

Dubai Hills January Market Report

News

Starting February 1, the UAE Central Bank's new policy requires buyers to pay the 4% Dubai Land Department (DLD) fee and 2% broker commission upfront, alongside their down payment. Historically, 80% of these costs could be included in the mortgage, but buyers will now need an additional 4.8% in available capital. While this doesn't increase property prices, it enhances financial transparency and preparedness, ensuring a more structured, sustainable, and confidence-driven real estate market in Dubai.

White & Co News

Our in-house mortgage team can simplify your property financing journey. With direct connections to a wide network of banks, we can secure the best mortgage solutions, guide you through these changes, ensuring you understand how they impact your buying process.

Mortgage Rates

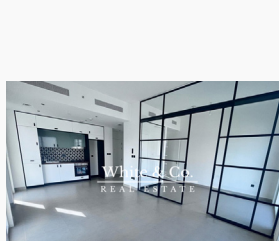
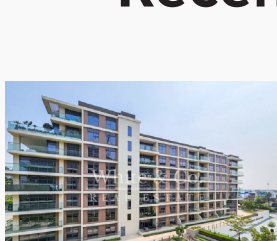
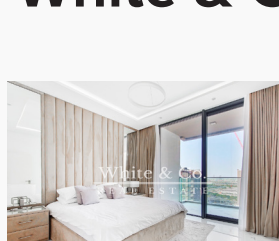
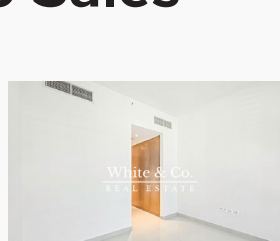
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	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%	4.19%	4.59%

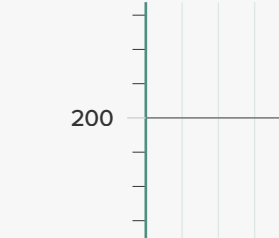
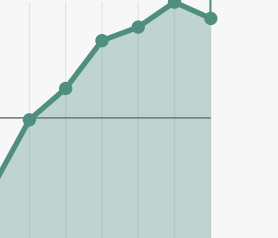
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

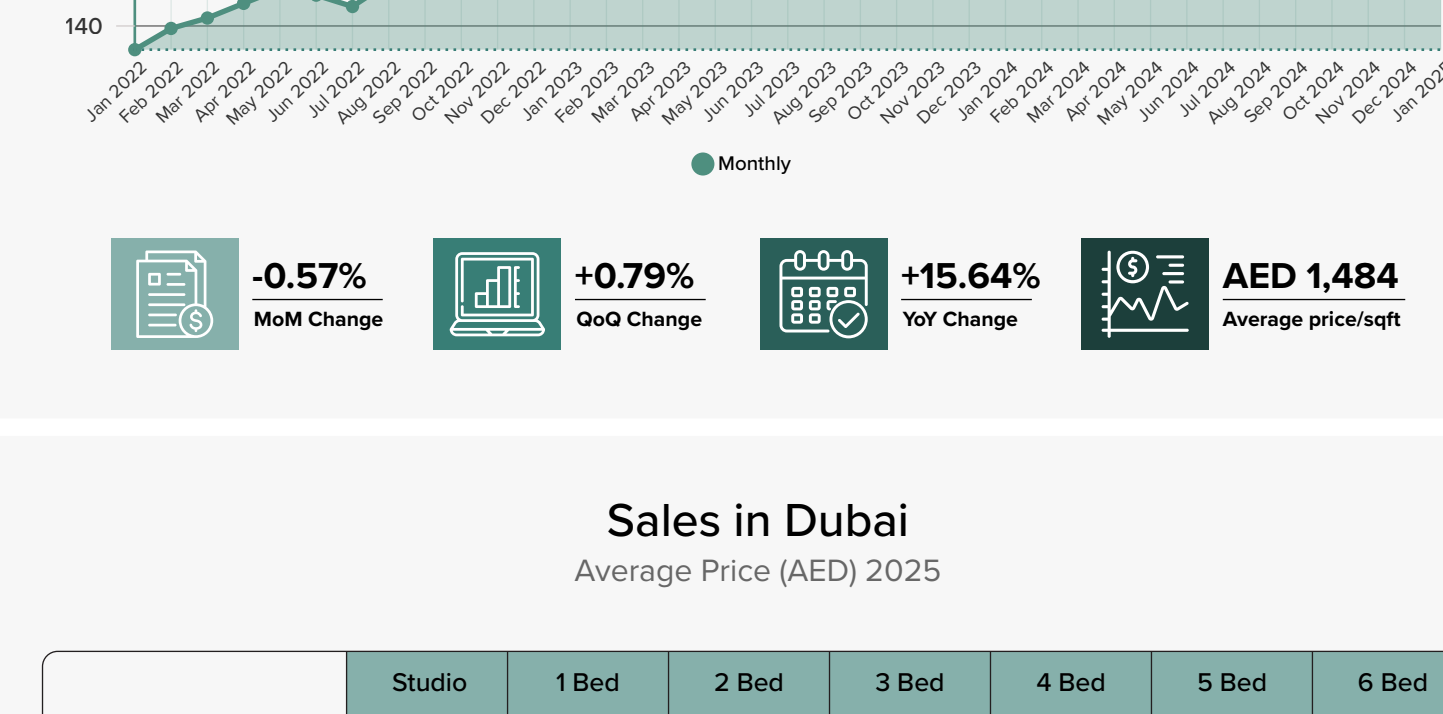
 Collective 2.0 Tower A, Dubai Hills Estate 1 1 1 486 sqft AED 1,380,000	 Executive Residences 1, Dubai Hills Estate 1 1 1 657 sqft AED 1,750,000	 Park Heights 1, Park Heights, Dubai Hills Estate 2 2 2 1,076 sqft AED 2,364,999	 Mulberry 2, Park Heights, Dubai Hills Estate 2 2 3 1,568 sqft AED 3,499,999	 Mulberry 2, Park Heights, Dubai Hills Estate 2 2 3 1,307 sqft AED 3,850,000
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Recent White & Co Sales

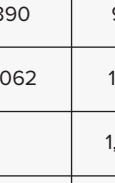
 Collective 2.0, Dubai Hills Estate 2 2 1 732 sqft AED 1,750,000	 Mulberry, Dubai Hills Estate 1 1 1 908 sqft AED 2,150,000	 Pinnacle, Dubai Hills Estate 2 2 2 1,198 sqft AED 2,400,000	 Mulberry 2, Dubai Hills Estate 2 2 3 1,362 sqft AED 3,150,000	 Mulberry 2, Park Heights, Dubai Hills Estate 2 2 3 1,307 sqft AED 3,750,000
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Dubai House Price Timeline

January 2025



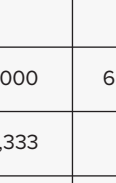
-0.57%
MoM Change



+0.79%
QoQ Change



+15.64%
YoY Change



AED 1,484
Average price/sqft

Sales in Dubai

Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	576,390	963,235	1,553,955	2,148,443	-	-	-
Business Bay	1,064,062	1,512,273	2,475,804	3,865,705	5,310,000	6,000,000	-
Creek	-	1,652,448	2,701,170	4,005,520	9,233,333	-	-
Downtown	1,313,077	2,146,817	3,915,763	7,630,630	23,700,000	20,924,888	-
Dubai Hills	1,040,000	1,546,298	2,646,072	3,931,582	-	-	-
Dubai Marina	1,265,733	1,627,493	2,471,660	4,175,010	8,722,284	7,075,000	-
EMAAR Beachfront	-	2,823,515	4,282,992	6,874,933	22,000,000 1 Transaction	-	-
Greens	886,667	1,313,478	1,968,231	3,075,000 1 Transaction	-	-	-
JBR	1,098,888	2,166,667	2,803,654	4,861,250	5,750,000	-	-
JLT	704,552	1,219,332	2,020,708	3,512,611	4,375,000 1 Transaction	2,612,500 2 Transactions	-
JVC	623,979	957,661	1,568,336	1,780,000	2,000,000 1 Transaction	-	-
MBR	633,852	1,288,190	2,874,321	1,950,000	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,490,000	3,219,943	5,147,583	12,150,550	17,950,000	13,000,000 1 Transaction	-
Sobha Hartland	870,000	1,380,891	2,384,507	3,214,656	-	-	-
Views	850,000	1,653,636	2,652,500	3,213,333	-	-	-

Sales Increase/Decrease of

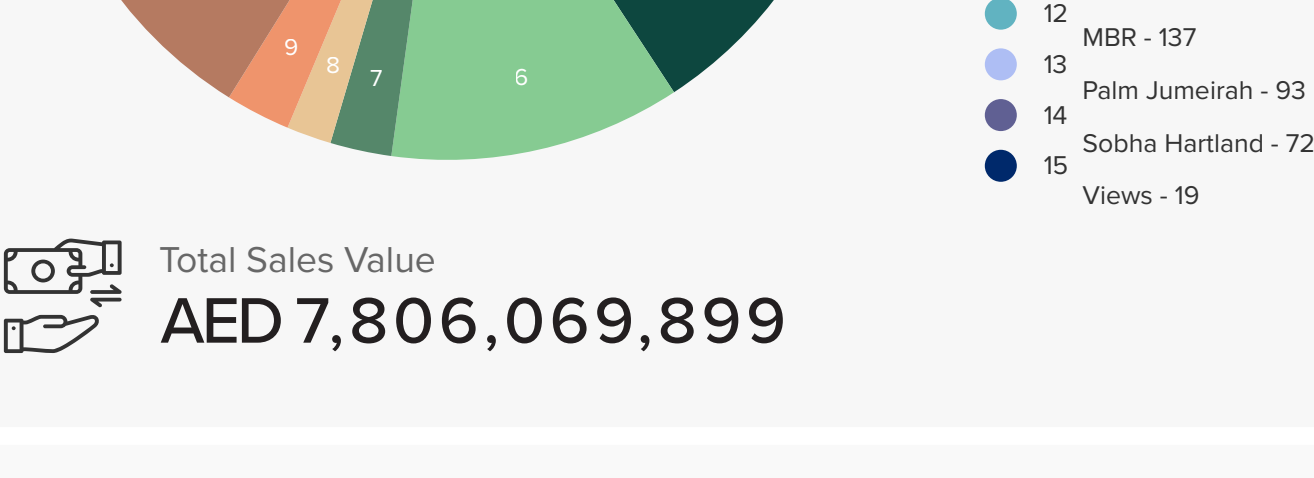
Price/Sq.ft in Dubai

Average Price (AED) 2025



Sale Transactions in Dubai

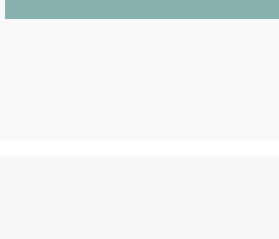
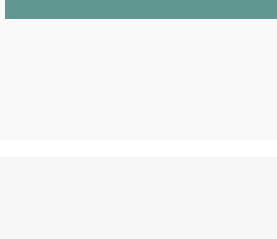
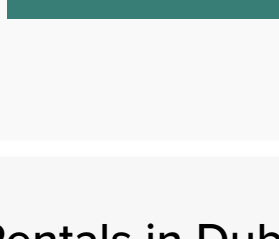
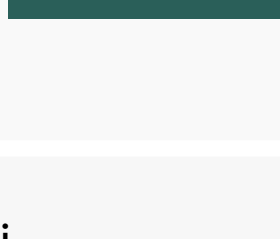
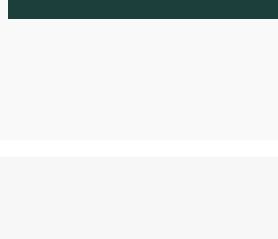
January 2025



Total Sales Value

AED 7,806,069,899

Hot Properties for Rent

 Golfville, Dubai Hills Estate 1 1 1 507 sqft AED 95,000	 Park Heights, Dubai Hills Estate 1 1 1 657 sqft AED 125,000	 Golf Suites, Dubai Hills, Dubai Hills Estate 1 1 1 717 sqft AED 160,000	 Executive Residences 2, Dubai Hills Estate 2 2 2 993 sqft AED 180,000	 Mulberry 2, Park Heights, Dubai Hills Estate 3 3 4 1,948 sqft AED 330,000
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Rentals in Dubai

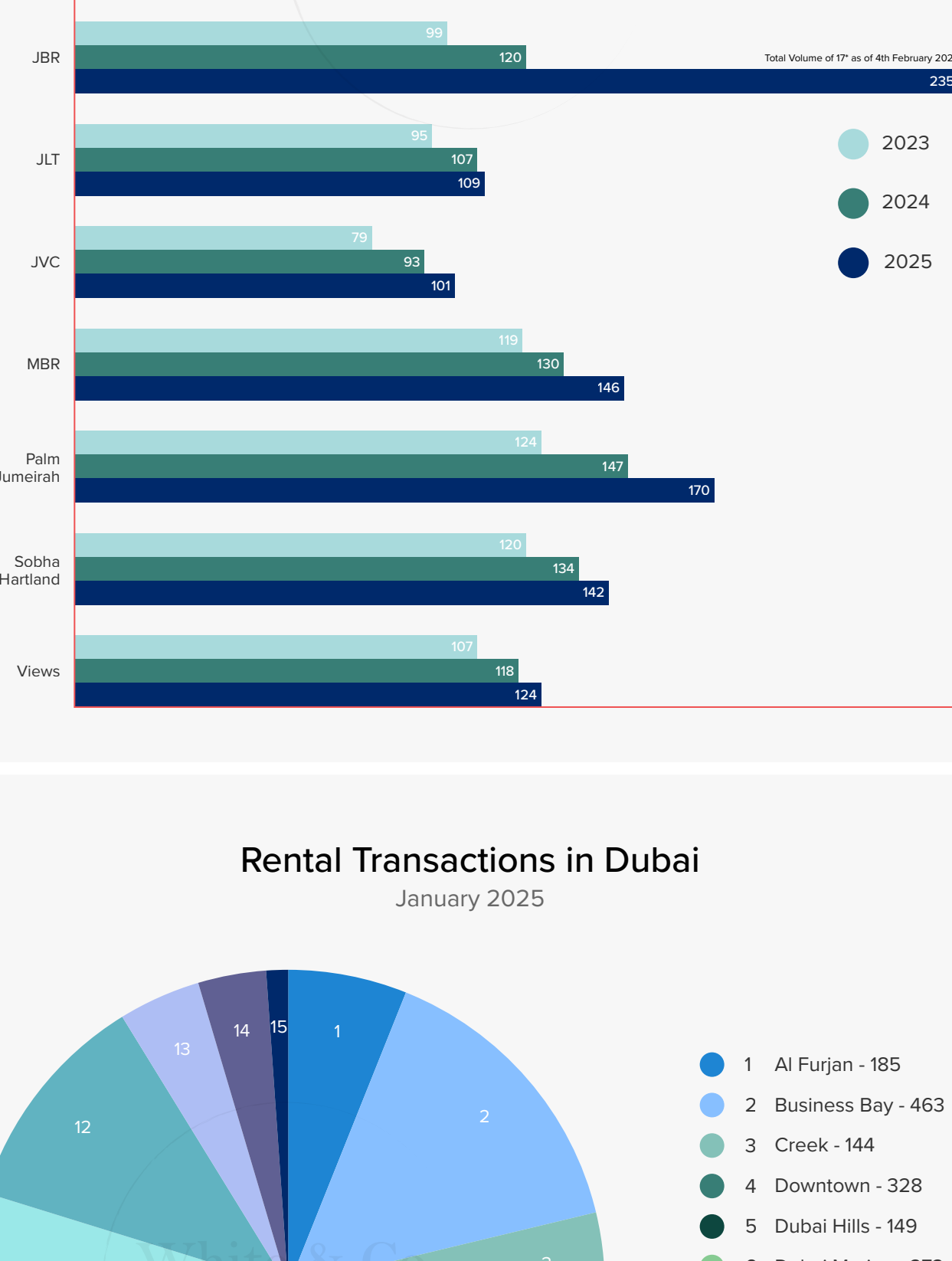
Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	50,836	74,261	104,910	168,750	-	-	-
Business Bay	69,253	99,628	142,323	197,096	408,333	-	-
Creek	-	104,906	155,832	237,526	355,325	-	-
Downtown	75,520	126,392	201,050	323,125	760,000	-	-
Dubai Hills	75,000	98,684	157,456	284,644	-	-	-
Dubai Marina	82,516	113,830	165,992	240,982	420,000	-	-
EMAAR Beachfront	-	160,353	283,571	386,667	-	-	-
Greens	59,839	100,563	145,848	206,667	-	-	-
JBR	-	166,250	373,000	683,333	-	-	-
JLT	61,686	90,857	126,561	161,333	-	270,000 1 Transaction	-
JVC	50,056	73,426	109,465	125,550	-	-	-
MBR	51,330	96,535	135,455	195,200	-	800,000 1 Transaction	-
Palm Jumeirah	106,200	184,712	505,664	910,538	365,000 2 Transactions	-	-
Sobha Hartland	74,219	96,103	143,667	218,750	-	-	-
Views	64,000	106,813	157,838	253,833	-	-	-

Rentals Increase/Decrease of

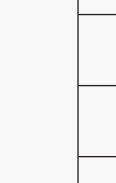
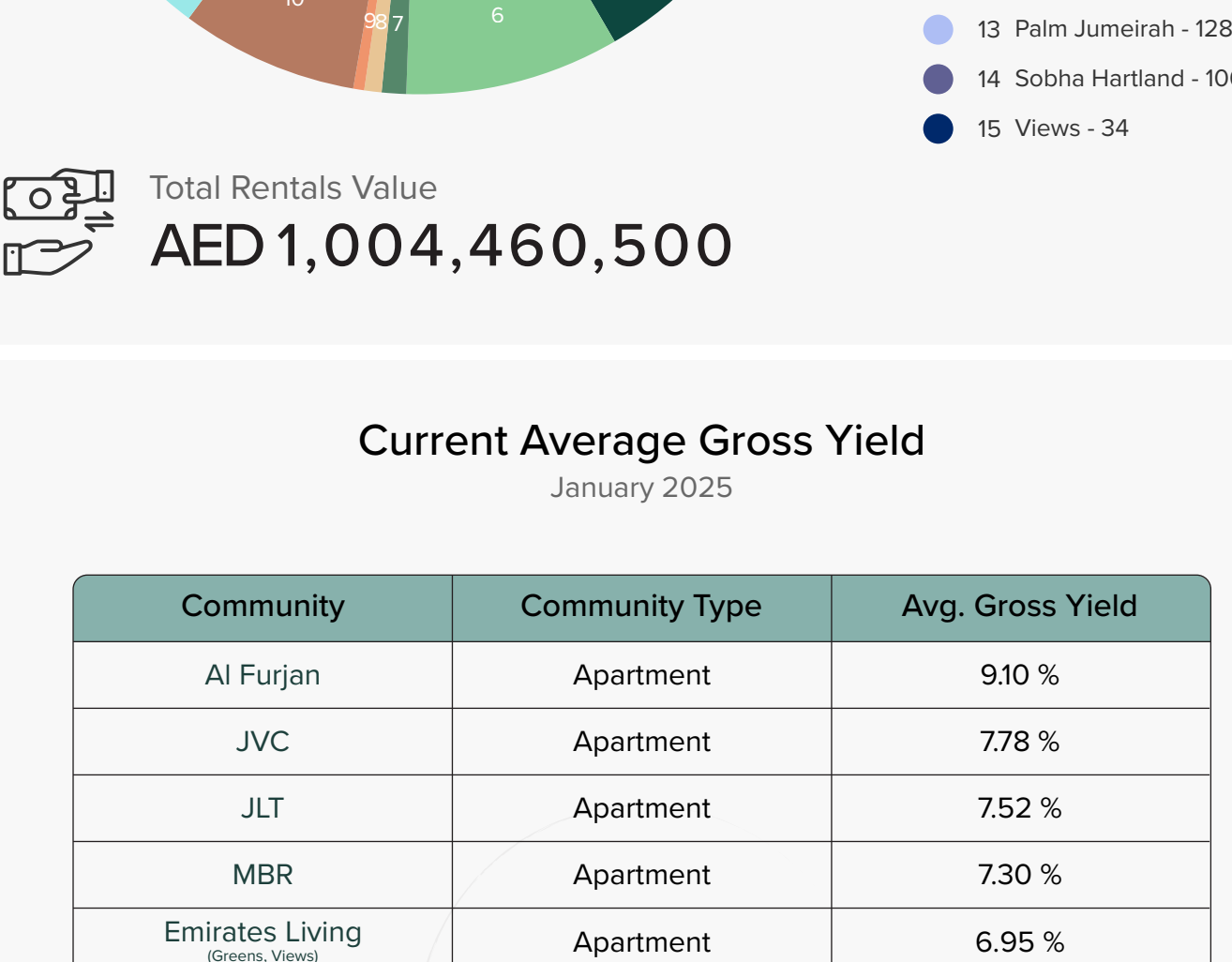
Price/Sq.ft in Dubai

Average Price (AED) 2025



Rental Transactions in Dubai

January 2025



Total Rentals Value

AED 1,004,460,500

Current Average Gross Yield

January 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.10 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.30 %
Emirates Living (Greens, Views)	Apartment	6.95 %
Dubai Marina	Apartment	6.85 %
Sobha Hartland	Apartment	6.73 %
Meydan	Apartment	6.69 %
Dubai Hills	Apartment	6.61 %
Business Bay	Apartment	6.55 %
JBR	Apartment	6.33 %
Downtown	Apartment	6.28 %
Creek	Apartment	5.95 %
Palm Jumeirah	Apartment	5.56 %

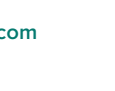
Total Sales & Rentals in Dubai

2025

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
JVC	427	406,708,761	JVC	795	58,010,302
Business Bay	333	611,416,560	Business Bay	618	67,750,164
Dubai Marina	261	698,735,099	Downtown	450	79,711,566
Downtown	245	1,012,449,526	MBR	441	31,677,080
JLT	168	267,012,799	Dubai Marina	357	48,656,507
MBR	140	163,025,723	JLT	290	27,030,514
Dubai Hills	138	332,831,371	Al Furjan	251	18,615,117
Creek	134	344,461,323	Creek	192	29,339,089
Palm Jumeirah	99	713,307,958	Dubai Hills	189	24,262,023
Al Furjan	83	103,174,372	Palm Jumeirah	174	50,004,859
Sobha Hartland	78	139,624,075	Sobha Hartland	137	14,813,082
JBR	56	189,420,550	Views	55	7,554,627
Emar Beachfront	52	246,397,751	Emar Beachfront	44	10,250,407
Greens	40	61,532,000	Greens	27	3,672,059
Views	20	44,285,000	JBR	17	5,858,000



PROPERTY MONITOR
A Cavendish Maxwell Group Company



WINNER
2024

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

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