

White & Co.  
REAL ESTATE

Downtown March Market Report

News

Market Maturity Brings Stability to Prices

Downtown Dubai's property market is showing signs of stabilization, with sales prices moderating for the first time in two years. The area remains a sought-after location for investors and end-users due to its iconic landmarks, luxury apartments, and proximity to key business and lifestyle destinations.

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

Fortis 1, Downtown

2 2 1,096 sqft

AED 2,995,000

The Address Residences Dubai Opera, Downtown

1 2 827 sqft

AED 3,200,000

Burj Lake Hotel - The Address Downtown, Downtown

1 2 926 sqft

AED 3,300,000

Fortis 1, Downtown

3 5 1,646 sqft

AED 5,800,000

BLVD Heights Tower 1, Downtown

2 4 2,362 sqft

AED 7,000,000

Recent White & Co Sales

Boulevard Central Towers, Downtown

2 2 784 sqft

AED 1,850,000

Standpoint Tower 1, Downtown

1 1 827 sqft

AED 1,950,000

The Lofts East, Downtown

1 2 916 sqft

AED 1,950,000

Boulevard Point, Downtown

3 1 773 sqft

AED 2,500,000

Burj Khalifa Area, Downtown

2 3 2,053 sqft

AED 5,750,000

Dubai House Price Timeline

April 2025

+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: 10,259  
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 Downtown

Average Price (AED) 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        | 595,601   | 981,008   | 1,562,704 | 2,320,331  | -                           | -                            | -                           |
| Business Bay     | 1,039,336 | 1,532,372 | 2,668,886 | 4,679,771  | 9,739,326                   | 27,500,000<br>2 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>1 Transaction  | -                           |
| 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>1 Transaction  | -                            | -                           |
| 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 | 3,149,924  | 4,944,167                   | 2,274,000                    | -                           |
| JVC              | 640,592   | 975,749   | 1,521,010 | 2,225,439  | 2,237,500<br>4 Transactions | -                            | -                           |
| MBR              | 1,685,762 | 1,291,511 | 2,379,530 | 3,080,525  | 5,637,500<br>2 Transactions | -                            | -                           |
| Palm Jumeirah    | 1,589,788 | 3,279,827 | 5,550,905 | 11,540,611 | 21,680,208                  | 25,625,000<br>2 Transactions | -                           |
| Sobha Hartland   | 948,941   | 1,374,538 | 2,333,951 | 3,216,439  | 5,116,667<br>2 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

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 - 148

14 MBR - 146

15 Palm Jumeirah - 136

16 Sobha Hartland - 112

17 Views - 19

Total Sales Value

AED 10,112,083,430

Hot Properties for Rent

The Address Residence Fountain Views, Downtown

2 2 853 sqft

AED 239,995

Vida Residence Downtown, Downtown

2 3 1,385 sqft

AED 289,999

Downtown Views II, Downtown

5 5 1,734 sqft

AED 320,000

The Address Residence Fountain Views, Downtown

2 3 1,334 sqft

AED 350,000

Opera Grand, Burj Khalifa Area, Downtown

4 6 3,056 sqft

AED 729,995

Rentals in Downtown

Average Price (AED) 2025

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 | 217,558 | 269,696                   | -                         | -     |
| Creek            | 140,994 | 105,852 | 159,565 | 234,586 | 413,095                   | -                         | -     |
| Downtown         | 88,427  | 127,489 | 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>3 Transactions | -     |
| Dubai South      | 40,037  | 51,706  | 75,228  | 115,182 | -                         | -                         | -     |
| EMAAR Beachfront | 188,969 | 158,340 | 249,386 | 440,148 | 683,962<br>1 Transaction  | -                         | -     |
| 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 | 64,733  | 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

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         | 1012         | 4,049,250,645 |
| Dubai Marina     | 1,295        | 3,010,254,592 |
| Business Bay     | 1,331        | 2,721,725,327 |
| Emaar South      | 192          | 158,509,898   |
| Greens           | 161          | 283,941,016   |
| JVC              | 2,115        | 2,069,536,440 |
| Dubai South      | 220          | 167,795,535   |
| Emaar Beachfront | 228          | 1,391,982,826 |
| JBR              | 246          | 919,519,184   |
| Sobha Hartland   | 372          | 686,434,645   |
| Al Furjan        | 397          | 470,427,694   |
| Palm Jumeirah    | 437          | 3,058,405,816 |
| MBR              | 588          | 675,957,867   |
| Creek            | 589          | 1,582,908,320 |
| 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            | 896          | 107,161,643 |
| Palm Jumeirah    | 992          | 153,515,530 |
| Sobha Hartland   | 538          | 64,533,979  |
| Dubai South      | 473          | 64,136,528  |
| Dubai Hills      | 461          | 24,996,475  |
| JBR              | 374          | 66,512,006  |
| Greens           | 252          | 27,041,533  |
| Views            | 216          | 29,444,211  |
| Emaar Beachfront | 142          | 34,991,476  |
| Emaar South      | 88           | 7203,571    |

PROPERTY MONITOR  
A Cavendish Maxwell Group Company

WINNER  
2024

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

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