

News

Dar Global Unveils New Villas at Jumeirah Golf Estates' Final Plot

Dar Global has launched an exclusive new villa community on the last available plot at Jumeirah Golf Estates. The luxurious villas offer unparalleled views, world-class amenities, and a prestigious address within one of Dubai's most sought-after neighborhoods.

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

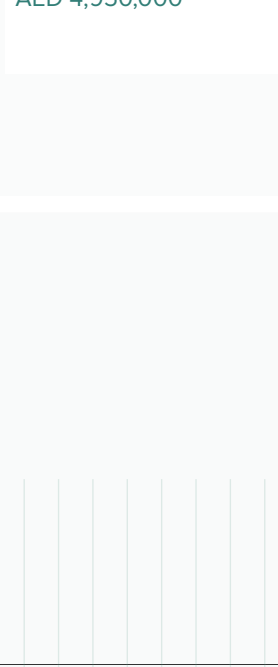
Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	90%	3.98%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

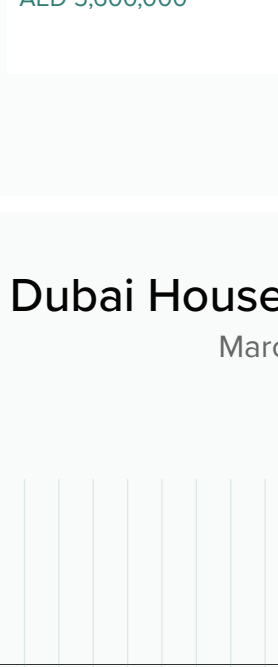
Speak to our in-house mortgage team to find out more

Get Started Here

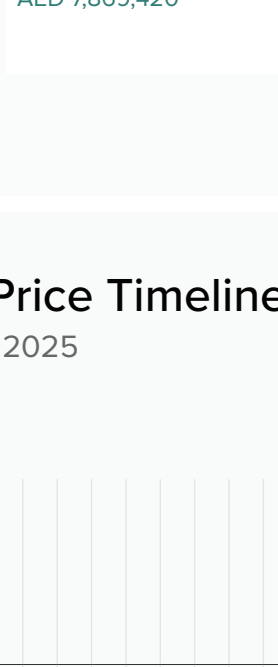
Hot Properties for Sale



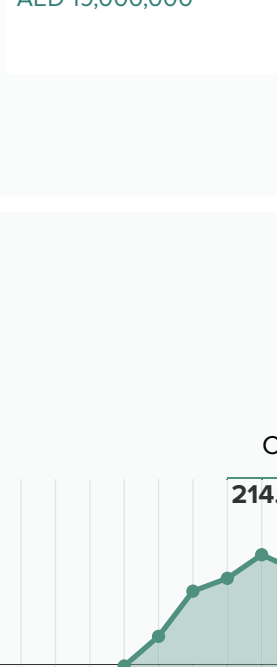
Jumeirah Lane, JGE
3 3 4 2,330 sqft
AED 6,200,000



Jumeirah Park, JGE
3 5 5 3,649 sqft
AED 9,500,000

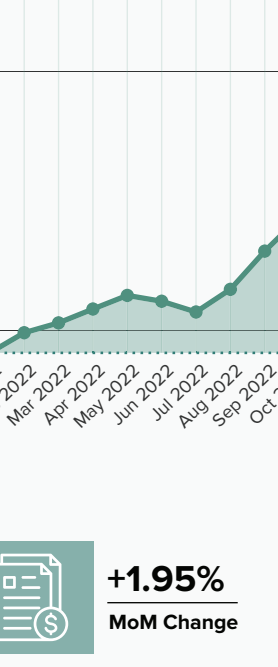


Whispering Pines, JGE
5 5 5 3,850 sqft
AED 13,750,000

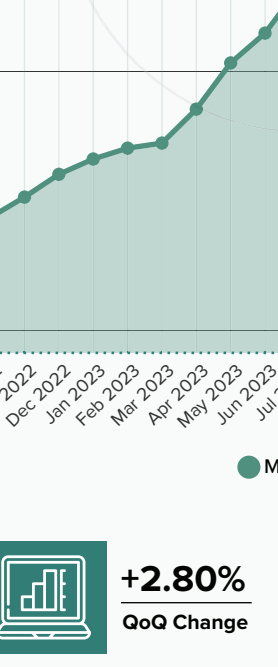


Sienna Views, JGE
5 6 7 6,619 sqft
AED 21,500,000

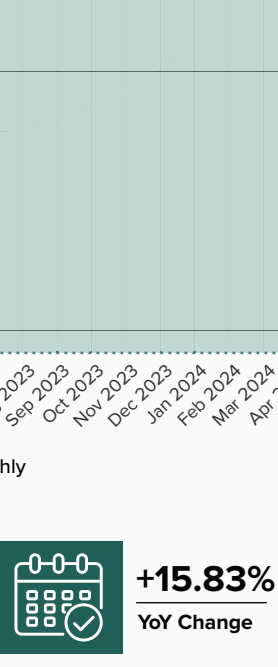
Recent White & Co Sales



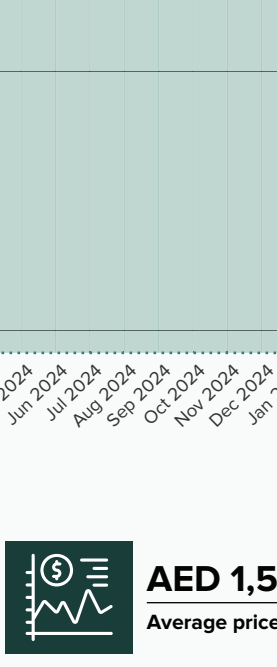
Jumeirah Lane, JGE
3 3 4 2,330 sqft
AED 4,950,000



Jumeirah Park, JGE
3 5 4 2,859 sqft
AED 5,600,000

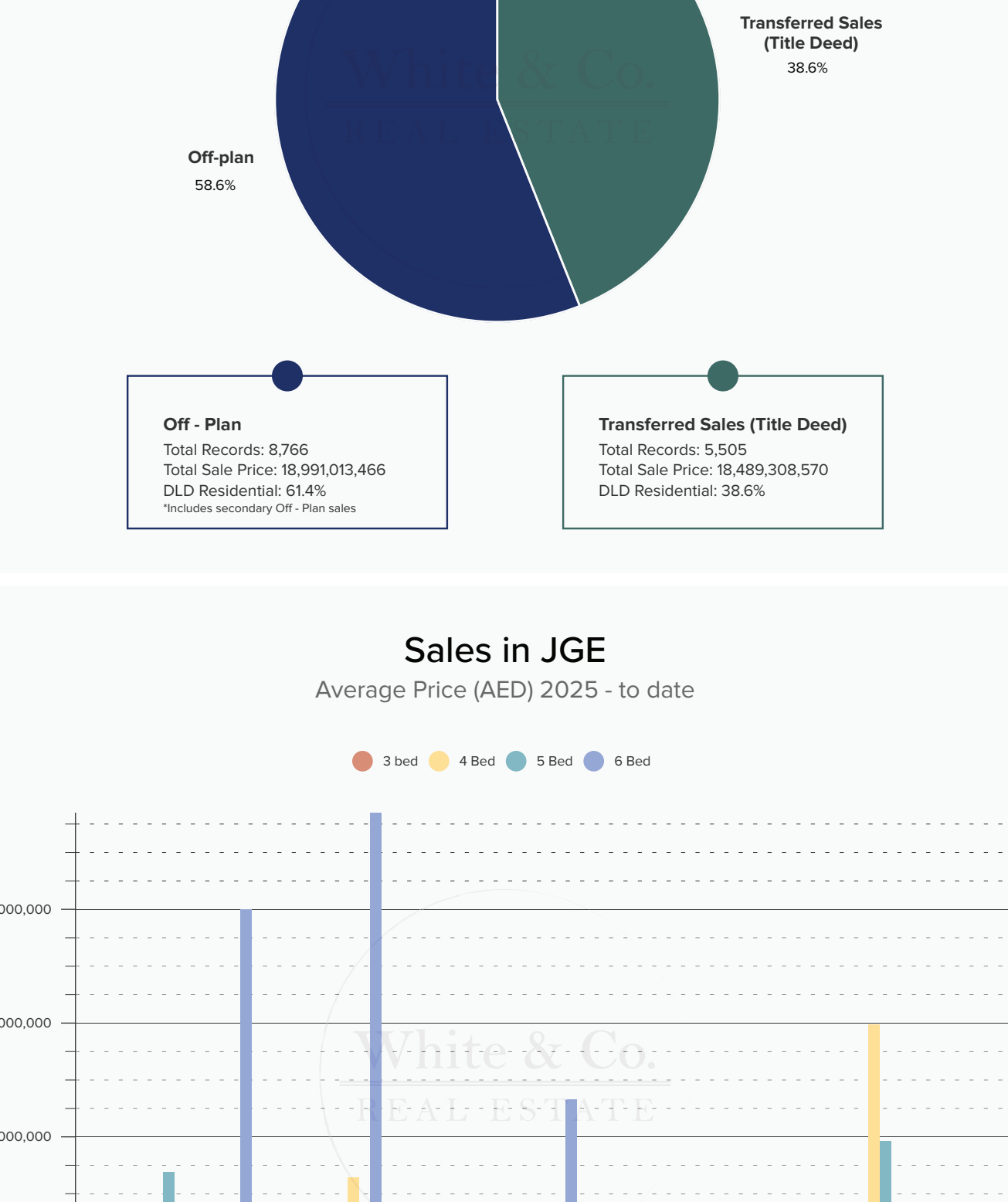


Dar Global, JGE
5 5 7 4,011 sqft
AED 7,869,420



Sienna Views, JGE
5 6 7 7,995 sqft
AED 19,000,000

Dubai House Price Timeline
March 2025



Current March 2025: 214.29

Monthly

+1.95% MoM Change

+2.80% QoQ Change

0-0-0 99.99 88.88 77.77 YoY Change

AED 1,535 Average price/sqft

Total Sales Volume / Total Sales Price
Off-plan vs Transferred Sales (Title Deed), March 2025



Off-plan: 58.6%

Transferred Sales (Title Deed): 38.6%

Off - Plan
Total Records: 8,766
Total Sale Price: 16,991,013,466
DLD Residential: 61.4%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 5,505
Total Sale Price: 16,493,308,570
DLD Residential: 38.6%

Sales in JGE
Average Price (AED) 2025 - to date

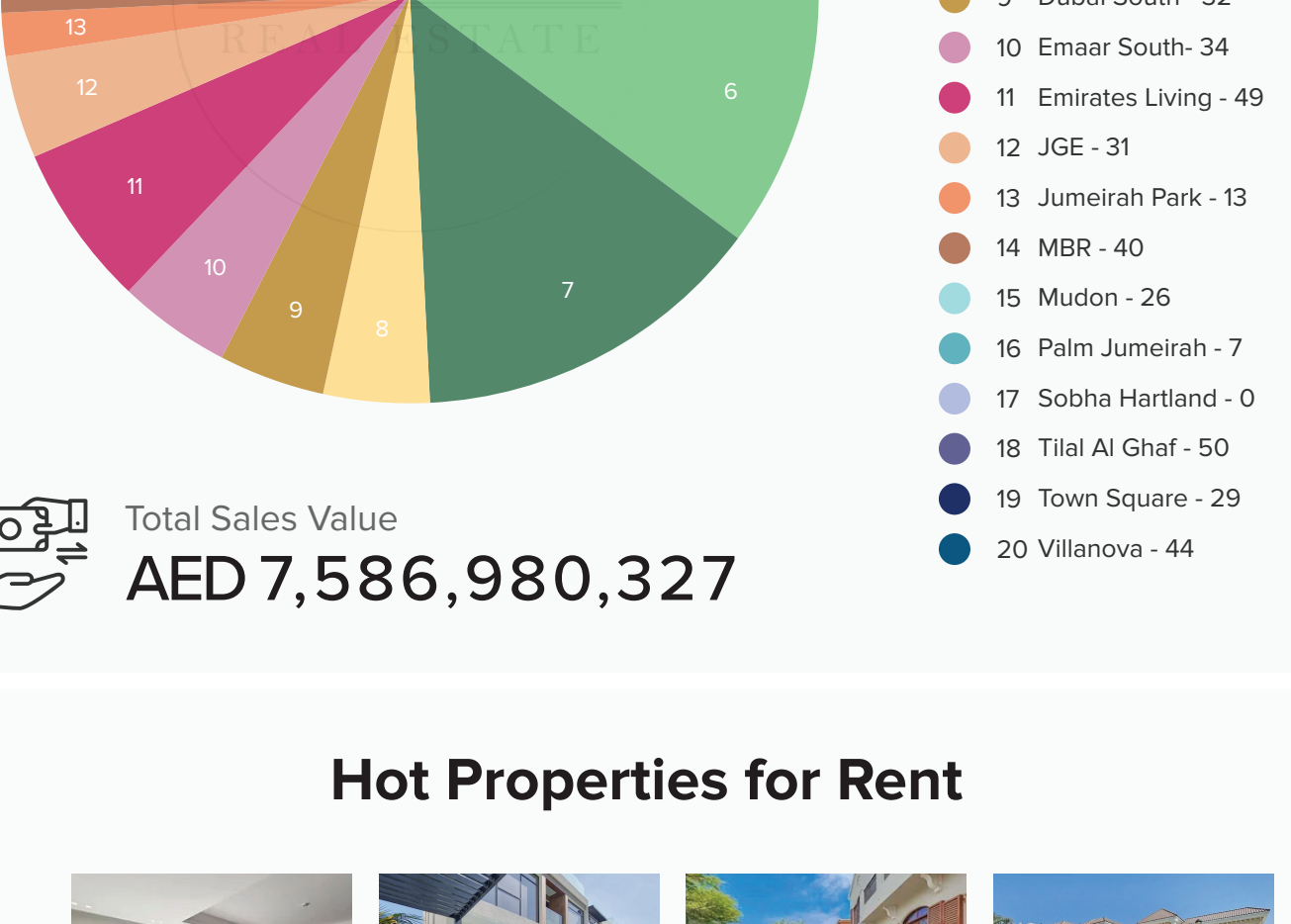


Legend: 3 Bed (Red), 4 Bed (Orange), 5 Bed (Teal), 6 Bed (Blue)

Sales in Dubai
Average Price (AED) 2025 - to date

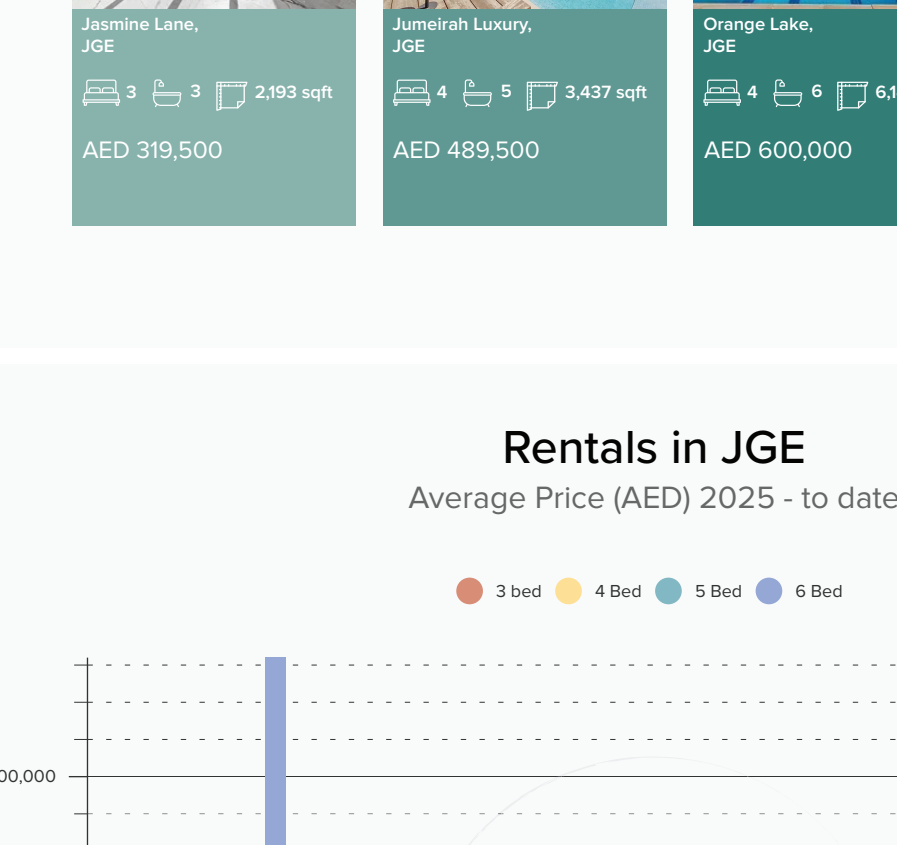
	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,072,500	5,356,708	7,341,975	-
Arabian Ranches 1	6,438,432	12,254,286	11,366,462	17,925,000
Arabian Ranches 2	4,113,000	5,783,941	9,666,667	10,666,667
Arabian Ranches 3	2,767,252	4,213,770	6,465,000	-
DAMAC Hills 1	3,347,308	4,057,647	7,976,929	10,790,000
DAMAC Hills 2	1,596,613	1,991,241	630,000	3,883,333
DAMAC Lagoons	2,130,000	2,282,635	3,076,939	6,303,846
Dubai Hills	6,419,000	7,530,652	10,654,600	34,548,000
Dubai South	3,087,388	3,787,996	4,585,714	13,000,000
Emaar South	2,541,476	3,484,366	7,300,000	-
Emirates Living	5,477,296	13,354,167	17,935,625	12,650,000
JGE	4,542,275	11,981,667	17,401,786	18,839,838
Jumeirah Park	7,634,643	9,350,023	11,730,000	-
MBR	3,494,000	6,187,315	18,774,000	27,638,000
Mudon	2,861,935	3,752,028	-	-
Palm Jumeirah	21,125,000	32,526,533	17,866,667	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,849,348	6,329,043	13,157,692	30,308,667
Town Square	2,513,604	2,995,993	-	-
Villanova	2,819,115	3,548,867	6,000,000	-

Sales Increase/Decrease of Price/Sq.ft in Dubai
Average Price (AED) 2025 - to date



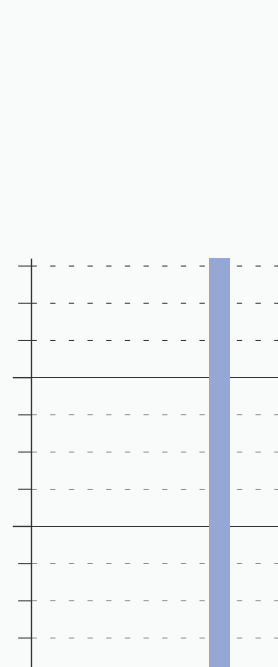
Legend: 2023 (Teal), 2024 (Dark Teal), 2025 (Dark Blue)

Sale Transactions in Dubai
March 2025

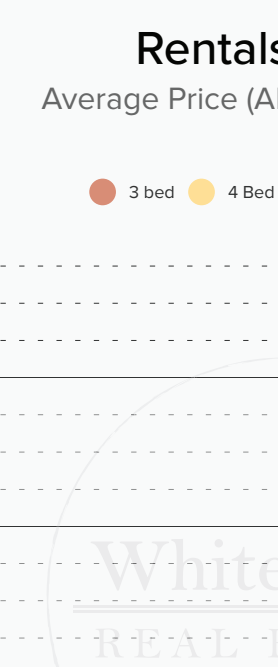


Legend: 1 Al Furjan - 59, 2 Arabian Ranches 1 - 31, 3 Arabian Ranches 2 - 17, 4 Arabian Ranches 3 - 43, 5 DAMAC Hills 1 - 34, 6 DAMAC Hills 2 - 84, 7 DAMAC Lagoons - 107, 8 Dubai Hills - 32, 9 Dubai South - 32, 10 Emaar South - 34, 11 Emirates Living - 49, 12 JGE - 31, 13 Jumeirah Park - 13, 14 MBR - 40, 15 MBR - 26, 16 Palm Jumeirah - 7, 17 Sobha Hartland - 0, 18 Tilal Al Ghaf - 50, 19 Town Square - 29, 20 Villanova - 44

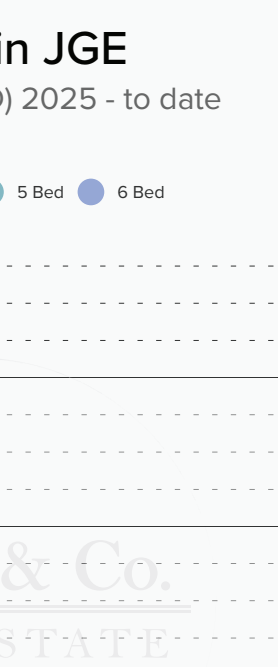
Hot Properties for Rent



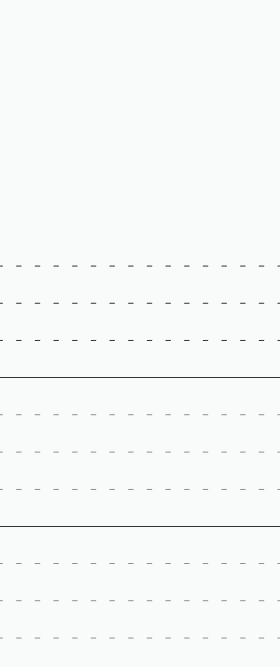
Jumeirah Lane, JGE
3 3 3 2,193 sqft
AED 319,500



Jumeirah Park, JGE
4 4 5 3,437 sqft
AED 489,500



Orange Lake, JGE
4 4 6 6,149 sqft
AED 600,000



Willflower, JGE
7 13 13 21,185 sqft
AED 1,975,000

Rentals in JGE
Average Price (AED) 2025 - to date

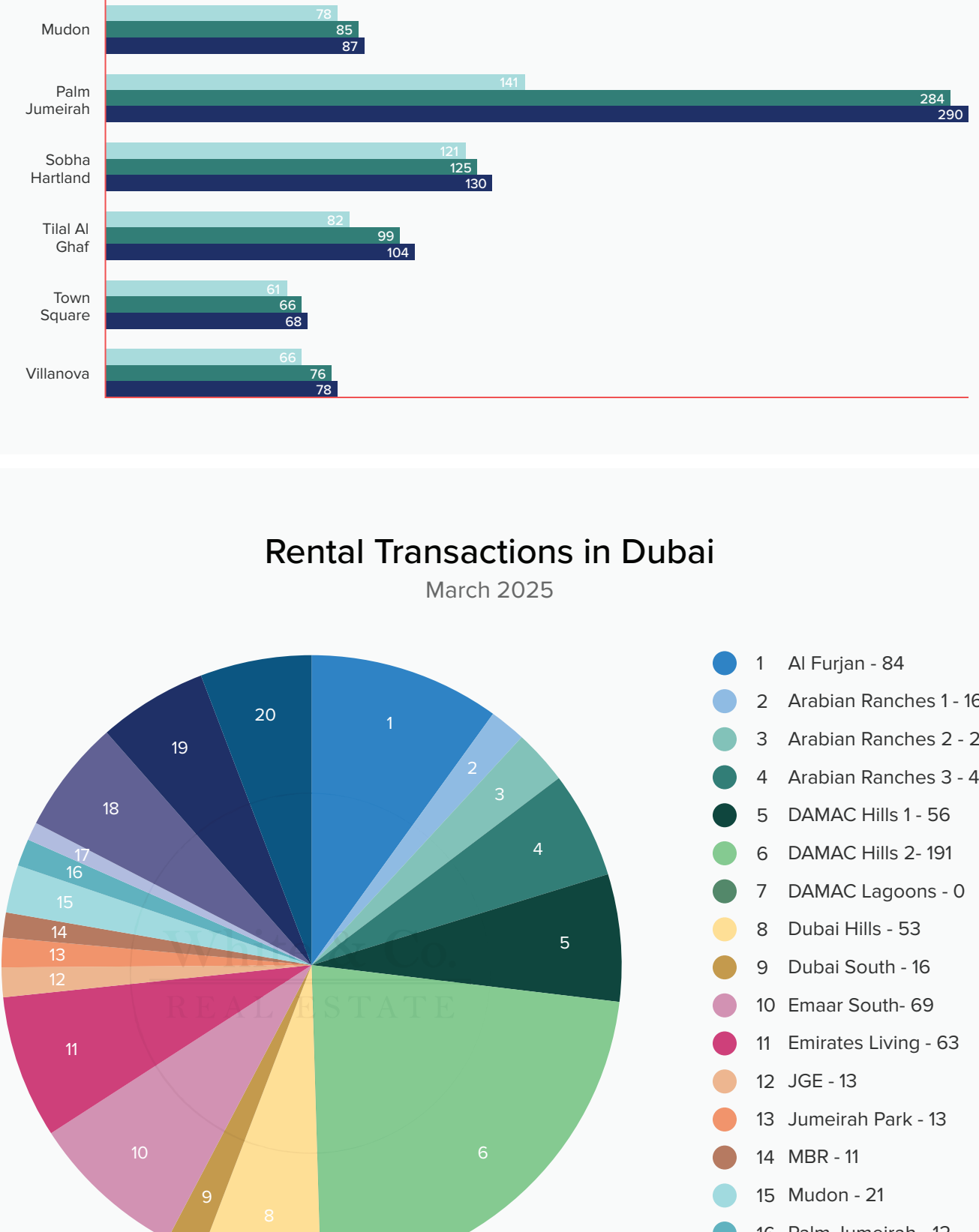


Legend: 3 Bed (Red), 4 Bed (Orange), 5 Bed (Teal), 6 Bed (Blue)

Rentals in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,279	302,010	374,115	470,000
Arabian Ranches 1	302,326	397,250	512,308	1,633,333
Arabian Ranches 2	220,552	333,793	350,417	582,500
Arabian Ranches 3	163,957	225,347	362,500	5,001,667
DAMAC Hills 1	208,303	265,202	421,118	821,168
DAMAC Hills 2	96,342	113,464	131,197	219,688
DAMAC Lagoons	-	-	-	-
Dubai Hills	340,441	403,212	659,500	1,972,667
Dubai South	160,464	240,000	-	-
Emaar South	107,582	151,579	-	-
Emirates Living	268,504	687,833	635,000	906,667
JGE	386,250	582,187	952,434	2,853,333
Jumeirah Park	332,234	411,667	450,847	-
MBR	128,333	674,771	1,388,462	2,500,000
Mudon	188,303	236,871	170,753	-
Palm Jumeirah	-	1,355,555	1,171,268	2,092,857
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	212,370	375,996	633,957	-
Town Square	146,375	177,477	-	-
Villanova	157,384	198,761	-	-

Rental Increase/Decrease of Price/Sq.ft in Dubai
Average Price (AED) 2025 - to date



Legend: 2023 (Teal), 2024 (Dark Teal), 2025 (Dark Blue)

Rental Transactions in Dubai
March 2025



Legend: 1 Al Furjan - 84, 2 Arabian Ranches 1 - 16, 3 Arabian Ranches 2 - 24, 4 Arabian Ranches 3 - 47, 5 DAMAC Hills 1 - 56, 6 DAMAC Hills 2 - 191, 7 DAMAC Lagoons - 0, 8 Dubai Hills - 53, 9 Dubai South - 16, 10 Emaar South - 69, 11 Emirates Living - 63, 12 JGE - 13, 13 Jumeirah Park - 13, 14 MBR - 11, 15 MBR - 21, 16 Palm Jumeirah - 12, 17 Sobha Hartland - 3, 18 Tilal Al Ghaf - 50, 19 Town Square - 48, 20 Villanova - 49

Current Average Gross Yield
March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Meydan	Villa	5.91 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
Tilal Al Ghaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.91 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.12 %
Arabian Ranches	Villa	4.02 %
Jumeirah Park	Villa	3.68 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai
2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	279	819,630,019
DAMAC 2	246	413,014,960
Al Furjan	177	938,845,450
Emirates Living	175	2,343,232,333
Arabian Ranches 3	139	495,680,317
MBR	126	1,204,078,169
Villanova	126	386,801,942
Emaar South	117	380,415,249
Tilal Al Ghaf	109	909,045,660
DAMAC 1	104	511,970,000
Dubai Hills	101	1,424,917,698
Mudon	91	299,071,720
Arabian Ranches 1	85	661,472,120
Town Square	85	220,070,452
JGE	77	961,049,367
Dubai Park	64	228,594,399
Jumeirah Park	42	271,585,300
Arabian Ranches 2	34	218,049,887
Palm Jumeirah	33	1,325,084,523
Sobha Hartland	3	33,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	651	66,391,256
Emaar South	215	25,725,994
Town Square	215	33,181,185
DAMAC 1	210	54,706,310
Emirates Living	196	54,061,667
Al Furjan	189	48,648,872
Villanova	171	28,782,962
Dubai Hills	165	86,316,968
Arabian Ranches 3	160	29,851,181
Tilal Al Ghaf	126	42,686,244
Mudon	77	15,420,549
Arabian Ranches 1	65	25,950,123
Arabian Ranches 2	65	19,902,250
Jumeirah Park	55	21,563,429
JGE	48	54,403,015
MBR	45	44,941,500
Dubai South	43	6,206,547
Palm Jumeirah	39	63,342,279
Sobha Hartland	7	5,300,000
DAMAC Lagoons	0	0