

Business Bay 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

Peninsula Four, Business Bay

2 3 1,407 sqft

AED 3,500,000

SLS Dubai Hotel & Residences, Business Bay

1 2 1,115 sqft

AED 4,000,000

One By Binghatti, Business Bay

3 5 4,154 sqft

AED 9,722,221

Bugatti Residences, Business Bay

3 5 4,295 sqft

AED 39,000,000

Ewyn, Business Bay

5 8 15,788 sqft

AED 15,587,344

Recent White & Co Sales

The Cosmopolitan, Business Bay

1 359 sqft

AED 740,000

Bay Square, Business Bay

1 659 sqft

AED 1,225,000

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

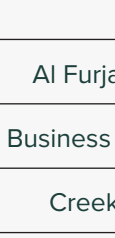
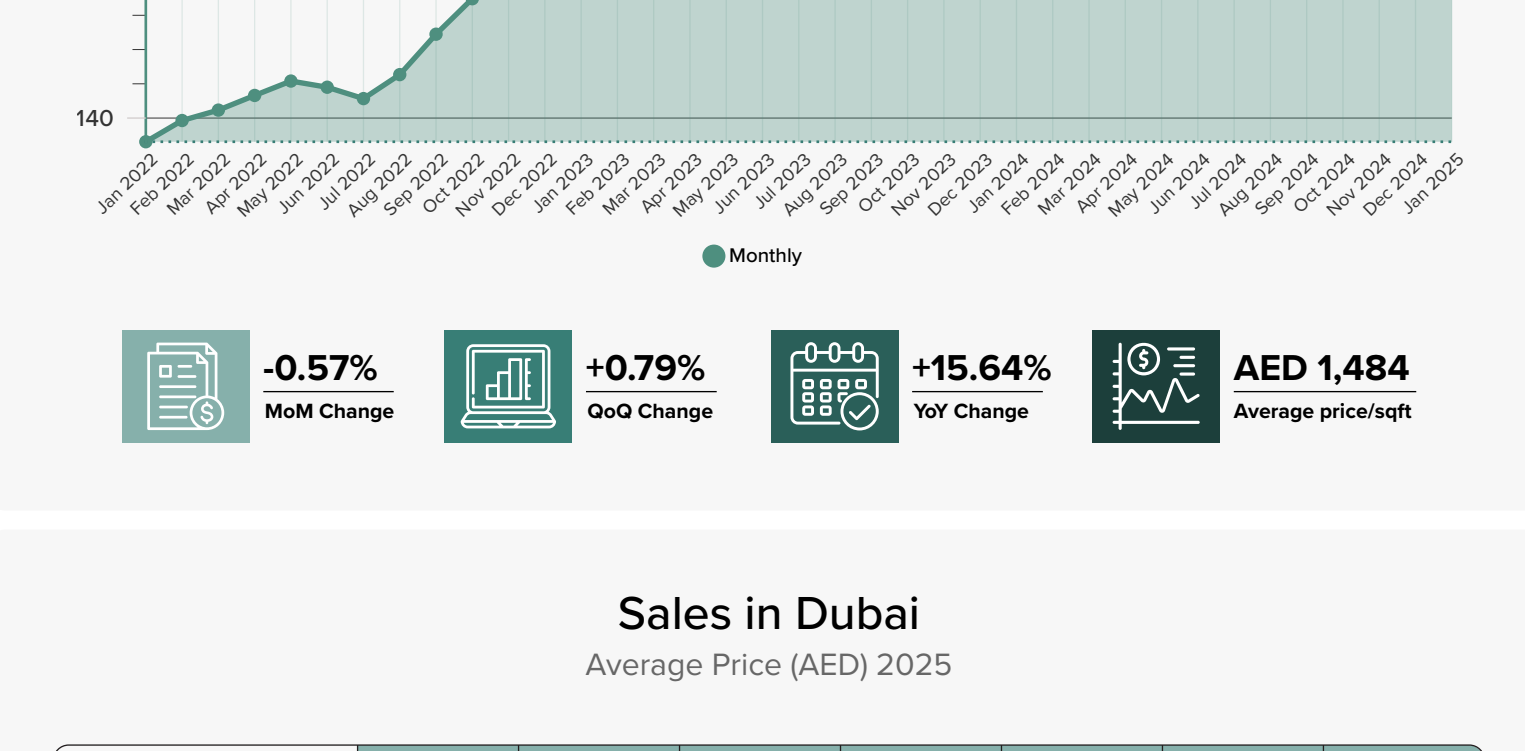
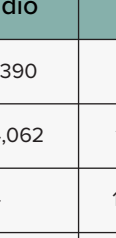
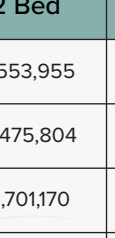
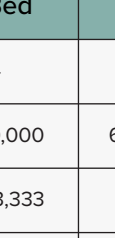
Peninsula One, Business Bay

1 2 853 sqft

AED 2,250,000

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

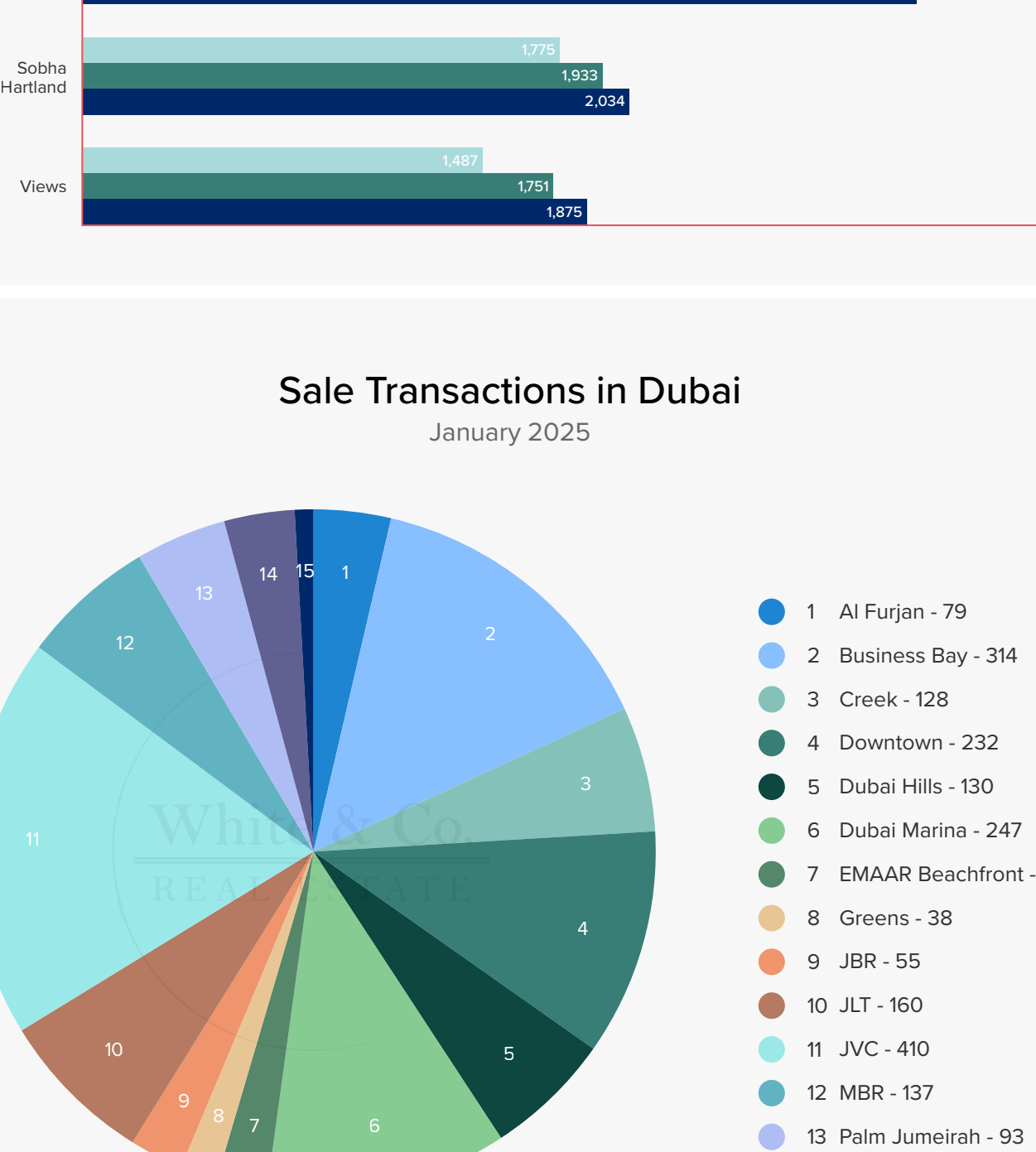
Average Price (AED) 2025

	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	2,847,583	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

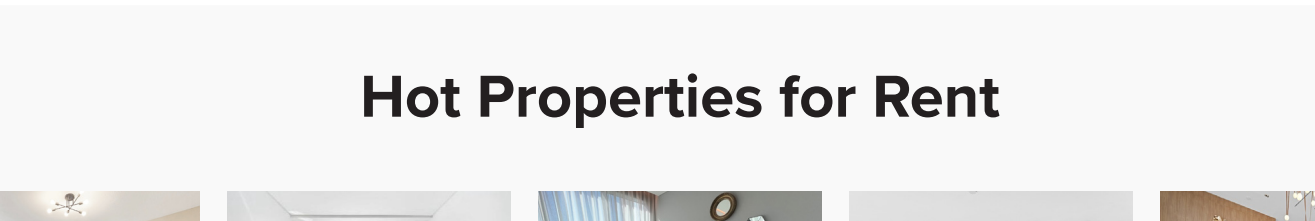
Price/Sq.ft in Dubai

Average Price (AED) 2025



Sale Transactions in Dubai

January 2025

**Total Sales Value**
AED 7,806,069,899

- 1 Al Furjan - 79
- 2 Business Bay - 314
- 3 Creek - 128
- 4 Downtown - 232
- 5 Dubai Hills - 130
- 6 Dubai Marina - 247
- 7 EMAAR Beachfront - 52
- 8 Greens - 38
- 9 JBR - 55
- 10 JLT - 160
- 11 JVC - 410
- 12 MBR - 137
- 13 Palm Jumeirah - 93
- 14 Sobha Hartland - 72
- 15 Views - 19

Hot Properties for Rent

One of One Luxury Residences, Business Bay

1 2 974 sqft

AED 180,000

The Sterling East, Business Bay

2 1 838 sqft

AED 190,000

SLS Dubai Hotel & Residences, Business Bay

1 2 1,101 sqft

AED 210,000

The Opus, Business Bay

2 2 2,230 sqft

AED 450,000

One of One Luxury Residences, Business Bay

4 1, 4,045 sqft

AED 1,500,000

Rentals in Dubai

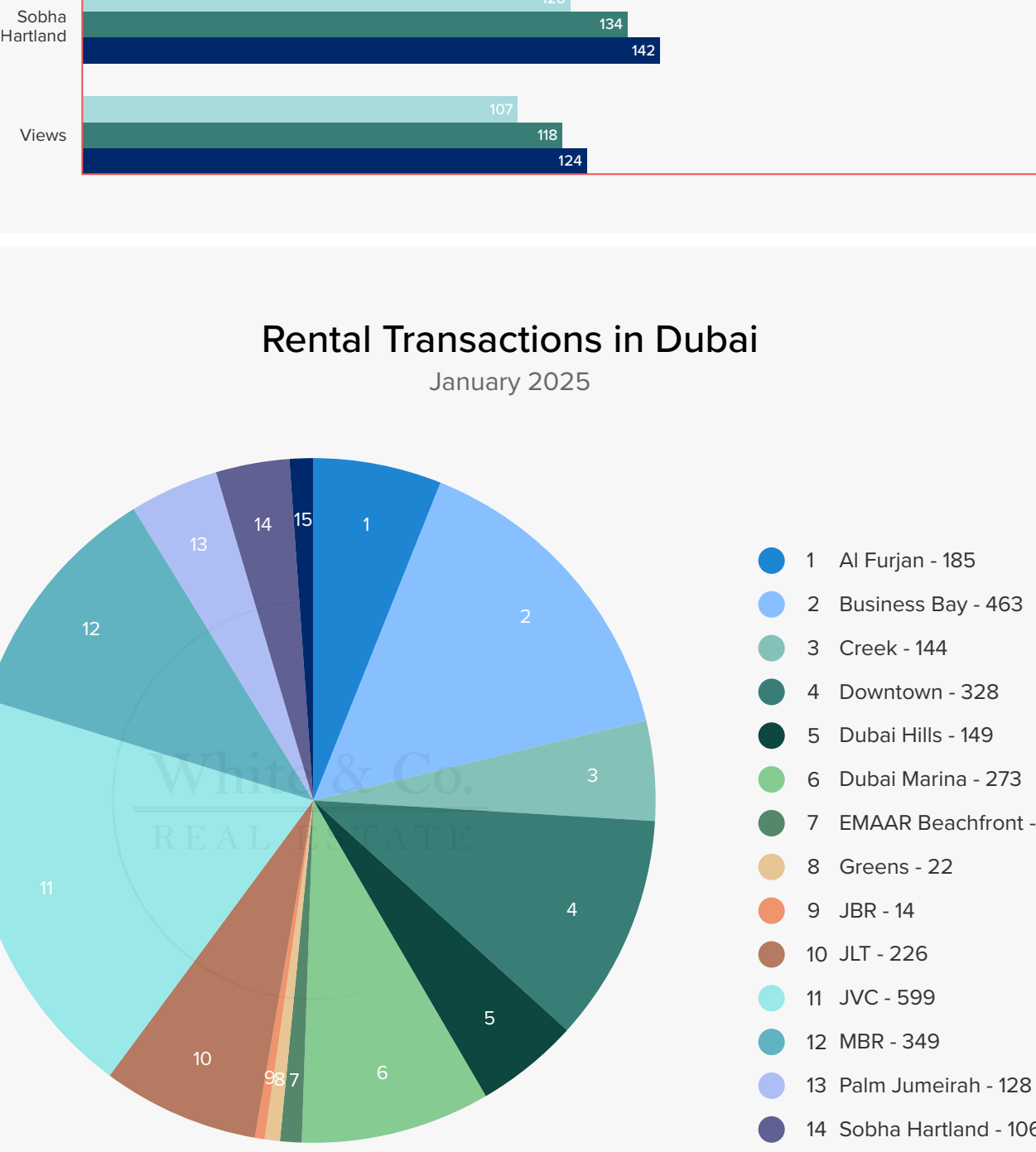
Average Price (AED) 2025

	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	167,456	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

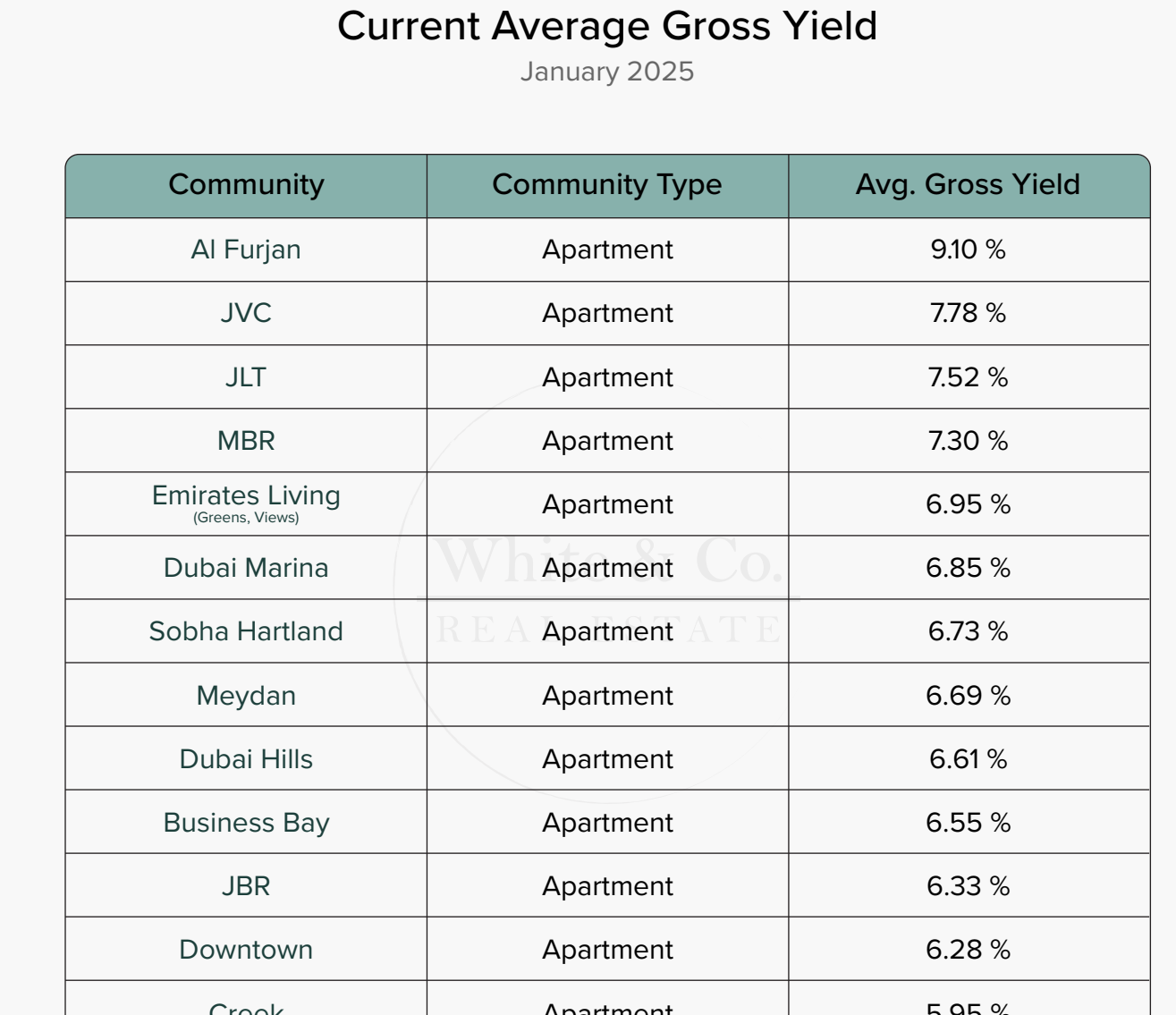
Price/Sq.ft in Dubai

Average Price (AED) 2025



Rental Transactions in Dubai

January 2025

**Total Rentals Value**
AED 1,004,460,500

- 1 Al Furjan - 185
- 2 Business Bay - 463
- 3 Creek - 144
- 4 Downtown - 328
- 5 Dubai Hills - 149
- 6 Dubai Marina - 273
- 7 EMAAR Beachfront - 31
- 8 Greens - 22
- 9 JBR - 14
- 10 JLT - 226
- 11 JVC - 599
- 12 MBR - 349
- 13 Palm Jumeirah - 128
- 14 Sobha Hartland - 106
- 15 Views - 34

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 %