

Emaar Beachfront February Market Report

News

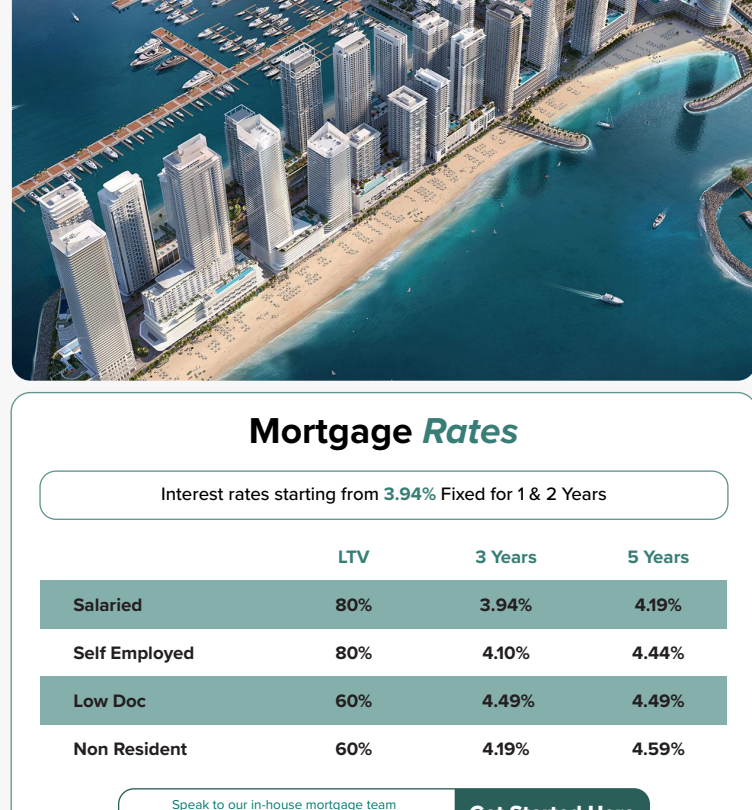
Dubai Property Market Booms in Early 2025 with AED 44.4 Billion in Sales

Dubai's real estate market kicked off 2025 on a high note, recording AED 44.4 billion in sales—a 24.1% increase from the previous year. Apartments remained in high demand, with off-plan properties accounting for 65% of total transactions, signaling strong investor confidence. Meanwhile, villa and land sales surged, further driving market momentum.

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%	4.10%	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

Get Started Here

Hot Properties for Sale

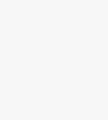
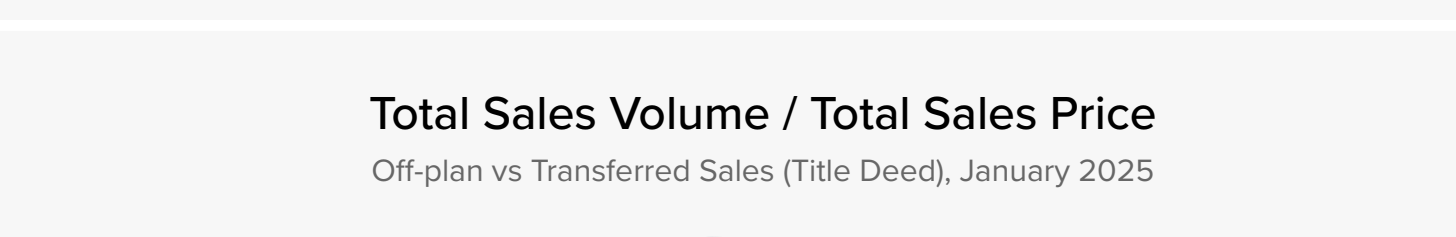
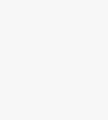
 Beach Isle, EMAAR Beachfront 2 2 1,175 sqft AED 3,800,000	 Marina Vista Tower 2, EMAAR Beachfront 2 2 1,083 sqft AED 4,200,000	 Beach Vista Tower 2, EMAAR Beachfront 2 2 1,170 sqft AED 4,495,000	 Beach Mansion, EMAAR Beachfront 3 4 2,220 sqft AED 6,770,000	 Sunrise Bay Tower 2, EMAAR Beachfront 3 4 2,095 sqft AED 8,999,950
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Recent White & Co Sales

 Grand Bleu Tower 1, EMAAR Beachfront 2 2 1,175 sqft AED 4,550,000	 Sunrise Bay, EMAAR Beachfront 2 2 1,216 sqft AED 4,200,000	 Grand Bleu Tower 1, EMAAR Beachfront 2 2 1,592 sqft AED 4,600,000	 Beach Mansion, EMAAR Beachfront 3 4 2,220 sqft AED 6,775,000	 Grand Bleu Tower 2, EMAAR Beachfront 3 4 2,254 sqft AED 13,000,000
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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), January 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	576,390	963,235	1,553,955	2,148,443	-	-	-
Business Bay	1,064,062	1,512,273	2,475,804	3,865,705	5,310,000	6,000,000	-
Creek	-	1,652,448	2,701,170	4,005,520	9,233,333	-	-
Downtown	1,313,077	2,146,817	3,915,763	7,630,630	23,700,000	20,924,888	-
Dubai Hills	1,040,000	1,546,298	2,646,072	3,931,582	-	-	-
Dubai Marina	1,265,733	1,627,493	2,471,660	4,175,010	8,722,284	7,075,000	-
Dubai South	-	2,823,515	4,282,992	6,874,933	22,000,000 1 Transaction	-	-
EMAAR Beachfront	886,667	1,313,478	1,968,231	3,075,000 1 Transaction	-	-	-
EMAAR South	1,098,888	2,166,667	2,803,654	4,861,250	5,750,000	-	-
Greens	704,552	1,219,332	2,020,708	3,512,611	4,375,000 1 Transaction	2,612,500 2 Transactions	-
JBR	623,979	957,661	1,568,336	1,780,000	2,000,000 1 Transaction	-	-
JLT	633,852	1,288,190	2,874,321	1,950,000	12,500,000 1 Transaction	-	-
JVC	1,490,000	3,219,943	5,147,583	12,150,550	17,950,000	13,000,000 1 Transaction	-
MBR	870,000	1,380,891	2,384,507	3,214,656	-	-	-
Palm Jumeirah	850,000	1,653,636	2,652,500	3,213,333	-	-	-
Sobha Hartland	850,000	850,000	850,000	850,000	-	-	-
Views	850,000	850,000	850,000	850,000	-	-	-

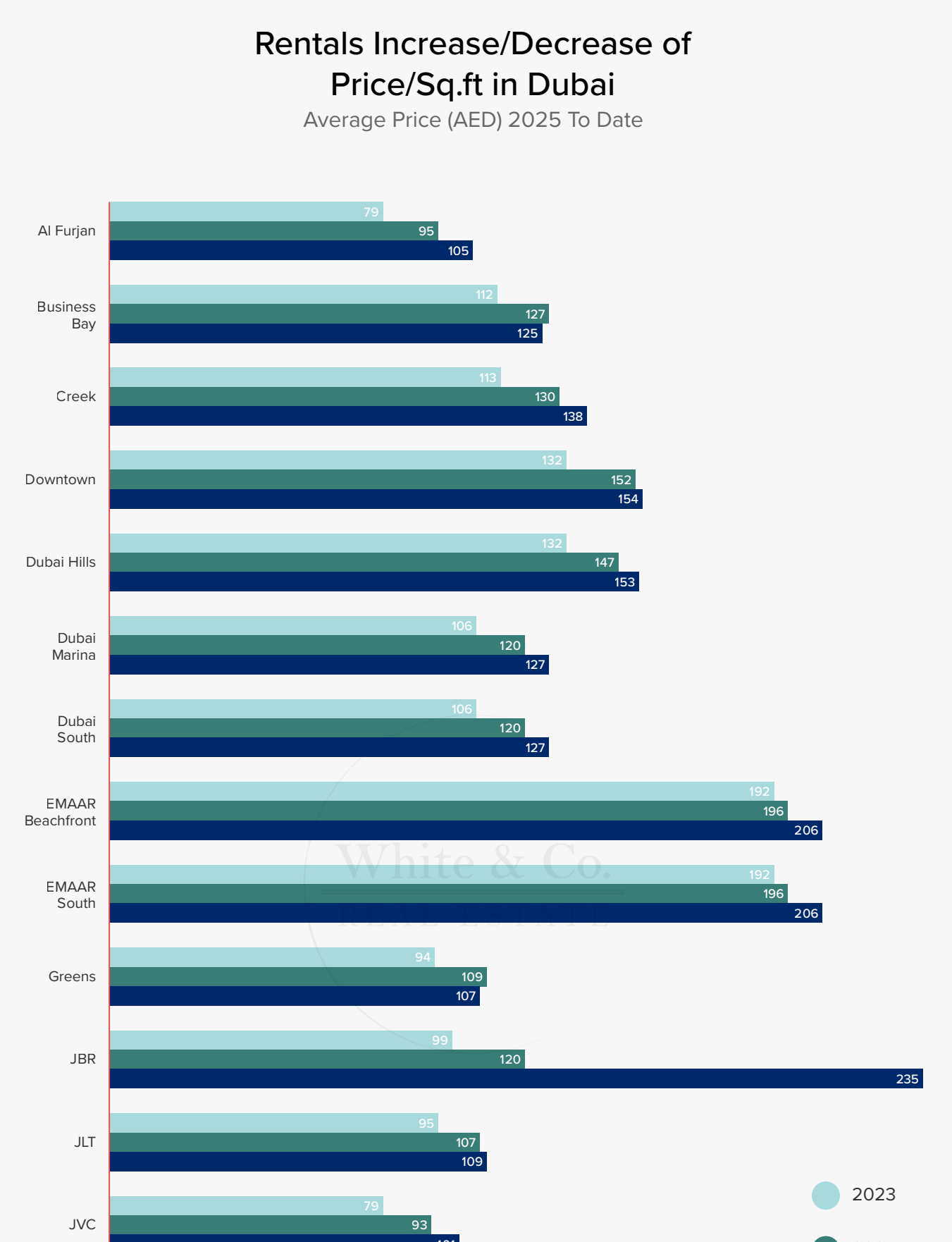
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025

Total Sales Value
AED 7,806,069,899

Hot Properties for Rent

 Marina Vista Tower 1, EMAAR Beachfront 1 1 859 sqft AED 160,000	 Beach Isle, EMAAR Beachfront 1 2 765 sqft AED 190,000	 Beach Vista Tower 2, EMAAR Beachfront 2 2 1,170 sqft AED 240,000	 Sunrise Bay Tower 2, EMAAR Beachfront 3 3 1,231 sqft AED 299,598	 Beach Isle, EMAAR Beachfront 2 2 1,170 sqft AED 325,000
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Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	576,390	963,235	1,553,955	2,148,443	-	-	-
Business Bay	1,064,062	1,512,273	2,475,804	3,865,705	5,310,000	6,000,000	-
Creek	-	1,652,448	2,701,170	4,005,520	9,233,333	-	-
Downtown	1,313,077	2,146,817	3,915,763	7,630,630	23,700,000	20,924,888	-
Dubai Hills	1,040,000	1,546,298	2,646,072	3,931,582	-	-	-
Dubai Marina	1,265,733	1,627,493	2,471,660	4,175,010	8,722,284	7,075,000	-
Dubai South	-	2,823,515	4,282,992	6,874,933	22,000,000 1 Transaction	-	-
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JLT	633,852	1,288,190	2,874,321	1,950,000	12,500,000 1 Transaction	-	-
JVC	1,490,000	3,219,943	5,147,583	12,150,550	17,950,000	13,000,000 1 Transaction	-
MBR	870,000	1,380,891	2,384,507	3,214,656	-	-	-
Palm Jumeirah	850,000	1,653,636	2,652,500	3,213,333	-	-	-
Sobha Hartland	850,000	850,000	850,000	850,000	-	-	-
Views	850,000	850,000	850,000	850,000	-	-	-

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 7,806,069,899PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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