

Palm Jumeirah April Market Report

Apartment

News

Apartment Sales Highlight Prestige

A recent \$20 million apartment sale on Palm Jumeirah underscores its status as a prestigious and highly sought-after location. The island's ultra-luxury residences, stunning waterfront views, and world-class amenities continue to drive high-value transactions in Dubai's real estate market.

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

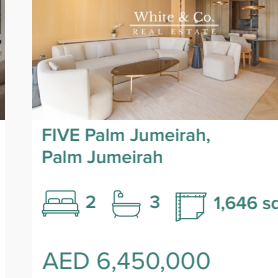
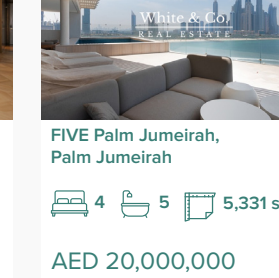
Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

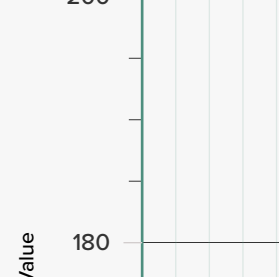
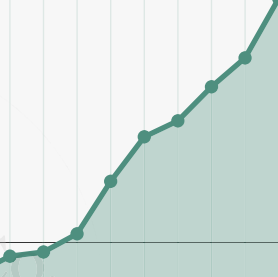
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

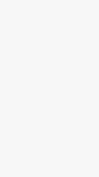
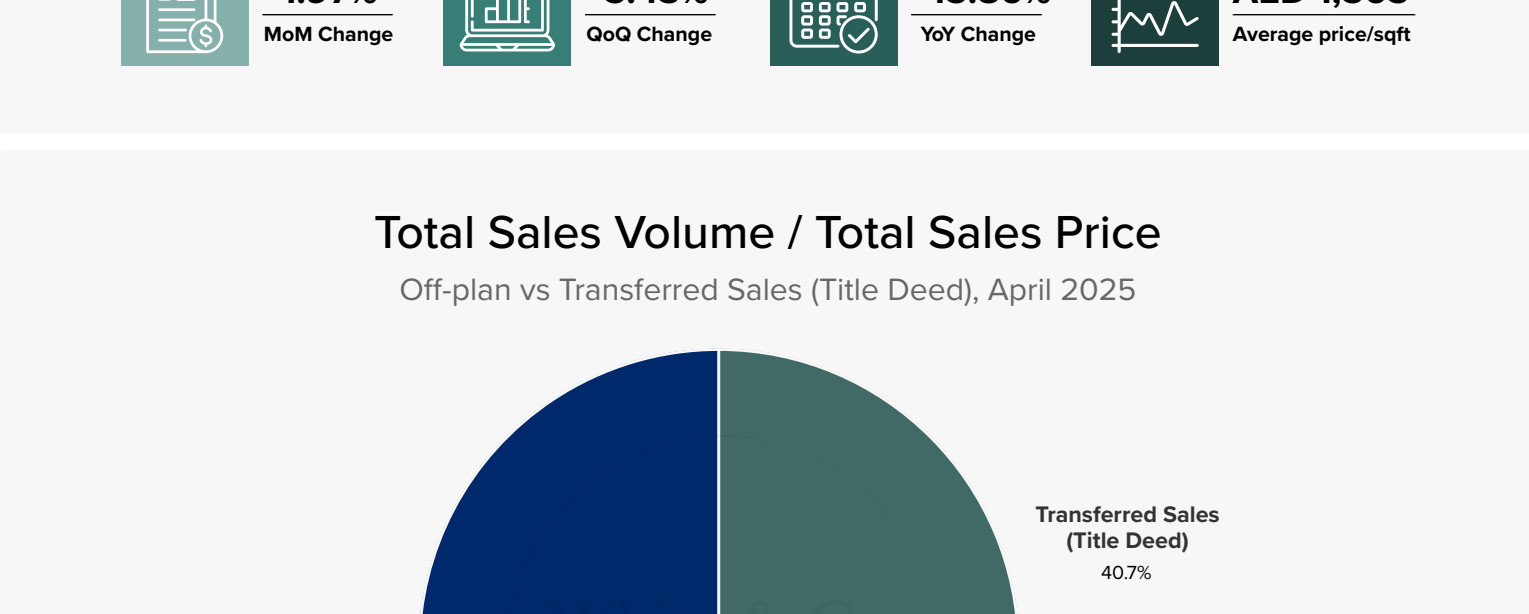
 Royal Bay, Palm Jumeirah 2 2 850 sqft AED 2,200,000	 The Fairmont Palm Residence, Palm Jumeirah 1 3 2 1,355 sqft AED 3,300,000	 The Palm Tower, Palm Jumeirah 1 3 1 1,054 sqft AED 5,000,000	 Al Khushkar, Shoreline Apartments, Palm Jumeirah 2 3 1,996 sqft AED 5,350,000	 Marina Residences 3, Palm Jumeirah 3 4 5 2,439 sqft AED 11,000,000
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Recent White & Co Sales

 Marina Residences 4, Palm Jumeirah 2 4 1,778 sqft AED 4,100,000	 FIVE Palm Jumeirah, Palm Jumeirah 3 3 4 2,325 sqft AED 4,950,000	 Barjels Residence, Kingdom of Sheha, Palm Jumeirah 3 3 3 1,978 sqft AED 5,000,000	 FIVE Palm Jumeirah, Palm Jumeirah 2 3 3 1,646 sqft AED 6,450,000	 FIVE Palm Jumeirah, Palm Jumeirah 4 4 5 5,331 sqft AED 20,000,000
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Dubai House Price Timeline

April 2025



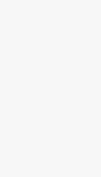
+1.97%
MoM Change



+5.43%
QoQ Change



+15.86%
YoY Change



AED 1,565
Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 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	595,601	981,008	1,562,704	2,320,331	-	-	-
Business Bay	1,009,336	1,532,172	2,668,886	4,679,771	9,739,326	27,500,000 3 Transactions	-
Creek	-	1,653,891	2,689,949	4,011,728	7,893,689	-	18,500,000 1 Transaction
Downtown	2,874,458	2,192,599	3,882,272	7,063,166	21,890,311	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	891,706	1,537,512	2,479,948	3,937,571	-	-	-
Dubai Marina	1,359,138	1,738,185	2,458,461	4,171,448	7,845,971	16,195,805 4 Transactions	-
Dubai South	453,653	740,488	1,163,790	2,041,592	-	-	-
EMAAR Beachfront	-	2,952,799	5,061,062	7,860,002	15,400,000	-	-
EMAAR South	-	1,093,381	1,709,828	2,336,658	-	-	-
Greens	1,095,909	1,290,561	2,156,776	3,715,385	5,625,782 2 Transactions	-	-
JBR	1,724,439	2,166,151	3,195,977	4,027,932	9,539,880	-	-
JLT	805,226	1,249,874	2,044,959	3,149,084	4,944,167	2,274,000	-
JVC	640,592	975,499	1,521,010	2,225,439	2,237,500 2 Transactions	-	-
MBR	685,762	1,291,511	2,379,530	3,080,525	9,637,500 2 Transactions	-	-
Palm Jumeirah	1,589,788	3,279,827	5,550,905	11,540,611	21,680,208	25,625,000 3 Transactions	-
Sobha Hartland	948,941	1,374,538	2,333,951	3,216,439	5,116,667 3 Transactions	-	-
Views	953,750	1,646,294	2,751,880	3,381,313	5,247,500 2 Transactions	-	-

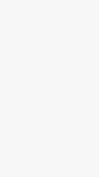
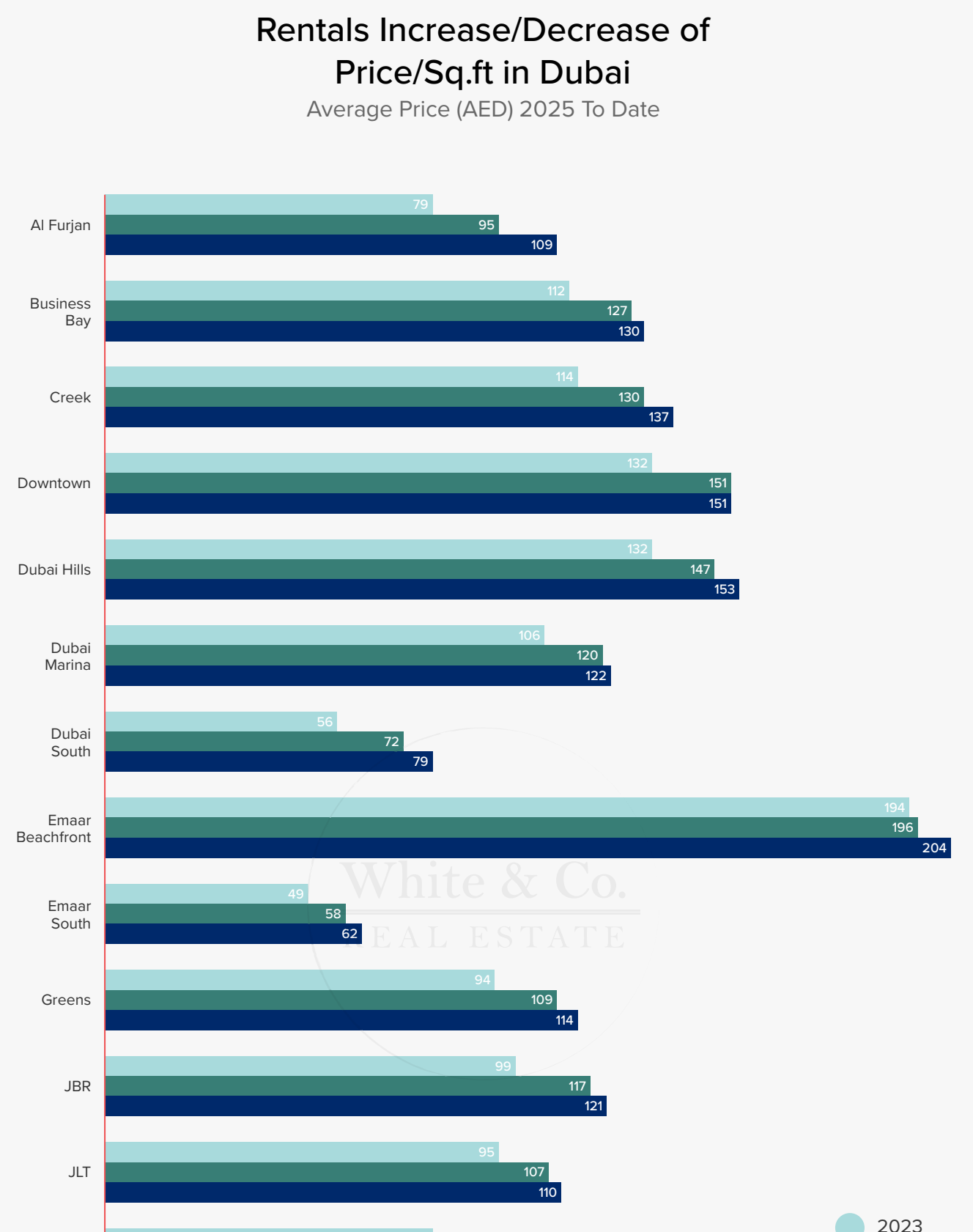
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

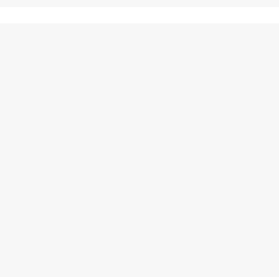
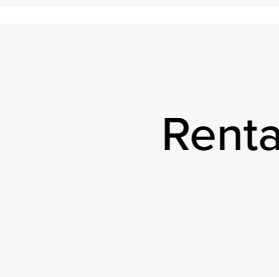
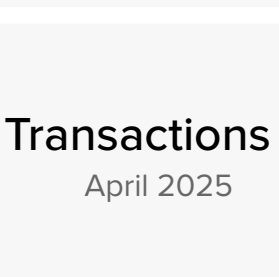
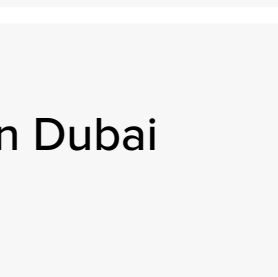
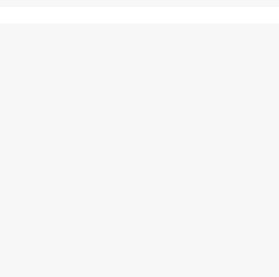
April 2025



Total Sales Value

AED 10,112,083,430

Hot Properties for Rent

 Oceana Baltic, Oceana, Palm Jumeirah 1 2 1,338 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 3 2 1,290 sqft AED 298,000	 FIVE Palm Jumeirah, Palm Jumeirah 2 4 2,231 sqft AED 320,000
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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	53,655	99,513	106,314	155,437	-	-	-
Business Bay	75,288	96,947	146,692	217,658	269,696	-	-
Creek	140,994	105,852	159,565	234,586	413,095	-	-
Downtown	88,427	127,889	204,245	318,616	827,358	-	-
Dubai Hills	112,286	96,504	156,260	273,847	-	-	-
Dubai Marina	76,303	102,630	150,709	237,125	325,219	598,324 5 Transactions	-
Dubai South	40,037	51,706	75,228	115,182	-	-	-
EMAAR Beachfront	188,969	158,340	249,386	440,148	683,962 2 Transactions	-	-
EMAAR South	-	58,157	82,511	102,493	-	-	-
Greens	59,120	90,323	135,183	172,506	215,000 4 Transactions	-	-
JBR	109,477	123,265	169,582	233,862	263,352	-	-
JLT	60,374	86,309	128,581	199,924	254,250 4 Transactions	242,500 2 Transactions	-
JVC	50,757	72,907	109,810	159,616	177,500	-	-
MBR	52,512	87,306	143,738	150,806	-	800,000 1 Transaction	-
Palm Jumeirah	110,581	164,733	276,532	415,872	817,269	760,396	-
Sobha Hartland	91,724	97,726	150,521	227,870	380,000 1 Transaction	-	-
Views	69,583	105,847	160,647	233,842	-	-	-

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

Average Price (AED) 2025 To Date

Total Rentals Value

AED 829,246,387

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value
Downtown	1,012	4,049,290,645
Dubai Marina	1,295	3,070,254,592
Business Bay	1,331	2,721,725,327
Emaar South	102	158,509,838
Greens	161	283,941,645
JVC	2,115	2,069,536,440
Dubai South	220	167,795,535
Emaar Beachfront	228	1,191,982,826
JBR	346	919,519,184
Sobha Hartland	372	686,434,645
Al Furjan	397	4,70,427,614
Palm Jumeirah	437	3,058,405,816
MBR	588	675,957,870
Creek	589	1,582,908,220
Dubai Hills	633	1,323,862,446
JLT	666	1,065,070,433
Views	82	195,933,870

Rentals	Total Volume	Total Value
JVC	3,974	290,841,375
Business Bay	2,402	269,724,936
Dubai Marina	2,156	294,856,666
Downtown	1,919	273,354,056
MBR	1,508	105,016,752
JLT	1,215	120,238,900
Al Furjan	774	66,025,771
Creek	696	107,611,643
Palm Jumeirah	592	153,515,530
Sobha Hartland	538	64,533,975
Dubai Hills	473	64,136,529
Dubai South	461	24,996,475
JBR	374	66,512,906
Greens	252	27,041,533
Views	216	29,444,211
Emaar Beachfront	142	34,991,476
Emaar South	88	7,703,571