

Palm Jumeirah February Market Report

Apartment

News

Omniyat Leads Dubai's Ultra-Luxury Market with AED 2.94B in 2024 Sales

Omniyat Properties has reaffirmed its leadership in Dubai's ultra-luxury real estate sector, recording AED 2.94 billion in sales for 2024. According to data from Property Monitor, the developer captured 37% of all transactions in the \$10 million-plus residential segment, solidifying its market dominance. On Palm Jumeirah, Omniyat secured AED 2.18 billion in sales across 33 high-value transactions, commanding a 58.1% market share.

White & Co News

Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index implemented on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.



Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.19%	4.59%

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Hot Properties for Sale

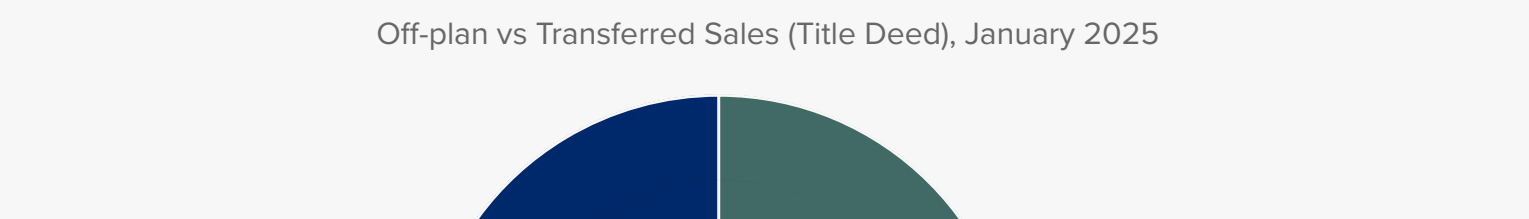
Royal Bay, Palm Jumeirah 1 2 850 sqft AED 2,200,000	Al Khushkar, Shoreline Apartments, Palm Jumeirah 2 2 3 1,996 sqft AED 5,350,000	Marina Residences 6, Palm Jumeirah 2 2 3 1,745 sqft AED 6,200,000	FIVE Palm Jumeirah, Palm Jumeirah 2 2 3 1,646 sqft AED 6,800,000	Marina Residences 3, Palm Jumeirah 3 3 4 2,439 sqft AED 10,500,000
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Recent White & Co Sales

Marina Residences, Palm Jumeirah 2 2 3 1,734 sqft AED 3,325,000	Marina Residences 4, Palm Jumeirah 2 2 4 1,778 sqft AED 4,100,000	FIVE Palm Jumeirah, Palm Jumeirah 3 3 4 2,325 sqft AED 4,950,000	Balqis Residence, Palm Jumeirah 4 4 5 4,918 sqft AED 10,700,000	One at Palm Jumeirah, Palm Jumeirah 3 3 4 2,782 sqft AED 30,000,000
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Dubai House Price Timeline

February 2025



+1.41% MoM Change	+1.72% QoQ Change	+16.31% YoY Change	AED 1,505 Average price/sqft
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Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), January 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	597,064	959,084	1,566,656	2,256,993	-	-	-
Business Bay	1,039,236	1,493,033	2,373,112	5,036,219	6,266,000	6,000,000	-
Creek	-	1,622,831	2,683,723	4,013,942	8,525,000	-	-
Downtown	1,345,441	2,115,994	3,787,455	7,182,928	21,562,530	20,924,888 1 Transaction	-
Dubai Hills	1,040,000	1,530,871	2,519,383	3,963,051	-	-	-
Dubai Marina	1,226,668	1,624,467	2,473,637	4,250,696	7,793,988	8,900,000 1 Transaction	-
Dubai South	471,586	681,797	1,114,636	-	-	-	-
EMAAR Beachfront	-	2,794,901	4,397,569	7,137,339	19,250,000 2 Transactions	-	-
EMAAR South	-	1,074,681	1,737,159	2,625,222	-	-	-
Greens	865,000	1,295,848	1,991,542	3,385,000	5,625,782 1 Transaction	-	-
JBR	1,115,110	2,133,125	3,055,014	3,963,857	10,112,500 4 Transactions	-	-
JLT	712,225	1,239,896	2,059,066	3,110,878	8,437,500	2,612,500 2 Transactions	-
JVC	623,105	961,400	1,507,195	1,822,250	2,000,000 1 Transaction	-	-
MBR	645,510	1,281,104	2,326,307	2,440,400	12,500,000 1 Transaction	-	-
Palm Jumeirah	1,480,100	3,254,417	4,896,591	11,099,214	19,079,967	26,333,333	-
Sobha Hartland	895,000	1,366,133	2,309,940	3,250,461	5,116,667	-	-
Views	850,000	1,610,450	2,663,109	3,277,500	-	-	-

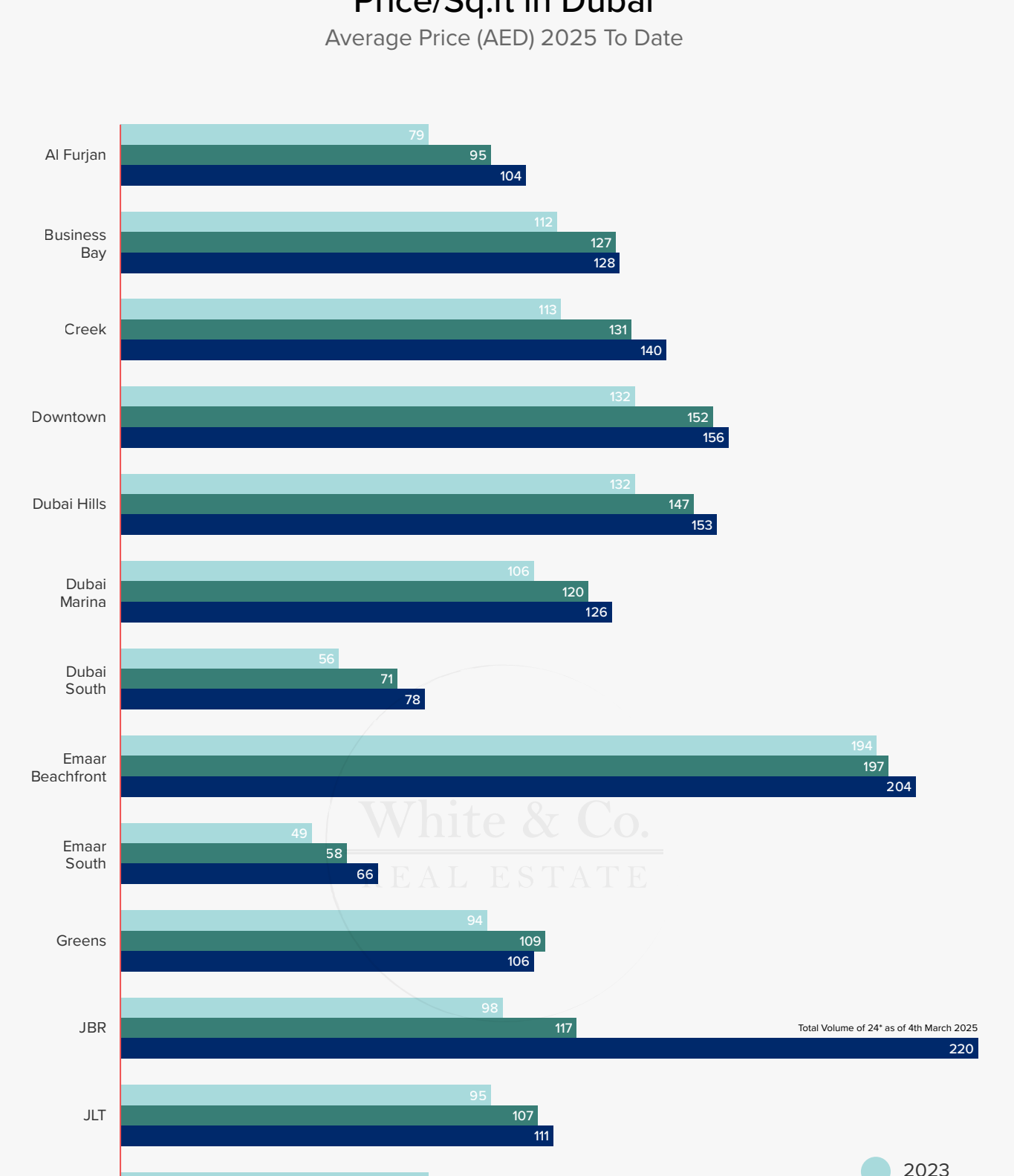
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025



Total Sales Value
AED 8,280,661,122

Hot Properties for Rent

Azure Residences, Palm Jumeirah 1 2 1,142 sqft AED 170,000	Oceana Baitis, Oceana, Palm Jumeirah 1 1 1,138 sqft AED 200,000	The Palm Tower, Palm Jumeirah 1 2 1,053 sqft AED 230,000	FIVE Palm Jumeirah, Palm Jumeirah 1 2 1,223 sqft AED 255,000	The Fairmont Palm Residence South, Palm Jumeirah 1 1 2 1,290 sqft AED 298,000
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Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	51,623	72,851	105,415	169,000	-	-	-
Business Bay	70,596	98,828	142,399	206,644	184,000	-	-
Creek	-	110,467	157,976	225,277	401,952	-	-
Downtown	84,198	132,299	210,028	303,231	553,286	-	-
Dubai Hills	80,000	99,213	152,393	238,571	-	-	-
Dubai Marina	79,480	106,610	155,117	274,706	444,308	-	-
Dubai South	40,881	52,366	73,676	103,600	-	-	-
EMAAR Beachfront	-	161,952	257,357	415,000	-	-	-
EMAAR South	-	55,149	95,286	97,098	-	-	-
Greens	58,280	99,020	149,386	215,000	-	-	-
JBR	-	162,000	332,216	630,000	-	-	-
JLT	60,062	92,051	128,130	207,308	-	270,000 1 Transaction	-
JVC	50,221	74,310	113,541	132,333	245,000 2 Transactions	-	-
MBR	50,782	88,263	120,571	192,667	-	800,000 1 Transaction	-
Palm Jumeirah	105,688	178,115	420,420	710,603	365,000 2 Transactions	500,000 2 Transactions	-
Sobha Hartland	72,896	98,164	150,155	224,729	-	-	-
Views	68,667	111,179	154,026	219,607	-	-	-

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

Average Price (AED) 2025 To Date

Rental Transactions in Dubai

February 2025

Total Sales Value
AED 1,075,263,987

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.78 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.37 %
Emirates Living (Greens, Views)	Apartment	6.97 %
Sobha Hartland	Apartment	6.80 %
Dubai Marina	Apartment	6.65 %
Meydan	Apartment	6.59 %
Business Bay	Apartment	6.48 %
Dubai Hills	Apartment	6.43 %
JBR	Apartment	6.34 %
Downtown	Apartment	6.22 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.42 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value
JVC	926	879,806,018
Business Bay	654	1,190,928,208
Dubai Marina	526	1,279,084,480
Downtown	490	1,191,583,670
JLT	336	525,563,155
Creek	280	736,572,242
MBR	278	135,577,616
Dubai Hills	277	621,447,996
Palm Jumeirah	188	1,279,327,877
Al Furjan	180	212,739,907
Sobha Hartland	163	305,155,062
Dubai South	112	78,773,796
JBR	104	354,348,097
EMAAR Beachfront	95	450,518,392
Greens	82	135,577,616
EMAAR South	74	114,891,846
Views	36	79,023,870

Rentals	Total Volume	Total Value
JVC	1,665	123,865,835
Business Bay	1,288	140,942,556
Dubai Marina	948	127,847,049
Downtown	886	159,720,720
MBR	800	54,426,878
JLT	531	50,779,931
Al Furjan	456	32,288,660
Creek	392	59,826,241
Dubai Hills	322	41,128,942
Palm Jumeirah	319	84,376,564
Sobha Hartland	305	35,048,627
Dubai South	197	11,221,188
Views	100	13,595,965
EMAAR Beachfront	86	20,466,331
EMAAR South	78	6,590,154
Greens	54	6,873,059
JBR	24	7,885,727

PROPERTY MONITOR

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of **4th March 2025** Secondary Sales Only

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