

JGE 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 their 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%	4.99%
Self Employed	80%	4.10%	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

Get Started Here

Hot Properties for Sale

Jasmine Lane, JGE

3 3 4 2,205 sqft

AED 5,000,000

Flame Tree Ridge, JGE

5 5 6 6,000 sqft

AED 19,900,000

Signature Mansions, JGE

3 3 9 9,184 sqft

AED 23,000,000

The Sundials, JGE

6 6 7 9,284 sqft

AED 26,500,000

The Sundials, JGE

6 6 6 7,600 sqft

AED 29,950,000

Recent White & Co Sales

Sanctuary Falls, JGE

3 3 6 7,500 sqft

AED 11,600,000

Cherrywoods, JGE

3 3 4 2,228 sqft

AED 2,950,000

Jasmine Lane, JGE

3 3 4 2,194 sqft

AED 4,900,000

Jasmine Lane, JGE

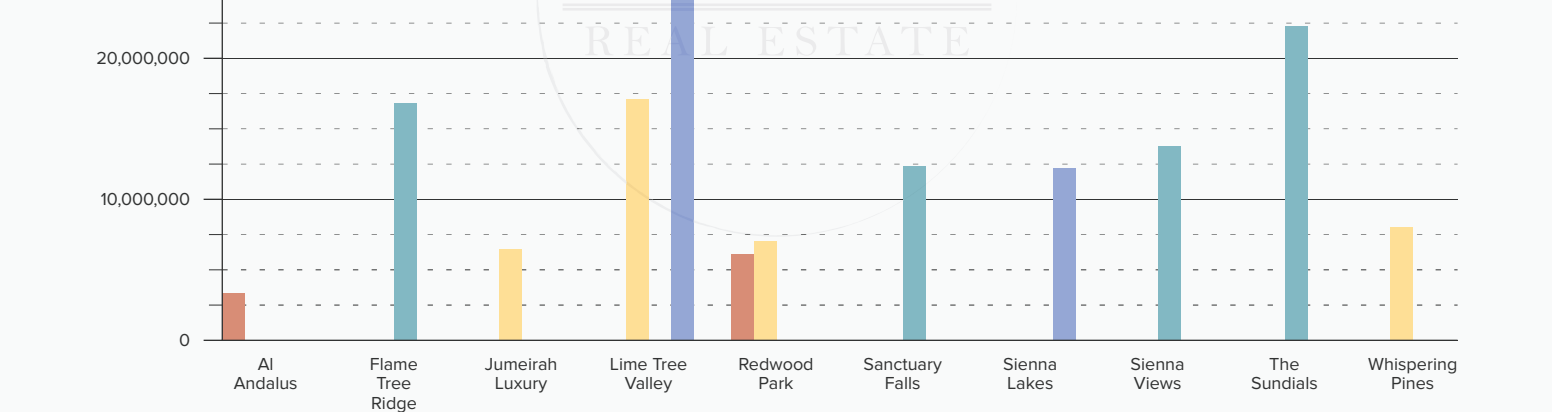
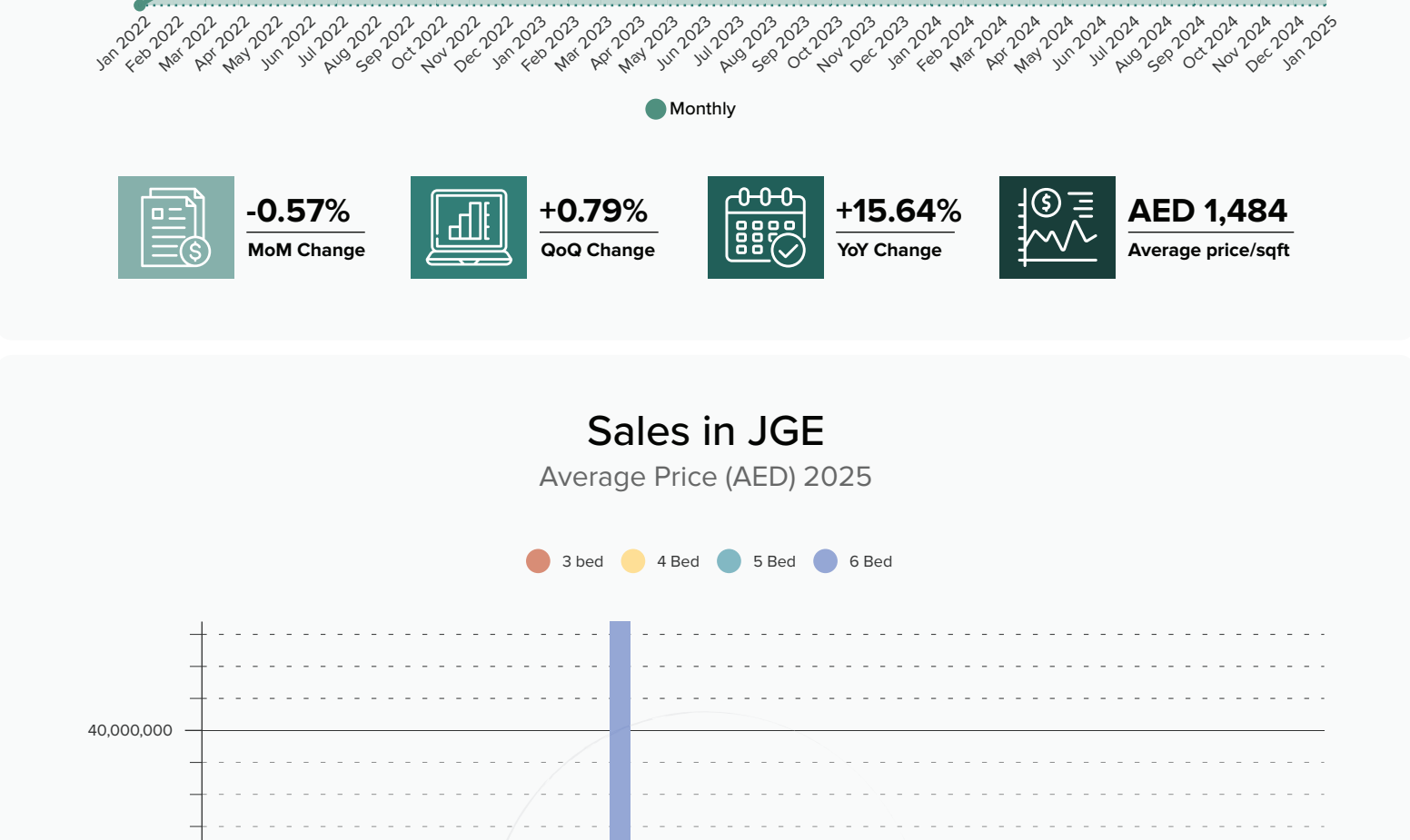
3 3 4 2,859 sqft

AED 5,600,000

Sanctuary Falls, JGE

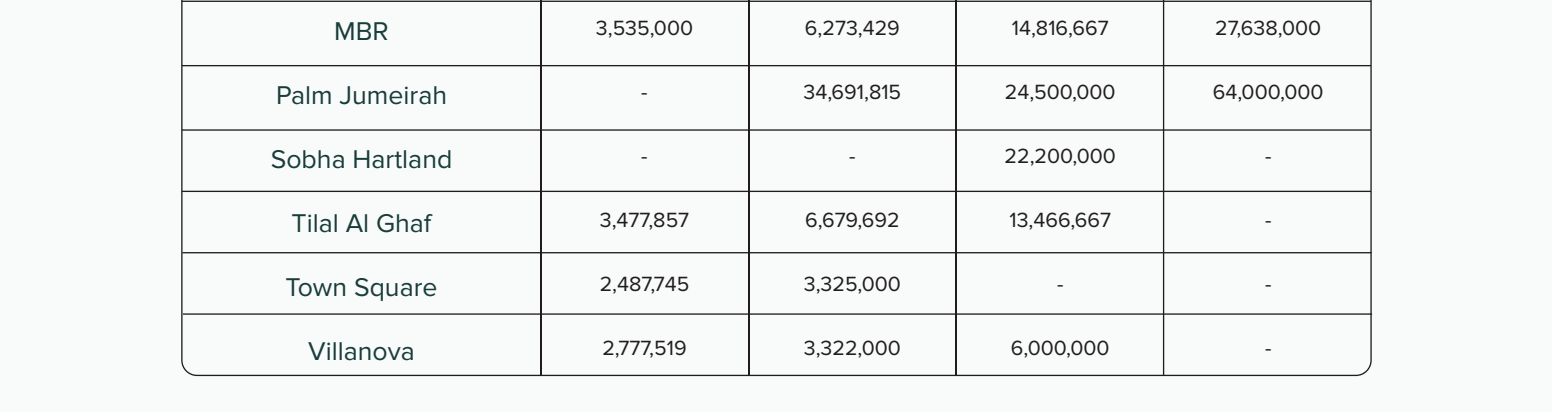
5 5 5 5,600 sqft

AED 12,300,000



Sales in Dubai
Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,839,444	5,333,871	8,275,000	-
Arabian Ranches 1	6,031,833	10,300,000	12,236,000	12,900,000
Arabian Ranches 2	-	5,439,432	-	10,500,000
Arabian Ranches 3	2,595,409	4,267,115	-	-
DAMAC Hills 1	3,293,750	4,600,000	9,400,000	12,180,000
DAMAC Hills 2	1,749,999	1,977,572	1,942,000	3,800,000
DAMAC Lagoons	-	2,192,579	3,300,739	7,170,000
Dubai Hills	6,546,500	7,262,357	12,414,026	27,240,000
Emaar South	2,457,921	3,835,611	-	-
Emirates Living	5,524,483	13,121,429	11,712,500	-
JGE	4,547,000	11,257,143	18,408,333	21,300,000
Jumeirah Park	7,814,167	9,420,000	13,056,250	-
MBR	3,535,000	6,273,429	14,816,667	27,638,000
Palm Jumeirah	-	34,691,815	24,500,000	64,000,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,477,857	6,679,692	13,466,667	-
Town Square	2,487,745	3,325,000	-	-
Villanova	2,777,519	3,322,000	6,000,000	-



Total Sales Value
AED 6,948,979,553

Hot Properties for Rent

Jasmine Lane, JGE

3 3 3 2,193 sqft

AED 355,000

Orange Lake, JGE

4 4 6 6,349 sqft

AED 600,000

Sienna Views, JGE

5 5 6 6,982 sqft

AED 775,000

Sanctuary Falls, JGE

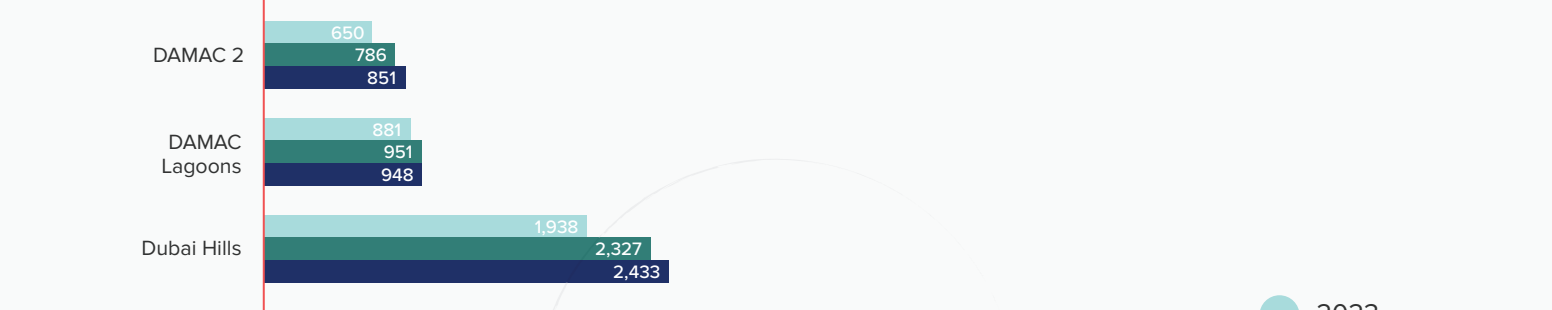
6 6 7 9,998 sqft

AED 1,285,000

Wildflower, JGE

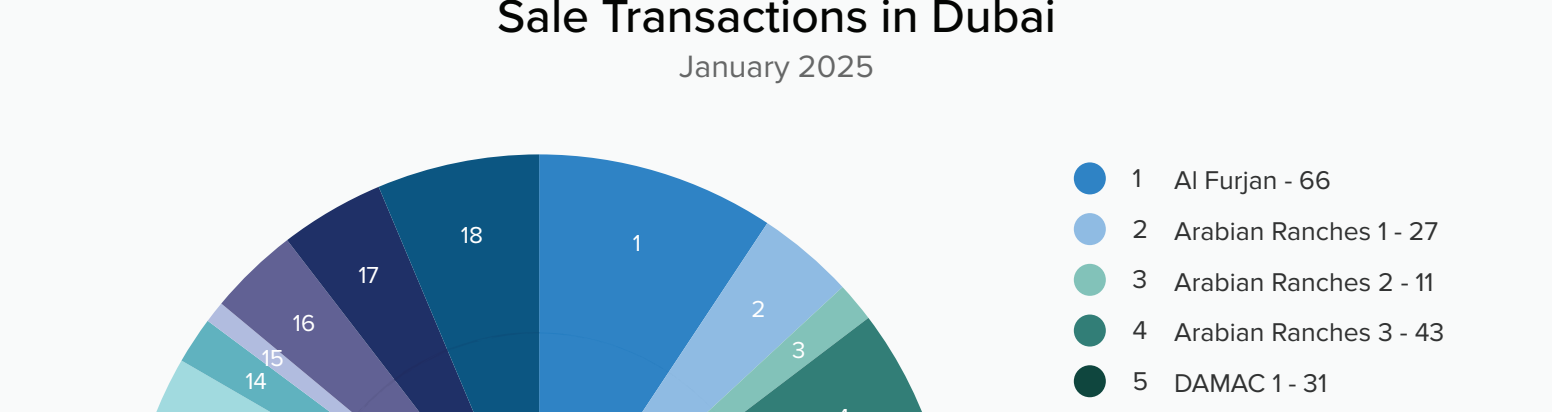
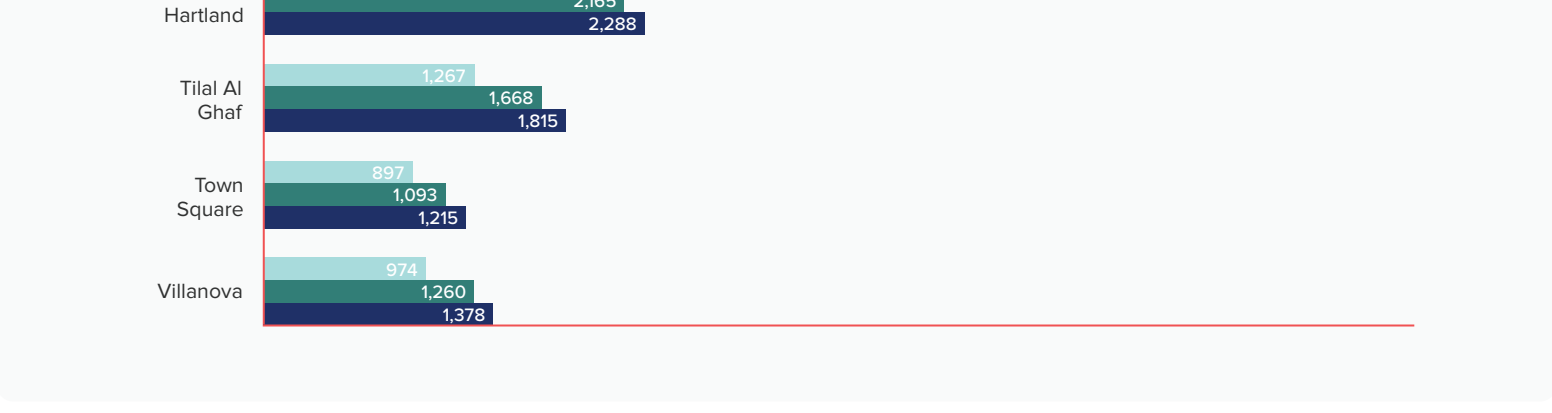
12 12 13 21,183 sqft

AED 1,995,000



Rentals in Dubai
Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	220,894	307,599	480,500	500,000
Arabian Ranches 1	396,667	408,000	445,000	3,100,000
Arabian Ranches 2	205,830	355,000	342,000	-
Arabian Ranches 3	162,333	219,361	363,333	-
DAMAC Hills 1	208,806	283,243	418,750	520,000
DAMAC Hills 2	97,341	115,729	136,250	207,500
DAMAC Lagoons	-	-	-	-
Dubai Hills	319,308	395,590	459,000	1,518,000
Emaar South	110,262	147,124	-	-
Emirates Living	228,052	269,500	1,175,000	-
JGE	364,167	580,714	903,894	2,630,000
Jumeirah Park	328,788	377,500	375,000	-
MBR	160,000	349,214	1,475,000	-
Palm Jumeirah	-	920,000	1,764,036	2,166,667
Sobha Hartland	-	635,000	-	-
Tilal Al Ghaf	217,000	346,921	645,000	-
Town Square	147,615	188,649	-	-
Villanova	154,343	193,996	-	-



Total Rentals Value
AED 440,576,610

Current Average Gross Yield
January 2025

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Villa	6.39 %
Meydan	Villa	6.27 %
Jumeirah Golf Estates	Villa	6.24 %
MBR	Townhouse	5.99 %
Town Square	Townhouse	5.82 %
Al Furjan	Villa	5.61 %
DAMAC Hills	Villa	5.46 %
Tilal Al Ghaf	Townhouse	5.20 %
Arabian Ranches 2	Villa	5.00 %
Dubai Hills Estates	Villa	4.83 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.42 %
Arabian Ranches	Villa	4.16 %
Jumeirah Park	Villa	3.92 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai
2025

Sales

	Total Volume	Total Value
DAMAC 2	115	214,273,964
DAMAC Lagoons	104	302,037,360
Al Furjan	66	361,850,000
Emirates Living	62	930,756,999
Villanova	45	330,400,700
Arabian Ranches 3	44	161,566,959
MBR	40	359,867,800
Dubai Hills	33	538,916,810
DAMAC 1	31	144,695,000
Arabian Ranches 1	29	205,384,626
Town Square	29	76,330,888
Tilal Al Ghaf	25	175,681,000
JGE	23	335,400,700
Emaar South	22	65,095,776
Jumeirah Park	17	161,325,000
Palm Jumeirah	13	620,034,522
Arabian Ranches 2	11	65,654,887
Sobha Hartland	3	33,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	241	24,381,415
Town Square	104	16,377,771
Emaar South	80	9,779,387
Arabian Ranches 3	67	12,733,941
Dubai Hills	65	25,562,808
Villanova	65	10,745,071
DAMAC 1	52	14,039,658
Al Furjan	51	13,364,478
Tilal Al Ghaf	35	10,491,500
Emirates Living	25	7,183,761
JGE	22	16,381,470
Arabian Ranches 2	19	5,934,150
Palm Jumeirah	14	22,528,250
MBR	12	10,604,500
Arabian Ranches 1	11	7,183,000
Jumeirah Park	11	3,903,941
Sobha Hartland	2	1,270,000
DAMAC Lagoons	0	0