

## JBR April Market Report

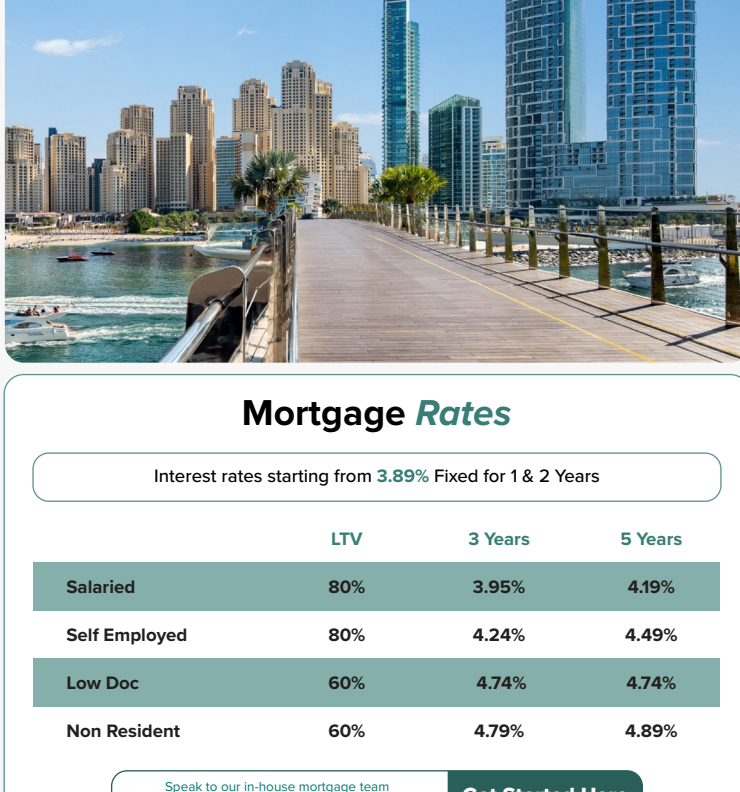
## News

## High Demand for Beachfront Living

JBR continues to see strong demand for beachfront apartments, with its prime location and vibrant lifestyle making it one of Dubai's most desirable residential destinations. Investors and end-users alike are drawn to its mix of luxury, entertainment, and direct access to the beach.

## White &amp; 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 &amp; 2 Years

|               | LTV | 3 Years | 5 Years |
|---------------|-----|---------|---------|
| Salaried      | 80% | 3.95%   | 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

Get Started Here

## Hot Properties for Sale

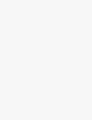
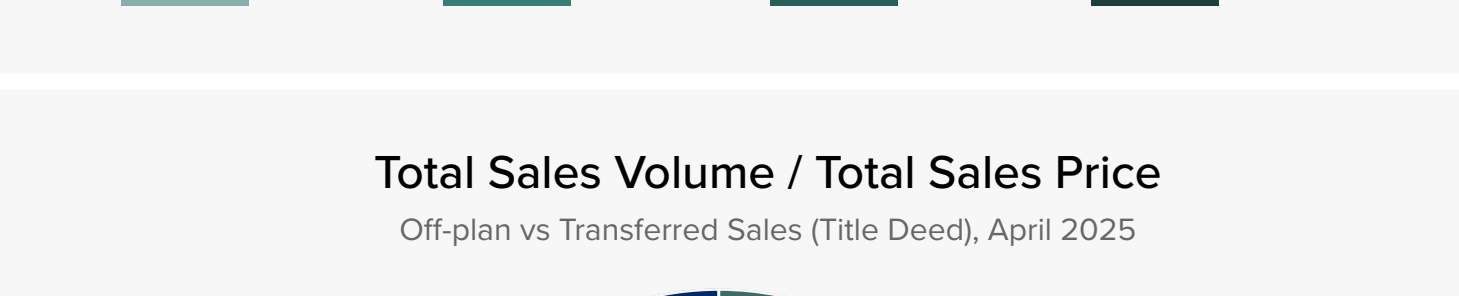
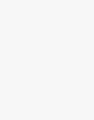
|                                                     |                                                      |                                                         |                                                                   |                                                    |
|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------|
| <br>Shams 4, JBR<br>2 3 1,827 sqft<br>AED 3,000,000 | <br>Murjan 5, JBR<br>3 4 1,929 sqft<br>AED 3,050,000 | <br>Five Luxe JBR, JBR<br>3 1 931 sqft<br>AED 3,600,000 | <br>Jumeirah Gate Tower 1, JBR<br>2 3 1,133 sqft<br>AED 4,150,000 | <br>La Vie, JBR<br>2 3 1,410 sqft<br>AED 7,000,000 |
|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------|

## Recent White &amp; Co Sales

|                                                     |                                                     |                                                     |                                                    |                                                                   |
|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------|
| <br>Bahar 4, JBR<br>2 2 1,267 sqft<br>AED 2,200,000 | <br>Sadaf 4, JBR<br>3 4 1,987 sqft<br>AED 2,450,000 | <br>Rimal 5, JBR<br>3 4 1,925 sqft<br>AED 3,300,000 | <br>La Vie, JBR<br>2 3 1,400 sqft<br>AED 6,200,000 | <br>Jumeirah Gate Tower 1, JBR<br>3 4 1,940 sqft<br>AED 9,400,000 |
|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------|

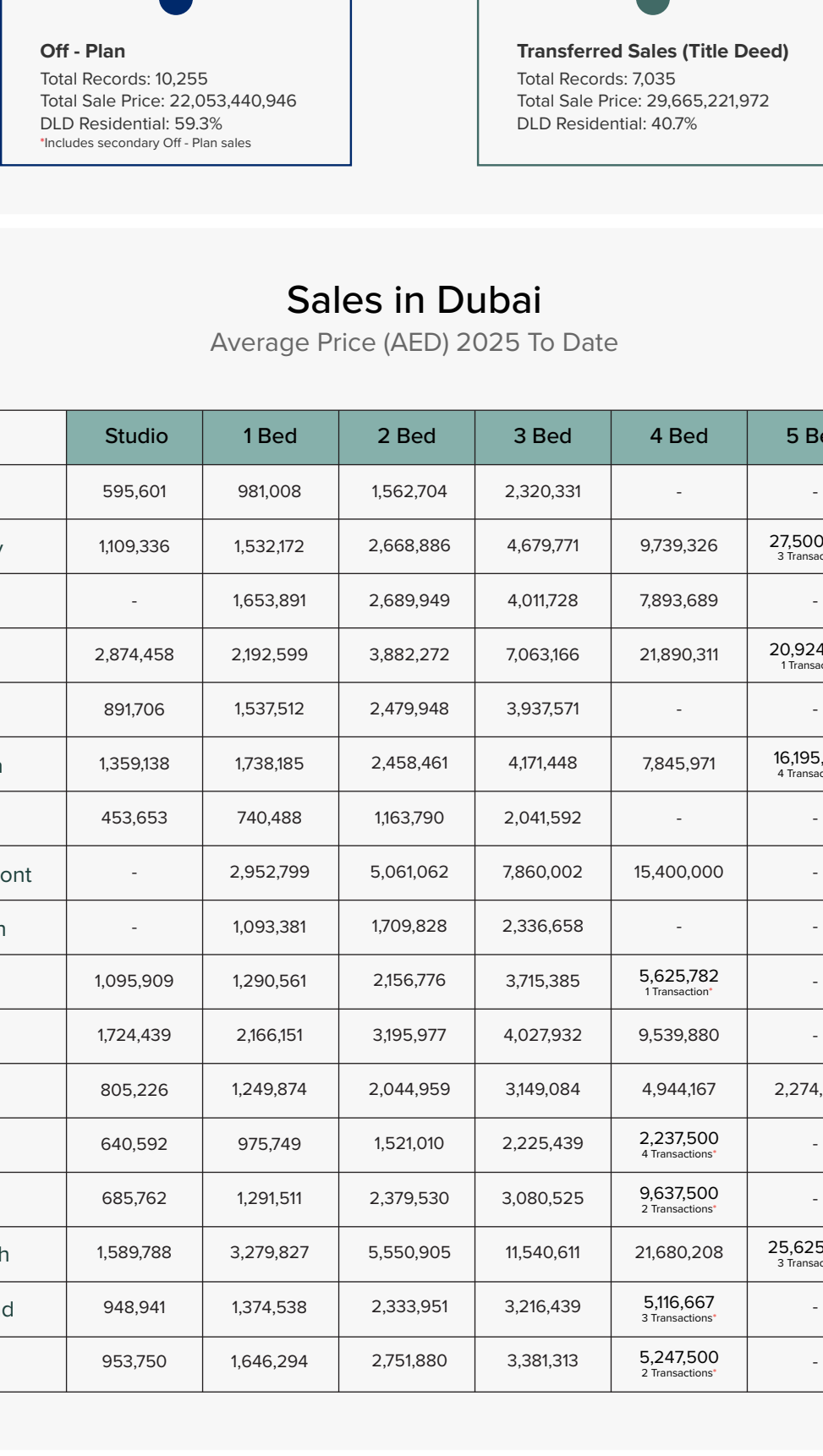
## Dubai House Price Timeline

April 2025

**+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



## Sales in Dubai

Average Price (AED) 2025 To Date

|                  | Studio    | 1 Bed     | 2 Bed     | 3 Bed      | 4 Bed                        | 5 Bed                        | 6 Bed                       |
|------------------|-----------|-----------|-----------|------------|------------------------------|------------------------------|-----------------------------|
| Al Furjan        | 595,601   | 981,008   | 1,562,704 | 2,320,331  | -                            | -                            | -                           |
| Business Bay     | 1,009,336 | 1,532,172 | 2,668,886 | 4,679,771  | 9,739,326                    | 27,500,000<br>3 Transactions | -                           |
| Creek            | -         | 1,653,891 | 2,689,949 | 4,011,728  | 7,893,689                    | -                            | 18,500,000<br>1 Transaction |
| Downtown         | 2,874,458 | 2,192,599 | 3,882,272 | 7,063,166  | 21,890,311                   | 20,924,888<br>1 Transaction  | 65,000,000<br>1 Transaction |
| Dubai Hills      | 891,706   | 1,537,512 | 2,479,948 | 3,937,571  | -                            | -                            | -                           |
| Dubai Marina     | 1,359,138 | 1,738,185 | 2,458,461 | 4,171,448  | 7,845,971                    | 16,195,805<br>4 Transactions | -                           |
| Dubai South      | 453,653   | 740,488   | 1,163,790 | 2,041,592  | -                            | -                            | -                           |
| EMAAR Beachfront | -         | 2,952,799 | 5,061,062 | 7,860,002  | 15,400,000                   | -                            | -                           |
| EMAAR South      | -         | 1,093,381 | 1,709,828 | 2,336,658  | -                            | -                            | -                           |
| Greens           | 1,095,909 | 1,290,561 | 2,156,776 | 3,715,385  | 5,625,782<br>4 Transactions  | -                            | -                           |
| JBR              | 1,724,439 | 2,166,151 | 3,195,977 | 4,027,932  | 9,539,880                    | -                            | -                           |
| JLT              | 805,226   | 1,249,874 | 2,044,959 | 3,149,084  | 4,944,167                    | 2,274,000                    | -                           |
| JVC              | 640,592   | 975,449   | 1,521,010 | 2,225,439  | 2,237,500<br>2 Transactions  | -                            | -                           |
| MBR              | 685,762   | 1,291,511 | 2,379,530 | 3,080,525  | 9,637,500<br>2 Transactions  | -                            | -                           |
| Palm Jumeirah    | 1,589,788 | 3,279,827 | 5,550,905 | 11,540,611 | 21,680,208<br>4 Transactions | 25,625,000<br>3 Transactions | -                           |
| Sobha Hartland   | 948,941   | 1,374,538 | 2,333,951 | 3,216,439  | 5,116,667<br>3 Transactions  | -                            | -                           |
| Views            | 953,750   | 1,646,294 | 2,751,880 | 3,381,313  | 5,247,500<br>2 Transactions  | -                            | -                           |

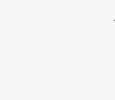
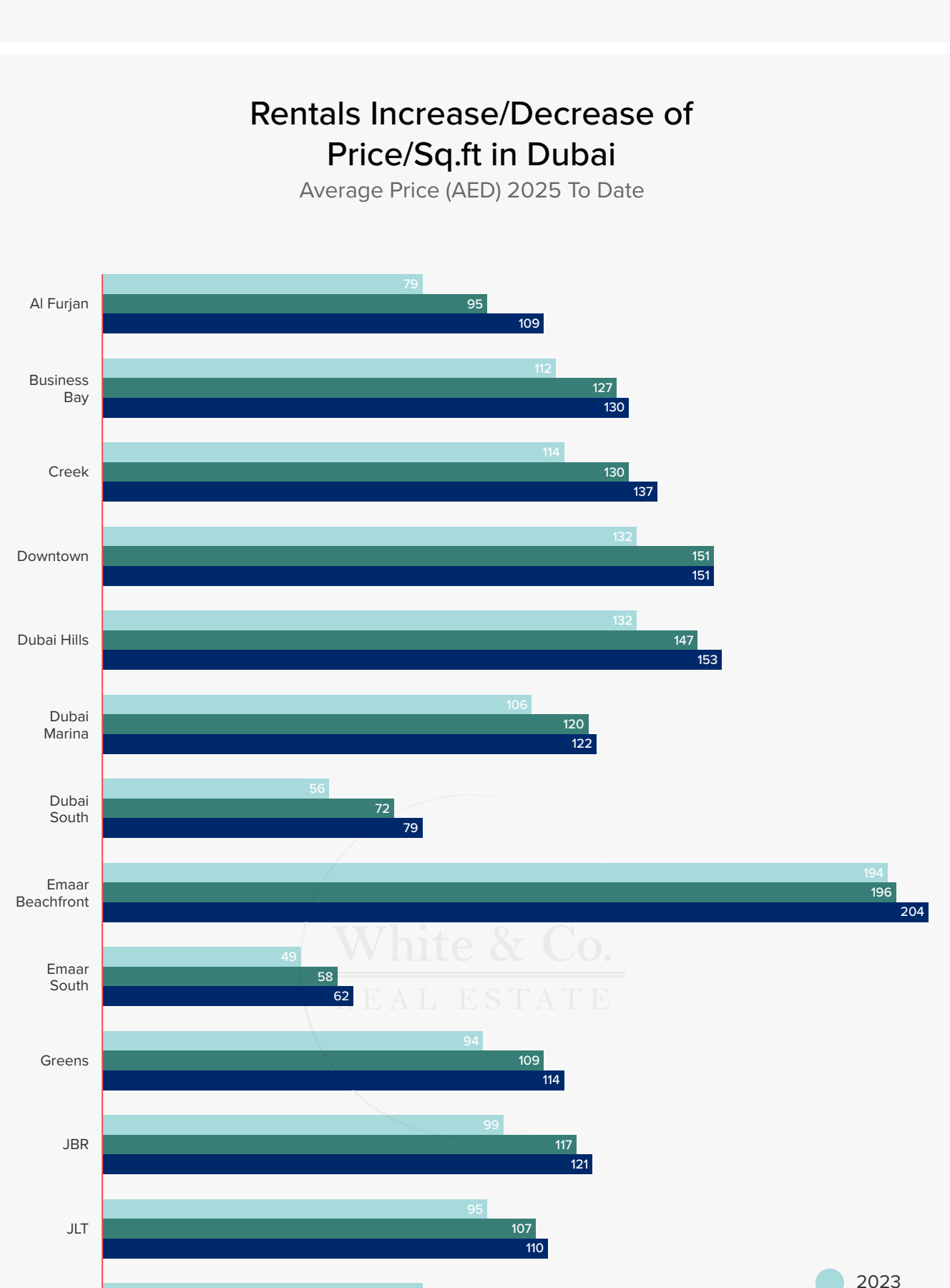
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



## Sale Transactions in Dubai

April 2025



Total Sales Value

AED 10,112,083,430

## Hot Properties for Rent

|                                                             |                                                                 |                                                   |                                                         |                                                  |
|-------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|
| <br>Jumeirah Gate Tower 1, JBR<br>1 624 sqft<br>AED 209,999 | <br>Jumeirah Gate Tower 1, JBR<br>2 3 1,162 sqft<br>AED 320,000 | <br>Sadaf 1, JBR<br>4 5 3,114 sqft<br>AED 320,000 | <br>Five Luxe JBR, JBR<br>1 2 1,285 sqft<br>AED 350,000 | <br>La Vie, JBR<br>3 4 2,062 sqft<br>AED 599,999 |
|-------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|

## Rentals in Dubai

Average Price (AED) 2025 To Date

|                  | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed                     | 5 Bed                     | 6 Bed |
|------------------|---------|---------|---------|---------|---------------------------|---------------------------|-------|
| Al Furjan        | 53,655  | 99,513  | 106,314 | 155,437 | -                         | -                         | -     |
| Business Bay     | 75,288  | 96,947  | 146,692 | 217,658 | 269,696                   | -                         | -     |
| Creek            | 140,994 | 105,852 | 159,565 | 234,586 | 413,095                   | -                         | -     |
| Downtown         | 88,427  | 127,489 | 204,245 | 318,616 | 827,358                   | -                         | -     |
| Dubai Hills      | 112,286 | 96,504  | 156,260 | 273,875 | -                         | -                         | -     |
| Dubai Marina     | 76,303  | 102,630 | 150,709 | 237,121 | 325,219                   | 598,324<br>5 Transactions | -     |
| Dubai South      | 40,037  | 51,706  | 75,228  | 115,182 | -                         | -                         | -     |
| EMAAR Beachfront | 188,969 | 158,340 | 249,386 | 440,148 | 683,962<br>2 Transactions | -                         | -     |
| EMAAR South      | -       | 58,157  | 82,511  | 102,493 | -                         | -                         | -     |
| Greens           | 59,120  | 90,323  | 135,183 | 172,506 | 215,000<br>4 Transactions | -                         | -     |
| JBR              | 109,477 | 123,265 | 169,582 | 233,862 | 263,352                   | -                         | -     |
| JLT              | 60,374  | 86,309  | 128,581 | 199,924 | 254,250<br>4 Transactions | 242,500<br>2 Transactions | -     |
| JVC              | 50,757  | 72,907  | 109,810 | 130,616 | 177,500                   | -                         | -     |
| MBR              | 52,512  | 87,306  | 143,738 | 159,806 | -                         | 800,000<br>1 Transaction  | -     |
| Palm Jumeirah    | 110,581 | 164,733 | 276,532 | 415,872 | 817,269                   | 760,396                   | -     |
| Sobha Hartland   | 91,724  | 97,726  | 150,521 | 227,870 | 380,000<br>1 Transaction  | -                         | -     |
| Views            | 69,583  | 105,847 | 160,647 | 233,842 | -                         | -                         | -     |

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

Average Price (AED) 2025 To Date



Total Rentals Value

AED 829,246,387