White & Co.

2026

Meadows June Market Report

Villa | Townhouse

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

Property Finder bayut

NEWS

The Meadows Endures as a Top Dubai Enclave

The Meadows continues to stand out as one of Dubai's most enduring villa communities, prized for its mature landscaping, spacious homes and tranquil lakeside setting. With little new supply available and a loyal base of end-user buyers, the neighbourhood remains highly sought after by families seeking an established residential environment with long-term appeal.

NEWS

White & Co.

As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	**80%**	**3.95%**	**4.19%**
Self Employed	**80%**	**4.10%**	**4.44%**
Low Doc	**60%**	**4.49%**	**4.59%**
Non Resident	**60%**	**4.19%**	**4.59%**

Get in contact with our in-house mortgage team to find out more. **Get Started Here**

Hot Properties for Sale

Meadows 9,
Meadows

AED 10,000,000

🛏 4 🛁 4 ⬚ 7,375

Meadows 1,
Meadows

AED 10,500,000

🛏 3 🛁 3 ⬚ 3,447

Meadows 9,
Meadows

AED 12,750,000

🛏 5 🛁 5 ⬚ 3,805

Meadows 1,
Meadows

AED 18,200,000

🛏 5 🛁 5 ⬚ 4,018

Meadows 5,,
Meadows

AED 21,995,000

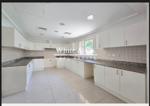
🛏 5 🛁 6 ⬚ 5,260

Recent White & Co. Sales

Meadows 2,
Meadows

AED 10,750,000

🛏 5 🛁 5 ⬚ 6,000



Meadows 9,
Meadows

AED 11,000,000

🛏 4 🛁 4 ⬚ 6,932

Meadows 9,
Meadows

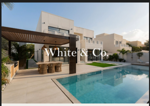
AED 11,800,000

🛏 5 🛁 5 ⬚ 7,020

Meadows 9,
Meadows

AED 11,350,000

🛏 4 🛁 4 ⬚ 6,498



Meadows 9,
Meadows

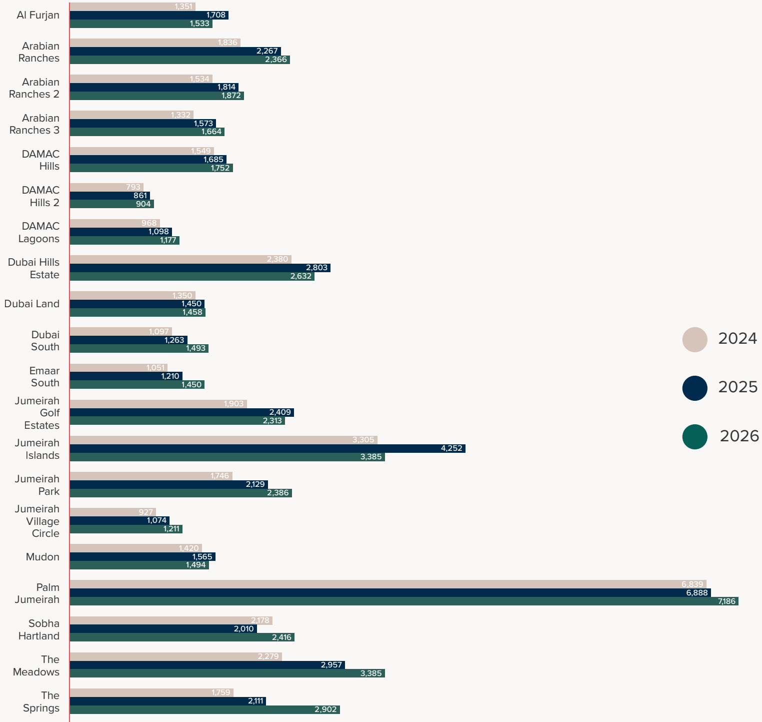
AED 17,300,000

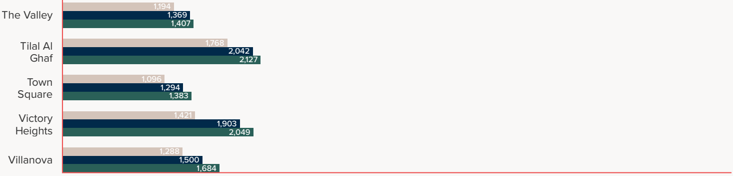
🛏 4 🛁 4 ⬚ 6,072

SALES TRANSACTIONS

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

AVERAGE PRICE (AED), 2026 TO DATE





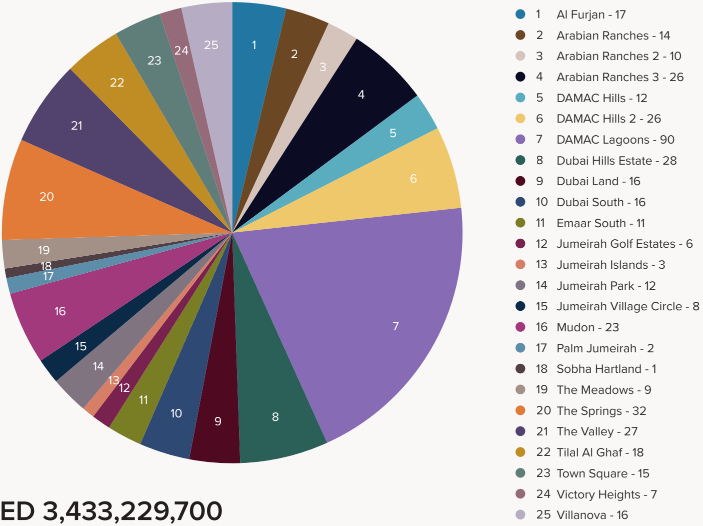
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,434,865	5,771,662	8,450,000 *12 Transactions	-
Arabian Ranches 1	6,850,909	11,448,462	13,590,000	30,100,000 *5 Transactions
Arabian Ranches 2	4,419,231	6,428,333	8,911,150	12,500,000
Arabian Ranches 3	3,295,817	6,081,197	7,554,167	-
DAMAC 1	3,880,397	4,063,800	8,593,819 *27 Transactions	12,133,333
DAMAC 2	1,712,103	2,094,577	2,500,000	3,568,000
DAMAC Lagoons	2,575,625	2,664,480	3,804,935	7,923,926 *27 Transactions
Dubai Hills	6,651,667	8,017,358	16,774,614 *36 Transactions	41,666,667 *18 Transactions
Dubai Land Cherrywoods, Reem, Serena	3,271,055	3,993,922	-	-
Dubai South	2,808,203	3,992,793	6,107,144	-
Emaar South	2,642,631	3,682,712	7,510,720	-
JGE	5,099,000	9,416,941	19,360,400 *25 Transactions	24,488,333 *15 Transactions
Jumeirah Islands	-	23,207,139	45,249,107 *7 Transactions	-
Jumeirah Park	10,518,714	9,662,083	11,206,072	-
JVC	3,294,844	3,537,121	3,250,000	-
Mudon	3,510,614	4,609,310	5,050,000	-
Palm Jumeirah	21,383,310	41,493,333 *15 Transactions	46,042,857 *7 Transactions	95,833,333 *6 Transactions
Sobha Hartland	-	10,050,000	25,000,000 *1 Transactions	37,100,000 *1 Transactions
The Meadows	10,464,286	12,907,500	14,462,500 *18 Transactions	17,673,333 *3 Transactions
The Springs	5,975,470	-	-	-
The Valley	2,781,805	4,157,123	9,181,986	
Tilal Al Ghaf	3,924,867	6,343,396	12,841,273	24,165,875 *8 Transactions
Town Square	2,835,907	3,537,273	-	-
Victory Heights	4,346,000	7,088,458	13,138,889	-
Villanova	2,908,977	3,761,702	7,200,000 *1 Transactions	-

Sale Transactions in Dubai

JUNE 2026

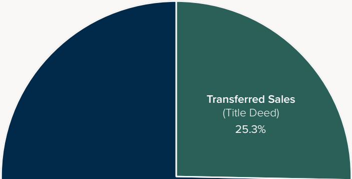


AED 3,433,229,700

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



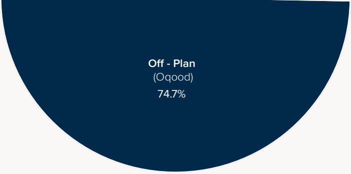
Off - Plan

Total Records: 9,460

Total Sale Price: 17,474,943,073

DLD Residential: 74.7%

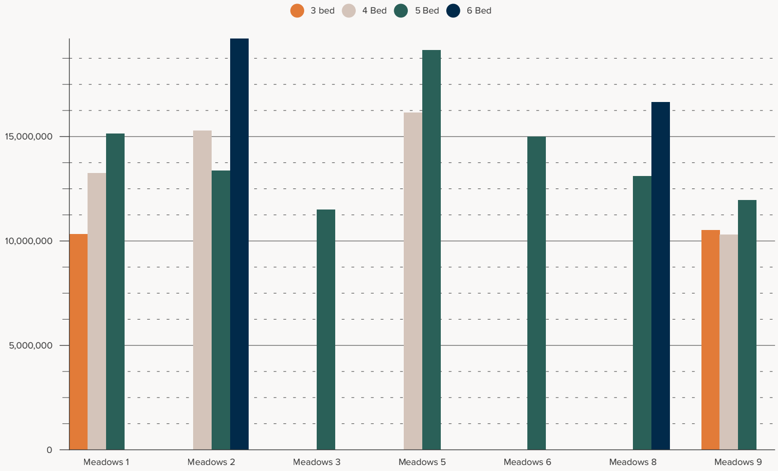
*Includes secondary Off - Plan sales



Transferred Sales (Title Deed)
Total Records: 3,204
Total Sale Price: 8,120,199,440
DLD Residential: 25.3%

Sales in Meadows

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Meadows 4, Meadows 7

RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Meadows 4,
Meadows

AED 499,000

🛏 6 🛁 6 ⬚ 6,659

Meadows 8,
Meadows

AED 595,000

🛏 4 🛁 4 ⬚ 5,850

Meadows 4,
Meadows

AED 650,000

🛏 6 🛁 6 ⬚ 8,574

Meadows 5,
Meadows

AED 699,000

🛏 5 🛁 5 ⬚ 6,427

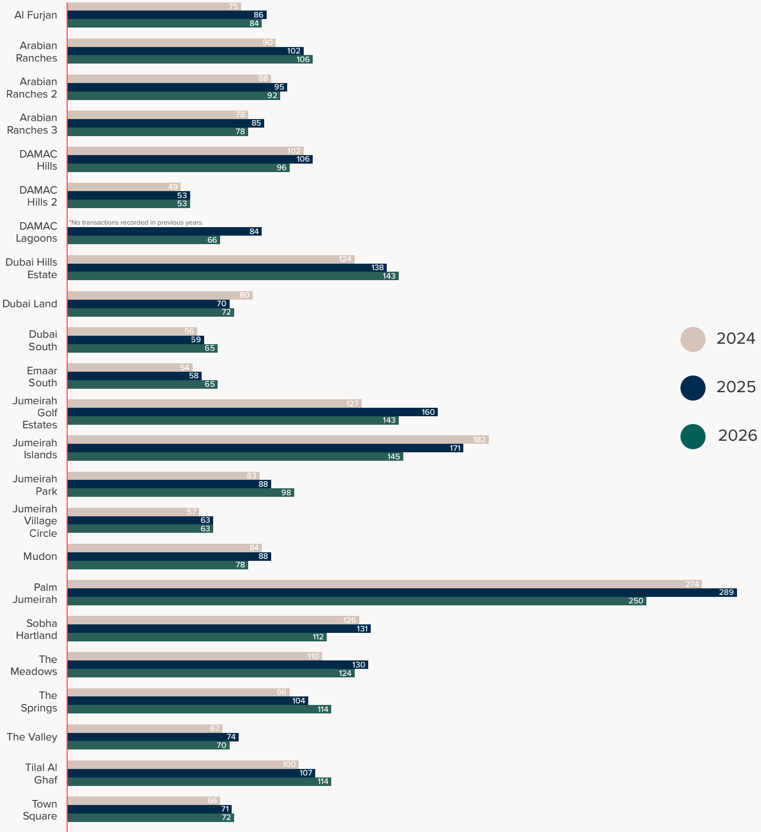
Meadows 4,
Meadows

AED 770,000

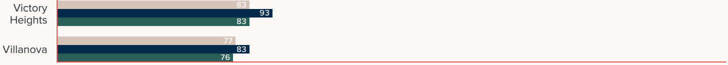
🛏 5 🛁 5 ⬚ 6,266

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

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions recorded in previous years.



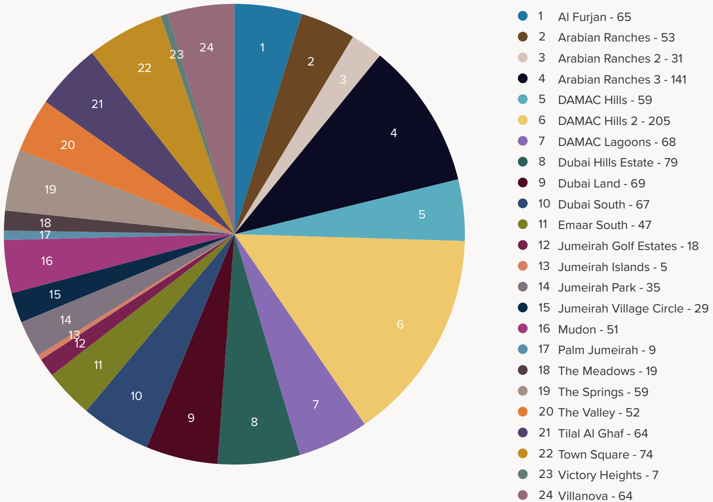
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,509	288,173	403,568	-
Arabian Ranches 1	280,926	495,359	625,441	840,971
Arabian Ranches 2	211,114	323,164	423,674	646,000
Arabian Ranches 3	160,042	264,703	349,056	-
DAMAC 1	196,014	225,167	409,060	571,725
DAMAC 2	98,261	112,993	135,359	217,965
DAMAC Lagoons	142,814	153,202	196,798	-
Dubai Hills	309,343	398,728	796,790	2,263,605 *23 Transactions
Dubai Land Cherrywoods, Reem, Serena	167,487	199,857	-	-
Dubai South	119,327	175,038	259,855	
Emaar South	114,562	159,409	-	-
JGE	281,569	517,137	1,252,708	1,894,444 *8 Transactions
Jumeirah Islands	-	1,034,809	1,300,000	-
Jumeirah Park	319,064	346,993	561,294	1,275,000 *2 Transactions
JVC	198,724	207,883	250,000	-
Mudon	184,196	241,916	287,120	-
Palm Jumeirah	723,333	1,593,297	1,913,208	4,705,594 *10 Transactions
Sobha Hartland	-	716,062	843,320	-
The Meadows	497,932	432,664	499,716	892,000 *5 Transactions
The Springs	262,102	-	400,000	-
The Valley	134,752	171,748	-	-
Tilal Al Ghaf	202,423	329,963	642,433 *32 Transactions	-
Town Square	150,062	184,297	-	-
Victory Heights	219,644	290,471	553,588 *21 Transactions	700,000 *1 Transactions
Villanova	156,032	184,299	330,000	-

Rental Transactions in Dubai

JUNE 2026

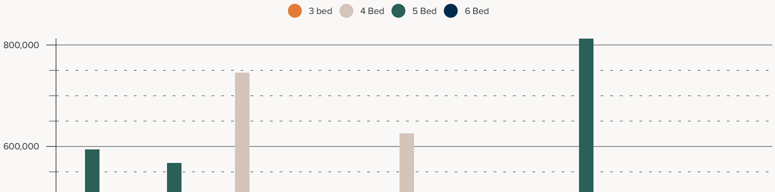


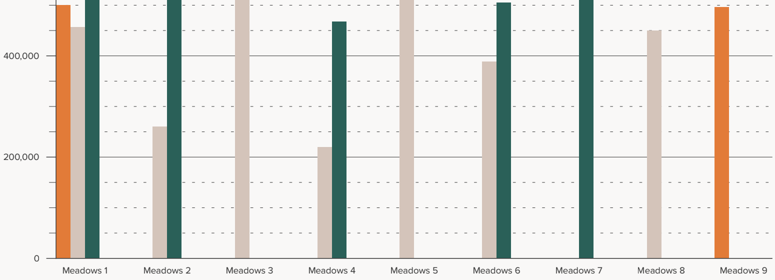
AED 500,966,443

Total Rental Value

Rentals in Meadows

AVERAGE PRICE (AED), 2026 TO DATE





Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
JGE	Villa	6.28 %
DAMAC Lagoons	Villa	6.10 %
DAMAC Hills 2	Villa	5.97 %
JVC	Villa	5.58 %
DAMAC Hills 1	Villa	5.40 %
Mudon	Villa	5.23 %
Villanova	Villa	5.07 %
Al Furjan	Villa	5.02 %
Arabian Ranches 3	Villa	4.96 %
Town Square	Townhouse	4.96 %
Arabian Ranches 2	Villa	4.94 %
Tilal Al Ghaf	Townhouse	4.84 %

Community	Community Type	Avg. Gross Yield
Reem	Townhouse	4.76 %
Serena	Townhouse	4.68 %
The Valley	Villa	4.59 %
Dubai Hills Estate	Villa	4.44 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.12 %
Arabian Ranches 1	Villa	3.92 %
Dubai Sports City	Villa	3.74 %
Jumeirah Park	Villa	3.67 %
Palm Jumeirah	Villa	3.18 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	2.85 %

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	421	1,493,142,610
Dubai South	193	826,332,156

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1,193	124,480,686
Dubai South	484	72,965,307

The Valley	184	663,648,915
The Springs	168	791,825,712
DAMAC Hills 2	152	286,042,530
Dubai Hills Estate	148	2,172,766,110
Arabian Ranches 3	141	713,572,380
DAMAC Hills	139	765,359,789
Dubai Land	137	464,070,955
Al Furjan	135	830,484,005
Mudon	130	523,182,998
Tilal Al Ghaf	127	1,082,809,624
Arabian Ranches	121	1,093,833,998
Town Square	120	363,453,943
Emaar South	115	362,522,522
Villanova	98	326,870,000
JGE	95	1,296,642,000
JVC	85	281,285,000
Jumeirah Park	73	756,930,014
The Meadows	48	644,745,000
Arabian Ranches 2	42	270,911,896
Victory Heights	36	350,379,950
Palm Jumeirah	35	2,003,849,929
Jumeirah Islands	34	943,336,516
Sobha Hartland	7	159,650,000

Arabian Ranches 3	484	120,555,377
Villanova	375	63,378,585
Town Square	375	61,144,404
Mudon	368	80,468,348
Dubai Land	360	59,617,906
Dubai Hills Estate	359	322,803,910
The Valley	356	52,554,612
The Springs	355	80,169,037
Tilal Al Ghaf	349	119,090,875
Al Furjan	335	101,983,175
Emaar South	309	41,283,755
DAMAC Hills	284	80,918,398
DAMAC Lagoons	250	42,457,020
Arabian Ranches	243	98,982,447
JVC	236	47,731,650
Jumeirah Park	160	76,584,690
Arabian Ranches 2	138	46,676,925
JGE	97	77,468,465
Victory Heights	81	33,033,750
The Meadows	80	50,998,666
Palm Jumeirah	66	244,919,760
Jumeirah Islands	26	41,807,000
Sobha Hartland	12	11,435,308

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS
WINNER
2024

***Data source:** Property Monitor, as of **2nd July 2026** Secondary Sales Only

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