

Meadows August Market Report

Villa | Townhouse

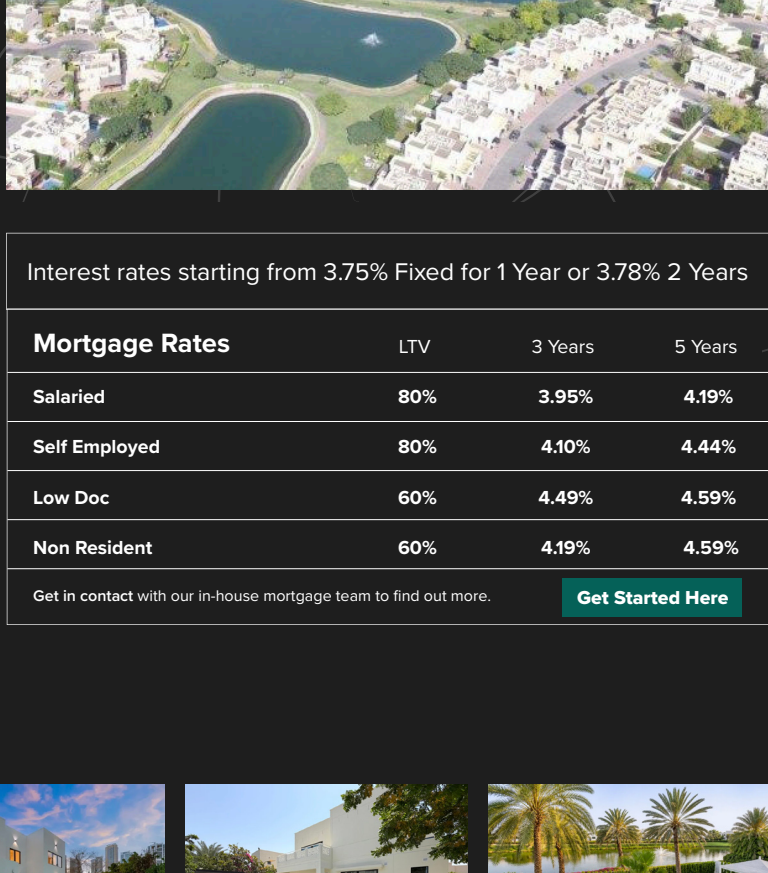
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

The Meadows benefits from strong family demand

The Meadows remains a strong choice for families returning to Dubai's school routine, with established schools, parks and community facilities close to its villa neighbourhoods. Mature landscaping and larger homes continue giving the community an advantage over newer developments, particularly for buyers prioritising space, privacy and an established residential environment.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

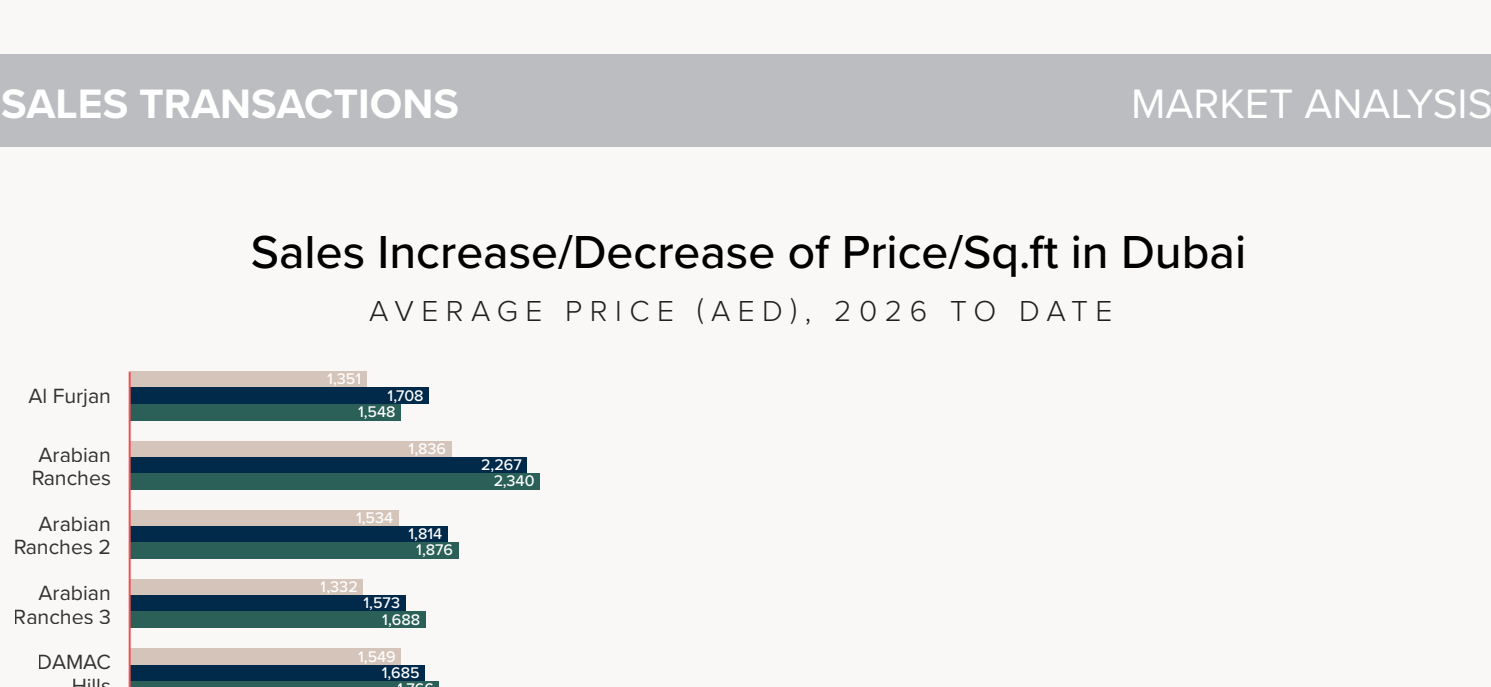
Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

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%

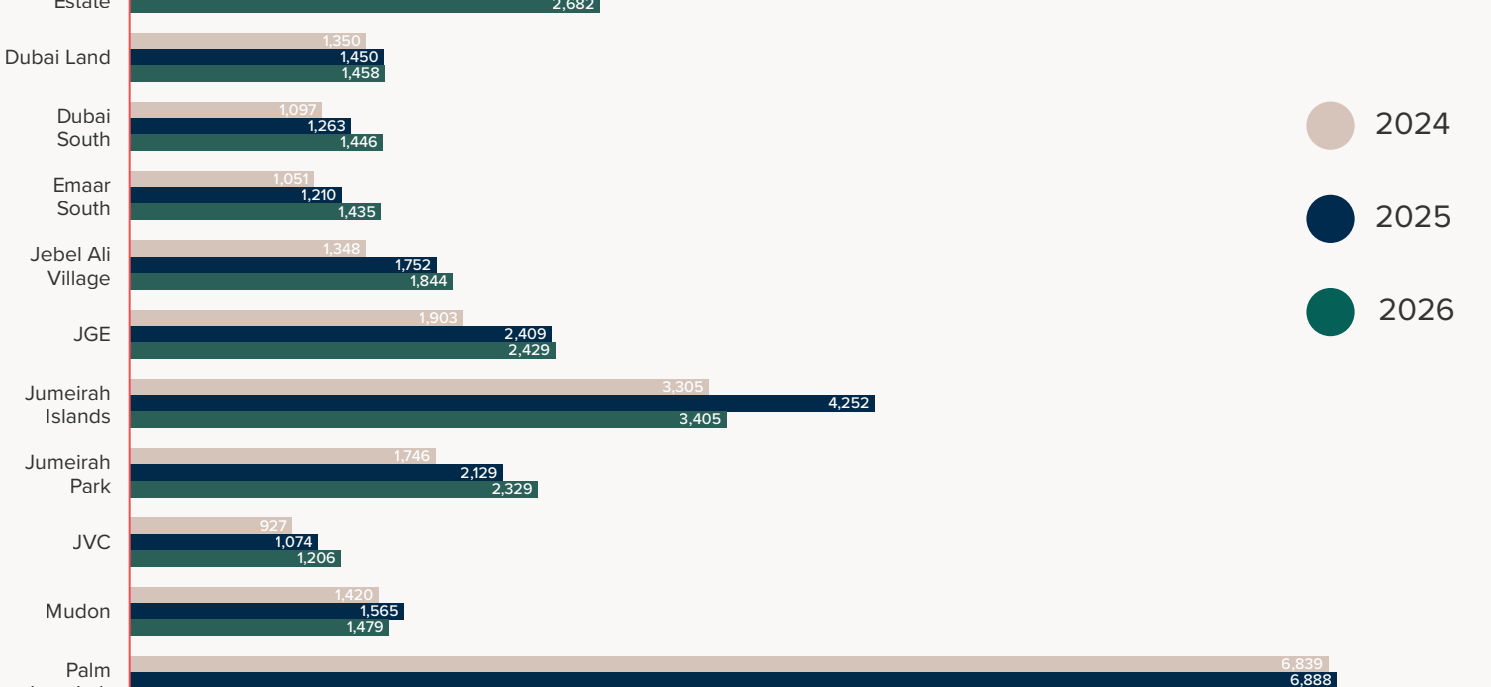
Get in contact with our in-house mortgage team to find out more.

Get Started Here

Hot Properties for Sale



Recent White & Co. Sales

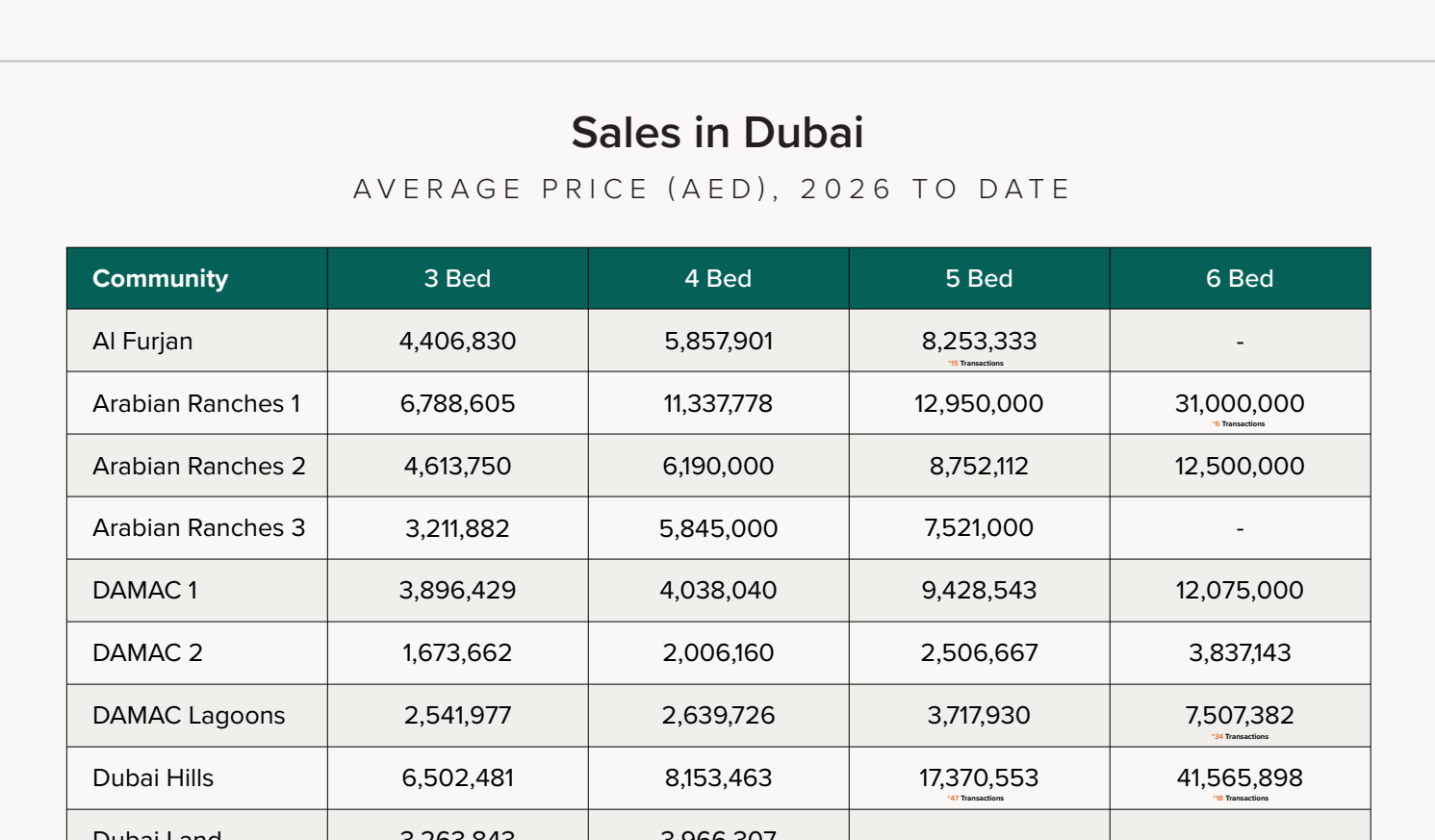


SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



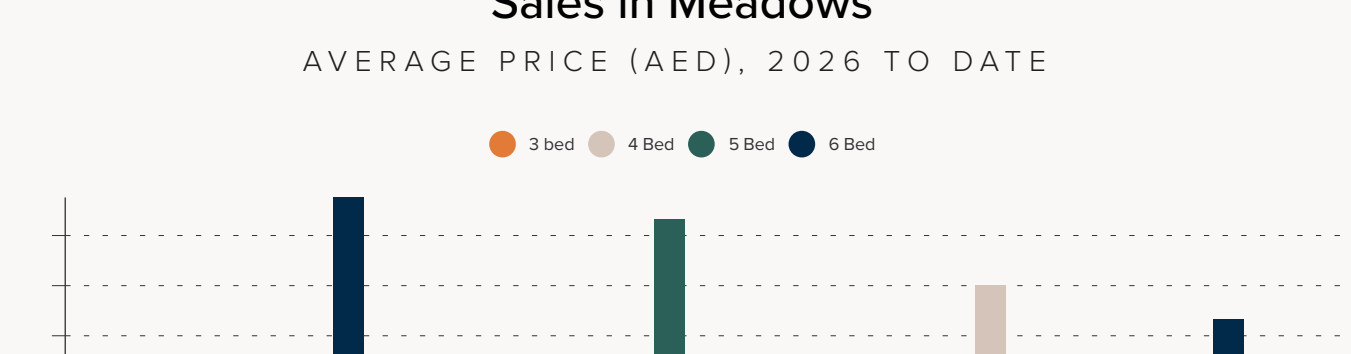
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,406,830	5,857,901	8,253,333	-
Arabian Ranches 1	6,788,605	11,337,778	12,950,000	31,000,000
Arabian Ranches 2	4,613,750	6,190,000	8,752,112	12,500,000
Arabian Ranches 3	3,211,882	5,845,000	7,521,000	-
DAMAC 1	3,896,429	4,038,040	9,428,543	12,075,000
DAMAC 2	1,673,662	2,006,160	2,506,667	3,837,143
DAMAC Lagoons	2,541,977	2,639,726	3,717,930	7,507,282
Dubai Hills	6,502,481	8,153,463	17,370,553	41,565,898
Dubai Land	3,263,843	3,966,307	-	-
Dubai South	2,837,659	3,984,398	6,947,620	13,275,000
Emaar South	2,684,059	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGE	5,161,639	11,278,895	21,017,941	29,684,722
Jumeirah Islands	-	22,156,218	45,249,107	-
Jumeirah Park	8,673,158	9,187,833	11,570,264	-
JVC	3,204,239	3,438,750	3,250,000	-
Mudon	3,522,624	4,607,416	5,050,000	-
Palm Jumeirah	21,000,000	41,569,522	52,703,846	84,750,000
The Meadows	10,468,750	12,816,000	14,254,048	17,673,333
The Springs	5,878,963	-	-	-
The Valley	2,723,453	4,076,048	9,181,986	-
Tilal Al Ghaf	3,947,277	6,416,526	12,935,500	24,165,875
Town Square	2,836,231	3,538,000	-	-
Victory Heights	5,413,333	6,501,050	-	-
Villanova	2,921,032	3,721,591	7,200,000	-

Sale Transactions in Dubai

AUGUST 2026

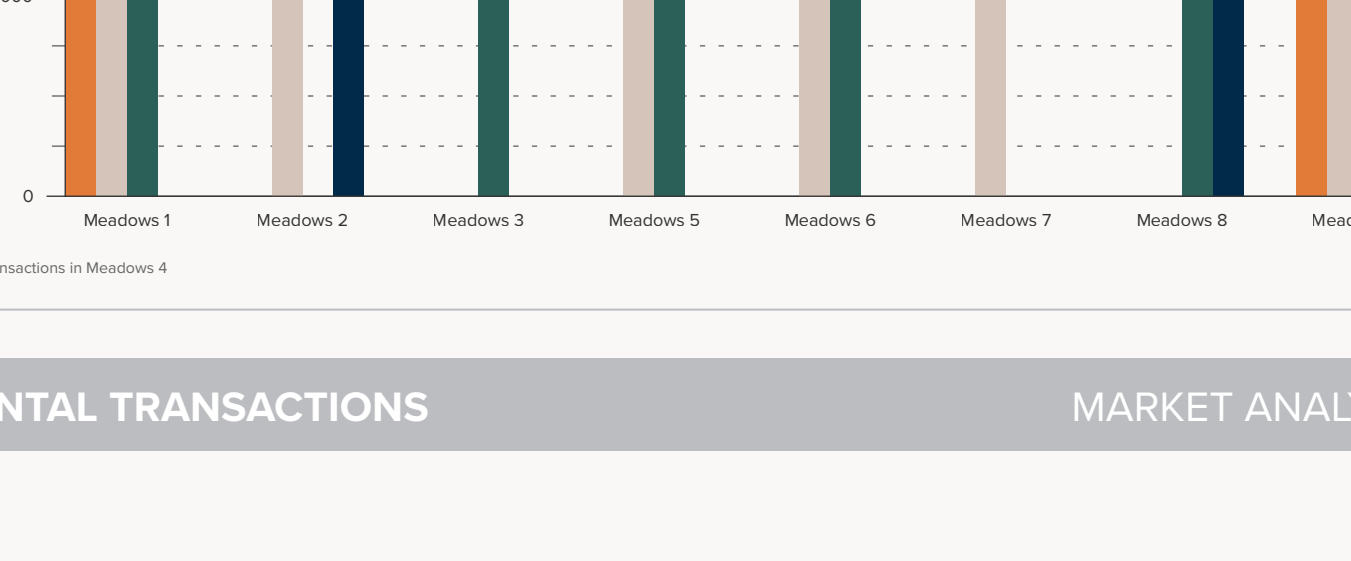


AED 3,837,310,061

Total Sales Value

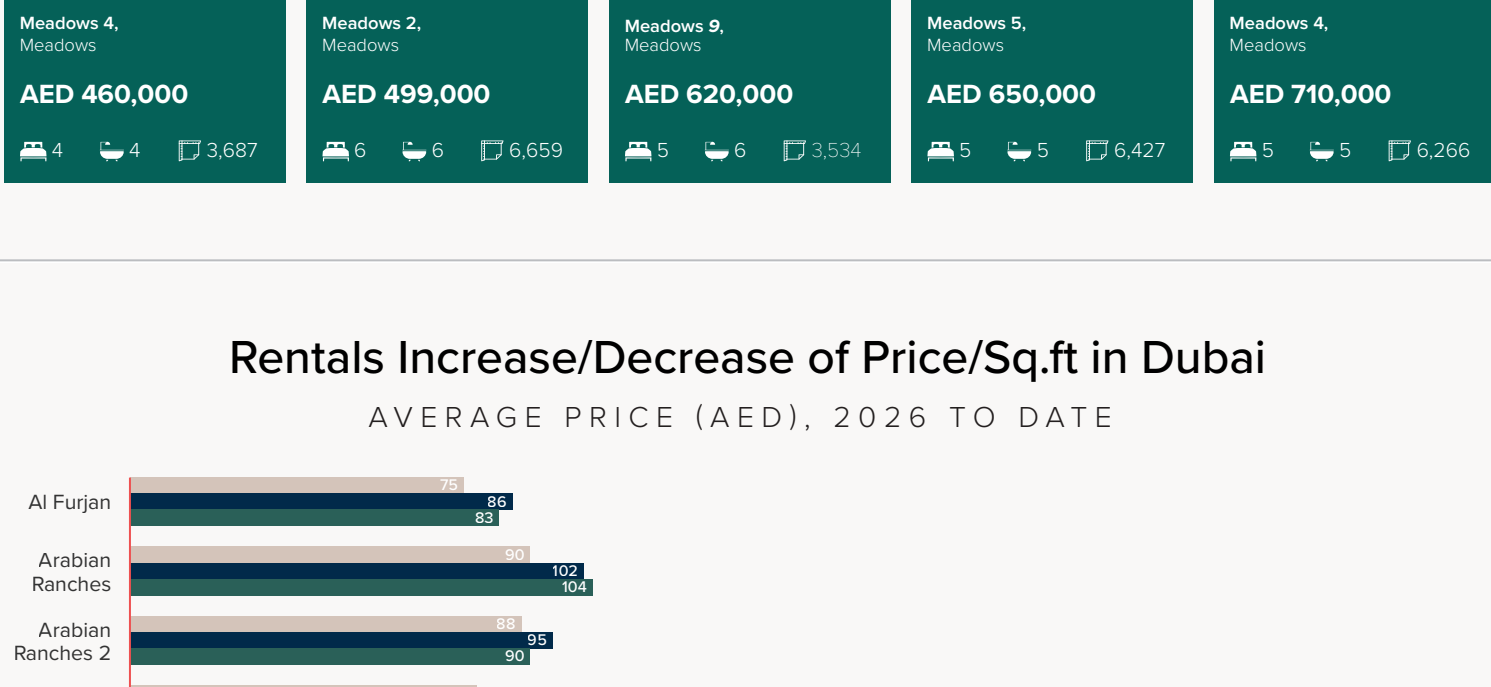
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in Meadows

AVERAGE PRICE (AED), 2026 TO DATE

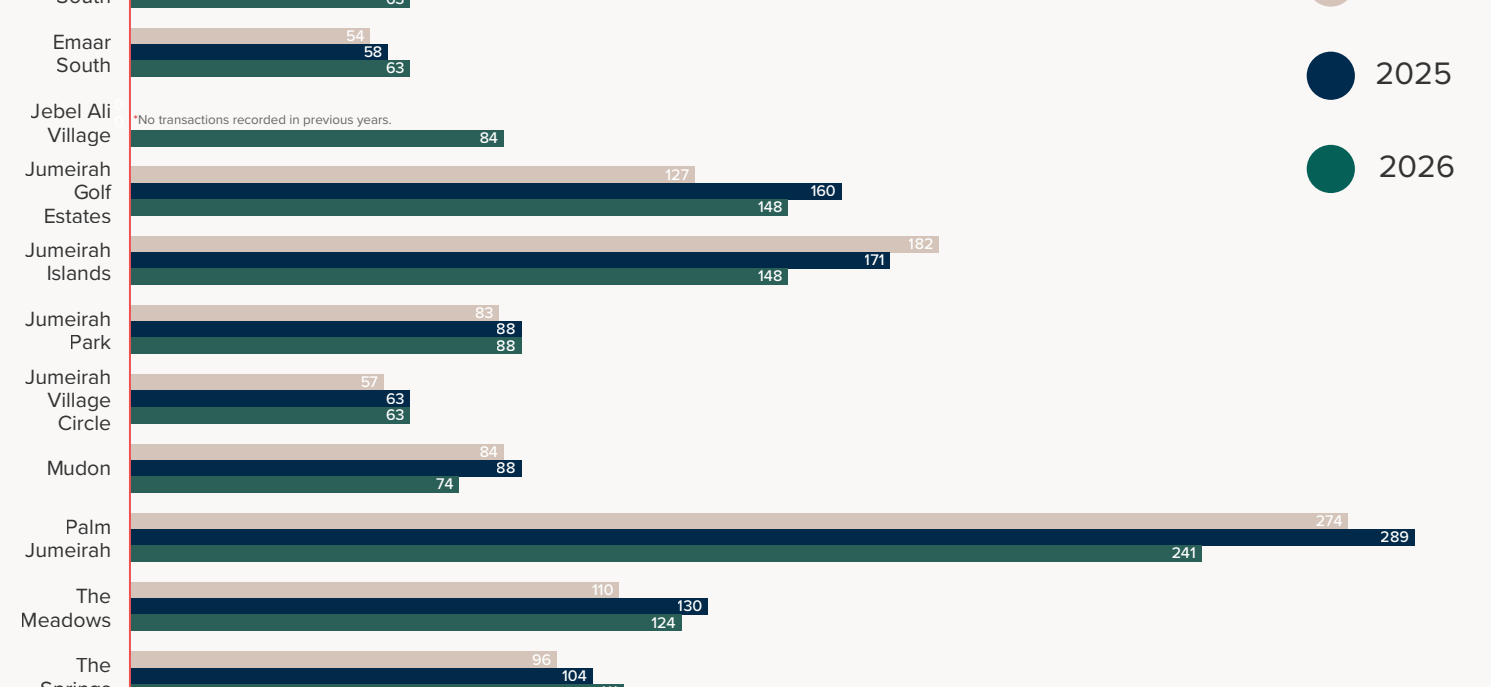


*No transactions in Meadows 4

RENTAL TRANSACTIONS

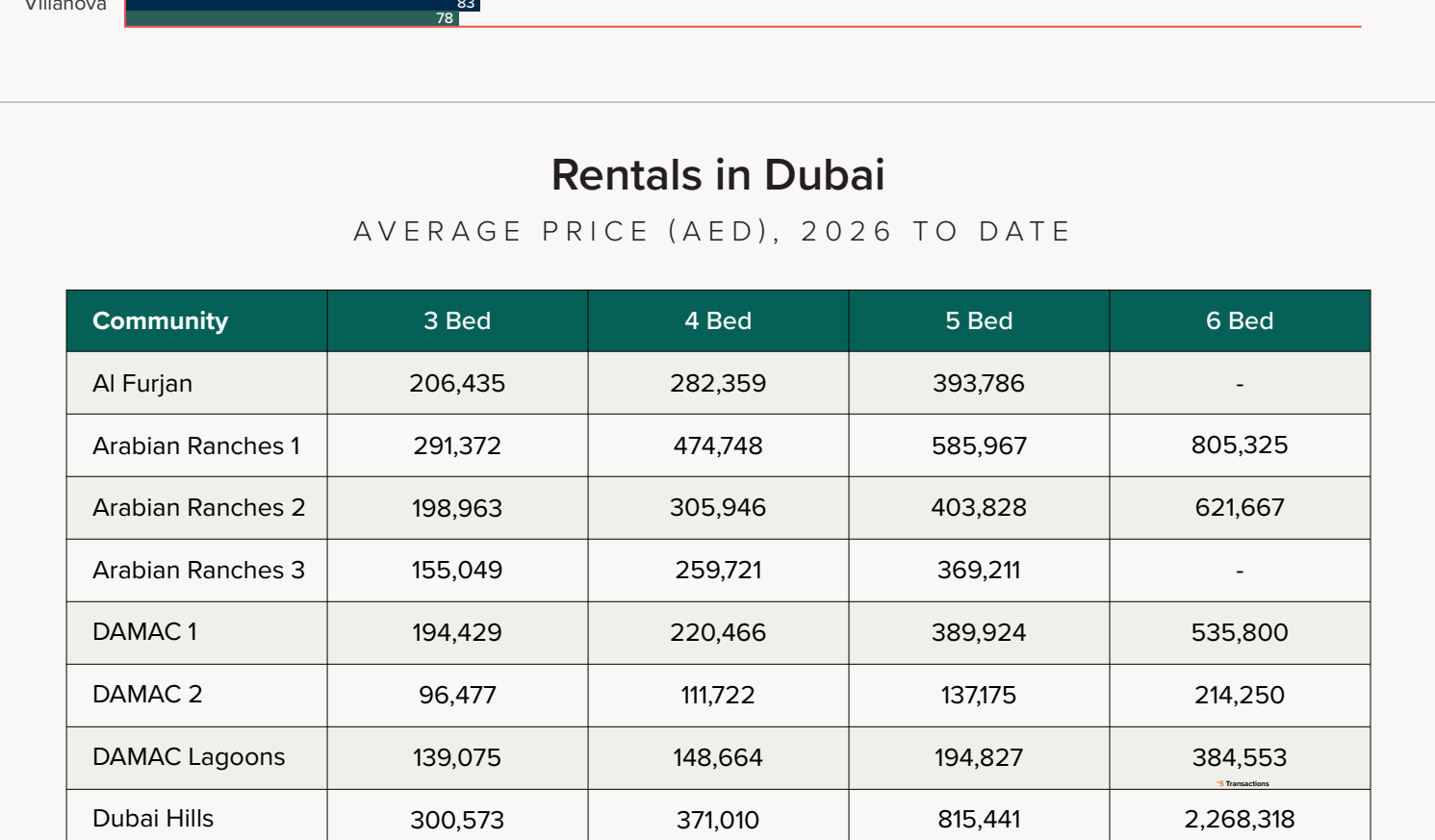
MARKET ANALYSIS

Hot Properties for Rent



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

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Meadows

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%
DAMAC Lagoons	Villa	5.87%
Jumeirah Village Circle	Villa	5.68%
Jumeirah Golf Estates	Villa	5.54%
Mudon	Villa	5.32%
DAMAC Hills	Villa	5.20%
Sobha Hartland	Villa	5.11%
Villanova	Villa	5.10%
Town Square	Townhouse	4.96%
Al Furjan	Villa	4.91%
Tilal Al Ghaf	Townhouse	4.87%
Arabian Ranches 2	Villa	4.83%

Community	Community Type	Avg. Gross Yield
The Valley	Villa	4.80%
Reem	Townhouse	4.77%
Arabian Ranches 3	Villa	4.66%
Serena	Townhouse	4.63%
Dubai South	Villa	4.63%
Dubai Hills Estate	Villa	4.47%
The Springs	Villa	4.11%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.75%
The Meadows	Villa	3.30%
Jumeirah Islands	Villa	3.18%
Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	602	2,063,399,530
The Valley	239	829,717,544
Dubai South	225	833,756,410
The Springs	230	1,072,505,930
DAMAC Hills 2	218	404,405,080
Dubai Hills Estate	195	664,765,955
Dubai Land	186	2,462,018,170
Arabian Ranches 3	189	932,361,180
DAMAC Hills	171	923,269,789
Al Furjan	168	1,010,939,024
Tilal Al Ghaf	172	1,428,763,624
Mudon	194	766,718,414
Town Square	161	484,703,943
Arabian Ranches	161	1,436,973,998
Emaar South	135	424,257,410
Villanova	140	460,855,000
JGE	115	1,820,203,000
JVC	111	363,415,000
Jumeirah Park	87	825,050,014
The Meadows	57	765,505,000
Arabian Ranches 2	62	385,371,894
Jebel Ali Village	69	384,076,000
Palm Jumeirah	49	2,919,109,957
Victory Heights	48	467,349,950
Jumeirah Islands	38	1,003,586,516

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1,791	184,238,133
Arabian Ranches 3	835	199,268,794
Dubai South	702	102,535,807
Villanova	584	97,922,404
The Springs	579	128,880,373
Dubai Hills Estate	613	460,546,826
Dubai Land	547	91,052,341
Tilal Al Ghaf	547	191,075,875
Town Square	540	88,336,232
Mudon	495	106,623,847
The Valley	511	76,096,612
Al Furjan	463	138,078,150
Emaar South	466	60,649,255
DAMAC Lagoons	502	84,409,795
DAMAC Hills	460	122,531,798
Arabian Ranches	380	148,612,947
JVC	347	69,226,204
Jumeirah Park	244	112,851,600
Arabian Ranches 2	242	75,644,219
JGE	152	129,553,468
The Meadows	122	77,326,999
Victory Heights	114	47,559,960
Palm Jumeirah	105	312,252,500
Jumeirah Islands	40	63,090,000
Jebel Ali Village	16	3,928,169

PROPERTY MONITOR

A Cavendish Maxwell Group Company



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

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