

Emaar South 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 and 2% broker commission upfront, alongside their down payment. Historically, 80% of these costs could be included in the mortgage, but buyers will now need an additional 4.8% in available capital. While this doesn't increase property prices, it enhances financial transparency and preparedness, ensuring a more 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 these changes, ensuring you understand how they impact your buying process.



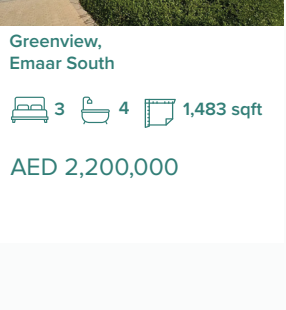
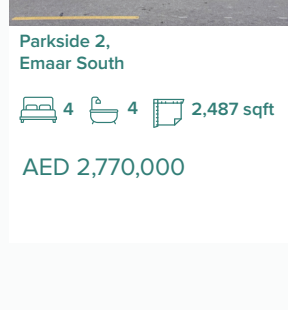
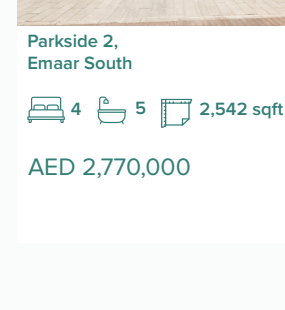
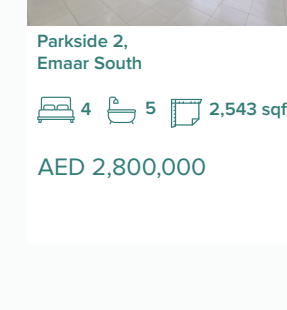
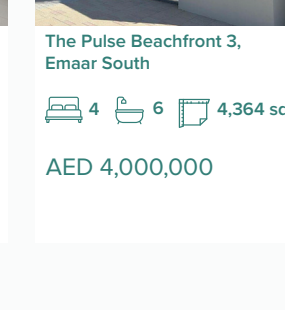
Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years			
LTV	3 Years	5 Years	
Salaried	80%	3.94%	4.99%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

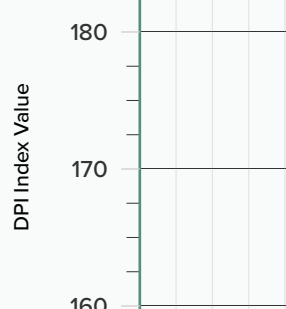
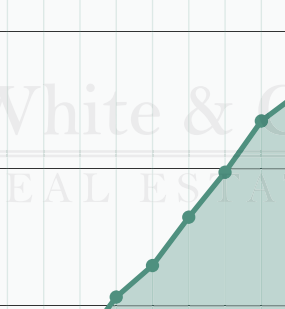
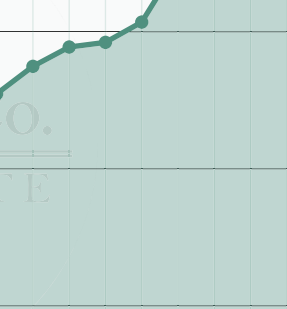
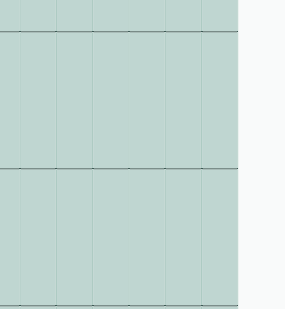
Speak to our in-house mortgage team to find out more

[Get Started Here](#)

Hot Properties for Sale

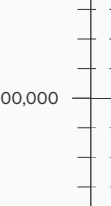
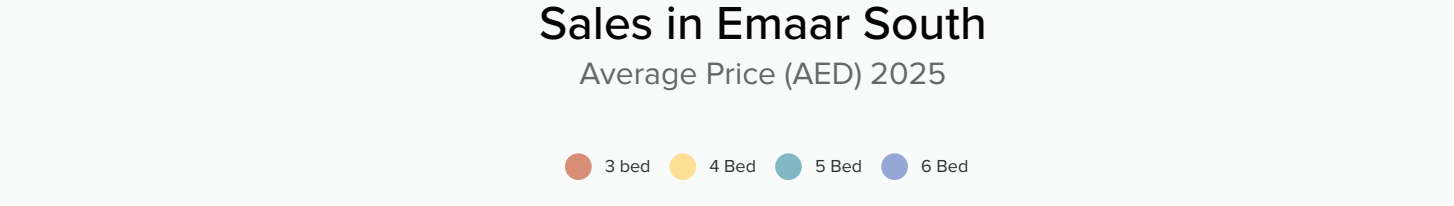
 Parkside 2, Emaar South 3 3 1,949 sqft AED 2,150,000	 Greenview, Emaar South 3 4 1,482 sqft AED 2,590,000	 Greenview 3, Emaar South 4 4 2,401 sqft AED 3,200,000	 Greenviews 2, Emaar South 4 4 2,829 sqft AED 3,200,000	 Greenview, Emaar South 4 4 4,460 sqft AED 3,650,000
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Recent White & Co Sales

 Greenview, Emaar South 4 4 1,483 sqft AED 2,200,000	 Parkside 2, Emaar South 4 4 2,487 sqft AED 2,770,000	 Parkside 2, Emaar South 4 5 2,542 sqft AED 2,770,000	 Parkside 2, Emaar South 4 5 2,829 sqft AED 2,800,000	 The Pulse Beachfront 3, Emaar South 4 6 4,364 sqft AED 4,000,000
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Dubai House Price Timeline

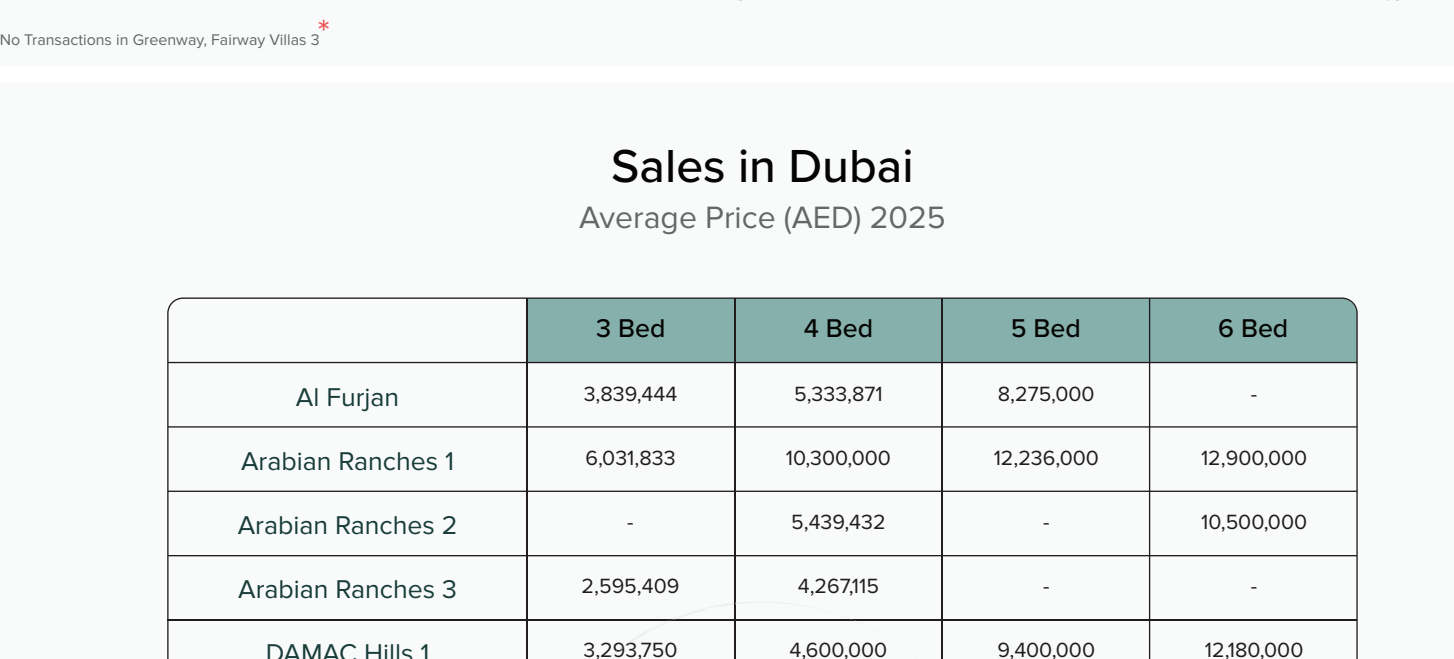
January 2025

**-0.57%**
MoM Change**+0.79%**
QoQ Change**+15.64%**
YoY Change**AED 1,484**
Average price/sqft

Sales in Emaar South

Average Price (AED) 2025

3 bed 4 Bed 5 Bed 6 Bed



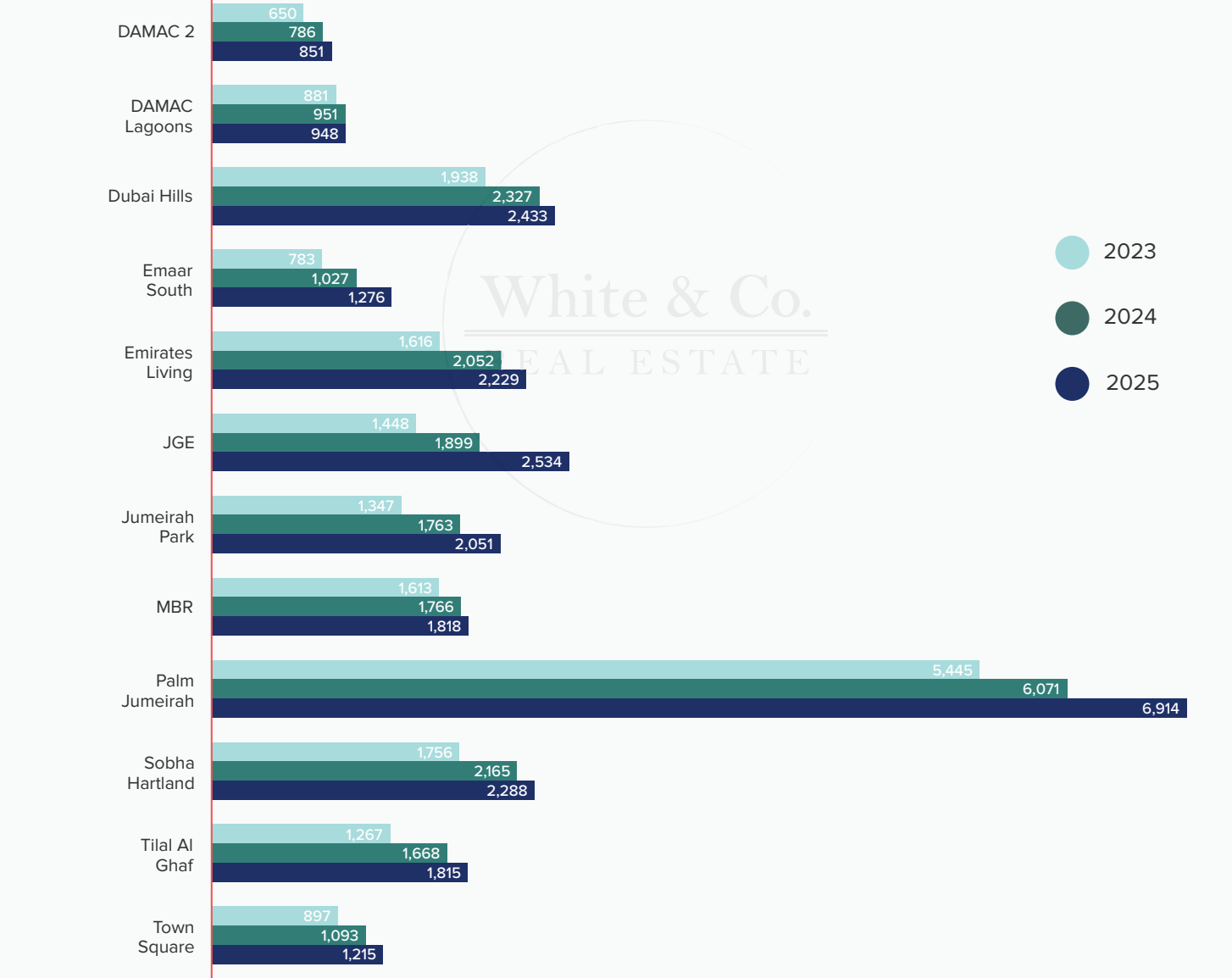
Sales in Dubai

Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,839,444	5,333,871	8,275,000	-
Arabian Ranches 1	6,031,833	10,300,000	12,236,000	12,900,000
Arabian Ranches 2	-	5,439,432	-	10,500,000
Arabian Ranches 3	2,595,409	4,267,915	-	-
DAMAC Hills 1	3,283,750	4,600,000	9,400,000	12,180,000
DAMAC Hills 2	1,749,999	1,977,579	1,942,000	3,800,000
DAMAC Lagoons	-	2,192,579	3,100,739	7,170,000
Dubai Hills	6,546,500	7,262,357	12,414,026	27,240,000
Emaar South	2,457,921	3,835,611	-	-
Emirates Living	5,524,483	13,121,429	11,712,500	-
JGE	4,547,000	11,257,143	18,408,333	21,300,000
Jumeirah Park	7,814,167	9,420,000	13,056,250	-
MBR	3,535,000	6,273,429	14,816,667	27,638,000
Palm Jumeirah	-	34,691,815	24,500,000	64,000,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,477,857	6,679,692	13,466,667	-
Town Square	2,487,745	3,325,000	-	-
Villanova	2,777,519	3,322,000	6,000,000	-

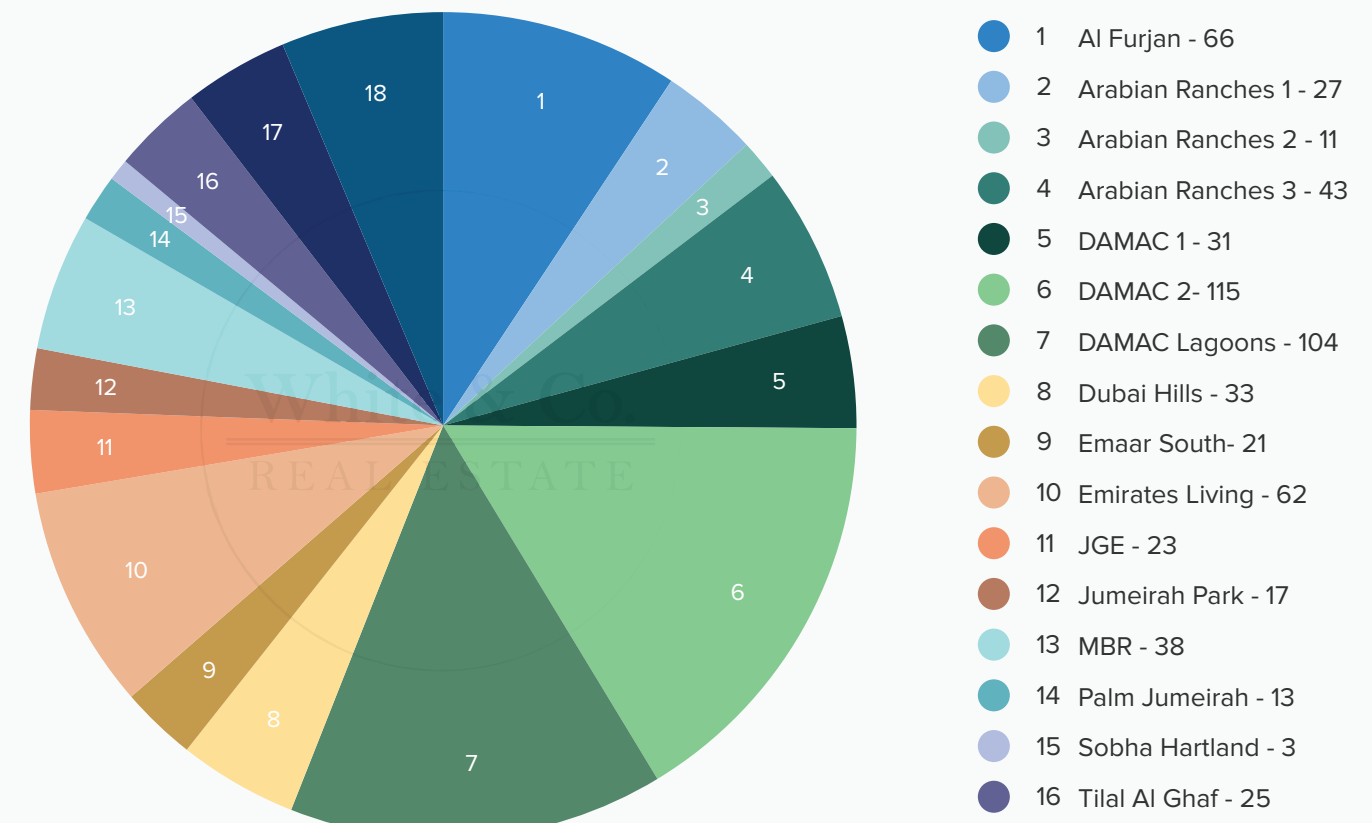
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025



Sale Transactions in Dubai

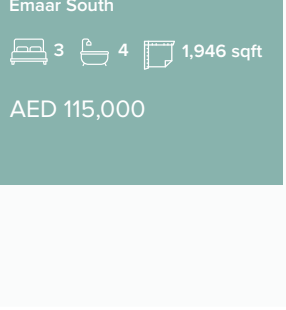
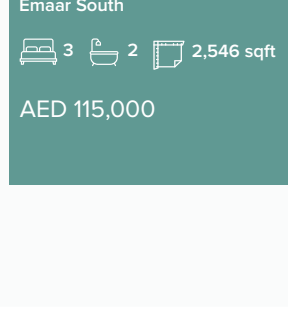
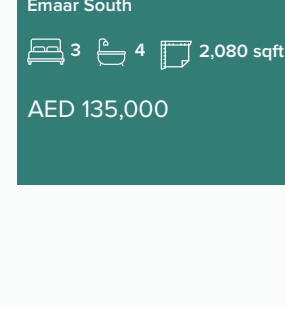
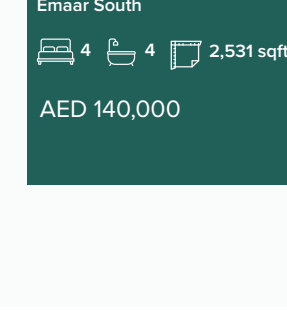
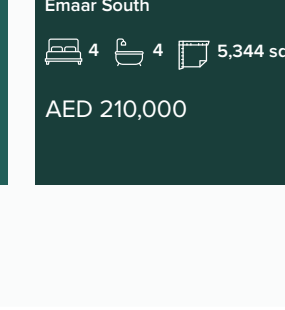
January 2025



Total Sales Value

**AED 6,948,979,553**

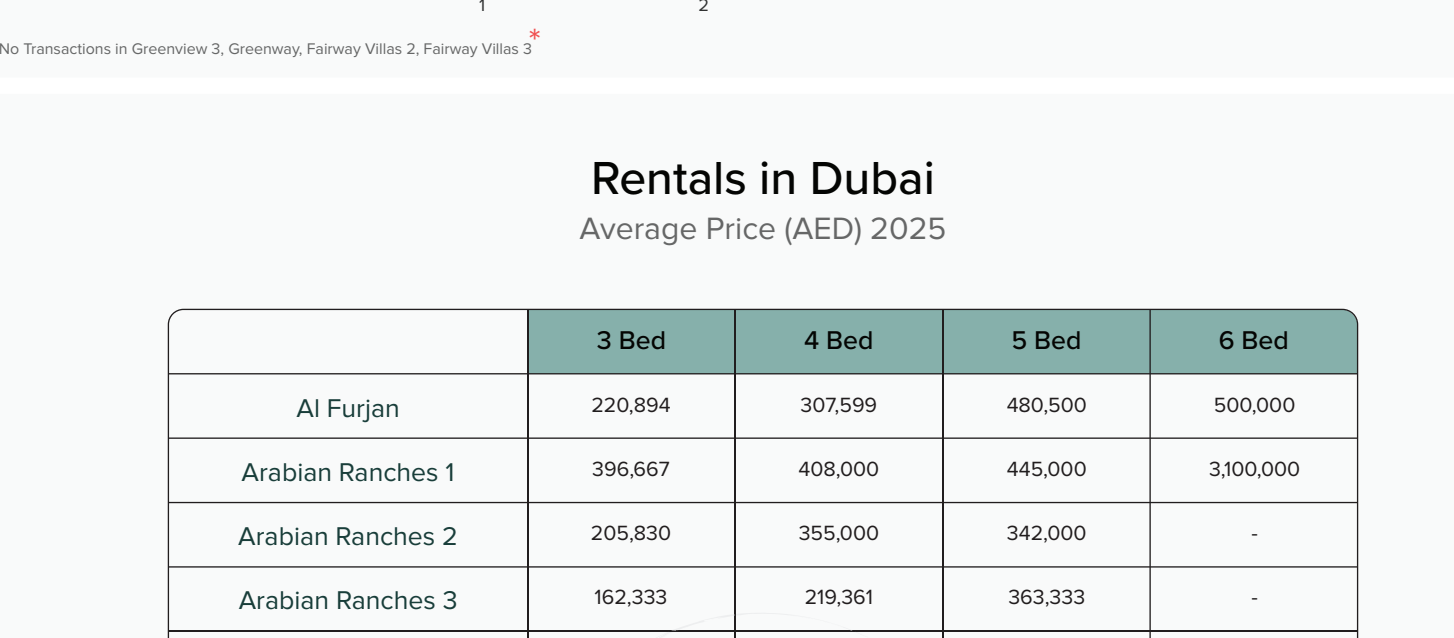
Hot Properties for Rent

 Parkside 2, Emaar South 3 4 1,946 sqft AED 115,000	 Urbans 8, Emaar South 3 2 2,546 sqft AED 115,000	 Greenview, Emaar South 3 4 2,080 sqft AED 135,000	 Parkside 1, Emaar South 4 4 2,531 sqft AED 140,000	 Golf Links, Emaar South 4 4 5,344 sqft AED 210,000
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Rentals in Emaar South

Average Price (AED) 2025

3 bed 4 Bed 5 Bed 6 Bed



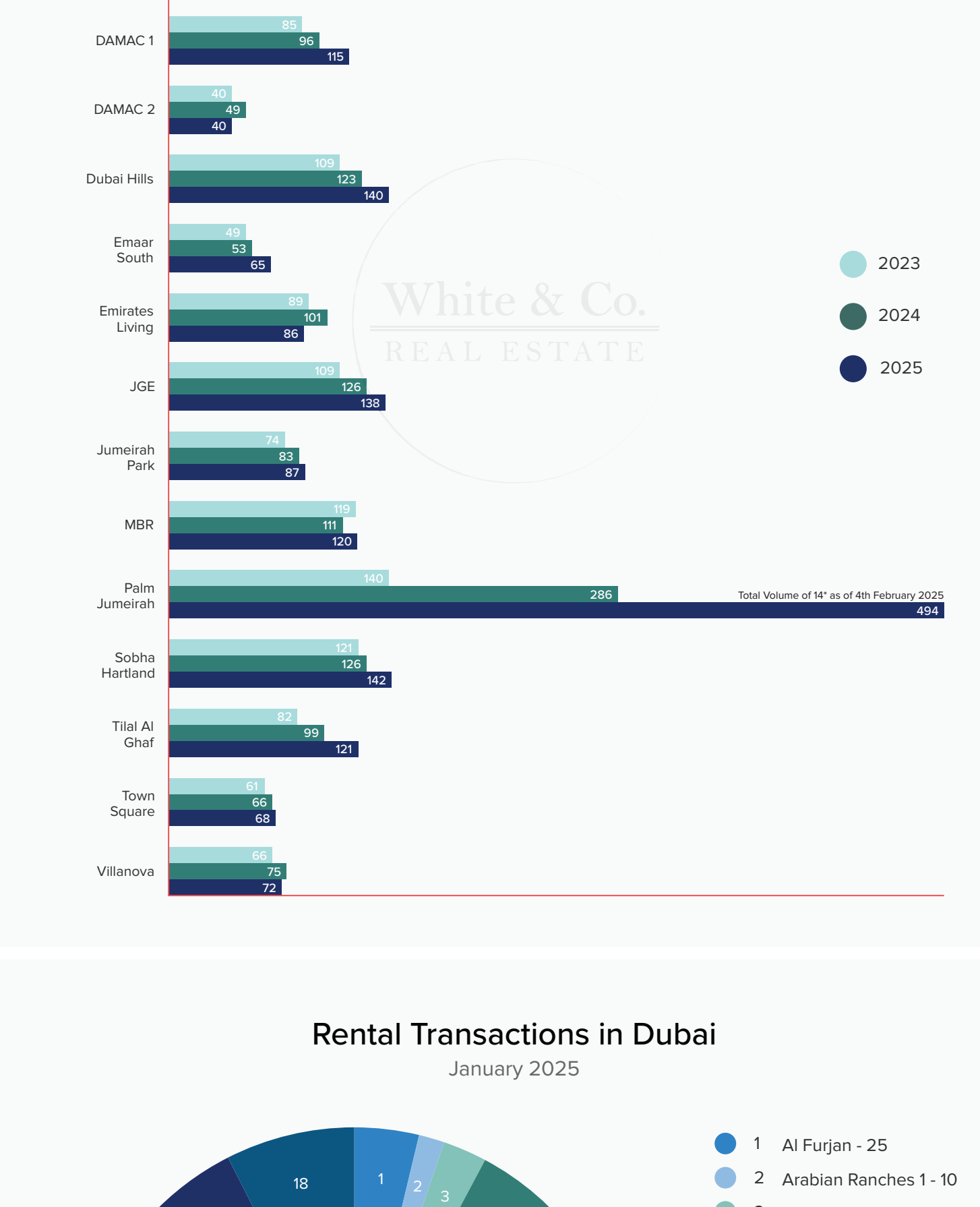
Rentals in Dubai

Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	220,894	307,599	480,500	500,000
Arabian Ranches 1	396,667	408,000	445,000	3,100,000
Arabian Ranches 2	205,830	355,000	342,000	-
Arabian Ranches 3	162,333	219,361	363,333	-
DAMAC Hills 1	208,806	283,243	418,750	520,000
DAMAC Hills 2	97,341	115,729	136,250	207,500
DAMAC Lagoons	-	-	-	-
Dubai Hills	319,308	395,590	459,000	1,518,000
Emaar South	110,262	147,124	-	-
Emirates Living	228,052	269,500	1,175,000	-
JGE	364,167	580,714	903,894	2,630,000
Jumeirah Park	328,788	377,500	375,000	-
MBR	160,000	649,214	1,475,000	-
Palm Jumeirah	-	920,000	1,764,036	2,166,667
Sobha Hartland	-	635,000	-	-
Tilal Al Ghaf	217,000	346,921	645,000	-
Town Square	147,615	188,649	-	-
Villanova	154,343	193,996	-	-

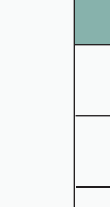
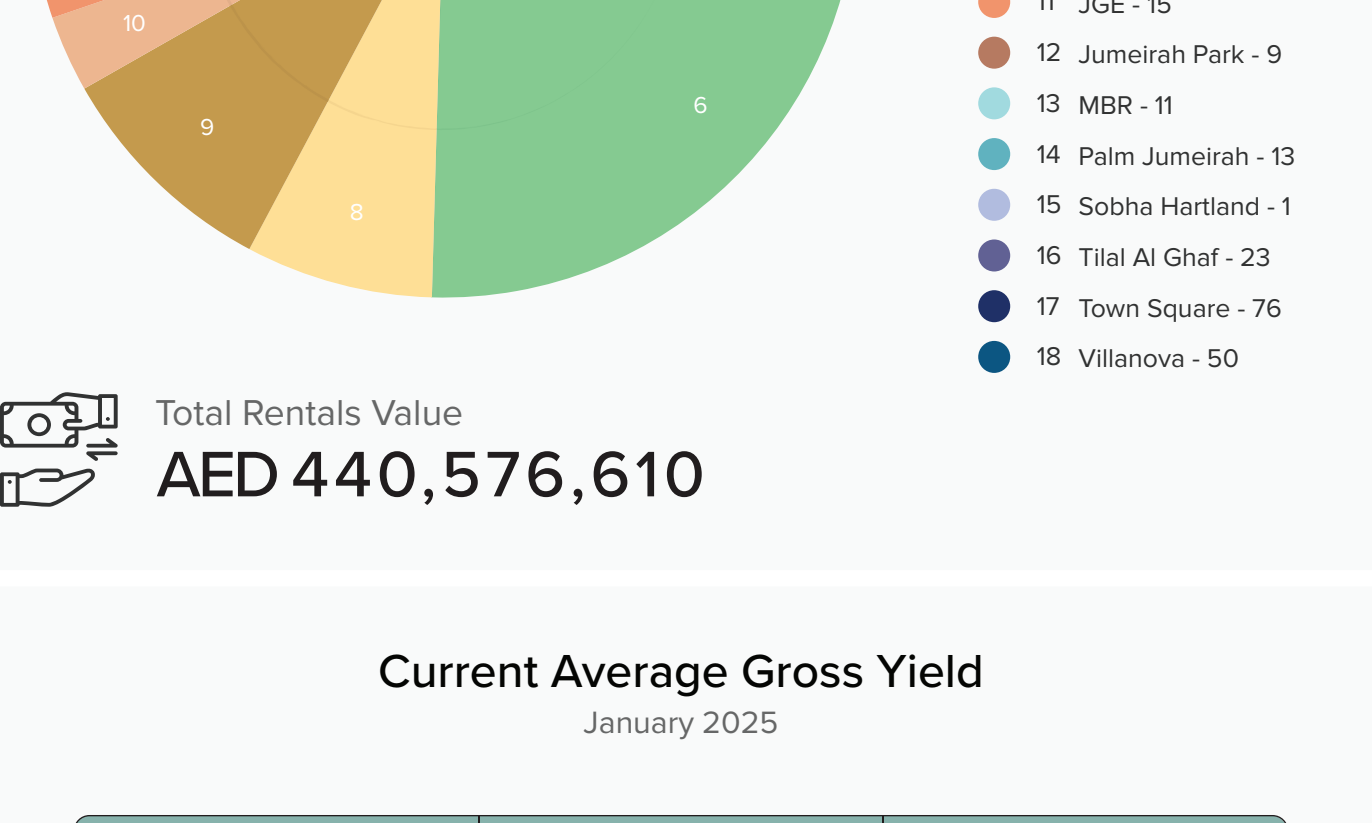
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025

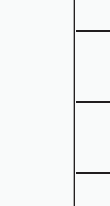


Rental Transactions in Dubai

January 2025



Total Rentals Value

**AED 440,576,610**

Current Average Gross Yield

January 2025

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Villa	6.39 %
Meydan	Villa	6.27 %
Jumeirah Golf Estates	Villa	6.24 %
MBR	Townhouse	5.99 %
Town Square	Townhouse	5.82 %
Al Furjan	Villa	5.61 %
DAMAC Hills	Villa	5.46 %
Tilal Al Ghaf	Townhouse	5.20 %
Arabian Ranches 2	Villa	5.00 %
Dubai Hills Estate	Villa	4.83 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.42 %
Arabian Ranches	Villa	4.16 %
Jumeirah Park	Villa	3.92 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC 2	115	214,273,964	DAMAC 2	241	24,381,415
DAMAC Lagoons	104	302,037,360	Town Square	104	16,377,771
Al Furjan	66	361,185,000	Emaar South	80	9,779,387
Emirates Living	62	930,756,999	Arabian Ranches 3	67	12,733,941
Villanova	45	133,738,000	Dubai Hills	65	25,562,808
Arabian Ranches 2	44	161,566,959	Villanova	65	10,745,071
MBR	40	359,867,800	DAMAC 1	52	14,039,658
Dubai Hills	33	538,916,810	Al Furjan	51	13,364,478
DAMAC 1	31	144,695,000	Tilal Al Ghaf	35	10,491,500
Arabian Ranches 1	29	205,384,626	Emirates Living	25	7,183,767
Town Square	29	76,330,888	JGE	22	16,381,470
Tilal Al Ghaf	25	175,681,000	Arabian Ranches 2	19	5,934,150
JGE	23	335,400,700	Palm Jumeirah	14	22,528,250
Emaar South	22	65,095,776	MBR	12	10,604,500
Jumeirah Park	17	161,335,000	Arabian Ranches 1	11	7,183,000
Palm Jumeirah	13	620,034,522	Jumeirah Park	11	3,903,941
Arabian Ranches 2	11	65,654,887	Sobha Hartland	2	1,270,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0