

News

Downtown Dubai Apartment Developments in 2025

In 2025, Downtown Dubai sees key developments like DAMAC's Volta Tower, IGO's Society House, and Emaar's Baccarat Hotel & Residences. These luxury projects offer upscale amenities, from lap pools to branded residences, elevating the area's living standards.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.

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

The Grand, Dubai Creek Harbour (The Lagoons)

1 1 802 sqft

AED 2,400,000

Vida Residences Creek Beach, Dubai Creek Harbour (The Lagoons)

2 2 1134 sqft

AED 3,300,000

Creek Horizon Podium, Dubai Creek Harbour (The Lagoons)

3 4 1174 sqft

AED 3,700,000

Harbour Gate Podium, Harbour Gate, Dubai Creek Harbour (The Lagoons)

2 4 1,273 sqft

AED 4,200,000

Harbour Views Podium, Dubai Creek Harbour (The Lagoons)

4 5 1,606 sqft

AED 6,800,000

Recent White & Co Sales

Orchid, Creek Beach, Dubai Creek Harbour (The Lagoons)

1 1 796 sqft

AED 1,625,000

The Grand, Dubai Creek Harbour (The Lagoons)

1 1 805 sqft

AED 2,200,000

The Cove II Building 4, Dubai Creek Harbour (The Lagoons)

2 2 1145 sqft

AED 2,350,000

The Grand, Dubai Creek Harbour (The Lagoons)

2 2 1,273 sqft

AED 2,725,000

Vida Residences Creek Beach, Dubai Creek Harbour (The Lagoons)

2 2 1,155 sqft

AED 3,000,000

Dubai House Price Timeline

April 2025

DP Index Value

200

180

160

140

Current April 2025 218.52

Monthly

+1.97% MoM Change

+5.43% QoQ Change

+15.86% YoY Change

AED 1,565 Average price/sqft

Total Sales Volume / Total Sales Price

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

Off-plan 59.3%

Transferred Sales (Title Deed) 40.7%

Off - Plan

Total Records: 10,255

Total Sale Price: 22,053,440,946

DLD Residential: 59.3%

\*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 7,035

Total Sale Price: 29,665,221,972

DLD Residential: 40.7%

Sales in Dubai

Average Price (AED) 2025 To Date

|                  | Studio    | 1 Bed     | 2 Bed     | 3 Bed      | 4 Bed                       | 5 Bed                        | 6 Bed                       |
|------------------|-----------|-----------|-----------|------------|-----------------------------|------------------------------|-----------------------------|
| Al Furjan        | 595,601   | 981,008   | 1,562,704 | 2,320,331  | -                           | -                            | -                           |
| Business Bay     | 1,009,336 | 1,532,172 | 2,668,886 | 4,679,771  | 9,739,326                   | 27,500,000<br>3 Transactions | -                           |
| Creek            | -         | 1,653,891 | 2,689,949 | 4,011,728  | 7,893,689                   | -                            | 18,500,000<br>1 Transaction |
| Downtown         | 2,874,458 | 2,192,599 | 3,882,272 | 7,063,166  | 21,890,311                  | 20,924,888<br>1 Transaction  | 65,000,000<br>1 Transaction |
| Dubai Hills      | 891,706   | 1,537,512 | 2,479,948 | 3,937,571  | -                           | -                            | -                           |
| Dubai Marina     | 1,359,138 | 1,738,185 | 2,458,461 | 4,171,448  | 7,845,971                   | 16,195,805<br>4 Transactions | -                           |
| Dubai South      | 453,653   | 740,488   | 1,163,790 | 2,041,592  | -                           | -                            | -                           |
| EMAAR Beachfront | -         | 2,952,799 | 5,061,062 | 7,860,002  | 15,400,000                  | -                            | -                           |
| EMAAR South      | -         | 1,093,381 | 1,709,828 | 2,336,658  | -                           | -                            | -                           |
| Greens           | 1,095,909 | 1,290,561 | 2,156,776 | 3,715,385  | 5,625,782<br>2 Transactions | -                            | -                           |
| JBR              | 1,724,439 | 2,166,151 | 3,195,977 | 4,027,932  | 9,539,880                   | -                            | -                           |
| JLT              | 805,226   | 1,249,874 | 2,044,959 | 3,149,084  | 4,944,167                   | 2,274,000                    | -                           |
| JVC              | 640,592   | 975,749   | 1,521,010 | 2,225,439  | 2,237,500<br>2 Transactions | -                            | -                           |
| MBR              | 685,762   | 1,291,511 | 2,379,530 | 3,080,525  | 9,637,500<br>2 Transactions | -                            | -                           |
| Palm Jumeirah    | 1,589,788 | 3,279,827 | 5,550,905 | 11,540,611 | 21,680,208                  | 25,625,000<br>3 Transactions | -                           |
| Sobha Hartland   | 948,941   | 1,374,538 | 2,333,951 | 3,216,439  | 5,116,667<br>3 Transactions | -                            | -                           |
| Views            | 953,750   | 1,646,294 | 2,751,880 | 3,381,313  | 5,247,500<br>2 Transactions | -                            | -                           |

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

Average Price (AED) 2025 To Date

2023

2024

2025

Sale Transactions in Dubai

April 2025

1 Al Furjan - 105

2 Business Bay - 353

3 Creek - 166

4 Downtown - 226

5 Dubai Hills - 175

6 Dubai Marina - 471

7 Dubai South - 77

8 EMAAR Beachfront - 47

9 EMAAR South - 11

10 Greens - 38

11 JBR - 71

12 JLT - 157

13 JVC - 646

14 MBR - 148

15 Palm Jumeirah - 136

16 Sobha Hartland - 112

17 Views - 19

Total Sales Value

AED 10,112,083,430

Hot Properties for Rent

Harbour Gate Tower 1, Dubai Creek Harbour (The Lagoons)

2 2 1150 sqft

AED 170,000

Address Harbour Point Tower 1

1 1 715 sqft

AED 175,000

Creek Blue Tower 1, Creek Rin, Dubai Creek Harbour (The Lagoons)

3 4 1,447 sqft

AED 195,000

Vida Residences Creek Beach, Dubai Creek Harbour (The Lagoons)

2 2 1,154 sqft

AED 250,000

Harbour Views 1, Dubai Creek Harbour (The Lagoons)

3 4 1,606 sqft

AED 255,000

Rentals in Dubai

Average Price (AED) 2025 To Date

|                  | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed                     | 5 Bed                     | 6 Bed |
|------------------|---------|---------|---------|---------|---------------------------|---------------------------|-------|
| Al Furjan        | 53,655  | 99,513  | 106,314 | 155,437 | -                         | -                         | -     |
| Business Bay     | 75,288  | 96,947  | 146,692 | 217,658 | 269,696                   | -                         | -     |
| Creek            | 140,994 | 105,852 | 159,565 | 234,586 | 413,095                   | -                         | -     |
| Downtown         | 88,427  | 127,889 | 204,245 | 318,616 | 827,358                   | -                         | -     |
| Dubai Hills      | 112,286 | 96,504  | 156,260 | 273,847 | -                         | -                         | -     |
| Dubai Marina     | 76,303  | 102,630 | 150,709 | 237,125 | 325,219                   | 598,324<br>5 Transactions | -     |
| Dubai South      | 40,037  | 51,706  | 75,228  | 115,182 | -                         | -                         | -     |
| EMAAR Beachfront | 188,969 | 158,340 | 249,386 | 440,148 | 683,962<br>2 Transactions | -                         | -     |
| EMAAR South      | -       | 58,157  | 82,511  | 102,493 | -                         | -                         | -     |
| Greens           | 59,120  | 90,323  | 135,183 | 172,506 | 215,000<br>4 Transactions | -                         | -     |
| JBR              | 109,477 | 123,265 | 169,582 | 233,862 | 263,352                   | -                         | -     |
| JLT              | 60,374  | 86,309  | 128,581 | 199,924 | 254,250<br>4 Transactions | 242,500<br>2 Transactions | -     |
| JVC              | 50,757  | 72,907  | 109,810 | 130,616 | 177,500                   | -                         | -     |
| MBR              | 52,512  | 87,306  | 143,738 | 159,806 | -                         | 800,000<br>1 Transaction  | -     |
| Palm Jumeirah    | 110,581 | 164,733 | 276,532 | 415,872 | 817,269                   | 760,396                   | -     |
| Sobha Hartland   | 91,724  | 97,726  | 150,521 | 227,870 | 380,000<br>1 Transaction  | -                         | -     |
| Views            | 69,583  | 105,847 | 160,647 | 233,842 | -                         | -                         | -     |

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

Average Price (AED) 2025 To Date

2023

2024

2025

Rental Transactions in Dubai

April 2025

1 Al Furjan - 139

2 Business Bay - 524

3 Creek - 139

4 Downtown - 304

5 Dubai Hills - 96

6 Dubai Marina - 443

7 Dubai South - 102

8 EMAAR Beachfront - 23

9 EMAAR South - 21

10 Greens - 48

11 JBR - 65

12 JLT - 264

13 JVC - 813

14 MBR - 308

15 Palm Jumeirah - 127

16 Sobha Hartland - 129

17 Views - 39

Total Rentals Value

AED 829,246,387

Current Average Gross Yield

April 2025

| Community                       | Community Type | Avg. Gross Yield |
|---------------------------------|----------------|------------------|
| Al Furjan                       | Apartment      | 7.90 %           |
| JVC                             | Apartment      | 7.60 %           |
| JLT                             | Apartment      | 7.42 %           |
| MBR                             | Apartment      | 7.27 %           |
| Meydan                          | Apartment      | 7.07 %           |
| Emirates Living (Greens, Views) | Apartment      | 6.76 %           |
| Sobha Hartland                  | Apartment      | 6.69 %           |
| Dubai Hills                     | Apartment      | 6.60 %           |
| Dubai Marina                    | Apartment      | 6.58 %           |
| Business Bay                    | Apartment      | 6.54 %           |
| JBR                             | Apartment      | 6.38 %           |
| Downtown                        | Apartment      | 6.17 %           |
| Creek                           | Apartment      | 5.87 %           |
| Palm Jumeirah                   | Apartment      | 5.24 %           |

Total Sales & Rentals in Dubai

2025 To Date

Sales

|                  | Total Volume | Total Value   |
|------------------|--------------|---------------|
| Downtown         | 1,012        | 4,049,290,645 |
| Dubai Marina     | 1,295        | 3,070,254,592 |
| Business Bay     | 1,331        | 2,721,725,327 |
| Emaar South      | 102          | 158,509,838   |
| Greens           | 161          | 283,941,646   |
| JVC              | 2,115        | 2,069,536,440 |
| Dubai South      | 220          | 167,795,535   |
| Emaar Beachfront | 228          | 1,191,982,826 |
| JBR              | 246          | 919,519,184   |
| Sobha Hartland   | 372          | 686,434,645   |
| Al Furjan        | 397          | 470,427,614   |
| Palm Jumeirah    | 437          | 3,058,405,886 |
| MBR              | 588          | 675,957,867   |
| Creek            | 589          | 1,582,908,220 |
| Dubai Hills      | 633          | 1,323,862,446 |
| JLT              | 666          | 1,065,070,433 |
| Views            | 82           | 195,933,870   |

Rentals

|                  | Total Volume | Total Value |
|------------------|--------------|-------------|
| JVC              | 3,974        | 290,841,375 |
| Business Bay     | 2,402        | 269,724,936 |
| Dubai Marina     | 2,156        | 294,856,666 |
| Downtown         | 1,519        | 273,354,056 |
| MBR              | 1,508        | 105,016,752 |
| JLT              | 1,215        | 120,238,900 |
| Al Furjan        | 774          | 66,025,771  |
| Creek            | 696          | 107,161,643 |
| Palm Jumeirah    | 592          | 153,515,530 |
| Sobha Hartland   | 538          | 64,533,975  |
| Dubai Hills      | 473          | 64,136,529  |
| Dubai South      | 461          | 24,996,475  |
| JBR              | 374          | 66,512,906  |
| Greens           | 252          | 27,041,533  |
| Views            | 216          | 29,444,211  |
| Emaar Beachfront | 142          | 34,991,476  |
| Emaar South      | 88           | 7,703,571   |

PROPERTY MONITOR  
A Cavendish Maxwell Group Company

2025

\*Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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