

JGE February Market Report

News

Dubai Property Market Sees Strong Start to 2025 with Dhs 44.4 Billion in Sales

Dubai's property market saw a strong start to 2025, with Dhs 44.4 billion in sales, a 24.1% increase from last year. Villa and land sales surged, while off-plan properties made up 65% of total sales, reflecting growing investor confidence.

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	90%	3.94%	4.19%
Self Employed	80%	4.04%	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

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Hot Properties for Sale

Redwood Park, JGE

🚗 🏠 4 🏠 5 🏠 3,649 sqft

AED 9,500,000

Redwood Avenue, JGE

🚗 🏠 3 🏠 6 🏠 5,327 sqft

AED 10,600,000

Whispering Pines, JGE

🚗 🏠 3 🏠 5 🏠 2,850 sqft

AED 13,750,000

Sienna Lakes, JGE

🚗 🏠 5 🏠 5 🏠 8,188 sqft

AED 23,500,000

Recent White & Co Sales

Cherrywoods, JGE

🚗 🏠 3 🏠 4 🏠 2,228 sqft

AED 2,950,000

Jasmine Lane, JGE

🚗 🏠 3 🏠 4 🏠 2,194 sqft

AED 4,900,000

Jasmine Lane, JGE

🚗 🏠 3 🏠 4 🏠 2,859 sqft

AED 5,600,000

Sanctuary Falls, JGE

🚗 🏠 5 🏠 5 🏠 5,600 sqft

AED 12,300,000

Dubai House Price Timeline

February 2025



Monthly



+1.41%

MoM Change



+1.72%

QoQ Change



+16.31%

YoY Change

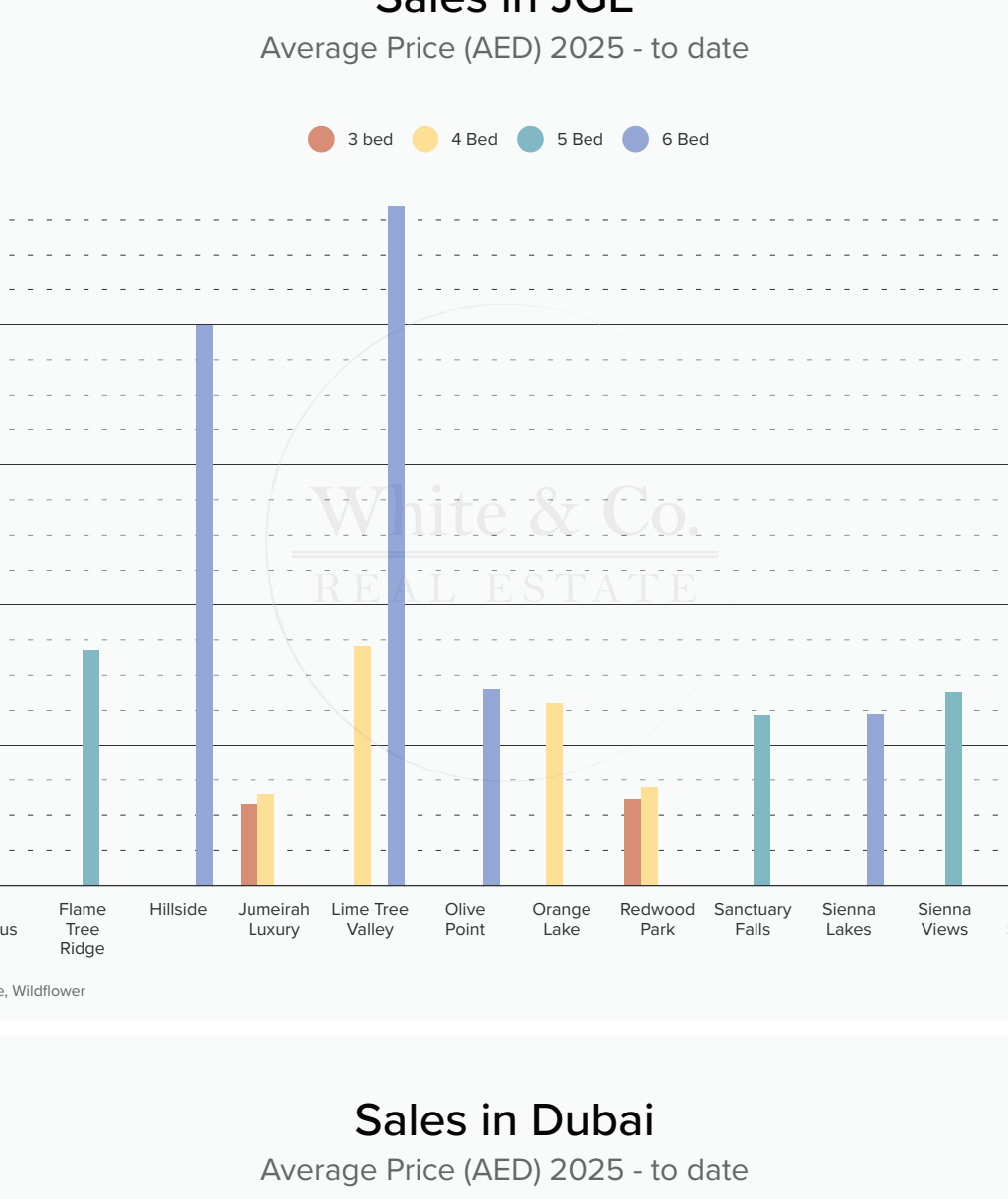


AED 1,505

Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), February 2025

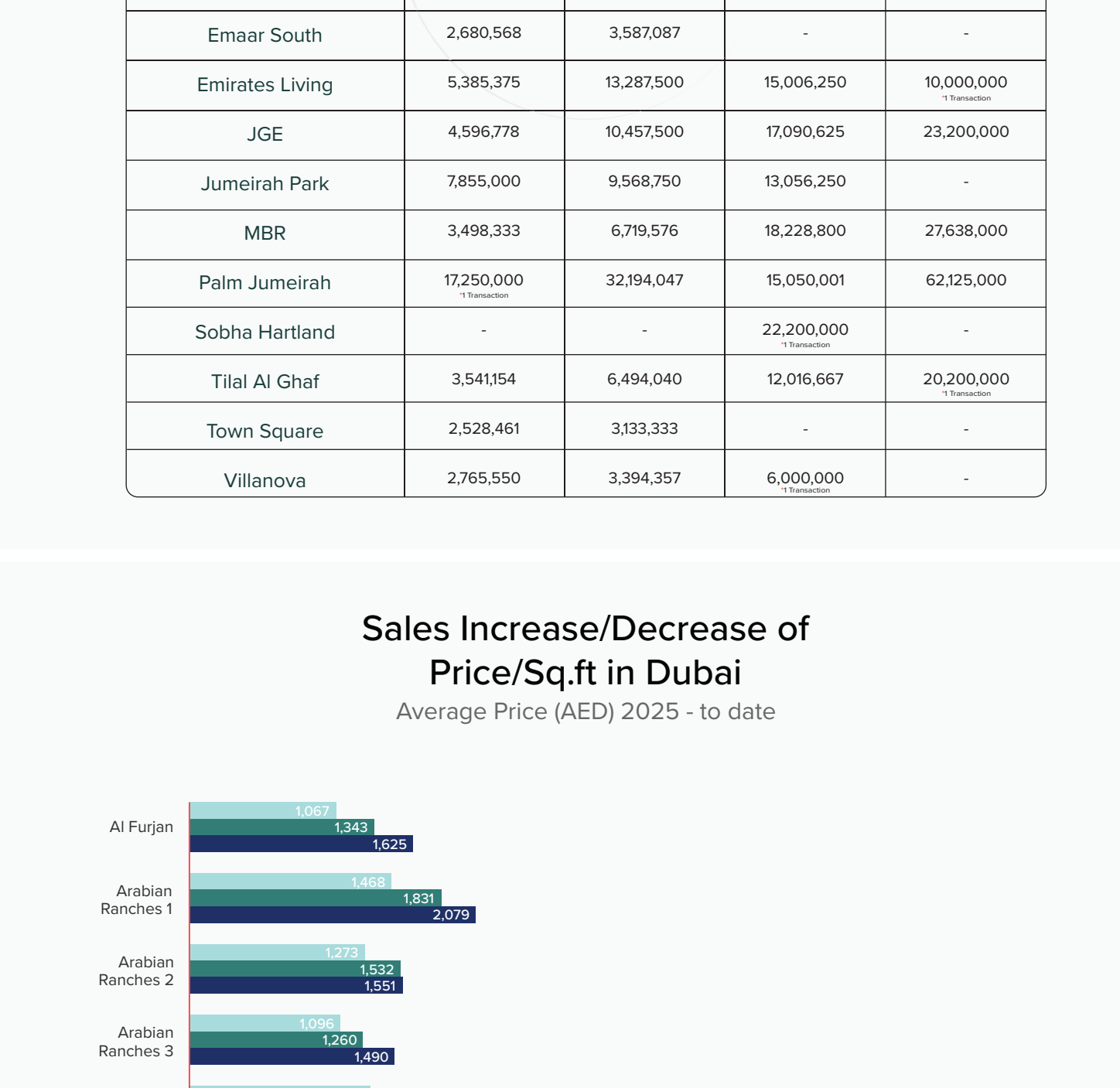


Off - Plan
Total Records: 8,827
Total Sale Price: 19,894,443,948
DLD Residential: 58.6%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 6,231
Total Sale Price: 21,369,239,508
DLD Residential: 41.4%

Sales in JGE

Average Price (AED) 2025 - to date



*No transactions in Redwood Avenue, Wildflower

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,913,100	12,356,000	11,668,571	12,900,000 * 1 transaction
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000 * 1 transaction
Arabian Ranches 3	2,683,896	4,308,168	3,930,000	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000 * 1 transaction
DAMAC Hills 2	1,614,868	1,883,676	630,000	3,933,333
DAMAC Lagoons	2,130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 * 3 transactions
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000 * 1 transaction
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,056,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000 * 1 transaction	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 * 1 transaction
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000	-

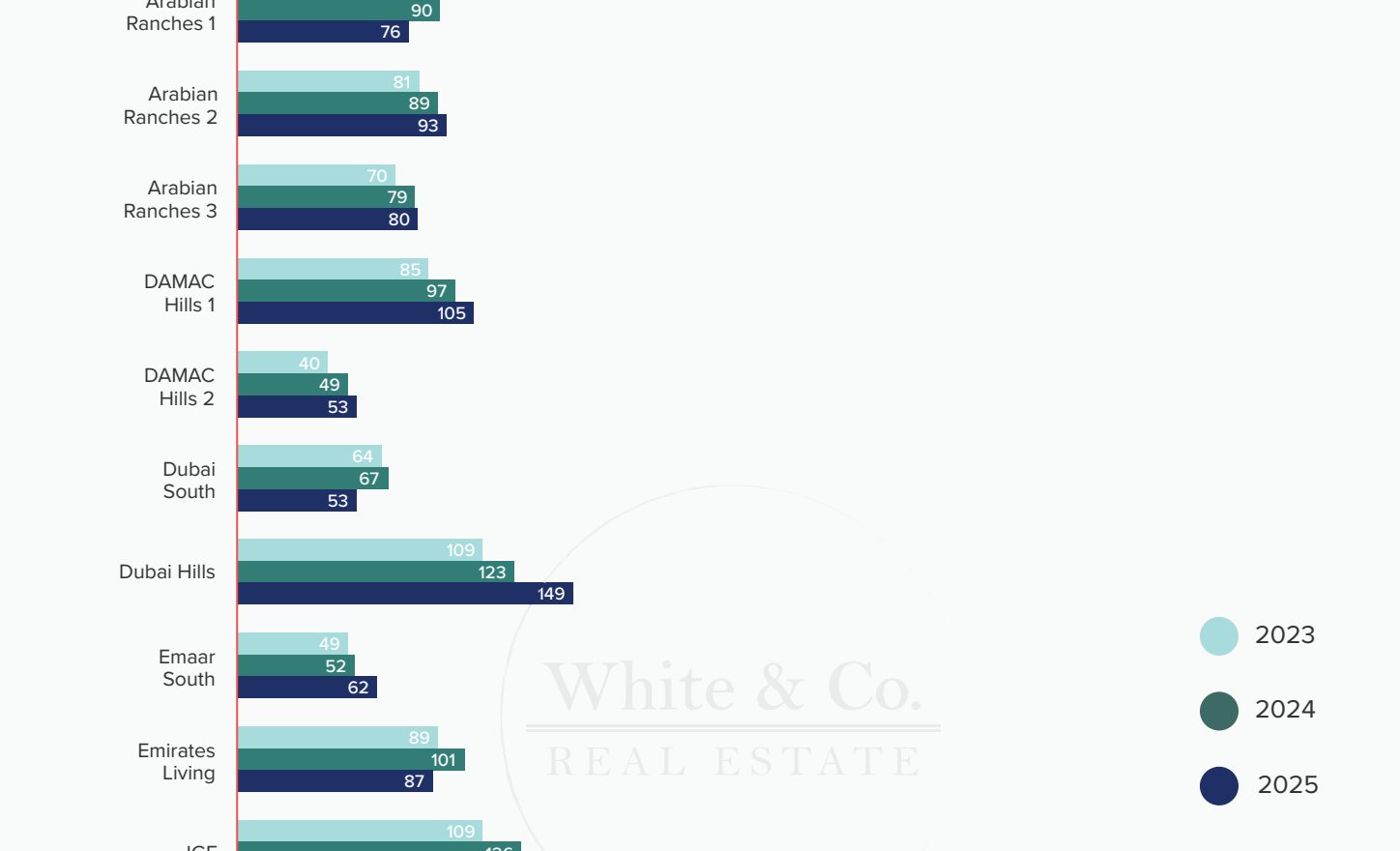
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

February 2025



Total Sales Value

AED 7,376,374,201

Hot Properties for Rent

Jasmine Lane, JGE

🚗 🏠 3 🏠 3 🏠 2,193 sqft

AED 335,000

Jumeirah Luxury, JGE

🚗 🏠 4 🏠 5 🏠 3,437 sqft

AED 489,500

Orange Lake, JGE

🚗 🏠 4 🏠 6 🏠 6,149 sqft

AED 600,000

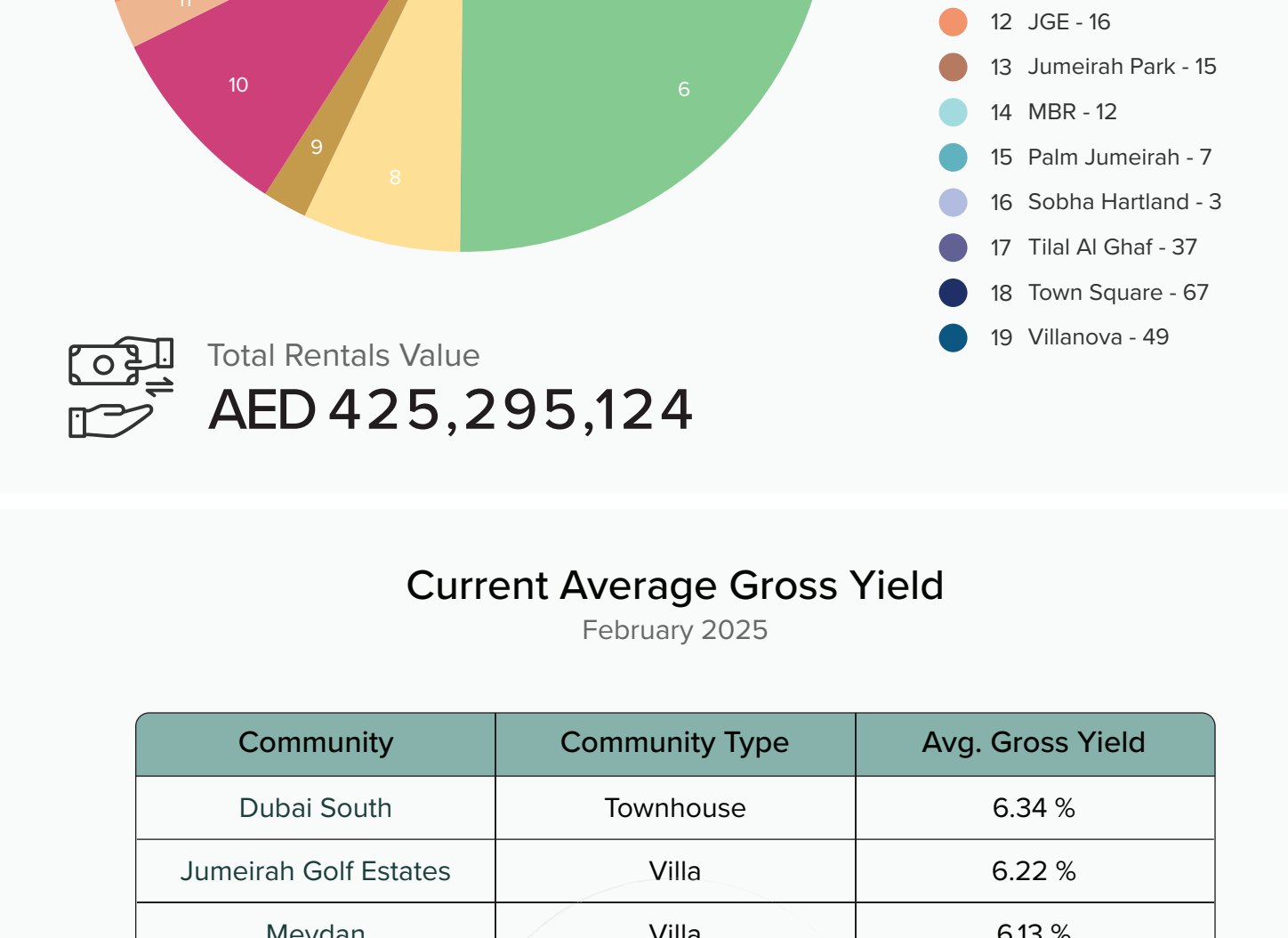
Wildflower, JGE

🚗 🏠 7 🏠 13 🏠 21,185 sqft

AED 1,990,000

Rentals in JGE

Average Price (AED) 2025 - to date



*No transactions in Al Andalus, Olive Point, Sanctuary Falls, Wildflower

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3,100,000
Arabian Ranches 2	213,929	346,842	355,000	650,000 * 1 transaction
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	-	-	-	-
Dubai Hills	331,560	387,427	505,222	1,584,000 * 1 transaction
Dubai South	156,154	-	-	-
Emaar South	109,674	151,181	-	-
Emirates Living	261,942	364,542	937,500	1,150,000
JGE	400,556	512,253	1,003,245	2,630,000
Jumeirah Park	325,993	406,823	435,714	-
MBR	160,000 * 1 transaction	716,355	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,914,341	2,420,000
Sobha Hartland	-	578,000	1,210,000	-
Tilal Al Ghaf	208,724	375,775	643,382	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

February 2025

Total Rentals Value

AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living (Springs Lakes Meadows)	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value
DAMAC Lagoons	171	488,384,019
DAMAC Hills 2	162	278,325,710
Emirates Living	122	1847,967,498
Al Furjan	116	625,319,900
Arabian Ranches 3	100	344,919,804
MBR	85	891,040,922
Emaar South	80	281,937,374
Villanova	77	227,948,000
DAMAC Hills 1	70	340,515,000
Dubai Hills	70	1,054,362,698
Tilal Al Ghaf	58	446,256,000
Town Square	56	148,852,288
Arabian Ranches 1	54	399,063,626
JGE	45	594,964,700
Dubai South	30	102,335,261
Jumeirah Park	29	260,260,000
Palm Jumeirah	26	113,984,523
Arabian Ranches 2	18	110,394,887
Sobha Hartland	3	33,670,000

Rentals	Total Volume	Total Value
DAMAC Hills 2	453	46,323,668
Town Square	168	26,094,379
DAMAC Hills 1	161	42,003,571
Emaar South	143	17,343,601
Dubai Hills	122	63,676,480
Villanova	114	18,949,171
Arabian Ranches 3	113	20,746,472
Al Furjan	109	28,706,636
Tilal Al Ghaf	83	27,415,284
Arabian Ranches 2	42	13,357,150
Emirates Living	41	13,677,434
JGE	34	22,593,015
MBR	29	29,244,500
Palm Jumeirah	27	44,182,179
Jumeirah Park	26	10,052,166
Dubai South	25	3,389,413
Arabian Ranches 1	17	9,463,323
Sobha Hartland	6	4,400,000
DAMAC Lagoons	0	0

*Data source: Property Monitor, as of 4th March 2025 Secondary Sales Only

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