

JBR 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 the 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

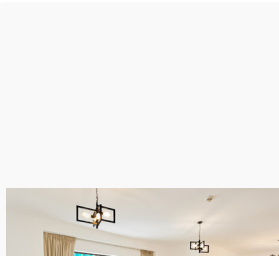
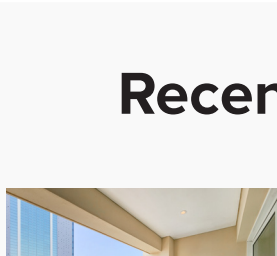
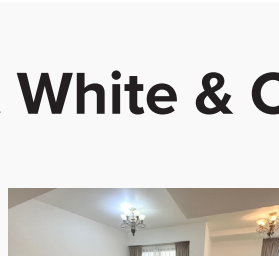
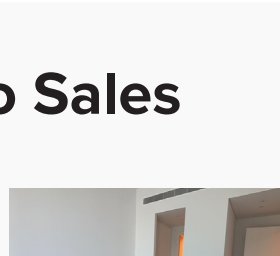
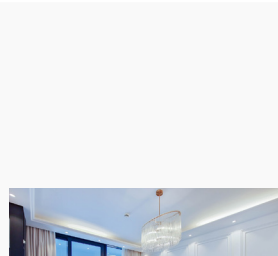
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.19%	4.59%

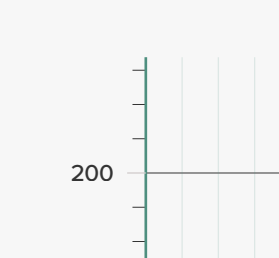
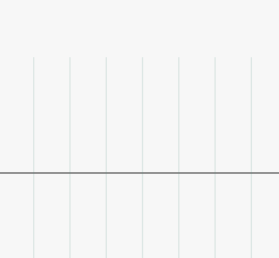
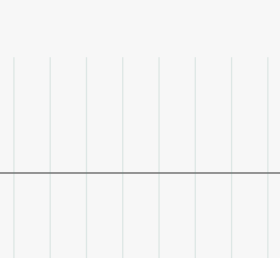
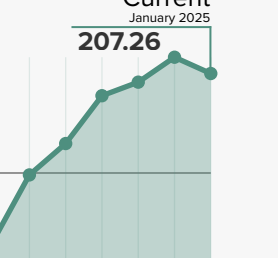
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

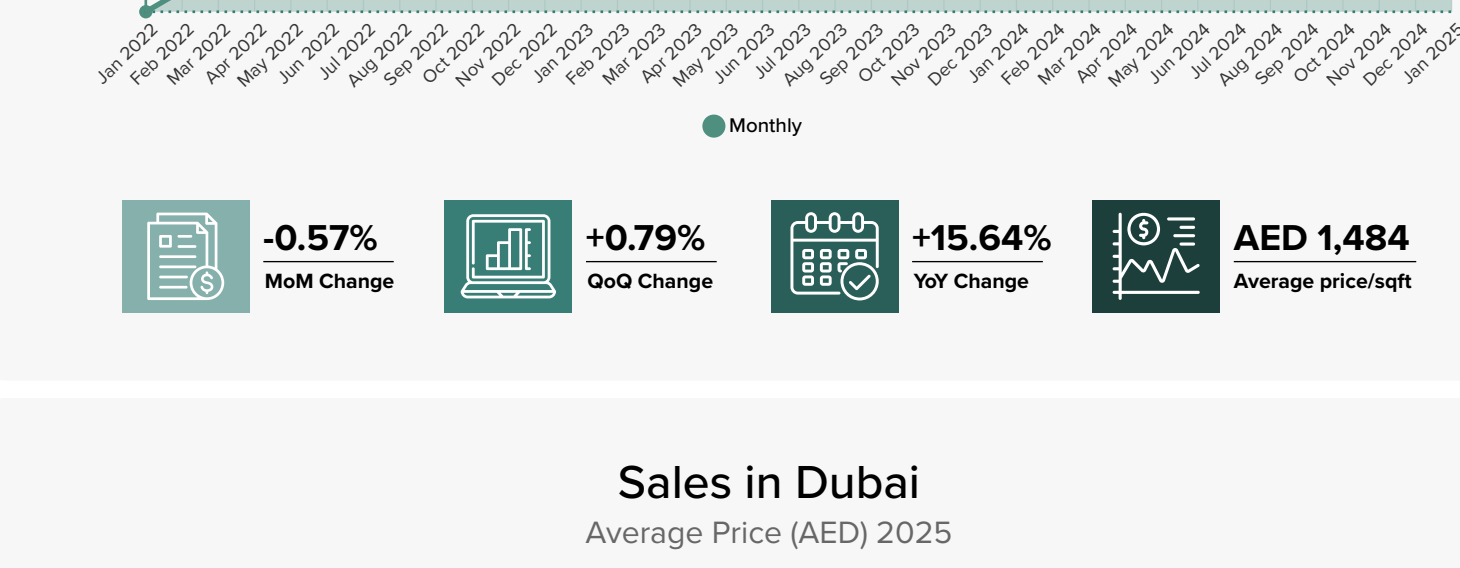
 Murjan 5, JBR 3 3 4 1,929 sqft AED 3,230,000	 Murjan 1, JBR 3 3 4 1,922 sqft AED 3,600,000	 Jumeirah Gate Tower 1, JBR 2 3 3 1,133 sqft AED 5,000,000	 Jumeirah Gate Tower 2, JBR 2 3 3 1,163 sqft AED 7,000,000	 Sobha 6, JBR 4 3 6 6,233 sqft AED 11,599,000
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Recent White & Co Sales

 Bahar 4, JBR 1 1 2 1,267 sqft AED 2,200,000	 Sedaf 4, JBR 3 3 4 1,987 sqft AED 2,450,000	 Rimal 5, JBR 3 3 4 1,925 sqft AED 3,300,000	 La Vie, JBR 2 2 3 1,400 sqft AED 6,200,000	 Jumeirah Gate Tower 1, JBR 3 3 4 1,940 sqft AED 9,400,000
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Dubai House Price Timeline

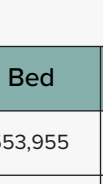
January 2025



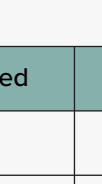
-0.57%
MoM Change



+0.79%
QoQ Change



+15.64%
YoY Change



AED 1,484
Average price/sqft

Sales in Dubai

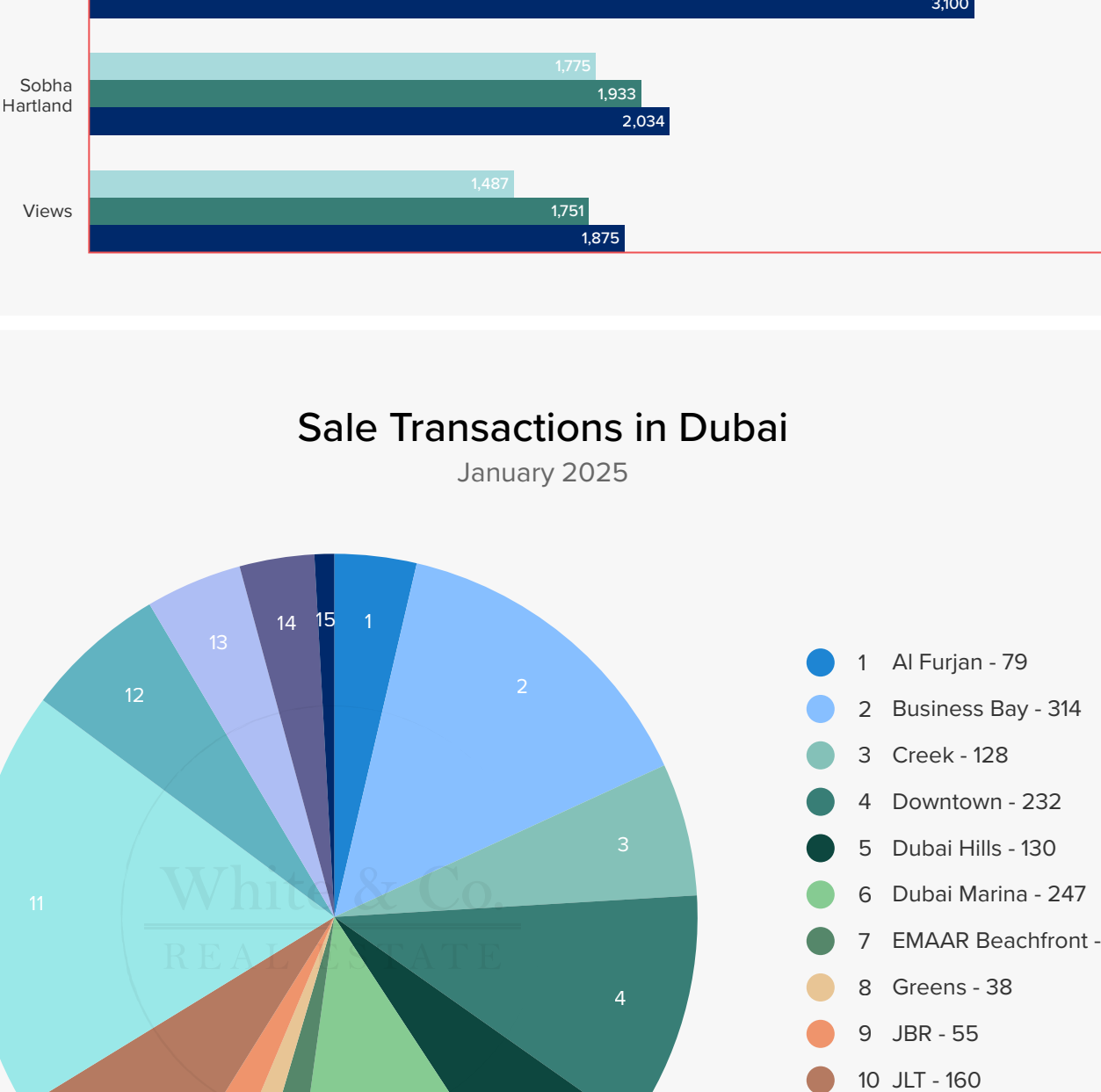
Average Price (AED) 2025

	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	-
EMAAR Beachfront	-	2,823,515	4,282,992	6,874,933	22,000,000 (1 Transaction)	-	-
Greens	886,667	1,313,478	1,968,231	3,075,000 (1 Transaction)	-	-	-
JBR	1,098,888	2,166,667	2,803,654	4,861,250	5,750,000	-	-
JLT	704,552	1,219,332	2,020,708	3,512,611	4,375,000 (1 Transaction)	2,612,500 (2 Transactions)	-
JVC	623,979	957,661	1,568,336	1,780,000	2,000,000 (1 Transaction)	-	-
MBR	633,852	1,288,190	2,674,321	1,950,000	12,500,000 (1 Transaction)	-	-
Palm Jumeirah	1,490,000	3,219,943	5,147,583	12,150,550	17,950,000	13,000,000 (1 Transaction)	-
Sobha Hartland	870,000	1,380,891	2,384,507	3,214,656	-	-	-
Views	850,000	1,653,636	2,652,500	3,213,333	-	-	-

Sales Increase/Decrease of

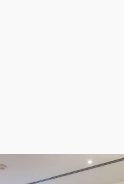
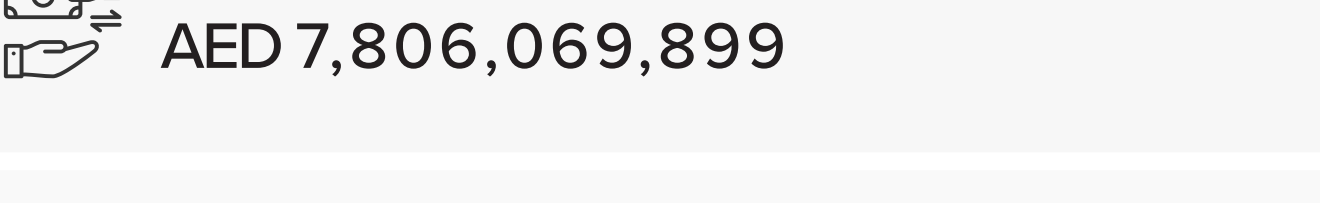
Price/Sq.ft in Dubai

Average Price (AED) 2025



Sale Transactions in Dubai

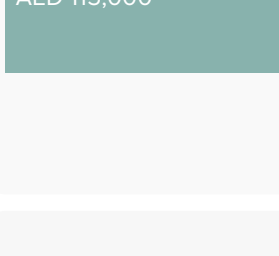
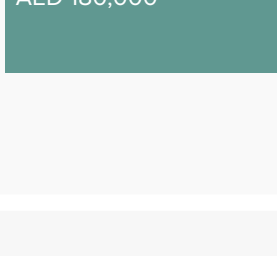
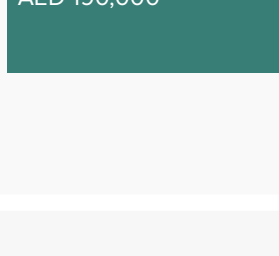
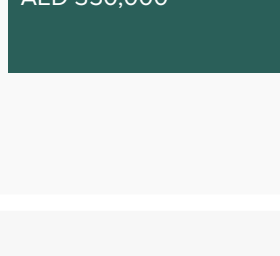
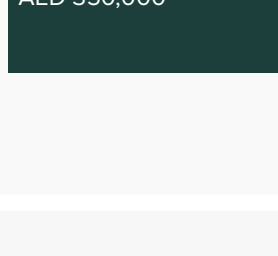
January 2025



Total Sales Value

AED 7,806,069,899

Hot Properties for Rent

 Rimal 3, JBR 1 1 2 966 sqft AED 115,000	 Sedaf 7, JBR 2 2 2 1,417 sqft AED 180,000	 Jumeirah Gate Tower 2, JBR 1 1 2 696 sqft AED 190,000	 Jumeirah Gate Tower 1, JBR 2 3 3 1,475 sqft AED 350,000	 The Address Jumeirah Resort and Spa, JBR 2 3 3 1,167 sqft AED 350,000
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Rentals in Dubai

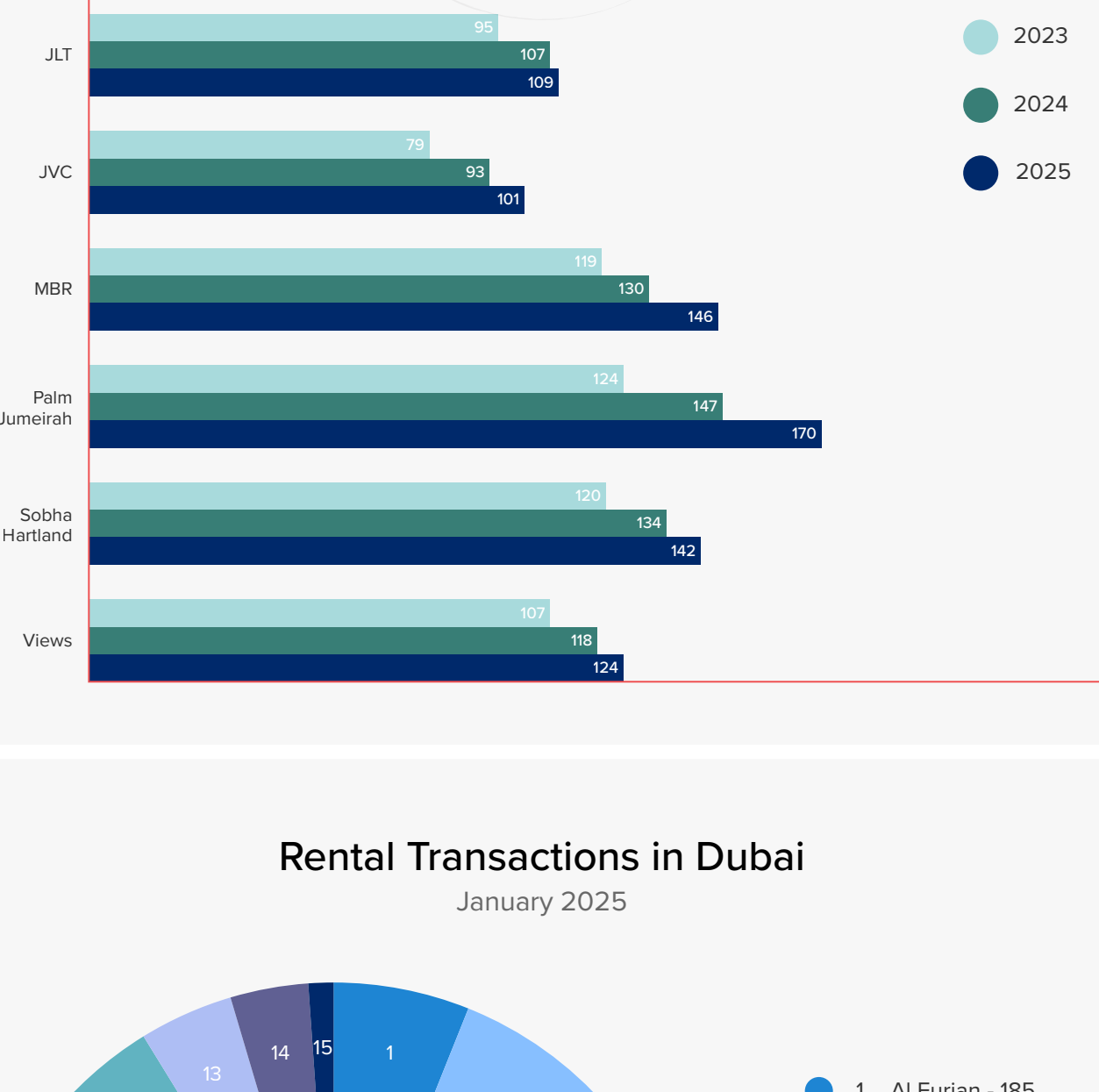
Average Price (AED) 2025

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	50,836	74,261	104,910	168,750	-	-	-
Business Bay	69,253	99,628	142,323	197,096	408,333	-	-
Creek	-	104,906	155,832	237,526	355,325	-	-
Downtown	75,520	126,392	201,050	323,125	760,000	-	-
Dubai Hills	75,000	98,684	157,456	284,644	-	-	-
Dubai Marina	82,516	113,830	165,992	240,982	420,000	-	-
EMAAR Beachfront	-	160,353	283,571	386,667	-	-	-
Greens	59,839	100,563	145,848	206,667	-	-	-
JBR	-	166,250	373,000	683,333	-	-	-
JLT	61,686	90,857	126,561	161,333	-	270,000 (1 Transaction)	-
JVC	50,056	73,426	109,465	125,550	-	-	-
MBR	51,330	96,535	135,455	195,200	-	800,000 (1 Transaction)	-
Palm Jumeirah	106,200	184,712	505,664	910,538	365,000 (2 Transactions)	-	-
Sobha Hartland	74,219	96,103	143,667	218,750	-	-	-
Views	64,000	106,813	157,838	253,833	-	-	-

Rentals Increase/Decrease of

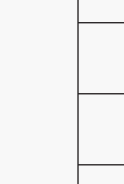
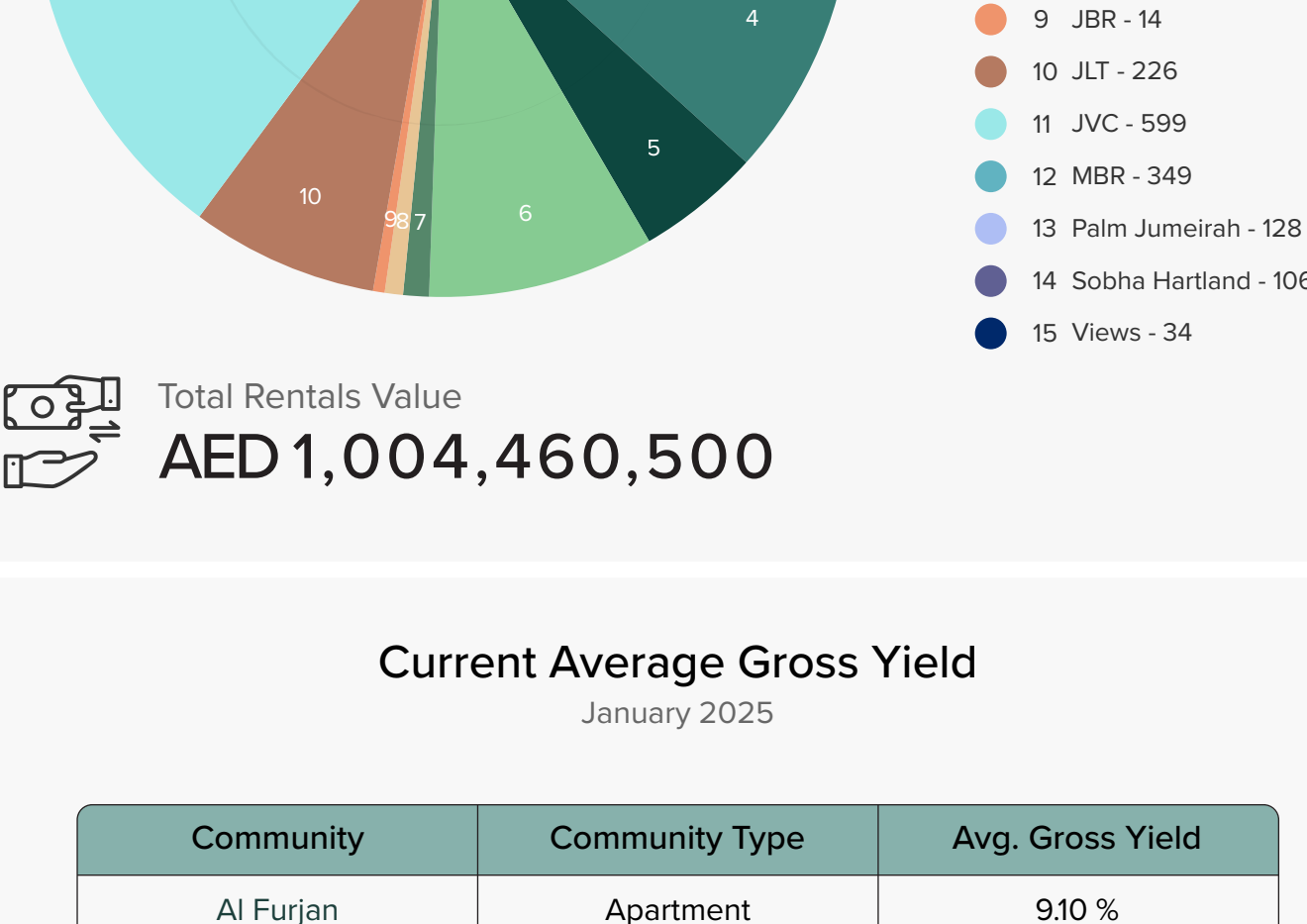
Price/Sq.ft in Dubai

Average Price (AED) 2025



Rental Transactions in Dubai

January 2025



Total Rentals Value

AED 1,004,460,500

Current Average Gross Yield

January 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.10 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.30 %
Emirates Living (Greens, Views)	Apartment	6.95 %
Dubai Marina	Apartment	6.85 %
Sobha Hartland	Apartment	6.73 %
Meydan	Apartment	6.69 %
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 427 406,708,761

Business Bay 333 611,416,560

Dubai Marina 261 698,735,099

Downtown 245 1,012,449,526

JLT 168 267,012,799

MBR 140 163,025,723

Dubai Hills 138 332,821,371

Creek 134 344,461,323

Palm Jumeirah 99 713,307,958

Al Furjan 83 103,374,372

Sobha Hartland 78 139,624,075

JBR 56 189,420,550

Emar Beachfront 52 246,397,751

Greens 40 61,532,000

Views 20 44,285,000

Rentals

Total Volume Total Value

JVC 795 58,010,102

Business Bay 618 67,750,164

Downtown 450 79,711,566

MBR 441 31,677,080

Dubai Marina 357 48,656,507

JLT 290 27,030,514

Al Furjan 251 18,615,117

Creek 192 29,339,089

Dubai Hills 189 24,262,023

Palm Jumeirah 174 50,004,859

Sobha Hartland 137 14,813,082

Views 55 10,250,427

Emar Beachfront 44 10,554,627

Greens 27 3,672,059

JBR 17 5,858,000