

White & Co.
REAL ESTATE

JLT May Market Report

News

Central Living with Lasting Value

JLT remains a renter's favorite in 2025, thanks to its diverse apartment options, affordability, and metro access. Its growing commercial hub and well-developed infrastructure make it a strong contender in Dubai's dynamic and competitive rental market.

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

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Hot Properties for Sale

Laguna Tower, JLT Cluster A, JLT
AED 650,000

Dubai Arch, JLT Cluster G, Hillside Dubai, JLT
AED 779,999

Lake View Tower, JLT Cluster B, JLT
AED 800,000

Al Waleed Paradise, JLT Cluster P, JLT
AED 899,000

Concorde Tower, JLT Cluster H, JLT
AED 1,000,000

Recent White & Co Sales

Armada Tower 3, JLT
AED 2,150,000

Saba Tower 2, JLT
AED 2,525,000

Green Lakes 2, JLT
AED 2,600,000

Uptown Dubai, JLT
AED 3,100,000

Banyan Tree Residences Hillside Dubai, JLT
AED 3,600,000

Dubai House Price Timeline
May 2025

DPH Index Value

Current May 2025 220.95

Monthly

+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 56.8%

Transferred Sales (Title Deed) 43.2%

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	3,961,693	-	-	-
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 1 Transaction	-	-
Palm Jumeirah	1,586,912	3,202,441	5,376,276	12,889,653	21,469,167 1 Transaction	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 - 100
16 Sobha Hartland - 116
17 Views - 31

Total Sales Value

AED 10,412,825,156

Hot Properties for Rent

Goldcrest Views 2, JLT
AED 54,999

Goldcrest Views 2, JLT
AED 64,999

O2 Residence, JLT Cluster O, JLT
AED 89,999

Concorde Tower, JLT Cluster H, JLT
AED 90,000

V3 Tower, JLT Cluster V, JLT
AED 95,000

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	269,829	-	-	-
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 1 Transaction	-	-
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	177,550	-	-
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	2,360,188,870
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	192,227,942
Sobha Hartland	486	887,576,484
Al Furjan	501	599,643,480
Palm Jumeirah	532	3,246,980,853
MBR	758	921,666,573
Creek	766	2,063,476,711
Dubai Hills	797	1,662,613,581
JLT	836	1,326,041,847

Rentals

	Total Volume	Total Value
JVC	4,975	362,567,128
Business Bay	3,049	343,318,014
Dubai Marina	2,609	254,178,575
MBR	1,904	18,255,287
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	97,939,646
Sobha Hartland	686	81,539,778
Dubai Hills	584	78,255,199
Dubai South	576	31,849,462
JBR	495	87,994,465
Greens	314	33,640,250
Views	278	37,969,451
Emaar Beachfront	193	46,225,057
Emaar South	115	9,873,284

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2024

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

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