

JBR February Market Report

News

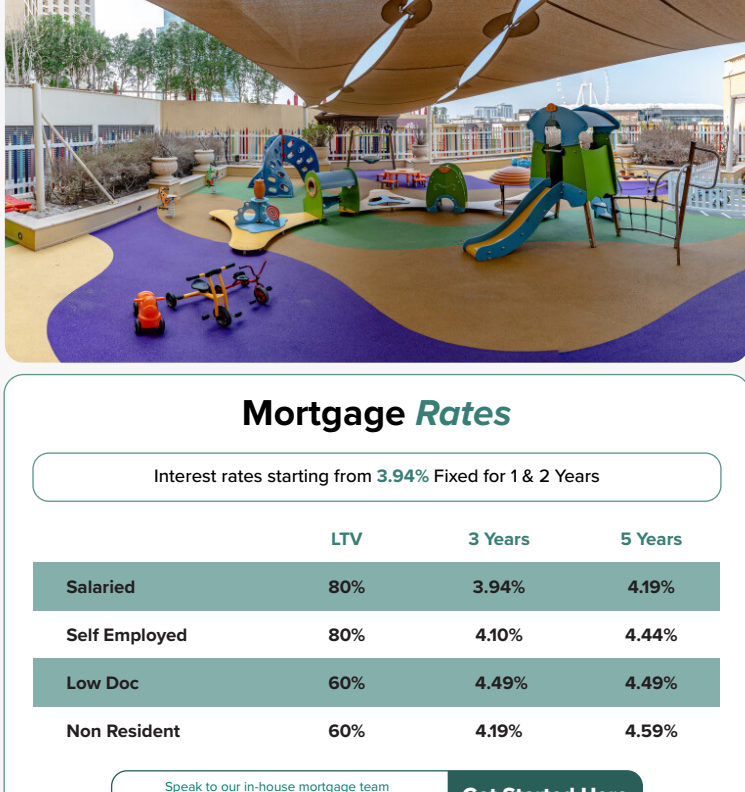
Toddler Town British Nursery: A Top Choice for Early Childhood Education in JBR

Toddler Town British Nursery, located in the heart of Jumeirah Beach Residence (JBR), remains a popular choice for families in Dubai seeking exceptional early childhood education. With easy access on foot or via underground parking, the nursery offers a prime beachfront location that provides a safe and stimulating environment for young learners.

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

Shams 4, JBR

2 3 1,827 sqft

AED 2,500,000

Murjan 5, JBR

3 4 1,929 sqft

AED 3,230,000

Five Luxe JBR, JBR

3 4 931 sqft

AED 3,600,000

Jumeirah Gate Tower 1, JBR

2 3 1,133 sqft

AED 4,150,000

La Vie, JBR

3 2 3 1,410 sqft

AED 7,000,000

Recent White & Co Sales

Bahar 4, JBR

2 2 1,267 sqft

AED 2,200,000

Sadaf 4, JBR

3 3 1,987 sqft

AED 2,450,000

Rimal 5, JBR

3 4 1,925 sqft

AED 3,300,000

La Vie, JBR

2 3 1,400 sqft

AED 6,200,000

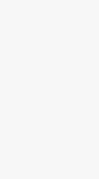
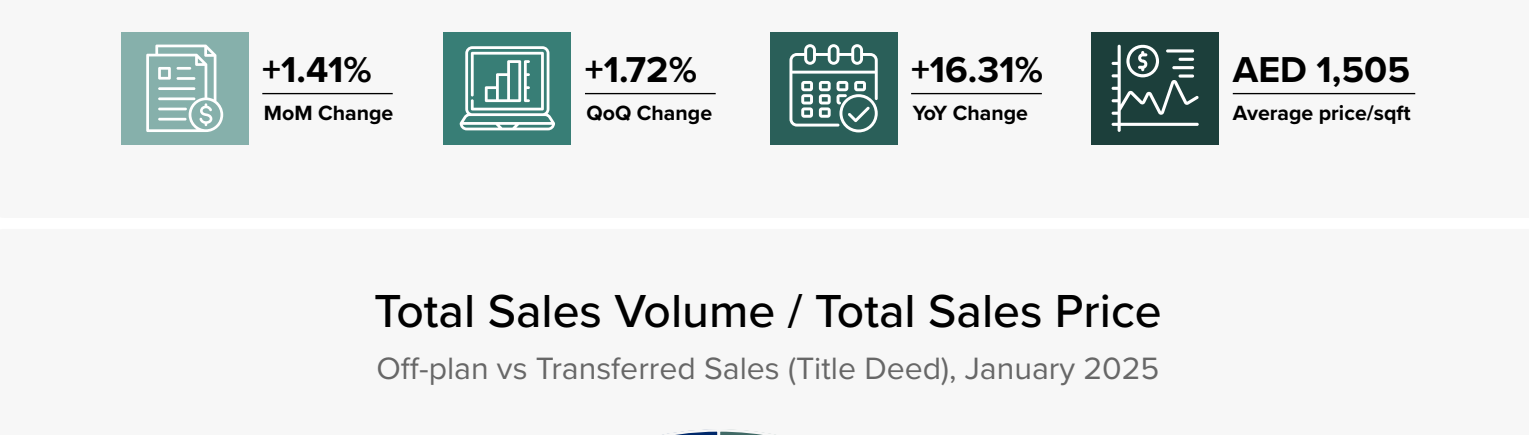
Jumeirah Gate Tower 1, JBR

3 3 4 1,940 sqft

AED 9,400,000

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	597,064	959,084	1,566,656	2,256,993	-	-	-
Business Bay	1,039,236	1,493,033	2,373,112	5,036,219	6,266,000	6,000,000	-
Creek	-	1,622,831	2,683,723	4,013,942	8,525,000	-	-
Downtown	1,345,441	2,115,994	3,787,455	7,182,928	21,562,530	20,924,888 (1 transaction)	-
Dubai Hills	1,040,000	1,530,871	2,519,383	3,963,051	-	-	-
Dubai Marina	1,226,668	1,624,467	2,473,637	4,250,696	7,793,988	8,900,000 (1 transaction)	-
Dubai South	471,586	681,797	1,114,636	-	-	-	-
EMAAR Beachfront	-	2,794,901	4,397,569	7,137,339	19,250,000 (4 transactions)	-	-
EMAAR South	-	1,074,681	1,737,159	2,625,222	-	-	-
Greens	865,000	1,295,848	1,991,542	3,385,000	5,625,782 (1 transaction)	-	-
JBR	1,115,110	2,133,125	3,055,014	3,963,857	10,112,500 (4 transactions)	-	-
JLT	712,225	1,239,896	2,059,066	3,110,878	8,437,500	2,612,500 (2 transactions)	-
JVC	623,105	961,400	1,507,195	1,822,250	2,000,000 (1 transaction)	-	-
MBR	645,510	1,281,104	2,326,307	2,440,400	12,500,000 (1 transaction)	-	-
Palm Jumeirah	1,480,100	3,254,417	4,896,591	11,099,214	19,079,167	26,333,333	-
Sobha Hartland	895,000	1,366,133	2,309,940	3,250,461	5,116,667	-	-
Views	850,000	1,610,450	2,663,109	3,277,500	-	-	-

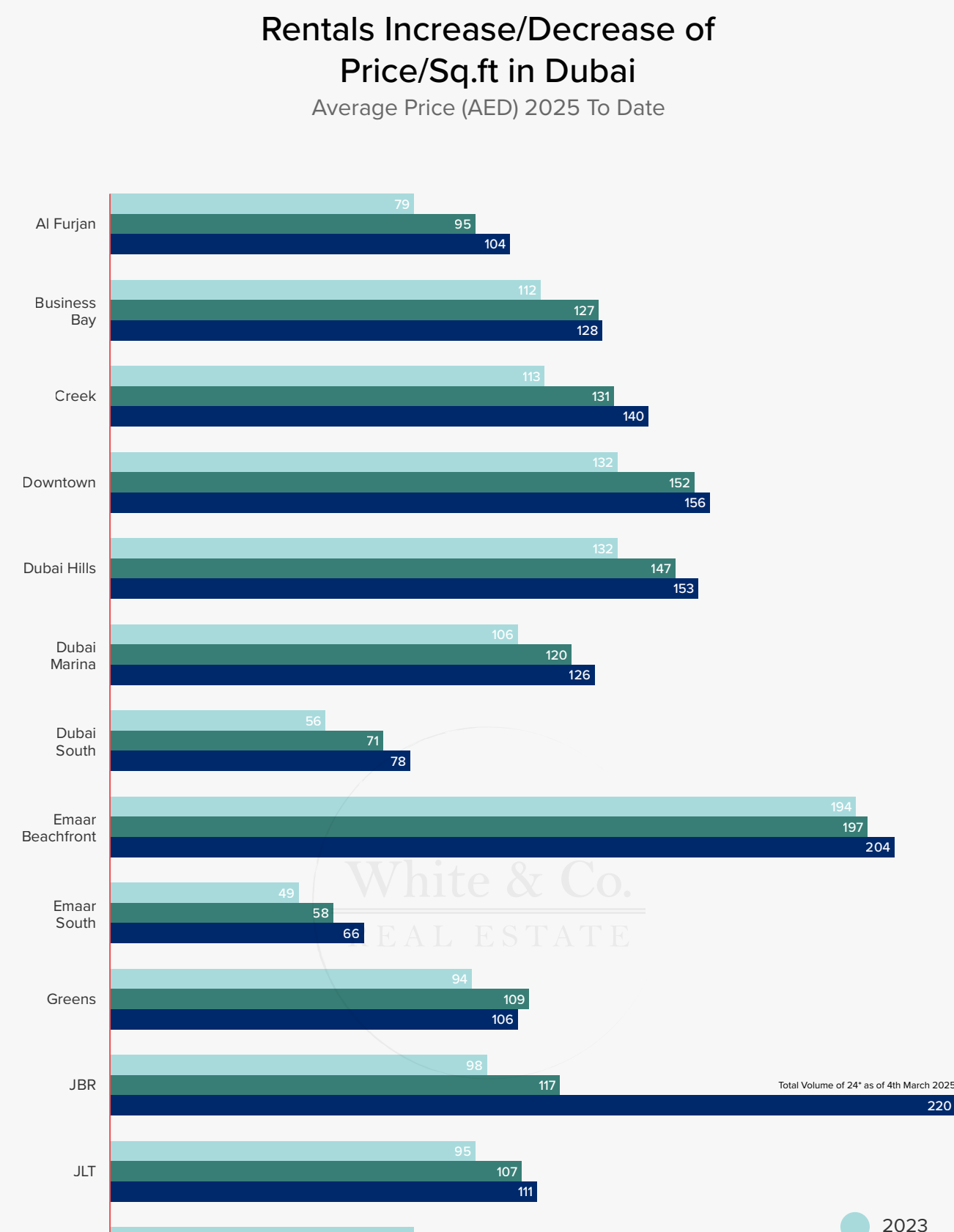
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025



Total Sales Value

AED 8,280,661,122

Hot Properties for Rent

Al Bateen Residences, JBR

2 3 1,636 sqft

AED 250,000

Al Bateen Residences, JBR

3 4 1,807 sqft

AED 260,000

Jumeirah Gate Tower 1, JBR

2 3 1,162 sqft

AED 320,000

Five Luxe JBR, JBR

1 2 1,285 sqft

AED 350,000

Murjan 5, JBR

4 4 5,709 sqft

AED 699,999

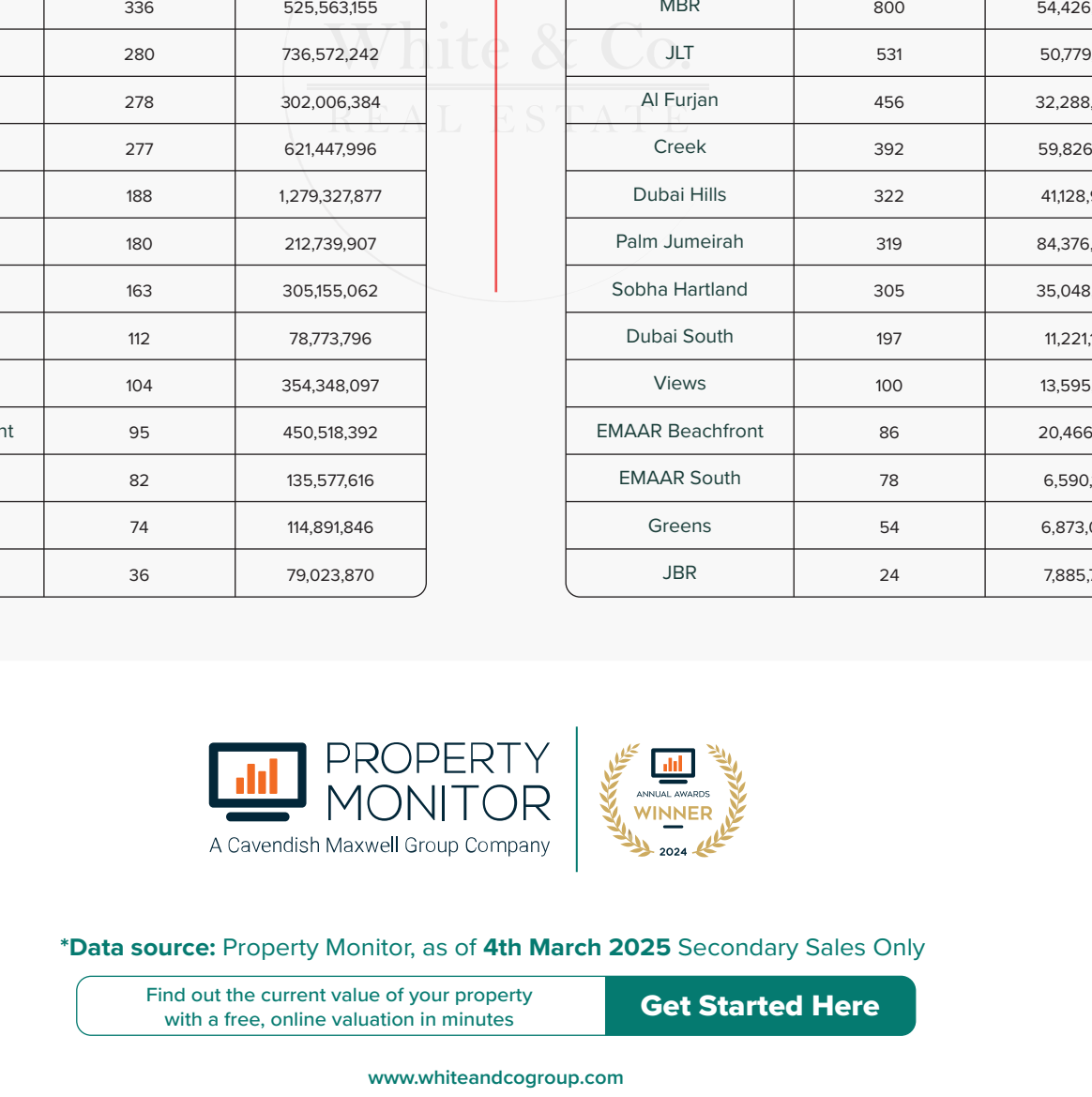
Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	51,623	72,851	105,415	169,000	-	-	-
Business Bay	70,596	98,828	142,399	206,644	184,000	-	-
Creek	-	110,467	157,976	225,277	401,952	-	-
Downtown	84,198	132,399	210,028	303,231	553,286	-	-
Dubai Hills	80,000	99,213	152,393	278,571	-	-	-
Dubai Marina	79,480	106,610	155,117	234,706	444,308	-	-
Dubai South	40,881	52,366	73,676	103,600	-	-	-
EMAAR Beachfront	-	161,952	257,357	415,000	-	-	-
EMAAR South	-	55,149	95,286	97,098	-	-	-
Greens	58,280	99,020	149,386	215,000	-	-	-
JBR	-	162,000	332,216	630,000	-	-	-
JLT	60,062	92,010	128,130	207,308	-	270,000 (1 transaction)	-
JVC	50,221	74,351	113,541	132,333	245,000 (2 transactions)	-	-
MBR	50,782	88,263	120,573	192,667	-	800,000 (1 transaction)	-
Palm Jumeirah	105,688	178,115	420,420	710,603	365,000 (2 transactions)	500,000 (2 transactions)	-
Sobha Hartland	72,896	98,164	150,155	224,729	-	-	-
Views	68,667	111,179	154,026	219,607	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

February 2025

Total Sales Value

AED 1,075,263,987

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.78 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.37 %
Emirates Living (Greens, Views)	Apartment	6.97 %
Sobha Hartland	Apartment	6.80 %
Dubai Marina	Apartment	6.65 %
Meydan	Apartment	6.59 %
Business Bay	Apartment	6.48 %
Dubai Hills	Apartment	6.43 %
JBR	Apartment	6.34 %
Downtown	Apartment	6.22 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.42 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value
JVC	926	879,806,018
Business Bay	654	1,190,928,208
Dubai Marina	526	1,279,084,480
Downtown	490	1,981,583,670
JLT	336	525,563,155
Creek	280	736,572,242
MBR	278	135,577,616
Dubai Hills	277	621,447,897
Palm Jumeirah	188	1,279,327,877
Al Furjan	180	212,739,907
Sobha Hartland	163	305,155,062
Dubai South	112	78,773,796
JBR	104	354,348,097
EMAAR Beachfront	95	450,518,392
Greens	82	135,577,616
EMAAR South	74	114,891,846
Views	36	79,023,870

Rentals	Total Volume	Total Value
JVC	1,665	123,865,835
Business Bay	1,288	140,942,556
Dubai Marina	948	127,847,049