

Business Bay March Market Report

News

Strong Rental Demand in Prime Location

Business Bay continues to dominate Dubai's rental market, ranking among the top searched areas in early 2025. The district's central location, high-end apartments, and commercial appeal attract professionals and investors alike. The strong rental demand reflects its growing reputation as a key real estate hotspot.

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

Get Started Here

Hot Properties for Sale

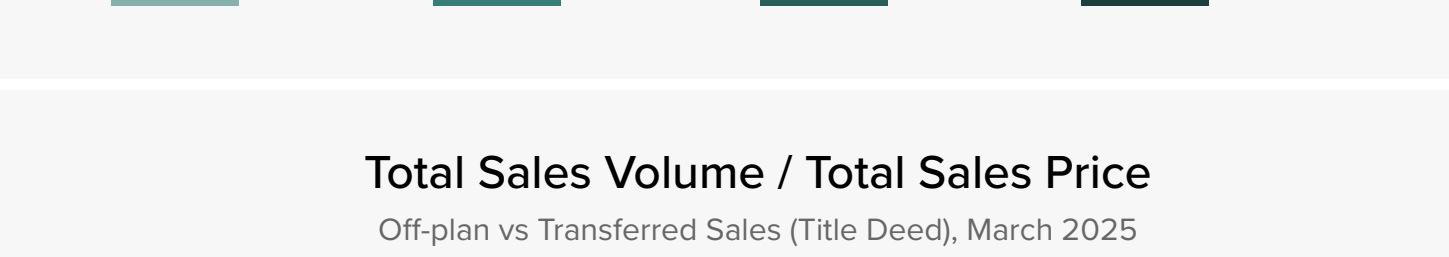
 Upside Living, Business Bay 1 1 378 sqft AED 1,250,000	 Peninsula One, Business Bay 1 1 818 sqft AED 1,900,000	 Tower A, DAMAC Towers by Paramount, Business Bay 3 3 4 1,996 sqft AED 3,569,000	 The Sterling East, The Sterling, Business Bay 2 2 1,685 sqft AED 4,500,000	 Executive Tower M, Business Bay 2 3 3,216 sqft AED 4,700,000
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Recent White & Co Sales

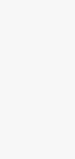
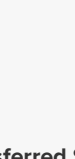
 15 Northside - Tower 2, Business Bay 1 1 641 sqft AED 1,550,000	 Peninsula One, Business Bay 1 1 615 sqft AED 1,650,000	 Peninsula One, Paramount, Business Bay 1 2 853 sqft AED 2,250,000	 The Pad, Business Bay 2 3 1,215 sqft AED 2,625,000	 The Opus, Business Bay 2 3 1,416 sqft AED 5,400,000
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Dubai House Price Timeline

March 2025

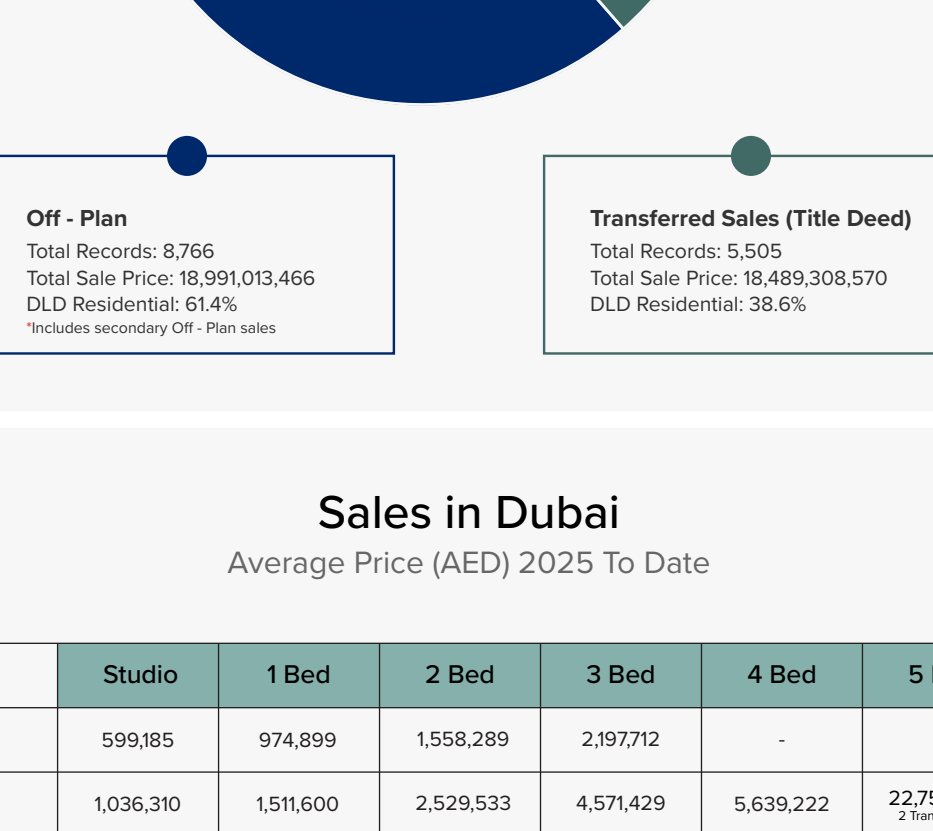


Monthly

**+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 2 Transactions	-	-
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	1,315,431	2,279,456	2,316,247	12,500,000 2 Transactions	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	26,333,333 3 Transactions	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 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



2023 2024 2025

White & Co. REAL ESTATE

Total Sales Value

AED 9,302,851,017

Hot Properties for Rent

 Hamilton Tower, Business Bay 1 2 869 sqft AED 104,998	 Residence 110, Business Bay 2 2 1,106 sqft AED 149,999	 The Bay, Business Bay 2 3 1,131 sqft AED 149,999	 SLS Dubai Hotel & Residences, Business Bay 1 1 788 sqft AED 169,998	 Nobles Tower, Business Bay 2 3 1,474 sqft AED 199,999
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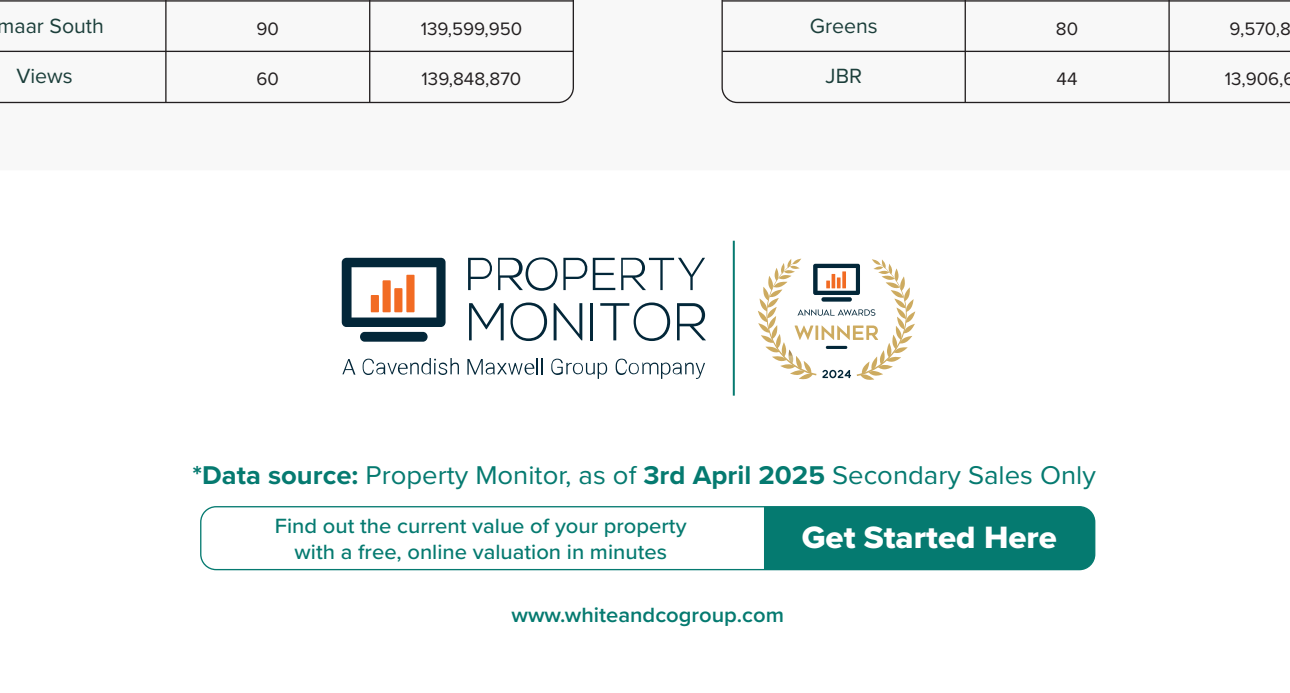
Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	52,585	109,949	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 2 Transactions	-	-
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	117,002	164,038	202,500	-	-
MBR	52,257	86,507	119,700	160,300	-	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



2023 2024 2025

White & Co. REAL ESTATE

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 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value
JVC	1,502	1,462,039,746
Dubai Marina	983	2,212,865,804
Business Bay	972	1,843,424,755
Downtown	769	1,042,235,119
JLT	496	781,527,705
Dubai Hills	439	942,176,707
MBR	430	469,459,219
Creek	409	1,115,173,568
Palm Jumeirah	293	2,096,082,609
Al Furjan	281	327,620,744
Sobha Hartland	258	482,506,954
Emaar Beachfront	182	937,421,803
JBR	169	641,421,210
Dubai South	146	104,125,964
Greens	118	239,599,950
Emaar South	90	139,599,950
Views	60	139,848,870

Rentals	Total Volume	Total Value
JVC	2,374	176,831,823
Business Bay	1,891	209,303,295
Dubai Marina	1,266	174,590,017
Downtown	1,245	221,719,382
MBR	1,138	76,607,528
JLT	811	78,533,928
Al Furjan	635	53,202,153
Creek	597	90,832,070
Palm Jumeirah	459	121,351,767
Sobha Hartland	454	52,021,525
Dubai Hills	444	57,325,890
Dubai South	306	16,757,149
Views	149	20,351,955
Emaar Beachfront	117	28,381,605
Emaar South	10	