

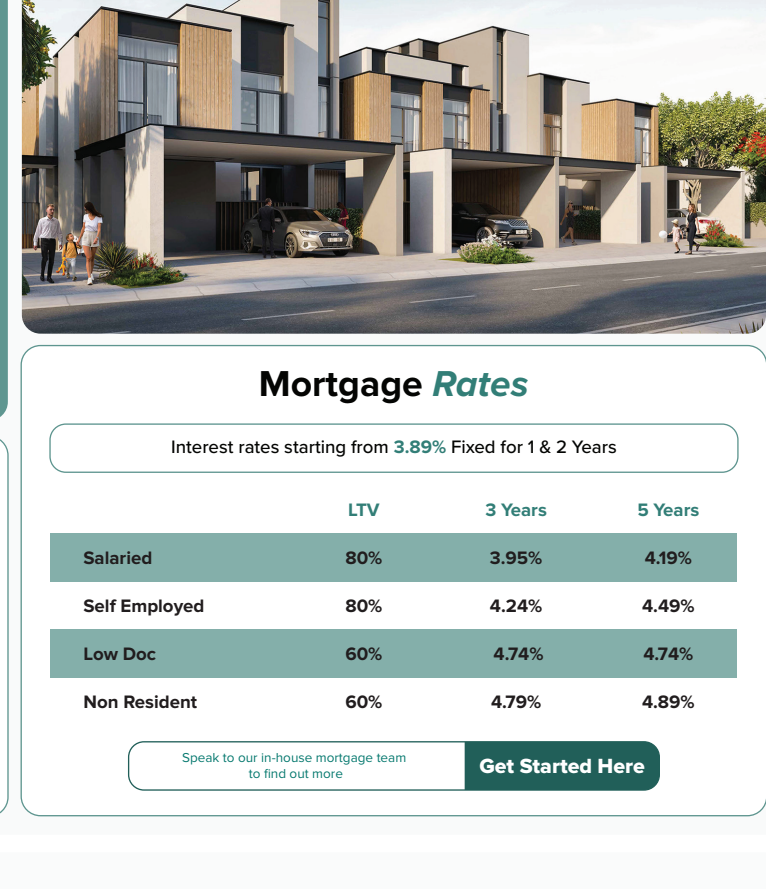
## News

### Mudon Al Ranim 1: New Townhouses Set for Handover in October 2025

Construction of Mudon Al Ranim 1 began in August 2022, with handover scheduled for October 2025. This new sub-community will offer modern three- and four-bedroom townhouses, designed for families seeking spacious and contemporary living in Dubai.

## 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

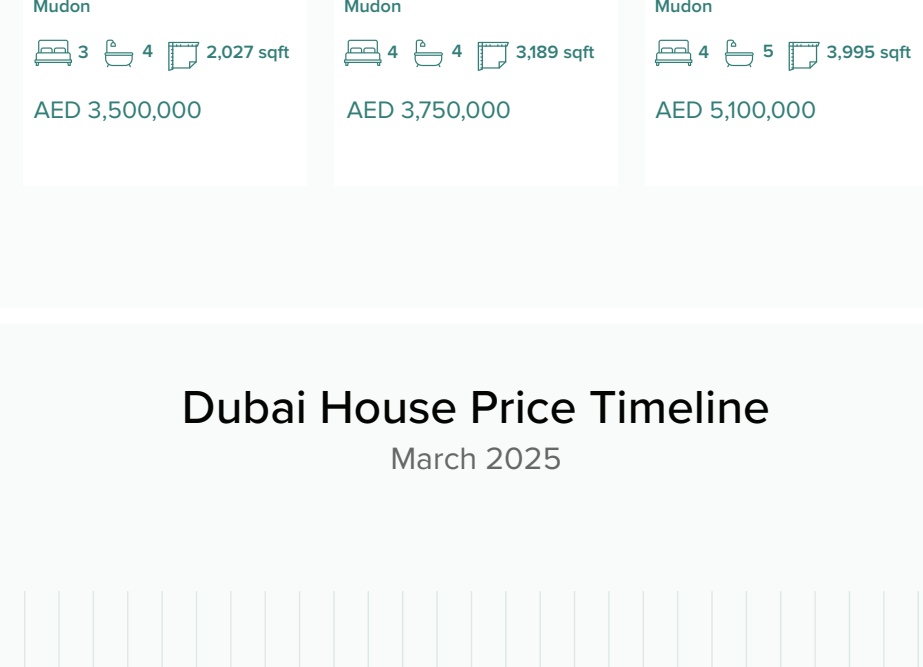
Interest rates starting from 3.89% Fixed for 1 & 2 Years

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

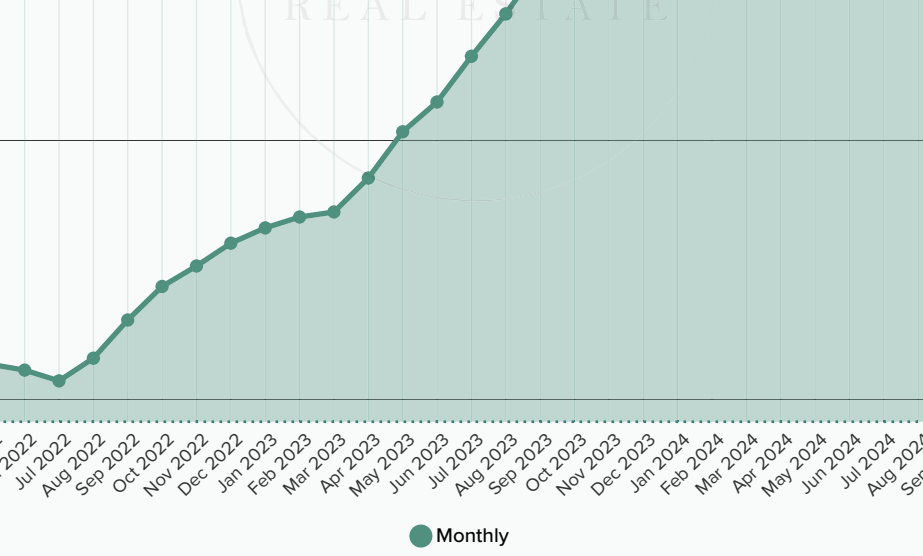
Speak to our in-house mortgage team to find out more

Get Started Here

## Hot Properties for Sale



## Recent White & Co Sales



## Dubai House Price Timeline

March 2025



+1.95%  
MoM Change



+2.80%  
QoQ Change



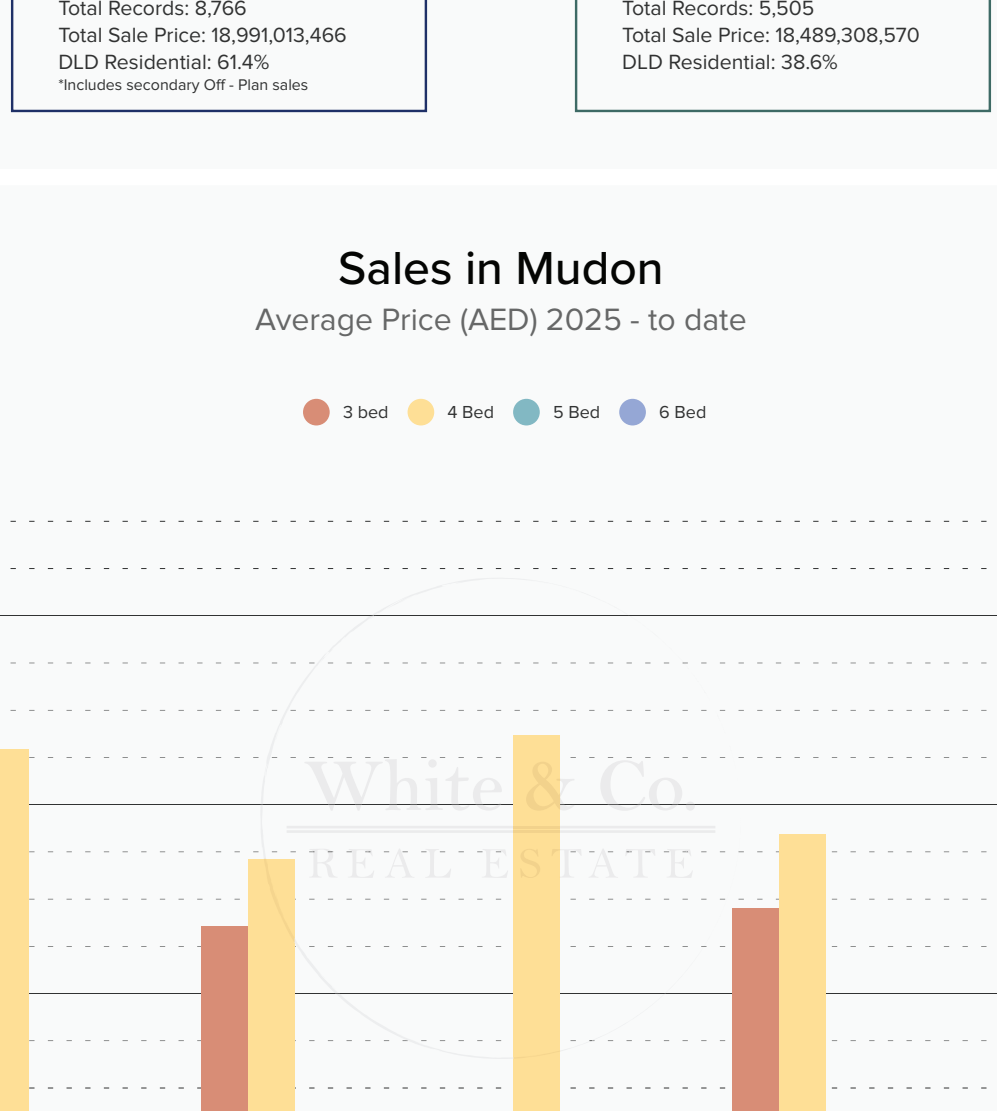
+15.83%  
YoY Change



AED 1,535  
Average price/sqft

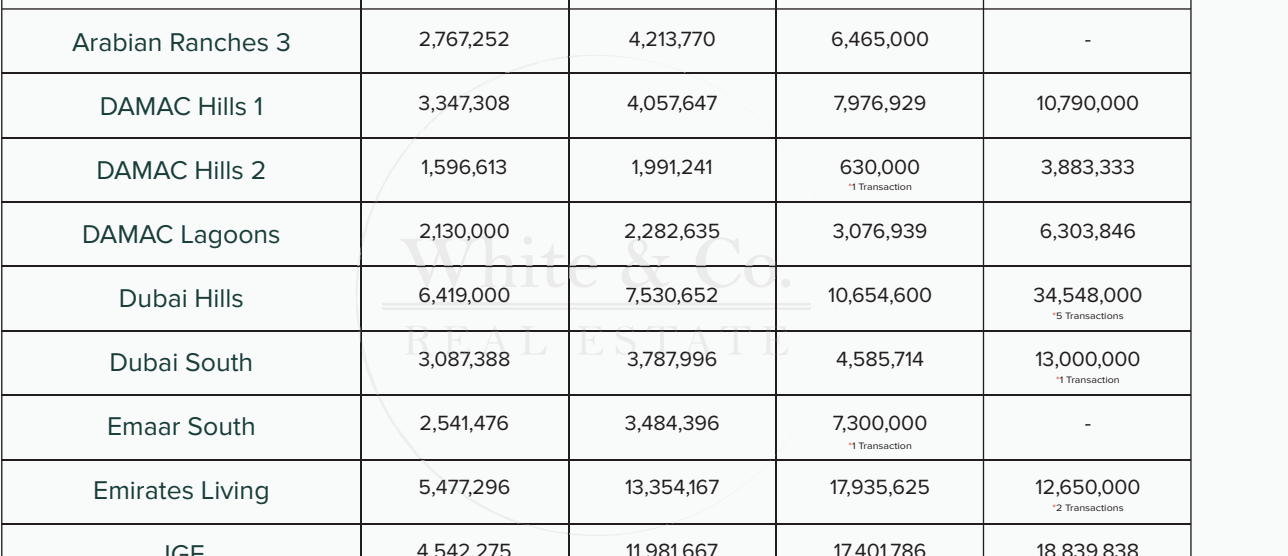
## Total Sales Volume / Total Sales Price

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



## Sales in Mudon

Average Price (AED) 2025 - to date



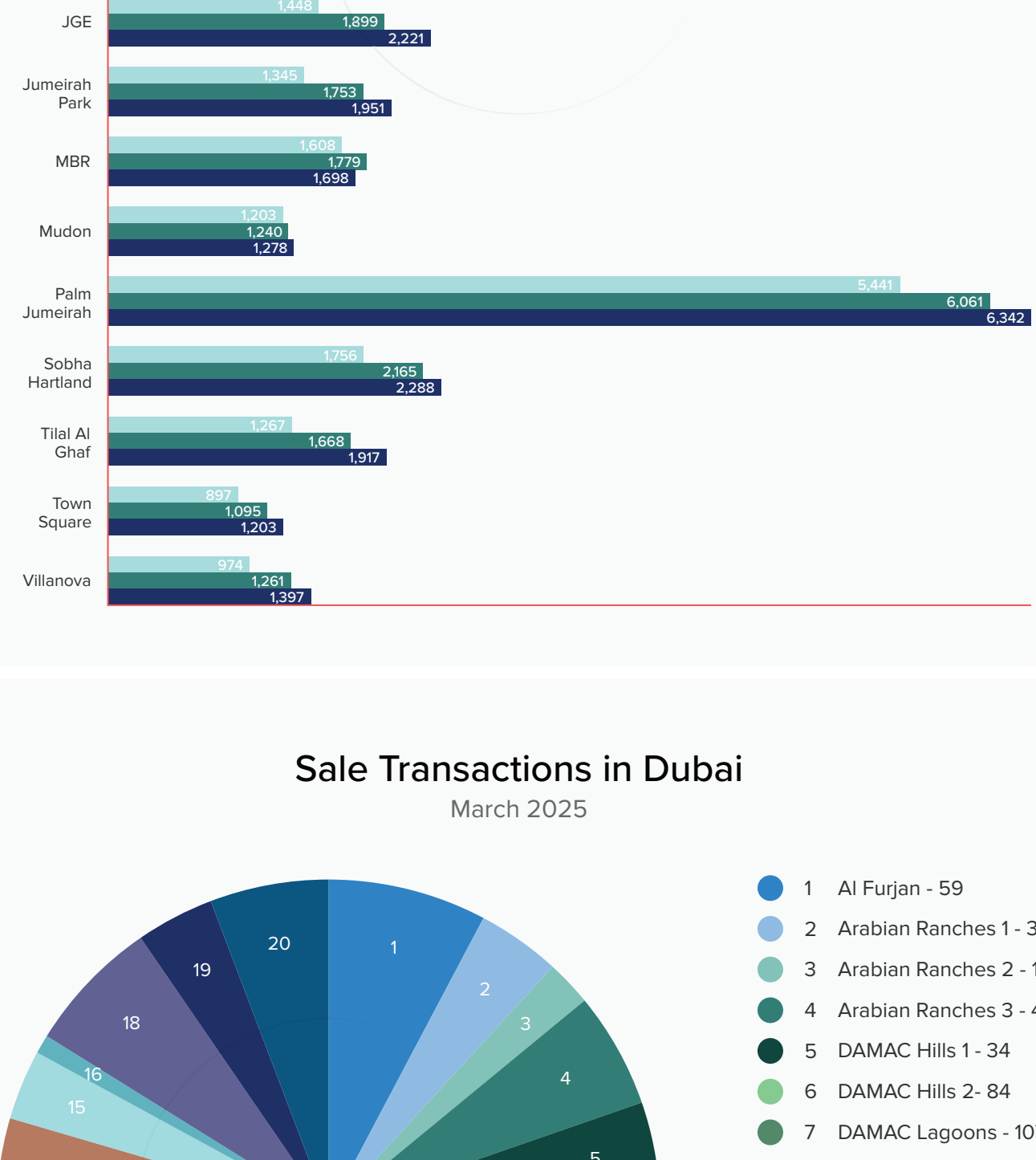
## Sales in Dubai

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     | 1,595,613  | 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  | -          |

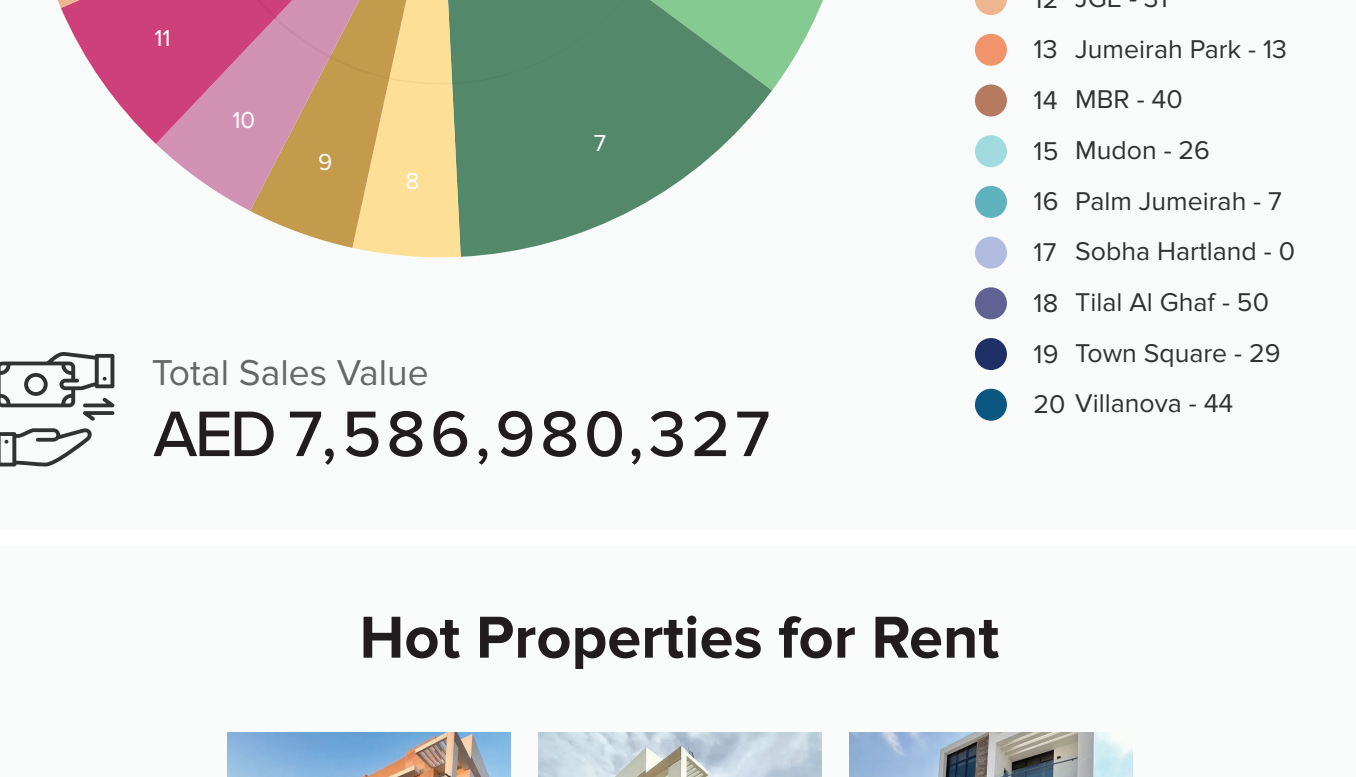
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



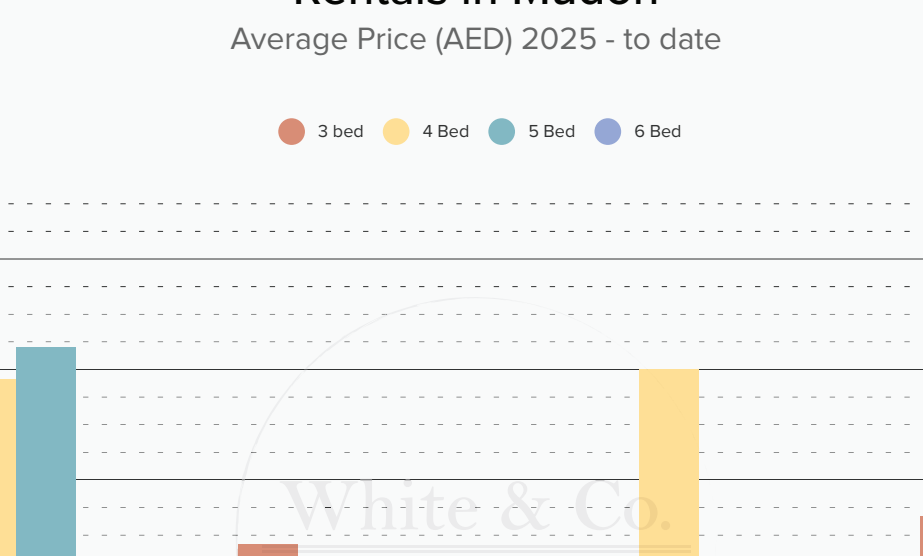
## Sale Transactions in Dubai

March 2025



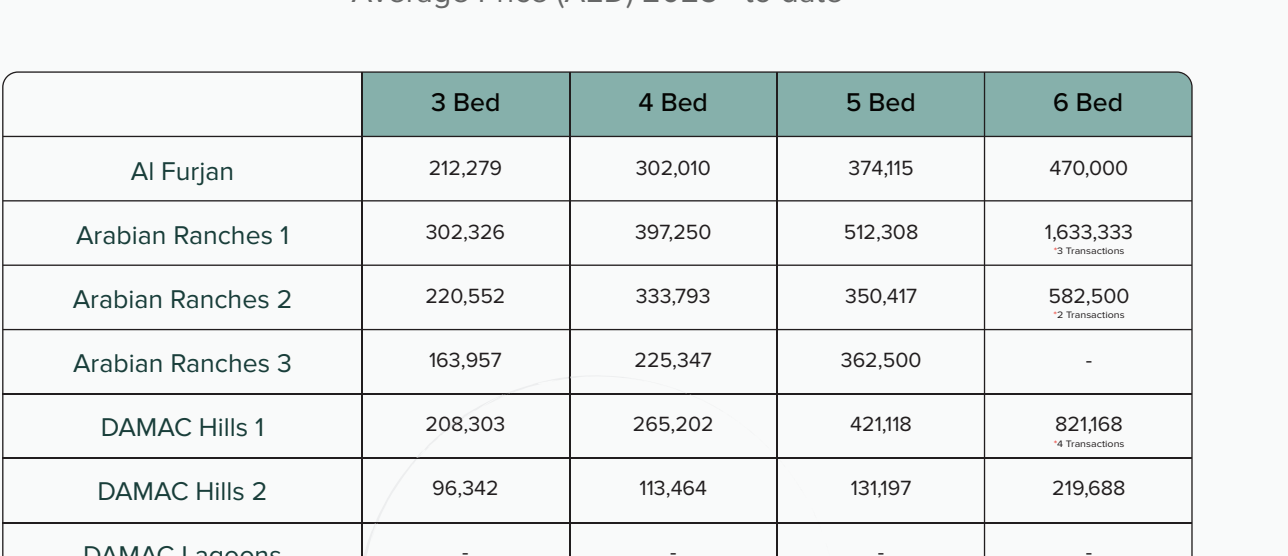
Total Sales Value  
AED 7,586,980,327

## Hot Properties for Rent



## Rentals in Mudon

Average Price (AED) 2025 - to date



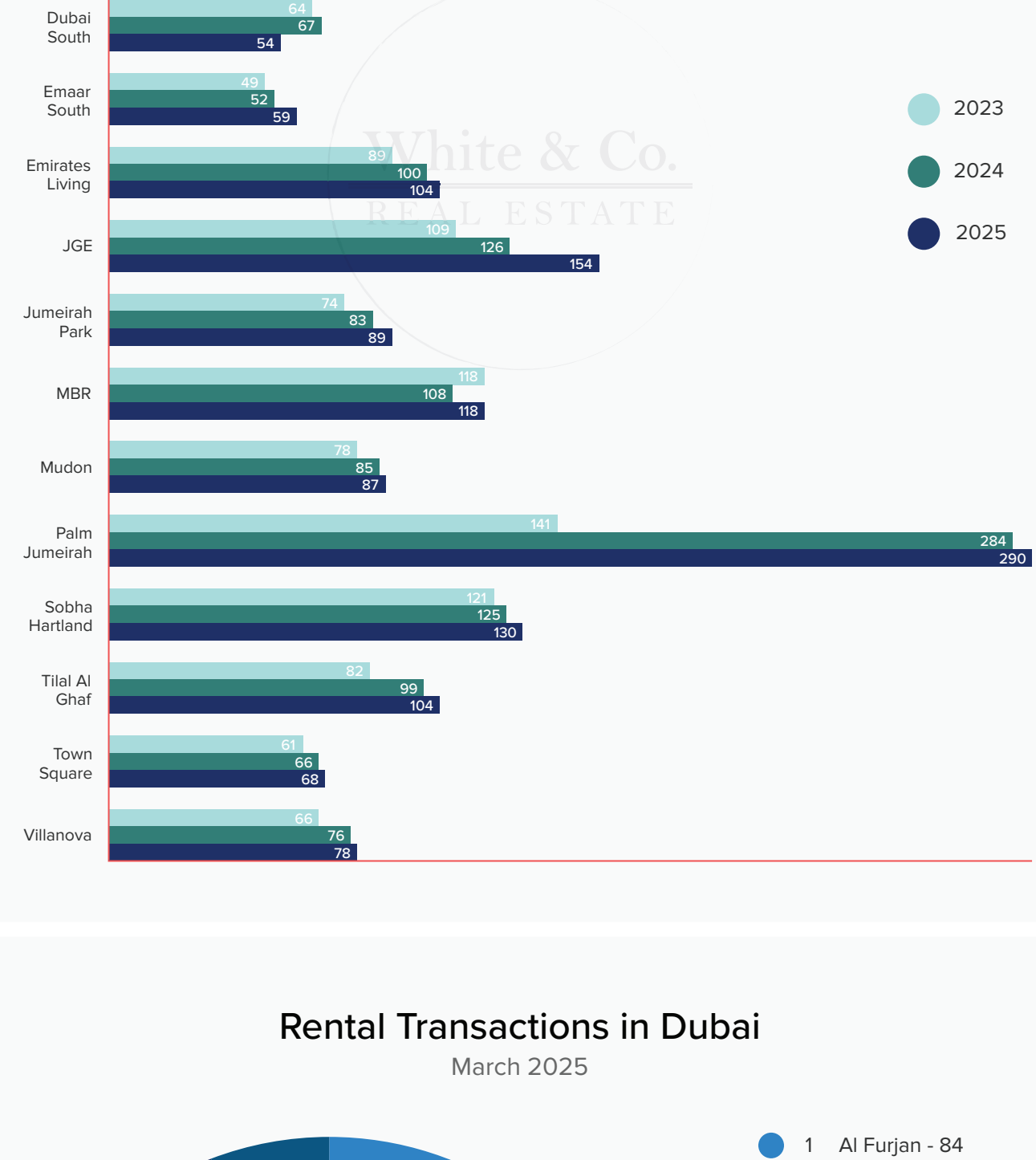
## Rentals in Dubai

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   | -         |
| DAMAC Hills 1     | 208,303 | 265,202   | 421,118   | 821,168   |
| DAMAC Hills 2     | 95,342  | 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 | 1,71,268  | 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   | -         | -         |

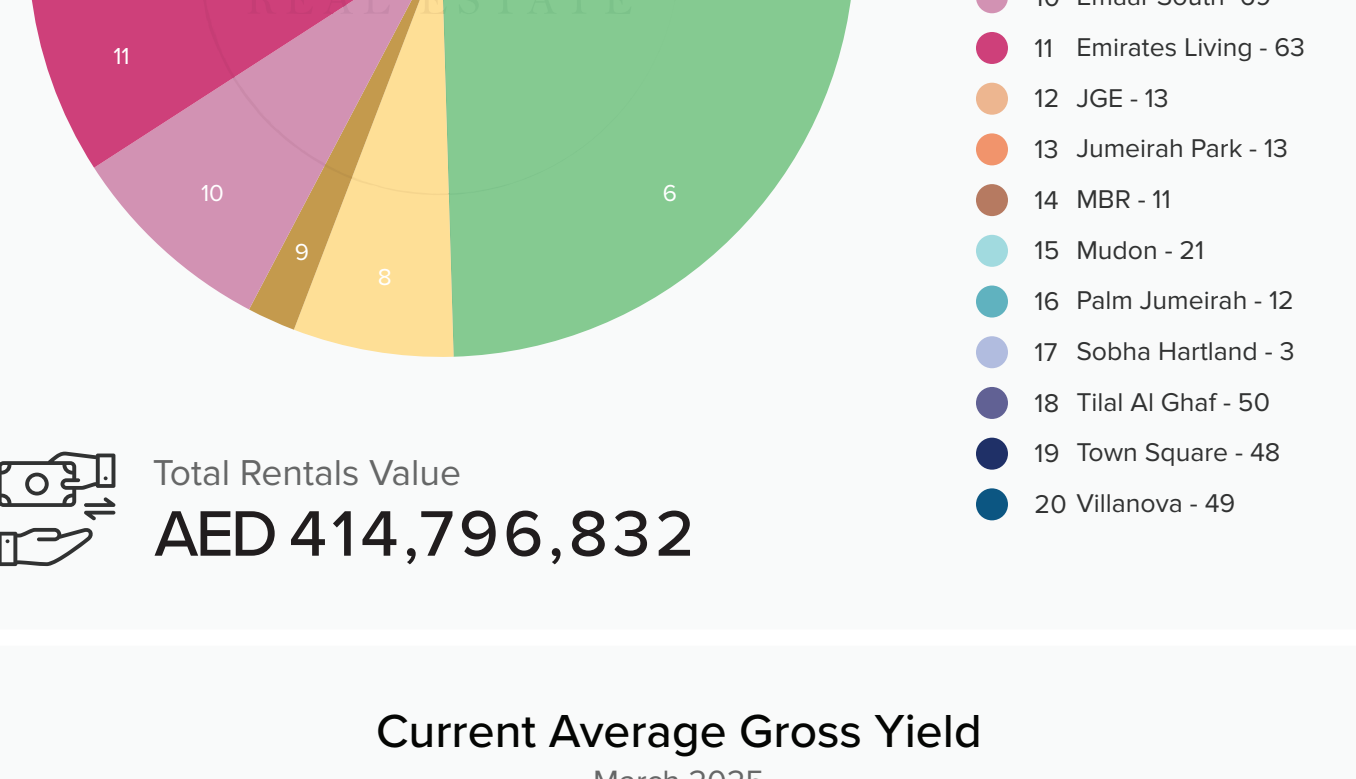
## Rental Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



## Rental Transactions in Dubai

March 2025



Total Rentals Value  
AED 414,796,832

## 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       | 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             |              |               | Rentals           |              |             |
|-------------------|--------------|---------------|-------------------|--------------|-------------|
|                   | Total Volume | Total Value   |                   | Total Volume | Total Value |
| DAMAC Lagoons     | 279          | 819,630,019   | DAMAC 2           | 651          | 66,391,256  |
| DAMAC 2           | 246          | 413,014,960   | Emaar South       | 215          | 25,725,994  |
| Al Furjan         | 177          | 938,845,450   | Town Square       | 215          | 33,181,185  |
| Emirates Living   | 175          | 2,343,232,333 | DAMAC 1           | 210          | 54,706,370  |
| Arabian Ranches 3 | 139          | 591,680,317   | Emirates Living   | 196          | 54,061,667  |
| MBR               | 126          | 1,204,078,169 | Al Furjan         | 189          | 48,648,872  |
| Villanova         | 126          | 386,801,942   | Villanova         | 171          | 28,782,962  |
| Emaar South       | 117          | 380,415,249   | Dubai Hills       | 165          | 86,316,568  |
| Tilal Al Ghaf     | 109          | 909,045,660   | Arabian Ranches 3 | 160          | 29,851,181  |
| DAMAC 1           | 104          | 511,970,000   | Tilal Al Ghaf     | 126          | 42,686,284  |
| Dubai Hills       | 101          | 1,424,917,698 | Mudon             | 77           | 15,420,549  |
| Mudon             | 91           | 299,071,720   | Arabian Ranches 1 | 65           | 25,950,123  |
| Arabian Ranches 1 | 85           | 661,472,320   | Arabian Ranches 2 | 65           | 19,902,250  |
| Town Square       | 85           | 220,070,452   | Jumeirah Park     | 55           | 21,563,429  |
| JGE               | 77           | 961,049,367   | JGE               | 48           | 35,403,015  |
| Dubai South       | 64           | 228,594,399   | MBR               | 45           | 44,941,500  |
| Jumeirah Park     | 42           | 371,585,300   | Dubai South       | 43           | 6,206,547   |
| Arabian Ranches 2 | 34           | 218,409,887   | Palm Jumeirah     | 39           | 63,342,279  |
| Palm Jumeirah     | 33           | 1,325,084,523 | Sobha Hartland    | 7            | 5,100,000   |
| Sobha Hartland    | 3            | 33,670,000    | DAMAC Lagoons     | 0            | 0           |