

JVC April Market Report

News

High Activity in an Affordable Hotspot

JVC remains one of Dubai's most active property markets in 2025, driven by steady sales and new launches. Its affordability, contemporary apartments, and strong investor demand continue to boost growth and support rising property values across the community.

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

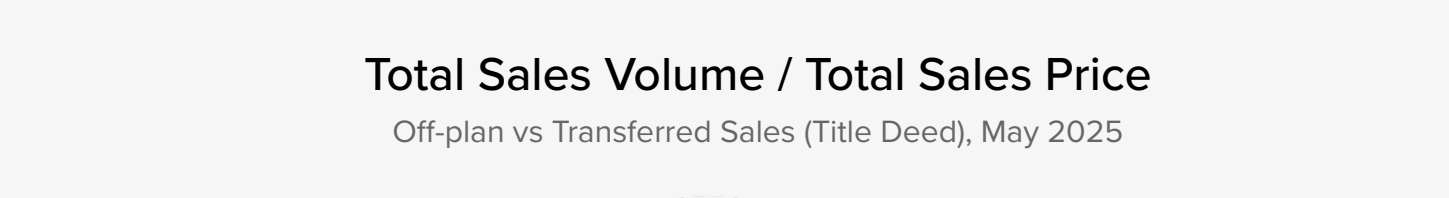
 O2 Tower, JVC 1 car park 348 sqft AED 545,000	 Ghalia, District 18, JVC 1 car park 474 sqft AED 580,000	 Partheon Elysee, JVC 1 car park 460 sqft AED 610,000	 Sapphire 32, JVC 1 car park 390 sqft AED 620,000	 UniEstate Prime Tower, JVC 1 car park 459 sqft AED 620,000
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Recent White & Co Sales

 Bloom Tower C, JVC 1 car park 393 sqft AED 620,000	 The Autograph, JVC 1 car park 407 sqft AED 817,000	 Binghatti Amber, JVC 1 car park 694 sqft AED 950,000	 Westwood Grande, JVC 1 car park 806 sqft AED 1,250,000	 Luna 22, JVC 1 car park 865 sqft AED 1,360,000
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Dubai House Price Timeline

May 2025



 +1.11% MoM Change	 +5.12% QoQ Change	 +16.34% Yof Change	 AED 1,582 Average price/sqft
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Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), May 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	3,202,441	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 3 Transactions	-	-
Views	955,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

Sales Increase/Decrease of

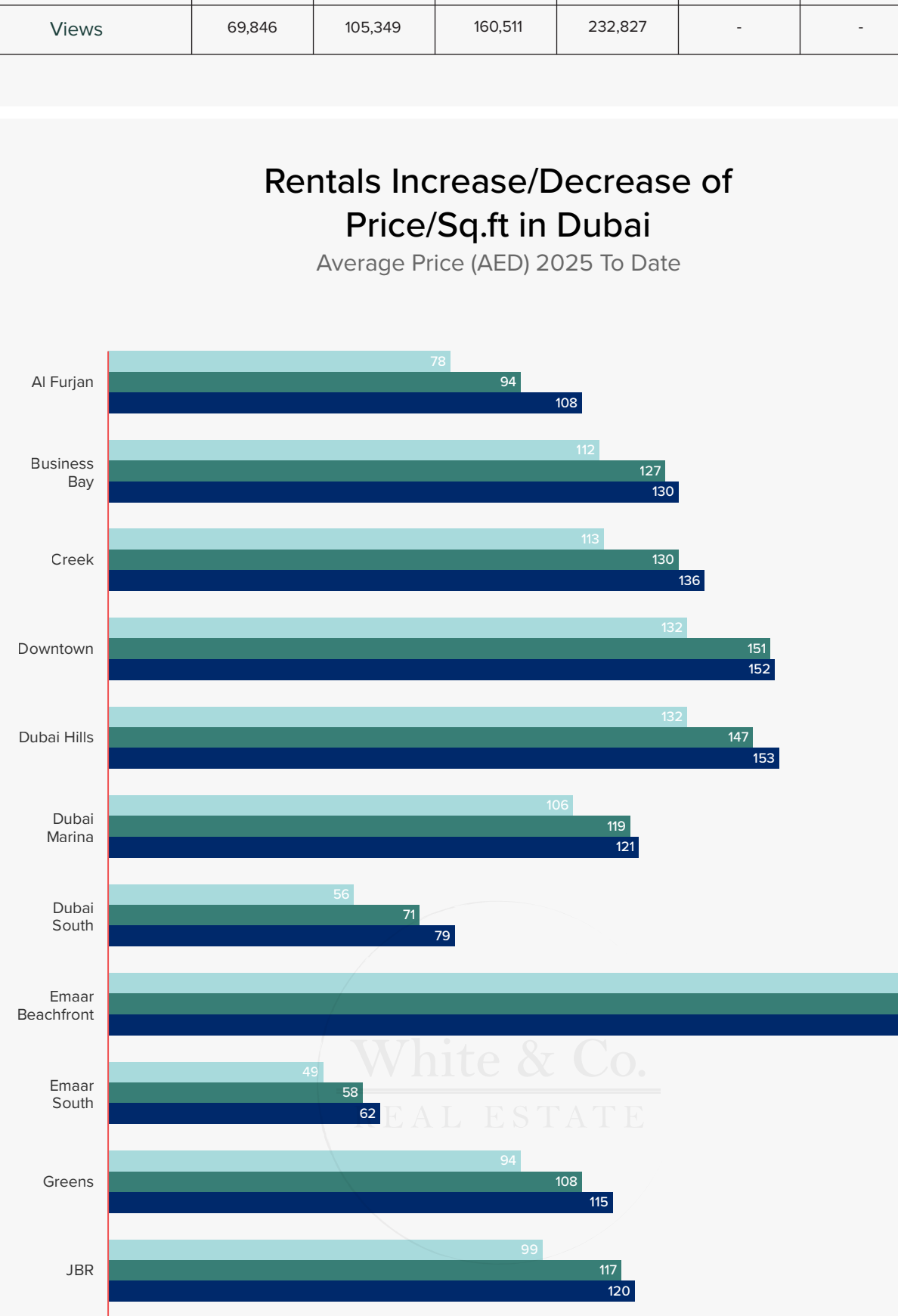
Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

May 2025



Total Sales Value
AED 10,412,825,156

Hot Properties for Rent

 Binghatti Gardenia, JVC 1 car park 325 sqft AED 49,999	 Bloom Towers C, JVC 1 car park 392 sqft AED 50,000	 Joya Verde Residences, JVC 1 car park 407 sqft AED 51,999	 Oxford Boulevard, JVC 1 car park 480 sqft AED 54,999	 Oxford Boulevard, JVC 1 car park 380 sqft AED 58,999
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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 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 3 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

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	Rentals	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	343,318,014
Business Bay	1,722	3,346,980,853	Dubai Marina	2,609	254,178,575
Views	112	260,188,870	MBR	1,904	134,255,287
Emaar South	129	199,278,170	Downtown	1,870	337,041,906
JVC	2,802	2,756,552,842	JLT	1,501	148,118,844
Greens	207	357,505,116	Al Furjan	993	82,397,961
Dubai South	278	208,232,475	Creek	886	135,545,521
Emaar Beachfront	299	1,592,018,835	Palm Jumeirah	749	187,939,646
JBR	301	1,525,227,942	Sobha Hartland	686	81,539,778
Sobha Hartland	486	887,576,484	Dubai Hills	584	78,255,199
Al Furjan	501	599,643,480	Dubai South	576	37,894,462
Palm Jumeirah	532	1,696,448,128	JBR	495	81,944,465
MBR	758	921,665,573	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

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