White & Co.
REAL ESTATE

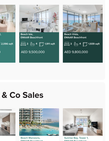
Emaar Beachfront January Market Report

News

Starting February 1, the UAE Central Bank's new policy requires buyers to pay the 4% Dubai Land Department (DLD) fee upfront, with mortgages only covering the property sale price. Previously, 80% of those costs could be included in the mortgage, but buyers will now need an additional 4% available capital. The change applies to all residential property purchases, including off-plan properties and secondary sales, to ensure structured, sustainable and confidence-driven real estate market in Dubai.

White & Co News

Our in-house mortgage team can simplify your property financing journey. With direct connections to a wide network of banks, we can secure the best mortgage solutions, guide you through the process, and ensure everything you understand how they impact your buying process.



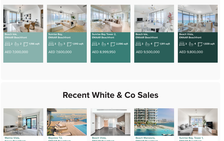
Mortgage Rates

Interest rate starting from 3.99% Fixed for 1st 3 Years

	2Yr	3 Years	5 Years
Standard	4.49%	3.99%	4.49%
Off-Plan Payment	50%	3.99%	4.49%
Non Resident	50%	3.99%	4.49%

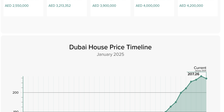
Speak to our mortgage specialist Get Started Now

Hot Properties for Sale



Property	Bedrooms	Price
Beach Vista, Emaar Beachfront	2	AED 1,500,000
Beach Vista, Emaar Beachfront	2	AED 1,500,000
Beach Vista, Emaar Beachfront	2	AED 1,599,000
Beach Vista, Emaar Beachfront	2	AED 1,599,000
Beach Vista, Emaar Beachfront	2	AED 1,600,000
Beach Vista, Emaar Beachfront	2	AED 1,600,000
Beach Vista, Emaar Beachfront	2	AED 1,900,000
Beach Vista, Emaar Beachfront	2	AED 1,900,000

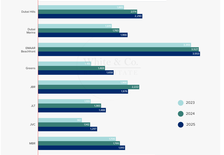
Recent White & Co Sales



Property	Bedrooms	Price
Beach Vista, Emaar Beachfront	2	AED 1,375,000
Beach Vista, Emaar Beachfront	2	AED 1,375,000
Beach Vista, Emaar Beachfront	2	AED 1,500,000
Beach Vista, Emaar Beachfront	2	AED 1,500,000
Beach Vista, Emaar Beachfront	2	AED 1,600,000
Beach Vista, Emaar Beachfront	2	AED 1,600,000
Beach Vista, Emaar Beachfront	2	AED 1,900,000
Beach Vista, Emaar Beachfront	2	AED 1,900,000

Dubai House Price Timeline

January 2025



-0.57%	+0.79%	+15.44%	AED 1,484
Multi Change	Qtrly Change	Yoy Change	Average price/sqft

Sales in Dubai

Average Price (AED) 2025

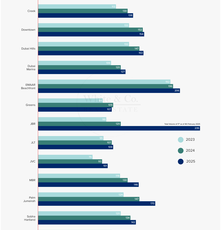
	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	576,250	963,125	1,510,000	2,108,440	-	-	-
Business Bay	1,004,042	1,511,272	2,475,804	3,800,705	5,250,000	6,000,000	-
Creek	-	1,612,368	2,350,170	4,600,000	5,419,000	-	-
Downtown	1,215,077	2,146,187	3,595,763	7,609,600	23,750,000	20,924,888	-
Dubai Hills	1,040,000	1,561,288	2,646,072	3,600,000	-	-	-
Dubai Marina	1,005,750	1,627,000	2,471,600	4,175,215	6,722,284	7,975,000	-
EMAAR Beachfront	-	2,837,075	4,282,982	5,874,000	15,000,000	-	-
Greens	890,667	1,051,476	1,666,200	2,175,000	3,275,000	-	-
JBR	1,098,888	2,090,667	2,803,004	4,991,250	5,750,000	-	-
JLT	704,932	1,219,232	2,020,708	3,512,812	4,275,000	2,612,500	-
JVC	623,076	947,000	1,568,336	1,780,000	2,000,000	-	-
MBR	830,852	1,298,000	2,874,331	1,950,000	12,000,000	-	-
Palm Jumeirah	1,490,000	3,293,842	5,147,000	9,050,000	17,000,000	15,000,000	-
Sobha Hartland	873,000	1,380,000	2,000,000	3,214,000	-	-	-
Views	850,000	1,653,636	2,652,000	3,215,000	-	-	-

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

Average Price (AED) 2025

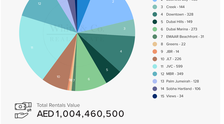
Sale Transactions in Dubai

January 2025



Total Sales Value
AED 7,806,069,899

Hot Properties for Rent



Property	Bedrooms	Price
Mirdif Hills, Mirdif Hills	2	AED 200,000
Beach Vista, Emaar Beachfront	2	AED 250,000
Beach Vista, Emaar Beachfront	2	AED 275,000
Beach Vista, Emaar Beachfront	2	AED 280,000
Beach Vista, Emaar Beachfront	2	AED 280,000
Beach Vista, Emaar Beachfront	2	AED 280,000

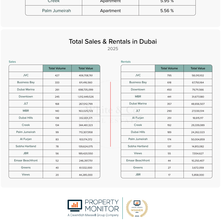
Rentals in Dubai

Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	75,000	76,241	94,000	142,750	-	-	-
Business Bay	69,253	99,628	162,533	187,098	408,333	-	-
Creek	50,000	104,000	154,852	237,024	355,155	-	-
Downtown	75,520	126,782	201,000	331,025	750,000	-	-
Dubai Hills	75,000	99,684	157,456	289,694	-	-	-
Dubai Marina	62,339	112,000	163,000	302,992	420,000	-	-
EMAAR Beachfront	-	163,302	283,571	384,857	-	-	-
Greens	59,839	101,500	141,648	216,167	-	-	-
JBR	-	98,000	175,000	400,000	-	-	-
JLT	61,698	93,857	126,500	161,000	-	175,000	-
JVC	50,056	71,426	103,465	129,550	-	-	-
MBR	51,000	96,555	155,455	195,200	-	800,000	-
Palm Jumeirah	105,200	189,792	303,684	390,938	855,000	-	-
Sobha Hartland	74,219	90,931	140,687	218,750	-	-	-
Views	50,000	106,815	157,836	253,833	-	-	-

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

Average Price (AED) 2025



Rental Transactions in Dubai

January 2025

Total Rentals Value
AED1,004,460,500

Current Average Gross Yield

January 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.00 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.33 %
Emirates Living (Arabian Ranches)	Apartment	6.95 %
Dubai Marina	Apartment	6.85 %
Sobha Hartland	Apartment	6.73 %
Meydan	Apartment	6.68 %
Dubai Hills	Apartment	6.61 %
Business Bay	Apartment	6.55 %
JBR	Apartment	6.33 %
Downtown	Apartment	6.28 %
Creek	Apartment	5.95 %
Palm Jumeirah	Apartment	5.56 %

Total Sales & Rentals in Dubai

2025

Sales

	Total Volume	Total Value
JVC	1,417	1,061,178,351
Business Bay	1,151	1,511,145,260
Dubai Hills	1,130	1,511,145,260
Downtown	1,130	1,511,145,260
JLT	1,130	1,511,145,260
MBR	1,130	1,511,145,260
Dubai Marina	1,130	1,511,145,260
Creek	1,130	1,511,145,260
Palm Jumeirah	1,130	1,511,145,260
Al Furjan	1,130	1,511,145,260
JBR	1,130	1,511,145,260
Greens	1,130	1,511,145,260
Views	1,130	1,511,145,260

Rentals

	Total Volume	Total Value
Al Furjan	185	14,099,000
Business Bay	462	43,176,264
Downtown	328	43,176,264
Dubai Hills	148	43,176,264
Dubai Marina	273	43,176,264
JLT	326	43,176,264
JVC	185	43,176,264
Creek	144	43,176,264
Sobha Hartland	106	43,176,264
Palm Jumeirah	128	43,176,264
Views	34	43,176,264
Greens	22	43,176,264
JBR	14	43,176,264
MBR	349	43,176,264

PROPERTY MONITOR
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*Data source: Property Monitor, as of **4th February 2025** Secondary Sales Only

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