

White & Co.
REAL ESTATE

DAMAC Lagoons May Market Report

Villa | Townhouse

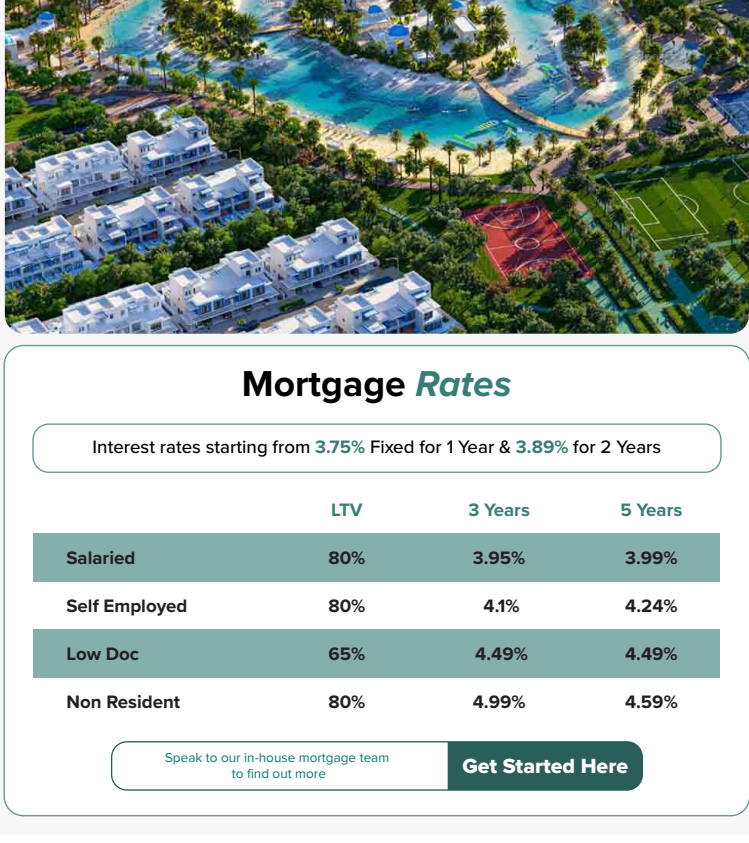
News

DAMAC Lagoons Marks Steady Progress in 2025

DAMAC Lagoons is over 54% complete, with structural work done on 6,904+ villas. Nice 1, with 551 units, targets completion by July 2025 (7.39% complete). Marbella, featuring 635 villas and townhouses, is set for December 2025 delivery, currently at 0.54% progress.

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%	3.99%	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

 Santorini, DAMAC Lagoons 4 5 2,200 sqft AED 3,000,000	 Venice, DAMAC Lagoons 6 6 4,572 sqft AED 6,149,999	 Venice, DAMAC Lagoons 6 6 4,572 sqft AED 6,300,000	 Portofino, DAMAC Lagoons 7 7 7,268 sqft AED 9,500,000	 Venice, DAMAC Lagoons 7 10 8,398 sqft AED 11,400,000
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Recent White & Co Sales

 Portofino, DAMAC Lagoons 4 5 2,275 sqft AED 2,450,000	 Morocco, DAMAC Lagoons 5 6 3,046 sqft AED 3,000,000	 Nice, DAMAC Lagoons 5 6 3,261 sqft AED 3,300,000	 Costa Brava, DAMAC Lagoons 5 4 3,250 sqft AED 3,450,000	 Santorini, DAMAC Lagoons 5 6 2,364 sqft AED 3,700,000
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Dubai House Price Timeline

May 2025



+1.11%
MoM Change

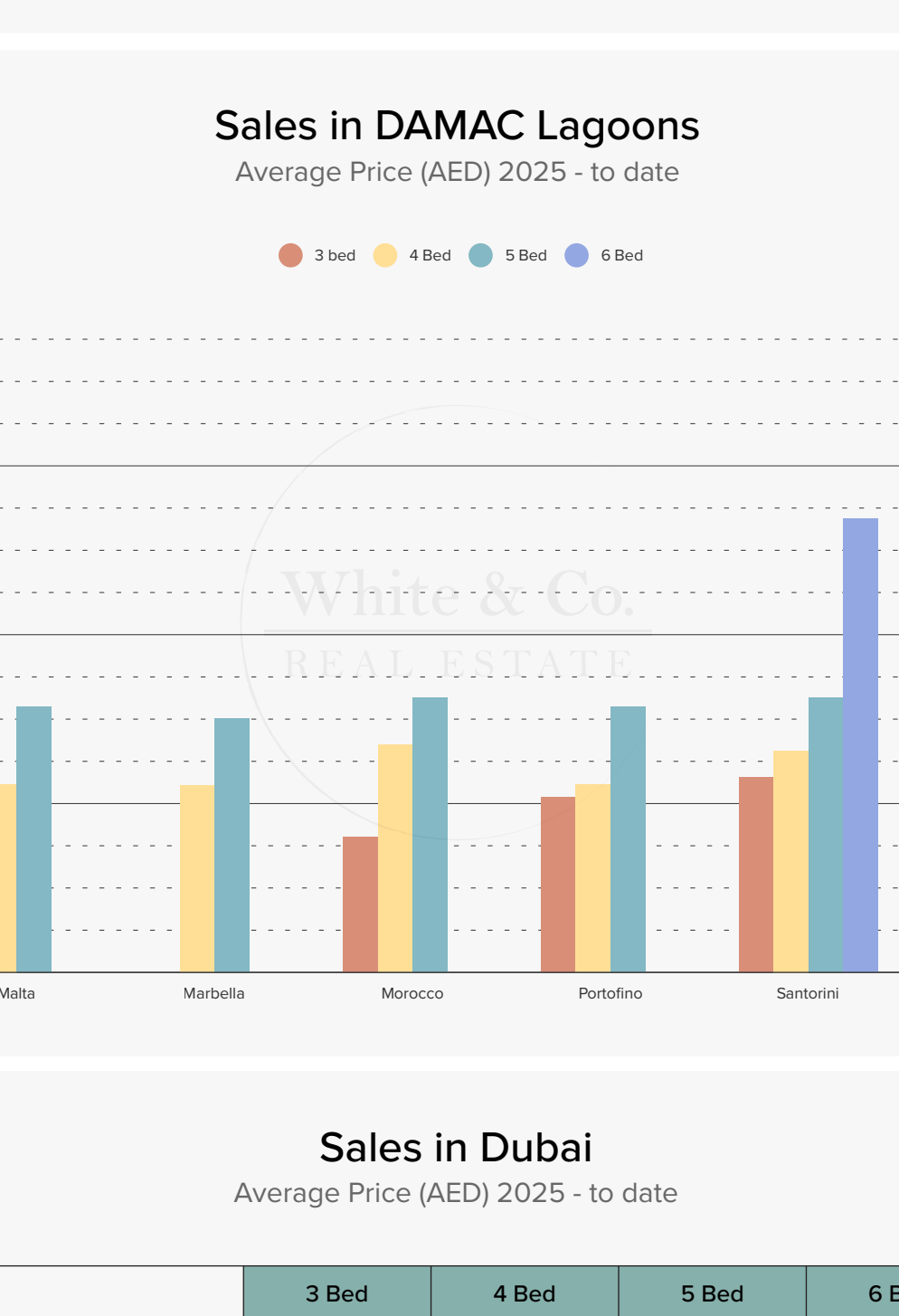
+5.12%
QoQ Change

+16.34%
YoY Change

AED 1,582
Average price/sqft

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 DAMAC Lagoons

Average Price (AED) 2025 - to date



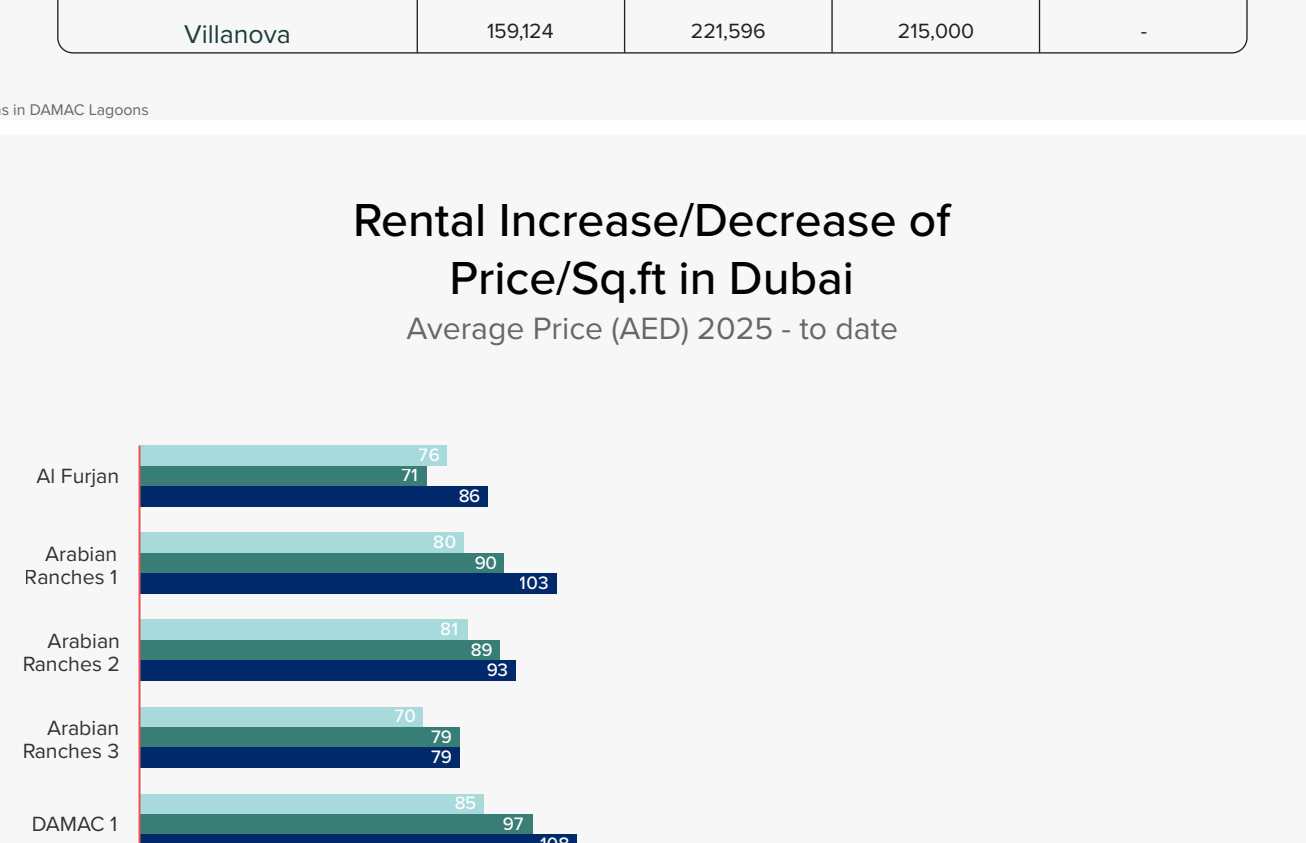
Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,948,432	5,381,168	7,560,185	-
Arabian Ranches 1	7,447,467	7,361,389	10,142,000	11,565,000
Arabian Ranches 2	4,353,765	6,414,283	9,595,455	10,666,667
Arabian Ranches 3	2,827,478	4,299,336	6,787,500	-
DAMAC Hills 1	3,491,571	3,895,421	8,648,346	12,193,333
DAMAC Hills 2	1,554,811	2,160,633	1,984,375	3,899,688
DAMAC Lagoons	2131,000	2,343,563	3,091,005	7,142,975
Dubai Hills	6,953,172	8,567,558	11,322,792	38,512,727
Dubai South	3,204,483	3,848,280	4,700,000	-
Emaar South	2,299,652	3,371,479	-	-
Emirates Living	5,329,209	10,049,135	15,424,205	32,221,429
JGE	5,107,669	9,198,997	15,931,254	21,828,322
Jumeirah Park	7,964,265	9,042,510	11,658,333	-
MBR	4,119,216	7,369,815	18,563,611	27,890,000
Mudon	2,921,245	3,969,602	5,250,000	-
Palm Jumeirah	20,512,500	32,416,328	26,655,000	58,000,000
Sobha Hartland	-	-	21,100,000	-
Tilal Al Ghaf	3,577,297	6,789,067	13,581,679	28,664,865
Town Square	2,526,783	3,147,572	-	-
Villanova	2,865,214	3,572,173	6,233,333	-

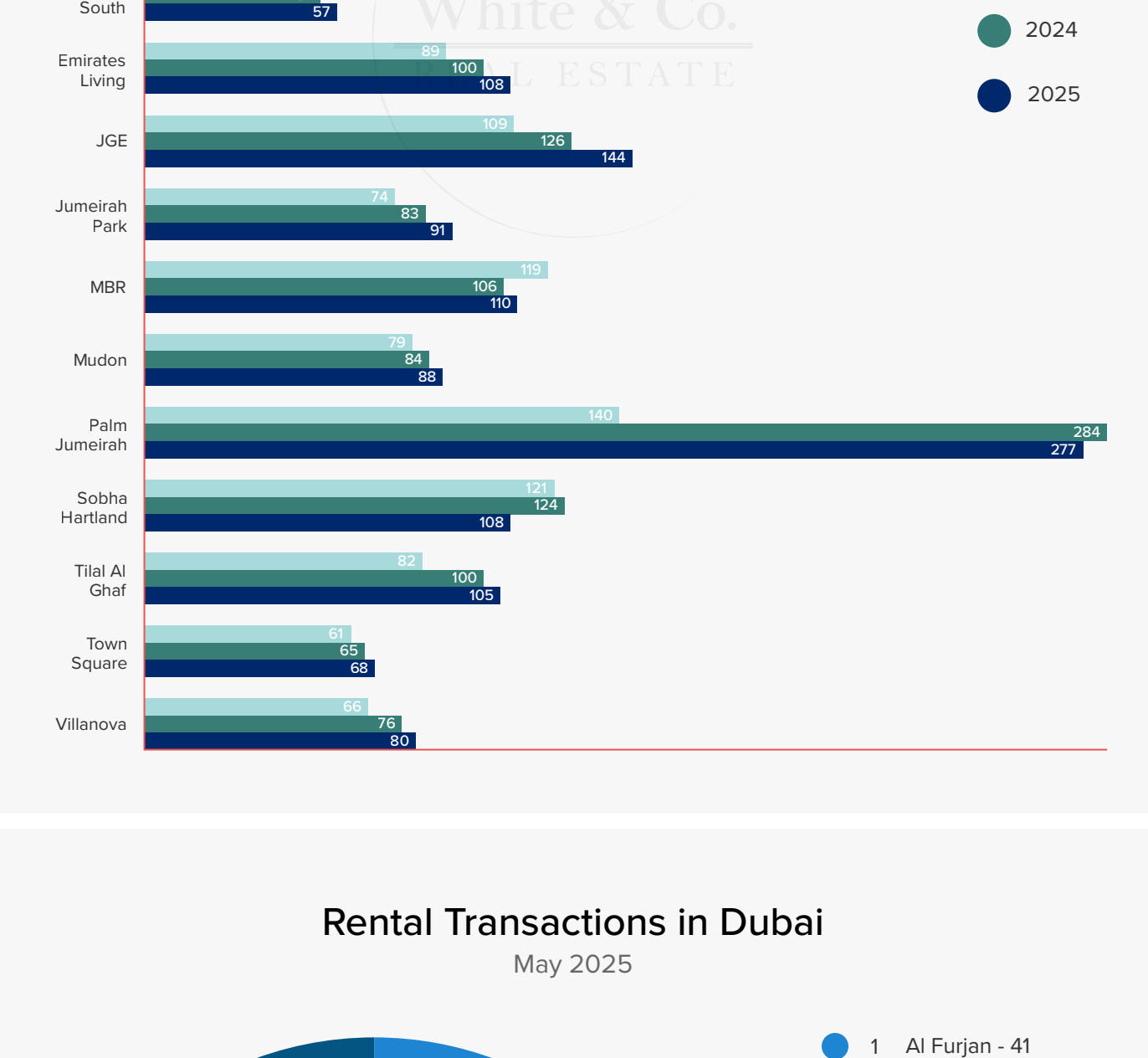
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

May 2025



Total Sales Value

AED 8,220,321,001

Hot Properties for Rent

 Park Residences, DAMAC Lagoons 4 3 1,937 sqft AED 179,999	 Rockwood, DAMAC Hills 1 4 4 1,615 sqft AED 199,999	 Richmond, DAMAC Hills 1 3 4 2,723 sqft AED 209,999	 Rockwood, DAMAC Hills 1 3 5 2,723 sqft AED 219,999	 Flora, DAMAC Hills 1 3 5 3,372 sqft AED 249,999
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Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	211,015	279,202	332,373	440,714
Arabian Ranches 1	305,819	435,157	565,029	1134,500
Arabian Ranches 2	217,586	323,951	338,404	688,333
Arabian Ranches 3	163,702	224,280	362,500	-
DAMAC Hills 1	213,046	251,681	453,414	780,778
DAMAC Hills 2	96,849	116,275	130,727	220,185
DAMAC Lagoons	-	-	-	-
Dubai Hills	317,503	412,751	697,564	1,723,600
Dubai South	158,087	240,000	-	-
Emaar South	107,739	154,628	260,000	-
Emirates Living	255,402	468,009	667,383	1,459,000
JGE	364,286	567,140	1,022,652	1,450,094
Jumeirah Park	362,801	401,885	481,942	-
MBR	167,164	457,108	1,364,706	2,000,000
Mudon	188,191	251,069	220,502	-
Palm Jumeirah	482,500	1,324,346	1,818,609	3,408,333
Sobha Hartland	-	648,333	1,205,000	-
Tilal Al Ghaf	206,869	363,849	617,141	-
Town Square	146,173	176,344	-	-
Villanova	159,124	221,596	215,000	-

*No transactions in DAMAC Lagoons

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

Average Price (AED) 2025 - to date



Total Rentals Value

AED 736,546,103

Current Average Gross Yield

May 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.46 %
Sobha Hartland	Villa	6.06 %
Jumeirah Golf Estates	Villa	5.93 %
Mudon	Villa	5.86 %
Dubai South	Townhouse	5.67 %
DAMAC Hills	Villa	5.64 %
Meydan	Villa	5.42 %
Town Square	Townhouse	5.37 %
Arabian Ranches 3	Villa	5.21 %
Tilal Al Ghaf	Townhouse	5.14 %
Arabian Ranches 2	Villa	4.80 %
Al Furjan	Villa	4.56 %
Dubai Hills Estate	Villa	4.51 %
Emirates Living	Villa	4.29 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.91 %
Palm Jumeirah	Villa	3.22 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	491	1,524,280,534	DAMAC 2	1046	107,384,158
DAMAC 2	393	672,204,192	Emirates Living	429	127,098,140
Emirates Living	302	3,227,063,859	Town Square	348	53,402,632
Al Furjan	290	1,541,666,567	Emaar South	336	40,502,942
Arabian Ranches 3	249	895,018,668	Al Furjan	325	81,508,119
MBR	241	2,378,816,880	DAMAC 1	325	84,777,897
Villanova	217	673,143,944	Villanova	278	48,878,912
Tilal Al Ghaf	196	1,689,192,660	Dubai Hills	259	127,944,541
Emaar South	188	577,214,398	Arabian Ranches 3	228	41,996,181
DAMAC 1	176	824,015,999	Tilal Al Ghaf	201	68,177,961
Dubai Hills	165	2,359,206,585	Arabian Ranches 1	194	72,500,260
JGE	162	2,044,103,965	Jumeirah Park	129	51,547,345
Mudon	161	542,090,717	Arabian Ranches 2	110	32,535,039
Arabian Ranches 1	140	1,927,817,171	Mudon	110	22,877,623
Town Square	137	365,820,452	MBR	91	61,317,009
Dubai South	108	395,722,630	JGE	80	55,103,670
Arabian Ranches 2	73	480,963,887	Palm Jumeirah	77	136,597,479
Jumeirah Park	71	622,310,303	Dubai South	59	8,496,606
Palm Jumeirah	52	1,972,734,523	Sobha Hartland	9	6,550,000
Sobha Hartland	4	53,670,000	DAMAC Lagoons	0	0

White & Co. REAL ESTATE

A Cavendish Maxwell Group Company

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

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