

White & Co.
REAL ESTATE

JGE May Market Report

Villa | Townhouse

News

Jumeirah Golf Estates Expands Luxury Villa Portfolio in 2025

In 2025, JGE showcases upscale living with Signature Mansions, Dar Global Villas, and Jouri Hills Phase 3. These developments feature 4-6 bedroom villas, private pools, skyline views, and flexible payment plans—cementing JGE's status as a premier destination for luxury family living in Dubai.

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%	3.98%	3.99%
Self Employed	80%	4.1%	4.24%
Low Doc	65%	4.49%	4.49%
Non Resident	85%	4.99%	4.59%

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

Get Started Here

Hot Properties for Sale

Jasmine Lakes, JGE

3 4 4,011 sqft

AED 6,200,000

Jouri Hills, JGE

4 6 5,729 sqft

AED 9,999,999

Whispering Pines, JGE

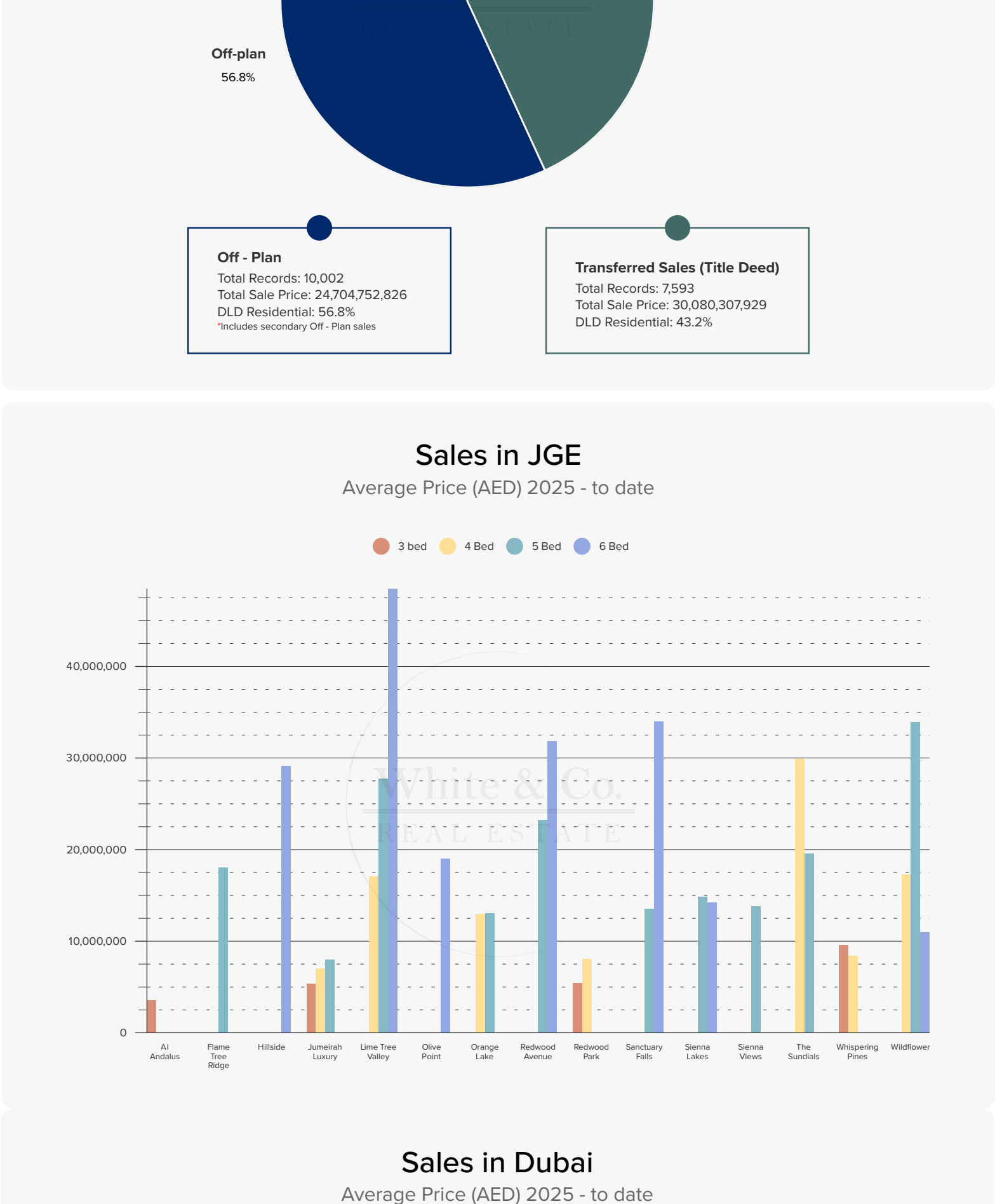
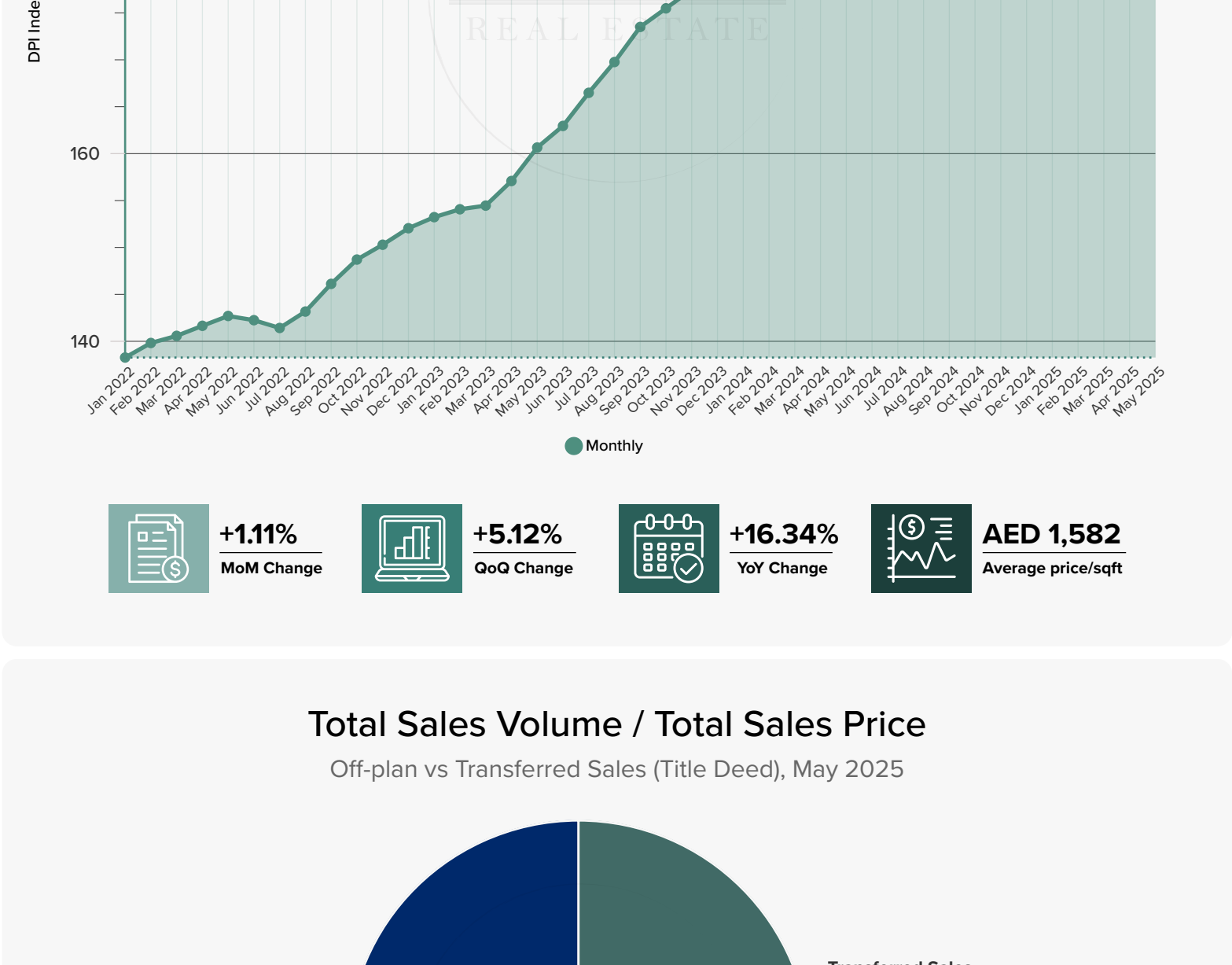
5 5 3,850 sqft

AED 13,750,000

Siemna Views, JGE

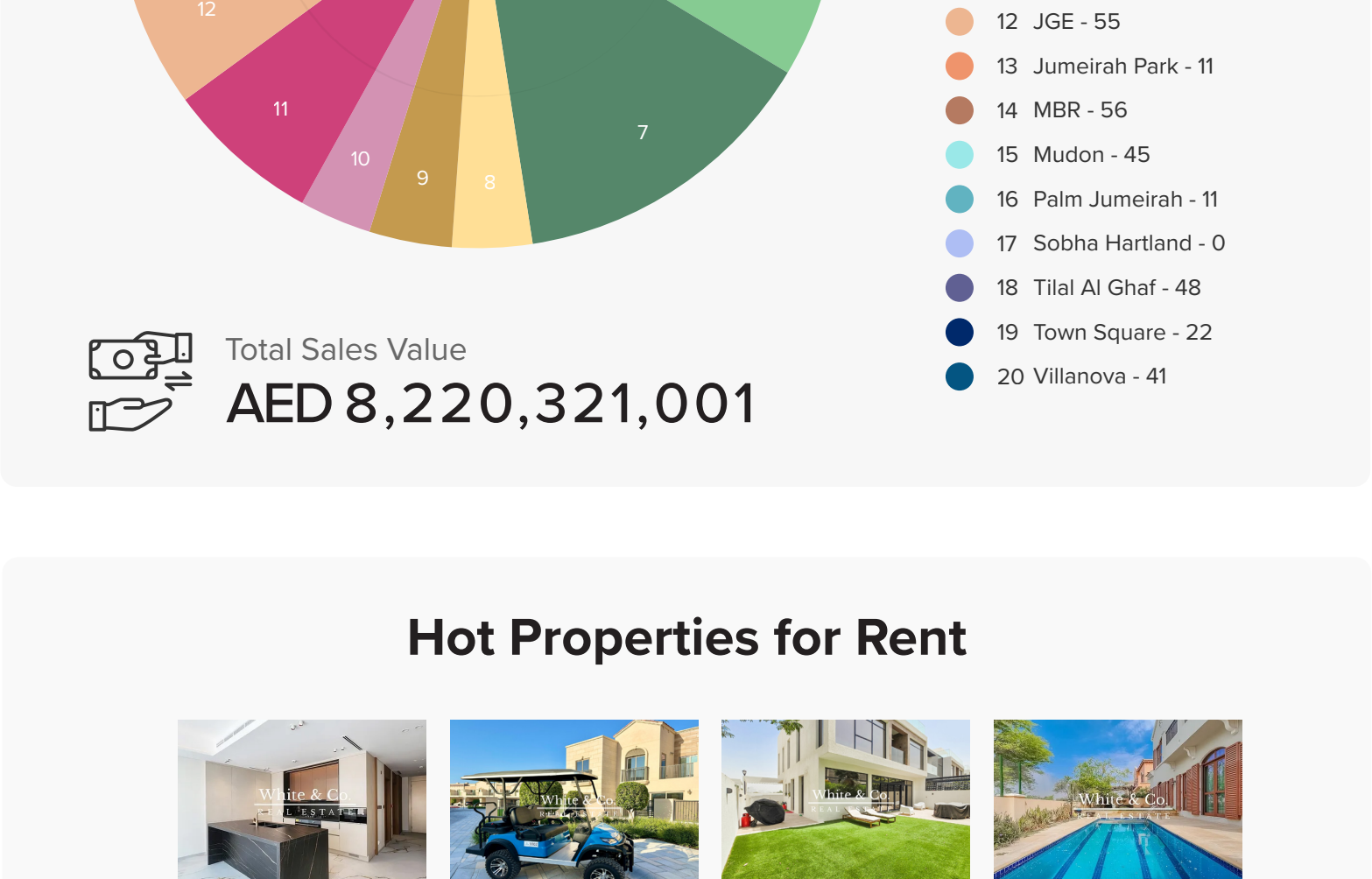
5 6 6,619 sqft

AED 21,500,000



Sales Increase/Decrease of Price/Sq.ft in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	1,067	1,446	1,691	-
Arabian Ranches 1	1,467	1,833	2,178	-
Arabian Ranches 2	1,779	1,937	1,993	-
Arabian Ranches 3	1,071	1,281	1,458	-
DAMAC 1	1,314	1,581	1,682	-
DAMAC 2	630	785	845	-
DAMAC Lagoons	969	1,044	-	-
Dubai Hills	1,035	1,035	2,359	2,640
Dubai South	750	1,065	1,183	-
Emaar South	925	1,025	1,182	-
Emirates Living	1,615	2,049	2,294	-
JGE	1,445	1,899	2,345	-
Jumeirah Park	1,345	1,753	1,776	-
MBR	1,683	1,781	1,924	-
Mudon	1,240	1,327	-	-
Palm Jumeirah	5,941	6,062	6,544	-
Sobha Hartland	1,755	2,105	2,254	-
Tilal Al Ghaf	1,589	1,687	1,924	-
Town Square	825	1,004	1,221	-
Villanova	973	1,269	1,415	-



Hot Properties for Rent

Jasmine Lakes, JGE

3 4 1,525 sqft

AED 320,000

Jasmine Lakes, JGE

3 4 1,648 sqft

AED 450,000

Jumeirah Luxury, JGE

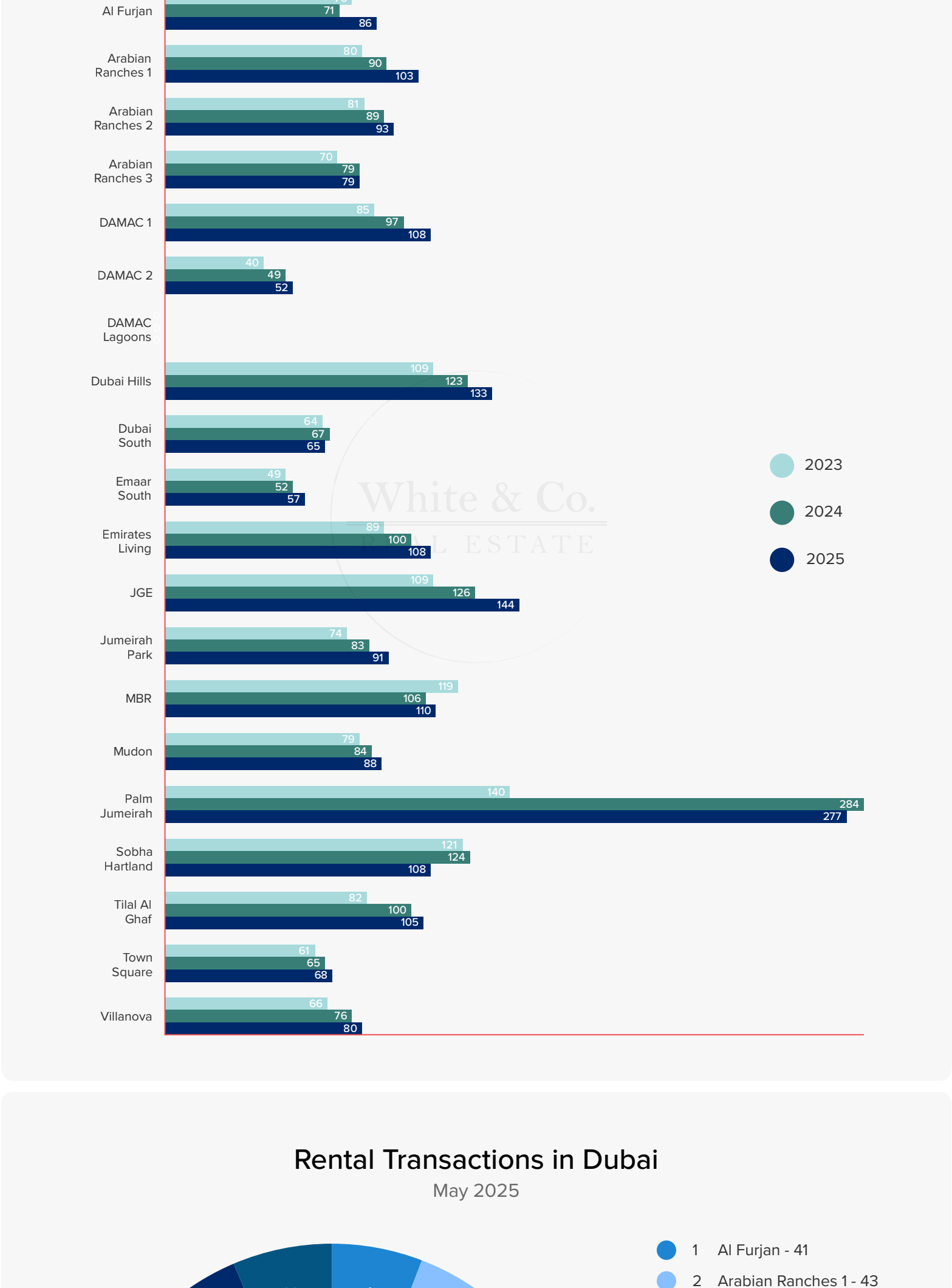
4 5 2,820 sqft

AED 450,000

Orange Lakes, JGE

7 13 6,149 sqft

AED 579,500



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
DAMAC Lagoons	491	1,524,280,534
DAMAC 2	393	672,204,192
Emirates Living	302	3,227,063,859
Al Furjan	290	1,541,666,567
Arabian Ranches 3	249	895,018,668
MBR	241	2,378,816,880
Villanova	217	673,143,944
Tilal Al Ghaf	196	1,689,922,660
Emaar South	188	672,214,398
DAMAC 1	176	824,015,999
Dubai Hills	165	2,359,206,585
JGE	162	2,044,130,965
Mudon	161	542,090,717
Arabian Ranches 1	140	1,127,871,717
Town Square	137	365,820,432
Dubai South	108	395,722,630
Arabian Ranches 2	73	480,963,887
Jumeirah Park	71	622,310,300
Palm Jumeirah	52	1,927,734,523
Sobha Hartland	4	53,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	1046	107,384,158
Emirates Living	429	127,098,140
Town Square	348	53,402,632
Emaar South	336	40,502,942
Al Furjan	325	81,508,119
DAMAC 1	325	84,777,917
Villanova	278	48,876,912
Dubai Hills	259	127,144,541
Arabian Ranches 3	228	41,996,181
Tilal Al Ghaf	201	68,107,661
Arabian Ranches 1	194	72,500,260
Jumeirah Park	129	51,547,345
Arabian Ranches 2	110	32,335,039
Mudon	110	22,877,623
MBR	91	61,317,009
JGE	80	55,103,670
Palm Jumeirah	77	136,597,479
Dubai South	59	8,496,606
Sobha Hartland	9	6,550,000
DAMAC Lagoons	0	0