

Creek May Market Report

News

Emaar's Waterfront Vision

As of 2025, Emaar is driving major developments in Dubai Creek Harbour, transforming it into a luxury waterfront destination. New projects like Albero and Altan are attracting investors and residents with modern design, scenic views, and strong value potential.

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

Bayshore, Creek Beach, Harbour (The Lagoons)
AED 1,700,000

Orchid, Creek Beach, Dubai Creek Harbour (The Lagoons)
AED 1,800,000

Vida Residences, Dubai Creek Harbour (The Lagoons)
AED 2,490,000

Harbour Gate Tower 1, Harbour Gate, Dubai Creek Harbour (The Lagoons)
AED 2,780,000

Harbour Gate Tower 2, Harbour Gate, Dubai Creek Harbour (The Lagoons)
AED 3,749,999

Recent White & Co Sales

Harbour Gate 2, Dubai Creek Harbour (The Lagoons)
AED 1,575,000

The Grand, Dubai Creek Harbour (The Lagoons)
AED 2,200,000

The Cove II Building 4, Dubai Creek Harbour (The Lagoons)
AED 2,350,000

The Grand, Dubai Creek Harbour (The Lagoons)
AED 2,725,000

Creek Rise Tower 2, Creek Rise, Creek Harbour (The Lagoons)
AED 2,800,000

Dubai House Price Timeline
May 2025

Current May 2025
220.95

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

Total Sales Volume / Total Sales Price
Off-plan vs Transferred Sales (Title Deed), May 2025

Off - Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 56.8%
*Includes secondary Off-Plan sales

Transferred Sales (Title Deed)
Total Records: 7,593
Total Sale Price: 30,080,307,929
DLD Residential: 43.2%

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 1 Transaction	-	-
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 1 Transaction	-	-
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

2023 2024 2025

Sale Transactions in Dubai
May 2025

1 Al Furjan - 113
2 Business Bay - 384
3 Creek - 189
4 Downtown - 241
5 Dubai Hills - 188
6 Dubai Marina - 192
7 Dubai South - 60
8 EMAAR Beachfront - 69
9 EMAAR South - 27
10 Greens - 49
11 JBR - 61
12 JLT - 187
13 JVC - 765
14 MBR - 172
15 Palm Jumeirah - 110
16 Sobha Hartland - 116
17 Views - 31

Total Sales Value
AED 10,412,825,156

Hot Properties for Rent

Summer, Creek Beach, Dubai Creek Harbour (The Lagoons)
AED 88,999

Orchid, Creek Beach, Dubai Creek Harbour (The Lagoons)
AED 89,950

Bayshore, Creek Beach, Dubai Creek Harbour (The Lagoons)
AED 89,950

Creek Edge Tower 1, Dubai Creek Harbour (The Lagoons)
AED 99,950

Creek Horizon Tower 1, Dubai Creek Harbour (The Lagoons)
AED 99,999

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	269,822	-	-	-
Dubai Marina	74,765	102,600	149,870	234,471	351,475	598,324 5 Transactions	-
Dubai South	40,173	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	86,856	128,901	196,321	249,400 3 Transactions	242,500 2 Transactions	-
JVC	50,447	73,139	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

2023 2024 2025

Rental Transactions in Dubai
May 2025

1 Al Furjan - 219
2 Business Bay - 604
3 Creek - 168
4 Downtown - 342
5 Dubai Hills - 103
6 Dubai Marina - 471
7 Dubai South - 101
8 EMAAR Beachfront - 49
9 EMAAR South - 23
10 Greens - 67
11 JBR - 97
12 JLT - 274
13 JVC - 948
14 MBR - 359
15 Palm Jumeirah - 124
16 Sobha Hartland - 142
17 Views - 56

Total Rentals Value
AED 1,012,358,269

Current Average Gross Yield
May 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	7.61 %
JVC	Apartment	7.45 %
JLT	Apartment	7.44 %
MBR	Apartment	7.19 %
Meydan	Apartment	6.63 %
Emirates Living (Greens, Views)	Apartment	6.76 %
Sobha Hartland	Apartment	6.62 %
Dubai Hills	Apartment	6.62 %
Business Bay	Apartment	6.60 %
Dubai Marina	Apartment	6.48 %
JBR	Apartment	6.18 %
Downtown	Apartment	6.11 %
Creek	Apartment	5.86 %
Palm Jumeirah	Apartment	5.28 %

Total Sales & Rentals in Dubai
2025 To Date

Sales

	Total Volume	Total Value
Downtown	1,235	4,870,641,734
Dubai Marina	1,369	3,236,079,058
Business Bay	1,722	3,346,980,853
Views	112	260,188,870
Emaar South	129	199,218,270
JVC	2,802	2,756,952,842
Greens	207	357,505,116
Dubai South	278	208,232,475
Emaar Beachfront	299	1,592,018,835
JBR	301	1,525,227,942
Sobha Hartland	486	887,576,484
Al Furjan	501	599,643,480
Palm Jumeirah	532	3,816,448,128
MBR	758	921,666,573
Creek	766	2,063,476,711
Dubai Hills	797	1,662,613,581
JLT	836	1,326,041,847

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Rentals

	Total Volume	Total Value
JVC	4,975	362,567,128
Business Bay	3,049	343,318,014
Dubai Marina	2,609	154,178,575
MBR	1,904	234,255,287
Downtown	1,870	337,041,906
JLT	1,501	148,118,844
Al Furjan	993	82,397,961
Creek	886	135,545,521
Palm Jumeirah	749	187,939,646
Sobha Hartland	686	81,539,778
Dubai Hills	584	78,255,199
Dubai South	576	31,849,462
JBR	495	87,944,465
Greens	314	33,640,250
Views	278	37,969,451
Emaar Beachfront	193	46,225,057
Emaar South	115	9,873,284