

Dubai Hills February Market Report

News

Dubai Property Market Booms in Early 2025 with AED 44.4 Billion in Sales

Dubai's real estate market kicked off 2025 on a high note, recording AED 44.4 billion in sales—a 24.1% increase from the previous year. Apartments remained in high demand, with off-plan properties accounting for 65% of total transactions, signaling strong investor confidence. Meanwhile, villa and land sales surged, further driving market momentum.

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%	4.49%
Non Resident	60%	4.59%	4.59%

Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

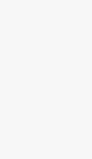
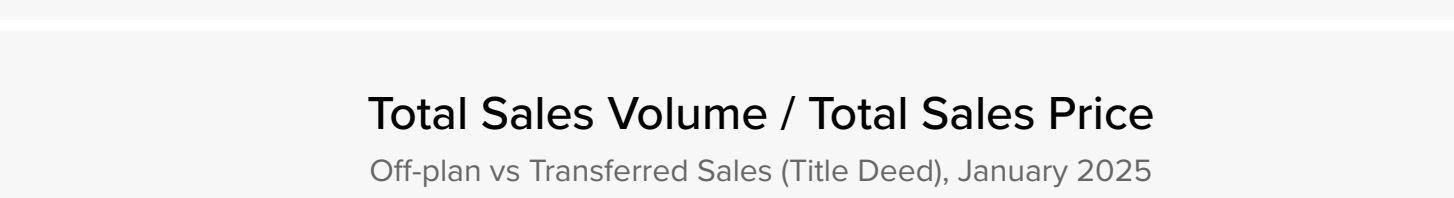
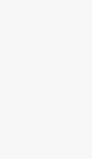
 Collective 2.0, Dubai Hills Estate AED 1,380,000	 Park Lane, Dubai Hills Estate AED 2,600,000	 Executive Residences, Dubai Hills Estate AED 2,699,999	 Mulberry 2, Park Heights, Dubai Hills Estate AED 3,250,000	 Mulberry 2, Park Heights, Dubai Hills Estate AED 3,499,999
---	--	---	---	---

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 2, Park Heights, Dubai Hills Estate AED 3,100,000	 Acacia C, Park Heights, Dubai Hills Estate AED 6,000,000
---	---	---	---	---

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	19,079,967	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	-	-	-

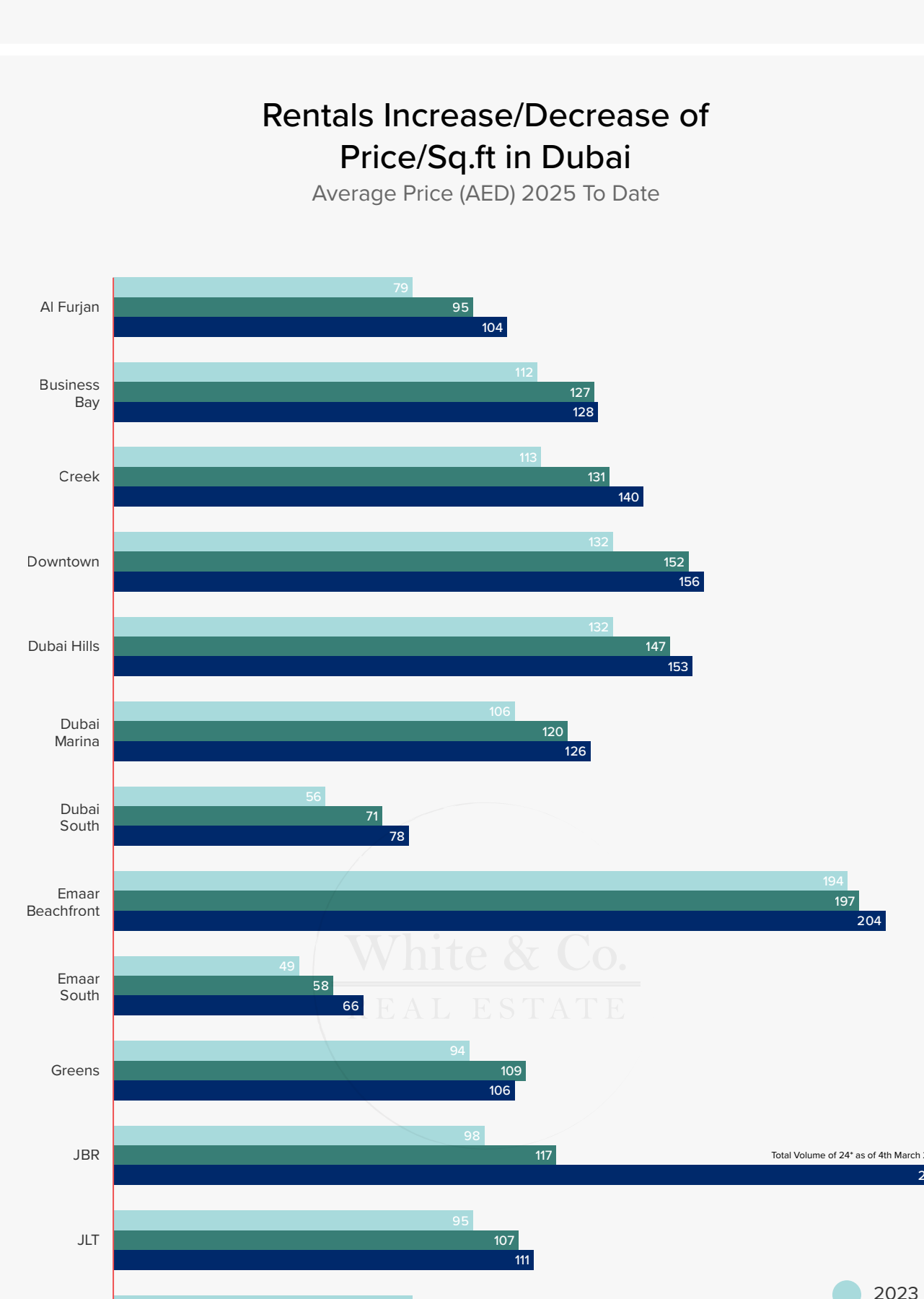
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025

Total Sales Value
AED 8,280,661,122

Hot Properties for Rent

 Prime Residence, Dubai Hills Estate AED 80,000	 Collective 2.0, Dubai Hills Estate AED 90,000	 Park Heights, Dubai Hills Estate AED 105,000	 Park Heights, Dubai Hills Estate AED 160,000	 Park Ridge, Dubai Hills Estate AED 230,000
---	--	---	---	---

Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	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	132,299	210,028	303,231	553,286	-	-
Dubai Hills	80,000	99,213	152,399	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

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 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
JVC	926	879,806,018	JVC	1,665	123,865,835
Business Bay	654	1,190,928,208	Business Bay	1,288	140,942,556
Dubai Marina	526	1,279,084,480	Dubai Marina	948	127,847,949
Downtown	490	1,981,583,670	Downtown	886	159,720,720
JLT	336	525,563,155	MBR	800	54,426,878
Creek	280	736,572,242	JLT	531	50,779,931
MBR	278	135,577,616	Al Furjan	456	32,288,660
Dubai Hills	277	621,447,996	Creek	392	59,826,241
Palm Jumeirah	188	1,279,327,877	Dubai Hills	322	41,128,942
Al Furjan	180	212,739,907	Palm Jumeirah	319	84,376,564
Sobha Hartland	163	305,155,062	Sobha Hartland	305	35,048,627
Dubai South	112	78,773,796	Dubai South	197	11,221,188
JBR	104	354,348,097	Views	100	15,595,965
EMAAR Beachfront	95	450,518,392	EMAAR Beachfront	86	20,466,331
Greens	82	135,577,616	EMAAR South	78	6,590,154
EMAAR South	74	114,891,846	Greens	54	6,873,059
Views	36	79,023,870	JBR	24	7,885,727

Data source: Property Monitor, as of 4th March 2025 Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes

Get Started Here

www.whiteandcogroup.com