

Dubai Marina May Market Report

News

Elite Living Along the Waterfront

Dubai Marina remains highly sought-after in 2025, with rising demand fueled by iconic launches like Six Senses and Franck Muller Tower. Offering branded living, record-breaking heights, and a vibrant coastal lifestyle, it continues to attract professionals and global investors.

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

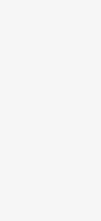
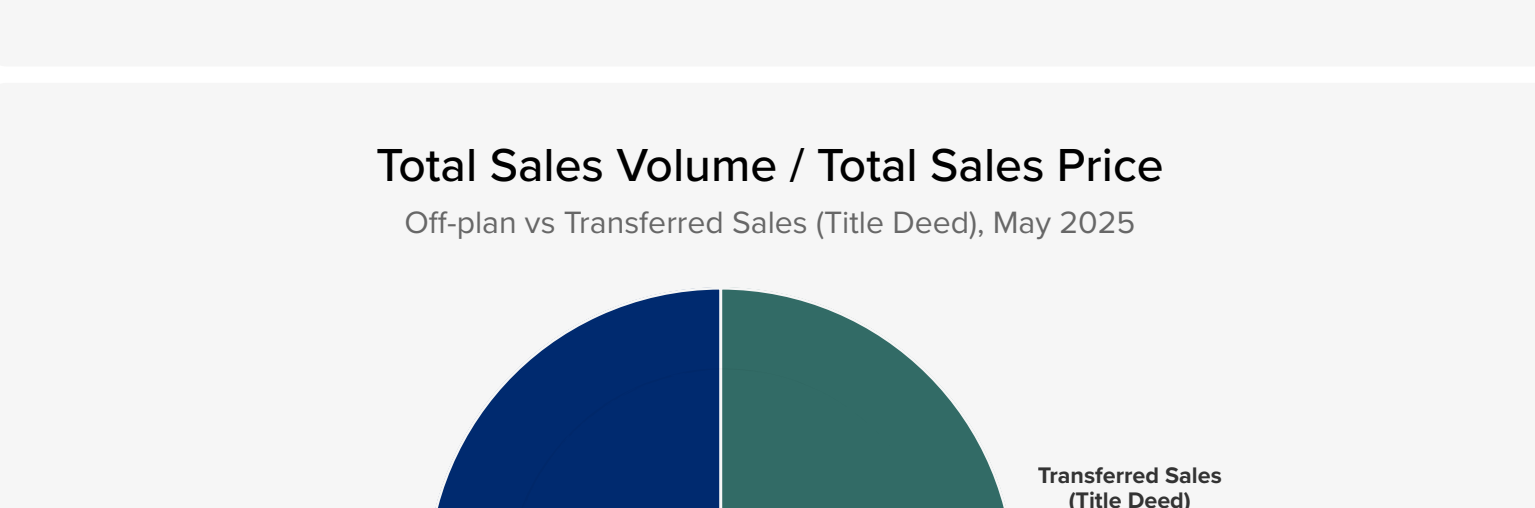
Cayman Tower, Dubai Marina 🏠 1 🛏 2 789 sqft AED 1,995,000	Studio One, Dubai Marina 🏠 1 🛏 2 514 sqft AED 2,250,000	The Royal Oceanic, Dubai Marina 🏠 2 🛏 3 1,610 sqft AED 2,600,000	Vida Residences, Dubai Marina 🏠 2 🛏 2 1,231 sqft AED 3,500,000	5242 Tower 1, Dubai Marina 🏠 2 🛏 4 1,742 sqft AED 5,500,000
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Recent White & Co Sales

Escan Tower, Dubai Marina 🏠 1 🛏 1 356 sqft AED 700,000	The Royal Oceanic, Dubai Marina 🏠 1 🛏 1 514 sqft AED 1,010,000	Studio One, Dubai Marina 🏠 1 🛏 1 357 sqft AED 1,150,000	Orra Marina, Dubai Marina 🏠 1 🛏 2 910 sqft AED 1,400,000	Park Island Bonaire, Dubai Marina 🏠 1 🛏 2 909 sqft AED 1,800,000
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Dubai House Price Timeline

May 2025



+111%

MoM Change



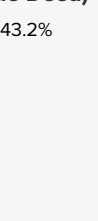
+5.12%

QoQ Change



+16.34%

YoY Change

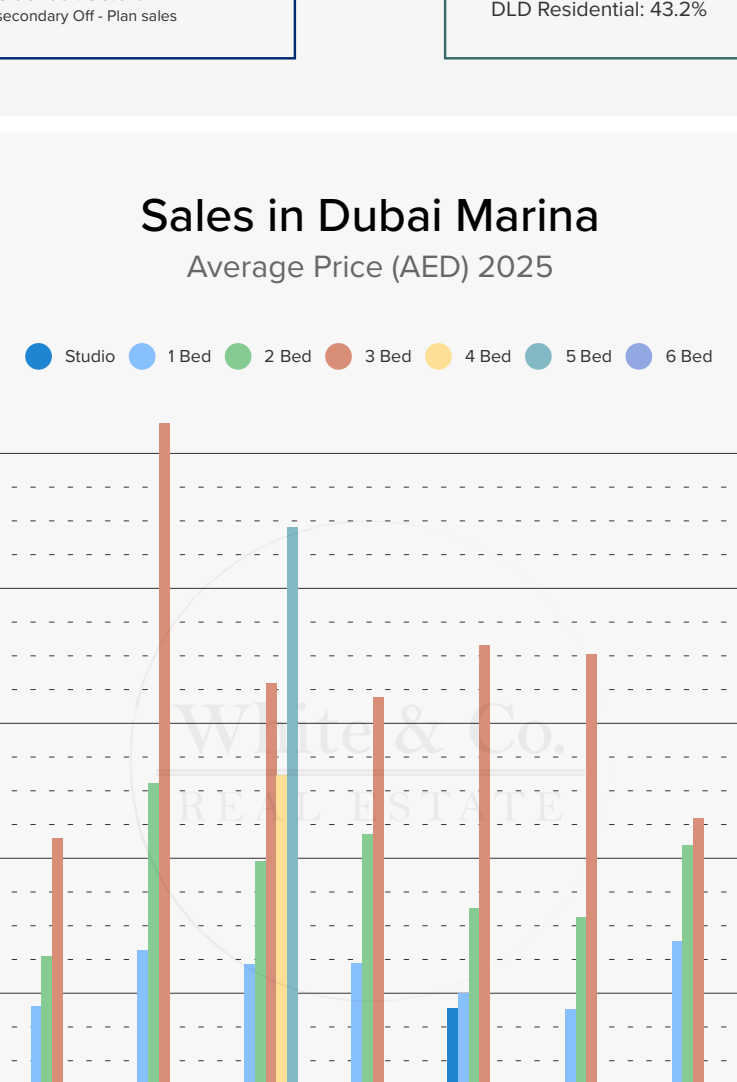


AED 1,582

Average price/sqft

Total Sales Volume / Total Sales Price

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

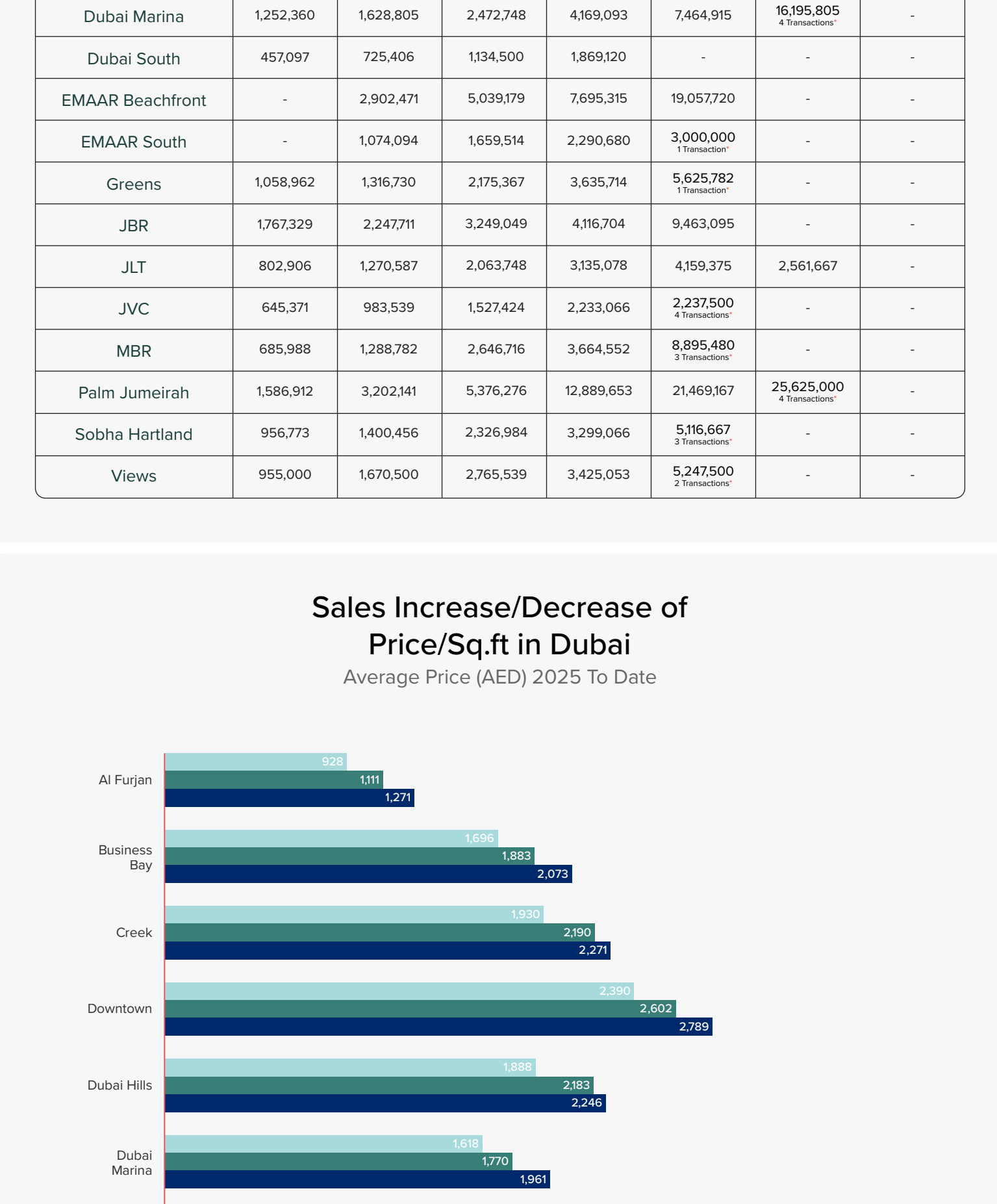


Off - Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 55.8%
*Includes secondary Off - Plan sales

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

Sales in Dubai Marina

Average Price (AED) 2025



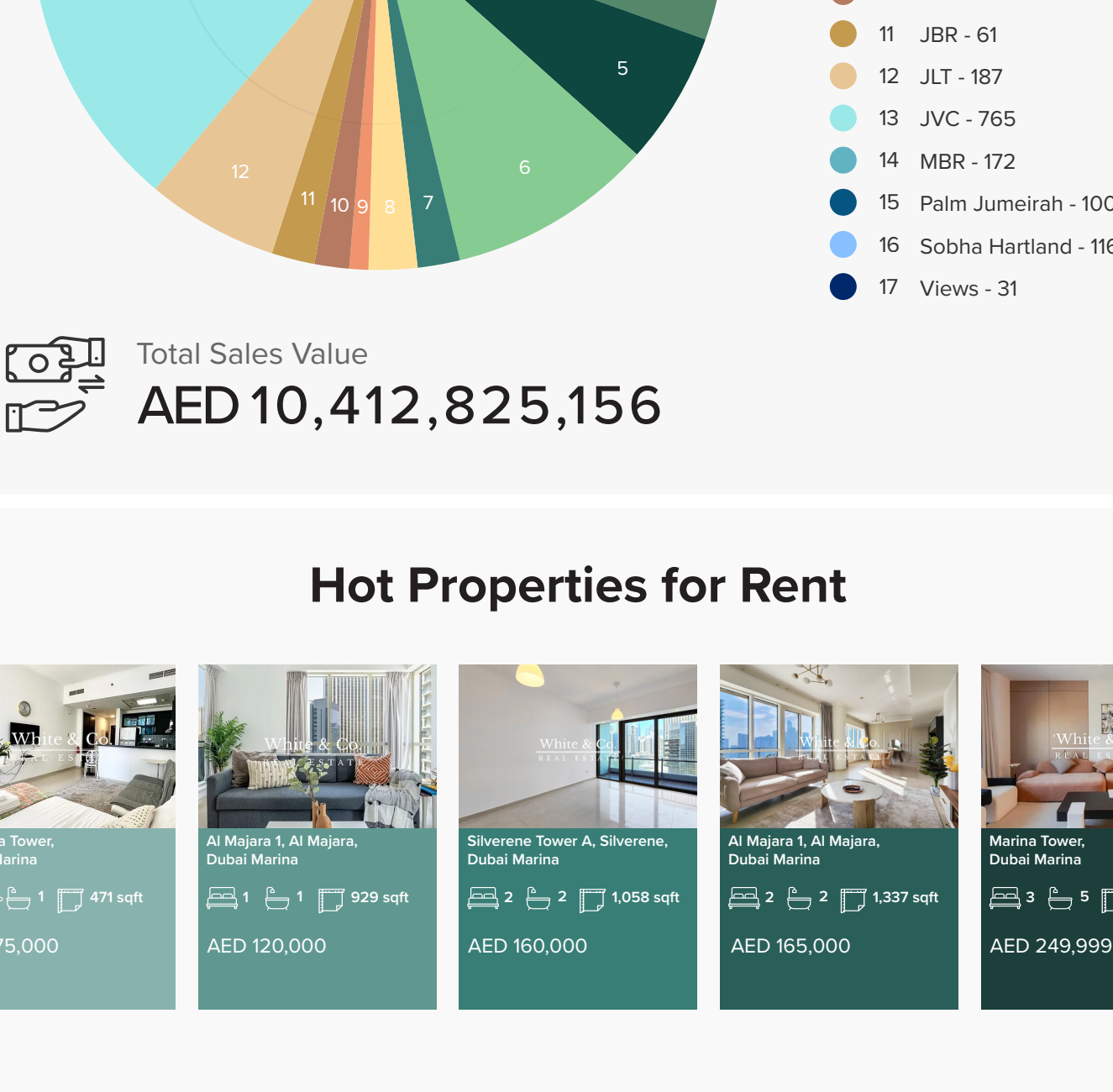
Sales in Dubai

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 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	3,202,141	5,376,276	12,889,653	21,469,167	25,625,000 4 Transactions	-
Sobha Hartland	956,773	1,400,456	2,326,984	3,290,066	5,116,667 1 Transaction	-	-
Views	955,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

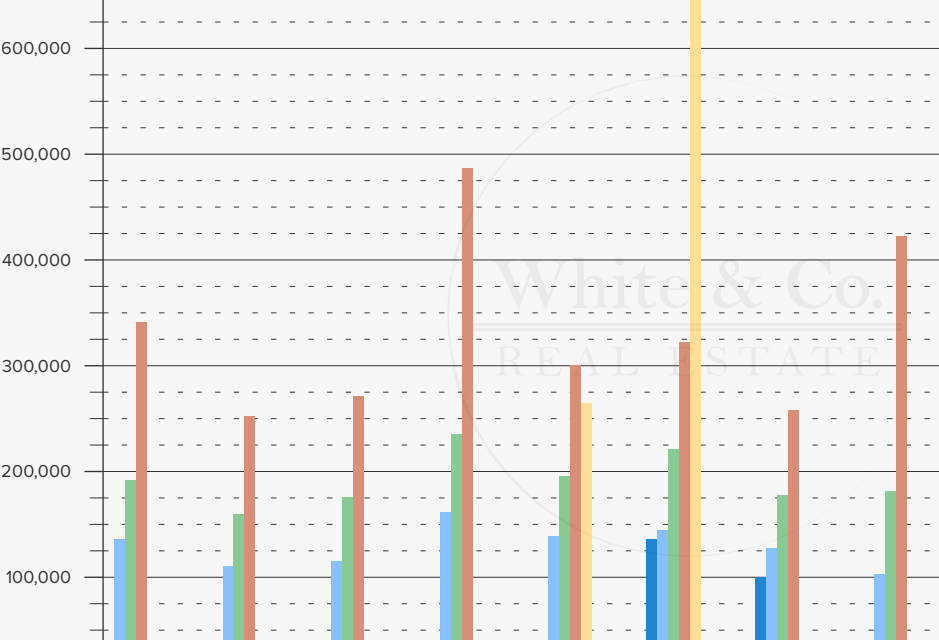
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

May 2025



- 1 Al Furjan - 113
- 2 Business Bay - 384
- 3 Creek - 189
- 4 Downtown - 241
- 5 Dubai Hills - 188
- 6 Dubai Marina - 602
- 7 Dubai South - 290
- 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

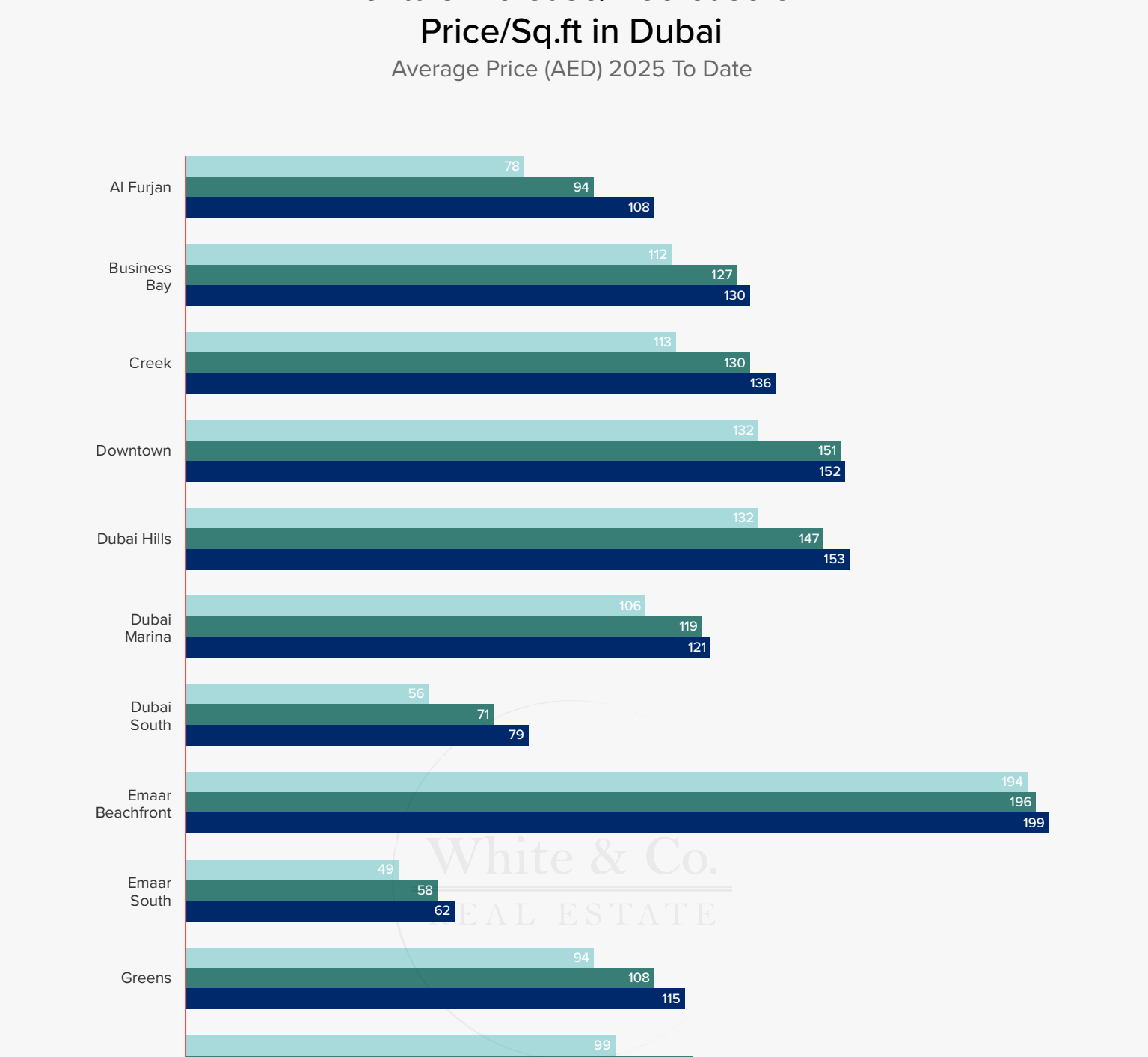
Total Sales Value
AED 10,412,825,156

Hot Properties for Rent

Botanica Towers, Dubai Marina 🏠 1 🛏 1 471 sqft AED 75,000	Al Majara 1, Al Majara, Dubai Marina 🏠 1 🛏 1 929 sqft AED 120,000	Silverene Tower A, Silverene, Dubai Marina 🏠 2 🛏 2 1,058 sqft AED 160,000	Al Majara 1, Al Majara, Dubai Marina 🏠 2 🛏 2 1,337 sqft AED 165,000	Marina Tower, Dubai Marina 🏠 3 🛏 5 1,853 sqft AED 249,959
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Rentals in Dubai Marina

Average Price (AED) 2025



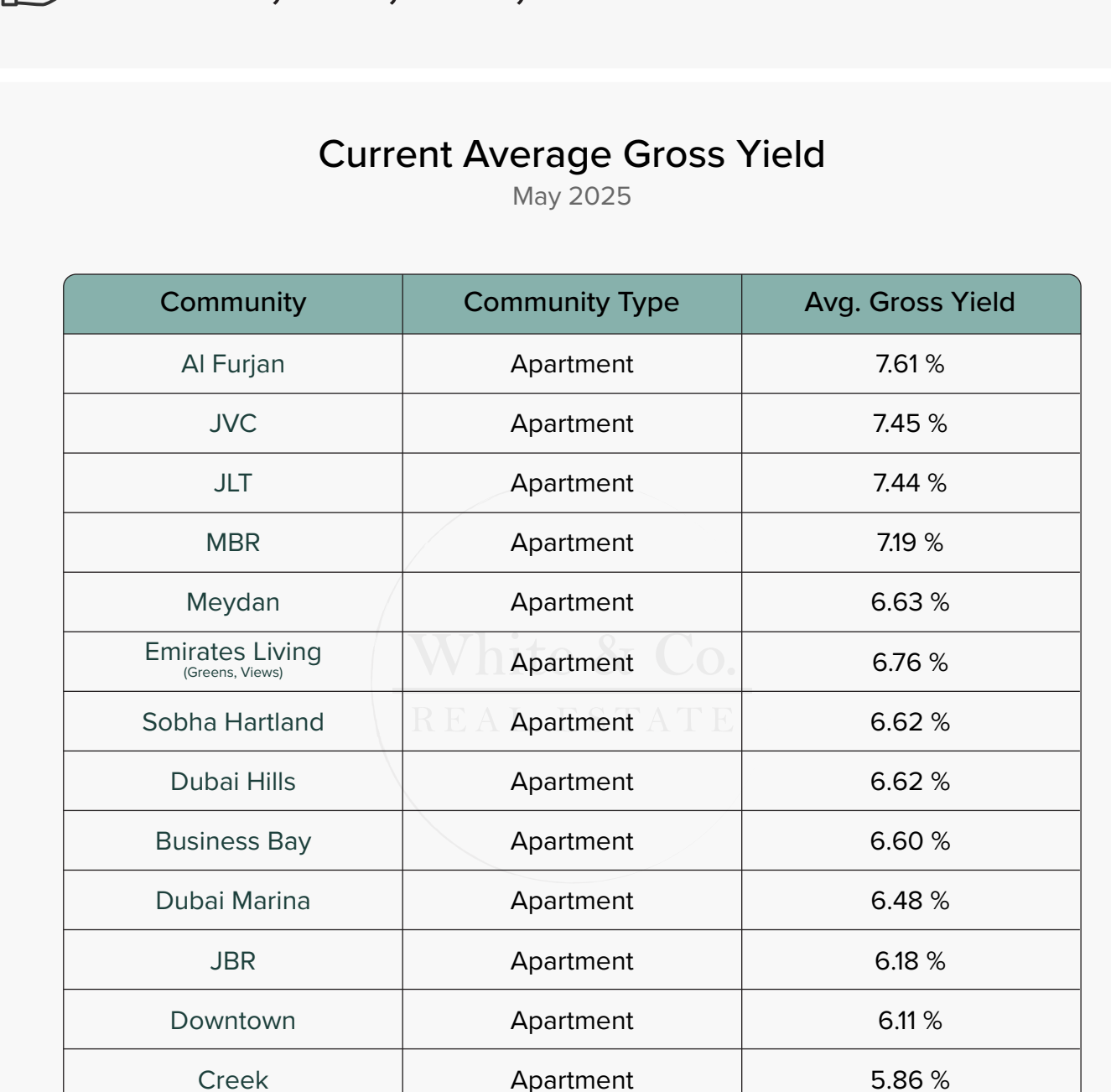
Rentals in Dubai

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	97,954	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	608,308 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	169,666	-	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	-	-	-

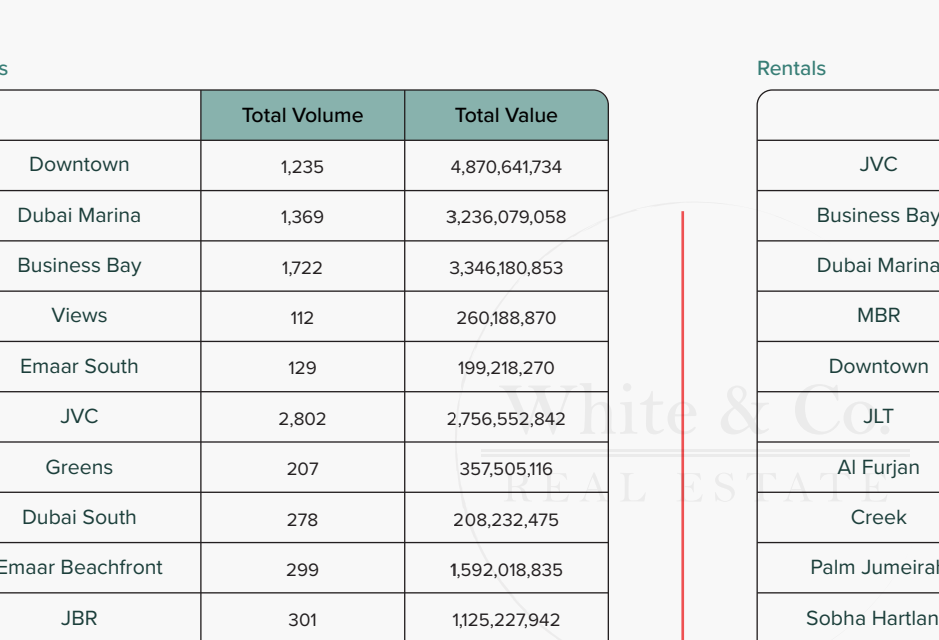
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

May 2025



Total Rentals Value
AED 1,012,358,269