Dubai South | EMAAR South March Market Report

News

Expansion Fuels Market Interest

Dubai South is experiencing increased attention due to its strategic expansion and infrastructure developments, including the highly anticipated airport development and strategic location near Expo City Dubai and affordability. These factors collectively drive market dynamics and sustained leasing and buying growth potential.

Mortgage Rates

Interest rates starting from 3 (4%) Payoff for 2 or 3 Years

Rate Type	1 Year	2 Year	3 Year
Fixed	4.5%	4.49%	4.49%
Semi Fixed	4.5%	4.49%	4.49%
Variable	4.5%	4.49%	4.49%
Non Resident	4.5%	4.49%	4.49%

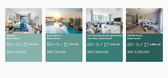
Contact us for more information on mortgages in Dubai

Get Started Today

White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the guideline, but in 2025, landlords are increasingly favoring long-term tenants. This change is driven by several factors, including a surge in expatriates under management (AUM) and the city's growing appeal as a destination for stability, consistent returns, and hassle-free property management.

Hot Properties for Sale



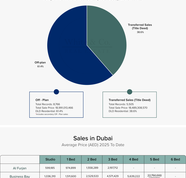
Villa	Villa	Villa	Villa
Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa
3 Bedrooms	3 Bedrooms	3 Bedrooms	3 Bedrooms
3	3	3	3
4,000 sq.ft	4,000 sq.ft	4,000 sq.ft	4,000 sq.ft
AED 2,000,000	AED 2,000,000	AED 2,000,000	AED 2,000,000

Recent White & Co Sales

Villa	Villa	Villa	Villa
Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa
3 Bedrooms	3 Bedrooms	3 Bedrooms	3 Bedrooms
3	3	3	3
4,000 sq.ft	4,000 sq.ft	4,000 sq.ft	4,000 sq.ft
AED 2,000,000	AED 2,000,000	AED 2,000,000	AED 2,000,000

Dubai House Price Timeline

March 2025



1 Year	3 Year	5 Year	Since Inception
+1.95%	+2.80%	+15.83%	AED 1,535
Short Change	Short Change	5 Year Change	Average price/sqft

Total Sales Volume / Total Sales Price

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

Off - Plan
Total Sales Volume: 3,750
Total Sales Price: 10,290,510,000
Total Sales Area: 3,750,000
Transaction Sqft: 1,000

Transferred Sales (Title Deed)
Total Sales Volume: 1,000
Total Sales Price: 10,290,510,000
Total Sales Area: 3,750,000

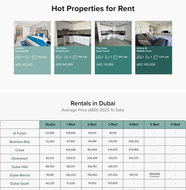
Sales in Dubai

Average Price (AED) 2020 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,981	976,999	1,556,290	2,190,752	-	-	-
Business Bay	1,136,741	1,519,910	2,128,910	3,373,425	5,616,111	11,750,000 (Transaction)	-
Creek	-	1,644,375	2,374,812	3,884,737	5,883,888	-	16,500,000 (Transaction)
Downtown	1,761,242	2,146,449	3,795,726	7,611,508	12,294,311	21,121,896 (Transaction)	-
Dubai Hills	1,491,412	1,931,612	2,550,667	3,974,267	-	-	-
Dubai Marina	1,129,897	1,663,641	2,271,646	4,021,812	7,514,167	16,250,000 (Transaction)	-
Dubai South	600,000	899,000	1,000,416	1,500,000	-	-	-
EMAAR Beachfront	-	2,494,000	4,000,878	7,888,777	15,200,000	-	-
EMAAR South	-	1,106,388	1,701,800	2,418,506	-	-	-
Greens	843,000	1,189,000	1,544,175	1,984,426	5,625,750 (Transaction)	-	-
JBR	1,376,244	2,184,342	3,250,146	6,230,136	10,441,647	-	-
JLT	890,756	1,240,318	2,020,510	3,015,000	5,000,000	2,625,000	-
JVC	627,000	979,000	1,510,910	2,248,579	3,350,000 (Transaction)	-	-
MBR	1,376,244	2,184,342	2,276,816	2,246,147	9,000,000 (Transaction)	-	-
Palm Jumeirah	1,470,171	3,276,147	5,299,511	9,011,475	21,875,000 (Transaction)	25,625,000 (Transaction)	-
Sobha Hartland	998,240	1,374,511	2,537,640	5,351,171	5,750,167 (Transaction)	-	-
Views	994,531	1,008,000	2,701,006	3,427,885	5,000,000 (Transaction)	-	-

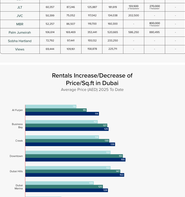
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2020 To Date



Sale Transactions in Dubai

March 2025



Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

Villa	Villa	Villa	Villa
Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa	Mediterranean Style Villa
3 Bedrooms	3 Bedrooms	3 Bedrooms	3 Bedrooms
3	3	3	3
4,000 sq.ft	4,000 sq.ft	4,000 sq.ft	4,000 sq.ft
AED 40,000	AED 40,000	AED 40,000	AED 40,000

Rentals in Dubai

Average Price (AED) 2020 To Date

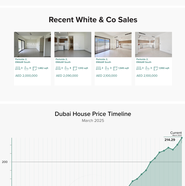
	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	32,085	59,669	93,121	90,118	-	-	-
Business Bay	72,492	97,842	140,186	214,778	336,123	-	-
Creek	-	77,016	92,248	234,877	374,968	-	-
Downtown	92,131	132,672	204,434	351,711	515,275	-	-
Dubai Hills	88,750	99,947	141,764	209,811	-	-	-
Dubai Marina	56,767	116,200	156,462	231,250	367,000	550,000 (Transaction)	-
Dubai South	40,225	51,135	76,052	110,400	-	-	-
EMAAR Beachfront	-	92,000	219,918	410,000	1,170,000 (Transaction)	-	-
EMAAR South	-	55,755	85,400	96,208	-	-	-
Greens	57,038	71,818	94,776	137,833	-	-	-
JBR	84,000	145,176	211,215	347,663	-	-	-
JLT	49,187	87,000	118,000	160,000	210,000 (Transaction)	-	-
JVC	35,368	57,912	77,042	104,418	151,500	-	-
MBR	72,237	96,567	118,750	162,350	-	300,000 (Transaction)	-
Palm Jumeirah	108,000	185,000	231,667	323,800	588,250	480,000	-
Sobha Hartland	73,752	97,840	150,121	231,250	-	-	-
Views	69,444	99,861	168,818	226,171	-	-	-

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

Average Price (AED) 2020 To Date

Rental Transactions in Dubai

March 2025



Total Rental Value
AED 2,838,606,430

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.46 %
JVC	Apartment	7.57 %
JLT	Apartment	7.46 %
MBR	Apartment	7.41 %
Meydan	Apartment	7.15 %
Emirates Living	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
JVC	1,000	1,000,000,000
Dubai Marina	900	1,210,000,000
Business Bay	900	1,000,000,000
Downtown	900	1,000,000,000
JLT	900	1,000,000,000
Dubai Hills	900	900,000,000
MBR	900	900,000,000
Creek	900	900,000,000
Meydan	900	900,000,000
Al Furjan	900	900,000,000
Sobha Hartland	250	460,000,000
Emirates Living	150	300,000,000
JBR	150	300,000,000
Dubai South	100	300,000,000
Greens	50	250,000,000
Views	50	250,000,000

Rentals

	Total Volume	Total Value
JVC	2,250	250,000,000
Business Bay	1,500	250,000,000
Dubai Marina	1,000	250,000,000
Downtown	1,000	250,000,000
MBR	1,000	250,000,000
JLT	800	150,000,000
Al Furjan	800	150,000,000
Creek	500	100,000,000
Meydan	500	100,000,000
Sobha Hartland	500	100,000,000
Dubai Hills	400	100,000,000
Jumeirah Village Circle	400	100,000,000
Views	300	50,000,000
Emirates Living	150	25,000,000
Green South	100	9,000,000
Greens	50	5,000,000
JBR	50	5,000,000

PROPERTY MONITOR
Dubai's Leading Real Estate Company

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

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