

Al Furjan January Market Report

News

Starting February 1, the UAE Central Bank's new policy requires buyers to pay the 4% Dubai Land Department (DLD) fee and 2% broker commission upfront, alongside their down payment. Historically, 80% of these costs could be included in the mortgage, but buyers will now need an additional 4.8% in available capital. While this doesn't increase property prices, it enhances financial transparency and preparedness, ensuring a more structured, sustainable, and confidence-driven real estate market in Dubai.

White & Co News

Our in-house mortgage team can simplify your property financing journey. With direct connections to a wide network of banks, we can secure the best mortgage solutions, guide you through these changes, ensuring you understand how they impact your buying process.

Mortgage Rates

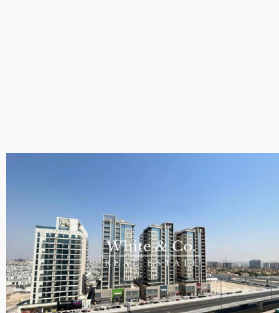
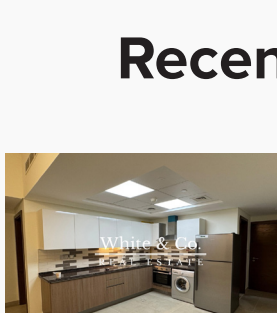
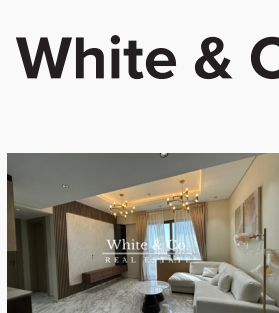
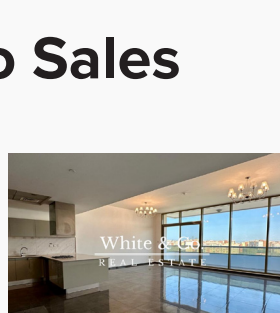
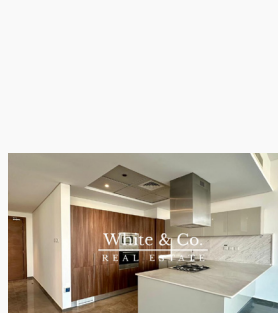
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

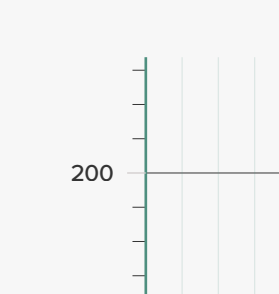
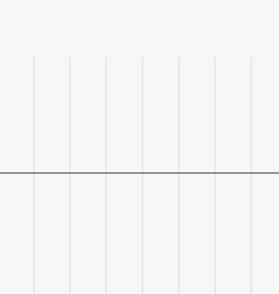
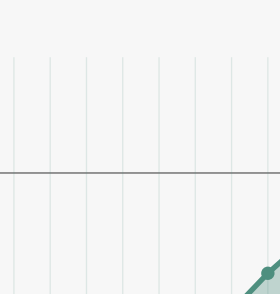
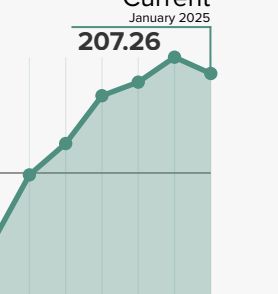
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

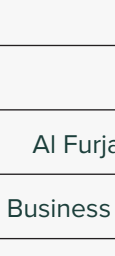
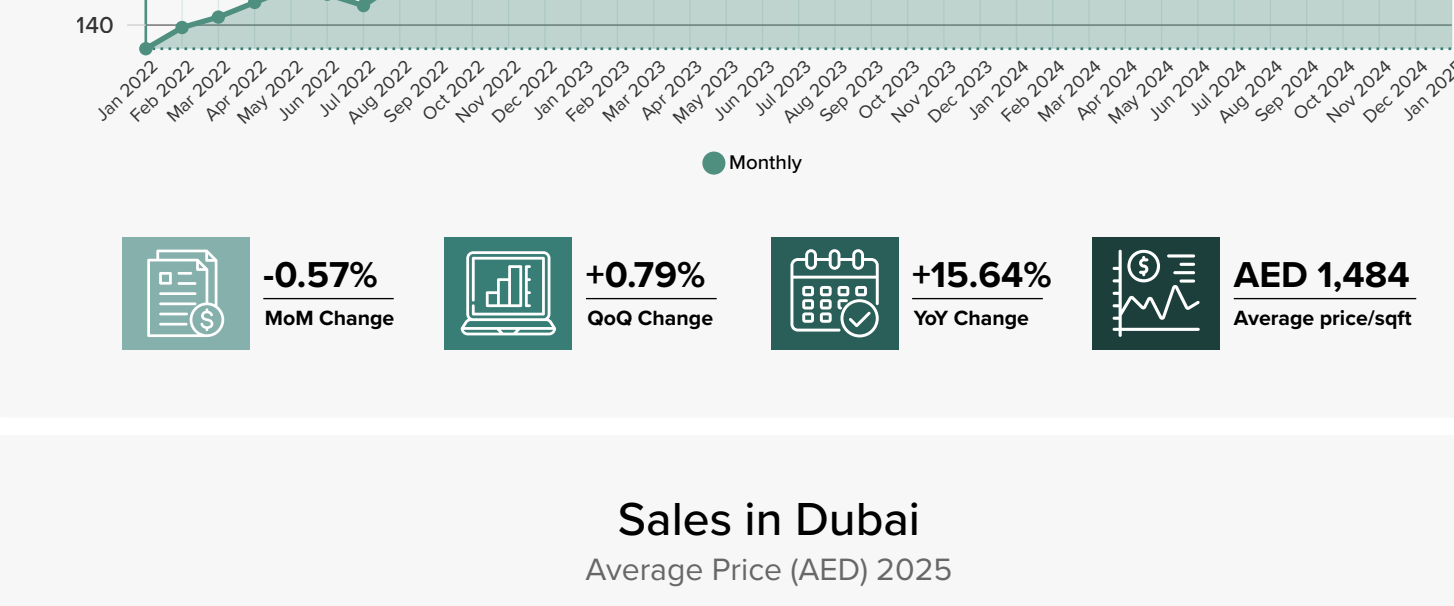
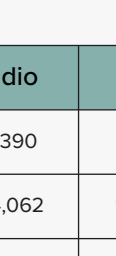
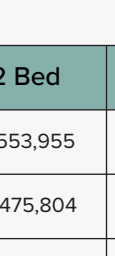
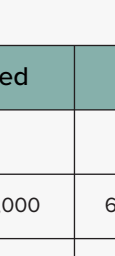
 Prime Residency 3, Al Furjan 1 1 1 417 sqft AED 645,000	 Westwood By IMTIAZ, Al Furjan 1 1 1 417 sqft AED 735,000	 Avenue Residence 4, Al Furjan 1 1 2 862 sqft AED 1,300,000	 Pearls by Danube, Al Furjan 2 2 2 1,118 sqft AED 1,595,000	 Avenue Residence 2, Al Furjan 3 3 4 2,021 sqft AED 2,200,000
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Recent White & Co Sales

 Azizi Star, Al Furjan 1 1 1 391 sqft AED 480,000	 Azizi Star, Al Furjan 2 2 3 1,064 sqft AED 1,060,000	 Avenue Residence 4, Al Furjan 1 1 2 782 sqft AED 1,250,000	 Avenue Residence 2, Al Furjan 3 3 4 2,022 sqft AED 2,050,000	 Avenue Residences, Al Furjan 3 3 5 3,480 sqft AED 2,300,000
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Dubai House Price Timeline

January 2025

**-0.57%**
MoM Change**+0.79%**
QoQ Change**+15.64%**
YoY Change**AED 1,484**
Average price/sqft

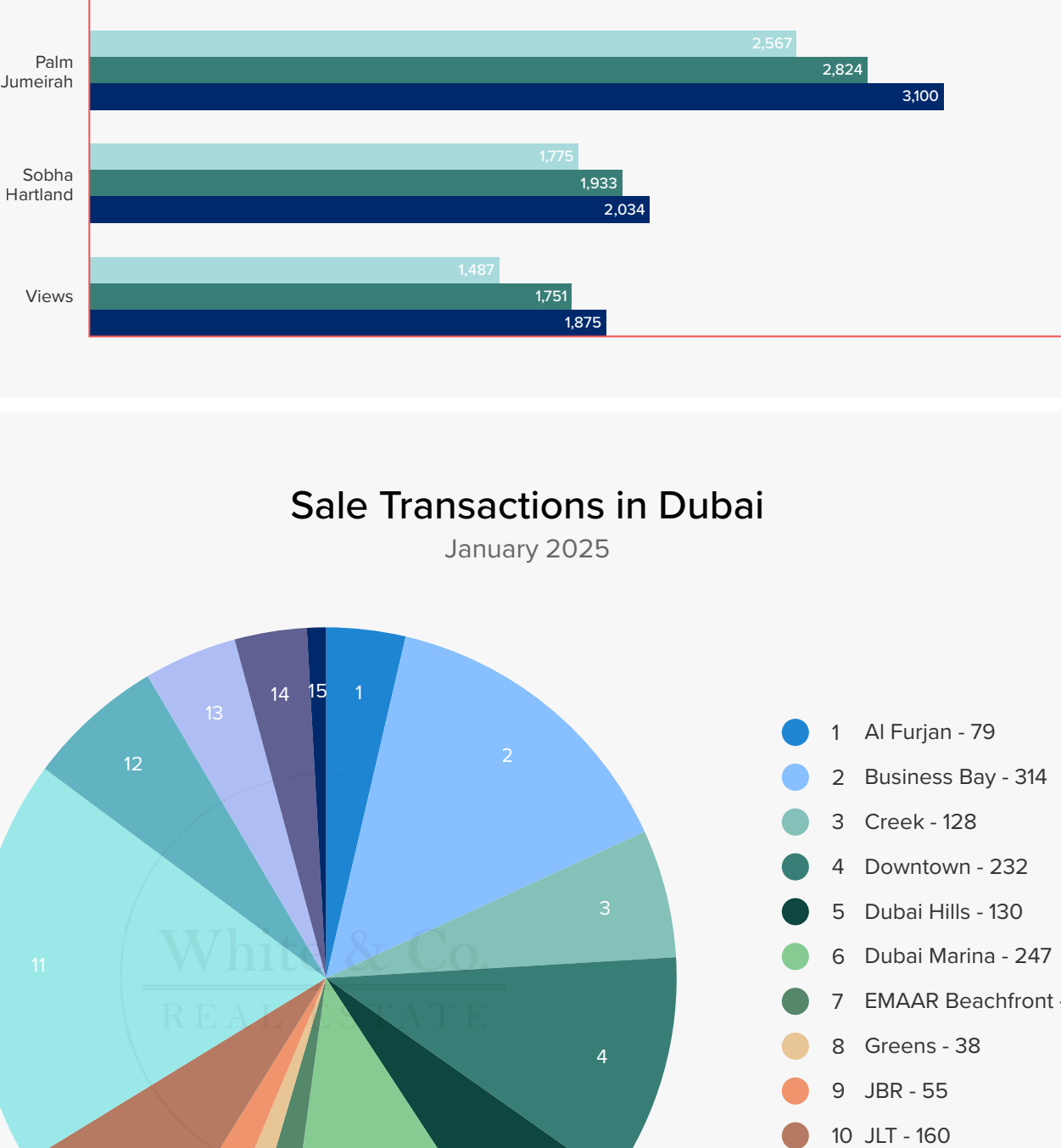
Sales in Dubai

Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	576,390	963,235	1,553,955	2,148,443	-	-	-
Business Bay	1,064,062	1,512,273	2,475,804	3,865,705	5,310,000	6,000,000	-
Creek	-	1,652,448	2,701,170	4,005,520	9,233,333	-	-
Downtown	1,313,077	2,146,817	3,915,763	7,630,630	23,700,000	20,924,888	-
Dubai Hills	1,040,000	1,546,298	2,646,072	3,931,582	-	-	-
Dubai Marina	1,265,733	1,627,493	2,471,660	4,175,010	8,722,284	7,075,000	-
EMAAR Beachfront	-	2,823,515	4,282,992	6,874,933	22,000,000 1 Transaction	-	-
Greens	886,667	1,313,478	1,968,231	3,075,000 1 Transaction	-	-	-
JBR	1,098,888	2,166,667	2,803,654	4,861,250	5,750,000	-	-
JLT	704,552	1,219,332	2,020,708	3,512,611	4,375,000 1 Transaction	2,612,500 2 Transactions	-
JVC	623,979	957,661	1,568,336	1,780,000	2,000,000 1 Transaction	-	-
MBR	633,852	1,288,190	2,874,321	1,950,000	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,490,000	3,219,943	5,147,583	12,150,550	17,950,000	13,000,000 1 Transaction	-
Sobha Hartland	870,000	1,380,891	2,384,507	3,214,656	-	-	-
Views	850,000	1,653,636	2,652,500	3,213,333	-	-	-

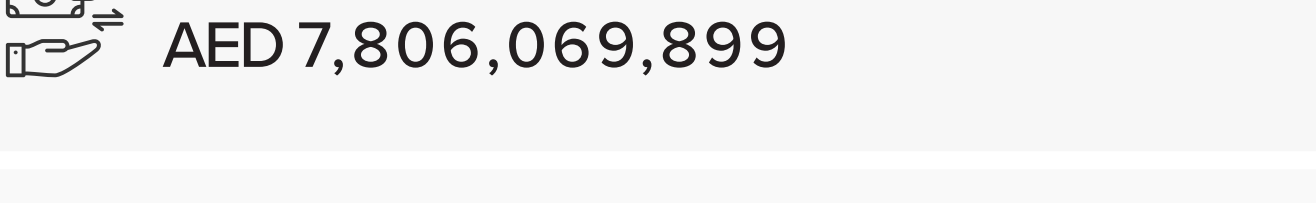
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025

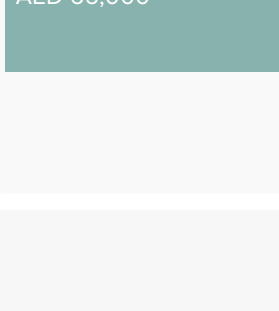
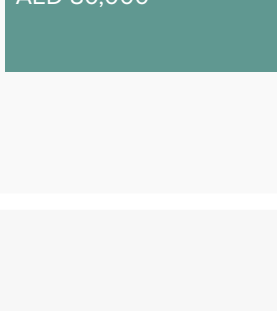
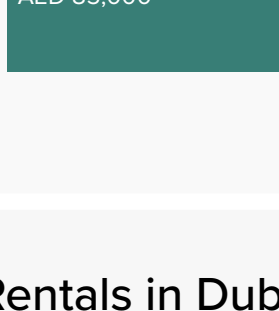
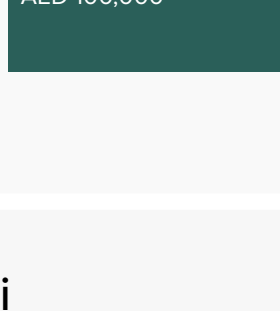
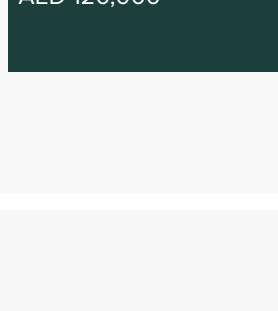


Sale Transactions in Dubai

January 2025

 Total Sales Value
AED 7,806,069,899

Hot Properties for Rent

 Westwood By IMTIAZ, Al Furjan 1 1 1 423 sqft AED 65,000	 Prime Residency 3, Al Furjan 1 1 2 394 sqft AED 80,000	 Avenue Residence 4, Al Furjan 1 1 2 744 sqft AED 85,000	 Westwood By IMTIAZ, Al Furjan 1 1 2 806 sqft AED 100,000	 Pearls by Danube, Al Furjan 2 2 2 1,128 sqft AED 120,000
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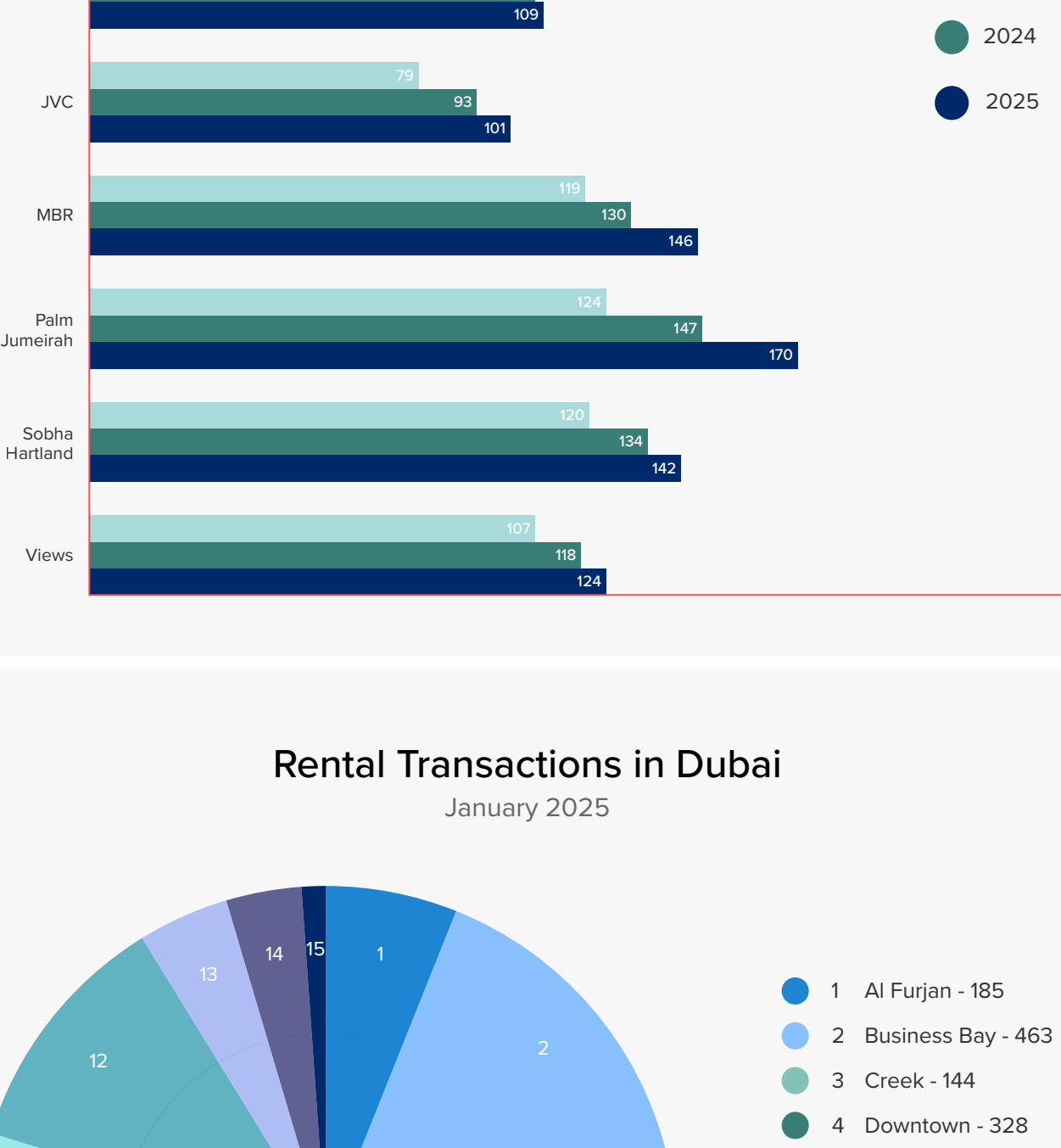
Rentals in Dubai

Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	50,836	74,261	104,910	168,750	-	-	-
Business Bay	69,253	99,628	142,323	197,096	408,333	-	-
Creek	-	104,906	155,832	237,526	355,325	-	-
Downtown	75,520	126,392	201,050	323,125	760,000	-	-
Dubai Hills	75,000	98,684	157,456	284,644	-	-	-
Dubai Marina	82,516	113,830	165,992	240,982	420,000	-	-
EMAAR Beachfront	-	160,353	283,571	386,667	-	-	-
Greens	59,839	100,563	145,848	206,667	-	-	-
JBR	-	166,250	373,000	683,333	-	-	-
JLT	61,686	90,857	126,561	161,333	-	270,000 1 Transaction	-
JVC	50,056	73,426	109,465	125,550	-	-	-
MBR	51,330	96,535	135,455	195,200	-	800,000 1 Transaction	-
Palm Jumeirah	106,200	184,712	505,664	910,538	365,000 2 Transactions	-	-
Sobha Hartland	74,219	96,103	143,667	218,750	-	-	-
Views	64,000	106,813	157,838	253,833	-	-	-

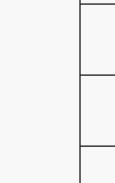
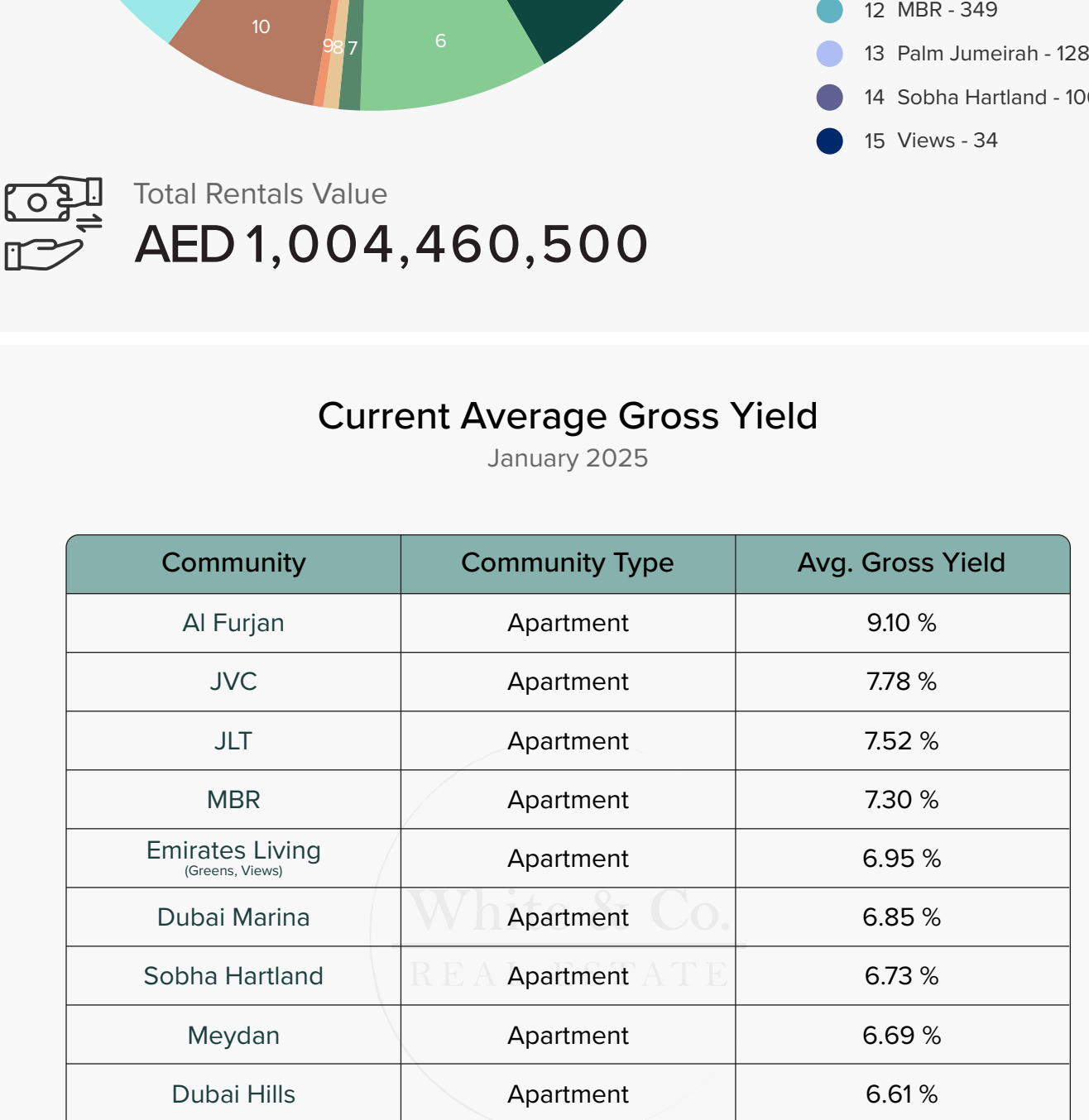
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025



Rental Transactions in Dubai

January 2025

 Total Rentals Value
AED 1,004,460,500

Current Average Gross Yield

January 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.10 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.30 %
Emirates Living (Greens, Views)	Apartment	6.95 %
Dubai Marina	Apartment	6.85 %
Sobha Hartland	Apartment	6.73 %
Meydan	Apartment	6.69 %
Dubai Hills	Apartment	6.61 %
Business Bay	Apartment	6.55 %
JBR	Apartment	6.33 %
Downtown	Apartment	6.28 %
Creek	Apartment	5.95 %
Palm Jumeirah	Apartment	5.56 %