

White & Co.
REAL ESTATE

Al Furjan March Market Report

Villa | Townhouse

News

Murooj Al Furjan Villas Sell Out in Record Time

Nakheel's Murooj Al Furjan, a 418-villa community, began construction in 2021 and is set to complete in 2024. Remarkably, all villas sold out within four hours, highlighting the strong demand for homes in this area.

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

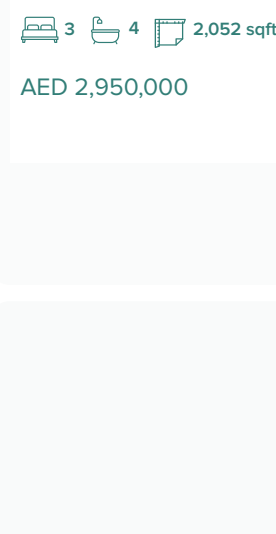
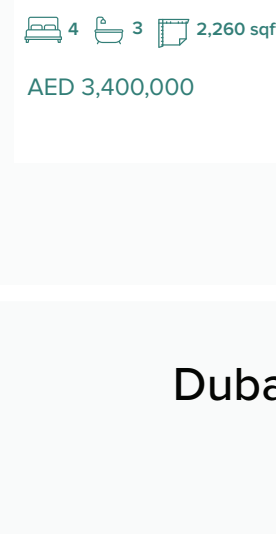
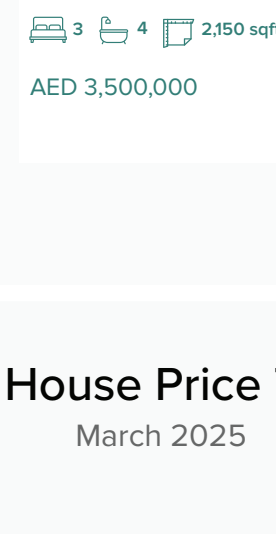
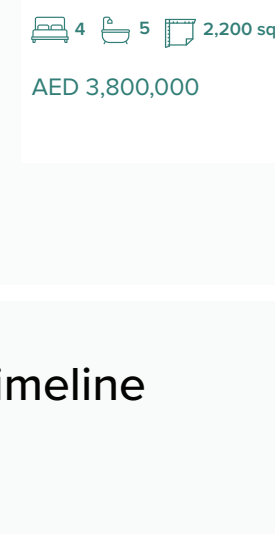
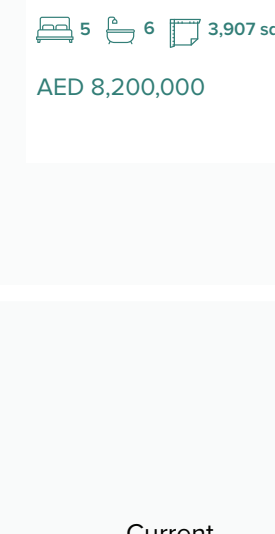
Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.98%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

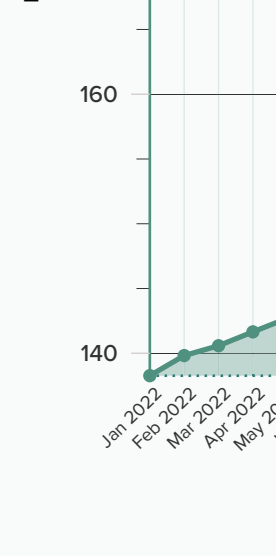
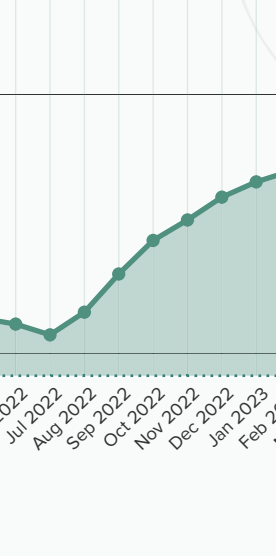
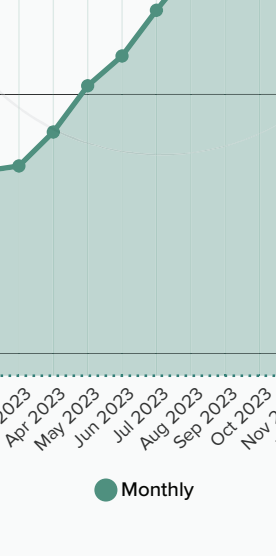
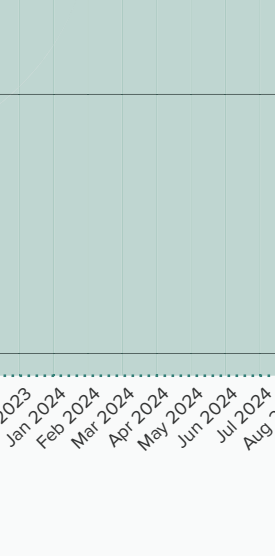
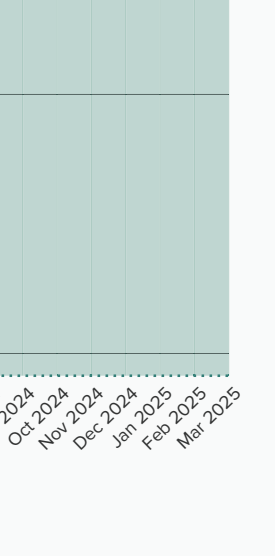
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Hot Properties for Sale

 Murooj Al Furjan 3 Bed 4 Bath 2,551 sqft AED 4,200,000	 West Village, Al Furjan 4 Bed 5 Bath 6,175 sqft AED 7,000,000	 Murooj Al Furjan 3 Bed 6 Bath 4,033 sqft AED 8,100,000	 Murooj Al Furjan 3 Bed 6 Bath 4,033 sqft AED 8,700,000	 West Village, Al Furjan 5 Bed 7 Bath 6,458 sqft AED 8,800,000
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Recent White & Co Sales

 West Village, Al Furjan 3 Bed 4 Bath 2,052 sqft AED 2,950,000	 West Village, Al Furjan 3 Bed 3 Bath 2,260 sqft AED 3,400,000	 West Village, Al Furjan 3 Bed 4 Bath 2,150 sqft AED 3,500,000	 East Village, Al Furjan 3 Bed 5 Bath 2,200 sqft AED 3,800,000	 Murooj Al Furjan 5 Bed 6 Bath 3,907 sqft AED 8,200,000
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Dubai House Price Timeline

March 2025



+1.95%
MoM Change



+2.80%
QoQ Change



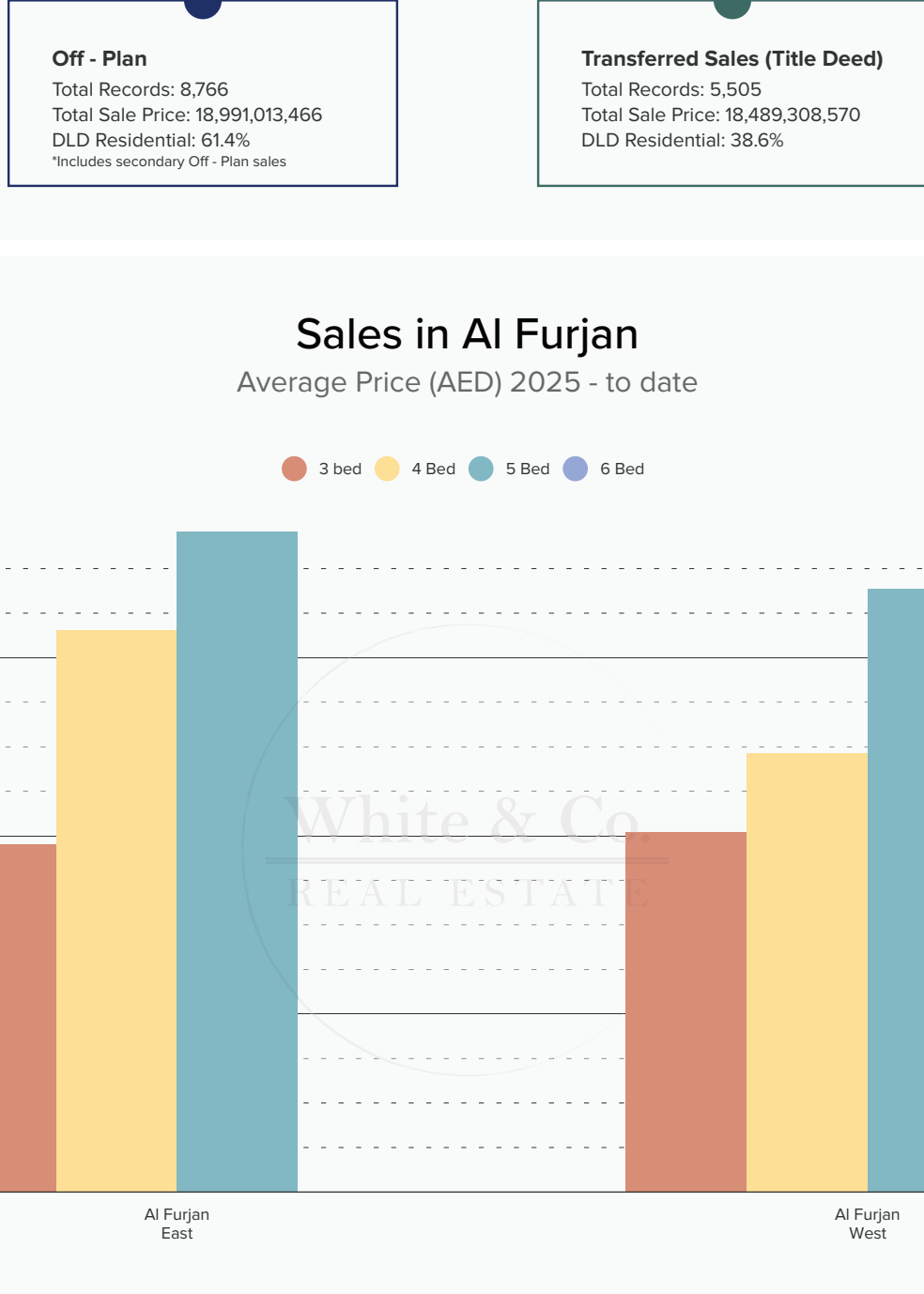
+15.83%
YoY Change



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 Al Furjan

Average Price (AED) 2025 - to date



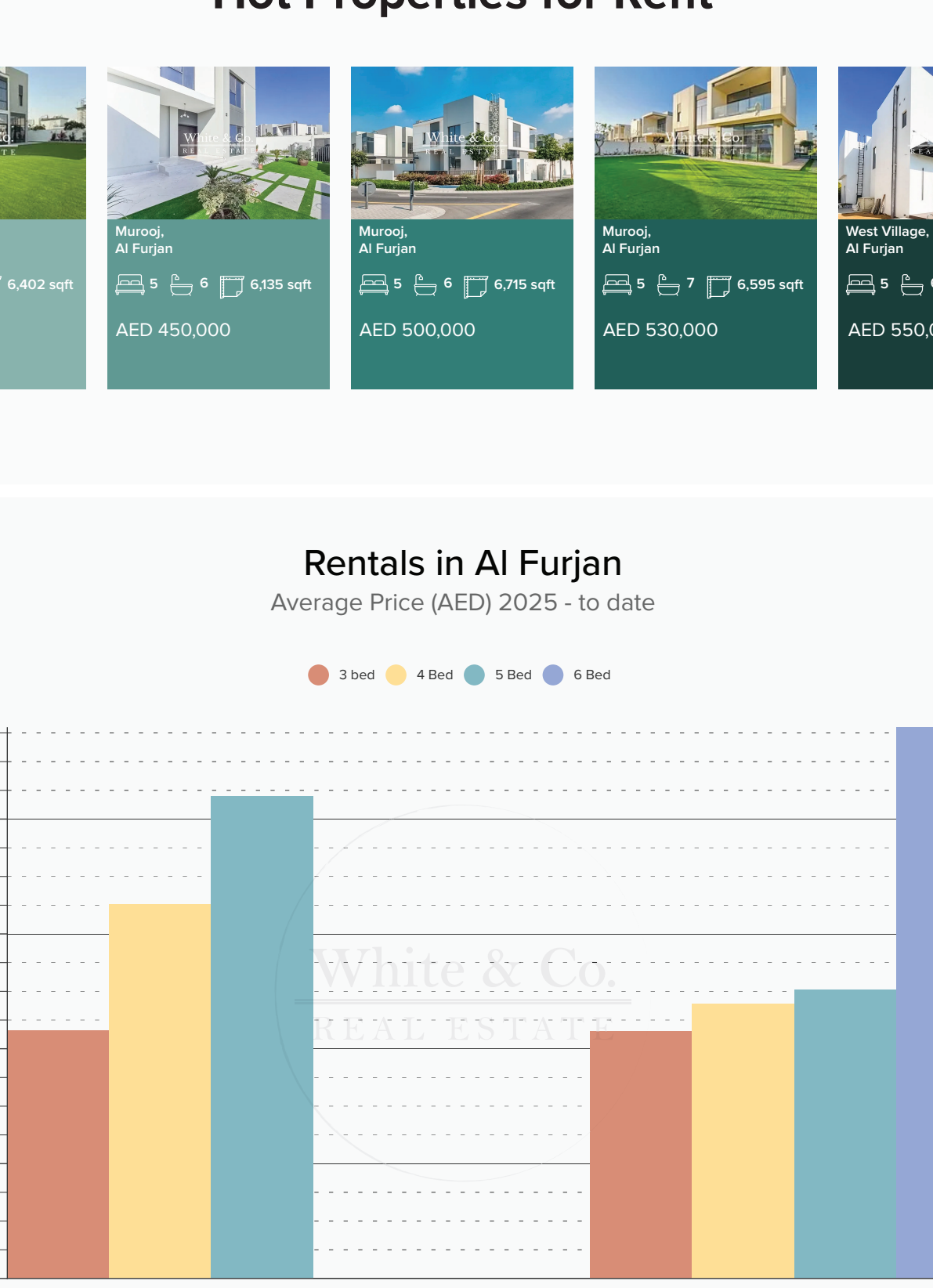
Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,072,500	5,356,708	7,341,975	-
Arabian Ranches 1	6,438,432	12,254,286	11,366,462	17,925,000
Arabian Ranches 2	413,000	5,783,941	9,666,667	10,666,667
Arabian Ranches 3	2,767,252	4,213,770	6,465,000	-
DAMAC Hills 1	3,347,308	4,057,647	7,976,929	10,790,000
DAMAC Hills 2	1,596,613	1,991,241	630,000	3,883,333
DAMAC Lagoons	2130,000	2,282,635	3,076,939	6,303,846
Dubai Hills	6,419,000	7,530,652	10,654,600	34,548,000
Dubai South	3,087,388	3,787,996	4,585,714	13,000,000
Emaar South	2,541,476	3,484,396	7,300,000	-
Emirates Living	5,477,296	13,354,167	17,935,625	12,650,000
JGE	4,542,275	11,981,667	17,401,786	18,839,838
Jumeirah Park	7,634,643	9,350,023	11,730,000	-
MBR	3,494,000	6,873,315	18,774,000	27,638,000
Mudon	2,861,935	3,752,028	-	-
Palm Jumeirah	21,125,000	32,526,533	17,866,667	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,849,348	6,329,043	13,157,692	30,308,667
Town Square	2,513,604	2,995,993	-	-
Villanova	2,819,115	3,548,867	6,000,000	-

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

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

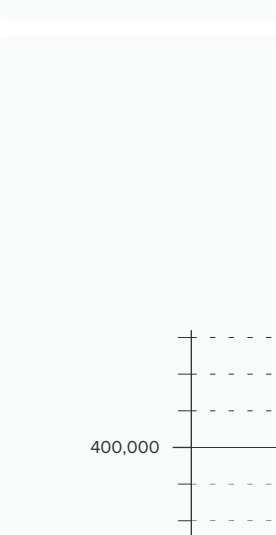
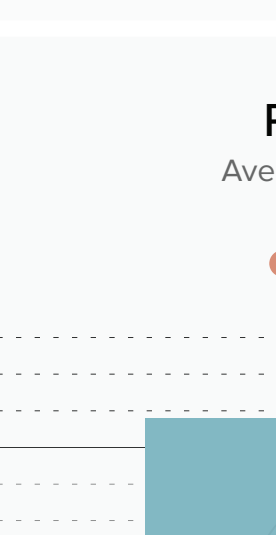
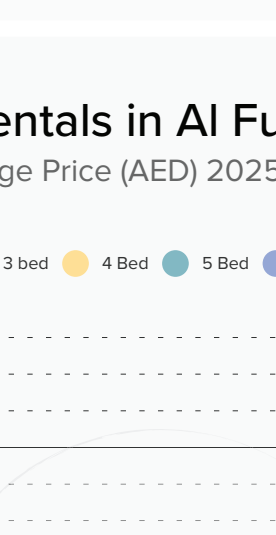
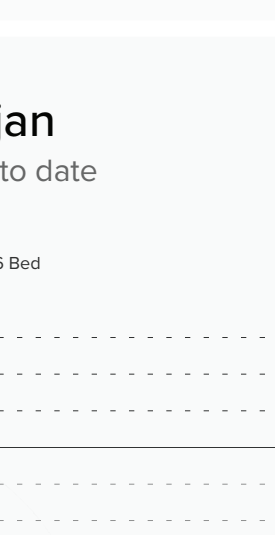
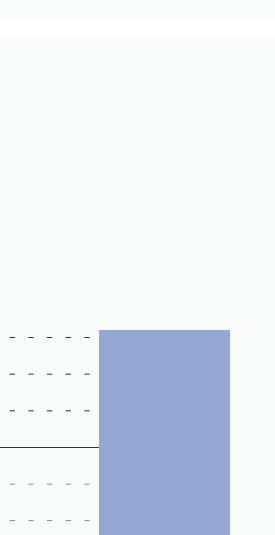
March 2025



Total Sales Value

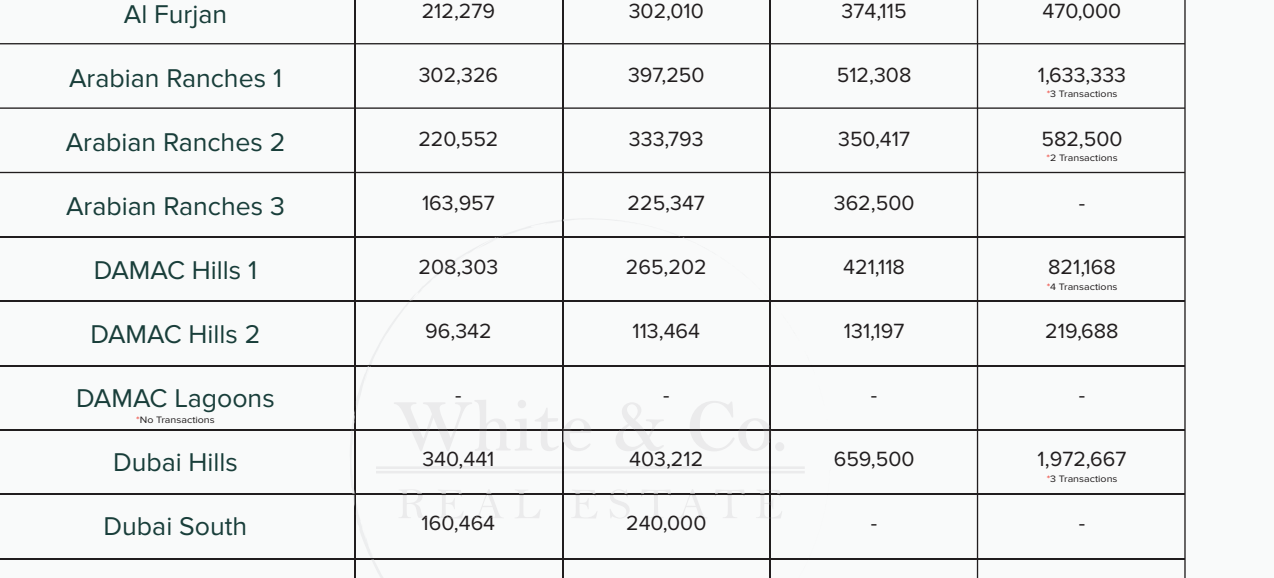
AED 7,586,980,327

Hot Properties for Rent

 Murooj Al Furjan 3 Bed 6 Bath 6,402 sqft AED 380,000	 Murooj Al Furjan 3 Bed 5 Bath 6,135 sqft AED 450,000	 Murooj Al Furjan 3 Bed 6 Bath 6,715 sqft AED 500,000	 Murooj Al Furjan 3 Bed 7 Bath 6,595 sqft AED 530,000	 West Village, Al Furjan 3 Bed 6 Bath 6,459 sqft AED 550,000
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Rentals in Al Furjan

Average Price (AED) 2025 - to date



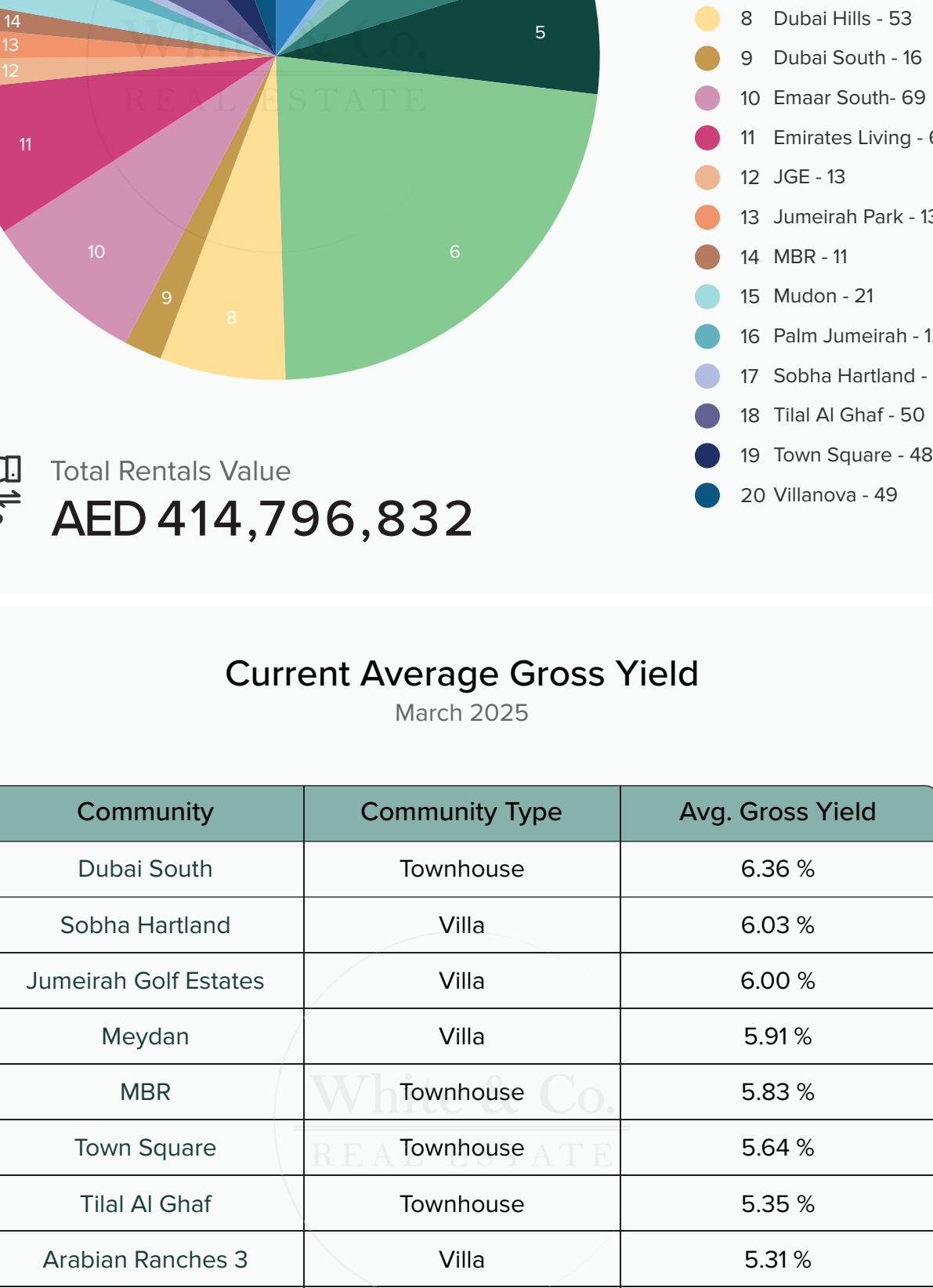
Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,279	302,010	374,115	470,000
Arabian Ranches 1	302,326	397,250	512,308	1,633,333
Arabian Ranches 2	220,552	333,793	350,410	582,500
Arabian Ranches 3	163,957	225,347	362,500	-
DAMAC Hills 1	208,303	265,202	421,118	821,168
DAMAC Hills 2	96,342	113,464	131,197	219,688
DAMAC Lagoons	-	-	-	-
Dubai Hills	340,441	403,212	659,500	1,972,667
Dubai South	160,464	240,000	-	-
Emaar South	107,582	151,579	-	-
Emirates Living	268,504	687,833	635,000	906,667
JGE	386,250	582,187	952,434	2,853,333
Jumeirah Park	332,234	411,667	450,847	-
MBR	128,333	674,771	1,388,462	2,500,000
Mudon	188,303	236,871	170,253	-
Palm Jumeirah	-	1,355,555	1,771,268	2,092,857
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	212,370	375,996	633,957	-
Town Square	146,375	177,477	-	-
Villanova	157,384	198,761	-	-

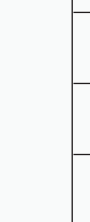
Rental Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Rental Transactions in Dubai

March 2025



Total Rentals Value

AED 414,796,832

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Meydan	Villa	5.91 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
Tilal Al Ghaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.91 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living (Spring Lakes Meadows)	Villa	4.12 %
Arabian Ranches	Villa	4.02 %
Jumeirah Park	Villa	3.68 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	279	819,630,019
DAMAC 2	246	413,014,960
Al Furjan	177	938,845,450
Emirates Living	175	2,343,232,333
Arabian Ranches 3	139	490,480,317
MBR	126	1,204,078,169
Villanova	126	386,801,942
Emaar South	117	380,415,249
Tilal Al Ghaf	109	909,455,660
DAMAC 1	104	511,997,000
Dubai Hills	101	1,424,977,698
Mudon	91	299,071,720
Arabian Ranches 1	85	661,472,120
Town Square	85	220,070,452
JGE	77	961,049,367
Dubai South	64	228,594,399
Jumeirah Park	42	371,585,200
Arabian Ranches 2	34	218,409,887
Palm Jumeirah	33	1,325,684,523
Sobha Hartland	3	33,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	651	66,391,256
Emaar South	215	25,725,994
Town Square	215	33,181,185
DAMAC 1	210	54,706,310
Emirates Living	196	54,061,667
Al Furjan	189	48,648,872
Villanova	171	28,782,962
Dubai Hills	165	86,316,568
Arabian Ranches 3	160	28,851,181
Tilal Al Ghaf	126	42,686,284
Mudon	77	15,420,549
Arabian Ranches 1	65	25,950,123
Arabian Ranches 2	65	19,902,150
Jumeirah Park	55	21,563,429
JGE	48	35,403,015
MBR	45	44,941,500
Dubai South	43	6,206,947
Palm Jumeirah	39	63,342,279
Sobha Hartland	7	5,100,000
DAMAC Lagoons	0	0



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

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