

Tilal Al Ghaf February Market Report

News

Dubai Property Market Sees Strong Start to 2025 with Dhs 44.4 Billion in Sales

Dubai's property market saw a strong start to 2025, with Dhs 44.4 billion in sales, a 24% increase from last year. Villa and land sales surged, while off-plan properties made up 65% of total sales, reflecting growing investor confidence.

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

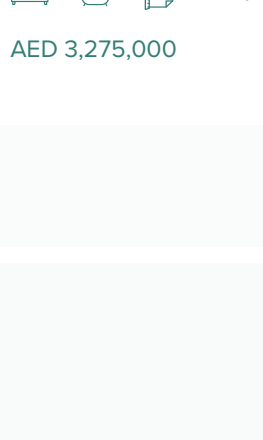
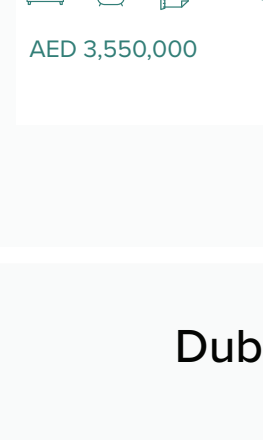
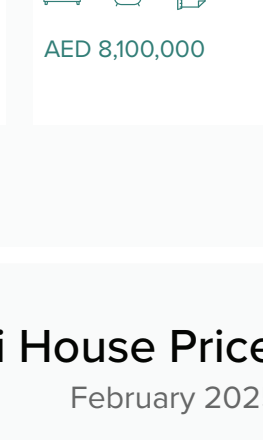
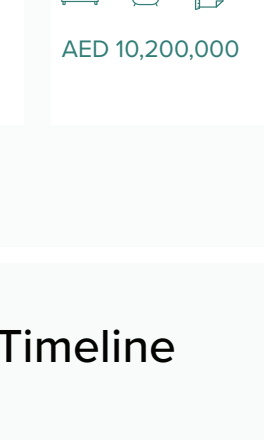
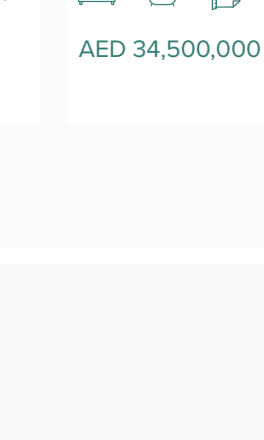
Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.04%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

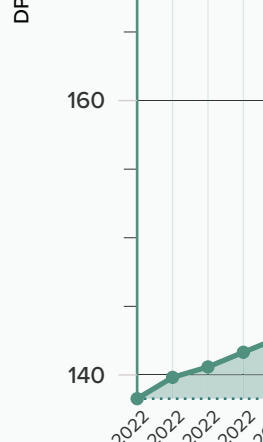
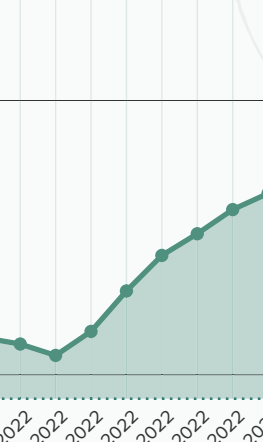
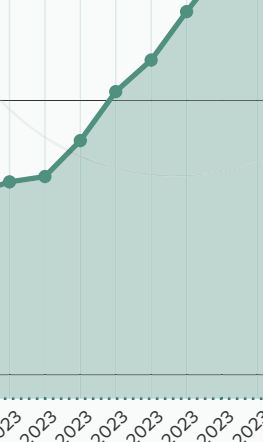
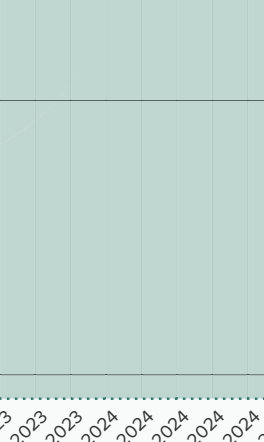
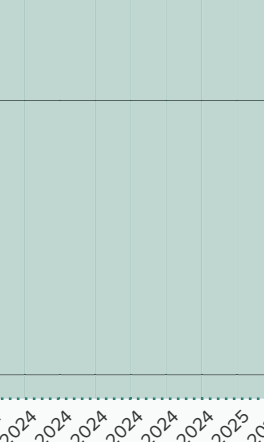
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Hot Properties for Sale

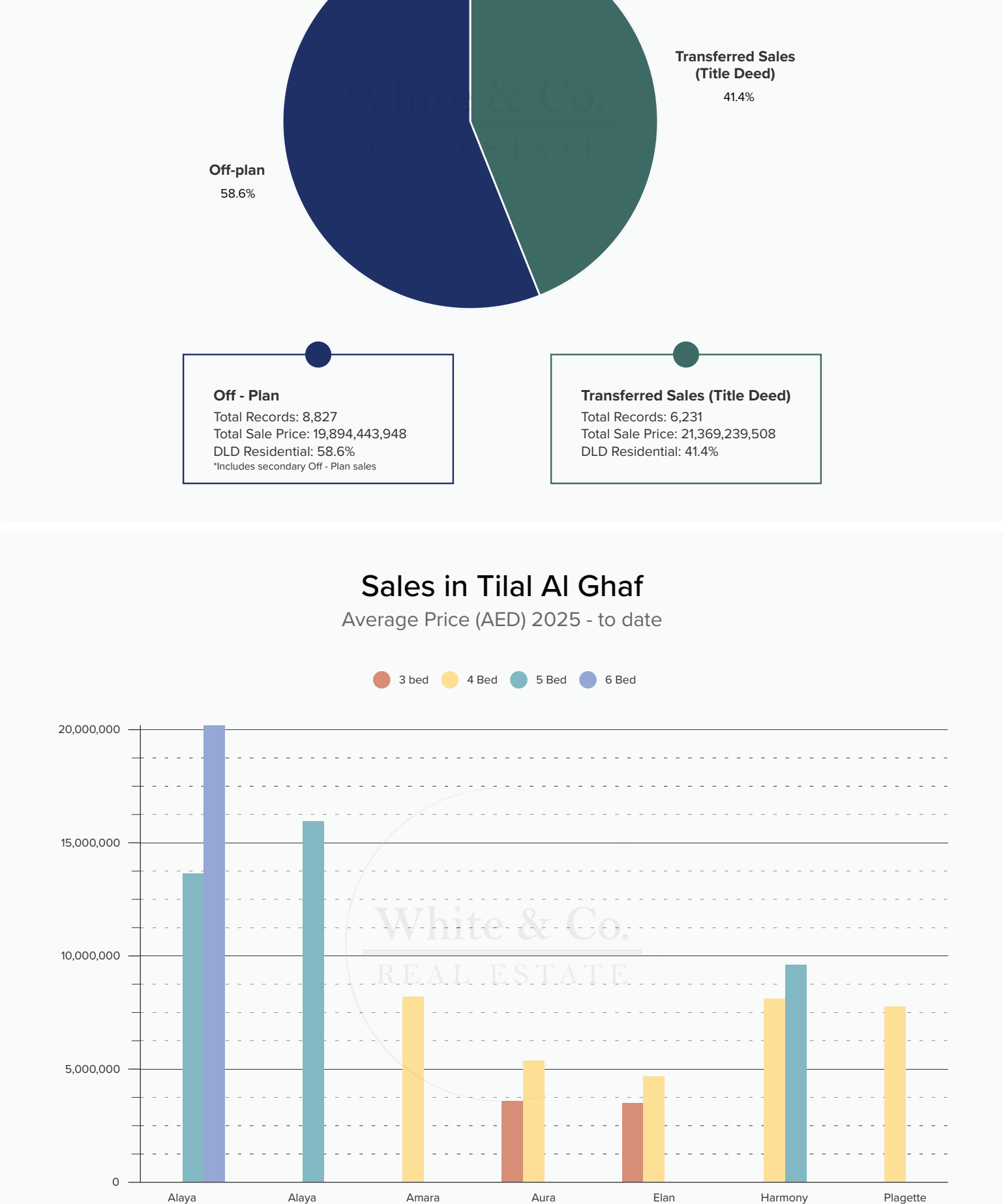
 Elan, Tilal Al Ghaf 3 3 2,142 sqft AED 3,725,000	 Elan, Tilal Al Ghaf 4 3 2,379 sqft AED 4,539,000	 Aura, Tilal Al Ghaf 4 6 2,402 sqft AED 6,100,000	 Piaquette 32, Tilal Al Ghaf 5 5 4,416 sqft AED 11,999,999	 Harmony 1, Tilal Al Ghaf 6 6 6,006 sqft AED 16,999,999
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Recent White & Co Sales

 Elan, Tilal Al Ghaf 4 3 2,142 sqft AED 3,275,000	 Elan, Tilal Al Ghaf 3 3 2,142 sqft AED 3,550,000	 Harmony 2, Tilal Al Ghaf 5 5 4,016 sqft AED 8,100,000	 Harmony, Tilal Al Ghaf 5 5 4,416 sqft AED 10,200,000	 Elysian Mansion, Tilal Al Ghaf 7 7 10,365 sqft AED 34,500,000
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Dubai House Price Timeline

February 2025



Total Sales Volume / Total Sales Price

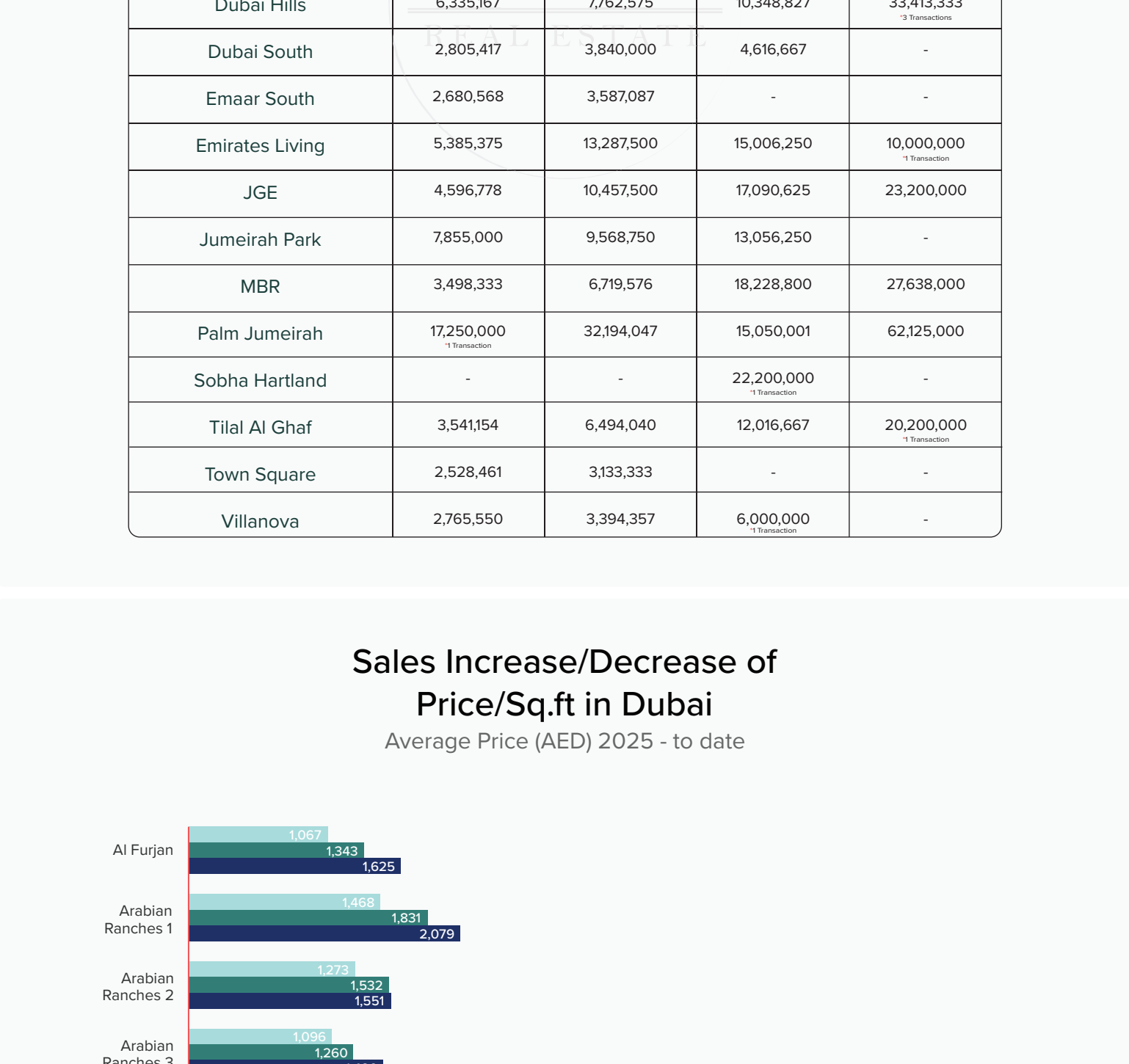
Off-plan vs Transferred Sales (Title Deed), February 2025

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 Tilal Al Ghaf

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 * Transactions
Arabian Ranches 2	3,000,000	5,245,407	10,950,000 * Transactions	10,500,000 * Transactions
Arabian Ranches 3	2,683,896	4,308,168	3,930,000 * Transactions	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000 * Transactions
DAMAC Hills 2	1,614,868	1,883,676	630,000 * Transactions	3,933,333
DAMAC Lagoons	2,130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 * Transactions
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000 * Transactions
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 * Transactions	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000 * Transactions	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 * Transactions
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000 * Transactions	-

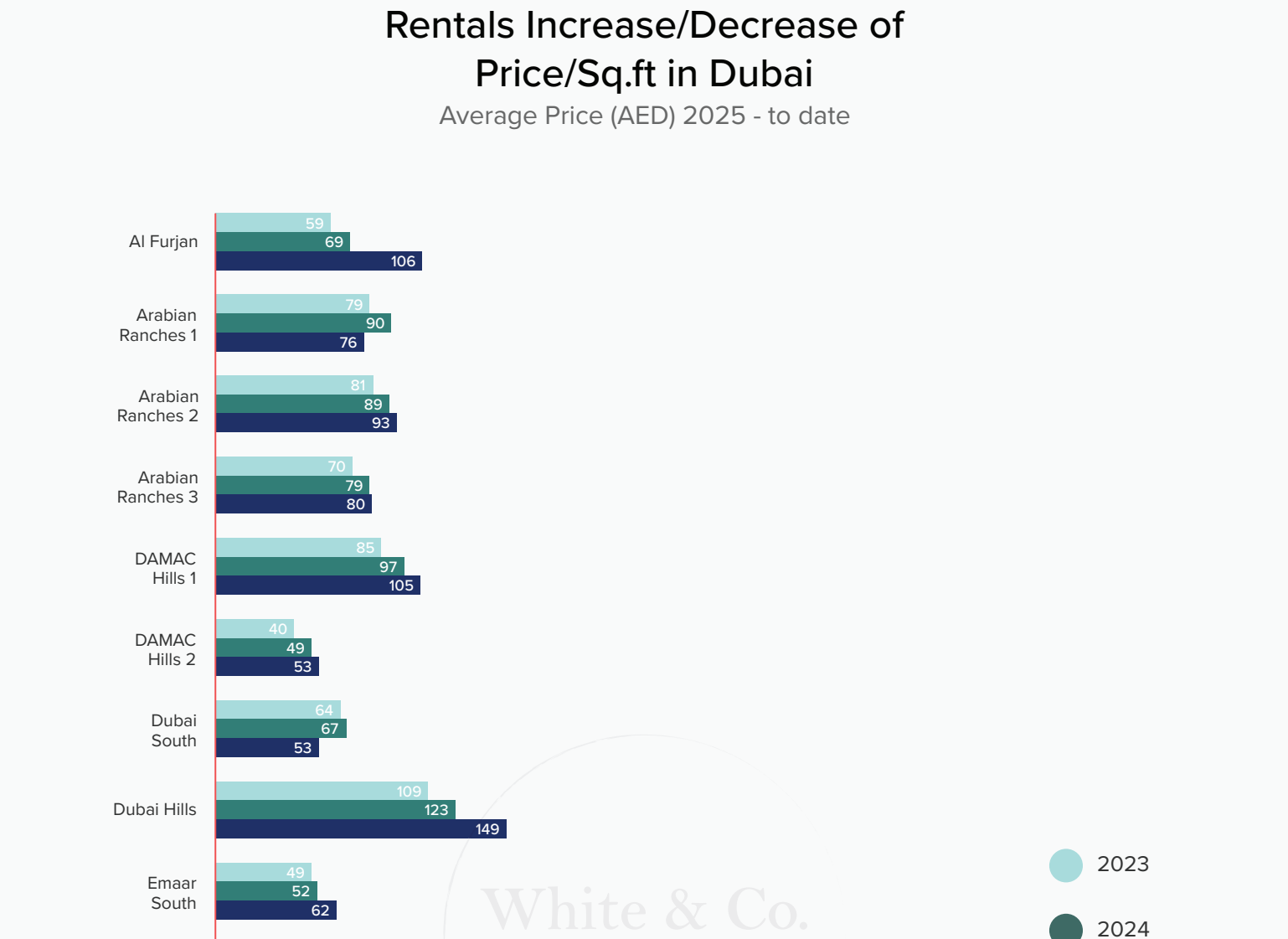
Sales Increase/Decrease of Price/Sq.ft in Dubai

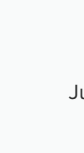
Average Price (AED) 2025 - to date



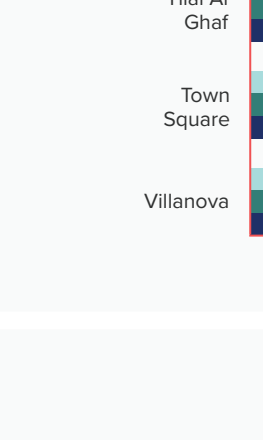
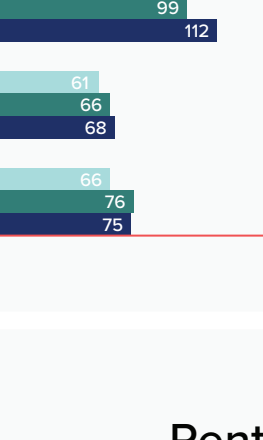
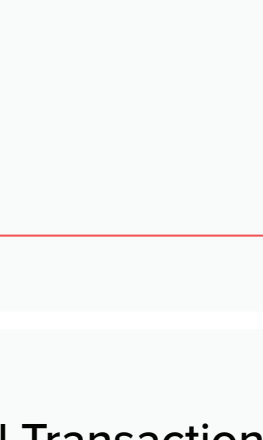
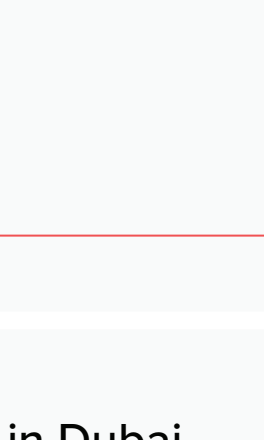
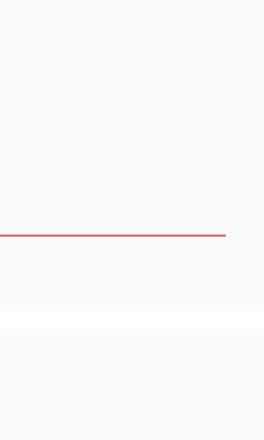
Sale Transactions in Dubai

February 2025



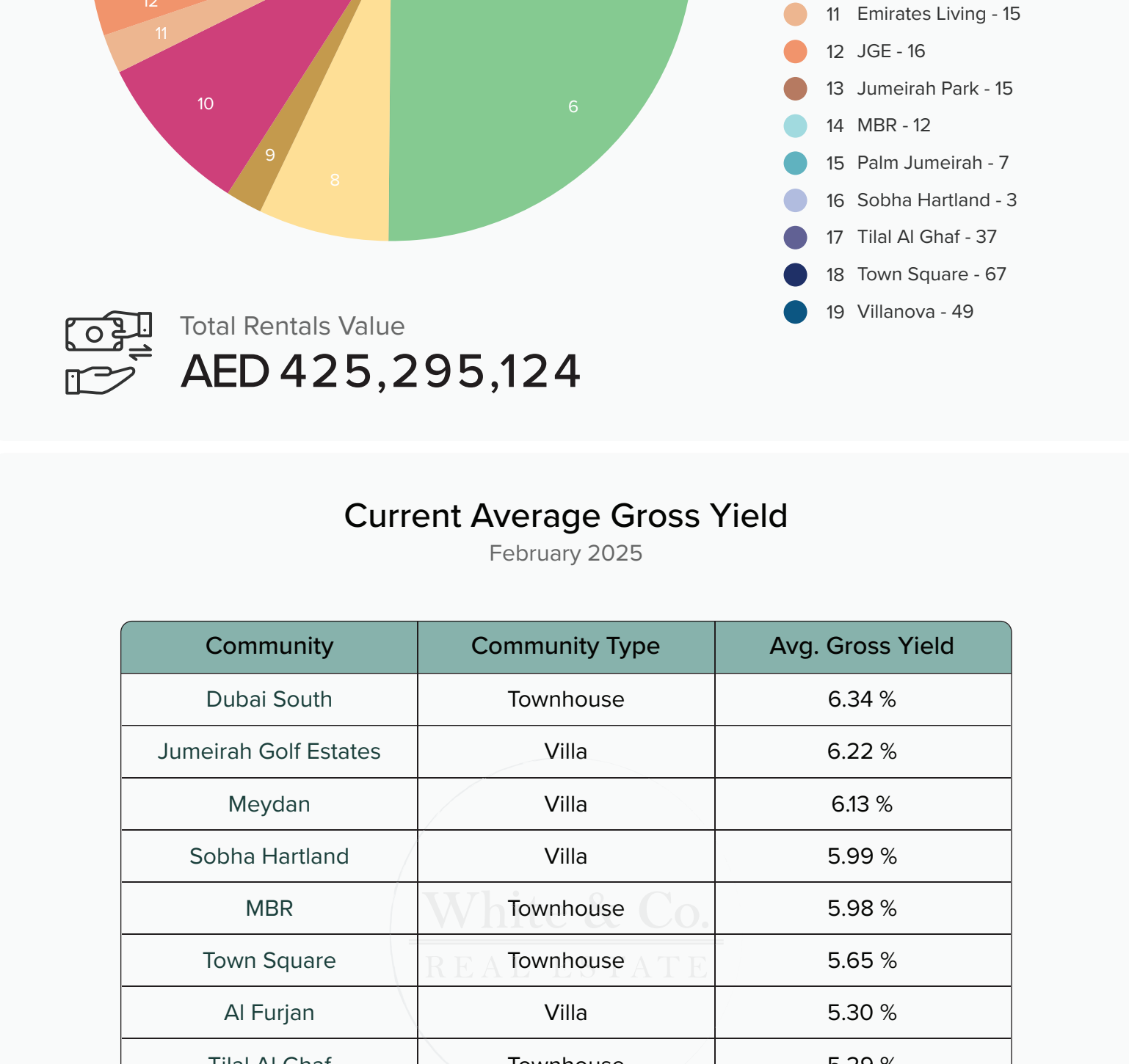
 Total Sales Value
 **AED 7,376,374,201**

Hot Properties for Rent

 Aura, Tilal Al Ghaf 4 4 2,616 sqft AED 280,000	 Aura, Tilal Al Ghaf 6 4 2,533 sqft AED 345,000	 Aura, Tilal Al Ghaf 6 5 2,835 sqft AED 420,000	 Harmony 1, Tilal Al Ghaf 5 5 3,950 sqft AED 440,000	 Harmony 2, Tilal Al Ghaf 9 6 8,610 sqft AED 1,700,000
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Rentals in Tilal Al Ghaf

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	3,100,000
Arabian Ranches 2	213,929	346,842	355,000	650,000 * Transactions
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	331,550	387,427	605,222	1,584,000 * Transactions
Dubai Hills	156,154	-	-	-
Emaar South	109,674	151,181	-	-
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 * Transactions	716,355	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,914,341	2,420,000
Sobha Hartland	-	578,000	1,210,000 * Transactions	-
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	Total Volume	Total Value	Rentals	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	26,094,379
Emirates Living	122	1,847,967,498	DAMAC Hills 1	161	42,003,571
Al Furjan	116	625,919,800	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	148,852,288	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	44,182,179
Dubai South	30	102,335,261	Jumeirah Park	26	10,052,166
Jumeirah Park	29	260,260,000	Dubai Hills	25	3,389,413
Palm Jumeirah	26	113,984,523	Arabian Ranches 1	17	9,463,323
Arabian Ranches 2	18	110,394,887	Sobha Hartland	6	4,100,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0

White & Co. REAL ESTATE

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3 WINNER 2024

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

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