

Palm Jumeirah March Market Report

Villa | Townhouse

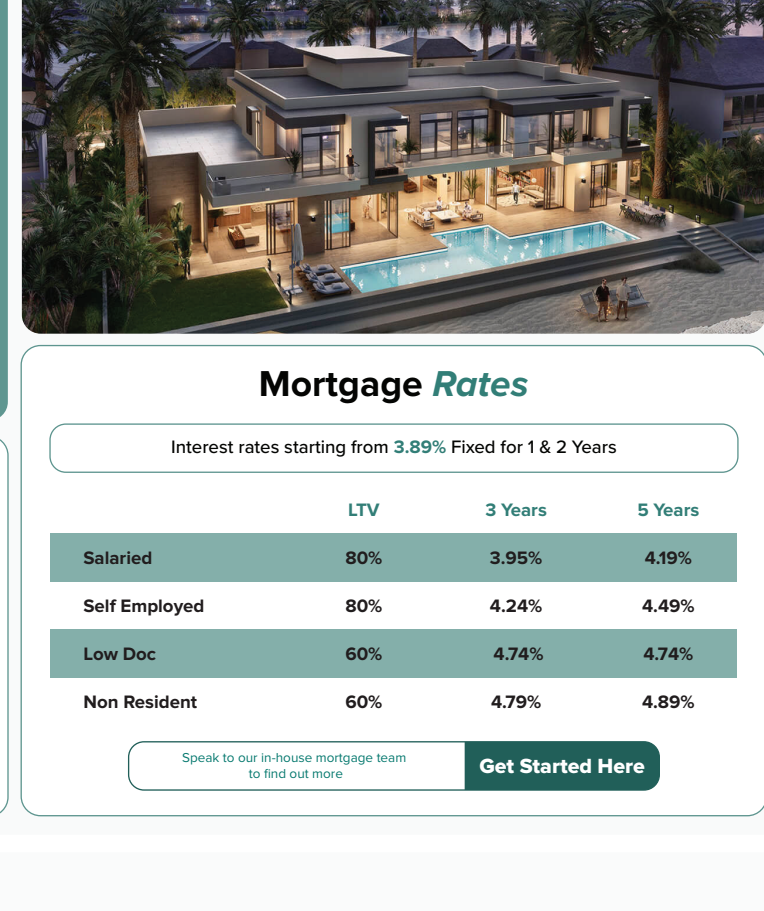
News

High-Profile Transactions & Rentals

A luxurious 4-bedroom villa on Palm Jumeirah has been listed for annual rent at AED 75 million. Situated on a 15,000 sq ft plot, the villa offers expansive living spaces and multiple private balconies, catering to ultra-high-net-worth individuals seeking exclusivity.

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

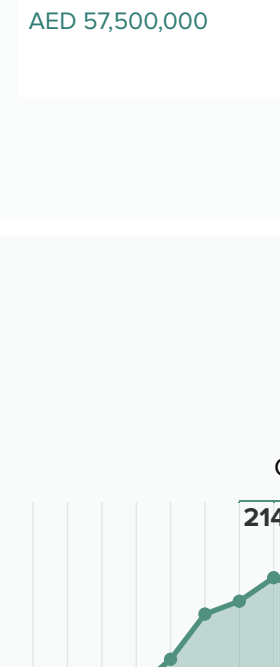
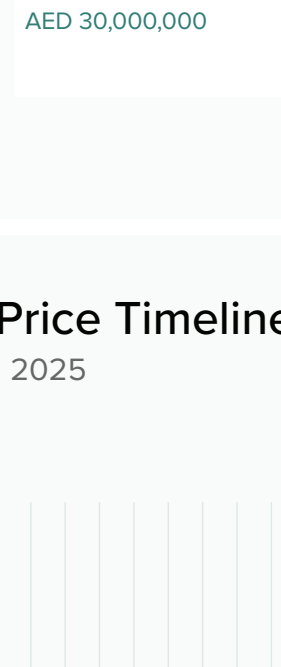
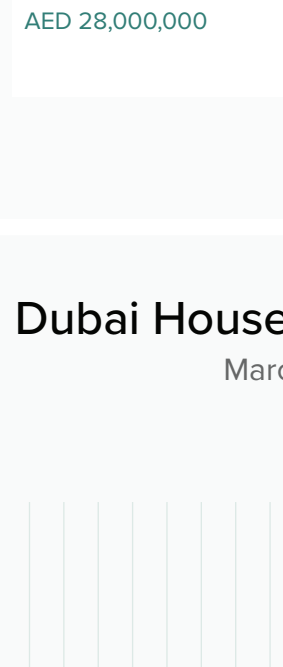
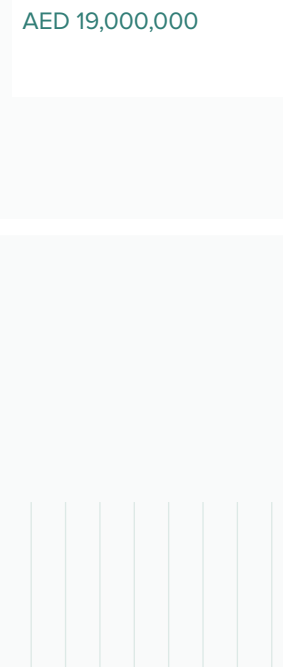
Interest rates starting from 3.89% Fixed for 1 & 2 Years

	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%

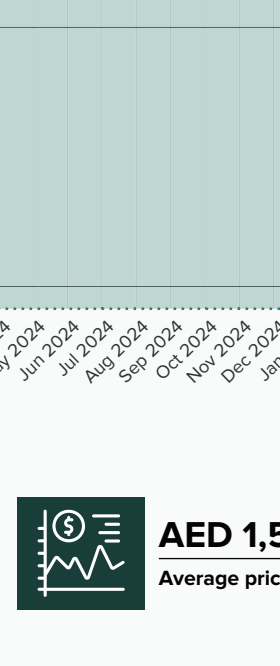
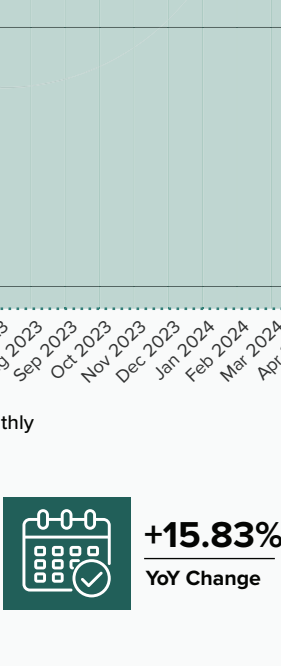
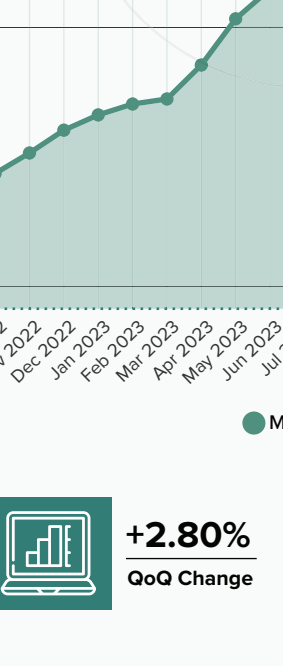
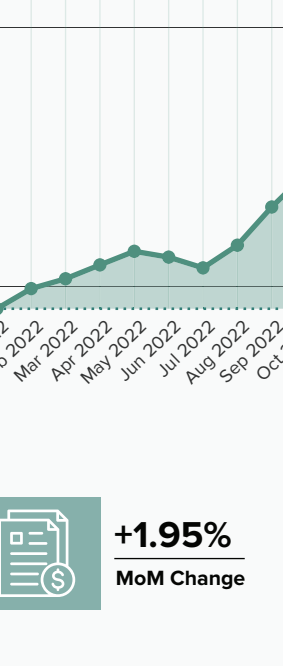
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Hot Properties for Sale

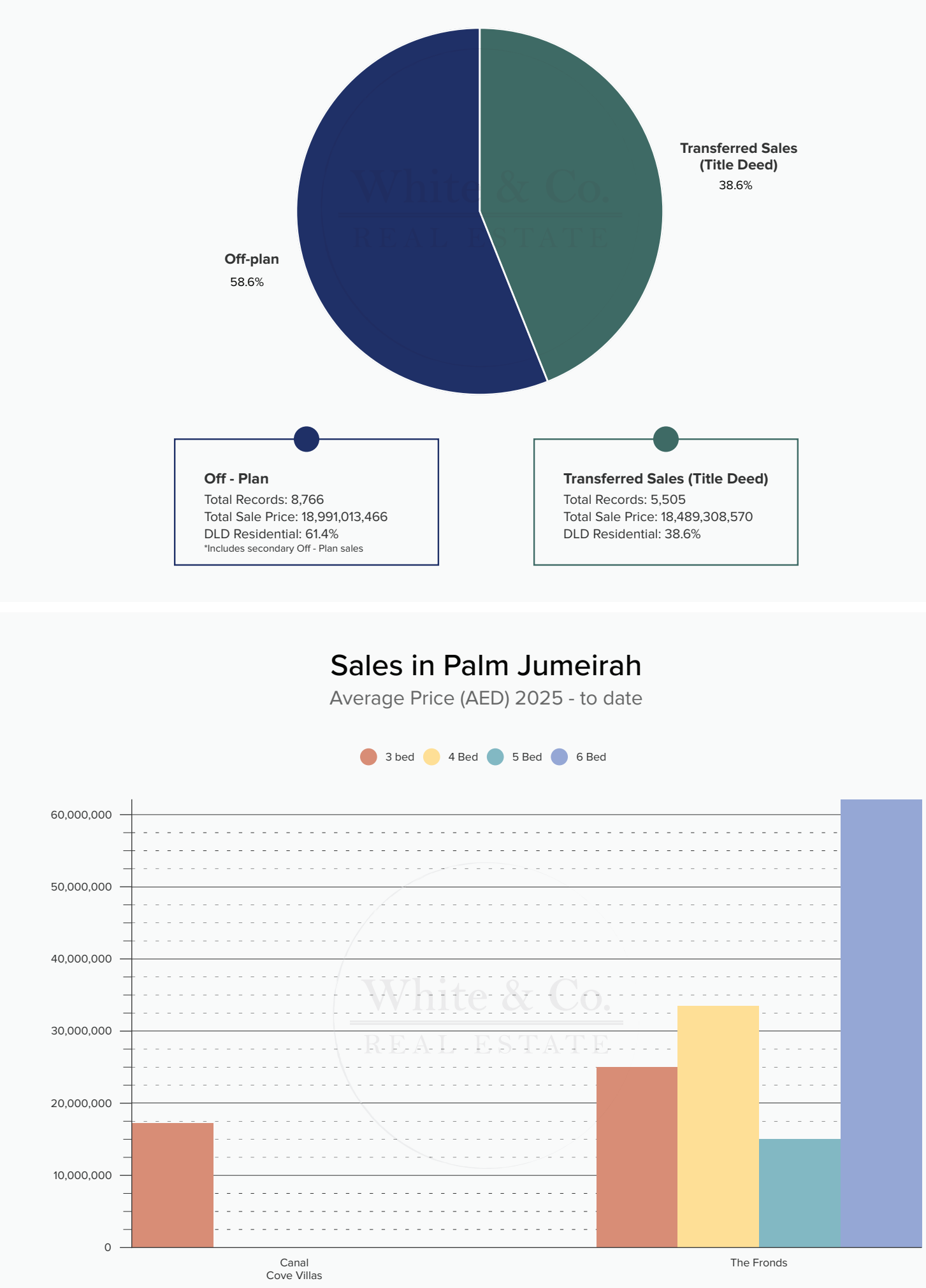
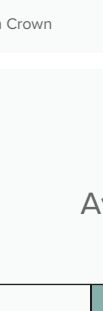


Recent White & Co Sales



Dubai House Price Timeline

March 2025

+1.95%
MoM Change+2.80%
QoQ Change+15.83%
YoY ChangeAED 1,535
Average price/sqft

Total Sales Volume / Total Sales Price

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

Off-plan
58.6%Transferred Sales
(Title Deed)
38.6%Off - Plan
Total Records: 8,766
Total Sale Price: 18,991,013,466
DLD Residential: 61.4%
*Includes secondary Off - Plan salesTransferred Sales (Title Deed)
Total Records: 5,505
Total Sale Price: 18,489,308,570
DLD Residential: 38.6%

Sales in Palm Jumeirah

Average Price (AED) 2025 - to date

3 Bed 4 Bed 5 Bed 6 Bed



*No transactions in Palma Residences, The Crescent, The Palm Crown

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	3,484,396	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

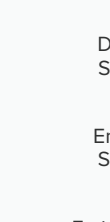
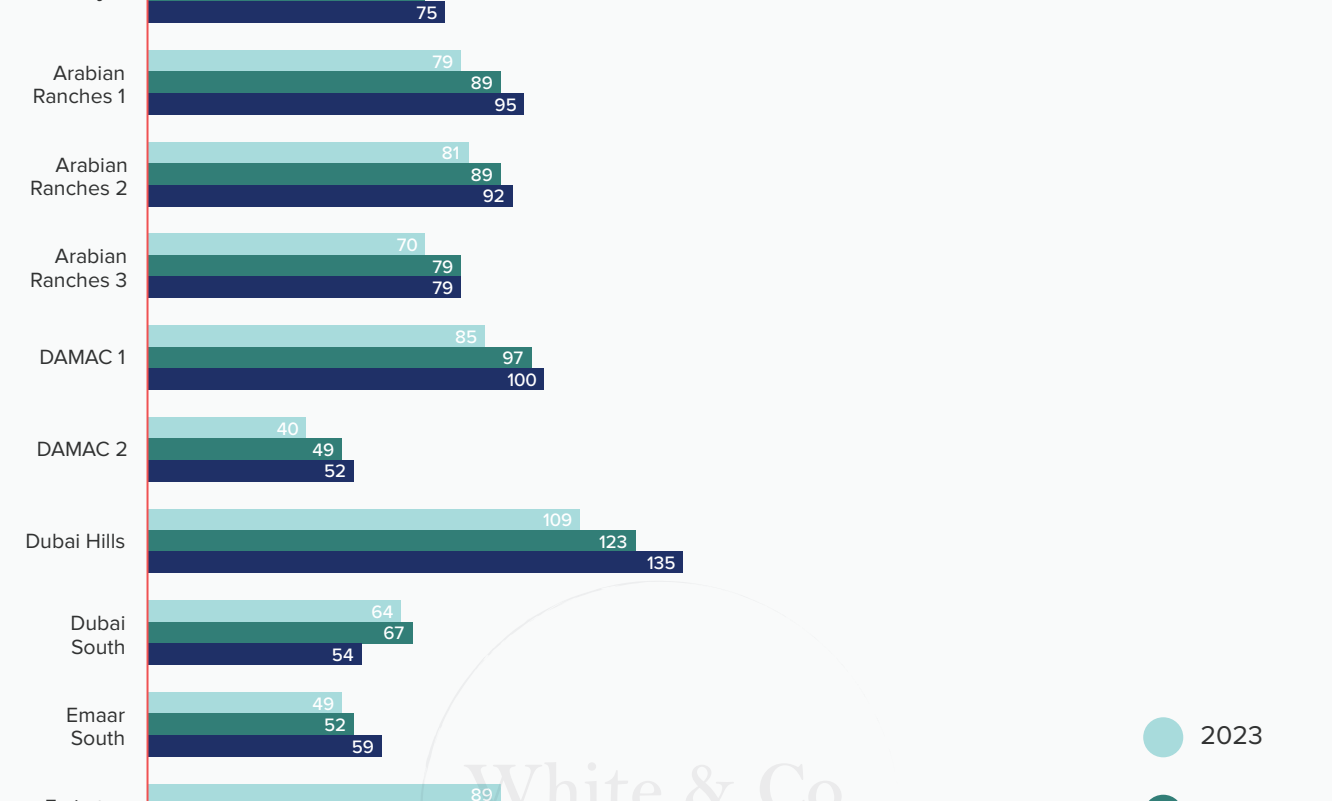
Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

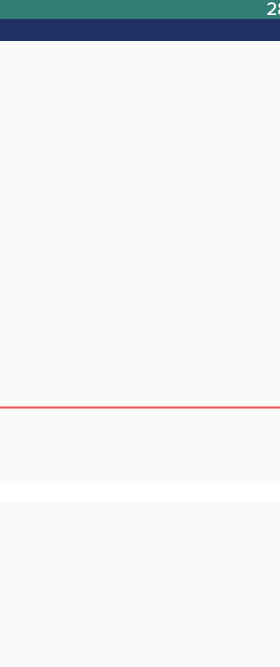
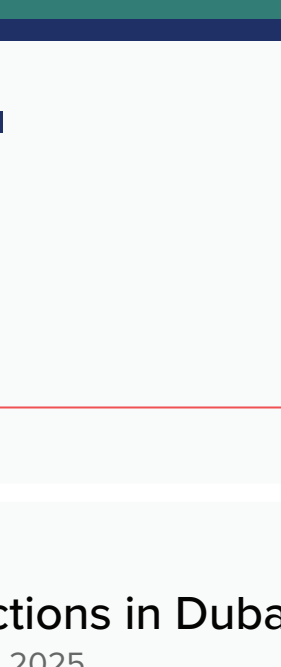
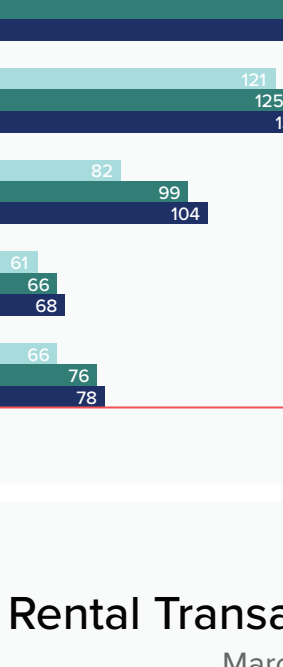
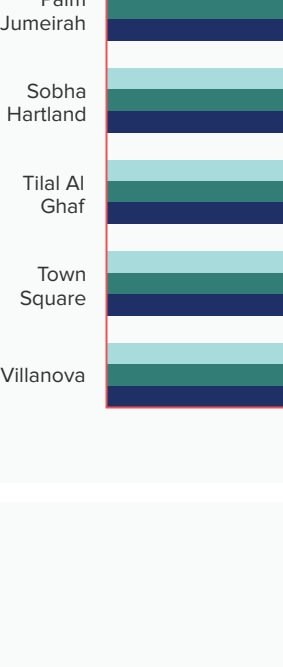
March 2025



Total Sales Value

AED 7,586,980,327

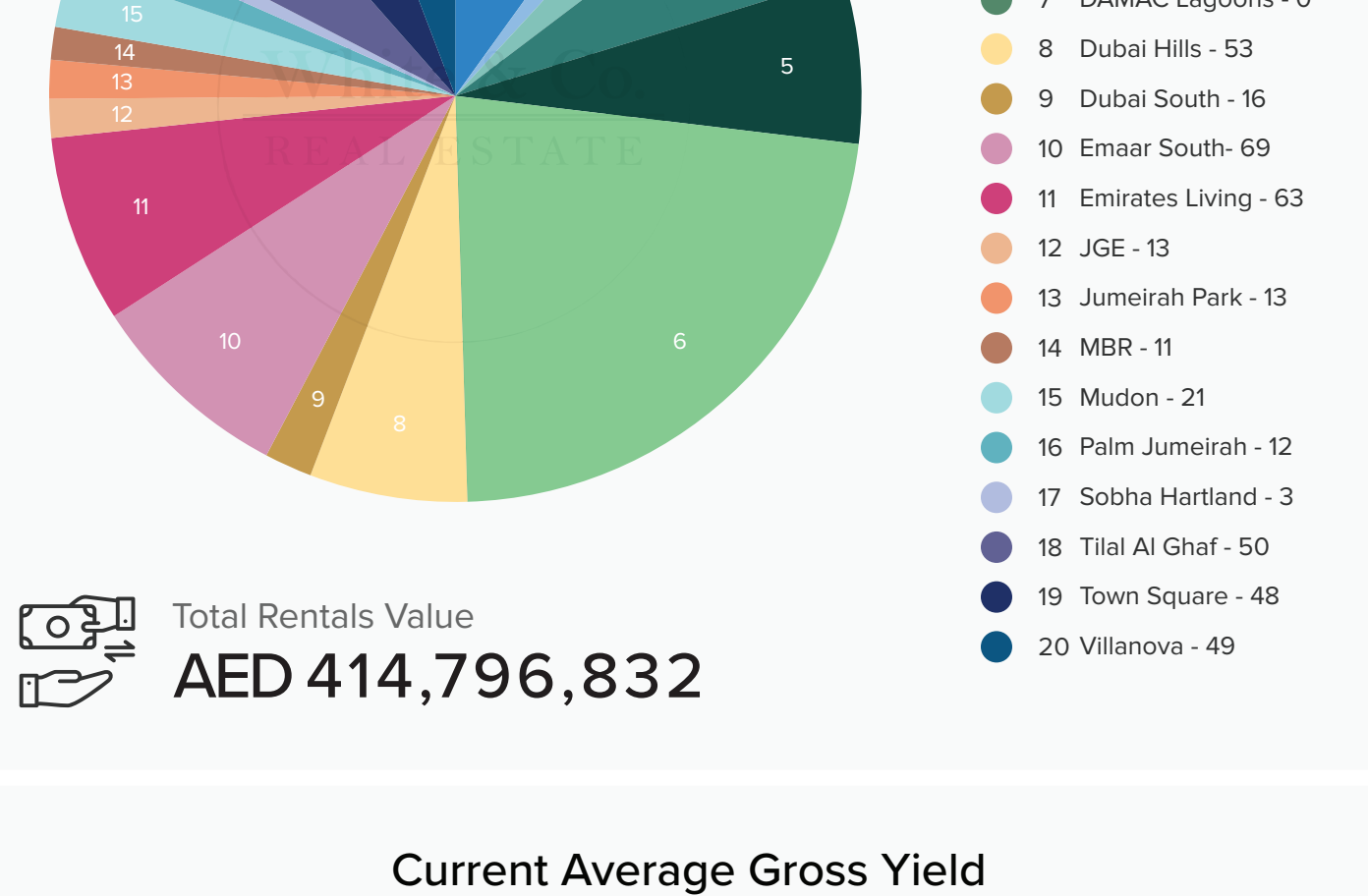
Hot Properties for Rent



Rentals in Palm Jumeirah

Average Price (AED) 2025 - to date

3 Bed 4 Bed 5 Bed 6 Bed



*No transactions in The Crescent, The Palm Crown

Rentals in Dubai

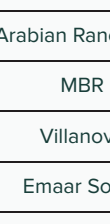
Average Price (AED) 2025 - to date

	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	107,584	151,579	-	-
Emirates Living	268,502	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	1,210,000	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



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	Total Volume	Total Value
DAMAC Lagoons	279	819,630,019
DAMAC 2	246	413,014,960
Al Furjan	177	938,845,450
Emirates Living	175	2,343,252,333
Arabian Ranches 3	139	371,585,300
MBR	126	1,204,078,169
Villanova	126	386,801,942
Emaar South	117	1,424,917,698
Tilal Al Ghaf	109	909,045,660
DAMAC 1	104	511,997,000
Dubai Hills	91	1,424,917,698
Mudon	91	299,071,720
Arabian Ranches 1	85	666,472,320
Town Square	85	220,070,452
JGE	77	961,049,367
Dubai South	64	228,594,399
Jumeirah Park	42	371,585,300
Arabian Ranches 2	34	218,409,887
Palm Jumeirah	33	1,325,084,523
Sobha Hartland	3	33,670,000

Rentals	Total Volume	Total Value
DAMAC 2	651	66,391,256
Emaar South	215	25,725,994
Town Square	215	33,181,185
DAMAC 1	210	54,706,370
Emirates Living	196	54,061,667
Al Furjan	189	48,648,872
Villanova	171	28,782,962
Dubai Hills	165	86,316,568
Arabian Ranches 3	160	29,851,181
Tilal Al Ghaf	126	42,686,284
Mudon	77	15,420,549
Arabian Ranches 1	65	25,950,123
Arabian Ranches 2	65	19,902,250
Jumeirah Park	55	21,563,429
JGE	48	35,403,015
MBR	45	44,941,500
Dubai South	43	6,206,547
Palm Jumeirah	39	63,342,279
Sobha Hartland	7	5,100,000
DAMAC Lagoons	0	0

PROPERTY
MONITOR

A Cavendish Maxwell Group Company



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

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