

JLT March Market Report

News

Diverse Housing Options Appeal to Renters

JLT's variety of apartment options, combined with its affordability and central location, continue to make it a popular choice among renters. The community's well-developed infrastructure, easy access to metro stations, and growing commercial sector further enhance its appeal in Dubai's competitive rental market.

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

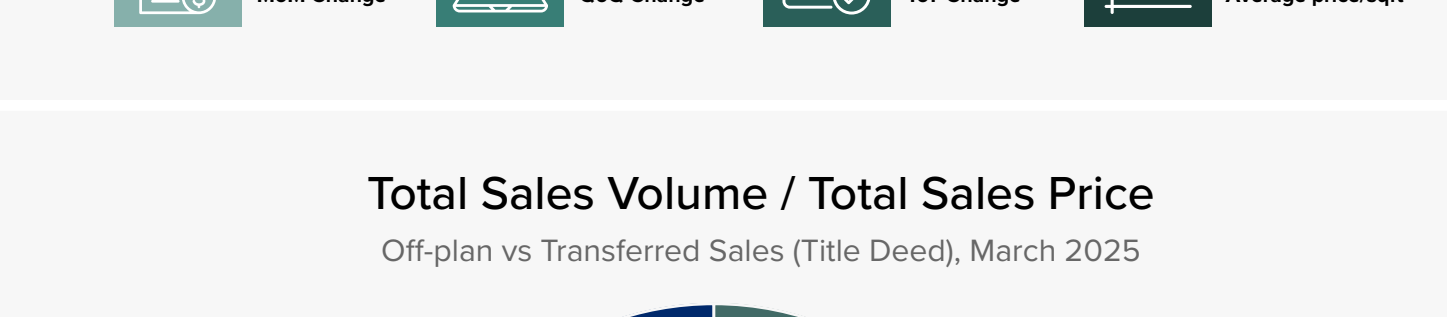
Indigo Tower, JLT AED 1,750,000	Banyan Tree Residences Hillside Dubai, JLT AED 2,300,000	Uptown Dubai, JLT AED 2,700,000	Uptown Dubai, JLT AED 3,792,606	Uptown Dubai, JLT AED 5,200,000
--	---	--	--	--

Recent White & Co Sales

Banyan Tree Residences Hillside Dubai, JLT AED 2,200,000	Laguna Tower, JLT AED 2,525,000	Lakeshore Tower, JLT AED 2,750,000	Uptown Dubai, JLT AED 3,100,000	Banyan Tree Residences Hillside Dubai, JLT AED 3,600,000
---	--	---	--	---

Dubai House Price Timeline

March 2025



+1.95%
MoM Change

+2.80%
QoQ Change

+15.83%
YoY Change

AED 1,535
Average price/sqft

Total Sales Volume / Total Sales Price

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



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 1 Transaction	-	-
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	1,315,431	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	-	-

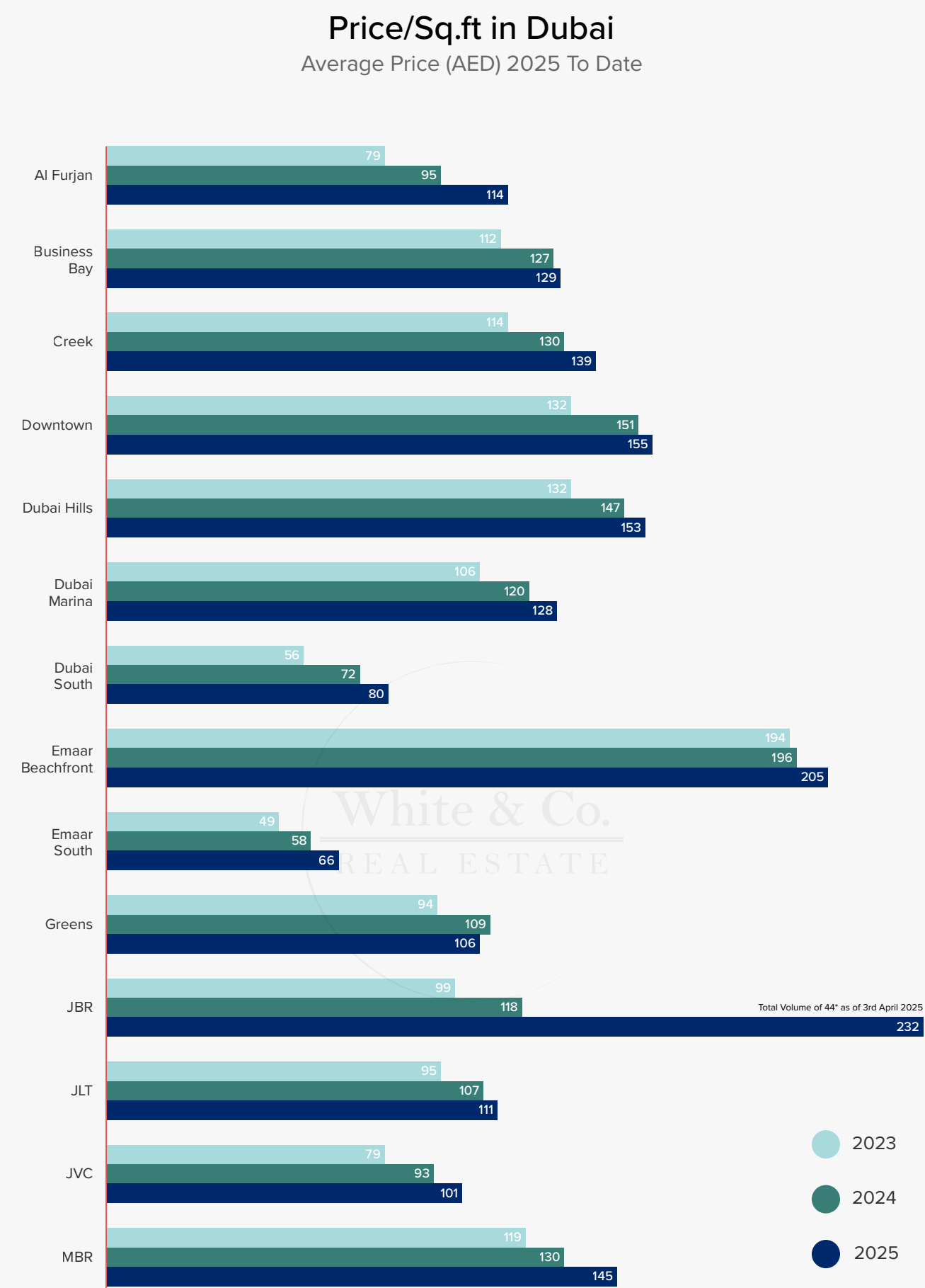
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

March 2025



Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

SOI Uptown Dubai, Uptown Dubai, JLT AED 140,000	Uptown Dubai, JLT AED 149,998	Uptown Dubai, JLT AED 159,999	Banyan Tree Residences Hillside Dubai, JLT AED 159,999	Banyan Tree Residences Hillside Dubai, JLT AED 244,999
--	--	--	---	---

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	160,300	-	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	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

March 2025



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	1,843,424,755
Downtown	769	327,620,744
JLT	496	1,115,172,705
Dubai Hills	439	942,176,707
MBR	430	469,459,219
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	937,421,310
JBR	169	641,421,803
Dubai South	146	104,155,964
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	209,303,295
Dubai Marina	1,266	174,590,017
Downtown	1,245	221,719,382
MBR	1,138	76,607,528
JLT	811	78,533,928
Al Furjan	635	53,022,153
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	9,570,884
JBR	44	13,906,605

PROPERTY MONITOR

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes

[Get Started Here](#)

www.whiteandcogroup.com