

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.



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

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White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in Q1 for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.

Hot Properties for Sale

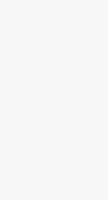
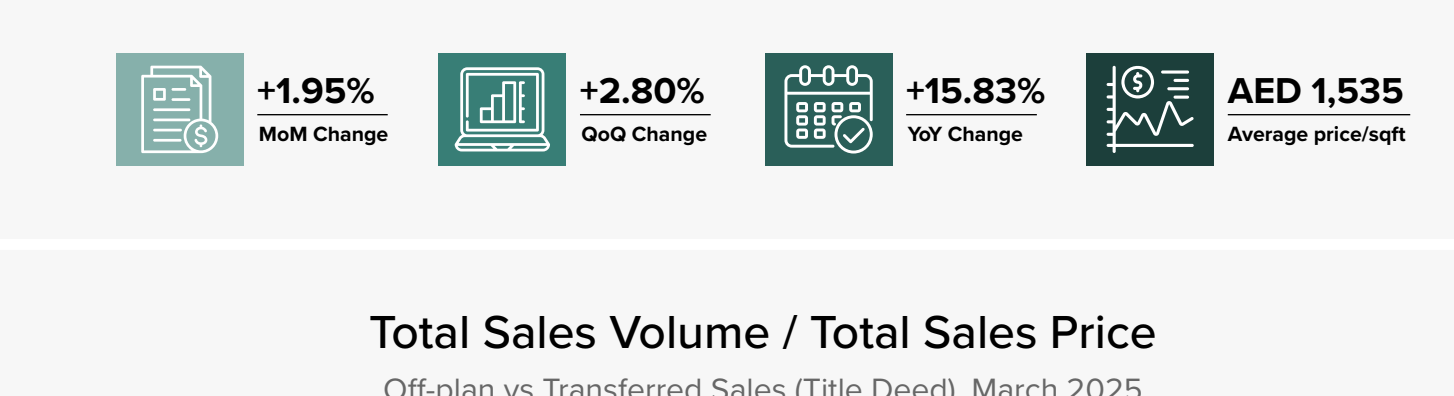
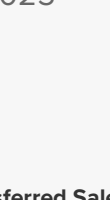
 Ellington House II, Dubai Hills Estate AED 1,900,000	 Executive Residences, Dubai Hills Estate AED 2,499,999	 Park Lane, Dubai Hills Estate AED 2,600,000	 The Grove by Iman, Dubai Hills Estate AED 2,850,000	 Mulberry, Park Heights, Dubai Hills Estate AED 3,375,000
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Recent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

March 2025

**+1.95%**
MoM Change**+2.80%**
QoQ Change**+15.83%**
YoY Change**AED 1,535**
Average price/sqft

Total Sales Volume / Total Sales Price

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

**Off - Plan**
Total Records: 8,766
Total Sale Price: 18,991,013,466
DLD Residential: 61.4%
*Includes secondary Off - Plan sales**Transferred Sales (Title Deed)**
Total Records: 5,505
Total Sale Price: 18,489,308,570
DLD Residential: 38.6%

Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,185	974,899	1,558,289	2,197,712	-	-	-
Business Bay	1,036,310	1,511,600	2,529,533	4,571,429	5,639,222	22,750,000 2 Transactions	-
Creek	-	1,644,073	2,731,422	3,986,737	7,893,689	-	18,500,000 1 Transaction
Downtown	1,352,161	2,146,414	3,785,728	7,242,938	22,994,322	20,924,888 1 Transaction	-
Dubai Hills	895,852	1,535,932	2,502,607	3,911,921	-	-	-
Dubai Marina	1,331,801	1,660,641	2,371,149	4,130,363	7,724,597	19,050,000 5 Transactions	-
Dubai South	469,950	688,344	1,093,416	1,797,661	-	-	-
EMAAR Beachfront	-	2,940,332	4,933,878	7,688,717	15,200,000	-	-
EMAAR South	-	1,098,388	1,731,809	2,458,506	-	-	-
Greens	865,000	1,310,536	2,104,175	3,396,429	5,625,782 2 Transactions	-	-
JBR	1,378,264	2,366,382	3,210,106	4,200,156	10,441,667	-	-
JLT	696,736	1,239,338	2,037,251	3,031,913	5,523,000	2,325,000	-
JVC	627,399	970,630	1,512,102	2,349,731	2,150,000 2 Transactions	-	-
MBR	649,233	1,315,341	2,279,456	2,316,247	12,500,000 2 Transactions	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	26,333,333 3 Transactions	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 3 Transactions	-	-
Views	958,333	1,606,692	2,701,694	3,407,889	5,500,000 1 Transaction	-	-

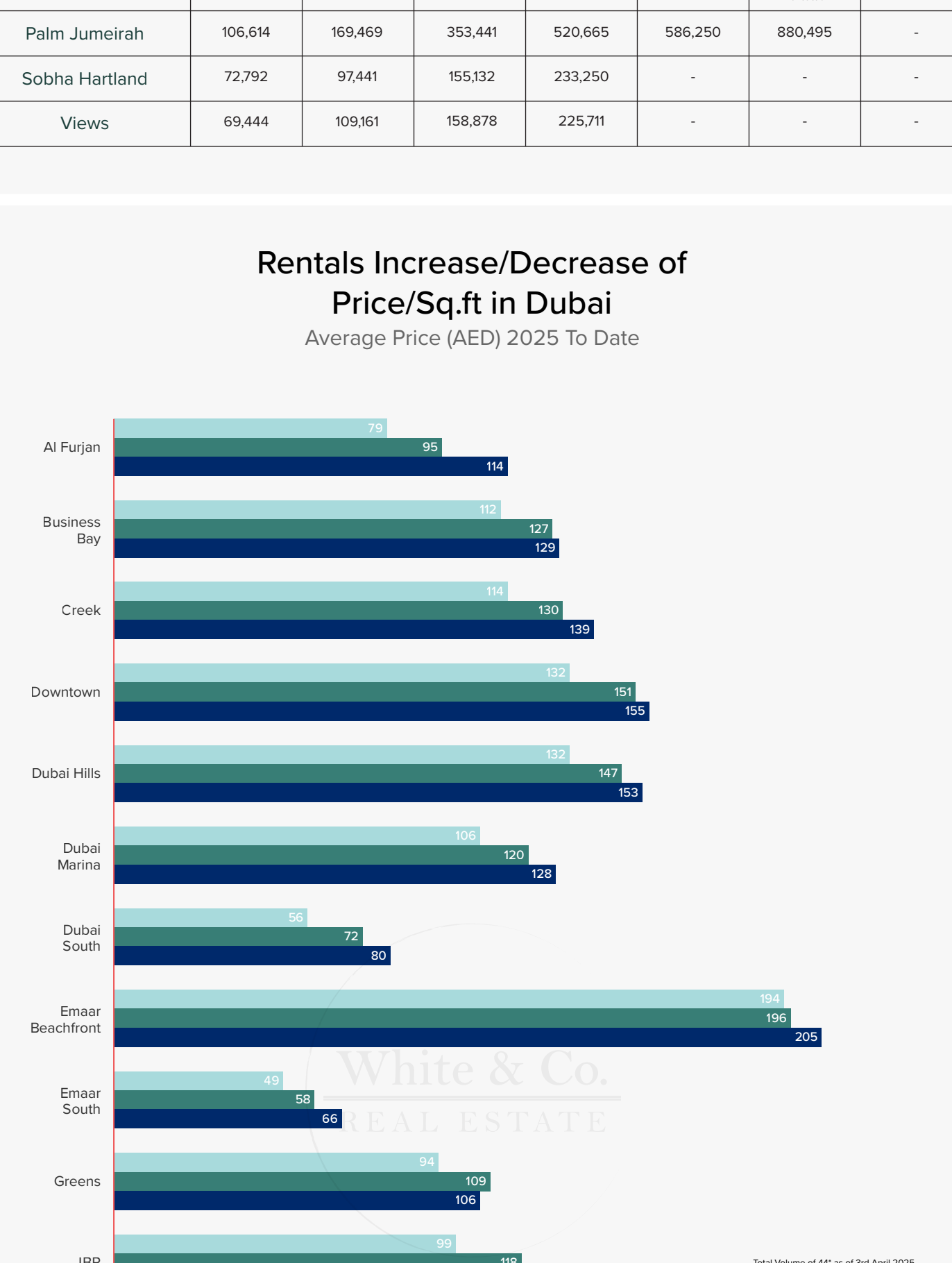
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

March 2025

Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

 Prive 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	52,585	109,949	105,151	161,116	-	-	-
Business Bay	72,283	97,362	145,196	214,719	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,170	515,375	-	-
Dubai Hills	88,750	98,047	156,740	281,001	-	-	-
Dubai Marina	78,087	106,200	156,462	231,253	361,741	950,000 1 Transaction	-
Dubai South	40,225	51,226	74,052	103,600	-	-	-
EMAAR Beachfront	-	163,310	259,935	410,000	517,924 2 Transactions	-	-
EMAAR South	-	55,755	89,483	96,836	-	-	-
Greens	57,208	91,888	149,716	207,833	-	-	-
JBR	80,000	165,716	311,233	547,400	-	-	-
JLT	60,357	87,246	125,887	181,619	133,500 2 Transactions	270,000 1 Transaction	-
JVC	50,399	75,052	117,042	164,038	202,500	-	-
MBR	52,257	86,507	119,700	130,300	-	800,000 1 Transaction	-
Palm Jumeirah	106,614	169,469	353,441	520,665	586,250	880,495	-
Sobha Hartland	72,792	97,441	155,132	233,250	-	-	-
Views	69,444	109,161	158,878	225,711	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

March 2025

Total Rentals Value
AED 2,838,606,430

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.40 %
JVC	Apartment	7.57 %
JLT	Apartment	7.46 %
MBR	Apartment	7.41 %
Meydan	Apartment	7.15 %
Emirates Living (Greens, Views)	Apartment	6.83 %
Sobha Hartland	Apartment	6.77 %
Dubai Marina	Apartment	6.61 %
Dubai Hills	Apartment	6.46 %
Business Bay	Apartment	6.34 %
JBR	Apartment	6.25 %
Downtown	Apartment	6.15 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.27 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
JVC	1,502	1,462,039,746	JVC	2,374	176,831,823
Dubai Marina	983	2,212,865,804	Business Bay	1,891	209,303,295
Business Bay	972	1,843,423,755	Dubai Marina	1,266	174,590,017
Downtown	769	1,042,235,119	Downtown	1,245	121,719,382
JLT	496	781,527,705	MBR	1,138	76,607,452
Dubai Hills	439	942,176,707	JLT	811	78,533,928
MBR	430	937,599,950	Al Furjan	635	53,202,153
Creek	409	1,115,173,568	Creek	597	90,832,070
Palm Jumeirah	293	2,096,082,609	Palm Jumeirah	459	121,351,767
Al Furjan	281	327,620,744	Sobha Hartland	454	52,021,525
Sobha Hartland	258	483,506,954	Dubai Hills	444	57,325,890
EMAAR Beachfront	182	937,421,803	Dubai South	306	16,757,149
JBR	169	641,421,210	Views	149	20,351,955
Dubai South	146	104,135,964	EMAAR Beachfront	117	28,381,605
Greens	118	203,077,616	EMAAR South	105	8,890,998
EMAAR South	90	139,599,950	Greens	80	9,570,884
Views	60	139,848,870	JBR	44	13,306,605

PROPERTY MONITOR

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

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