

Dubai South | Emaar South April Market Report

Villa | Townhouse

News

Emaar South Villas Boost Dubai's Growth

As of April 2025, Emaar South in Dubai South is expanding with Expo Golf Villas and Fairway Villas, offering modern 3- to 4-bedroom homes. These developments enhance the community's appeal, promising luxury living, green spaces, and strategic connectivity.

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 capitalise 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%	3.98%	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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Hot Properties for Sale

Urbanite II, Emaar South 3 3 4 2,546 sqft AED 2,200,000	Greenridge, Dubai South 3 3 4 1,482 sqft AED 2,590,000	Parkside 2, Emaar South 3 3 4 6 2,892 sqft AED 3,100,000	Greenview, Emaar South 3 3 4 4,460 sqft AED 3,575,000	South Bay, Dubai South 3 3 4 5 3,552 sqft AED 4,100,000
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Recent White & Co Sales

Parkside 2, Emaar South 3 3 4 1,510 sqft AED 2,090,000	Parkside 2, Emaar South 3 3 3 1,948 sqft AED 2,100,000	Parkside 2, Emaar South 3 3 4 4 1,992 sqft AED 2,100,000	Parkside 2, Emaar South 3 3 3 1,945 sqft AED 2,110,000	Greenview 2, Emaar South 3 3 4 4 1,553 sqft AED 2,500,000
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Dubai House Price Timeline

April 2025



Monthly

+1.97% MoM Change

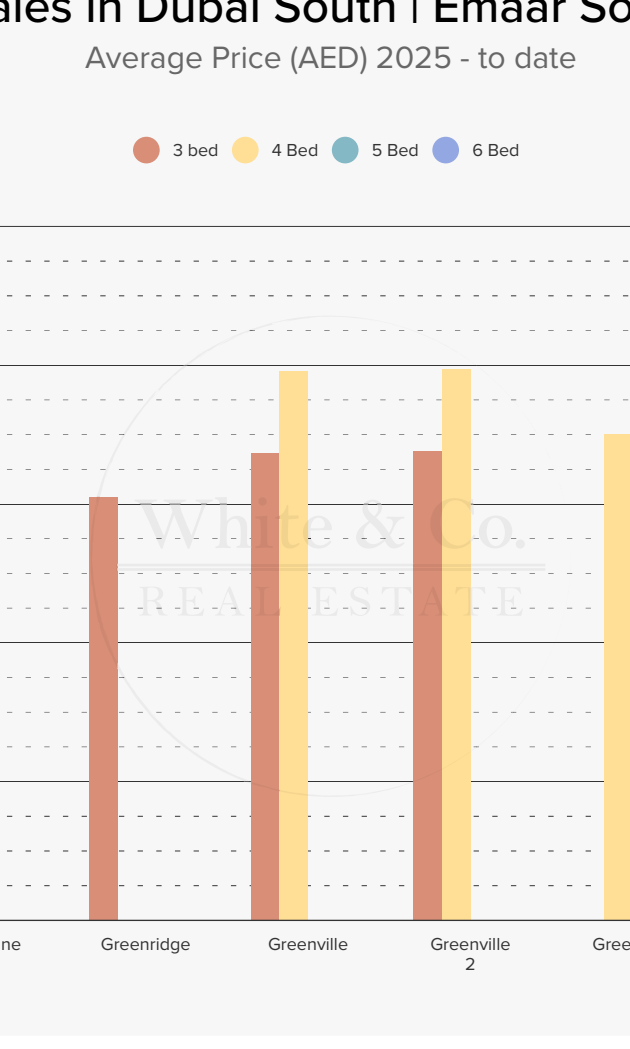
+5.43% QoQ Change

+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

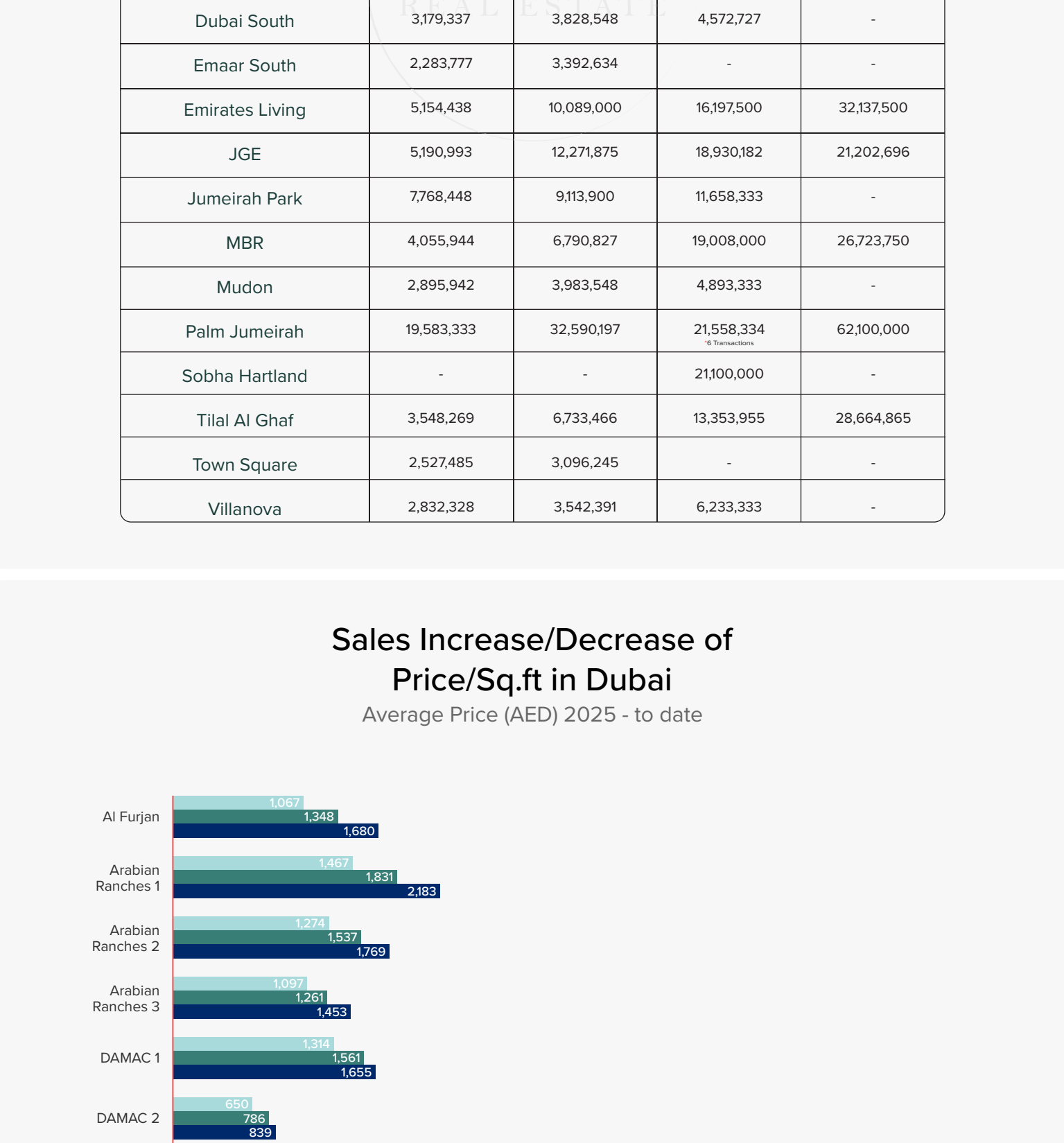


Off - Plan
Total Records: 10,255
Total Sale Price: 22,053,440,946
DLD Residential: 59.3%
**Includes secondary Off - Plan sales*

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

Sales in Dubai South | Emaar South

Average Price (AED) 2025 - to date



*No transactions in Celestia, Greenway 2

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,438	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,588,333 (8 Transactions)	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

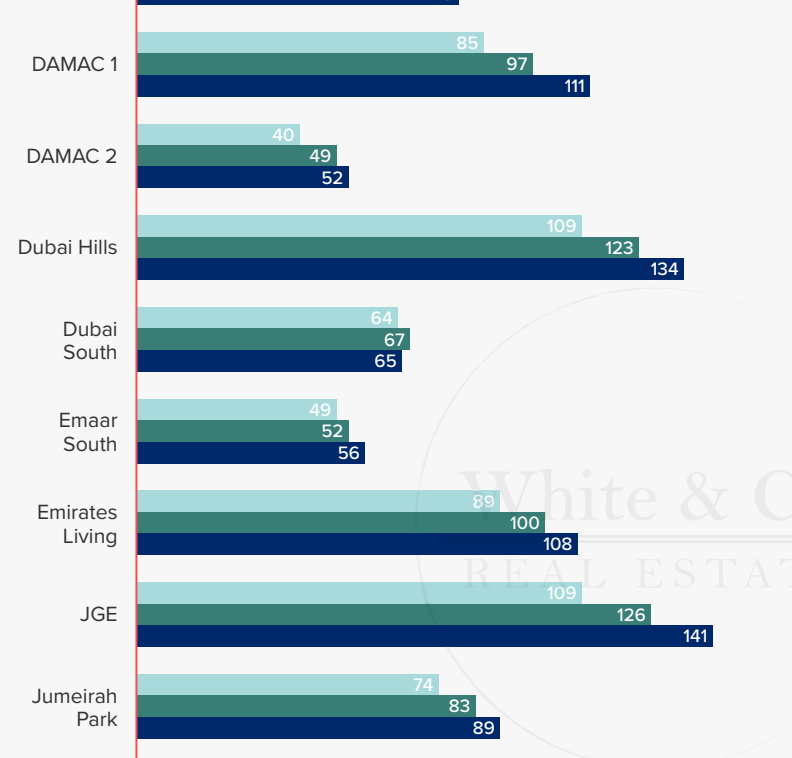
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

April 2025



Total Sales Value

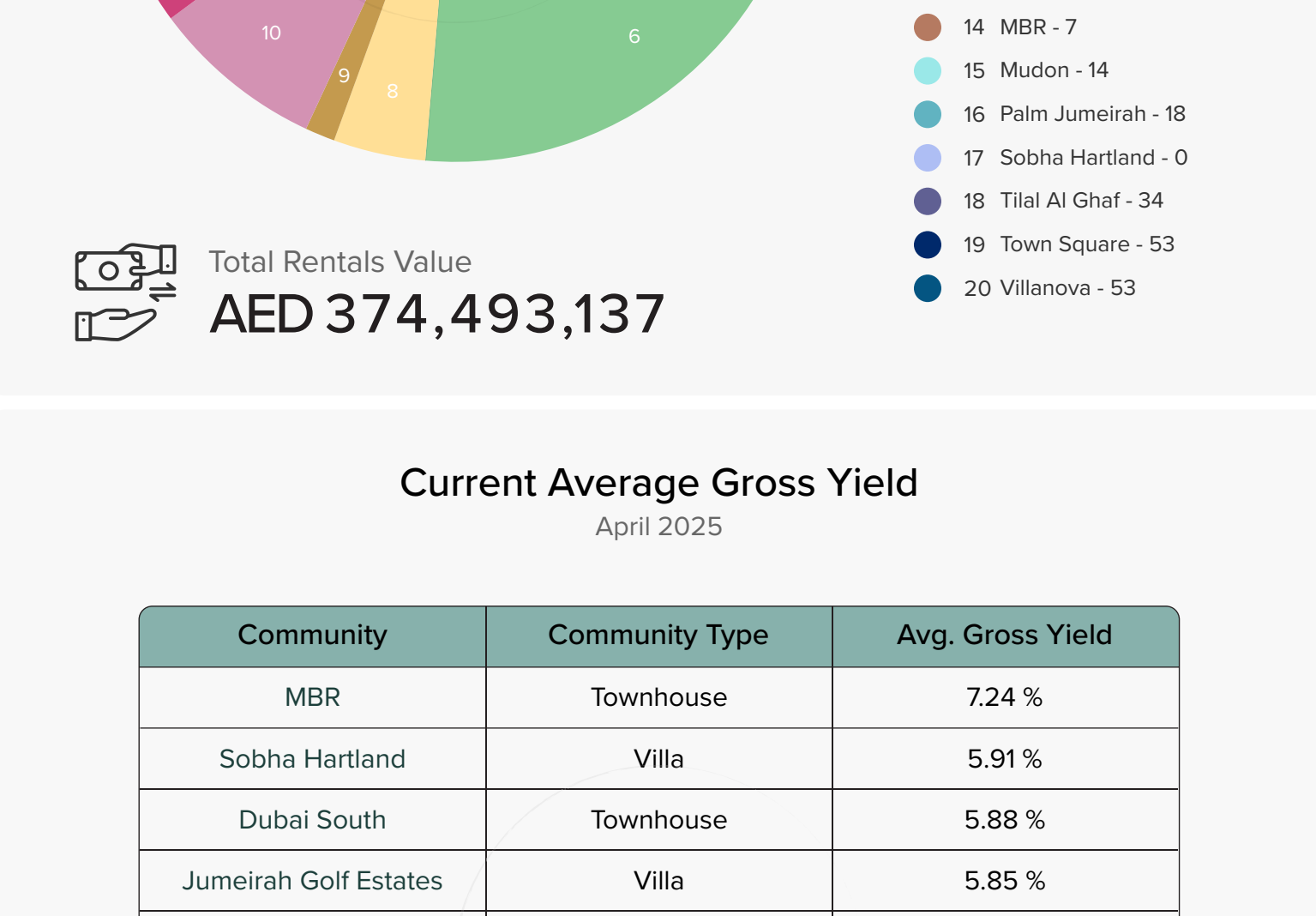
AED 7,980,701,594

Hot Properties for Rent

Greenview, Dubai South 3 3 4 1,500 sqft AED 109,999	Parkside 2, Emaar South 3 3 4 4 2,486 sqft AED 135,000	Greenview, Emaar South 3 3 4 4 2,809 sqft AED 165,000	Golf Links, Emaar South 3 3 5 4,254 sqft AED 210,050	Golf Links, Emaar South 3 3 6 6,931 sqft AED 275,000
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Rentals in Dubai South | Emaar South

Average Price (AED) 2025 - to date



*No transactions in Celestia, Golf Lane, Greenridge, Greenville, Greenville 2, Greenway, Greenway 2, South Bay

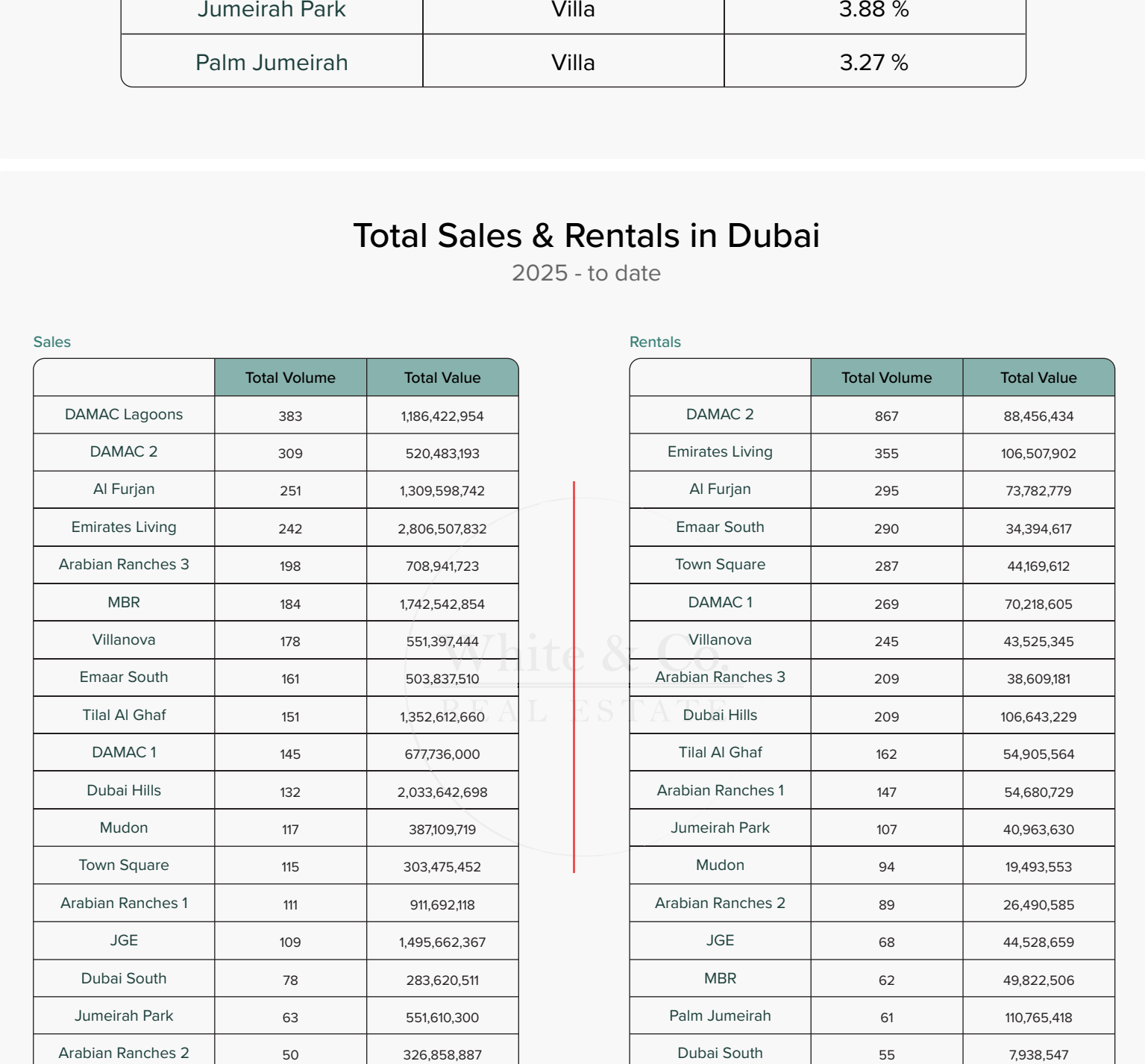
Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,644	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,594
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,917	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-

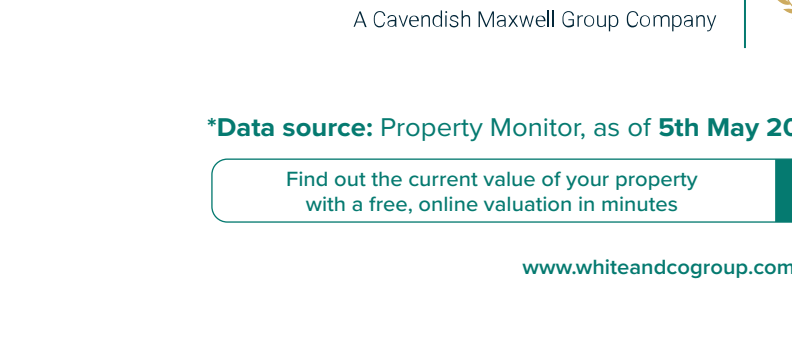
Rental Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Rental Transactions in Dubai

April 2025



Total Rentals Value

AED 374,493,137

Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Spring Lakes, Meadows)	Villa	4.25 %
Arabian Ranches 1	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC Lagoons	383	186,422,954	DAMAC 2	867	88,456,434
DAMAC 2	309	520,483,193	Emirates Living	355	106,507,902
Al Furjan	251	1,305,598,742	Al Furjan	295	73,782,779
Emirates Living	242	2,806,507,832	Emaar South	290	34,394,617
Arabian Ranches 3	198	708,941,723	Town Square	287	44,169,612
MBR	184	1,742,542,854	DAMAC 1	269	70,226,605
Villanova	178	551,397,444	Villanova	245	54,905,345
Tilal Al Ghaf	161	1,352,612,660	Arabian Ranches 3	209	38,609,181
DAMAC 1	145	677,736,000	Dubai Hills	209	106,643,229
Dubai Hills	132	2,033,642,698	Tilal Al Ghaf	162	54,905,564
Mudon	117	387,095,719	Arabian Ranches 1	147	54,680,729
Town Square	115	303,475,452	Jumeirah Park	107	40,963,630
Arabian Ranches 1	111	91,692,118	Mudon	94	19,493,553
JGE	109	1,499,662,367	Arabian Ranches 2	89	26,490,585
Dubai South	78	283,620,511	JGE	68	44,528,659
Jumeirah Park	63	503,837,510	MBR	62	49,822,506
Arabian Ranches 2	50	326,858,887	Palm Jumeirah	61	10,765,418
Palm Jumeirah	42	1,623,484,523	Dubai South	55	7,938,547
Sobha Hartland	4	53,670,000	Sobha Hartland	7	5,900,000
			DAMAC Lagoons	0	0

White & Co. REAL ESTATE

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*Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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