

Dubai Marina April Market Report

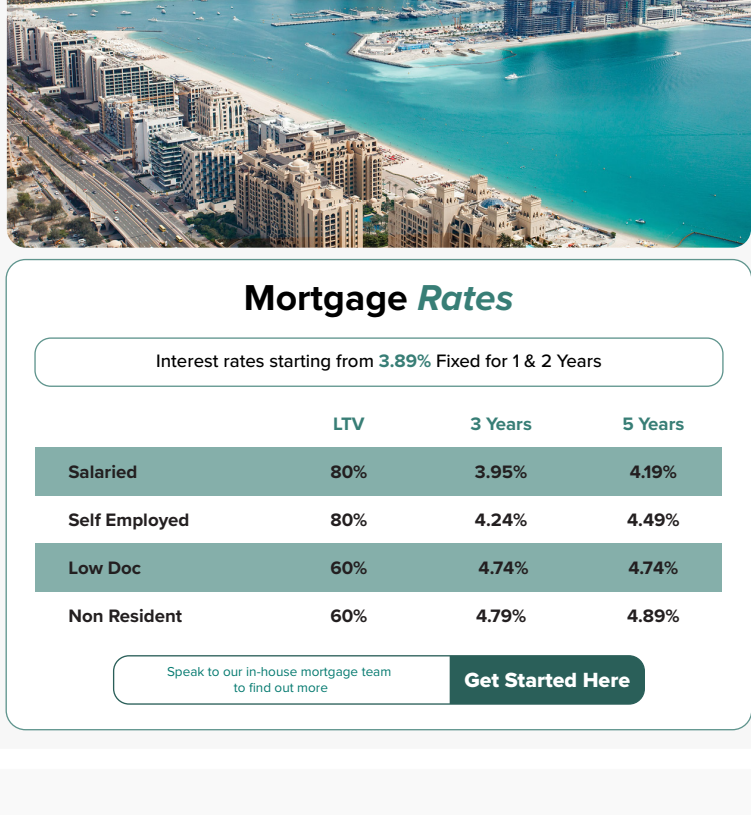
News

A Top Choice for Waterfront Living

Dubai Marina remains one of the most sought-after areas for apartment rentals, thanks to its waterfront lifestyle, vibrant nightlife, and luxury high-rises. Demand continues to rise as professionals and expatriates seek premium apartments in this iconic neighborhood, keeping rental prices competitive and investment prospects high.

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 capitalize 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%	3.99%	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

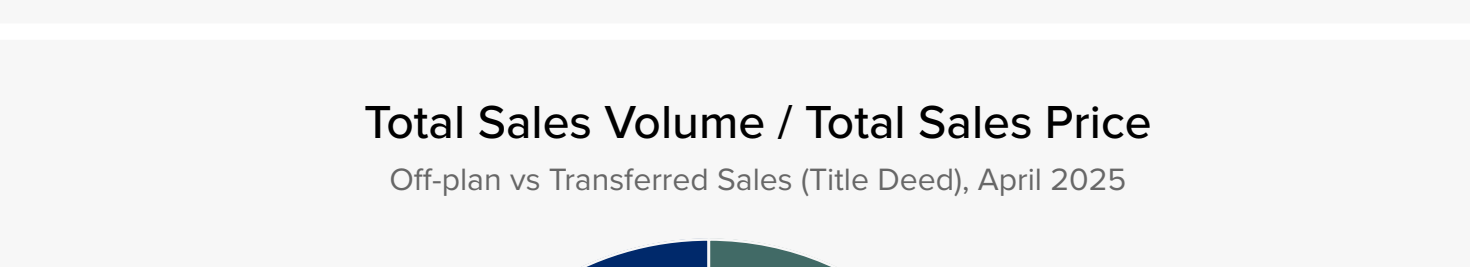
 Damas Heights, Dubai Marina 2 1 2 1,297 sqft AED 3,000,000	 23 Marina, Dubai Marina 2 2 4 2,148 sqft AED 3,500,000	 Trident Grand Residence, Dubai Marina 3 1 4 1,770 sqft AED 3,550,000	 Safaia Marina, Dubai Marina 2 2 3 1,836 sqft AED 3,675,000	 5242 Tower 1, Dubai Marina 2 2 2 1,186 sqft AED 3,700,000
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Recent White & Co Sales

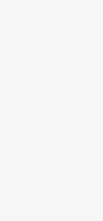
 Orna Marina, Dubai Marina 1 1 2 910 sqft AED 1,735,000	 The Royal Oceanic, Dubai Marina 2 2 2 1,338 sqft AED 1,975,000	 Emaar 6 Towers, Dubai Marina 1 1 2 1,590 sqft AED 2,275,000	 LIV Marina, Dubai Marina 2 2 2 1,056 sqft AED 3,100,000	 LIV Marina, Dubai Marina 2 2 2 1,309 sqft AED 3,850,000
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Dubai House Price Timeline

April 2025



Monthly



+1.97%

MoM Change



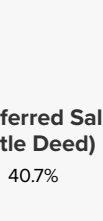
+5.43%

QoQ Change



+15.86%

YoY Change

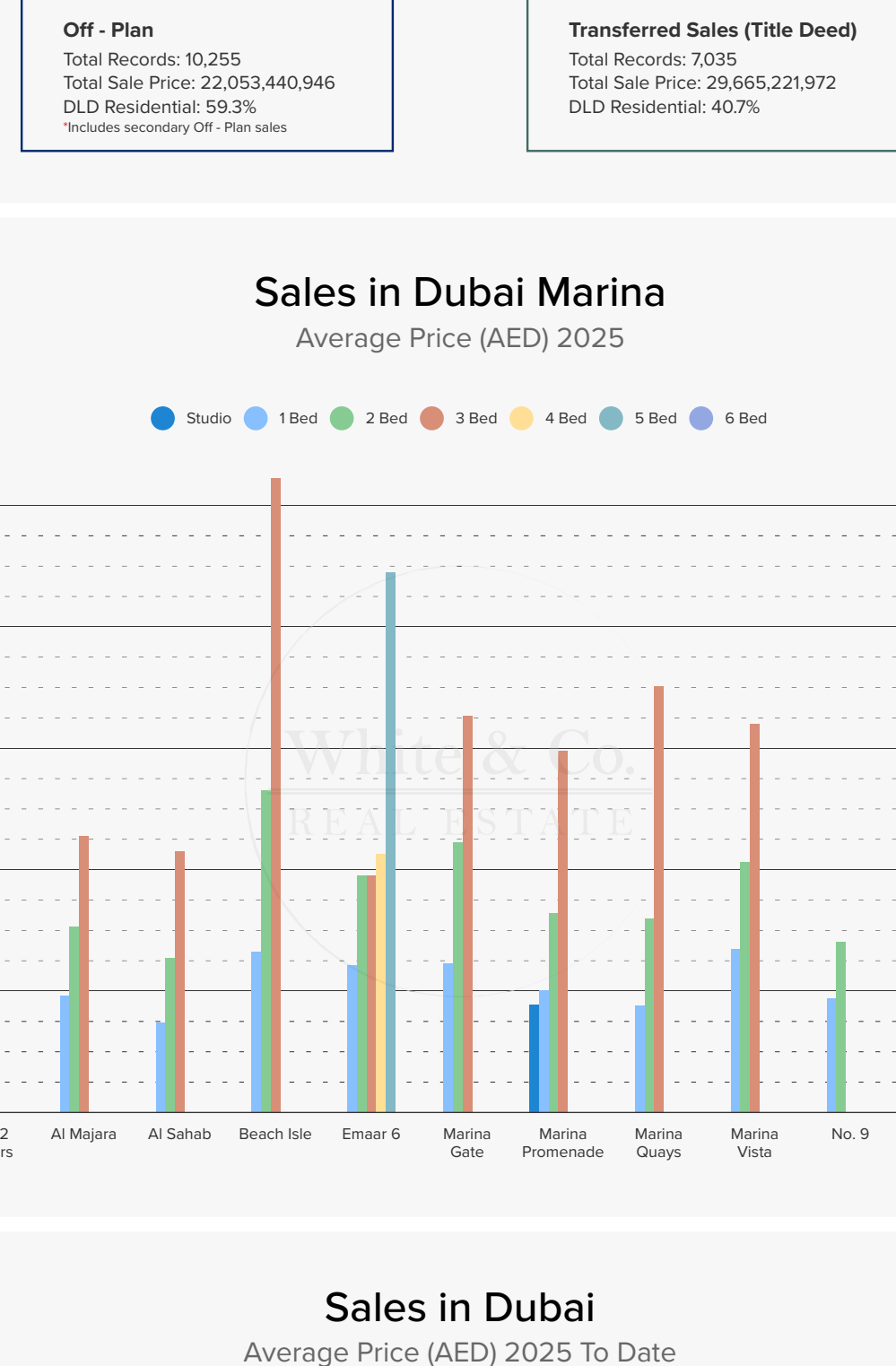


AED 1,565

Average price/sqft

Total Sales Volume / Total Sales Price

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

Off-plan
59.3%

Off - Plan
Total Records: 10,255
Total Sale Price: 22,053,440,946
DLD Residential: 59.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
40.7%

Transferred Sales (Title Deed)
Total Records: 7,035
Total Sale Price: 29,665,221,972
DLD Residential: 40.7%

Sales in Dubai Marina

Average Price (AED) 2025



Sales in Dubai

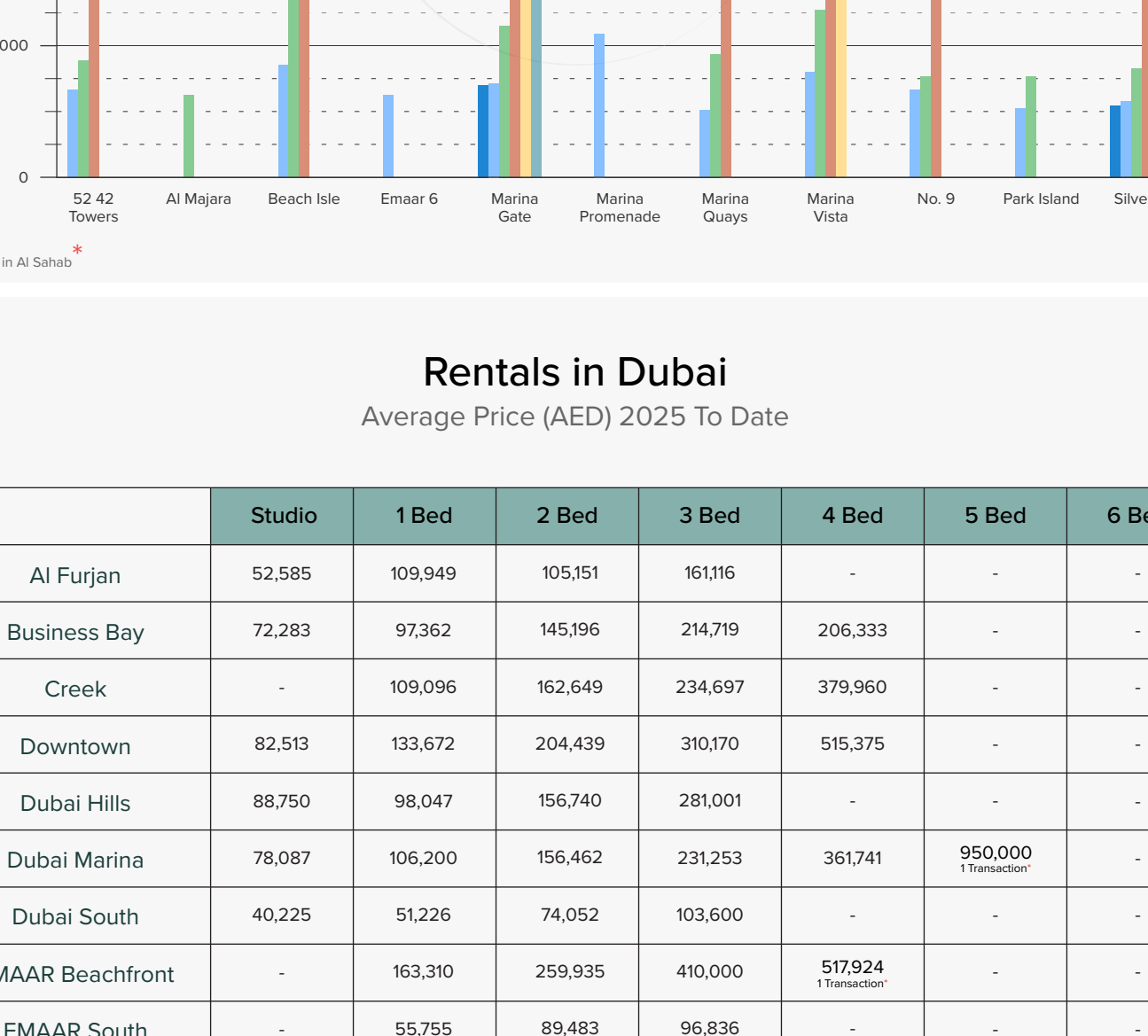
Average Price (AED) 2025 To Date

	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	1,109,336	1,532,172	2,668,886	4,679,771	9,739,326	27,500,000 3 Transactions	-
Creek	-	1,653,891	2,689,949	4,017,728	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	7,845,911	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	805,252	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	-	-	-
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	25,625,000 2 Transactions	-
Sobha Hartland	948,941	1,374,538	2,333,951	3,216,439	5,116,667 2 Transactions	-	-
Views	953,750	1,646,294	2,751,880	3,381,313	5,247,500 2 Transactions	-	-

Sales Increase/Decrease of

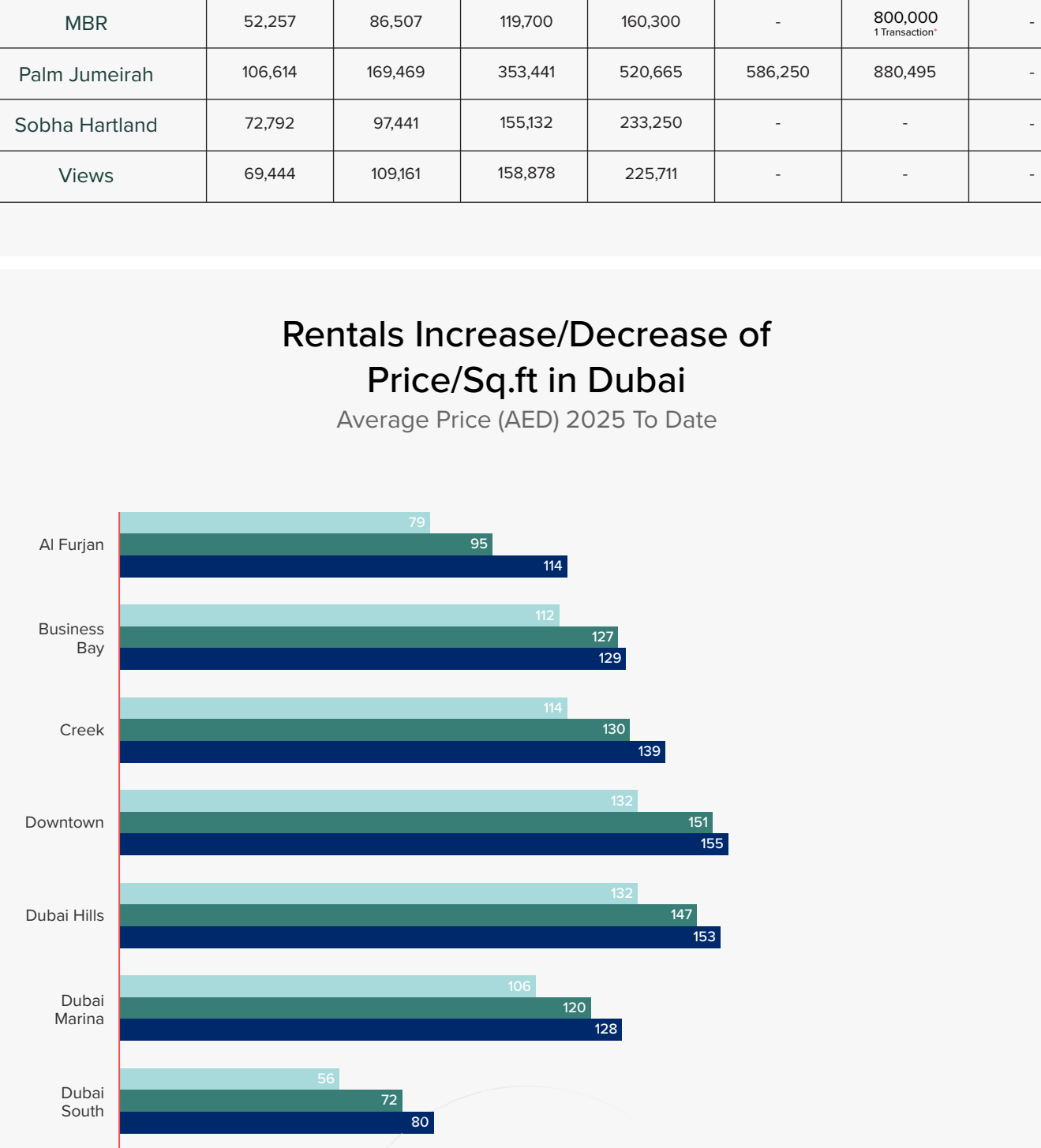
Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

April 2025



Total Sales Value

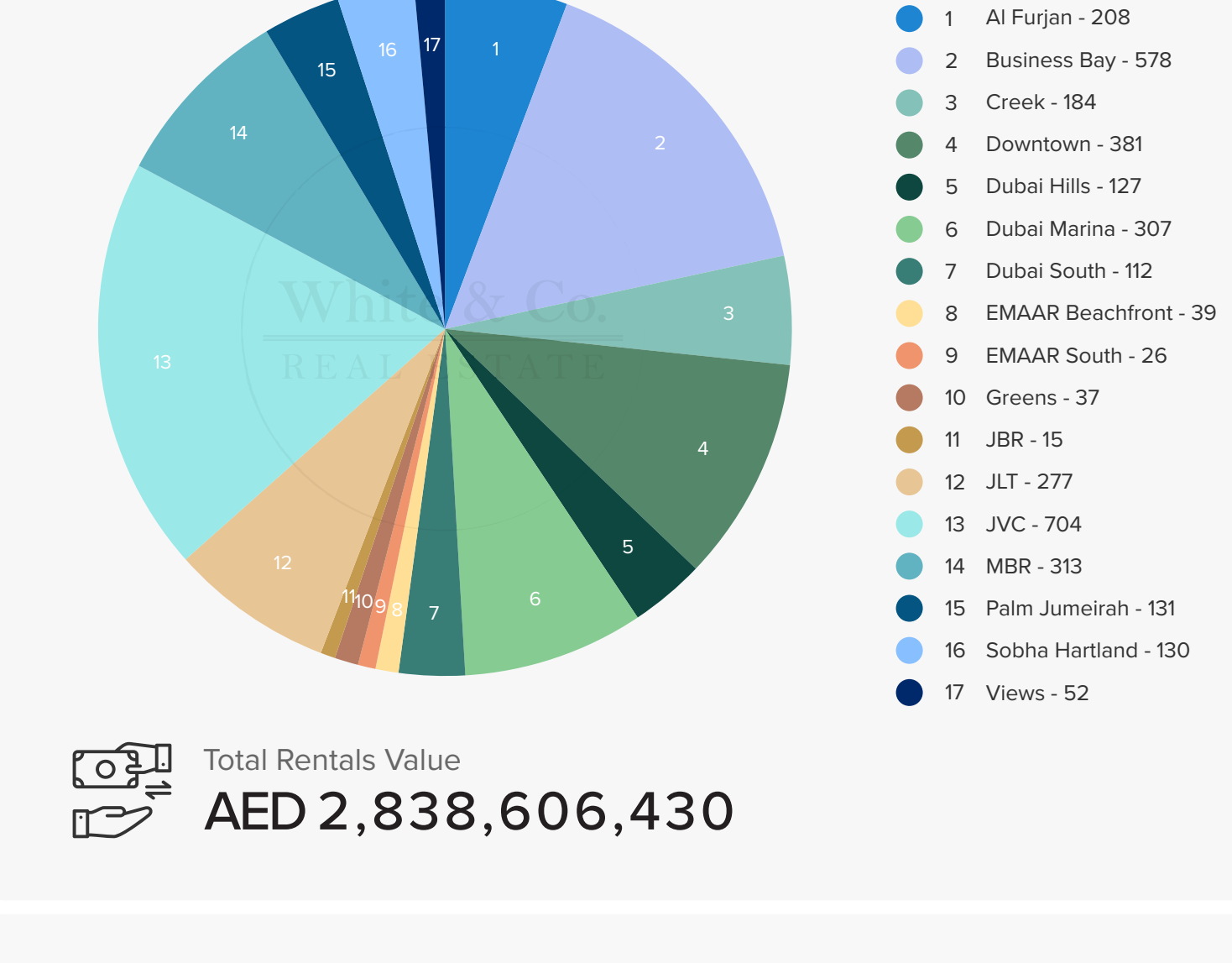
AED 10,112,083,430

Hot Properties for Rent

 The Toren, Dubai Marina 1 1 1 886 sqft AED 120,000	 Damas Heights, Dubai Marina 1 1 2 724 sqft AED 135,000	 Princess Tower, Dubai Marina 3 3 4 2,014 sqft AED 215,000	 Al Majara, Dubai Marina 2 2 3 1,302 sqft AED 215,000	 Sapphire Towers, Dubai Marina 3 3 5 1,877 sqft AED 268,000
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Rentals in Dubai Marina

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	52,585	109,949	105,151	161,116	-	-	-
Business Bay	72,283	97,362	145,196	214,791	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,770	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 3 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	134,038	202,500	-	-
MBR	52,257	86,507	119,700	160,300	-	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	1502	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	1,843,434,755	Dubai Marina	1,266	174,590,017
Downtown	769	3,054,235,119	Downtown	1,245	221,719,382
JLT	496	781,527,705	MBR	1,138	76,607,452
Dubai Hills	439	942,767,207	JLT	811	78,533,928
MBR	430	469,459,219	Al Furjan	638	53,202,153
Creek	409	1,115,773,568	Creek	597	90,632,070
Palm Jumeirah	293	2,096,082,609	Palm Jumeirah	459	121,351,767
Al Furjan	281	3,276,202,744	Sobha Hartland	454	52,021,525
Sobha Hartland	258	483,596,954	Dubai Hills	444	57,325,890
EMAAR Beachfront	182	937,420,803	Dubai South	306	16,757,149
JBR	169	641,421,310	Views	149	20,351,955
Dubai South	146	104,126,984	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	13,906,605

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER 2024

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

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