

Townhouses & Villas in The Lakes

2025 Resale Report

1st January - 31st December 2025

Powered by
PROPERTY
MONITOR

AED 2,777

▲ + 22.2%

Average price per sq. ft

Compared to 2024

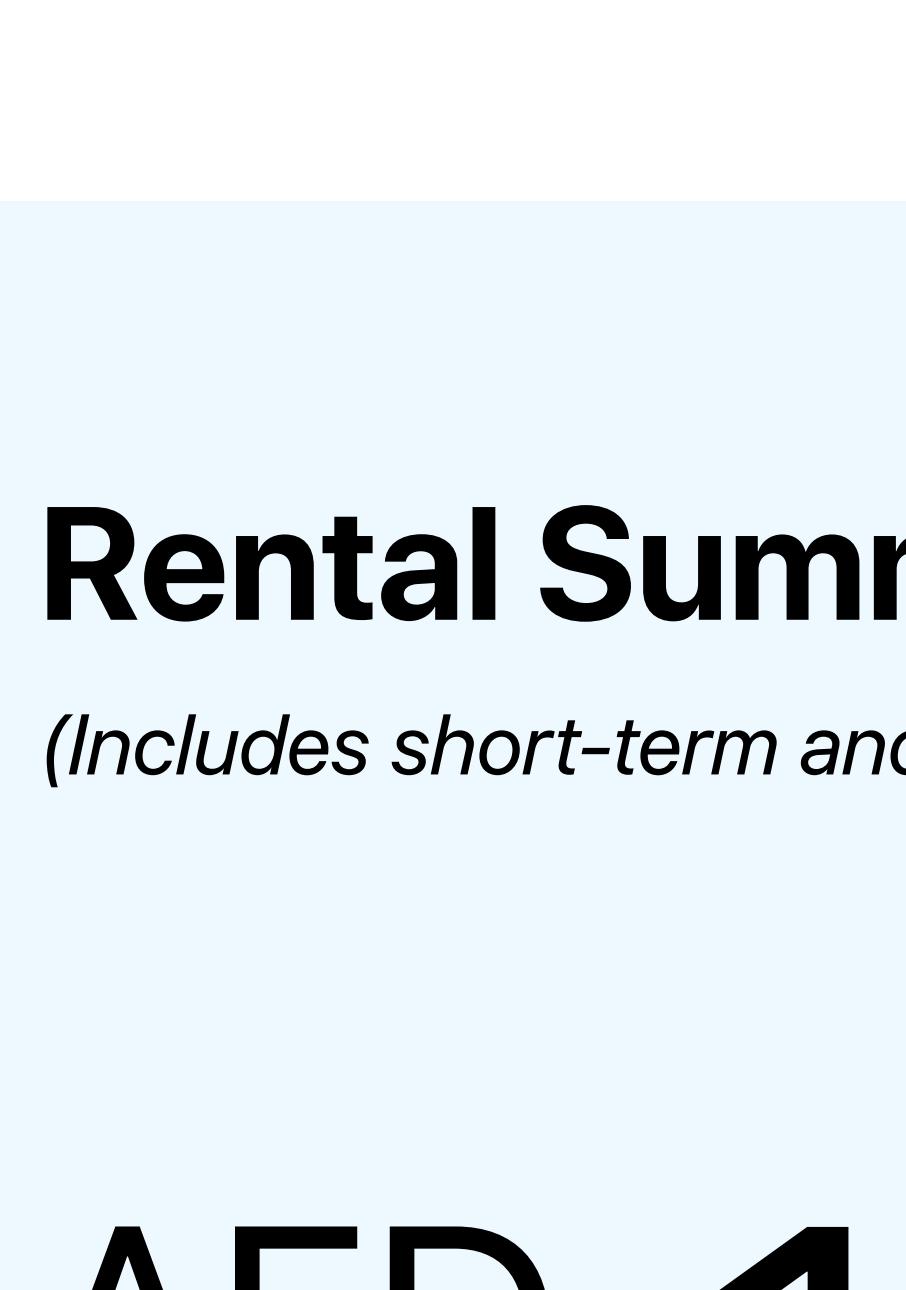
▼ - 50.5%

48 Resale transactions

▼ - 43.6%

474.4M Resale Value

Transactions by Completion Status



100%

Ready



100%

Ready

Average Resale Price

1st January - 31st December 2025

3 AED 7,021,553

▲ 16.1%

38 transactions | ▼ -41.5%

4 AED 17,259,375

▲ 31.2%

8 transactions | ▼ -65.2%

5 AED 34,750,000

▲ 97.2%

2 transactions | ▼ -75%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 101

▲ + 8.5%

Average price per sq. ft

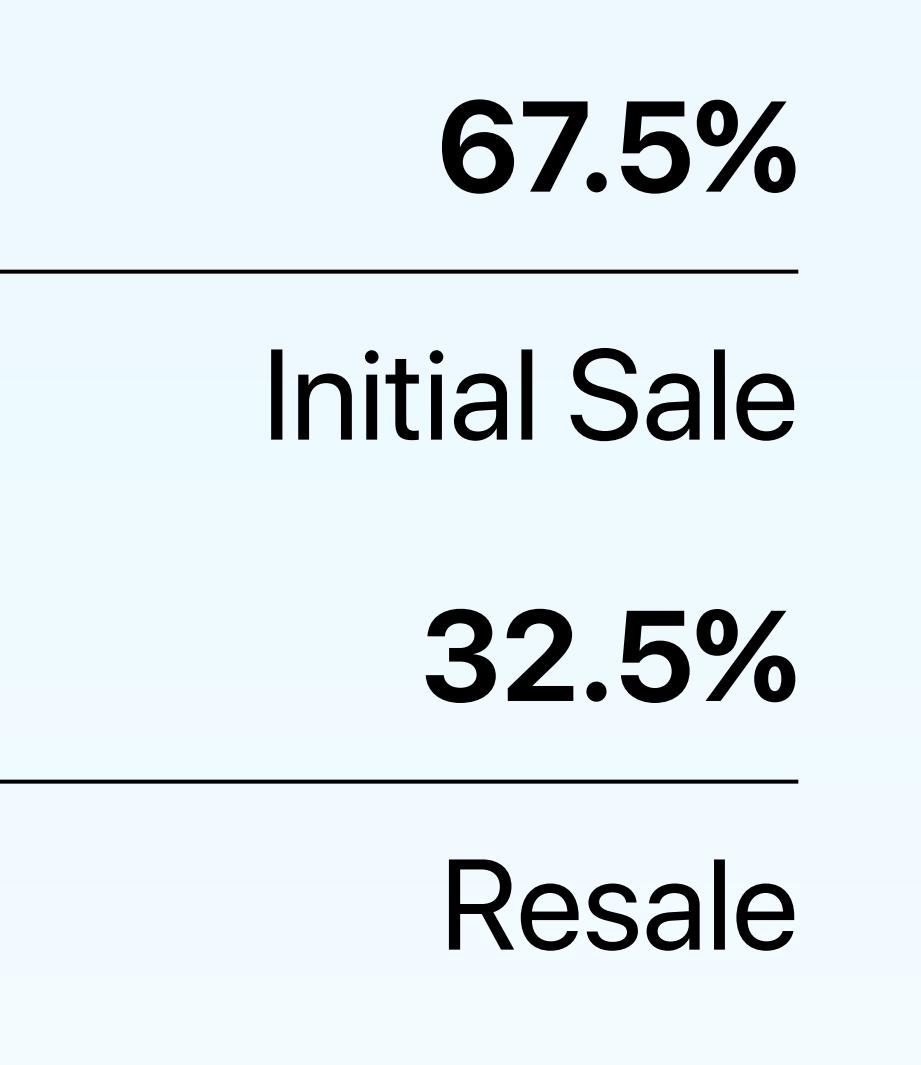
Compared to 2024

▼ - 10.7%

316 Rental transactions

▼ - 0.8%

104.9M Total Rental Value



35.8%

New

64.2%

Renewal

Average Rental Price

1st January - 31st December 2025

2 AED 231,250

▲ 22.9%

4 transactions | ▲ 33.3%

3 AED 279,209

▲ 7.2%

242 transactions | ▼ -12.6%

4 AED 508,374

▲ 22%

54 transactions | ▼ -6.9%

5 AED 557,464

▲ 1.2%

16 transactions | ▲ 0%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 538.138B

AED 51.513B

▲ + 26.9% Total Sale Value

▲ + 12.3% Total Rental Value

▲ + 18.9%

199,946 Transactions

▲ + 5%

587,188 Transactions

67.5%

Initial Sale

32.5%

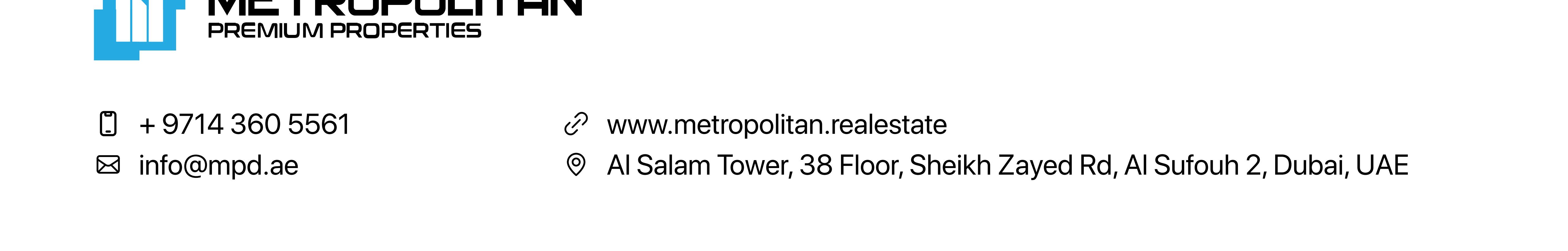
Resale

43.3%

New

56.7%

Renewal



METROPOLITAN

PREMIUM PROPERTIES

+971 4 360 5561

info@mpd.ae

www.metropolitan.realestate

Al Salam Tower, 38 Floor, Sheikh Zayed Rd, Al Sufouh 2, Dubai, UAE