

Dubai South | Emaar South February Market Report

Villa | Townhouse

News

Dubai South Announces 2024 Milestones

Dubai South has achieved over AED 2 billion in sales, AED 500 million in freehold plot transactions, and AED 2 billion in construction contracts in 2024. These milestones reflect the area's growth, bolstering its role in Dubai's expanding economy and infrastructure development.

White & Co News

Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index launched on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.

Mortgage Rates

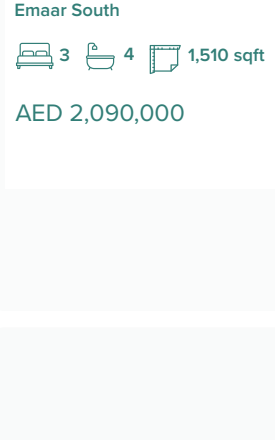
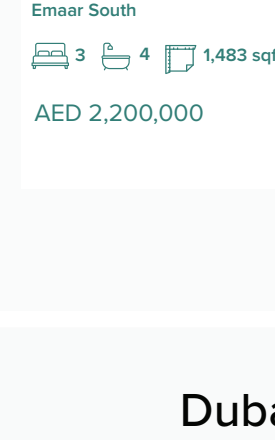
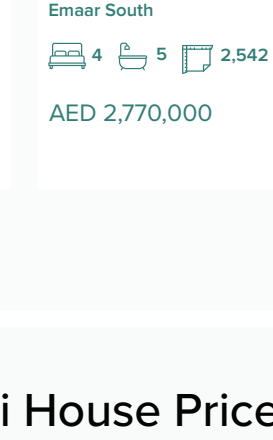
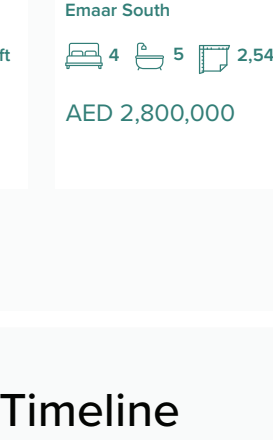
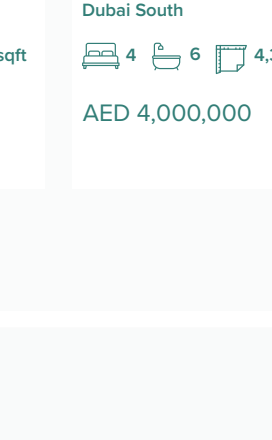
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.04%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.19%	4.59%

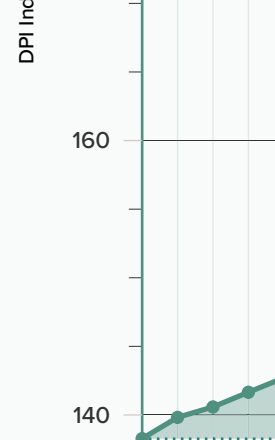
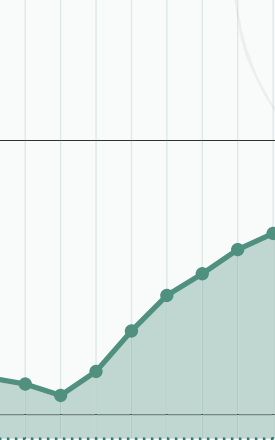
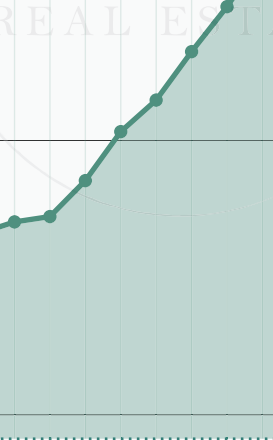
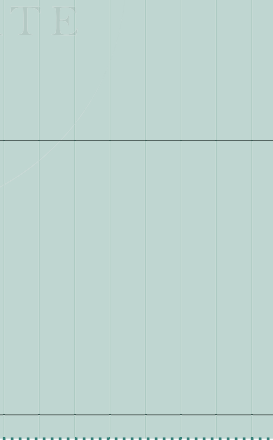
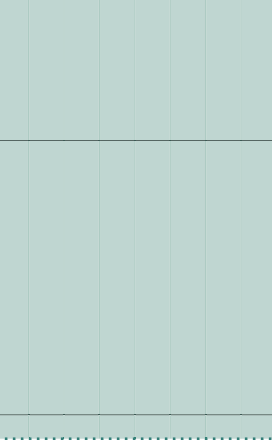
Speak to our in-house mortgage team to find out more

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Hot Properties for Sale

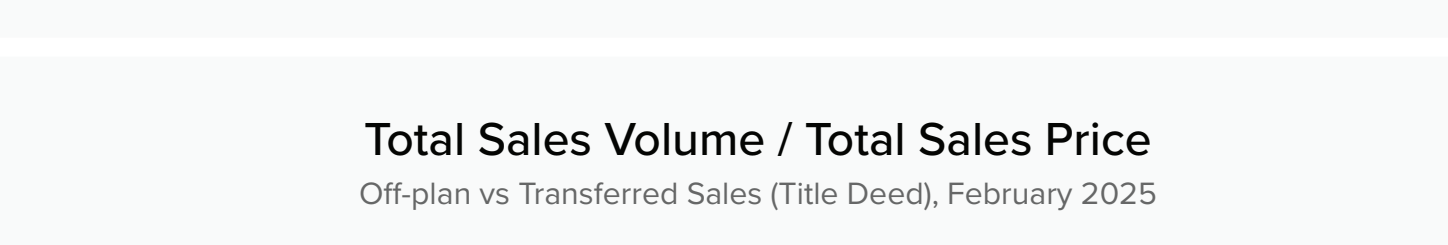
 The Pulse, Dubai South 3 3 1,747 sqft AED 1,900,000	 The Pulse, Dubai South 3 3 1,671 sqft AED 2,500,000	 Greenview 3, Emaar South 4 4 2,401 sqft AED 3,200,000	 Golf Links, Emaar South 4 5 2,543 sqft AED 5,300,000	 South Bay, Dubai South 5 5 4,286 sqft AED 5,500,000
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Recent White & Co Sales

 Parkside 2, Emaar South 3 4 1,510 sqft AED 2,090,000	 Greenview, Emaar South 3 4 1,483 sqft AED 2,200,000	 Parkside 2, Emaar South 4 5 2,542 sqft AED 2,770,000	 Parkside 2, Emaar South 4 5 2,543 sqft AED 2,800,000	 The Pulse Beachfront 3, Dubai South 6 6 4,364 sqft AED 4,000,000
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Dubai House Price Timeline

February 2025



+1.41%
MoM Change



+1.72%
QoQ Change



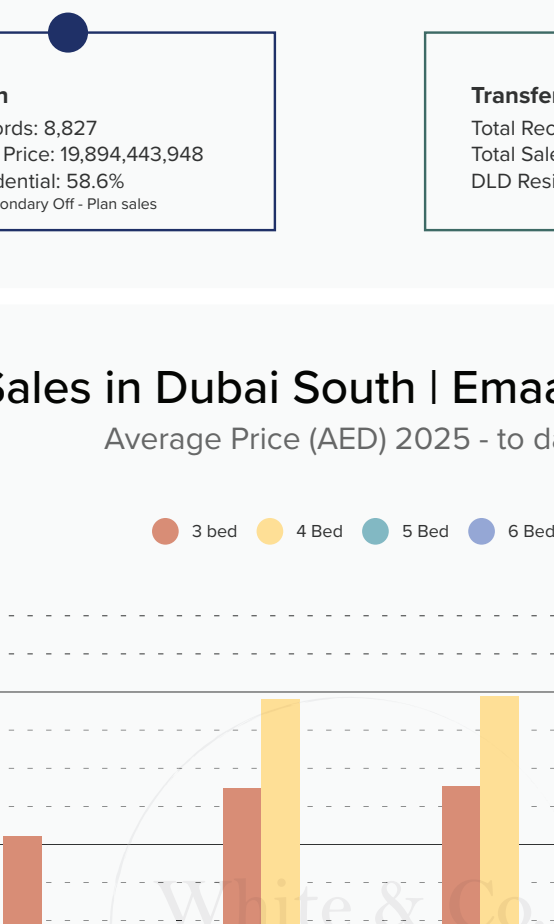
+16.31%
YoY Change



AED 1,505
Average price/sqft

Total Sales Volume / Total Sales Price

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



Off - Plan
Total Records: 8,827
Total Sale Price: 15,894,443,948
DLD Residential: 58.6%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 6,231
Total Sale Price: 21,369,239,508
DLD Residential: 41.4%

Sales in Dubai South | Emaar South

Average Price (AED) 2025 - to date



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

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,913,000	12,356,000	11,668,571	12,900,000
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000
Arabian Ranches 3	2,683,896	4,308,168	3,930,000 (1 Transaction)	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000
DAMAC Hills 2	1,614,868	1,883,676	630,000 (1 Transaction)	3,933,333
DAMAC Lagoons	2130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 (3 Transactions)
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000 (1 Transaction)
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,056,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000	32,194,047	15,005,001	62,125,000
Sobha Hartland	-	-	22,200,000 (1 Transaction)	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 (1 Transaction)
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000 (1 Transaction)	-

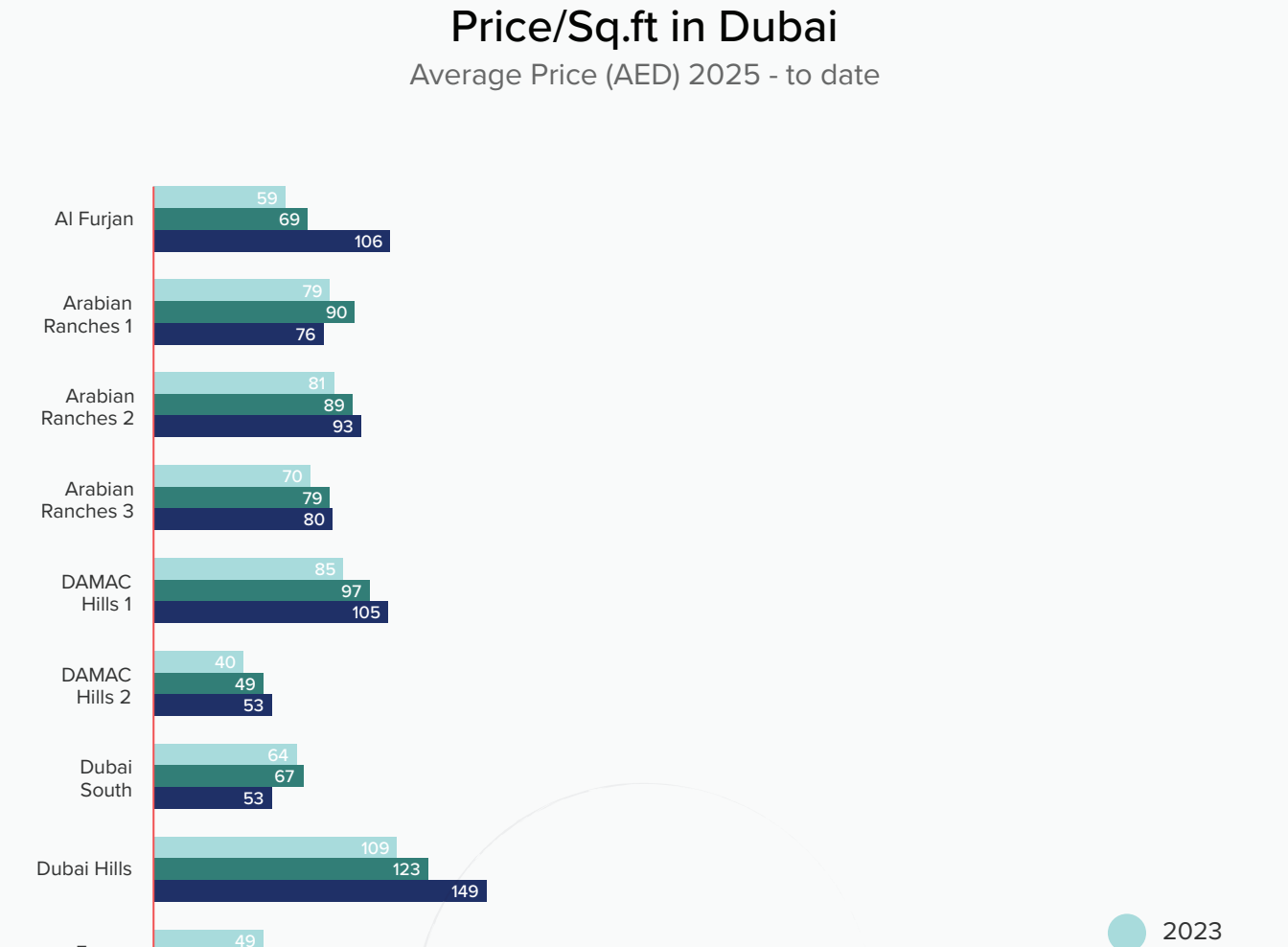
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



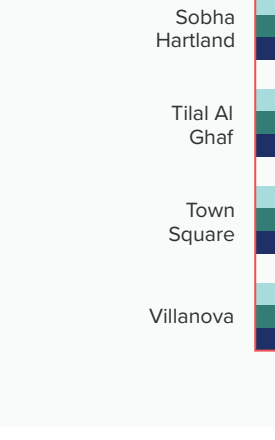
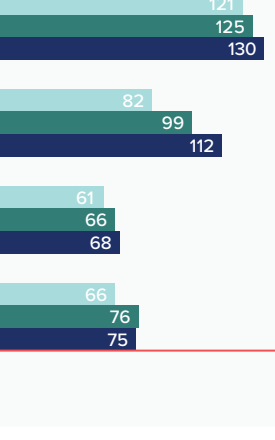
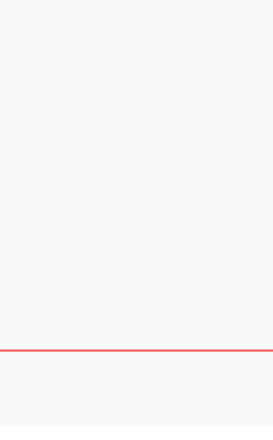
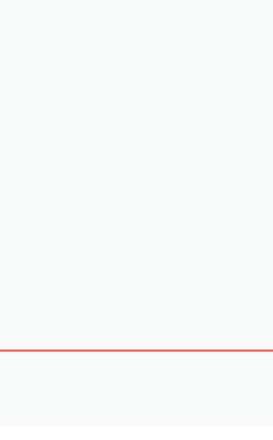
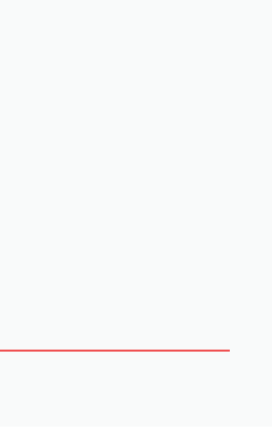
Sale Transactions in Dubai

February 2025



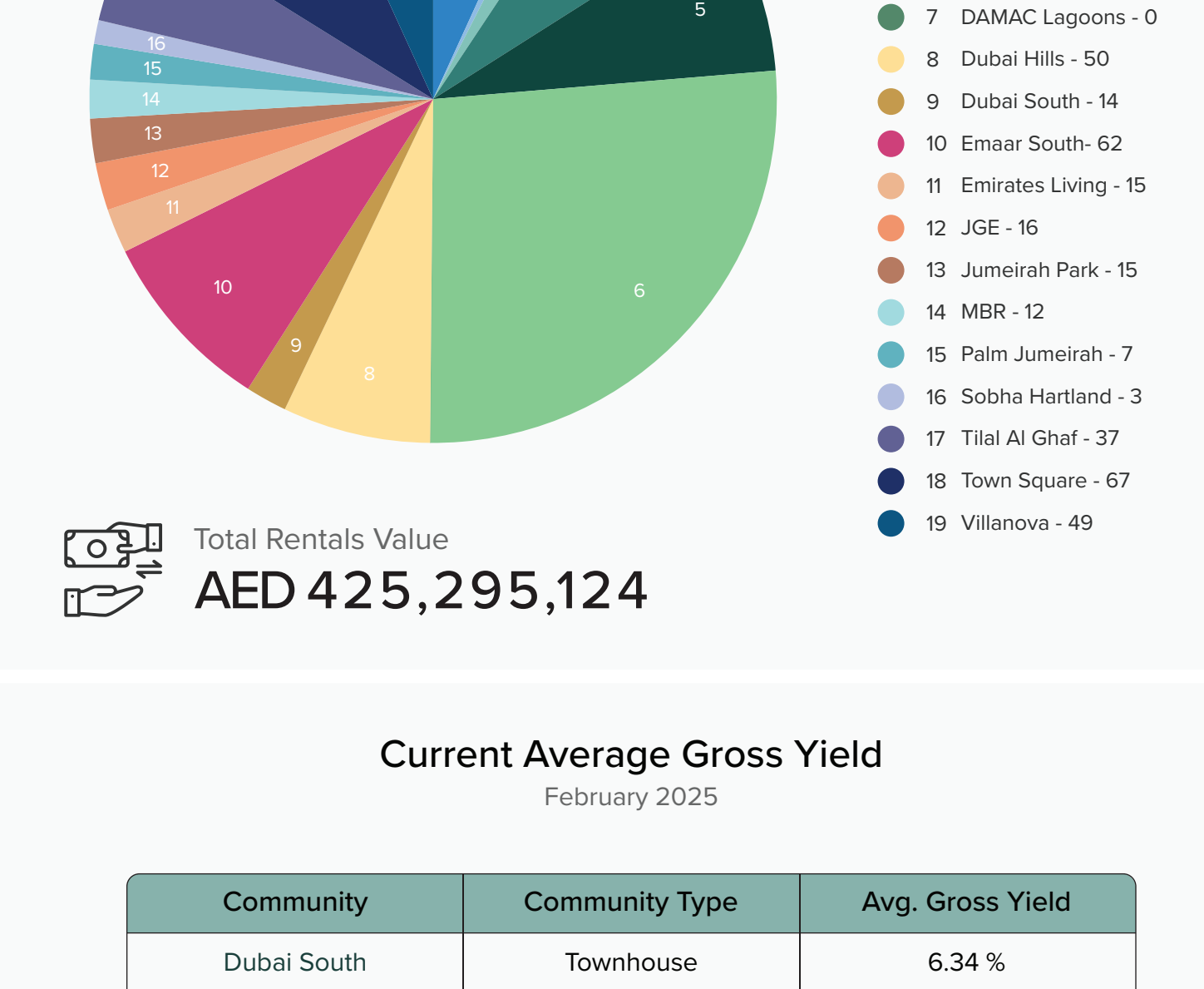
 Total Sales Value
AED 7,376,374,201

Hot Properties for Rent

 Parkside 1, Emaar South 4 4 2,531 sqft AED 140,000	 Golf Links, Emaar South 4 4 5,344 sqft AED 210,000	 The Pulse, Dubai South 3 5 2,561 sqft AED 220,000	 Golf Links, Emaar South 5 6 6,931 sqft AED 285,000	 Residential District, Dubai South 9 10 34,627 sqft AED 2,900,000
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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	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3100,000
Arabian Ranches 2	213,929	346,842	355,000	650,000 (1 Transaction)
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	-	-	-	-
Dubai Hills	331,550	387,427	605,222	1,584,000 (1 Transaction)
Dubai South	156,154	-	-	-
Emaar South	109,674	151,181	-	-
Emirates Living	261,942	364,542	937,500	1,150,000
JGE	400,556	512,253	1,003,245	2,630,000
Jumeirah Park	325,993	406,823	435,714	-
MBR	160,000 (1 Transaction)	776,735	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,914,341	2,420,000
Sobha Hartland	-	578,000	1,210,000	-
Tilal Al Ghaf	208,724	375,775	643,382	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

February 2025

 Total Rentals Value
AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value
DAMAC Lagoons	171	488,384,019
DAMAC Hills 2	162	278,325,710
Emirates Living	122	1,847,967,498
Al Furjan	116	625,319,800
Arabian Ranches 3	100	344,918,804
MBR	85	891,040,922
Emaar South	80	281,937,374
Villanova	77	227,948,000
DAMAC Hills 1	70	304,915,000
Dubai Hills	70	1,054,362,698
Tilal Al Ghaf	58	446,256,000
Town Square	56	148,852,288
Arabian Ranches 1	54	399,063,626
JGE	45	594,964,700
Dubai South	30	102,335,261
Jumeirah Park	29	260,260,000
Palm Jumeirah	26	113,984,523
Arabian Ranches 2	18	110,394,887
Sobha Hartland	3	33,670,000

Rentals	Total Volume	Total Value
DAMAC Hills 2	453	46,323,668
Town Square	168	26,094,379
DAMAC Hills 1	161	42,003,571
Emaar South	143	17,343,601
Dubai Hills	122	63,678,480
Villanova	114	18,949,171
Arabian Ranches 3	113	20,748,472
Al Furjan	109	28,708,636
Tilal Al Ghaf	83	27,415,284
Arabian Ranches 2	42	13,357,950
Emirates Living	41	13,677,434
JGE	34	22,593,015
MBR	29	29,244,500
Palm Jumeirah	27	44,182,379
Jumeirah Park	26	10,052,166
Dubai South	25	3,389,413
Arabian Ranches 1	17	9,463,323
Sobha Hartland	6	4,100,000
DAMAC Lagoons	0	0

PROPERTY
MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 4th March 2025 Secondary Sales Only

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