

Al Furjan March Market Report

News

Affordable Luxury Apartments Gain Popularity

Al Furjan is witnessing increased demand as an emerging hub for affordable luxury apartments. Investors and residents are drawn to its strategic location, modern developments, and competitive prices, making it a promising destination for those seeking high-quality living spaces in a well-connected community.

White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in Q1 for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.

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

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Hot Properties for Sale

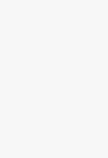
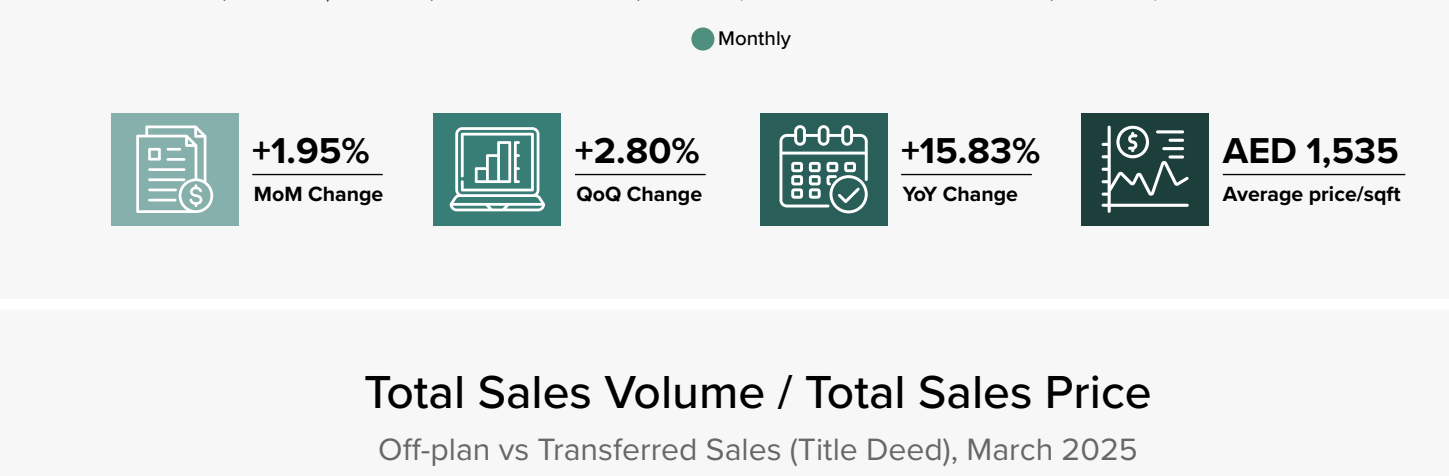
Prime Residency 3, Al Furjan 🚗🚶🏠 1 467 sqft AED 650,000	Westwood By IMTIAZ, Al Furjan 🚗🚶🏠 1 423 sqft AED 800,000	Azizi Berton, Al Furjan 🚗🚶🏠 2 2 688 sqft AED 1,350,000	5th Avenue, Al Furjan 🚗🚶🏠 3 2 1,235 sqft AED 1,675,000	Zazen Gardens, Al Furjan 🚗🚶🏠 2 2 1,371 sqft AED 2,100,000
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Recent White & Co Sales

East 40, Al Furjan 🚗🚶🏠 2 690 sqft AED 925,000	PG Upperhouse, Al Furjan 🚗🚶🏠 1 2 925 sqft AED 1,300,000	Pearls by Danube, Al Furjan 🚗🚶🏠 2 2 1,082 sqft AED 1,560,000	Avenue Residence, Al Furjan 🚗🚶🏠 3 4 2,022 sqft AED 2,050,000	Avenue Residences, Al Furjan 🚗🚶🏠 3 5 3,480 sqft AED 2,300,000
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Dubai House Price Timeline

March 2025



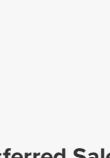
+1.95%
MoM Change



+2.80%
QoQ Change



+15.83%
YoY Change



AED 1,535
Average price/sqft

Total Sales Volume / Total Sales Price

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



Off - Plan
Total Records: 8,766
Total Sale Price: 18,991,013,466
DLD Residential: 61.4%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 5,505
Total Sale Price: 18,489,308,570
DLD Residential: 38.6%

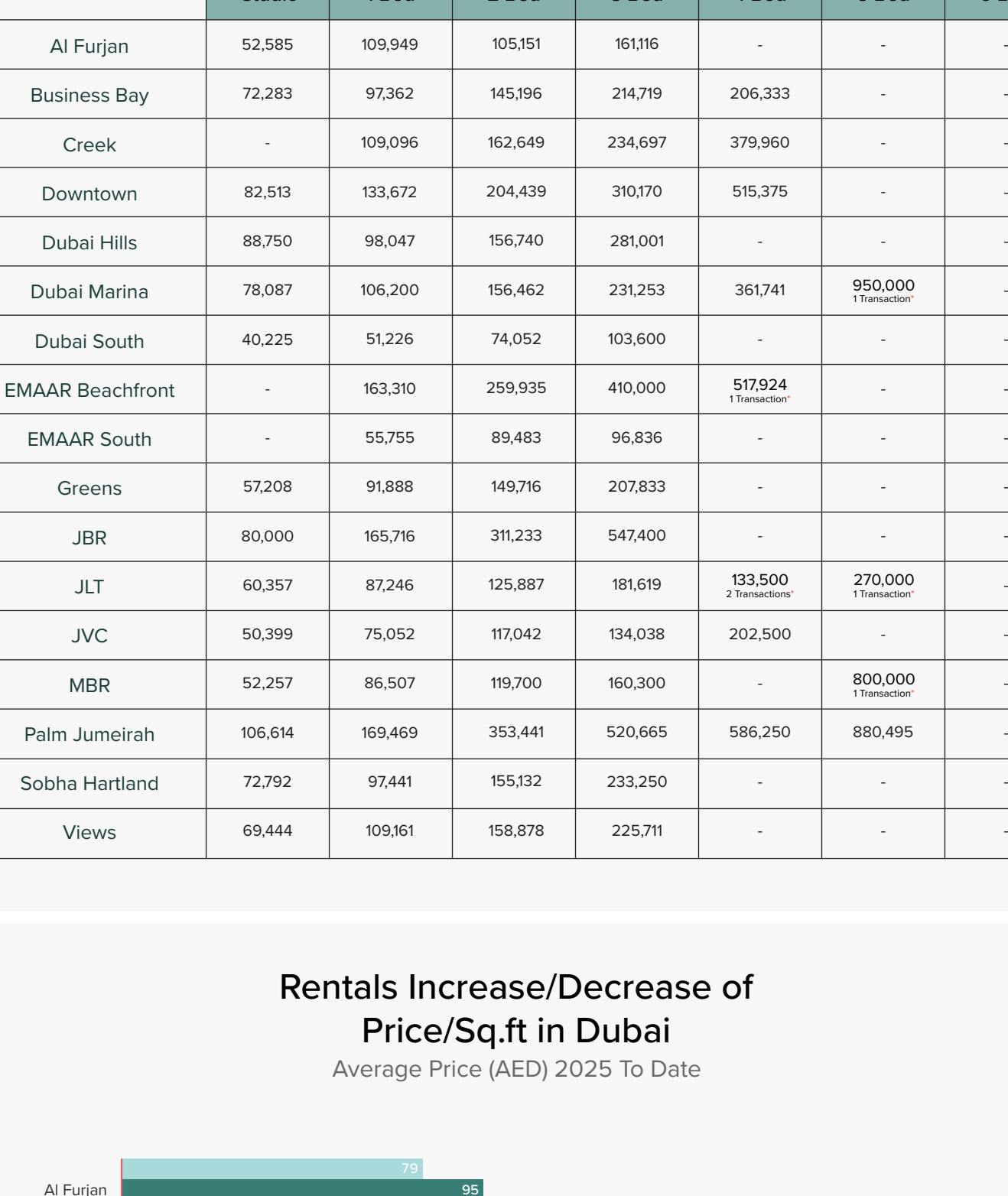
Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,185	974,899	1,558,289	2,197,712	-	-	-
Business Bay	1,036,310	1,511,600	2,529,533	4,571,429	5,639,222	22,750,000 2 Transactions	-
Creek	-	1,644,073	2,731,422	3,986,737	7,893,689	-	18,500,000 1 Transaction
Downtown	1,352,161	2,146,414	3,785,728	7,242,938	22,994,322	20,924,888 1 Transaction	-
Dubai Hills	895,852	1,535,932	2,502,607	3,911,921	-	-	-
Dubai Marina	1,331,801	1,660,641	2,371,149	4,130,363	7,724,597	19,050,000 5 Transactions	-
Dubai South	469,950	688,344	1,093,416	1,797,661	-	-	-
EMAAR Beachfront	-	2,940,332	4,933,878	7,688,717	15,200,000	-	-
EMAAR South	-	1,098,388	1,731,809	2,458,506	-	-	-
Greens	865,000	1,310,536	2,104,175	3,396,429	5,625,782 1 Transaction	-	-
JBR	1,378,264	2,366,382	3,210,106	4,200,156	10,441,667	-	-
JLT	696,736	1,239,338	2,037,251	3,031,913	5,523,000	2,325,000	-
JVC	627,399	970,630	1,512,102	2,349,731	2,150,000 2 Transactions	-	-
MBR	649,233	1,315,411	2,279,456	2,316,247	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	-	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 3 Transactions	26,333,333 3 Transactions	-
Views	958,333	1,606,692	2,701,694	3,407,889	5,500,000 1 Transaction	-	-

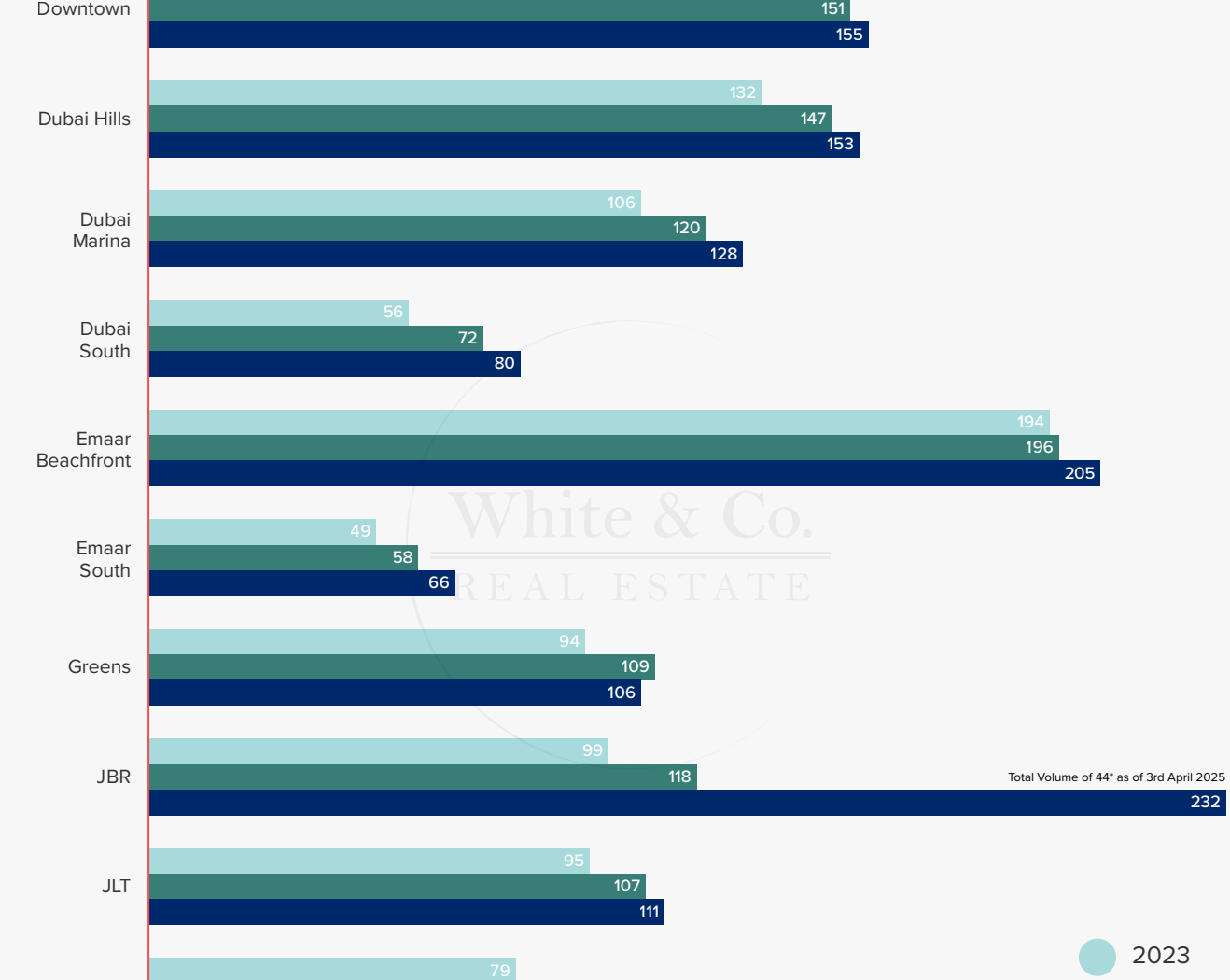
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

March 2025



Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

Prime Residency 3, Al Furjan 🚗🚶🏠 1 394 sqft AED 65,000	East 40, Al Furjan 🚗🚶🏠 1 2 689 sqft AED 78,000	Pearls by Danube, Al Furjan 🚗🚶🏠 1 2 682 sqft AED 84,000	AZZI Berton, Al Furjan 🚗🚶🏠 2 3 906 sqft AED 115,000	Genz by Danube, Al Furjan 🚗🚶🏠 2 2 1,243 sqft 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	52,585	105,949	105,151	161,116	-	-	-
Business Bay	72,283	97,362	145,196	214,719	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,170	515,375	-	-
Dubai Hills	88,750	98,047	156,740	281,001	-	-	-
Dubai Marina	78,087	106,200	156,462	231,253	361,741	950,000 1 Transaction	-
Dubai South	40,225	51,226	74,052	103,600	-	-	-
EMAAR Beachfront	-	163,310	259,935	410,000	517,924 1 Transaction	-	-
EMAAR South	-	55,755	89,483	96,836	-	-	-
Greens	57,208	91,888	149,716	207,833	-	-	-
JBR	80,000	165,716	311,233	547,400	-	-	-
JLT	60,357	87,246	125,887	181,619	133,500 2 Transactions	270,000 1 Transaction	-
JVC	50,399	75,052	117,042	164,038	202,500	-	-
MBR	52,257	86,507	119,700	130,300	-	800,000 1 Transaction	-
Palm Jumeirah	106,614	169,469	353,441	520,665	586,250	880,495	-
Sobha Hartland	72,792	97,441	155,132	233,250	-	-	-
Views	69,444	109,161	158,878	225,711	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

March 2025

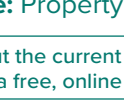


Total Rentals Value
AED 2,838,606,430

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.40 %
JVC	Apartment	7.57 %
JLT	Apartment	7.46 %
MBR	Apartment	7.41 %
Meydan	Apartment	7.15 %
Emirates Living (Greens, Views)	Apartment	6.83 %
Sobha Hartland	Apartment	6.77 %
Dubai Marina	Apartment	6.61 %
Dubai Hills	Apartment	6.46 %
Business Bay	Apartment	6.34 %
JBR	Apartment	6.25 %
Downtown	Apartment	6.15 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.27 %



PROPERTY MONITOR
A Cavendish Maxwell Group Company



*Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

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