

Dubai Marina March Market Report

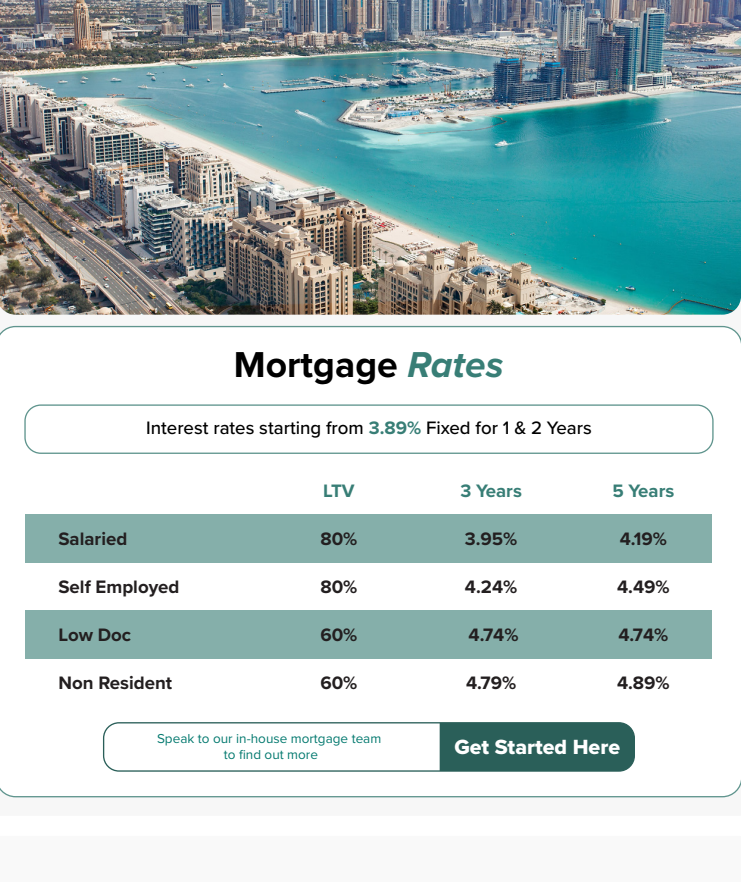
News

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 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.



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

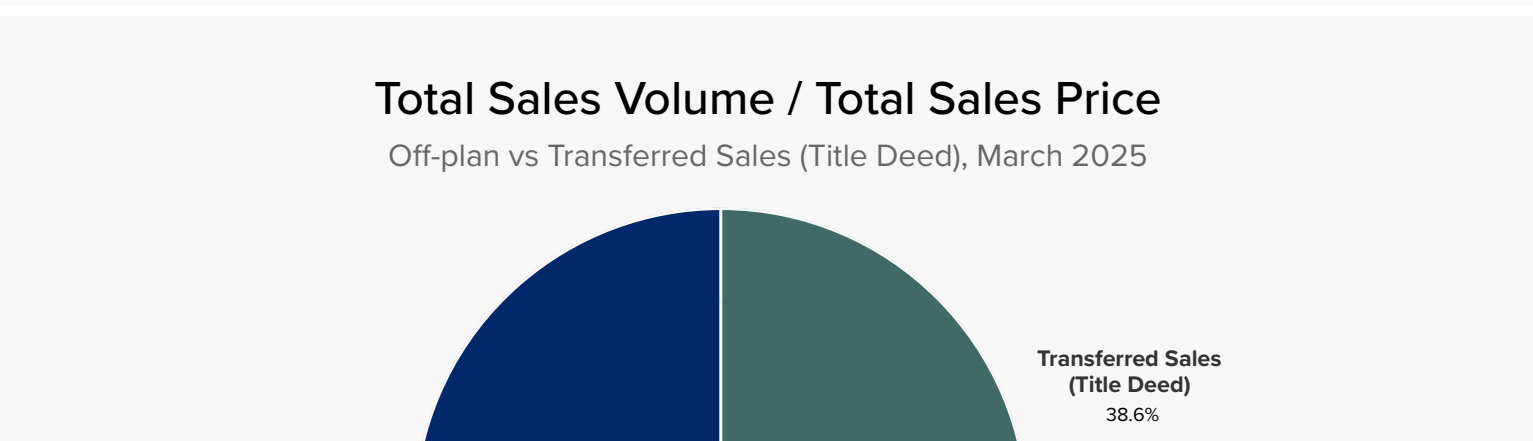
Damac Heights, Dubai Marina 2 Bed 3 Bath 1,297 sqft AED 3,000,000	23 Marina, Dubai Marina 2 Bed 4 Bath 2,146 sqft AED 3,500,000	Trident Grand Residence, Dubai Marina 1 Bed 4 Bath 1,770 sqft AED 3,550,000	Sofia Marina, Dubai Marina 2 Bed 3 Bath 1,836 sqft AED 3,675,000	5242 Tower 1, Dubai Marina 2 Bed 2 Bath 1,186 sqft AED 3,700,000
--	--	--	---	---

Recent White & Co Sales

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

Dubai House Price Timeline

March 2025



+1.95%
MoM Change

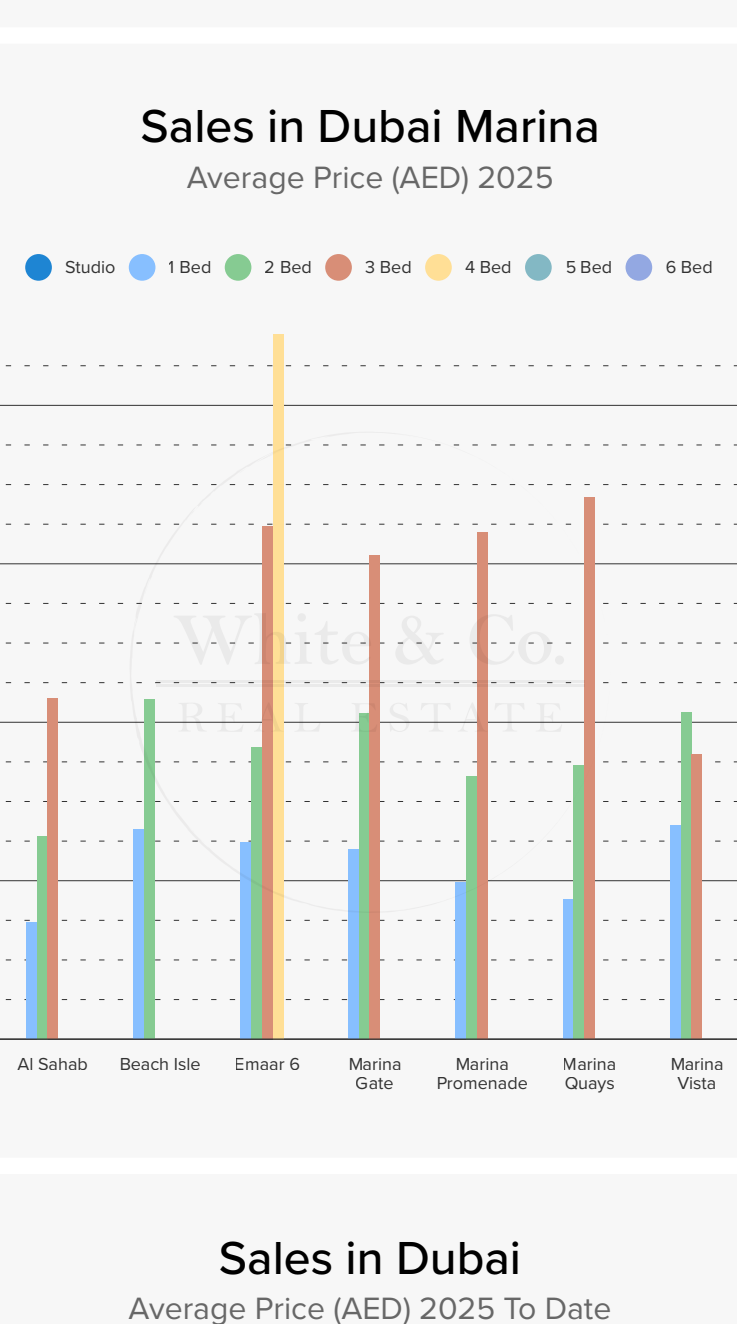
+2.80%
QoQ Change

+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

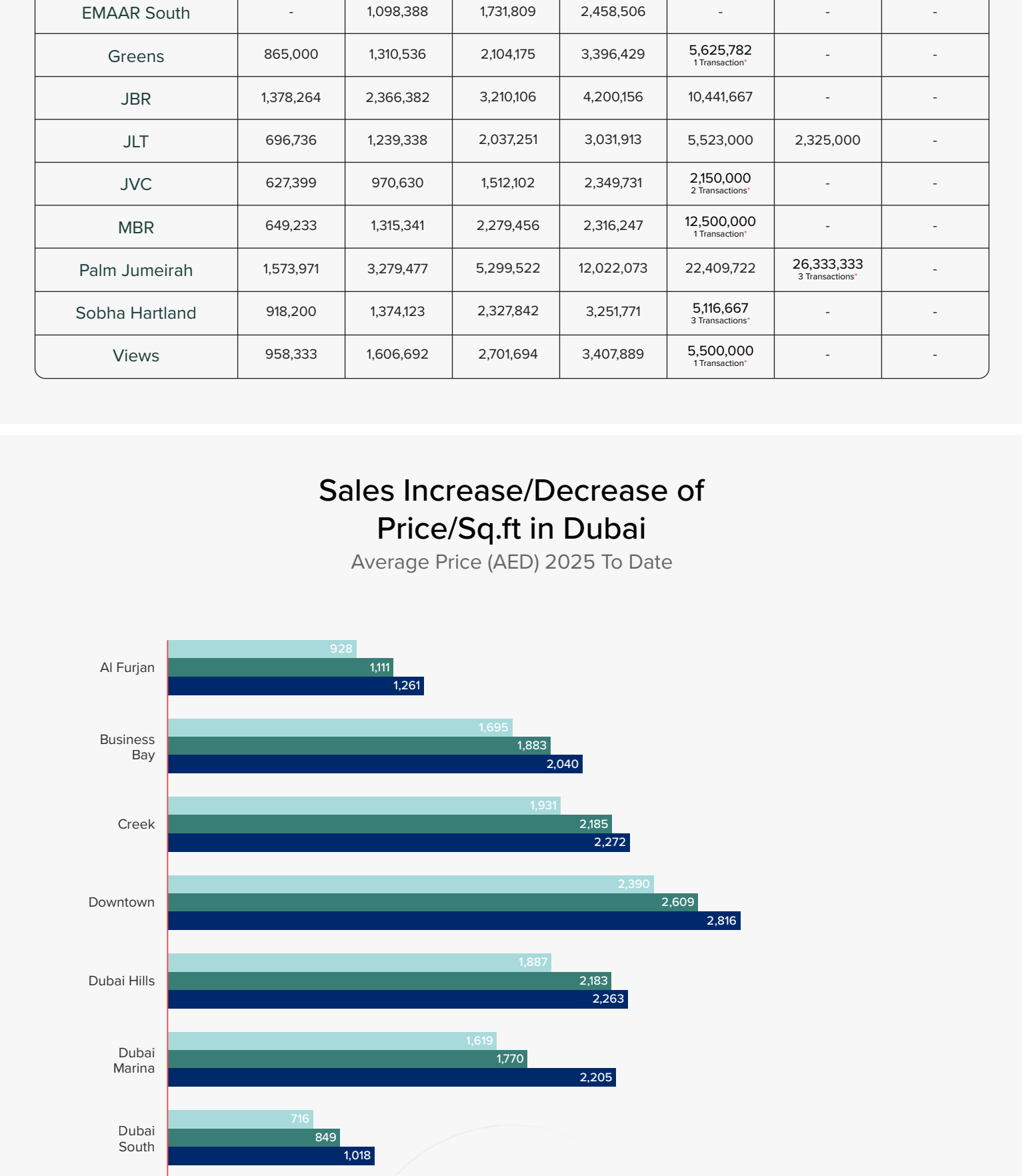


Off - Plan
Total Records: 8,766
Total Sale Price: 18,991,013,466
DLD Residential: 61.4%
*Includes secondary 'Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 5,505
Total Sale Price: 18,489,308,570
DLD Residential: 38.6%

Sales in Dubai Marina

Average Price (AED) 2025



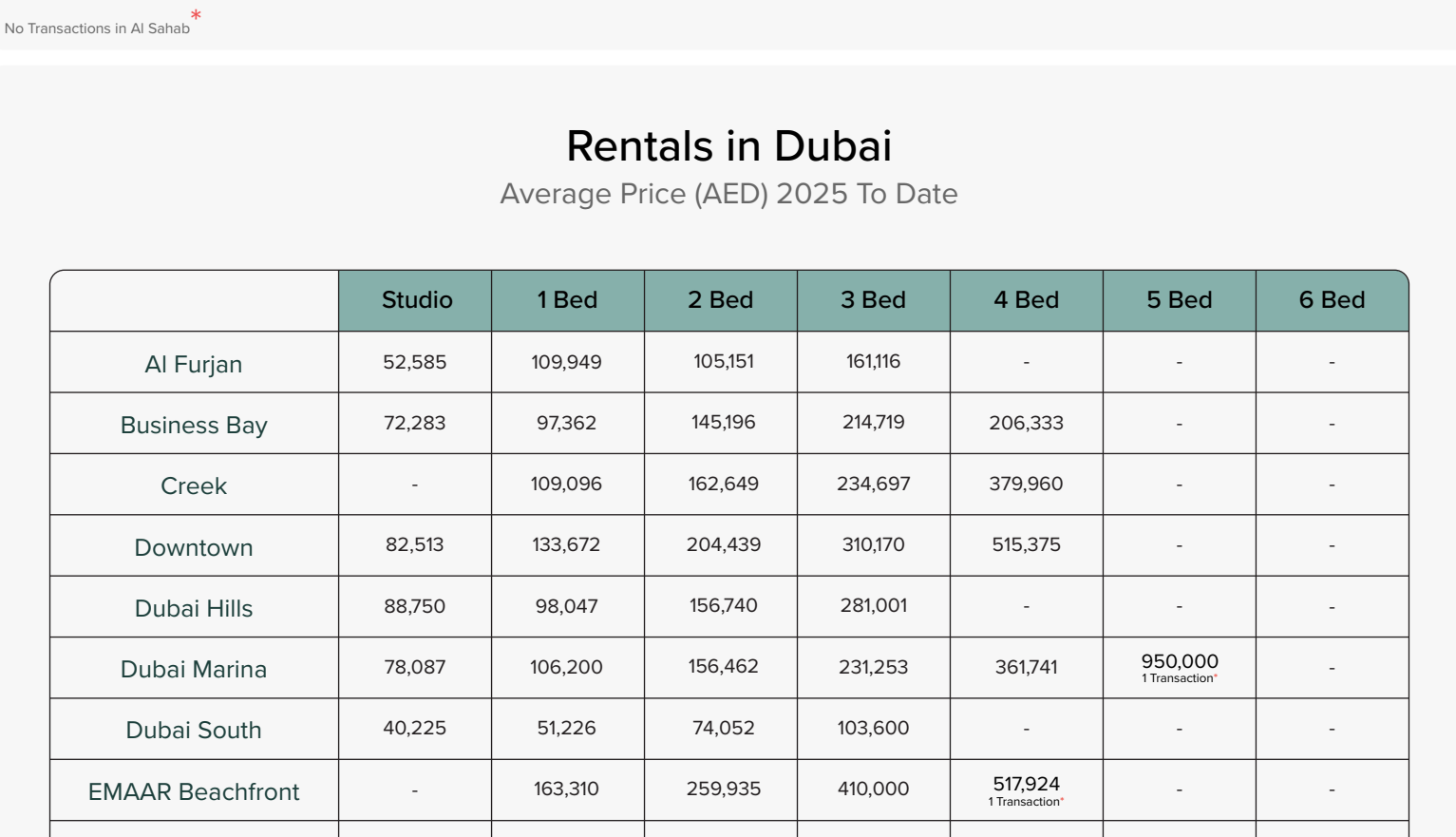
Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	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 1 Transaction	-	-
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 1 Transaction	-	-
MBR	649,233	1,315,341	2,279,456	2,136,247	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	26,333,333 2 Transactions	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 1 Transaction	-	-
Views	958,333	1,606,692	2,701,694	3,407,889	5,500,000 1 Transaction	-	-

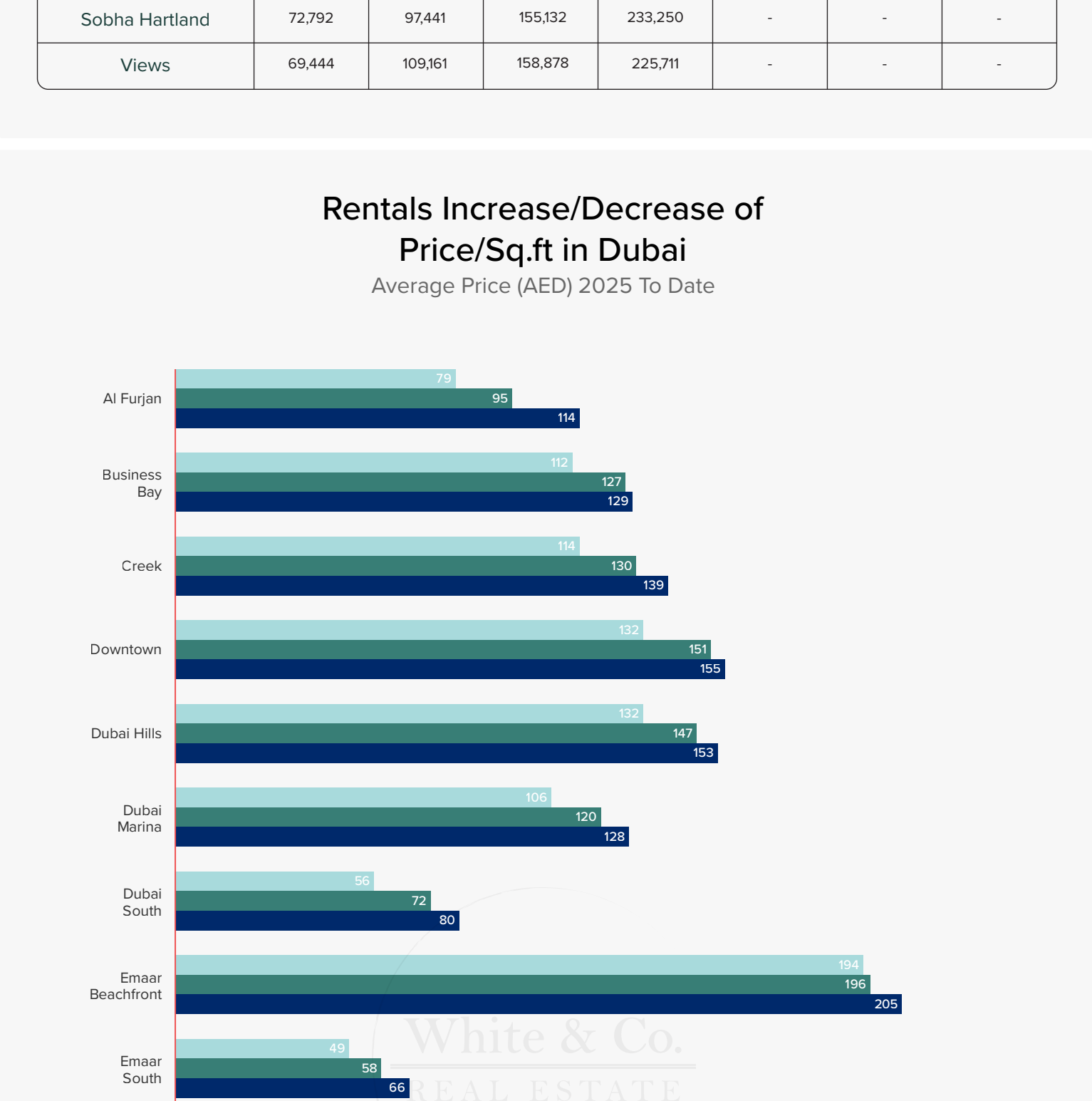
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

March 2025



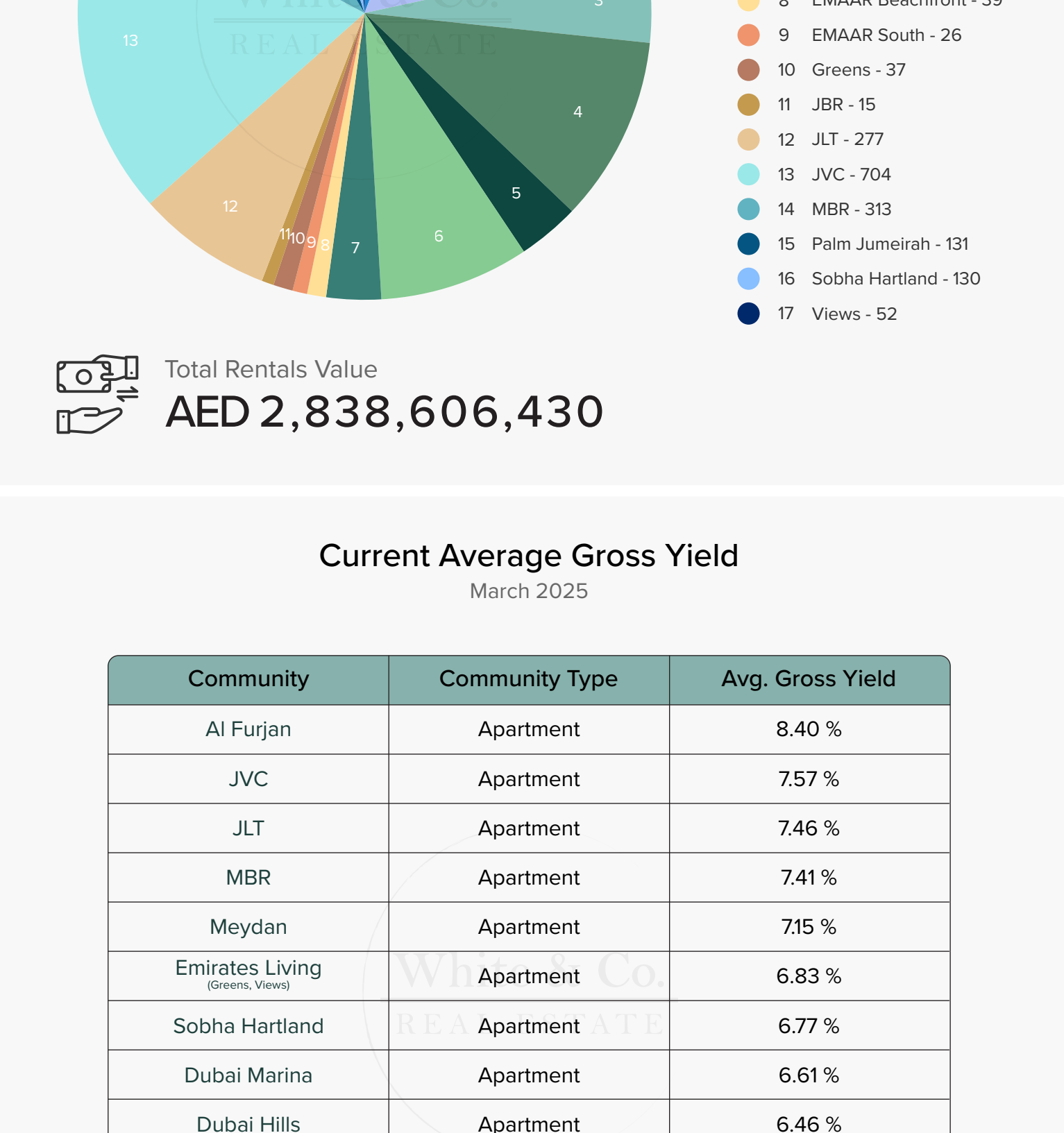
Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

The Toren, Dubai Marina 1 Bed 1 Bath 886 sqft AED 120,000	Damac Heights, Dubai Marina 1 Bed 2 Bath 724 sqft AED 135,000	Princess Tower, Dubai Marina 3 Bed 4 Bath 2,014 sqft AED 215,000	Al Majara, Dubai Marina 2 Bed 3 Bath 1,302 sqft AED 215,000	Sovereign Towers, Dubai Marina 3 Bed 5 Bath 1,877 sqft AED 268,000
--	--	---	--	---

Rentals in Dubai Marina

Average Price (AED) 2025



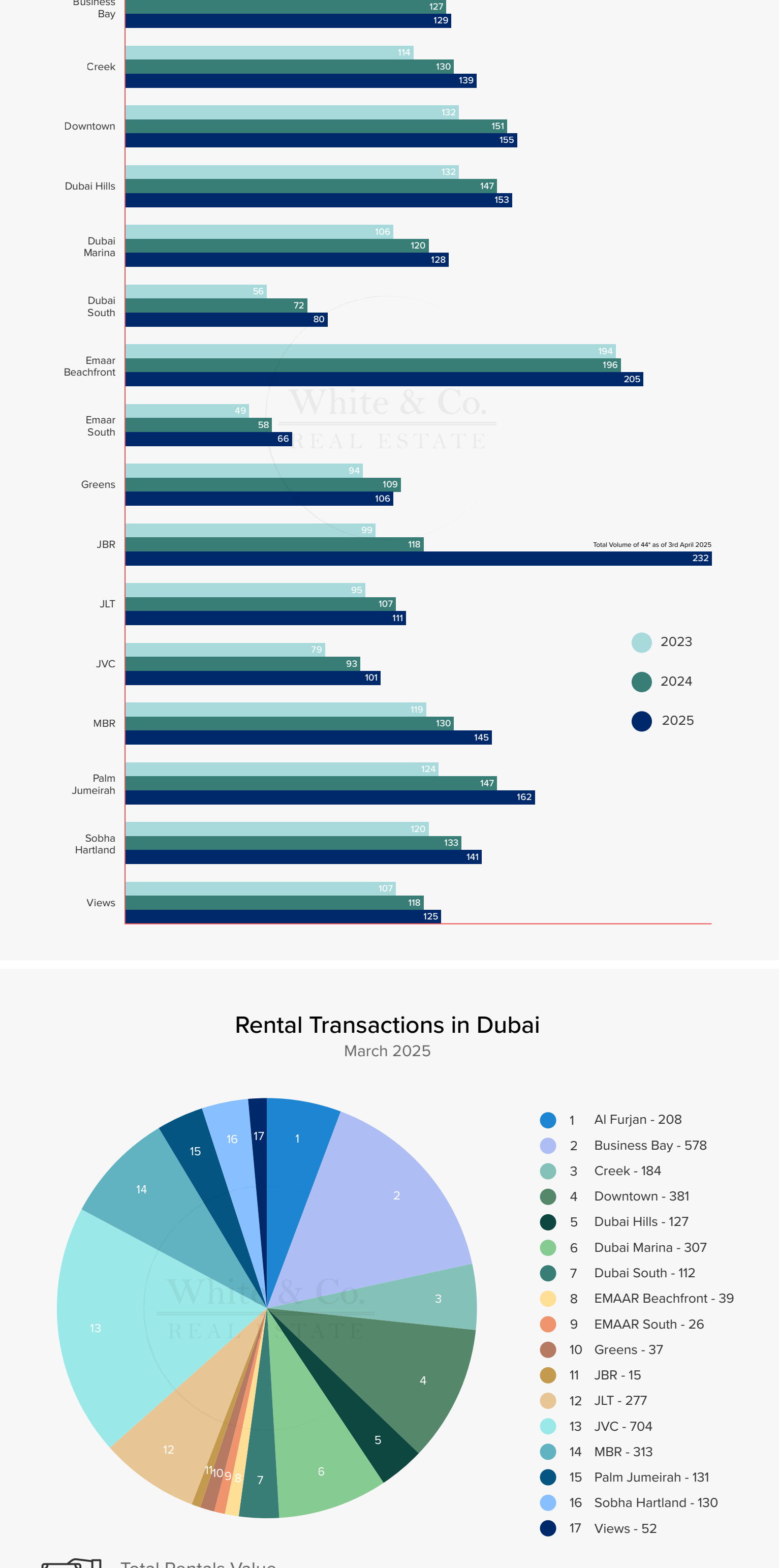
Rentals in Dubai

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	214,719	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,710	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	-	-	-

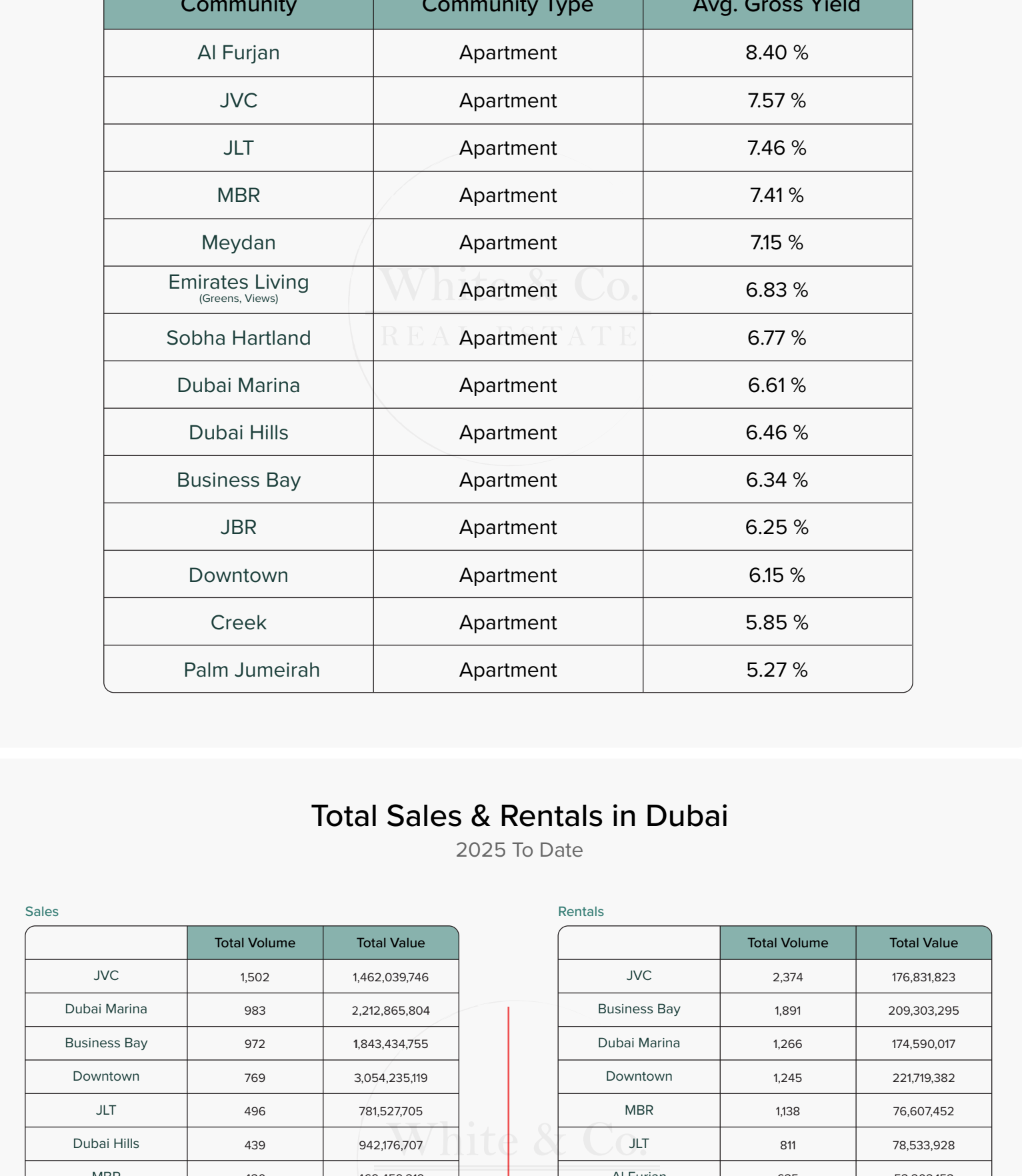
Rentals Increase/Decrease of Price/Sq.ft in Dubai

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			Rentals		
	Total Volume	Total Value		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	635	53,202,153
Creek	409	1,115,373,568	Creek	597	90,832,070
Palm Jumeirah	293	2,096,082,609	Palm Jumeirah	459	121,351,767
Al Furjan	281	3,272,620,744	Sobha Hartland	454	52,021,525
Sobha Hartland	258	483,596,954	Dubai Hills	444	57,325,890
EMAAR Beachfront	182	937,421,803	Dubai South	306	16,757,749
JBR	169	641,421,310	Views	149	20,351,995
Dubai South	146	104,125,984	EMAAR Beachfront	117	28,381,665
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