

Palm Jumeirah Villa February Market Report

Villa | Townhouse

News

AVA Villas at Palm Jumeirah to Complete in 2025

AVA at Palm Jumeirah, offering luxurious 4 and 5-bedroom villas, is set for completion in Q4 2025. Prices start at AED 77.99 million, with the most expensive 5-bedroom villa priced at AED 957.77 million, providing premium living in Dubai's iconic location.



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 launched 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%	4.40%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.9%	4.9%

Speak to our in-house mortgage team to find out more [Get Started Here](#)

Hot Properties for Sale

Canal Cove, Palm Jumeirah

4 4,555 sqft

AED 17,900,000

Garden Homes, Palm Jumeirah

5 6 6,692 sqft

AED 36,500,000

Baliga Residence, Palm Jumeirah

5 6 13,912 sqft

AED 59,500,000

Signature Villas, Palm Jumeirah

10 9 35,000 sqft

AED 250,000,000

Recent White & Co Sales

Baliga Residence, Palm Jumeirah

5 6 9,820 sqft

AED 19,000,000

Garden Homes, Palm Jumeirah

5 6 7,000 sqft

AED 28,000,000

Garden Homes, Palm Jumeirah

4 5 6,702 sqft

AED 30,000,000

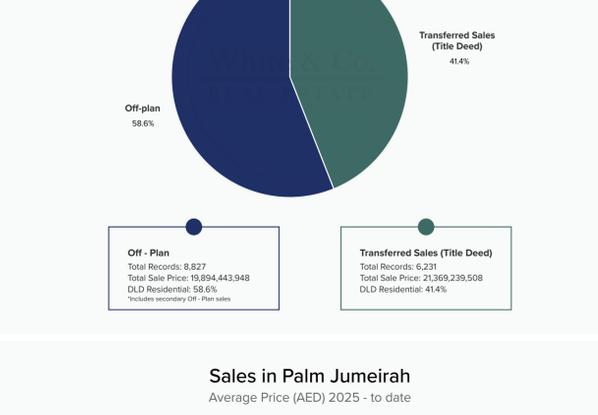
Garden Homes, Palm Jumeirah

6 6 7,000 sqft

AED 57,500,000

Dubai House Price Timeline

February 2025



+1.41%
MoM Change

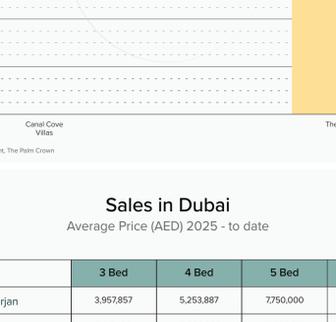
+1.72%
QoQ Change

+16.31%
YoY Change

AED 1,505
Average price/sqft

Total Sales Volume / Total Sales Price

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



Off - Plan
Total Records: 8,827
Total Sale Price: 19,894,443,948
DLD Residential: 58.6%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 6,231
Total Sale Price: 21,369,239,508
DLD Residential: 41.4%

Sales in Palm Jumeirah

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	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,913,100	12,356,000	11,668,571	12,900,000
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000
Arabian Ranches 3	2,683,896	4,308,168	3,930,000	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000
DAMAC Hills 2	1,614,868	1,883,676	630,000	3,933,333
DAMAC Lagoons	2130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar Living	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,056,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000	-

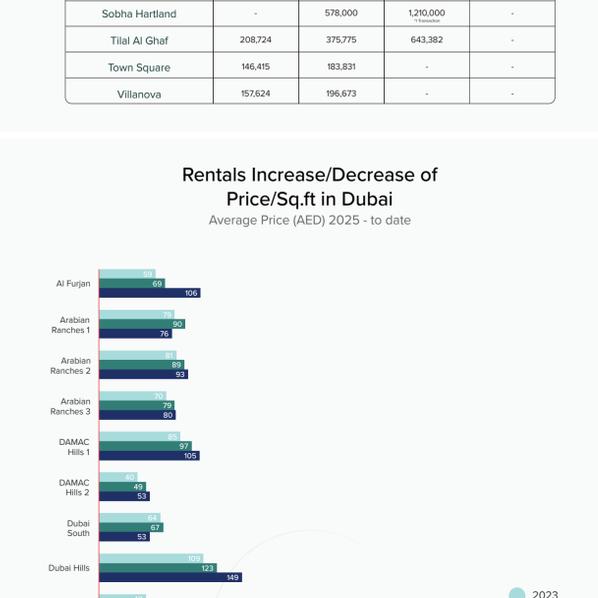
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

February 2025



Total Sales Value
AED 7,376,374,201

Hot Properties for Rent

Signature Villas, Palm Jumeirah

7 13,410 sqft

AED 2,500,000

Garden Homes, Palm Jumeirah

6 7,356 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 Palm Jumeirah

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	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3,000,000
Arabian Ranches 2	213,929	346,842	355,000	650,000
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	-	-	-	-
Dubai Hills	331,550	387,427	605,222	1,584,000
Dubai South	156,154	-	-	-
Emaar South	109,674	151,811	-	-
Emirates Living	261,942	364,542	937,500	1,150,000
JGE	400,556	512,253	1,003,245	2,630,000
Jumeirah Park	325,993	406,823	435,714	-
MBR	160,000	716,555	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,194,341	2,420,000
Sobha Hartland	-	578,000	1,210,000	-
Tilal Al Ghaf	208,724	375,775	643,382	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

February 2025

Total Rentals Value
AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC Lagoons	171	488,384,019	DAMAC Hills 2	453	46,323,668
DAMAC Hills 2	162	278,325,710	Town Square	168	26,054,379
Emirates Living	122	1,847,967,498	DAMAC Hills 1	161	42,003,571
Al Furjan	116	625,319,900	Emaar South	143	17,343,601
Arabian Ranches 3	100	344,919,804	Dubai Hills	122	63,678,480
MBR	85	891,040,922	Villanova	114	18,949,171
Emaar South	80	281,937,374	Arabian Ranches 3	113	20,748,472
Villanova	77	227,948,000	Al Furjan	109	28,708,636
DAMAC Hills 1	70	340,515,000	Tilal Al Ghaf	83	27,415,284
Dubai Hills	70	1,054,362,698	Arabian Ranches 2	42	13,357,150
Tilal Al Ghaf	58	446,256,000	Emirates Living	41	13,677,434
Town Square	56	1,847,967,498	JGE	34	22,593,015
Arabian Ranches 1	54	399,063,626	MBR	29	29,244,500
JGE	45	594,964,700	Palm Jumeirah	27	44,982,179
Dubai South	30	102,335,261	Jumeirah Park	26	10,052,166
Jumeirah Park	29	260,260,000	Dubai South	25	3,389,413
Palm Jumeirah	26	1,113,984,523	Arabian Ranches 1	17	9,463,123
Arabian Ranches 2	18	103,394,887	Sobha Hartland	6	4,900,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0

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

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