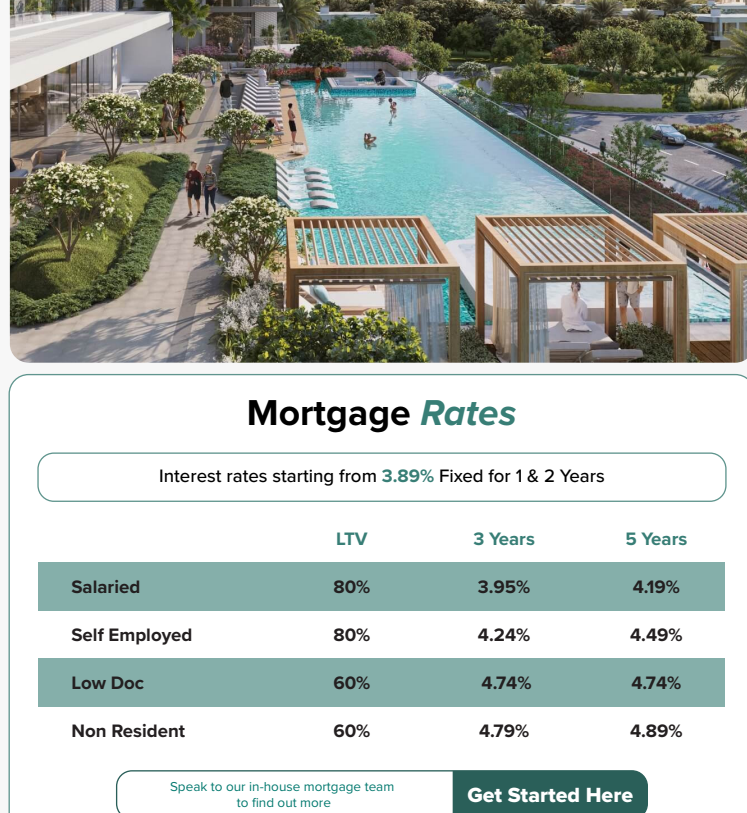


Dubai Hills March Market Report

News

Ellington Properties' First Project in Dubai Hills Estate

Ellington House, Ellington Properties' debut in Dubai Hills Estate, is set for handover in April 2025. The project features luxurious apartments with modern designs, premium amenities, and stunning views of the golf course and Dubai skyline.



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

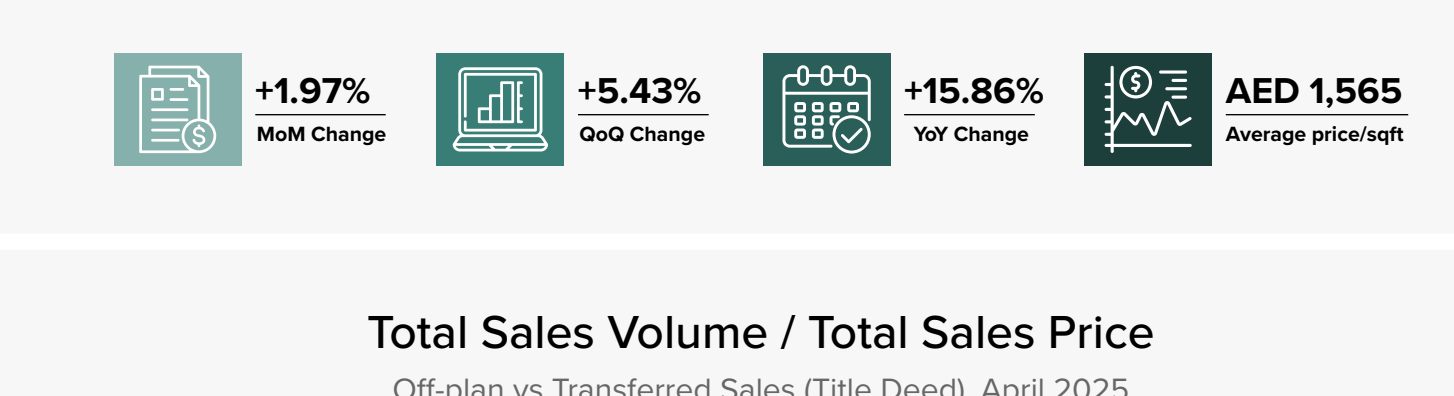
 Ellington House II, Dubai Hills Estate AED 1,900,000	 Executive Residences, Dubai Hills Estate AED 2,499,999	 Park Lane, Dubai Hills Estate AED 2,600,000	 The Grove by Iman, Dubai Hills Estate AED 2,850,000	 Mulberry, Park Heights, Dubai Hills Estate AED 3,375,000
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Recent White & Co Sales

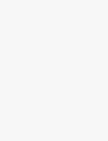
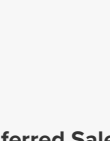
 Collective 2.0, Dubai Hills Estate AED 1,750,000	 Park Heights 2, Dubai Hills Estate AED 2,100,000	 Mulberry 2, Park Heights, Dubai Hills Estate AED 3,150,000	 Mulberry, Park Heights, Dubai Hills Estate AED 5,100,000	 Acacia C, Park Heights, Dubai Hills Estate AED 6,000,000
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Dubai House Price Timeline

April 2025



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



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 3 Transactions	-
Creek	-	1,653,891	2,689,949	4,011,728	7,893,689	-	18,500,000 1 Transaction
Downtown	2,874,458	2,192,599	3,882,272	7,063,166	21,890,311	20,924,888 1 Transaction	65,000,000 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 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 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	3,149,084	4,944,167	2,274,000	-
JVC	640,592	975,749	1,521,010	2,225,439	2,237,500 2 Transactions	-	-
MBR	685,762	1,291,511	2,379,530	3,080,525	9,637,500 2 Transactions	-	-
Palm Jumeirah	1,589,788	3,279,827	5,550,905	11,540,611	21,680,208 2 Transactions	25,625,000 3 Transactions	-
Sobha Hartland	948,941	1,374,538	2,333,951	3,216,439	5,116,667 3 Transactions	-	-
Views	953,750	1,646,294	2,751,880	3,381,313	5,247,500 2 Transactions	-	-

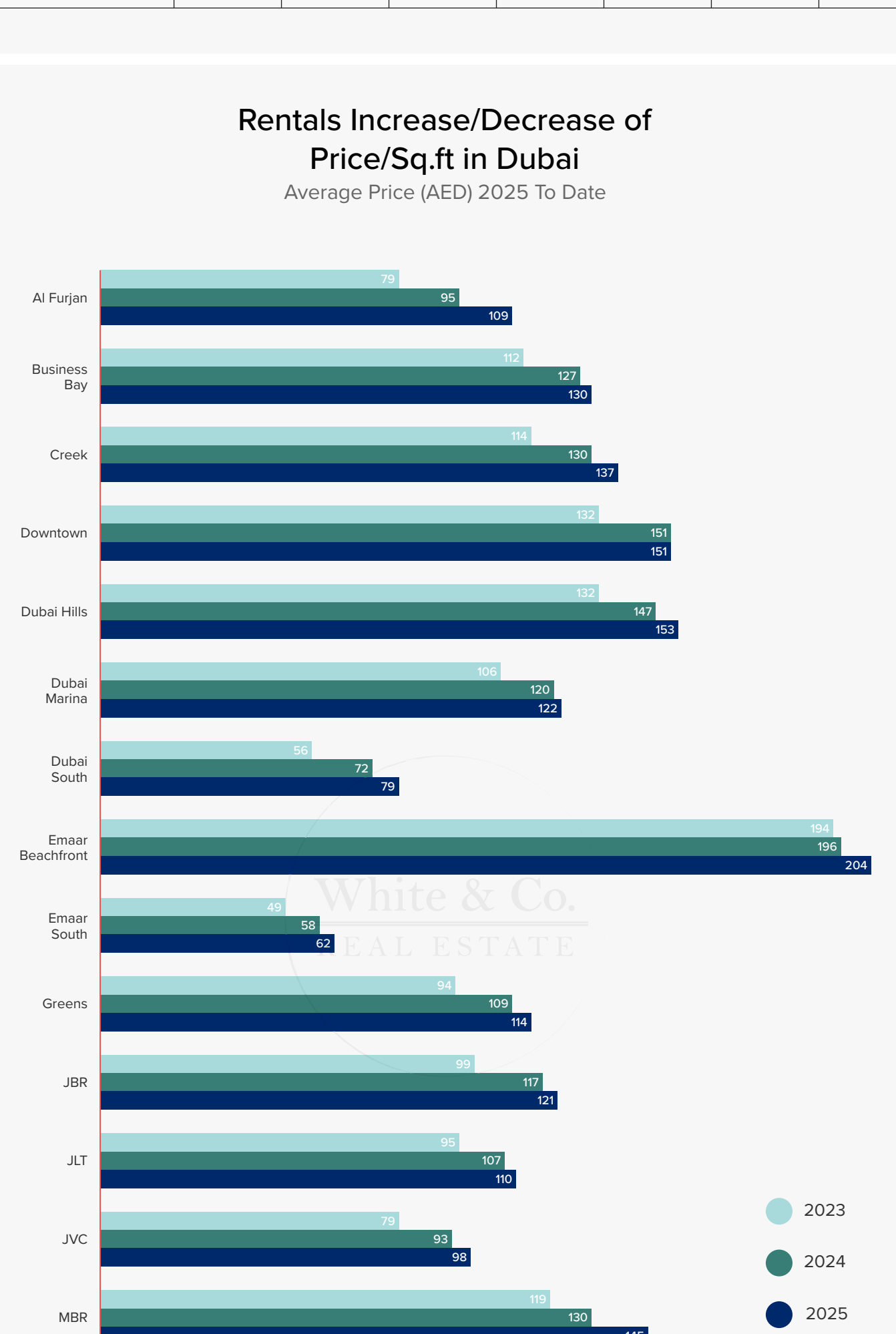
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

April 2025

Total Sales Value
AED 10,112,083,430

Hot Properties for Rent

 Prime Residence, Dubai Hills Estate AED 75,000	 Collective 2.0, Dubai Hills Estate AED 90,000	 Park Heights, Dubai Hills Estate AED 105,000	 Collective 2.0, Dubai Hills Estate AED 140,000	 Park Heights, Dubai Hills Estate AED 230,000
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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	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 5 Transactions	-
Dubai South	40,037	51,706	75,228	115,182	-	-	-
EMAAR Beachfront	188,969	158,340	249,386	440,148	683,962 2 Transactions	-	-
EMAAR South	-	58,157	82,511	102,493	-	-	-
Greens	59,120	90,323	135,183	172,506	215,000 4 Transactions	-	-
JBR	109,477	123,265	169,582	233,862	263,352	-	-
JLT	60,374	86,309	128,581	199,924	254,250 4 Transactions	242,500 2 Transactions	-
JVC	50,757	72,907	109,810	130,616	177,500	-	-
MBR	52,512	87,306	143,738	159,806	-	800,000 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 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

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	Rentals	Total Volume	Total Value
Downtown	1,012	4,049,290,645	JVC	3,974	290,841,375
Dubai Marina	1,295	3,070,254,592	Business Bay	2,402	269,724,936
Business Bay	1,331	2,721,725,327	Dubai Marina	2,156	294,856,666
EMAAR South	102	158,509,838	Downtown	1,519	273,354,056
Greens	161	283,941,646	MBR	1,508	105,016,752
JVC	2,115	2,069,536,440	JLT	1,215	122,238,900
Dubai South	220	167,795,535	Al Furjan	774	66,025,771
EMAAR Beachfront	228	1,191,982,826	Creek	696	107,161,643
JBR	246	919,519,184	Palm Jumeirah	592	153,515,530
Sobha Hartland	372	686,434,645	Sobha Hartland	538	64,533,975
Al Furjan	397	470,427,614	Dubai Hills	473	64,136,529
Palm Jumeirah	437	3,058,405,816	Dubai South	461	24,996,475
MBR	588	675,957,867	JBR	374	66,512,906
Creek	589	1,582,908,320	Greens	252	27,041,533
Dubai Hills	633	1,323,862,446	Views	216	29,444,211
JLT	666	1,065,070,433	EMAAR Beachfront	142	34,991,476
Views	82	195,933,870	EMAAR South	88	7,703,571

Sales

Total Volume	Total Value
Downtown	1,012
Dubai Marina	1,295
Business Bay	1,331
EMAAR South	102
Greens	161
JVC	2,115
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EMAAR Beachfront	228
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Sobha Hartland	372
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