

White & Co.
REAL ESTATE

Al Furjan February Market Report

Villa | Townhouse

News

Reef 999 Villas Launched in Al Furjan, Starting at AED 1.16 Million

Reef Luxury Developments has launched Reef 999 in Al Furjan, offering 10 exclusive villas with private winter gardens. Priced from AED 1,158,000, the sustainable homes emphasize spacious living, green spaces, and energy-efficient features, with handover in Q1 2027.

White & Co News

Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index launched on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.

Mortgage Rates

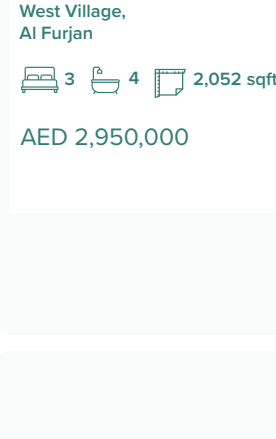
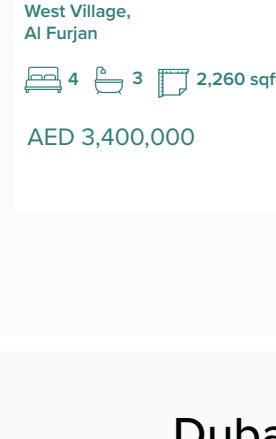
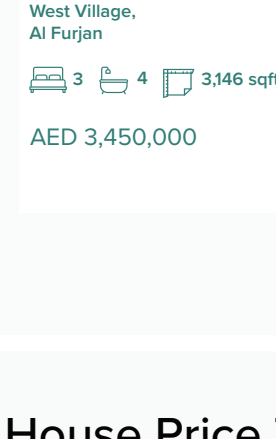
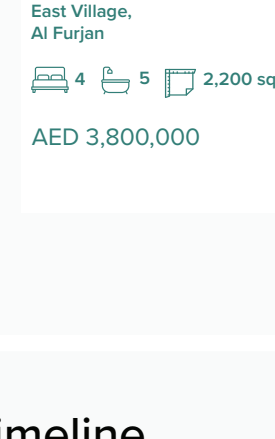
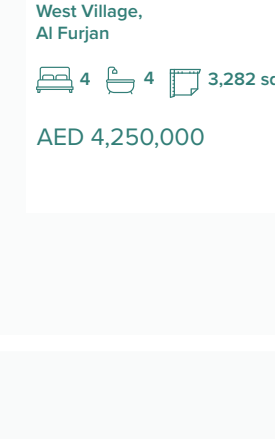
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.04%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.19%	4.59%

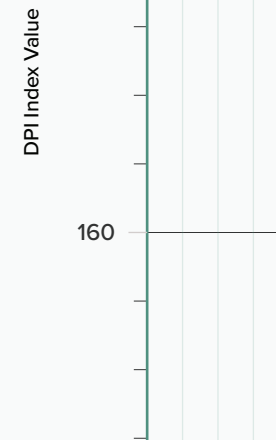
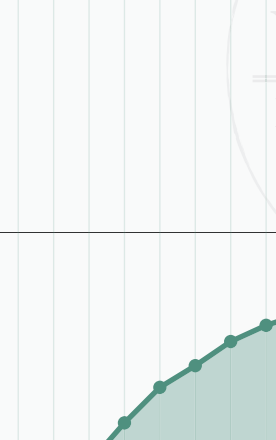
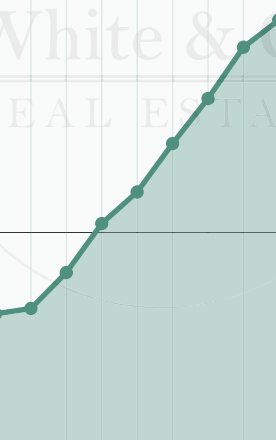
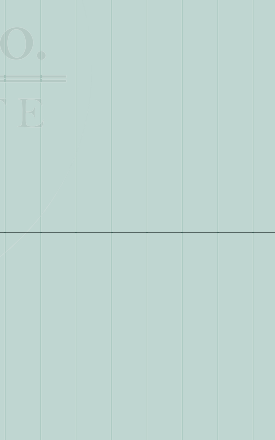
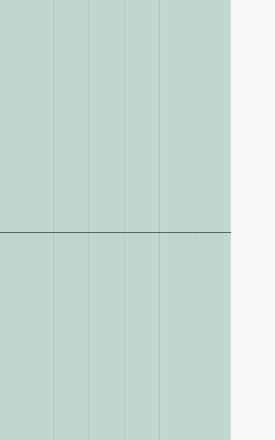
Speak to our in-house mortgage team to find out more

[Get Started Here](#)

Hot Properties for Sale

 West Village, Al Furjan 3 4 2,052 sqft AED 3,350,000	 West Village, Al Furjan 4 5 2,260 sqft AED 7,000,000	 Murooj, Al Furjan 3 6 4,033 sqft AED 8,700,000	 Murooj, Al Furjan 5 7 3,007 sqft AED 9,100,000	 West Village, Al Furjan 6 7 3,458 sqft AED 9,600,000
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Recent White & Co Sales

 West Village, Al Furjan 3 4 2,052 sqft AED 2,950,000	 West Village, Al Furjan 3 3 2,260 sqft AED 3,400,000	 West Village, Al Furjan 3 4 3,146 sqft AED 3,450,000	 East Village, Al Furjan 4 5 2,007 sqft AED 3,800,000	 West Village, Al Furjan 4 4 3,262 sqft AED 4,250,000
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Dubai House Price Timeline

February 2025



+1.41%
MoM Change



+1.72%
QoQ Change



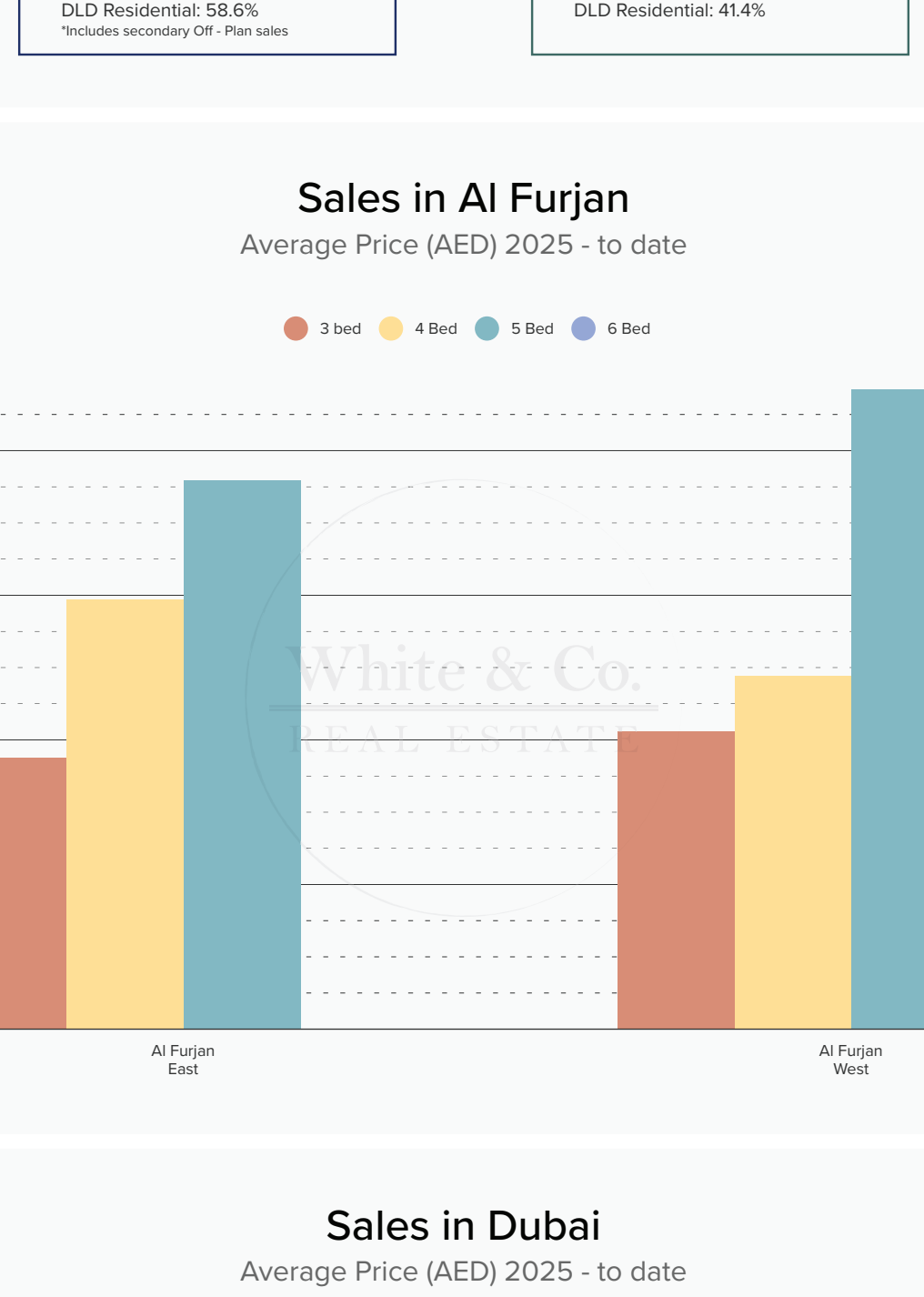
+16.31%
YoY Change



AED 1,505
Average price/sqft

Total Sales Volume / Total Sales Price

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



Off - Plan
Total Records: 8,827
Total Sale Price: 19,894,443,948
DLD Residential: 58.6%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 6,231
Total Sale Price: 21,369,239,508
DLD Residential: 41.4%

Sales in Al Furjan

Average Price (AED) 2025 - to date

3 bed 4 Bed 5 Bed 6 Bed



Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,913,100	12,356,000	11,668,571	12,900,000 (1 Transaction)
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000 (1 Transaction)
Arabian Ranches 3	2,683,896	4,308,168	3,930,000	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000 (1 Transaction)
DAMAC Hills 2	1,614,868	1,883,676	630,000	3,933,333
DAMAC Lagoons	2,130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 (3 Transactions)
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,625	10,000,000 (1 Transaction)
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,066,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000 (1 Transaction)	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000 (1 Transaction)	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 (1 Transaction)
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000	-

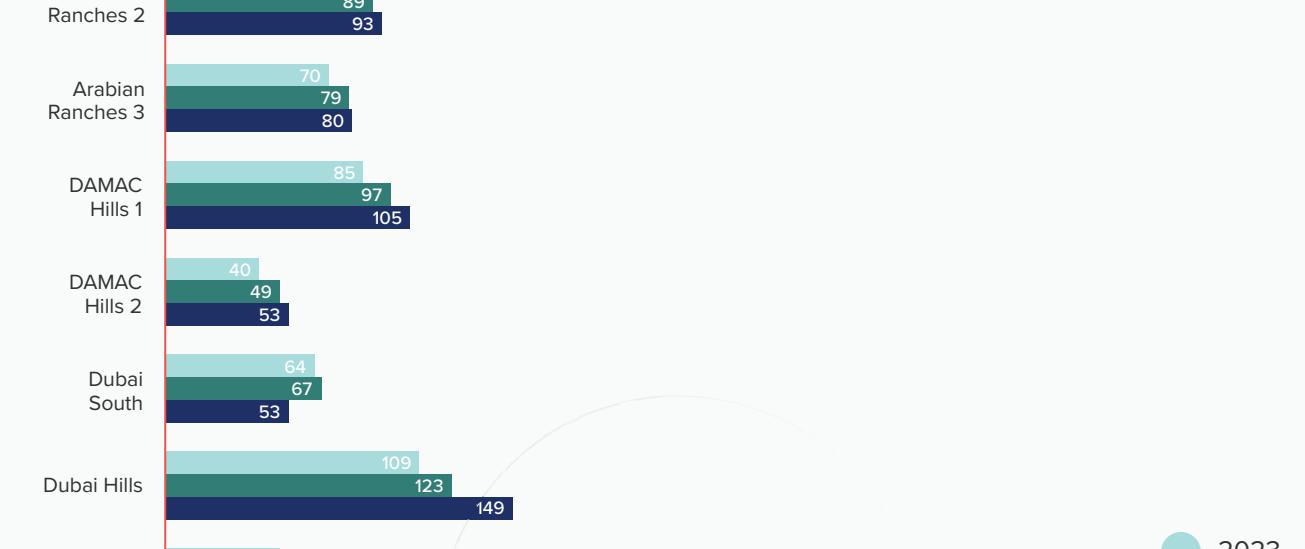
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



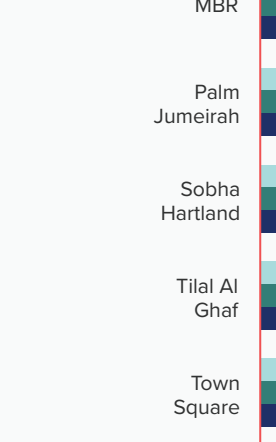
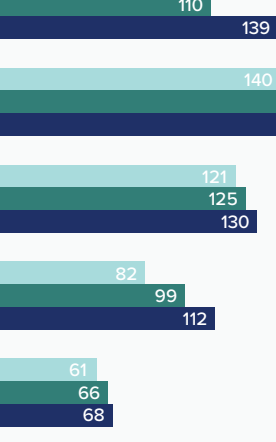
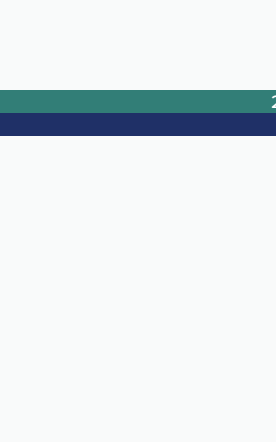
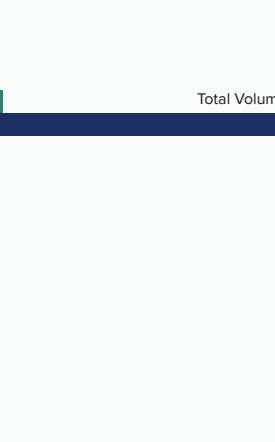
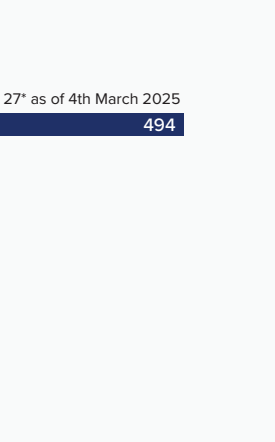
Sale Transactions in Dubai

February 2025



Total Sales Value
AED 7,376,374,201

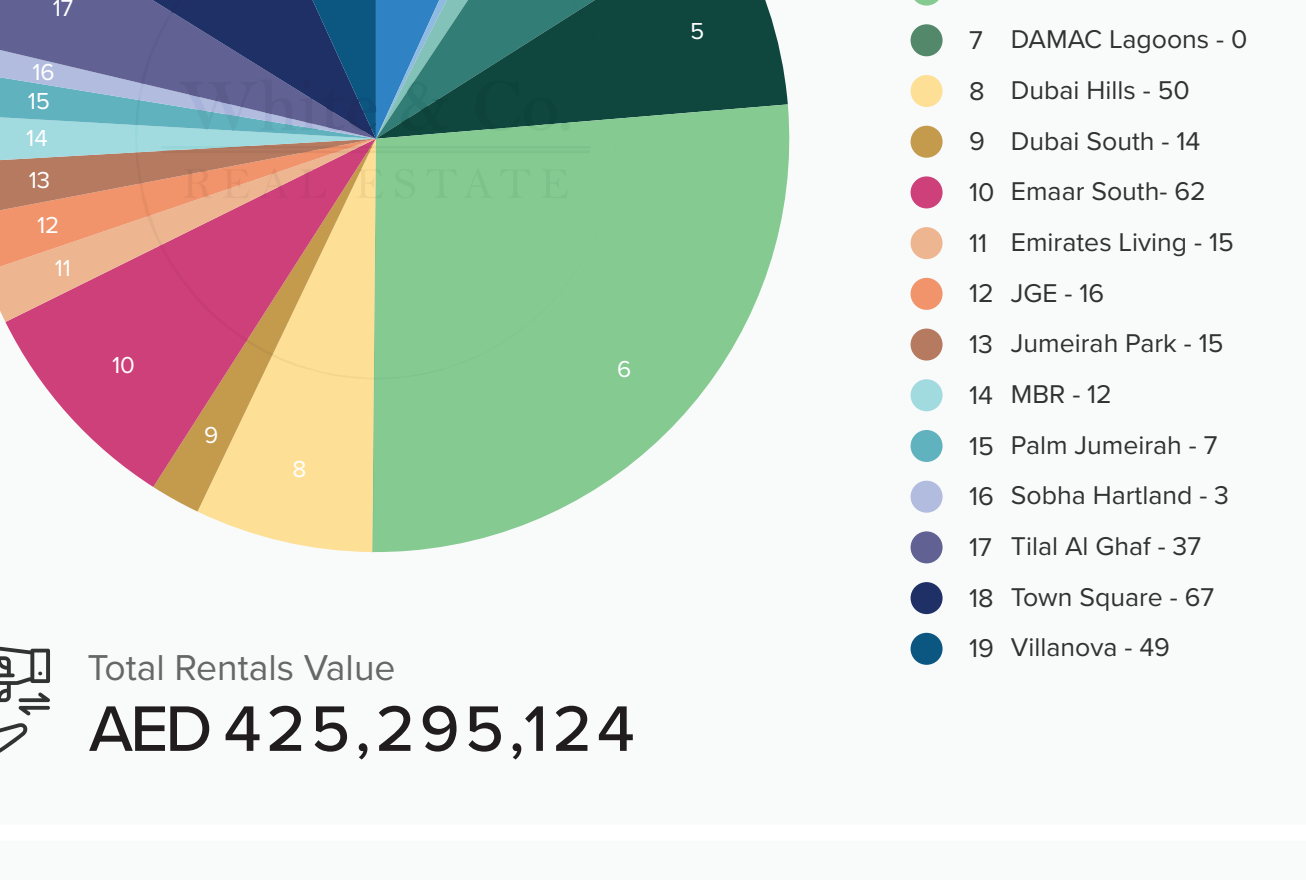
Hot Properties for Rent

 Murooj, Al Furjan 5 6 6,402 sqft AED 380,000	 Murooj, Al Furjan 5 6 6,715 sqft AED 500,000	 Murooj, Al Furjan 5 7 6,595 sqft AED 530,000	 West Village, Al Furjan 5 6 6,459 sqft AED 550,000	 Murooj, Al Furjan 5 6 6,135 sqft AED 480,000
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Rentals in Al Furjan

Average Price (AED) 2025 - to date

3 bed 4 Bed 5 Bed 6 Bed



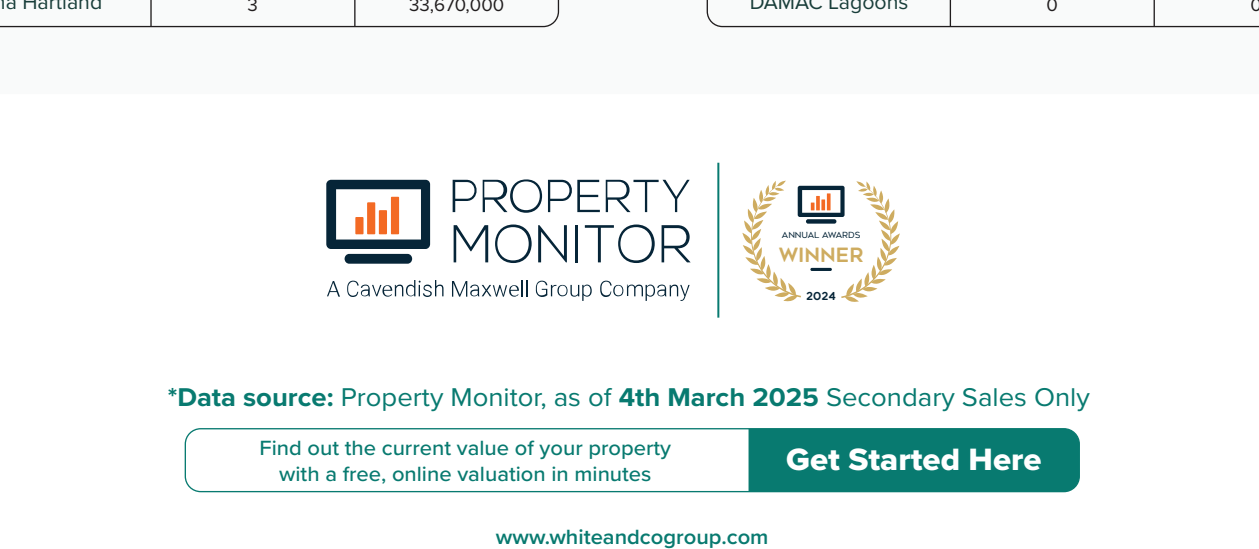
Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3,100,000 (1 Transaction)
Arabian Ranches 2	213,929	346,842	355,000	650,000 (1 Transaction)
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	331,550	387,427	605,222	1,584,000 (2 Transactions)
Dubai Hills	156,154	-	-	-
Dubai South	109,674	151,181	-	-
Emaar South	109,674	151,181	-	-
Emirates Living	261,942	364,542	937,500	1,150,000
JGE	400,556	512,253	1,003,245	2,630,000
Jumeirah Park	325,993	406,823	435,714	-
MBR	160,000 (1 Transaction)	716,735	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,914,341	2,420,000
Sobha Hartland	-	578,000	1,210,000 (1 Transaction)	-
Tilal Al Ghaf	208,724	375,775	643,382	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-

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

Average Price (AED) 2025 - to date



Total Rentals Value
AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	171	488,384,019	DAMAC Hills 2	453	46,323,668
DAMAC Hills 2	162	278,325,710	DAMAC Hills 1	161	42,003,571
Emirates Living	122	1,847,967,498	Emaar South	143	17,343,601
Al Furjan	116	625,319,900	Dubai Hills	122	63,678,480
Arabian Ranches 3	100	344,919,804	Villanova	114	18,949,171
MBR	85	891,040,922	Arabian Ranches 3	113	20,748,472
Emaar South	80	281,937,374	Al Furjan	109	28,708,636
Villanova	77	227,948,000	Tilal Al Ghaf	83	27,415,284
DAMAC Hills 1	70	340,515,000	Arabian Ranches 2	42	13,357,150
Dubai Hills	70	1,054,362,898	Emirates Living	41	13,677,434
Tilal Al Ghaf	58	446,256,000	JGE	34	22,593,015
Town Square	56	148,852,288	MBR	29	29,244,500
Arabian Ranches 1	54	399,063,626	Palm Jumeirah	27	44,182,279
JGE	45	594,964,700	Jumeirah Park	26	10,052,166
Dubai Park	30	102,335,261	Dubai South	25	3,389,413
Jumeirah Park	29	260,260,000	Arabian Ranches 1	17	9,463,323
Palm Jumeirah	26	113,394,523	Sobha Hartland	6	4,100,000
Arabian Ranches 2	18	110,394,887	DAMAC Lagoons	0	0
Sobha Hartland	3	33,670,000			