

White & Co.

REAL ESTATE

Palm Jumeirah April Market Report

Villa | Townhouse

News

Palm Jumeirah Villa Market Soars in 2025

As of April 2025, Palm Jumeirah continues to lead Dubai's luxury market with record-breaking sales, including a AED 130 million villa sale. With a 42.1% price increase, the area remains a hotspot for ultra-high-net-worth individuals and future developments.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.

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

Canal Cove Villages, Palm Jumeirah

4 4,555 sqft

AED 17,900,000

Garden Homes, Palm Jumeirah

5 6,692 sqft

AED 36,500,000

Golfish Residence, Palm Jumeirah

6 13,912 sqft

AED 59,500,000

Garden Homes, Palm Jumeirah

7 8,056 sqft

AED 75,000,000

Recent White & Co Sales

Baliga Residence, Palm Jumeirah

4 9,820 sqft

AED 19,000,000

Garden Homes, Palm Jumeirah

6 7,000 sqft

AED 28,000,000

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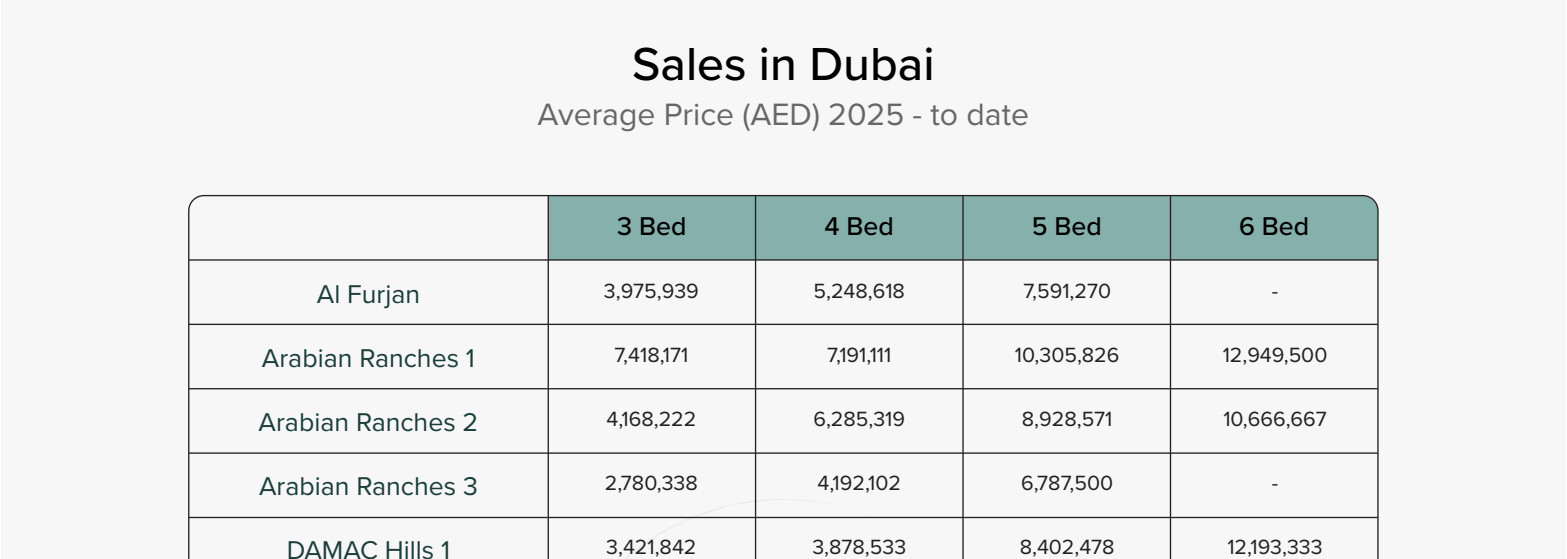
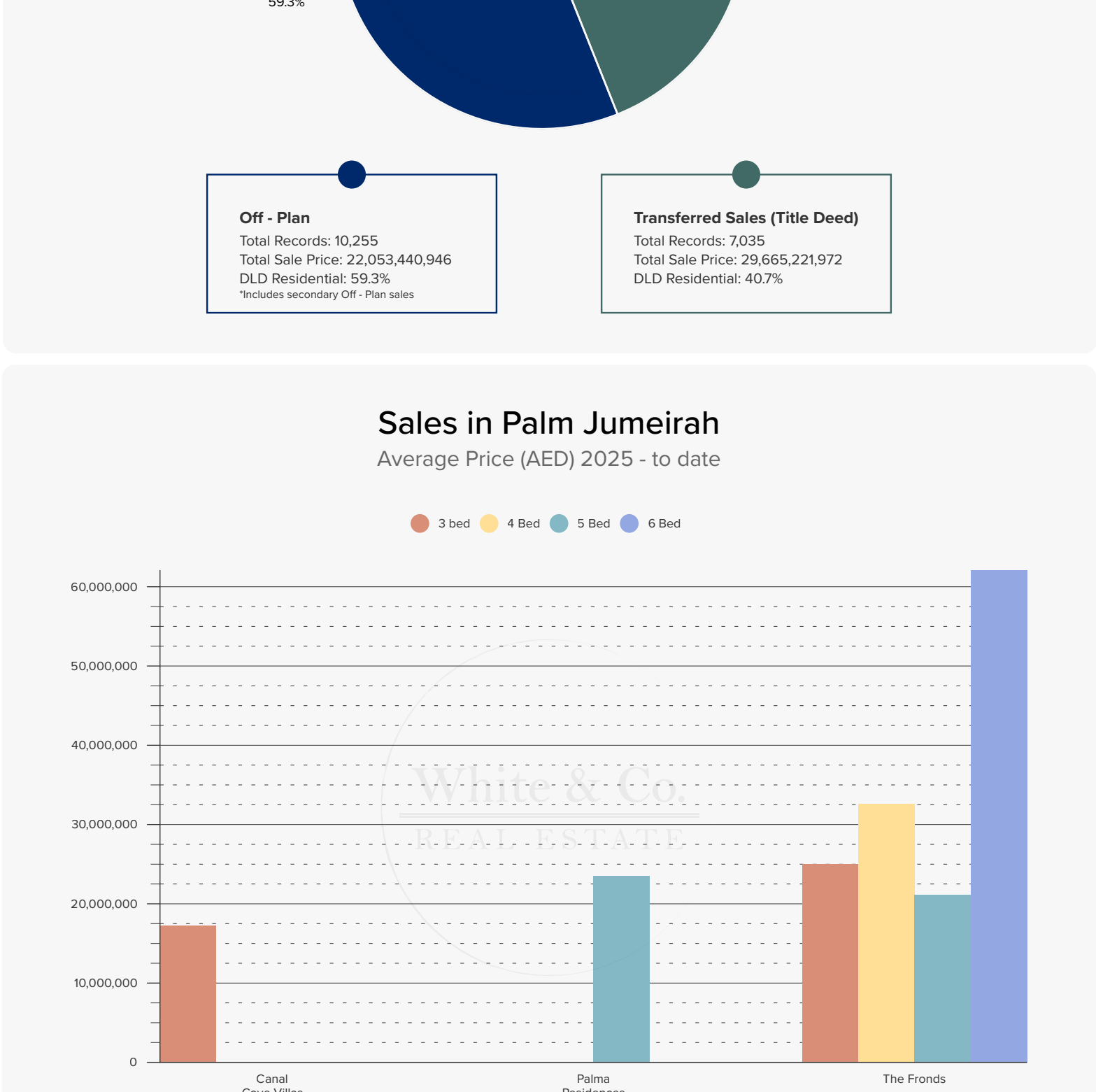
4 6,702 sqft

AED 30,000,000

Garden Homes, Palm Jumeirah

6 7,000 sqft

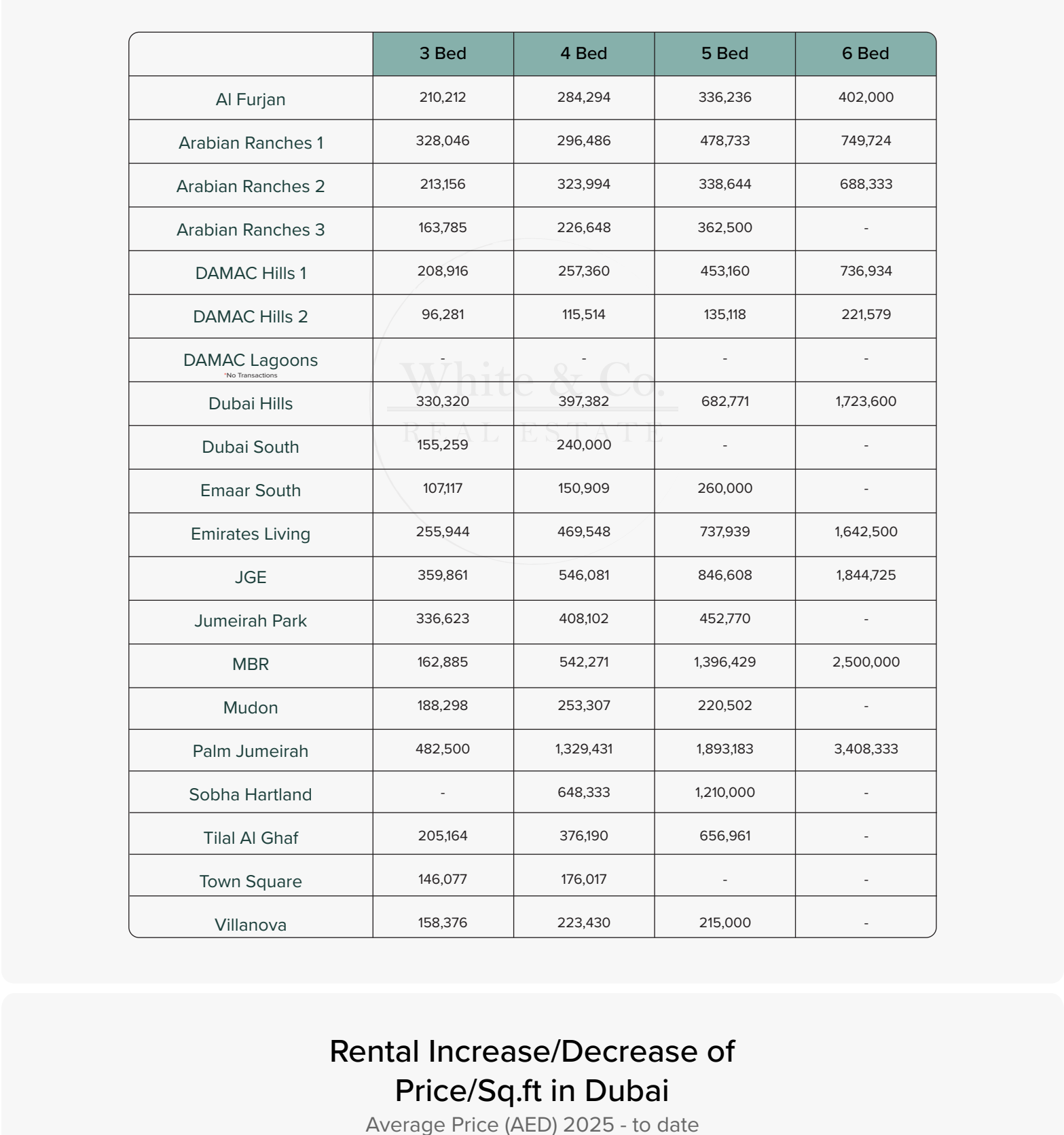
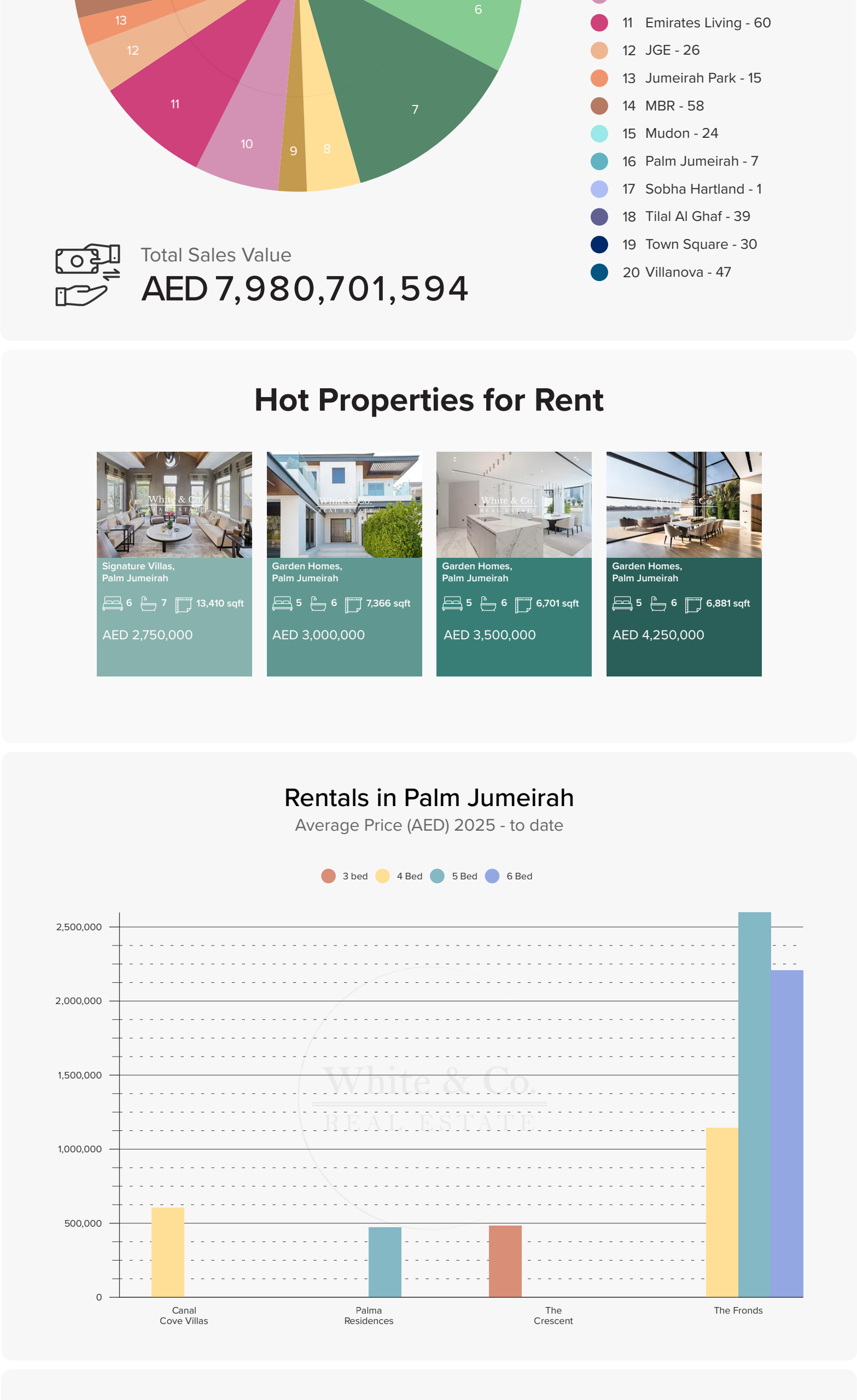
AED 57,500,000



Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,438	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,568,334	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-



Hot Properties for Rent

Signature Villas, Palm Jumeirah

4 13,410 sqft

AED 2,750,000

Garden Homes, Palm Jumeirah

6 7,366 sqft

AED 3,000,000

Garden Homes, Palm Jumeirah

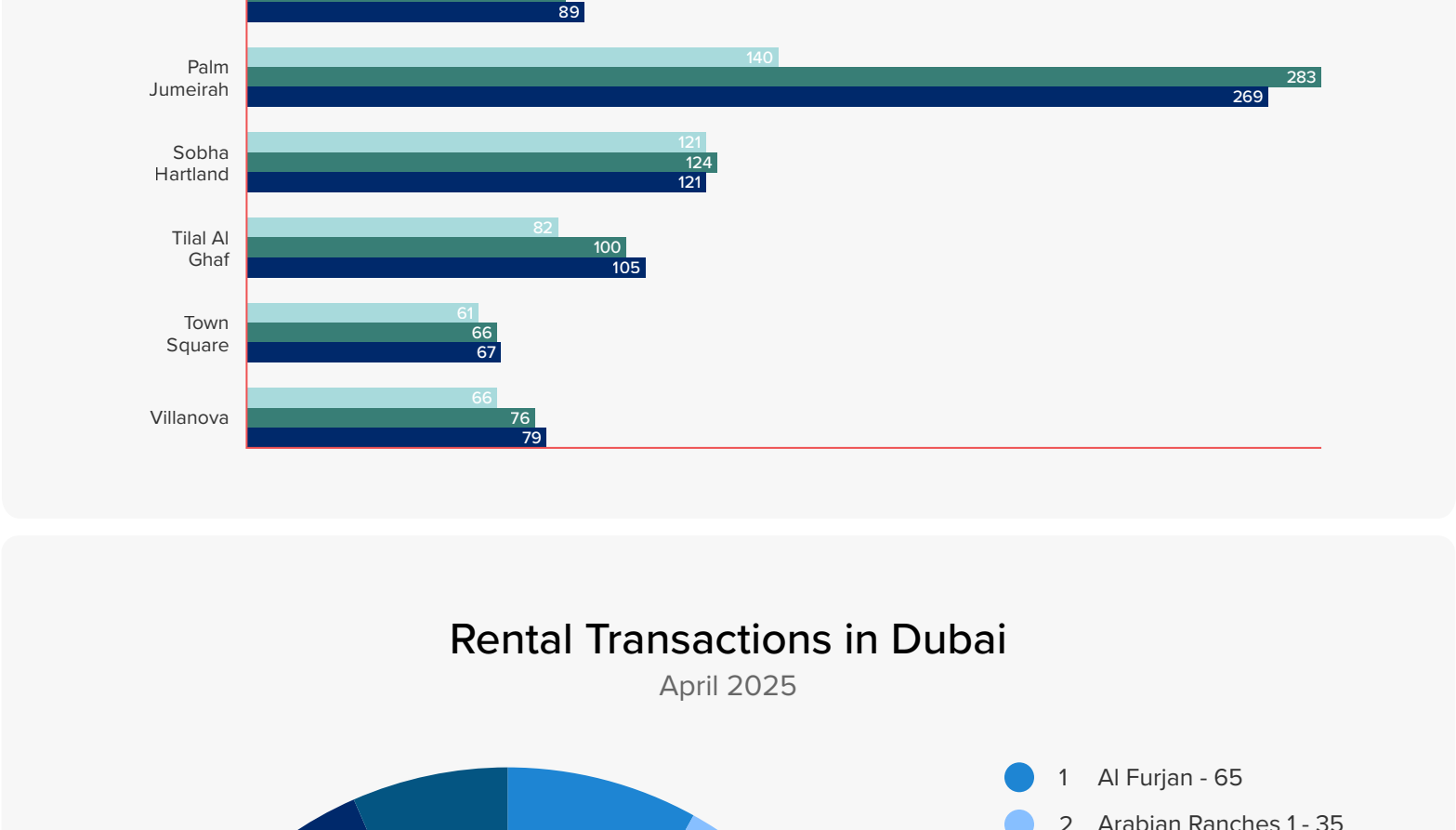
6 6,701 sqft

AED 3,500,000

Garden Homes, Palm Jumeirah

6 6,881 sqft

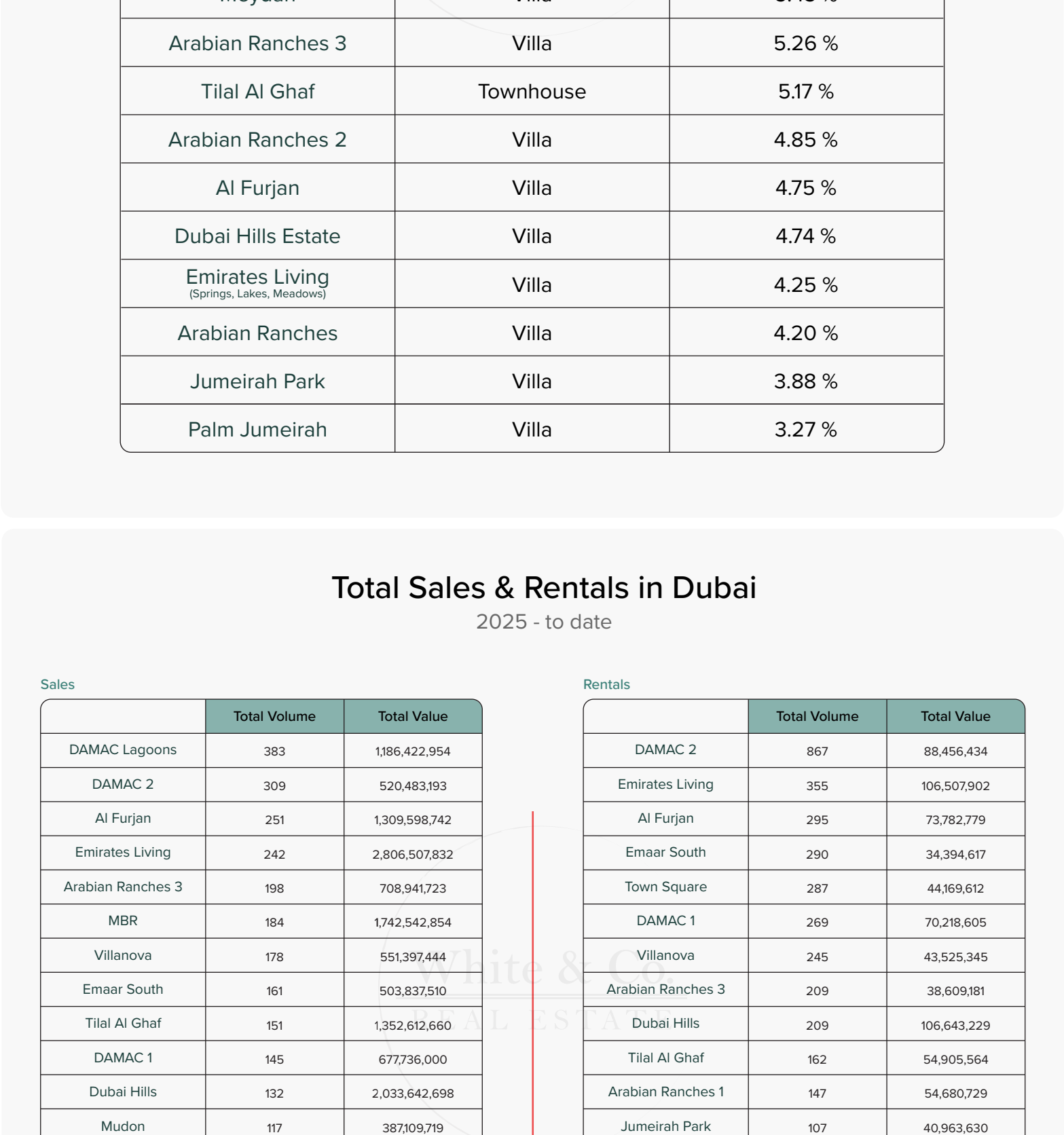
AED 4,250,000



Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,644	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,383	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-



Rental Transactions in Dubai

April 2025

1 Al Furjan - 65

2 Arabian Ranches 1 - 35

3 Arabian Ranches 2 - 26

4 Arabian Ranches 3 - 52

5 DAMAC Hills 1 - 44

6 DAMAC Hills 2 - 193

7 DAMAC Lagoons - 0

8 Dubai Hills - 34

9 Dubai South - 11

10 Emaar South - 64

11 Emirates Living - 67

12 JGE - 10

13 Jumeirah Park - 28

14 MBR - 7

15 Mudon - 14

16 Palm Jumeirah - 18

17 Sobha Hartland - 0

18 Tilal Al Ghaf - 34

19 Town Square - 53

20 Villanova - 53

Total Rentals Value

AED 374,493,137