

JBR March 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 & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in Q1 for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.

Mortgage Rates

Interest rates starting from 3.89% Fixed for 1 & 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

Shams 4, JBR

2 3 1,267 sqft

AED 3,000,000

Murjan 5, JBR

3 4 1,929 sqft

AED 3,050,000

Five Luxe JBR, JBR

3 1 931 sqft

AED 3,600,000

Jumeirah Gate Tower 1, JBR

2 3 1,133 sqft

AED 4,150,000

La Vie, JBR

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 4 1,987 sqft

AED 2,450,000

Rimal 5, JBR

3 4 1,925 sqft

AED 3,300,000

La Vie, JBR

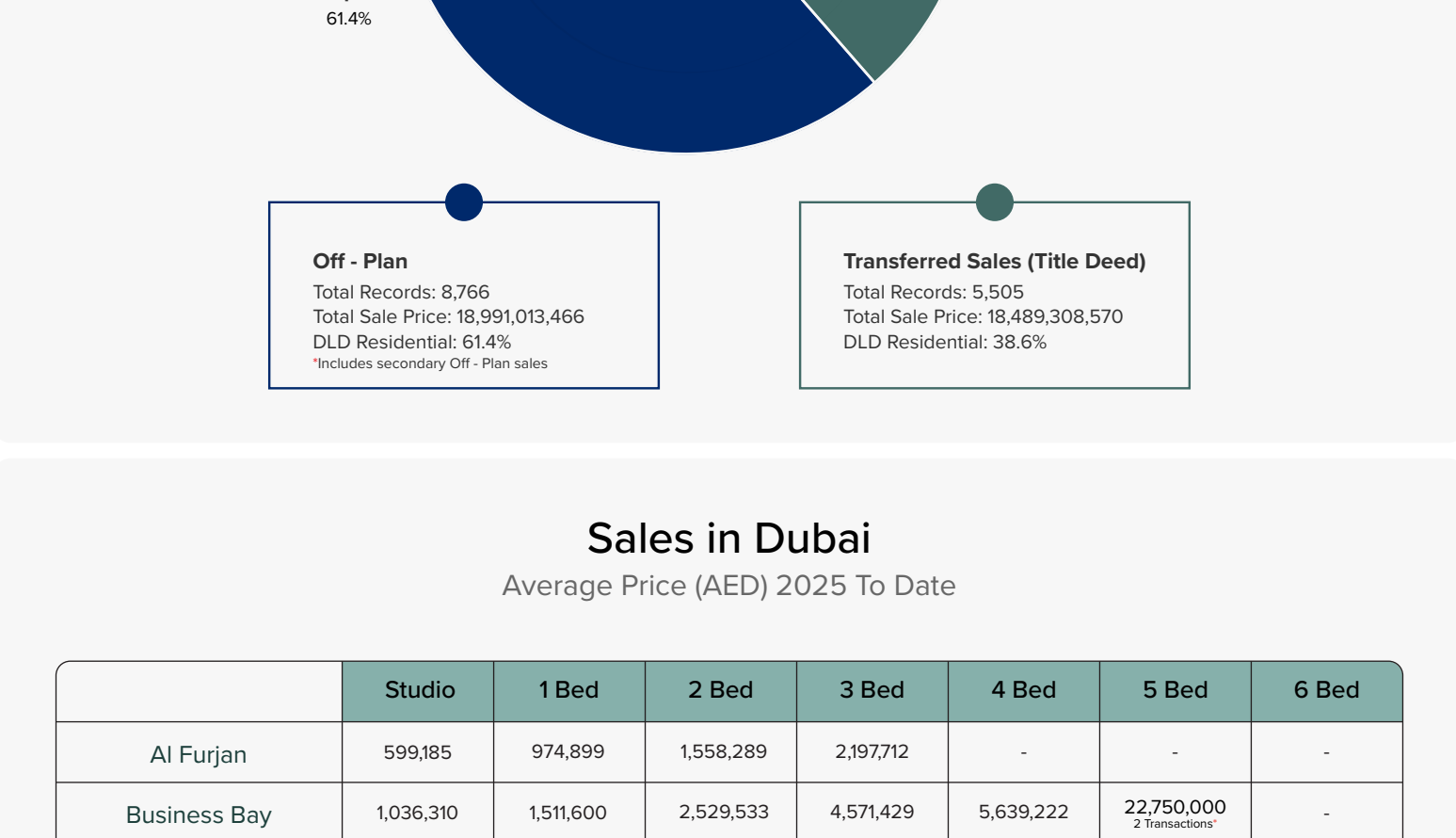
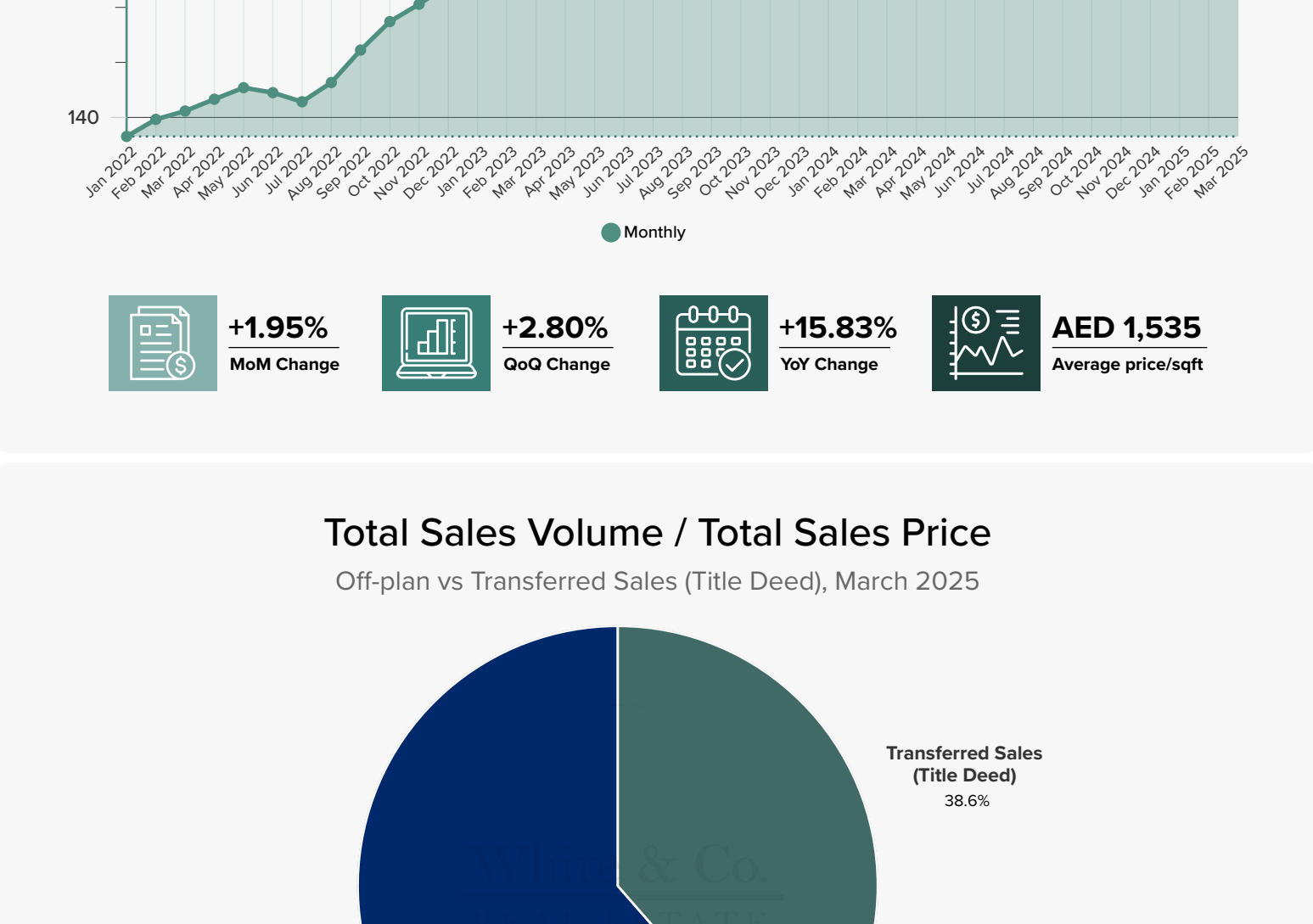
2 3 1,400 sqft

AED 6,200,000

Jumeirah Gate Tower 1, JBR

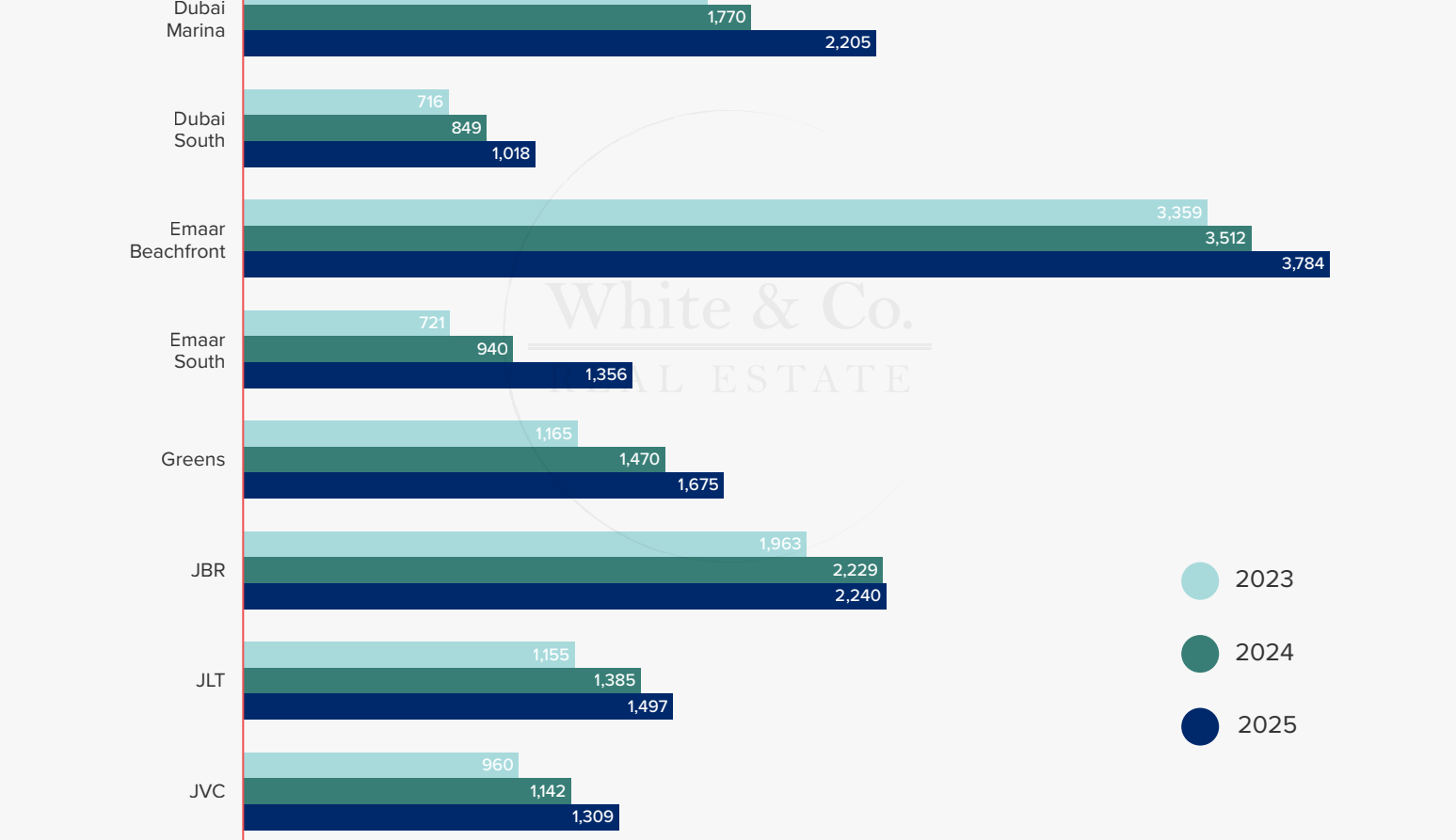
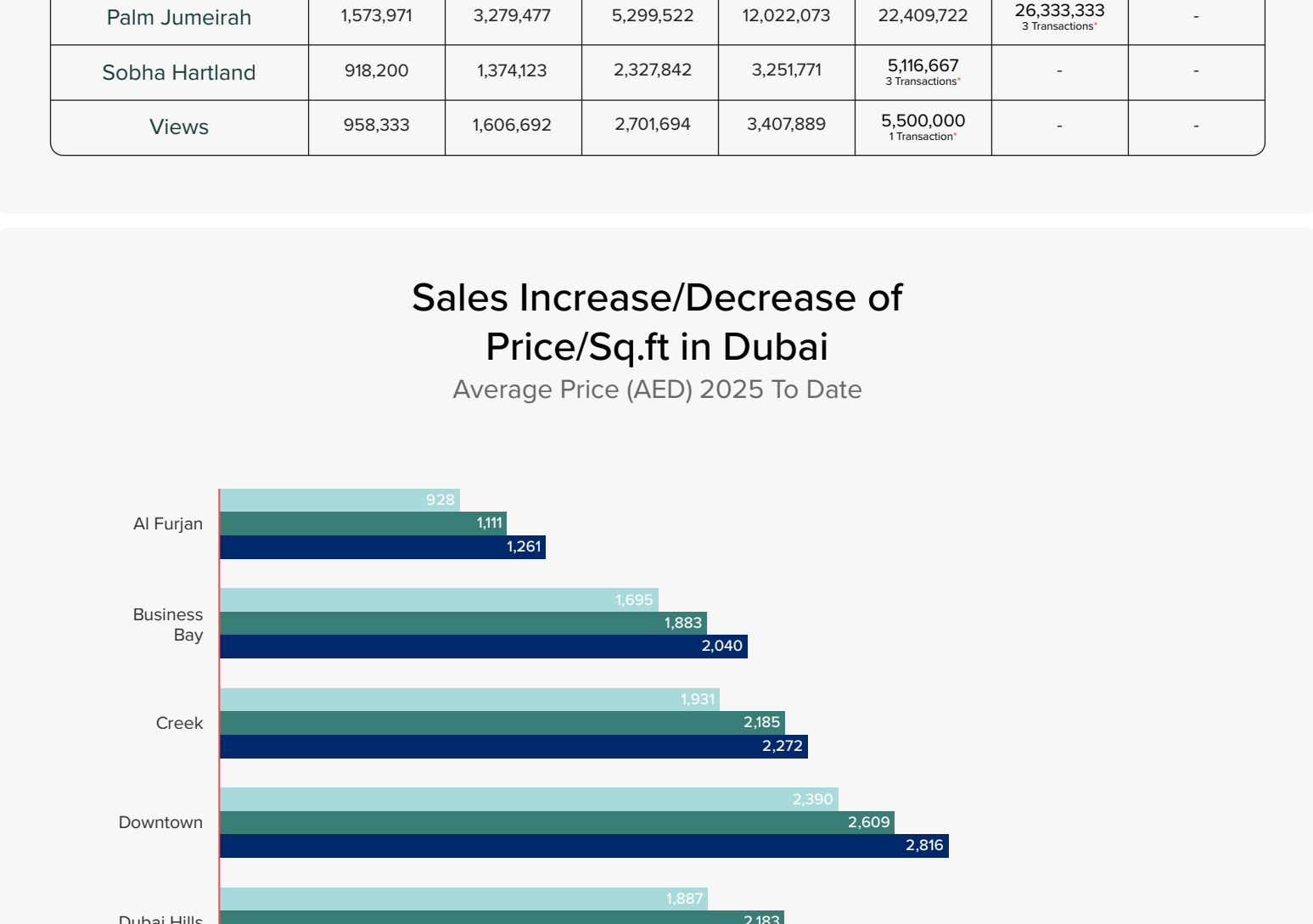
3 4 1,940 sqft

AED 9,400,000



Sales in Dubai
Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,185	974,899	1,558,289	2,197,712	-	-	-
Business Bay	1,036,310	1,511,600	2,529,533	4,571,429	5,639,222	22,750,000 2 Transactions	-
Creek	-	1,644,073	2,731,422	3,986,737	7,893,689	-	18,500,000 1 Transaction
Downtown	1,352,161	2,146,414	3,785,728	7,242,938	22,994,322	20,924,888 1 Transaction	-
Dubai Hills	895,852	1,535,932	2,502,607	3,911,921	-	-	-
Dubai Marina	1,331,801	1,660,641	2,371,149	4,130,363	7,724,597	19,050,000 5 Transactions	-
Dubai South	469,950	688,344	1,093,416	1,797,661	-	-	-
EMAAR Beachfront	-	2,940,332	4,933,878	7,688,717	15,200,000	-	-
EMAAR South	-	1,098,388	1,731,809	2,458,506	-	-	-
Greens	865,000	1,310,536	2,104,175	3,396,429	5,625,782 2 Transactions	-	-
JBR	1,378,264	2,366,382	3,210,106	4,200,156	10,441,667	-	-
JLT	696,736	1,239,338	2,037,251	3,031,913	5,523,000	2,325,000	-
JVC	627,399	970,630	1,512,102	2,349,731	2,150,000 2 Transactions	-	-
MBR	649,233	1,315,441	2,279,456	2,316,247	12,500,000 2 Transactions	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	26,333,333 3 Transactions	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 3 Transactions	-	-
Views	958,333	1,606,692	2,701,694	3,407,889	5,500,000 1 Transaction	-	-



Total Sales Value

AED 9,302,851,017

Hot Properties for Rent

Jumeirah Gate Tower 1, JBR

1 624 sqft

AED 209,999

Jumeirah Gate Tower 1, JBR

2 3 1,162 sqft

AED 320,000

Sadaf 1, JBR

4 5 3,114 sqft

AED 320,000

Five Luxe JBR, JBR

1 2 1,285 sqft

AED 350,000

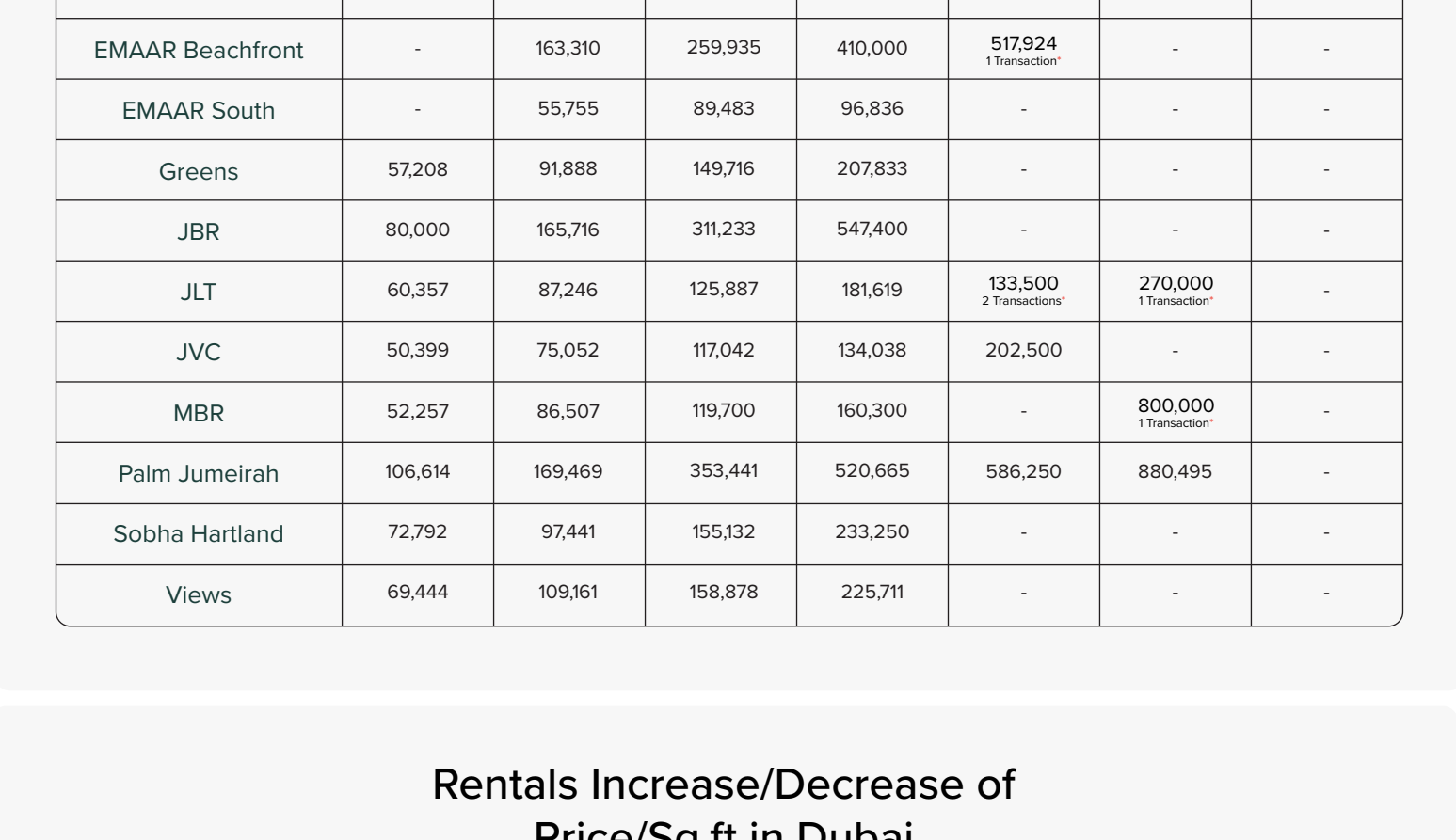
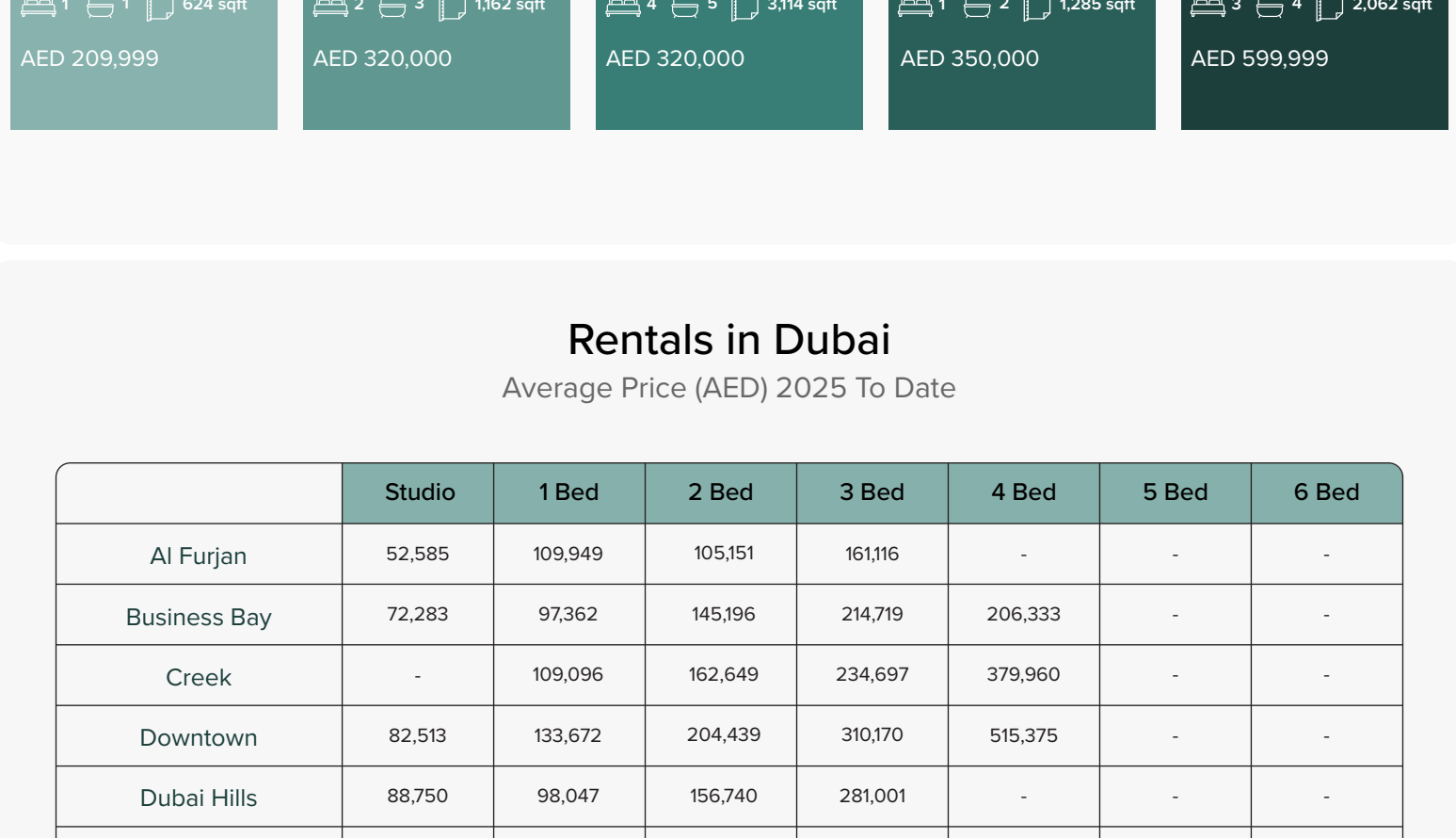
La Vie, JBR

3 4 2,062 sqft

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	52,585	109,949	105,151	161,116	-	-	-
Business Bay	72,283	97,362	145,196	214,719	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,170	515,375	-	-
Dubai Hills	88,750	98,047	156,740	281,001	-	-	-
Dubai Marina	78,087	106,200	156,462	231,253	361,741	950,000 1 Transaction	-
Dubai South	40,225	51,226	74,052	103,600	-	-	-
EMAAR Beachfront	-	163,310	259,935	410,000	517,924 2 Transactions	-	-
EMAAR South	-	55,755	89,483	96,836	-	-	-
Greens	57,208	91,888	149,716	207,833	-	-	-
JBR	80,000	165,716	311,233	547,400	-	-	-
JLT	60,357	87,246	125,887	181,619	133,500 2 Transactions	270,000 1 Transaction	-
JVC	50,399	75,052	117,042	164,038	202,500	-	-
MBR	52,257	86,507	119,700	130,300	-	800,000 1 Transaction	-
Palm Jumeirah	106,614	169,469	353,441	520,665	586,250	880,495	-
Sobha Hartland	72,792	97,441	155,132	233,250	-	-	-
Views	69,444	109,161	158,878	225,711	-	-	-



Total Rentals Value

AED 2,838,606,430

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.40 %
JVC	Apartment	7.57 %
JLT	Apartment	7.46 %
MBR	Apartment	7.41 %
Meydan	Apartment	7.15 %
Emirates Living (Greens, Views)	Apartment	6.83 %
Sobha Hartland	Apartment	6.77 %
Dubai Marina	Apartment	6.61 %
Dubai Hills	Apartment	6.46 %
Business Bay	Apartment	6.34 %
JBR	Apartment	6.25 %
Downtown	Apartment	6.15 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.27 %

Total Sales & Rentals in Dubai
2025 To Date

Sales

	Total Volume	Total Value
JVC	1,502	1,462,039,746
Dubai Marina	983	2,212,865,804
Business Bay	972	1,843,434,755
Downtown	769	3,054,235,119
JLT	496	781,527,705
Dubai Hills	439	942,176,707
MBR	430	2,037,078,616
Creek	409	1,115,173,568
Palm Jumeirah	293	2,096,082,609
Al Furjan	281	327,620,744
Sobha Hartland	258	483,506,954
EMAAR Beachfront	182	937,421,803
JBR	169	641,421,310
Dubai South	146	104,135,964
Greens	118	203,077,616
EMAAR South	90	139,599,950
Views	60	139,848,870

Rentals

	Total Volume	Total Value
JVC	2,374	176,831,823
Business Bay	1,891	209,403,295
Dubai Marina	1,266	174,590,017
Downtown	1,245	221,719,382
MBR	1,138	76,607,452
JLT	811	78,533,928
Al Furjan	635	53,202,153
Creek	597	90,832,070
Palm Jumeirah	459	121,351,767
Sobha Hartland	454	52,021,525
Dubai Hills	444	57,325,890
Dubai South	306	16,757,149
Views	149	20,351,955
EMAAR Beachfront	117	28,381,605
EMAAR South	105	8,890,998
Greens	80	9,570,384
JBR	44	13,306,605