White & Co.

2026

Meadows October Market Report

Villa | Townhouse

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

NEWS

No Fee Increase for Meadows Families

KHDA has confirmed there will be no increase in private school fees across Dubai for the current academic year. For families in The Meadows, where many households rely on nearby international schools, the freeze brings welcome budgeting certainty as households plan ahead for the remainder of the busy academic year.

NEWS

White & Co.

October was Dubai's busiest secondary sales month since February, with AED 11.7 billion transacted across 3,859 deals, up 37% in value on September. New rental contracts also hit a 2026 high at almost 27,000. Closer to home, White & Co named Jordan Smith its first ever partner. A Palm Jumeirah specialist, Jordan has closed AED 5.5 billion in sales in four and a half years.

Interest rates starting from 3.75% fixed for 1 year or 3.78% for 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 12,500,000

🛏 4 🛁 4 ⬚ 5,813

Meadows 9,
Meadows

AED 13,650,000

🛏 5 🛁 4 ⬚ 6,492

Meadows 7,
Meadows

AED 17,990,000

🛏 4 🛁 5 ⬚ 4,750

Meadows 5,
Meadows

AED 19,990,000

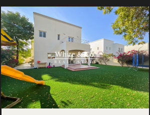
🛏 5 🛁 6 ⬚ 8,740

Meadows 7,
Meadows

AED 22,000,000

🛏 4 🛁 5 ⬚ 4,980

Recent White & Co. Sales



Meadows 1,
Meadows

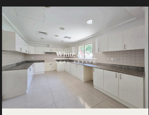
AED 7,600,000

🛏 3 🛁 4 ⬚ 6,511

Meadows 2,
Meadows

AED 10,750,000

🛏 5 🛁 5 ⬚ 6,000



Meadows 9,
Meadows

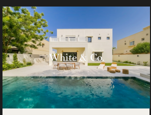
AED 11,000,000

🛏 4 🛁 4 ⬚ 6,932

Meadows 9,
Meadows

AED 11,350,000

🛏 4 🛁 4 ⬚ 6,498



Meadows 9,
Meadows

AED 14,800,000

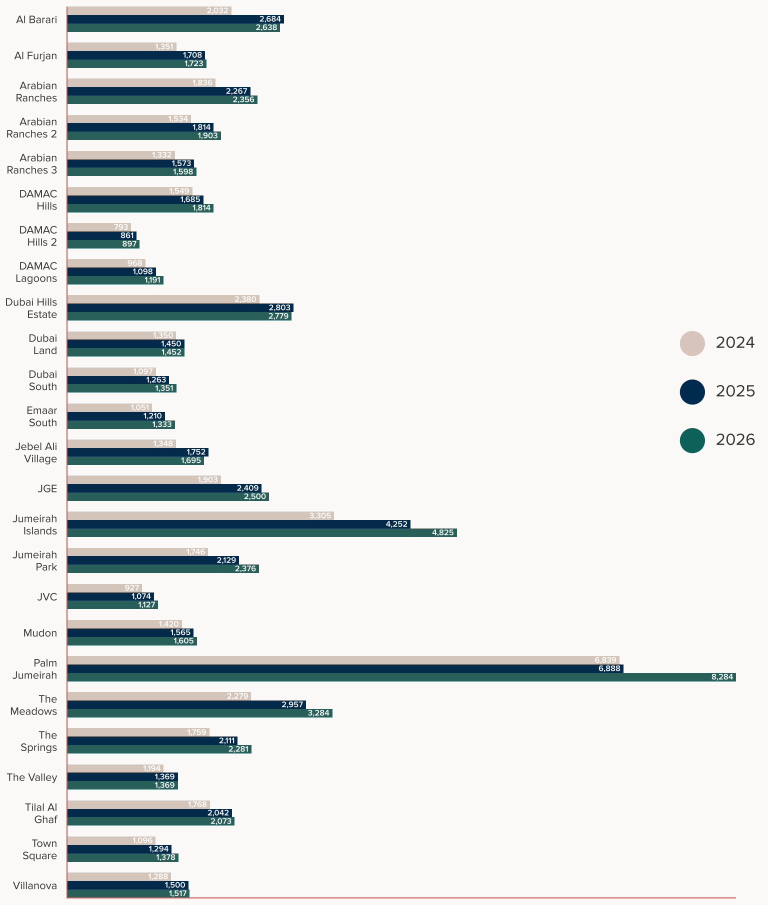
🛏 5 🛁 5 ⬚ 4,600

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



Sales in Dubai

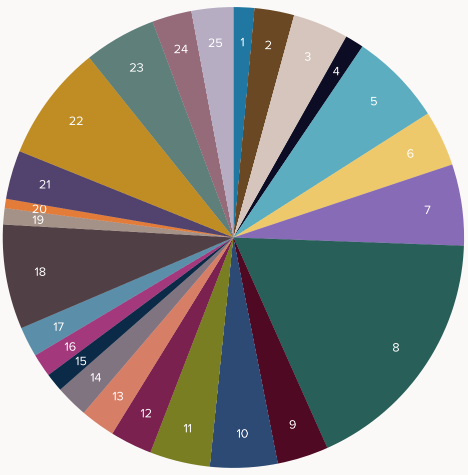
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Barari	-	8,251,465	21,771,154 *13 Transactions	33,718,750 *8 Transactions
Al Furjan	4,495,586	5,864,511	9,011,765 *17 Transactions	9,717,750 *4 Transactions
Arabian Ranches 1	6,680,229	11,214,737	12,975,676 *37 Transactions	24,136,364 *11 Transactions
Arabian Ranches 2	4,598,000	6,495,526	8,712,989 *9 Transactions	12,500,000 *2 Transactions
Arabian Ranches 3	3,153,073	5,653,031	7,798,704 *27 Transactions	-
DAMAC Hills 1	3,908,505	4,405,548	8,823,747 *47 Transactions	10,959,661 *7 Transactions
DAMAC Hills 2	1,682,908	2,098,016	2,506,667 *3 Transactions	3,920,000 *9 Transactions
DAMAC Lagoons	2,502,578	2,625,510	3,666,021 *253 Transactions	8,023,344 *61 Transactions
Dubai Hills	6,638,262	8,218,561	17,453,841 *53 Transactions	41,394,826 *22 Transactions
Dubai Land Cherrywoods, Reem, Serena	3,253,540	3,957,985	-	-
Dubai South	2,818,585	4,081,757	6,001,787 *12 Transactions	13,275,000 *2 Transactions
Emaar South	2,663,786	3,891,535	7,007,147 *3 Transactions	-
Jebel Ali Village	4,491,000	6,219,118	10,708,333 *6 Transactions	-
JGE	5,367,932	10,481,412	20,115,362 *47 Transactions	24,406,389 *18 Transactions
Jumeirah Islands	-	23,598,514	43,842,969 *8 Transactions	-
Jumeirah Park	10,119,074	9,491,452	12,058,294 *17 Transactions	-
JVC	3,178,000	3,377,692	3,250,000 *1 Transactions	-
Mudon	3,485,538	4,646,340	5,325,000 *2 Transactions	-
Palm Jumeirah	21,000,000	43,017,691	54,008,824 *17 Transactions	64,639,091 *11 Transactions
The Meadows	10,085,000	12,680,357	13,764,808 *26 Transactions	17,755,000 *4 Transactions
The Springs	5,850,344	-	-	-

The Valley	2,708,263	4,214,971	8,675,267 *32 Transactions	-
Tilal Al Ghaf	3,966,973	6,747,731	14,726,848 *79 Transactions	26,874,188 *16 Transactions
Town Square	2,848,372	3,534,200	-	-
Villanova	2,949,765	3,700,779	7,200,000 *1 Transactions	-

Sale Transactions in Dubai

OCTOBER 2026



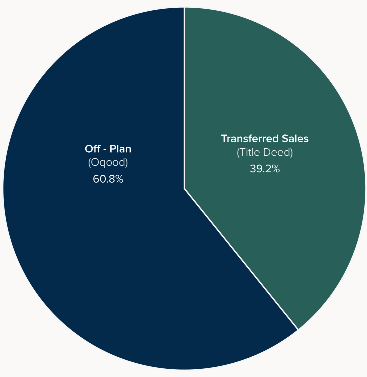
- 1 Al Barari - 9
- 2 Al Furjan - 17
- 3 Arabian Ranches - 24
- 4 Arabian Ranches 2 - 8
- 5 Arabian Ranches 3 - 40
- 6 DAMAC Hills 1 - 24
- 7 DAMAC Hills 2 - 35
- 8 DAMAC Lagoons - 109
- 9 Dubai Hills Estate - 22
- 10 Dubai Land - 29
- 11 Dubai South - 26
- 12 Emaar South - 18
- 13 Jebel Ali Village - 15
- 14 JGE - 14
- 15 Jumeirah Islands - 8
- 16 Jumeirah Park - 10
- 17 JVC - 13
- 18 Mudon - 45
- 19 Palm Jumeirah - 7
- 20 The Meadows - 4
- 21 The Springs - 21
- 22 The Valley - 50
- 23 Tilal Al Ghaf - 31
- 24 Town Square - 17
- 25 Villanova - 18

AED 4,591,404,519

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, OCTOBER 2026

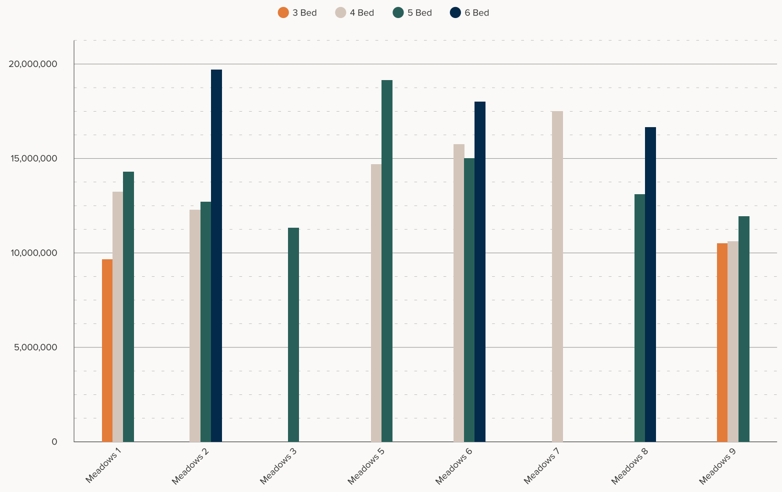


Off - Plan
Total Records: 6,189
Total Sale Price: 11,342,523,313
DLD Residential: 60.8%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,989
Total Sale Price: 13,808,821,330
DLD Residential: 39.2%

Sales in Meadows

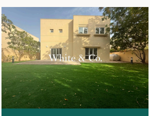
AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Meadows 4

RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent



Meadows 9,
Meadows

AED 325,000

3 4 3,820

Meadows 1,
Meadows

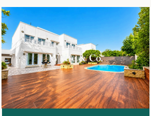
AED 400,000

4 4 5,813

Meadows 2,
Meadows

AED 525,000

5 5 3,820



Meadows 2,
Meadows

AED 600,000

5 5 3,820

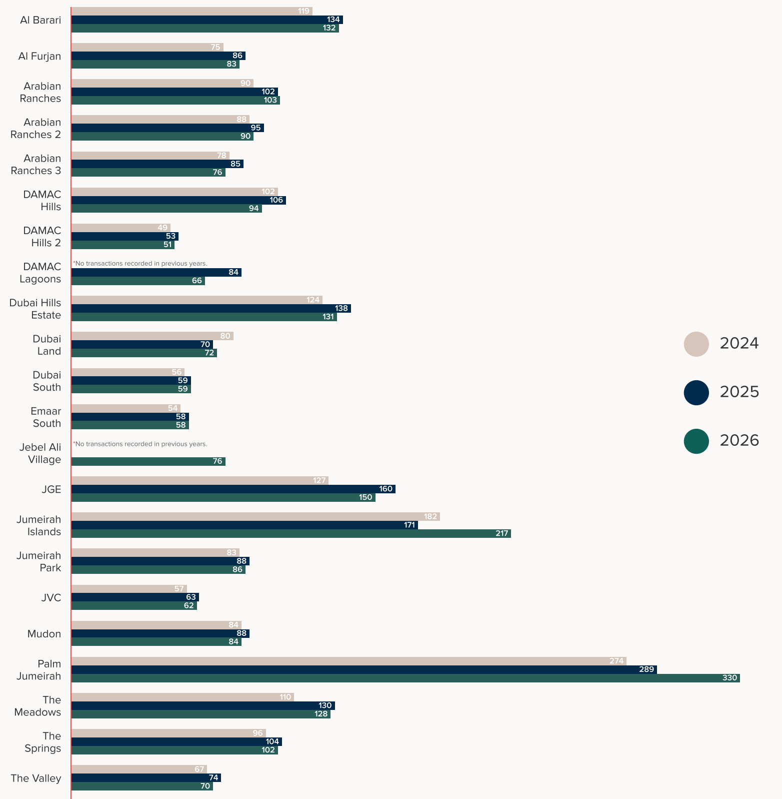
Meadows 5,
Meadows

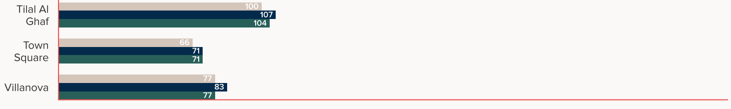
AED 850,000

5 5 4,763

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

AVERAGE PRICE (AED), 2026 TO DATE





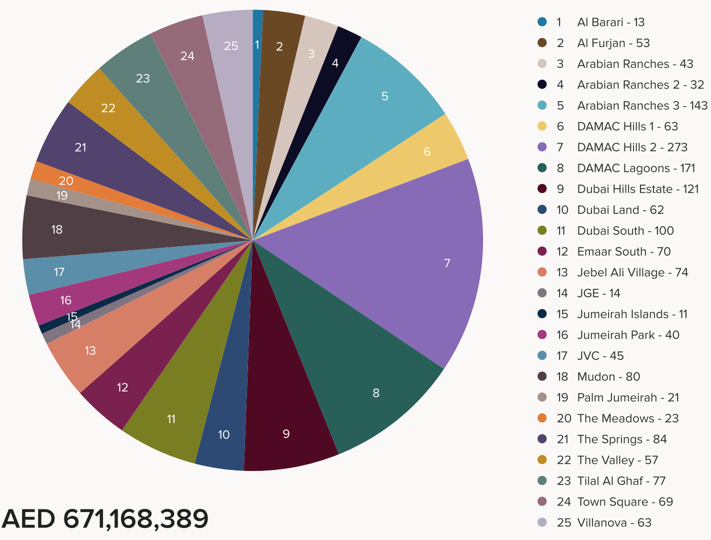
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Barari	-	475,237	968,329 *30 Transactions	2,750,000 *7 Transactions
Al Furjan	202,113	278,291	378,454 *78 Transactions	431,362 *7 Transactions
Arabian Ranches 1	256,953	448,966	530,032 *66 Transactions	884,413 *18 Transactions
Arabian Ranches 2	195,220	300,082	350,059 *38 Transactions	597,143 *7 Transactions
Arabian Ranches 3	150,476	254,223	368,607 *59 Transactions	-
DAMAC Hills 1	188,805	206,060	387,135 *103 Transactions	558,458 *15 Transactions
DAMAC Hills 2	95,354	109,106	134,741 *71 Transactions	217,855 *46 Transactions
DAMAC Lagoons	134,536	144,448	189,100 *193 Transactions	384,400 *13 Transactions
Dubai Hills	303,620	328,121	710,548 *163 Transactions	2,515,556 *32 Transactions
Dubai Land Cherrywoods, Reem, Serena	158,313	191,248	-	-
Dubai South	111,297	167,837	244,484 *24 Transactions	-
Emaar South	105,878	145,194	240,000 *2 Transactions	-
Jebel Ali Village	196,832	244,242	453,870 *5 Transactions	-
JGE	285,234	500,844	1,178,248 *47 Transactions	1,554,672 *24 Transactions
Jumeirah Islands	-	1,054,315	1,627,324 *10 Transactions	-
Jumeirah Park	309,895	355,102	546,103 *47 Transactions	1,275,000 *2 Transactions
JVC	184,272	200,813	222,220 *10 Transactions	-
Mudon	182,604	233,335	264,828 *11 Transactions	-
Palm Jumeirah	689,838	1,615,213	1,897,166 *44 Transactions	4,555,784 *19 Transactions
The Meadows	399,122	440,545	505,168 *73 Transactions	742,163 *11 Transactions
The Springs	244,164	-	400,000 *1 Transactions	-
The Valley	133,557	169,098	550,000 *2 Transactions	-
Tilal Al Ghaf	198,176	338,836	619,435 *76 Transactions	1,050,000 *1 Transactions
Town Square	147,114	177,873	-	-
Villanova	151,804	182,951	320,000 *3 Transactions	-

Rental Transactions in Dubai

OCTOBER 2026

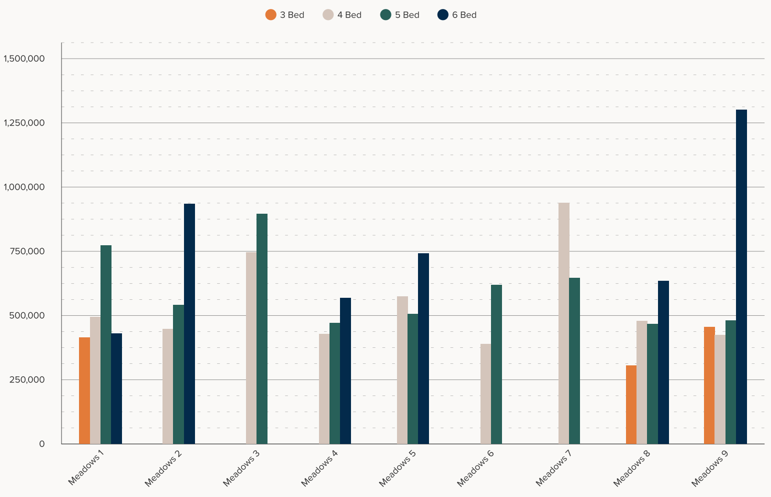


AED 671,168,389

Total Rental Value

Rentals in Meadows

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

OCTOBER 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.87 %
DAMAC Lagoons	Villa	5.82 %
JVC	Villa	5.48 %
JGE	Villa	5.44 %
Mudon	Villa	5.35 %
DAMAC Hills	Villa	5.14 %
Al Furjan	Villa	5.04 %
Villanova	Villa	5.04 %
Town Square	Townhouse	5.00 %
Sobha Hartland	Villa	4.96 %
The Valley	Villa	4.90 %
Arabian Ranches 3	Villa	4.85 %

Community	Community Type	Avg. Gross Yield
Tilal Al Ghaf	Townhouse	4.85 %
Arabian Ranches 2	Villa	4.79 %
Reem	Townhouse	4.77 %
Serena	Townhouse	4.55 %
Dubai South	Villa	4.41 %
Dubai Hills Estate	Villa	4.34 %
The Springs	Villa	4.11 %
Arabian Ranches	Villa	3.98 %
Jumeirah Park	Villa	3.78 %
The Meadows	Villa	3.17 %
Jumeirah Islands	Villa	3.00 %
Palm Jumeirah	Villa	2.82 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
DAMAC Lagoons	886	3,091,321,753
The Valley	332	1,281,439,355
DAMAC Hills 2	320	622,094,710
Dubai South	286	1,223,604,247
Mudon	283	1,111,970,414
Arabian Ranches 3	266	1,284,144,068
The Springs	265	1,235,606,709
Dubai Land	244	829,132,500
Tilal Al Ghaf	241	2,551,298,214
Dubai Hills Estate	226	3,463,595,726
DAMAC Hills 1	220	1,196,178,031
Arabian Ranches	208	1,822,962,945
Al Furjan	199	1,213,800,898
Town Square	195	589,723,943
Villanova	183	602,567,000
Emaar South	175	563,907,242
JGE	147	2,222,392,724
JVC	137	444,720,000
Jumeirah Park	105	1,082,156,000
Jebel Ali Village	98	565,555,990
Arabian Ranches 2	74	465,196,894
The Meadows	68	884,805,000
Palm Jumeirah	64	3,667,232,552
Al Barari	61	1,505,986,487
Jumeirah Islands	46	1,244,188,749

RENTALS	Total Volume	Total Value
DAMAC Hills 2	2,423	245,733,272
Arabian Ranches 3	1,136	235,344,093
Dubai South	922	129,314,766
Dubai Hills Estate	871	482,997,024
DAMAC Lagoons	821	133,148,026
Villanova	760	123,731,585
Dubai Land	756	123,939,367
The Springs	756	160,552,072
Tilal Al Ghaf	715	233,176,535
Town Square	707	110,485,825
Mudon	680	140,450,611
Emaar South	619	77,960,586
DAMAC Hills 1	611	152,069,228
The Valley	599	88,136,575
Al Furjan	593	159,233,352
Arabian Ranches	487	173,622,714
JVC	482	90,883,551
Jumeirah Park	339	133,309,483
Arabian Ranches 2	322	90,838,425
JGE	204	150,951,897
The Meadows	185	94,680,086
Jebel Ali Village	167	41,232,840
Palm Jumeirah	138	300,770,303
Al Barari	129	118,220,332
Jumeirah Islands	67	78,824,463

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS
WINNER
2024

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

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