

White & Co.
REAL ESTATE

Downtown May Market Report

News

Luxury in Balance

As of 2025, Downtown Dubai's market is stabilizing after years of sharp growth. With iconic landmarks, upscale apartments, and prime connectivity, it remains a top choice for investors and residents seeking premium living in the city's vibrant core.

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

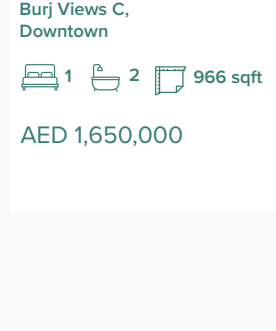
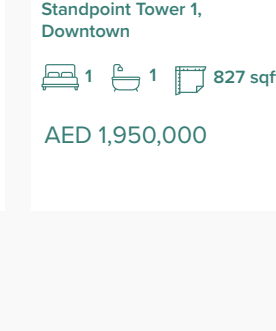
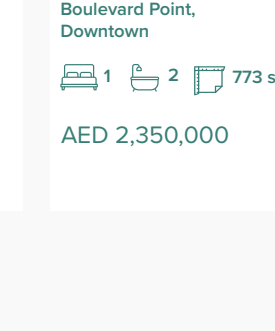
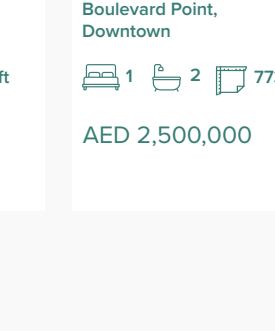
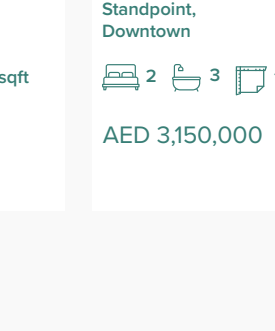
Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	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%	4.59%

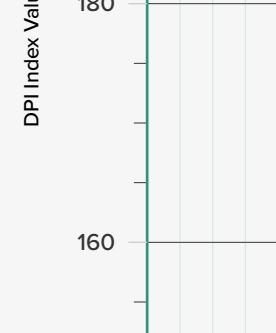
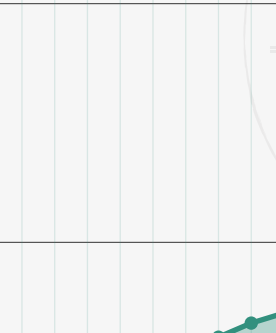
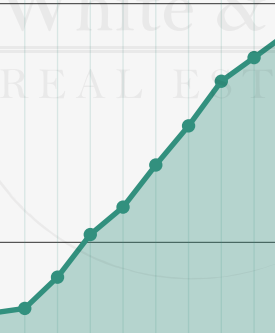
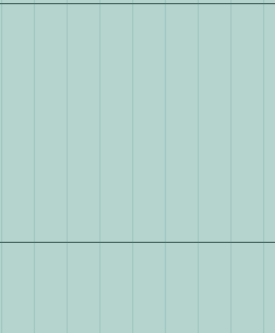
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

 Boulevard Central Tower 2, Downtown 1 2 968 sqft AED 1,225,000	 Claren Tower 1, Claren Towers, Downtown 1 1 869 sqft AED 1,950,000	 Burj Views podium, Burj Views, Downtown 1 2 1,239 sqft AED 2,040,000	 The Lofts East, The Lofts, Downtown 2 3 1,356 sqft AED 3,100,000	 Boulevard Central Tower 1, Downtown 2 2 1,459 sqft AED 3,100,000
--	---	---	---	---

Recent White & Co Sales

 Burj Views C, Downtown 1 2 968 sqft AED 1,650,000	 Standpoint Tower 1, Downtown 1 1 827 sqft AED 1,950,000	 Boulevard Point, Downtown 1 2 773 sqft AED 2,350,000	 Boulevard Point, Downtown 1 2 773 sqft AED 2,500,000	 Standpoint, Downtown 2 3 1,390 sqft AED 3,150,000
---	--	---	---	--

Dubai House Price Timeline

May 2025



+1.11%
MoM Change

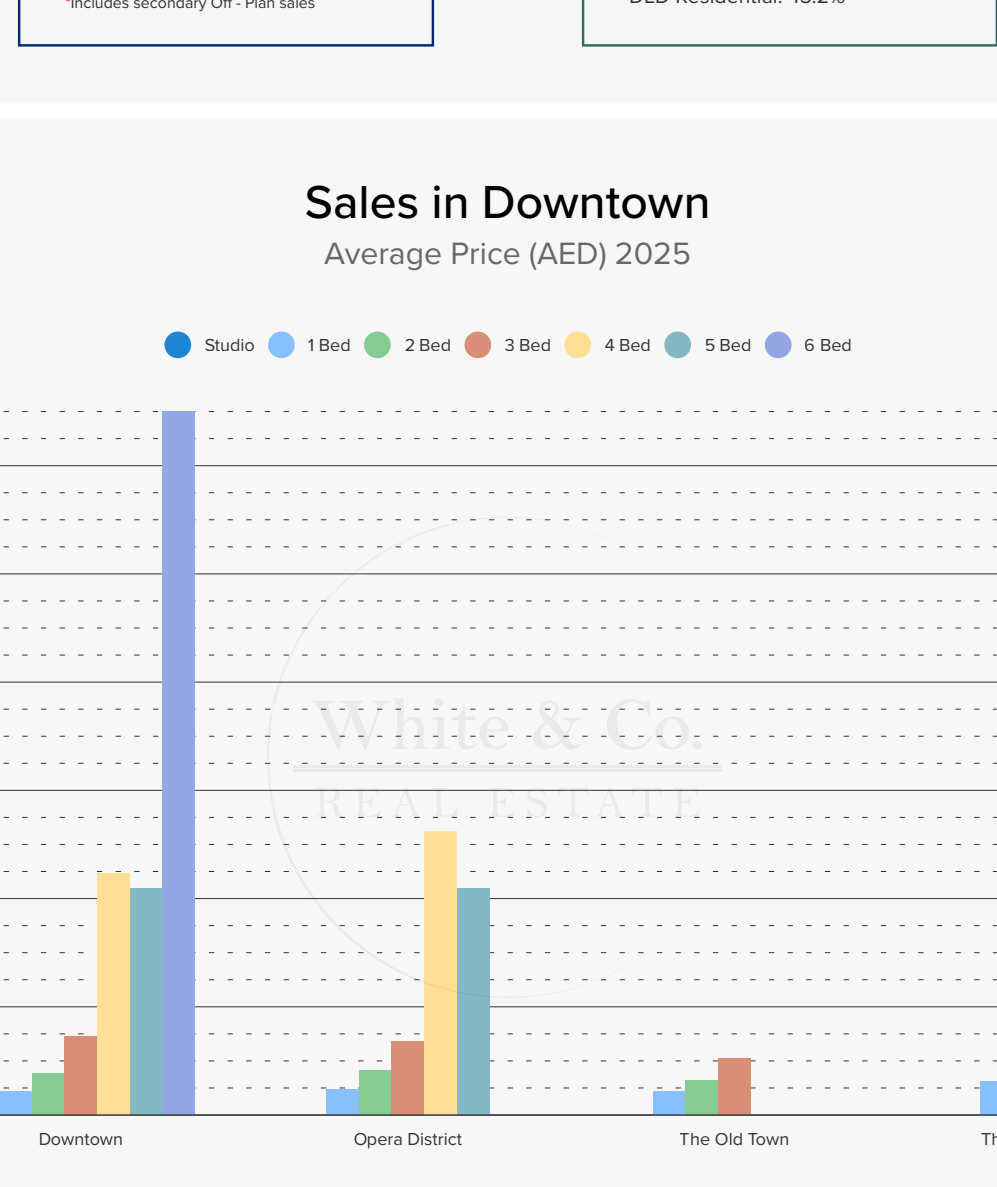
+5.12%
QoQ Change

+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

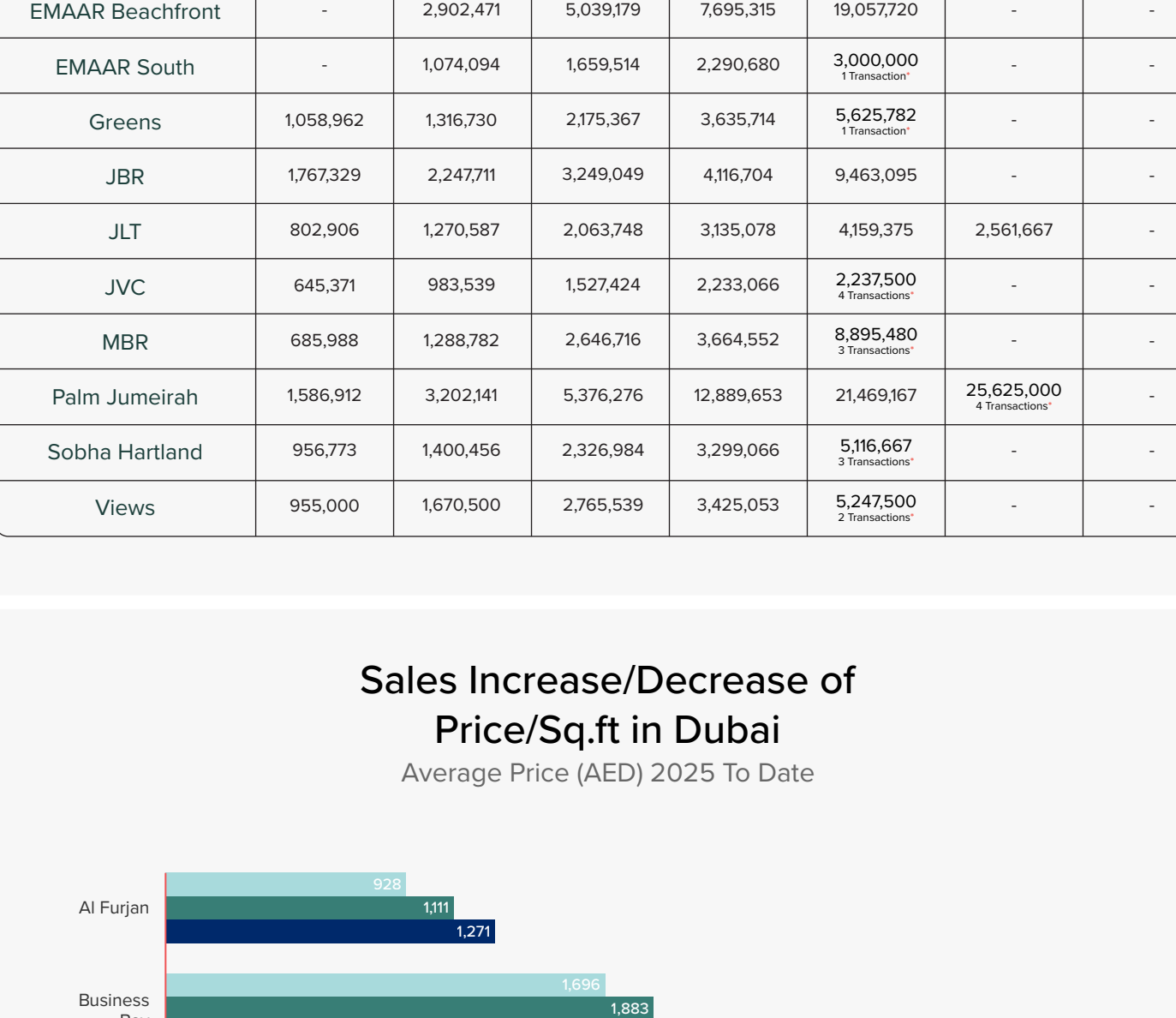


Off - Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 56.8%
*Includes secondary OPI - Res sales

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

Sales in Downtown

Average Price (AED) 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 2 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 2 Transactions	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 1 Transaction	-
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	1,655,514	2,290,680	3,000,000 1 Transaction	-	-
Greens	1,058,962	1,316,730	2,175,367	3,635,714	5,625,782 4 Transactions	-	-
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 4 Transactions	-	-
MBR	685,988	1,288,782	2,646,716	3,664,552	8,895,480 3 Transactions	-	-
Palm Jumeirah	1,586,912	3,202,141	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 2 Transactions	-	-
Views	995,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

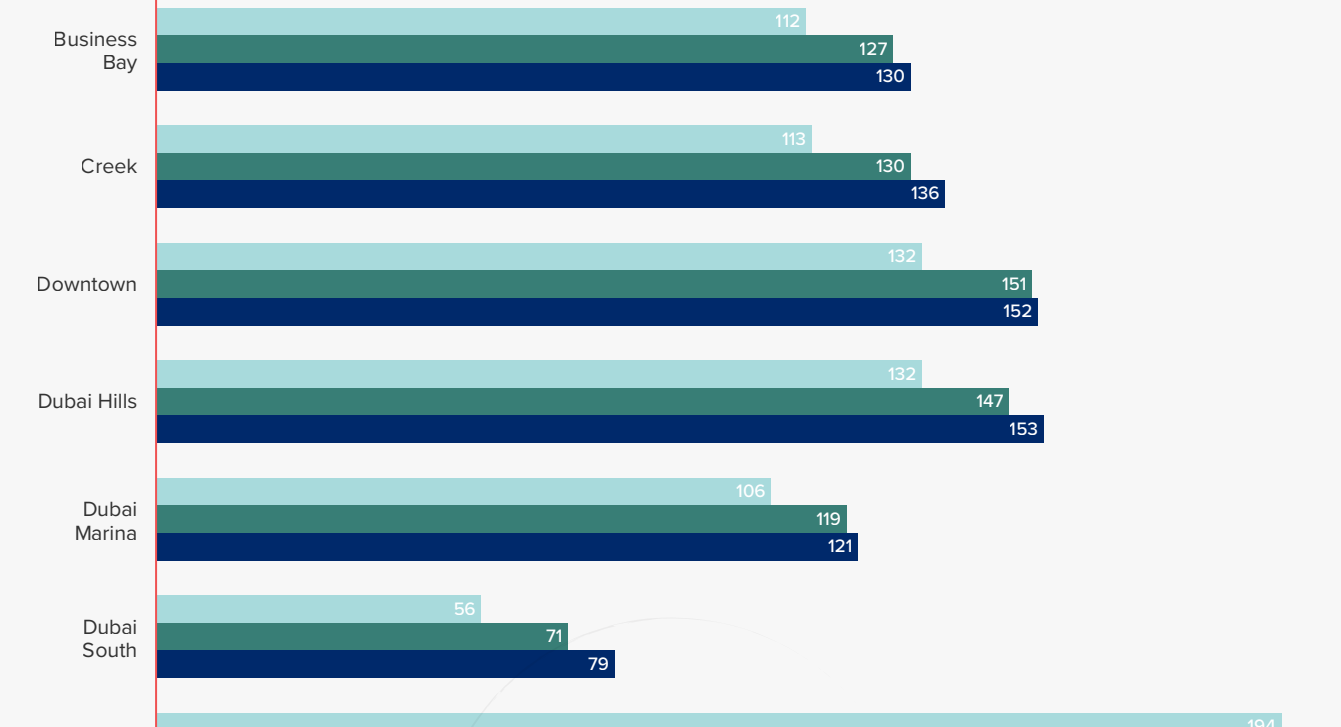
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

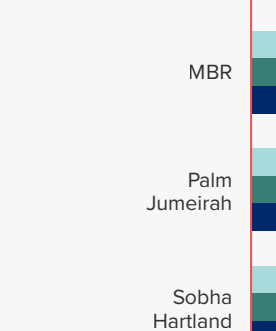
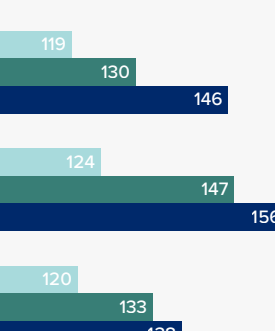
May 2025



- 1 Al Furjan - 113
- 2 Business Bay - 384
- 3 Creek - 189
- 4 Downtown - 241
- 5 Dubai Hills - 188
- 6 Dubai Marina - 60
- 7 Dubai South - 292
- 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 - 100
- 16 Sobha Hartland - 116
- 17 Views - 31

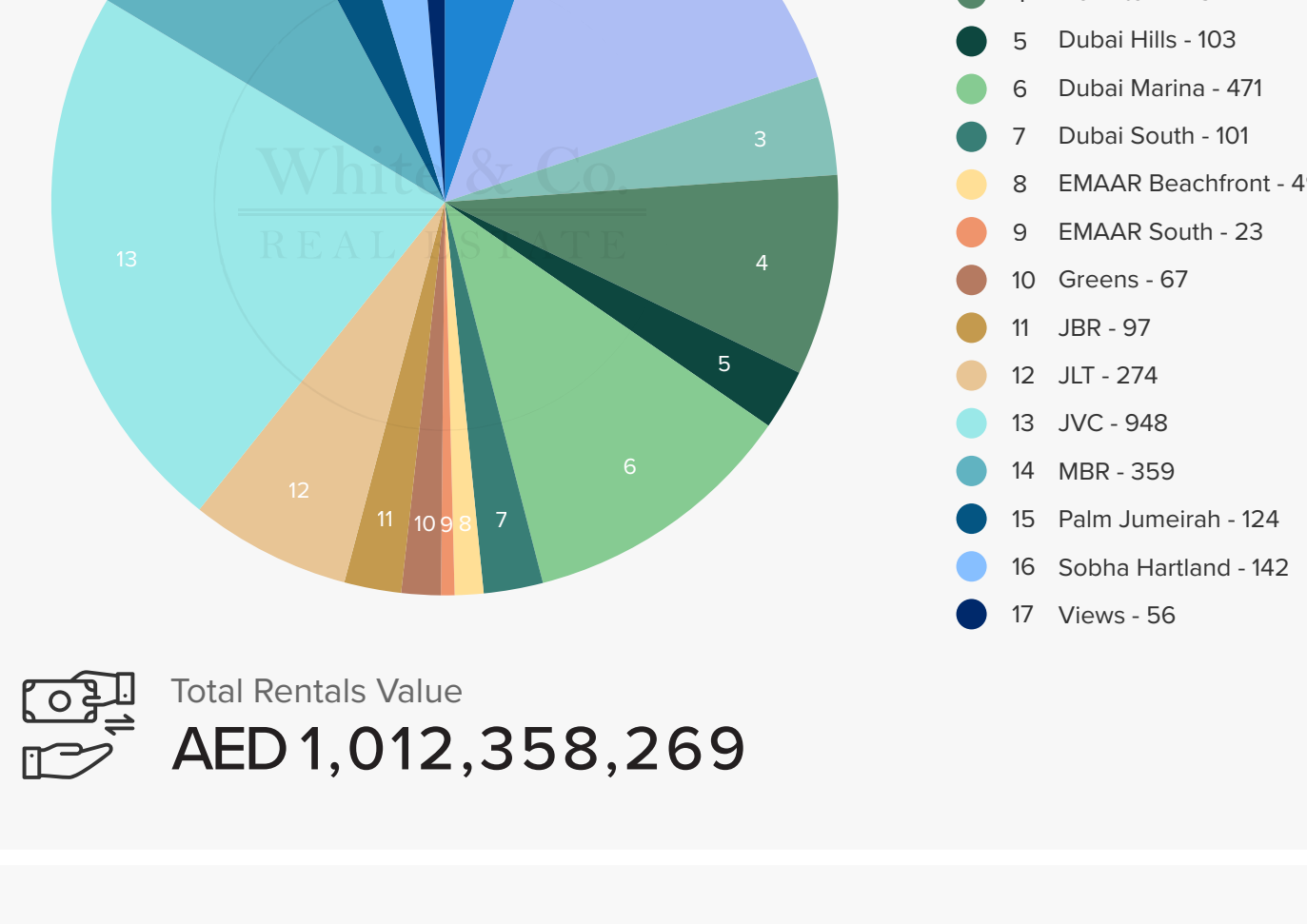
Total Sales Value
AED 10,412,825,156

Hot Properties for Rent

 Burj Al Nisum, Downtown 1 1 443 sqft AED 64,999	 3 Boulevard Walk, Downtown 1 1 543 sqft AED 74,999	 Claren Tower 1, Downtown 1 1 483 sqft AED 84,999	 Burj Views podium, Burj Views, Downtown 1 1 654 sqft AED 85,000	 39 Burj Boulevard Tower 1, Downtown 1 1 469 sqft AED 85,000
---	---	---	--	--

Rentals in Downtown

Average Price (AED) 2025



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 3 Transactions	-
Dubai South	40,173	52,653	76,938	110,763	-	-	-
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 5 Transactions	242,500 2 Transactions	-
JVC	50,447	73,139	109,848	130,527	177,500	-	-
MBR	52,477	86,447	146,550	169,566	-	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

- 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			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
Downtown	1,235	4,870,641,734	JVC	4,975	362,567,128
Dubai Marina	1,369	3,236,079,058	Business Bay	3,049	343,118,014
Business Bay	1,722	3,346,480,853	Dubai Marina	2,609	354,178,575
Views	112	260,188,870	MBR	1,904	134,255,287
EMAAR South	129	199,218,270	Downtown	1,870	337,041,006
JVC	2,802	2,756,552,842	JLT	1,501	187,939,844
Greens	207	357,505,116	Al Furjan	993	82,397,761
Dubai South	278	208,232,475	Creek	886	135,549,521
EMAAR Beachfront	299	1,159,018,835	Palm Jumeirah	749	187,939,646
JBR	301	599,643,480	Sobha Hartland	686	81,539,778
Sobha Hartland	486	887,576,484	Dubai South	584	79,255,999
Al Furjan	501	599,643,480	Dubai South	576	31,849,462
Palm Jumeirah	532	3,816,448,128	JBR	495	87,944,465
MBR	758	921,666,573	Greens	314	33,640,250
Creek	766	2,063,476,711	Views	278	37,969,451
Dubai Hills	797	1,662,613,581	EMAAR Beachfront	193	46,225,057
JLT	836	1,326,041,847	EMAAR South	115	9,873,284

PROPERTY
MONITOR
A Cavendish Maxwell Group Company

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

Find out the current value of your property with a free, online valuation in minutes

Get Started Here

www.whiteandcogroup.com