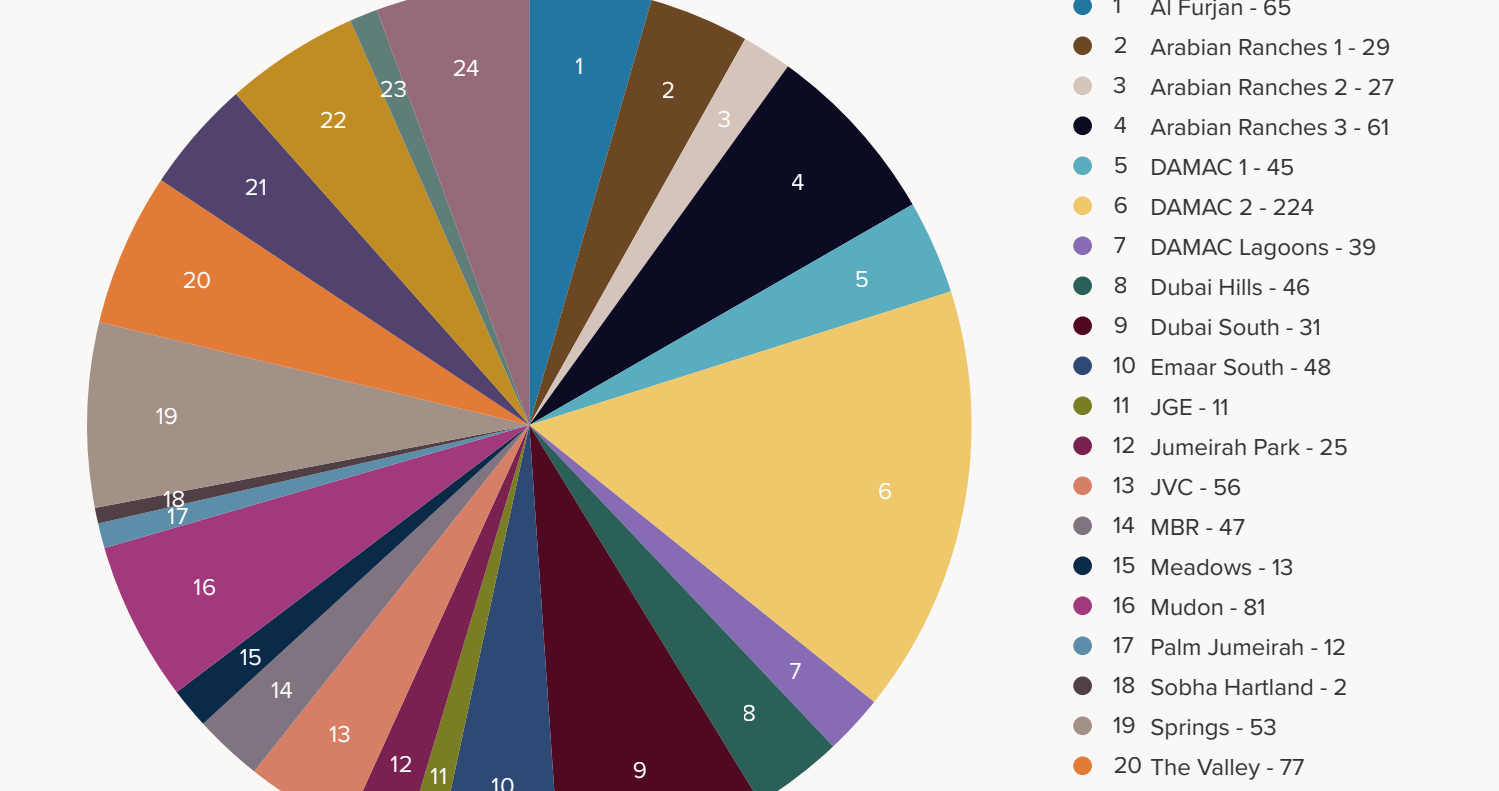
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22%
DAMAC Hills 2	Villa	6.12%
Jumeirah Village Circle	Villa	5.90%
DAMAC Hills	Villa	5.73%
Sobha Hartland	Villa	5.21%
Mudon	Villa	5.20%
Meydan	Villa	5.10%
Villanova	Villa	5.09%
Arabian Ranches 3	Villa	5.06%
Town Square	Townhouse	4.99%
Tilal Al Ghaf	Townhouse	4.94%
Serena	Townhouse	4.90%

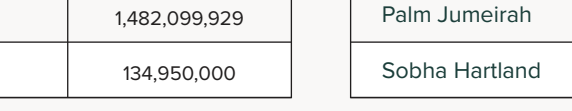
Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88%
Reem	Townhouse	4.83%
Al Furjan	Villa	4.69%
The Valley	Villa	4.65%
Dubai South	Villa	4.51%
Dubai Hills Estate	Villa	4.40%
The Springs	Villa	4.22%
The Villa	Villa	4.21%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.77%
Palm Jumeirah	Villa	3.68%
The Meadows	Villa	3.23%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	287	1,076,239,710
The Valley	140	519,751,415
MBR	125	1,516,493,197
Springs	120	573,612,739
DAMAC 2	110	210,446,280
Al Furjan	108	671,699,005
DAMAC 1	105	572,601,079
Dubai Hills	102	1,663,730,000
Mudon	99	399,267,999
Tilal Al Ghaf	98	870,939,624
Arabian Ranches 1	97	927,269,998
Arabian Ranches 3	94	476,385,000
Emaar South	94	290,868,772
Town Square	93	286,467,000
JGE	80	1,059,518,000
JVC	70	228,010,000
Villanova	70	233,530,000
Dubai South	64	258,480,000
Jumeirah Park	55	579,630,004
Meadows	32	418,070,000
Arabian Ranches 2	30	207,906,897
Victory Heights	27	252,999,950
Palm Jumeirah	26	1,482,099,929
Sobha Hartland	6	134,950,230

RENTALS	Total Volume	Total Value
DAMAC Hills 2	714	76,289,054
MBR	517	160,609,925
Mudon	250	55,903,240
Arabian Ranches 3	233	59,560,710
The Valley	232	35,099,612
Villanova	232	39,969,085
Town Square	224	37,570,454
Tilal Al Ghaf	221	78,809,875
The Springs	220	50,583,037
Al Furjan	205	64,626,154
Emaar South	195	276,1505
Dubai Hills Estate	188	181,120,210
DAMAC Hills	163	48,594,248
JVC	157	20,269,802
Dubai South	131	23,925,752
Arabian Ranches	126	54,966,045
DAMAC Lagoons	119	21,132,500
Jumeirah Park	94	46,330,470
Arabian Ranches 2	79	28,964,617
JGE	52	43,728,465
Victory Heights	51	20,613,250
The Meadows	46	31,306,166
Palm Jumeirah	42	199,262,960
Sobha Hartland	7	6,805,308



*Data source: Property Monitor, as of 4th May 2026 Secondary Sales Only

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