

Al Furjan April Market Report

News

Al Furjan Apartment Developments in 2025

As of 2025, Al Furjan sees significant apartment growth with Deyaar's 371 units, Symbolic Aura's smart homes, and Trussard's luxury residences. These projects offer modern living options, including 1-to 3-bedroom apartments, catering to diverse preferences.



Mortgage Rates

Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

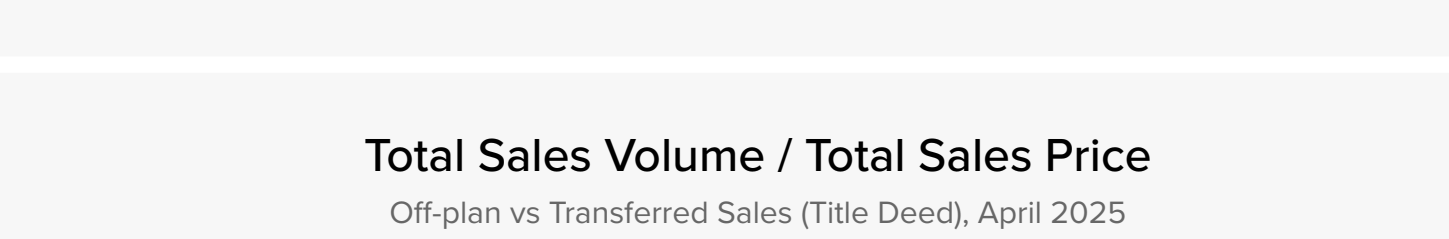
 Prime Residency 3, Al Furjan AED 650,000	 AZIZI Berton, Al Furjan AED 1,300,000	 PG Upperhouse, Al Furjan AED 1,450,000	 Sin Avenue, Al Furjan AED 1,700,000	 Zazen Gardens, Al Furjan AED 2,100,000
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Recent White & Co Sales

 AZIZI Pearl, Al Furjan AED 560,000	 Prime Residency 3, Al Furjan AED 630,000	 PG Upperhouse, Al Furjan AED 1,300,000	 Masakin Al Furjan, Al Furjan AED 1,800,000	 Avenue Residence, Al Furjan AED 2,050,000
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Dubai House Price Timeline

April 2025



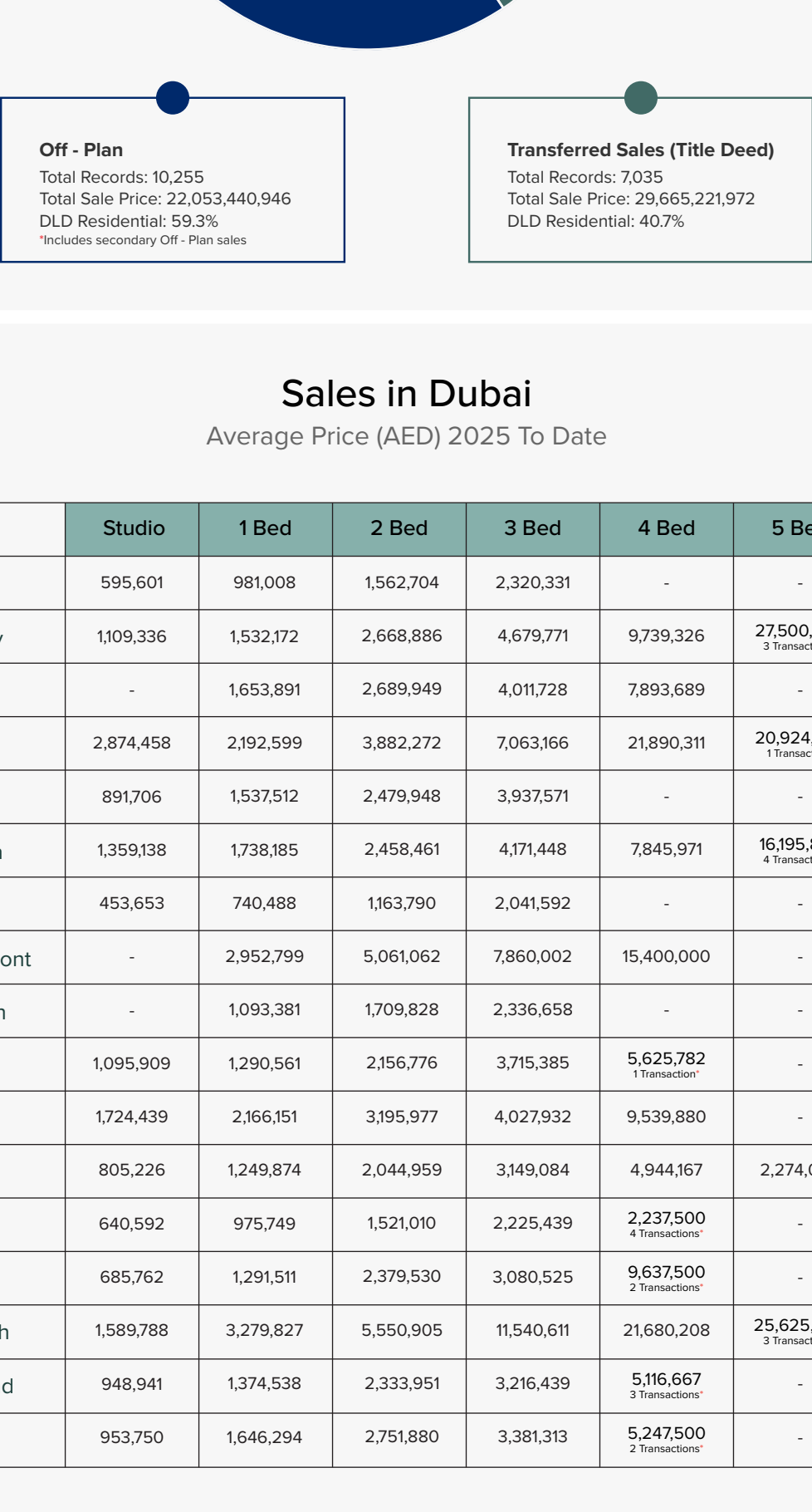
DP Index Value

Monthly

+1.97%
MoM Change+5.43%
QoQ Change+15.86%
Yof ChangeAED 1,565
Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 2025



Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	595,601	981,008	1,562,704	2,320,331	-	-	-
Business Bay	1,009,336	1,532,172	2,668,886	4,679,771	9,739,326	27,500,000 3 Transactions	-
Creek	-	1,653,891	2,689,949	4,011,728	7,893,689	-	18,500,000 1 Transaction
Downtown	2,874,458	2,192,599	3,882,272	7,063,166	21,890,311	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	891,706	1,537,512	2,479,948	3,937,571	-	-	-
Dubai Marina	1,359,138	1,738,185	2,458,461	4,171,448	7,845,971	16,195,805 4 Transactions	-
Dubai South	453,653	740,488	1,163,790	2,041,592	-	-	-
EMAAR Beachfront	-	2,952,799	5,061,062	7,860,002	15,400,000	-	-
EMAAR South	-	1,093,381	1,709,828	2,336,658	-	-	-
Greens	1,095,909	1,290,561	2,156,776	3,715,385	5,625,782 2 Transactions	-	-
JBR	1,724,439	2,166,151	3,195,977	4,027,932	9,539,880	-	-
JLT	805,226	1,249,874	2,044,959	3,149,084	4,944,167	2,274,000	-
JVC	640,592	975,499	1,521,010	2,225,439	2,237,500 2 Transactions	-	-
MBR	685,762	1,291,511	2,379,530	3,080,525	9,637,500 2 Transactions	-	-
Palm Jumeirah	1,589,788	3,279,827	5,550,950	11,540,611	21,680,208	25,625,000 3 Transactions	-
Sobha Hartland	948,941	1,374,538	2,333,951	3,216,439	5,116,667 3 Transactions	-	-
Views	953,750	1,646,294	2,751,880	3,381,313	5,247,500 2 Transactions	-	-

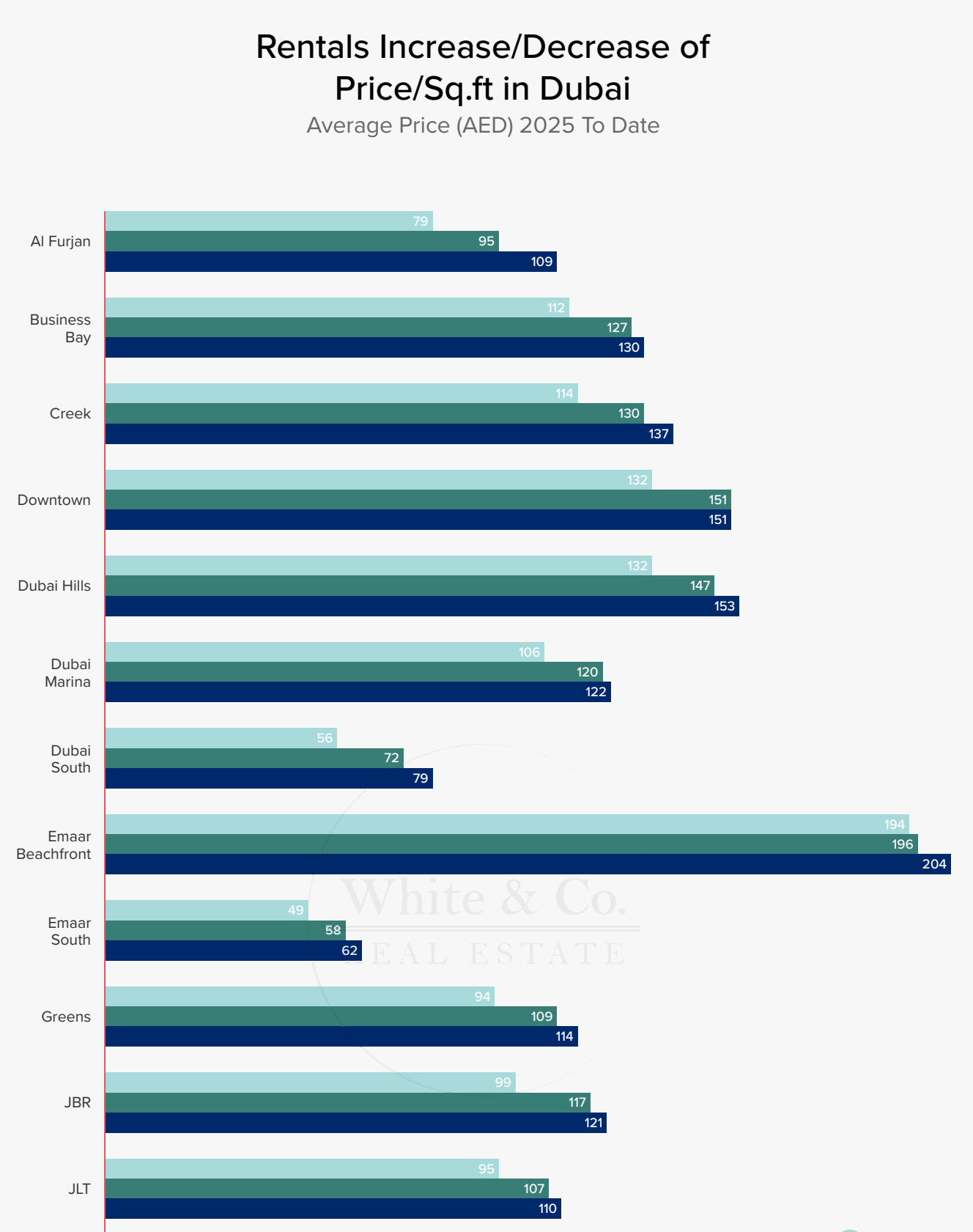
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

April 2025



Hot Properties for Rent

 Prime Residency 3, Al Furjan AED 65,000	 East 40, Al Furjan AED 78,000	 Pearls by Danube, Al Furjan AED 84,000	 AZIZI Berton, Al Furjan AED 115,000	 Gemz by Danube, Al Furjan AED 130,000
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Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	53,655	99,513	106,314	155,437	-	-	-
Business Bay	75,288	96,947	146,692	217,658	269,696	-	-
Creek	140,994	105,852	159,565	234,586	413,095	-	-
Downtown	88,427	127,889	204,245	318,616	827,358	-	-
Dubai Hills	112,286	96,504	156,260	273,847	-	-	-
Dubai Marina	76,303	102,630	150,709	231,125	325,219	598,324 5 Transactions	-
Dubai South	40,037	51,706	75,228	115,182	-	-	-
EMAAR Beachfront	188,969	158,340	249,386	440,148	683,962 2 Transactions	-	-
EMAAR South	-	58,157	82,511	102,493	-	-	-
Greens	59,120	90,323	135,183	172,506	215,000 4 Transactions	-	-
JBR	109,477	123,265	169,582	233,862	263,352	-	-
JLT	60,374	86,309	128,581	199,924	254,250 2 Transactions	242,500 2 Transactions	-
JVC	50,757	72,907	105,810	130,616	177,500	-	-
MBR	52,512	87,306	143,738	159,806	-	800,000 1 Transaction	-
Palm Jumeirah	110,581	164,733	276,532	415,872	817,269	760,396	-
Sobha Hartland	91,724	97,726	150,521	227,870	380,000 1 Transaction	-	-
Views	69,583	105,847	160,647	233,842	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

April 2025



Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	7.90 %
JVC	Apartment	7.60 %
JLT	Apartment	7.42 %
MBR	Apartment	7.27 %
Meydan	Apartment	7.07 %
Emirates Living (Greens, Views)	Apartment	6.76 %
Sobha Hartland	Apartment	6.69 %
Dubai Hills	Apartment	6.60 %
Dubai Marina	Apartment	6.58 %
Business Bay	Apartment	6.54 %
JBR	Apartment	6.38 %
Downtown	Apartment	6.17 %
Creek	Apartment	5.87 %
Palm Jumeirah	Apartment	5.24 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
Downtown	1,012	4,049,290,645	JVC	3,974	290,841,375
Dubai Marina	1,295	3,010,254,592	Business Bay	2,402	269,724,936
Business Bay	1,331	2,721,725,327	Dubai Marina	2,156	294,856,666
Emaar South	102	167,959,535	Downtown	1,519	274,354,056
Greens	161	283,941,646	MBR	1,508	105,016,752
JVC	2,115	2,069,536,440	JLT	1,215	120,238,900
Dubai South	220	167,795,535	Al Furjan	774	66,025,771
Emaar Beachfront	228	1,191,982,826	Creek	696	107,761,643
JBR	246	919,519,184	Palm Jumeirah	592	153,515,530
Sobha Hartland	372	686,434,645	Sobha Hartland	538	64,533,975
Al Furjan	397	470,427,614	Dubai Hills	473	64,136,529
Palm Jumeirah	437	3,058,405,816	Dubai South	461	24,996,475
MBR	588	675,957,867	JBR	374	66,512,906
Creek	589	1,582,908,320	Greens	252	27,041,533
Dubai Hills	633	1,323,862,446	Views	216	29,444,211
JLT	666	1,065,070,433	Emaar Beachfront	142	34,991,476
Views	82	195,933,870	Emaar South	88	7,703,571

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