

Creek February Market Report

News

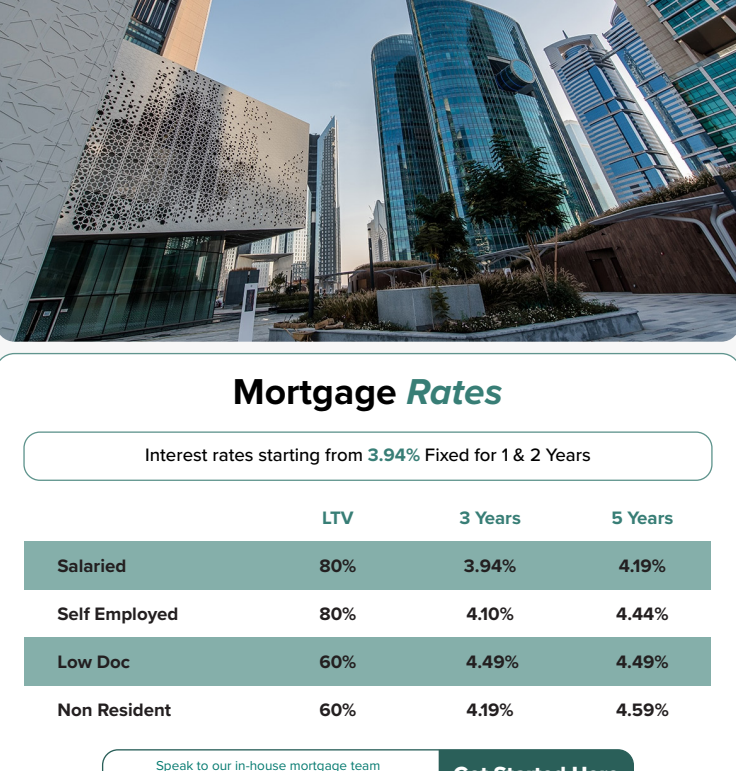
Dubai Creek Harbour to Become Key Metro Hub with Blue Line Expansion

By February 2025, Dubai Creek Harbour is set to be a major stop in Dubai's expanding metro network. Approved in November 2023 by HH Sheikh Mohammed Bin Rashid Al Maktoum, the 30 km Blue Line will feature 14 stations, strategically connecting key areas in line with the Dubai 2040 Urban Master Plan.

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%	4.10%	4.44%
Low Doc	60%	4.49%	4.44%
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

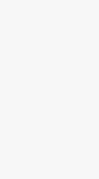
Creek Rise Tower 2, Creek Rise, Dubai Creek Harbour (The Lagoons) 2 2 1,256 sqft AED 2,795,000	Vida Residences Creek Beach, Dubai Creek Harbour (The Lagoons) 2 2 1,154 sqft AED 3,050,000	Vida Residences Creek Beach, Dubai Creek Harbour (The Lagoons) 2 2 1,134 sqft AED 3,600,000	Creek Horizon, Dubai Creek Harbour (The Lagoons) 2 2 1,774 sqft AED 3,899,999	Harbour Views Podium, Dubai Creek Harbour (The Lagoons) 4 4 5 3,601 sqft AED 7,400,000
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Recent White & Co Sales

Creek Beach, Dubai Creek Harbour (The Lagoons) 2 1 702 sqft AED 1,660,000	The Grand, Dubai Creek Harbour (The Lagoons) 1 1 805 sqft AED 2,200,000	The Grand, Dubai Creek Harbour (The Lagoons) 2 2 1,273 sqft AED 2,725,000	Creek Edge Tower 2, Dubai Creek Harbour (The Lagoons) 2 2 1,080 sqft AED 2,850,000	Creek Beach, Dubai Creek Harbour (The Lagoons) 2 2 1,155 sqft AED 3,200,000
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Dubai House Price Timeline

February 2025



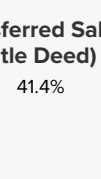
+1.41%
MoM Change



+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), January 2025



Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	597,064	959,084	1,566,656	2,256,993	-	-	-
Business Bay	1,039,236	1,493,033	2,373,112	5,036,219	6,266,000	6,000,000	-
Creek	-	1,622,831	2,683,723	4,013,942	8,525,000	-	-
Downtown	1,345,441	2,115,994	3,787,455	7,182,928	21,562,530	20,924,888 1 Transaction	-
Dubai Hills	1,040,000	1,530,871	2,519,383	3,963,051	-	-	-
Dubai Marina	1,226,668	1,624,467	2,473,637	4,250,696	7,793,988	8,900,000 1 Transaction	-
Dubai South	471,586	681,797	1,114,636	-	-	-	-
EMAAR Beachfront	-	2,794,901	4,397,569	7,137,339	19,250,000 2 Transactions	-	-
EMAAR South	-	1,074,681	1,737,159	2,625,222	-	-	-
Greens	865,000	1,295,848	1,991,542	3,385,000	5,625,782 1 Transaction	-	-
JBR	1,115,110	2,133,125	3,055,014	3,963,857	10,112,500 4 Transactions	-	-
JLT	712,225	1,239,896	2,059,066	3,110,878	8,437,500	2,612,500 2 Transactions	-
JVC	623,105	961,400	1,507,195	1,822,250	2,000,000 1 Transaction	-	-
MBR	645,510	1,281,104	2,326,307	2,440,400	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,480,100	3,254,417	4,896,591	11,099,214	19,079,167	26,333,333	-
Sobha Hartland	895,000	1,366,133	2,309,940	3,250,461	5,116,667	-	-
Views	850,000	1,610,450	2,663,109	3,277,500	-	-	-

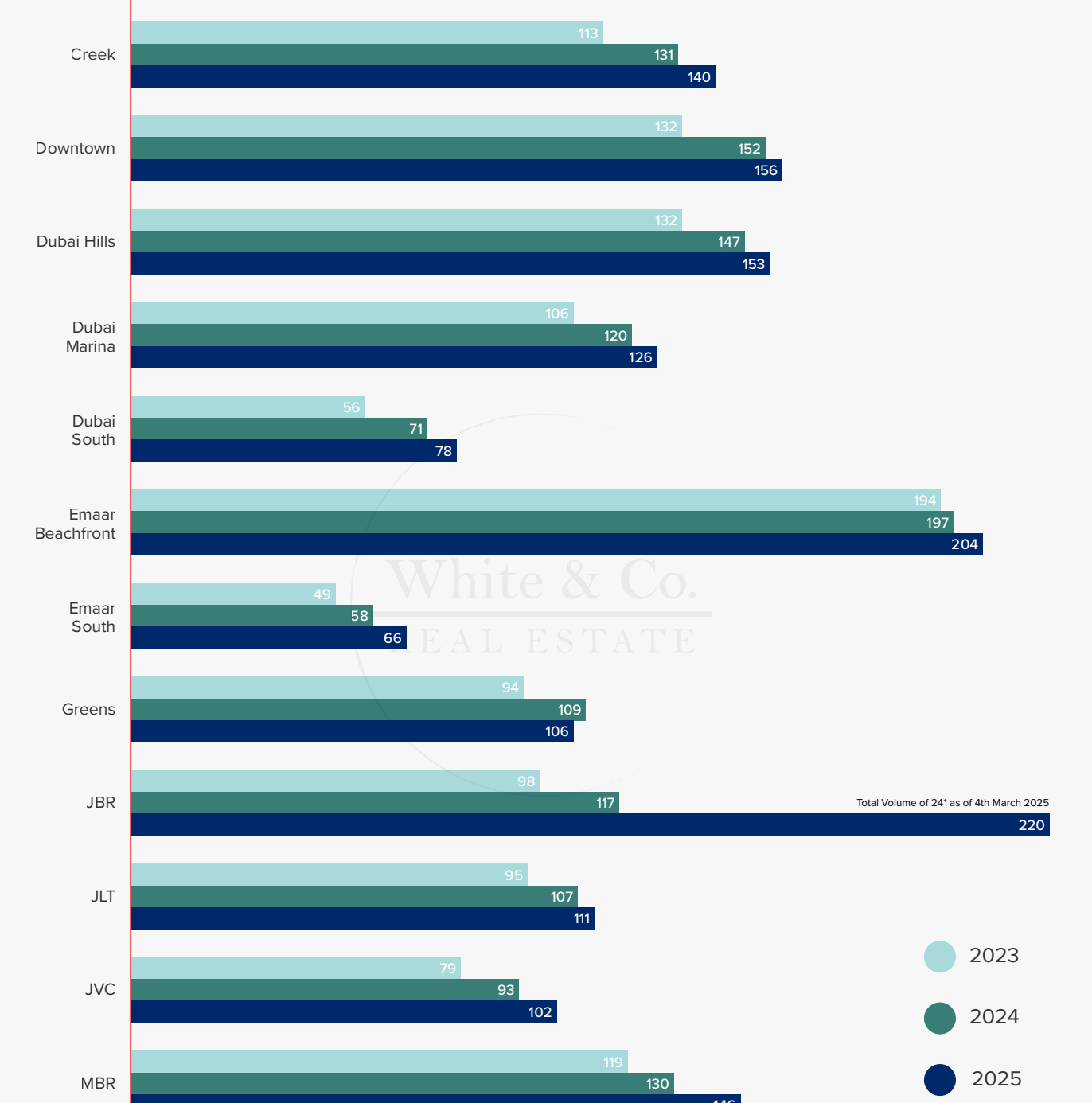
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025



Total Sales Value
AED 8,280,661,122

Hot Properties for Rent

Creek Beach, Dubai Creek Harbour (The Lagoons) 1 1 674 sqft AED 97,000	Creek Beach, Dubai Creek Harbour (The Lagoons) 1 1 744 sqft AED 99,000	Creek Horizon, Dubai Creek Harbour (The Lagoons) 1 1 770 sqft AED 110,000	Creek Beach, Dubai Creek Harbour (The Lagoons) 1 1 691 sqft AED 135,000	Creek Rise, Dubai Creek Harbour (The Lagoons) 3 4 1,664 sqft AED 245,000
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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	51,623	72,851	105,415	169,000	-	-	-
Business Bay	70,596	98,828	142,399	206,644	184,000	-	-
Creek	-	110,467	157,976	225,277	401,952	-	-
Downtown	84,198	132,399	210,028	303,231	553,286	-	-
Dubai Hills	80,000	99,213	152,393	278,572	-	-	-
Dubai Marina	79,480	106,610	155,117	234,706	444,308	-	-
Dubai South	40,881	52,366	73,676	103,600	-	-	-
EMAAR Beachfront	-	161,952	257,357	415,000	-	-	-
EMAAR South	-	55,149	95,286	97,098	-	-	-
Greens	58,280	99,020	149,386	215,000	-	-	-
JBR	-	162,000	332,216	630,000	-	-	-
JLT	60,062	92,010	128,130	207,308	-	270,000 1 Transaction	-
JVC	50,221	74,351	113,541	132,333	245,000 2 Transactions	-	-
MBR	50,782	88,263	120,573	192,667	-	800,000 1 Transaction	-
Palm Jumeirah	105,688	178,115	420,420	710,603	365,000 2 Transactions	500,000 2 Transactions	-
Sobha Hartland	72,896	98,164	150,155	224,729	-	-	-
Views	68,667	111,179	154,026	219,607	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

February 2025

Total Sales Value
AED 1,075,263,987

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.78 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.37 %
Emirates Living (Greens, Views)	Apartment	6.97 %
Sobha Hartland	Apartment	6.80 %
Dubai Marina	Apartment	6.65 %
Meydan	Apartment	6.59 %
Business Bay	Apartment	6.48 %
Dubai Hills	Apartment	6.43 %
JBR	Apartment	6.34 %
Downtown	Apartment	6.22 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.42 %