Tilal Al Ghaf March Market Report

Dhs. Transaction Data

News

Aura Community Handover

In May 2025, the Aura neighbourhood welcomed Tilal Al Ghaf's latest to hand over 899 resort-style villas, comprising 4 and 5 bedroom homes. The community offers a significant amount of community amenities.

White & Co News

Dubai's real estate market is facing a shift. For years, investors rushed to secure off-plan properties, but in 2025, evidence is increasingly mixed. Developers are now offering more flexible payment plans, wider discounts, sitting a 20% increase in properties under management compared to last year. While this boost in supply has strengthened buyer confidence, delivery timelines remain a concern, and resale flips are growing.

Mortgage Rates

Interest rate starting from 4.49% (Fixed for 2 Years)

	2 Years	3 Years	5 Years
Fixed Rate	4.49%	4.49%	4.49%
Fixed Rate Extra	4.49%	4.49%	4.49%
Fixed Rate Plus	4.49%	4.49%	4.49%

Fixed Rate Calculator

Hot Properties for Sale

Villa for Sale	Villa for Sale	Villa for Sale	Villa for Sale	Villa for Sale
2Br	2Br	2Br	2Br	2Br
2Ba	2Ba	2Ba	2Ba	2Ba
1,500 sq.ft	1,500 sq.ft	1,500 sq.ft	1,500 sq.ft	1,500 sq.ft
AED 1,025,000	AED 1,025,000	AED 1,025,000	AED 1,025,000	AED 1,025,000

Recent White & Co Sales

Villa for Sale	Villa for Sale	Villa for Sale	Villa for Sale	Villa for Sale
2Br	2Br	2Br	2Br	2Br
2Ba	2Ba	2Ba	2Ba	2Ba
1,500 sq.ft	1,500 sq.ft	1,500 sq.ft	1,500 sq.ft	1,500 sq.ft
AED 1,000,000	AED 1,000,000	AED 1,000,000	AED 1,000,000	AED 1,000,000

Dubai House Price Timeline

March 2025

+1.90%	+2.80%	+10.83%	AED 1,535
Month Change	Quarter Change	Year Change	Average price per sqft

Total Sales Volume / Total Sales Price

Volume on Transactional Sales (This Month), March 2025

Sales in Tilal Al Ghaf

Average Price (AED) 2025 - to date

Sales in Dubai

Average Price (AED) 2025 - to date

	2 Bed	3 Bed	5 Bed	6 Bed
Al Furjan	1,169,000	2,164,750	-	-
Arabian Ranches 1	1,128,000	2,129,286	3,368,462	7,033,500
Arabian Ranches 2	1,150,000	2,150,000	3,750,000	5,000,000
Arabian Ranches 3	1,170,000	2,223,750	3,450,000	-
DAMAC Hills 1	1,147,000	2,147,000	3,510,000	5,750,000
DAMAC Hills 2	1,199,000	1,881,000	4,000,000	3,850,000
DAMAC Lagoons	1,150,000	2,180,000	3,450,000	5,250,000
Dubai Hills	2,249,000	3,520,000	8,000,000	10,000,000
Dubai South	1,067,000	1,700,000	1,900,000	5,000,000
Green South	1,100,000	1,800,000	3,000,000	5,000,000
Emirates Living	3,475,000	5,350,000	7,000,000	9,000,000
JVC	1,050,000	1,400,000	2,000,000	8,000,000
Jumeirah Park	5,000,000	5,000,000	5,750,000	-
MBR	1,999,000	3,497,000	-	27,000,000
Mudon	1,180,000	1,750,000	-	-
Park Junction	1,000,000	2,126,000	7,000,000	14,000,000
Sobha Hartland	-	-	5,000,000	-
The Al Ghaf	1,840,000	2,320,000	3,000,000	10,250,000
Town Square	1,019,000	1,590,000	-	-
Villanova	1,099,000	2,000,000	4,000,000	-

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

Average Price (AED) 2025 - to date

Sale Transactions in Dubai

March 2025

Total Sales Value

AED7,586,980,327

Hot Properties for Rent

Villa for Rent	Villa for Rent	Villa for Rent	Villa for Rent	Villa for Rent
4Br	4Br	4Br	4Br	4Br
5Ba	5Ba	5Ba	5Ba	5Ba
3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft	3,000 sq.ft
AED 350,000	AED 350,000	AED 350,000	AED 350,000	AED 350,000

Rentals in Tilal Al Ghaf

Average Price (AED) 2025 - to date

Rentals in Dubai

Average Price (AED) 2025 - to date

	2 Bed	3 Bed	5 Bed	6 Bed
Al Furjan	83,000	110,000	170,000	180,000
Arabian Ranches 1	102,000	167,000	311,000	-
Arabian Ranches 2	120,000	170,000	350,000	160,000
Arabian Ranches 3	90,000	225,000	450,000	-
DAMAC Hills 1	85,000	120,000	167,000	82,000
DAMAC Hills 2	90,000	110,000	167,000	250,000
DAMAC Lagoons	-	-	-	-
Dubai Hills	180,000	305,000	600,000	1,250,000
Dubai South	70,000	90,000	-	-
Green South	100,000	150,000	-	-
Emirates Living	200,000	300,000	500,000	700,000
JVC	68,000	90,000	95,000	1,000,000
Jumeirah Park	250,000	450,000	600,000	-
MBR	180,000	250,000	1,000,000	2,000,000
Mudon	98,000	139,000	250,000	-
Park Junction	-	130,000	170,000	1,000,000
Sobha Hartland	-	148,000	1,500,000	-
The Al Ghaf	215,000	270,000	500,000	-
Town Square	68,000	110,000	-	-
Villanova	97,000	180,000	-	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

March 2025

Total Rentals Value

AED414,796,832

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 %
Mirdif	Villa	5.91 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
The Al Ghaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.18 %
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			Rentals		
	Total Sales	Total Value		Total Rentals	Total Value
Dubai South	94	160,000,000	Dubai South	35	3,000,000
DAMAC Z	29	33,000,000	Green South	29	4,000,000
Al Furjan	27	58,000,000	Arabian Ranches 3	40	9,000,000
Emirates Living	26	128,000,000	DAMAC Z	49	10,000,000
Arabian Ranches 3	25	55,000,000	Al Furjan	94	16,000,000
MBR	19	129,000,000	Al Furjan	94	16,000,000
Green South	19	34,000,000	Mirdif	20	17,000,000
Mirdif	18	32,000,000	Arabian Ranches 2	24	17,000,000
Arabian Ranches 2	17	29,000,000	Arabian Ranches 3	40	18,000,000
Dubai Hills	16	48,000,000	Dubai Hills	53	19,000,000
Arabian Ranches 1	15	28,000,000	Emirates Living	41	20,000,000
Sobha Hartland	13	19,000,000	Jumeirah Park	15	20,000,000
JVC	12	12,000,000	MBR	19	21,000,000
Town Square	12	19,000,000	Town Square	48	22,000,000
Villanova	12	24,000,000	Park Junction	8	23,000,000
Jumeirah Park	11	25,000,000	Villanova	46	24,000,000
Sobha Hartland	8	12,000,000	DAMAC Lagoons	7	25,000,000

PROPERTY MONITOR
REAL ESTATE INSTITUTE

Tilal Al Ghaf Property Monitor as of **3rd April 2025** Exclusively Yours.

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