

Business Bay May Market Report

News

A Luxury Investment Magnet

Business Bay is thriving in 2025, driven by upscale launches like Bugatti Residences and Trump Tower. Its prime location, luxury living, and investor appeal continue to position it as one of Dubai's most sought-after real estate destinations.

White & Co News

Marketing at White & Co is expanding—with quality as our top priority. Our professional team captures your property with precision, ensuring high-impact visuals that stand out. We move fast too—getting your listing live quickly to lease or sell without delay. Because quality leads, and speed follows.



Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	3.99%
Self Employed	80%	4.1%	4.24%
Low Doc	65%	4.49%	4.49%
Non Resident	80%	4.99%	4.99%

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

Get Started Here

Hot Properties for Sale

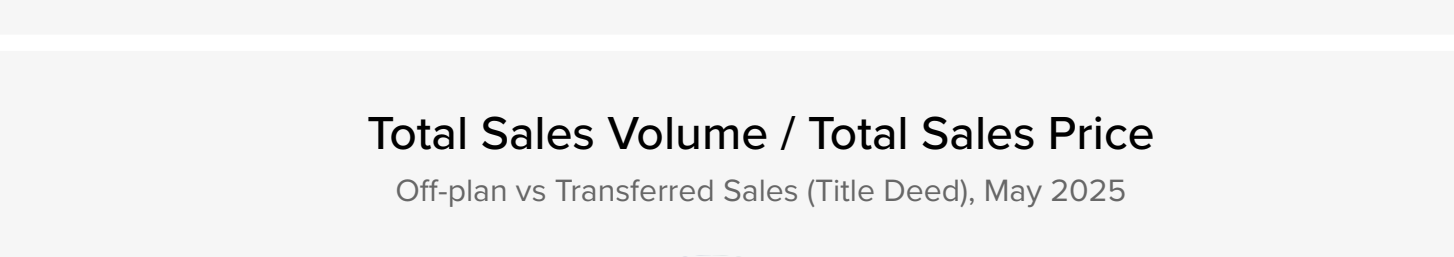
 Aykon City Tower B, Business Bay AED 700,000	 Safer Tower 1, Business Bay AED 725,000	 Deli, Business Bay AED 2,200,000	 Terraces Merasi Drive, Business Bay AED 2,500,000	 Trillionaire Residences, Business Bay AED 3,500,000
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Recent White & Co Sales

 Hamilton Tower, Business Bay AED 840,000	 Millennium Bingham Residences, Business Bay AED 1,200,000	 Peninsula 5, Business Bay AED 1,750,000	 Urbora Towers, Business Bay AED 2,050,000	 Sterling East, Business Bay AED 2,150,000
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Dubai House Price Timeline

May 2025

+1.11%
MoM Change+5.12%
QoQ Change+16.34%
Yof ChangeAED 1,582
Average price/sqft

Total Sales Volume / Total Sales Price

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



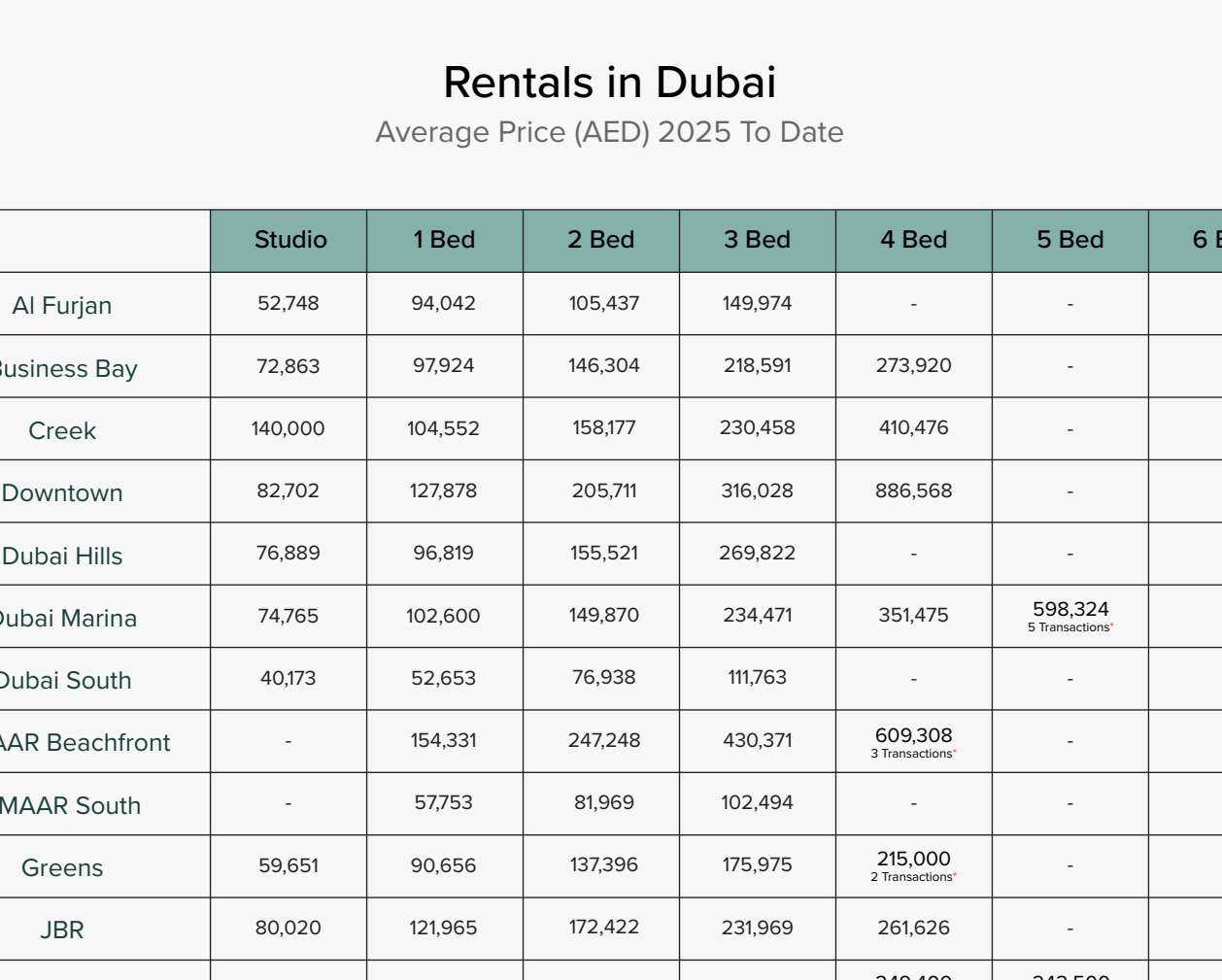
Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	596,972	990,403	1,569,049	2,292,462	3,093,535	-	-
Business Bay	1,094,103	1,531,250	2,440,034	4,480,480	9,541,608	27,500,000 3 Transactions	-
Creek	-	1,665,361	2,690,273	3,959,762	7,613,349	-	18,500,000 1 Transaction
Downtown	2,526,499	2,189,609	3,808,064	7,228,370	22,303,417	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	884,268	1,542,549	2,485,791	3,961,684	-	-	-
Dubai Marina	1,252,360	1,628,805	2,472,748	4,169,093	7,464,915	16,195,805 4 Transactions	-
Dubai South	457,097	725,406	1,134,500	1,869,120	-	-	-
EMAAR Beachfront	-	2,902,471	5,039,179	7,695,315	19,057,720	-	-
EMAAR South	-	1,074,094	1,659,514	2,290,680	3,000,000	-	-
Greens	1,058,962	1,316,730	2,175,367	3,635,714	5,625,782 1 Transaction	-	-
JBR	1,767,329	2,247,711	3,249,049	4,116,704	9,463,095	-	-
JLT	802,906	1,270,587	2,063,748	3,135,078	4,159,375	2,561,667	-
JVC	645,371	983,539	1,527,424	2,233,066	2,237,500 3 Transactions	-	-
MBR	685,988	1,288,782	2,646,716	3,664,552	8,895,480 3 Transactions	-	-
Palm Jumeirah	1,586,912	3,202,441	5,376,276	12,889,653	21,469,167	25,625,000 4 Transactions	-
Sobha Hartland	956,773	1,400,456	2,326,984	3,299,066	5,116,667 3 Transactions	-	-
Views	955,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

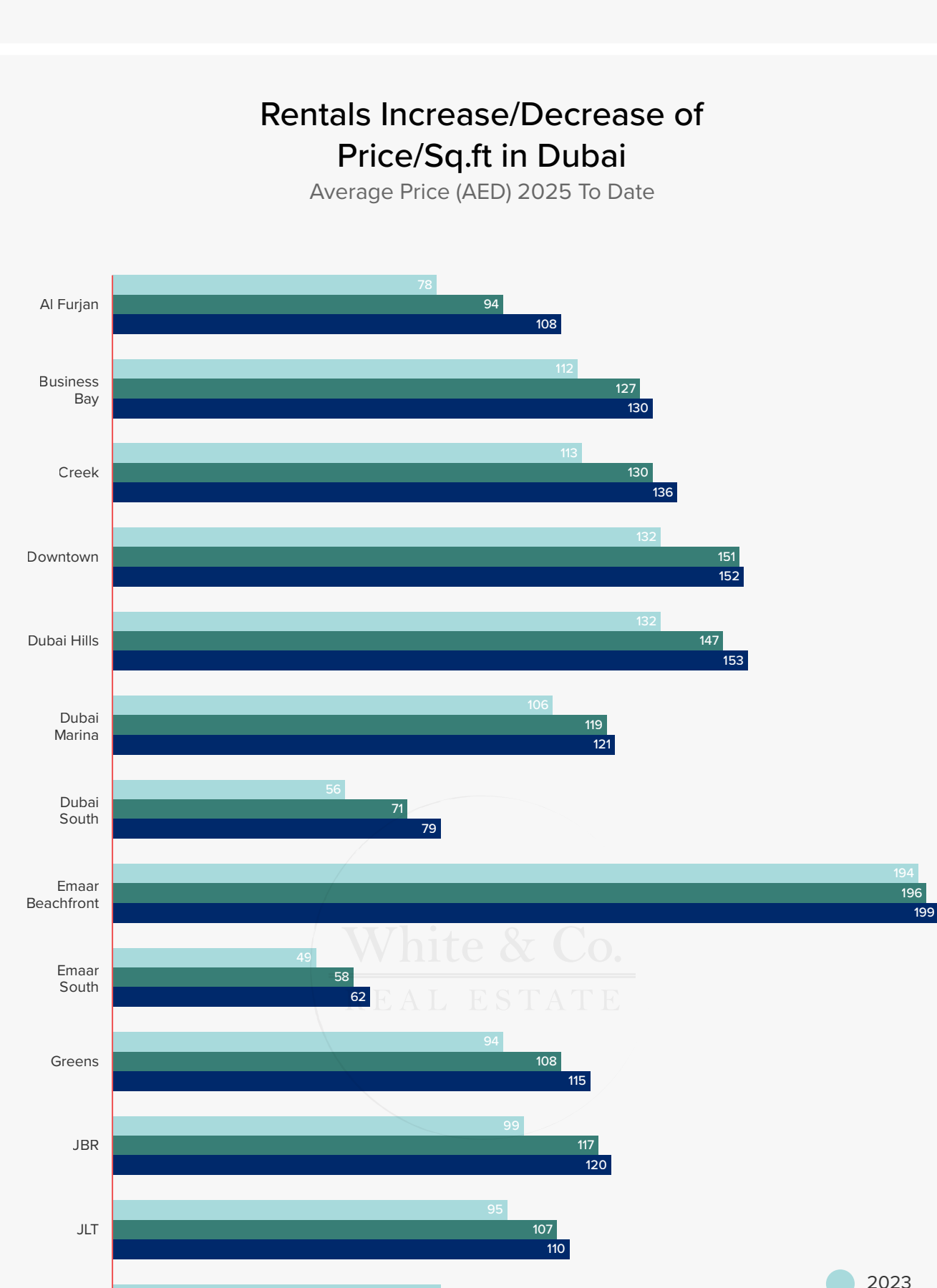
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

May 2025

Total Sales Value
AED 10,412,825,156

Hot Properties for Rent

 Park Central, Business Bay AED 55,000	 Avanti, Business Bay AED 59,995	 Bayz by Danube, Business Bay AED 70,000	 Park Central, Business Bay AED 70,000	 Aykon City Tower C, Business Bay AED 74,950
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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	52,748	94,042	105,437	149,974	-	-	-
Business Bay	72,863	97,924	146,304	218,591	273,920	-	-
Creek	140,000	104,552	158,177	230,458	410,476	-	-
Downtown	82,702	127,878	205,711	316,028	886,568	-	-
Dubai Hills	76,889	96,819	155,521	269,829	-	-	-
Dubai Marina	74,765	102,600	149,870	234,471	351,475	598,324 5 Transactions	-
Dubai South	401,73	52,653	76,938	111,763	-	-	-
EMAAR Beachfront	-	154,331	247,248	430,371	609,308 3 Transactions	-	-
EMAAR South	-	57,753	81,969	102,494	-	-	-
Greens	59,651	90,656	137,396	175,975	215,000 2 Transactions	-	-
JBR	80,020	121,965	172,422	231,969	261,626	-	-
JLT	59,441	86,859	128,901	196,321	249,400 3 Transactions	242,500 2 Transactions	-
JVC	50,447	73,136	109,848	130,527	177,500	-	-
MBR	52,477	86,447	146,550	169,666	-	800,000 1 Transaction	-
Palm Jumeirah	105,024	161,244	262,951	385,318	792,156	624,569	-
Sobha Hartland	71,777	98,229	149,372	219,618	380,000 1 Transaction	-	-
Views	69,846	105,349	160,511	232,827	-	-	-

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

Average Price (AED) 2025 To Date

Rental Transactions in Dubai

May 2025

Total Rentals Value
AED 1,012,358,269PROPERTY
MONITOR
A Cavendish Maxwell Group Company

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

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