

Apartments in

Jumeirah Beach  
Residence

H1 2025 Resale Report

1st January - 30th June 2025

Powered by



PROPERTY  
MONITOR

AED 2,275

▼ - 0.7%  
Average price per sq. ft  
Compared to H1 2024

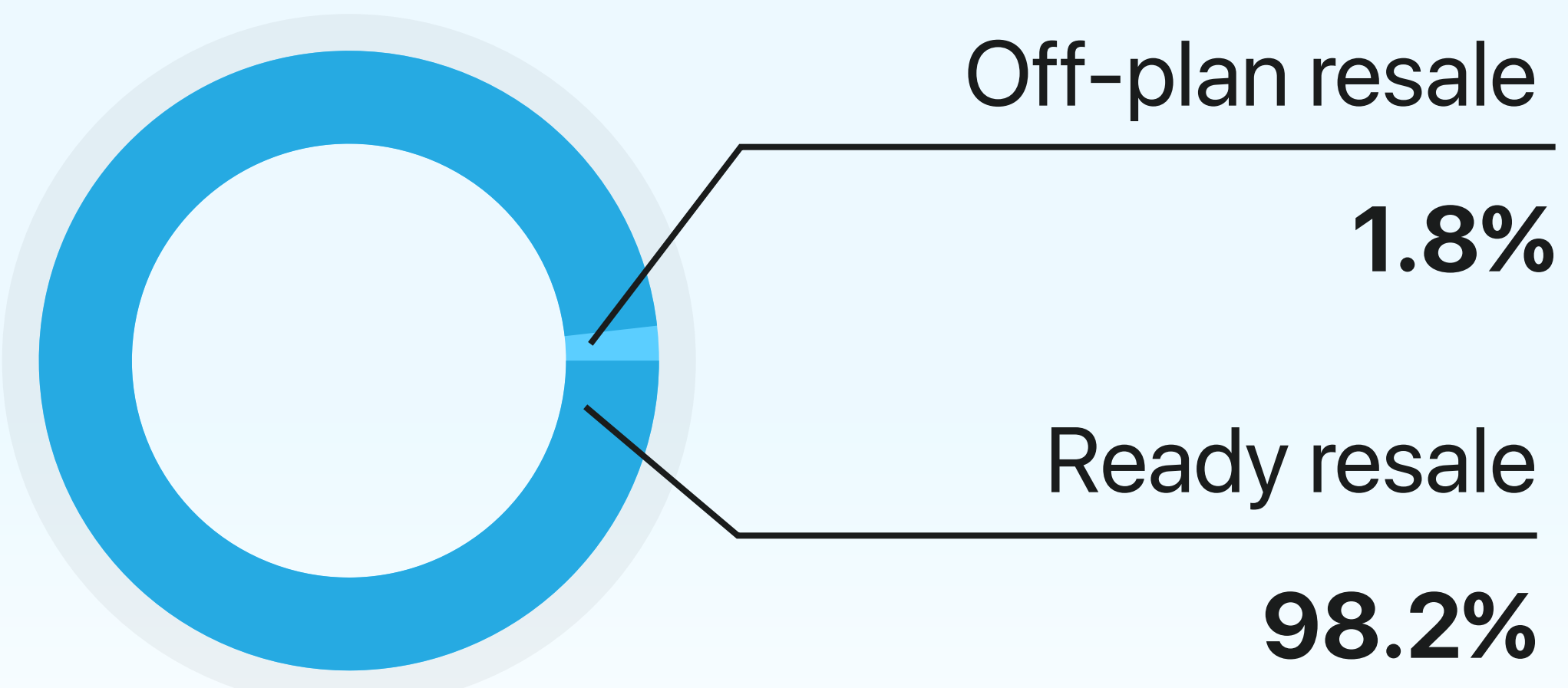
▼ - 3.4%

339 Resale transactions

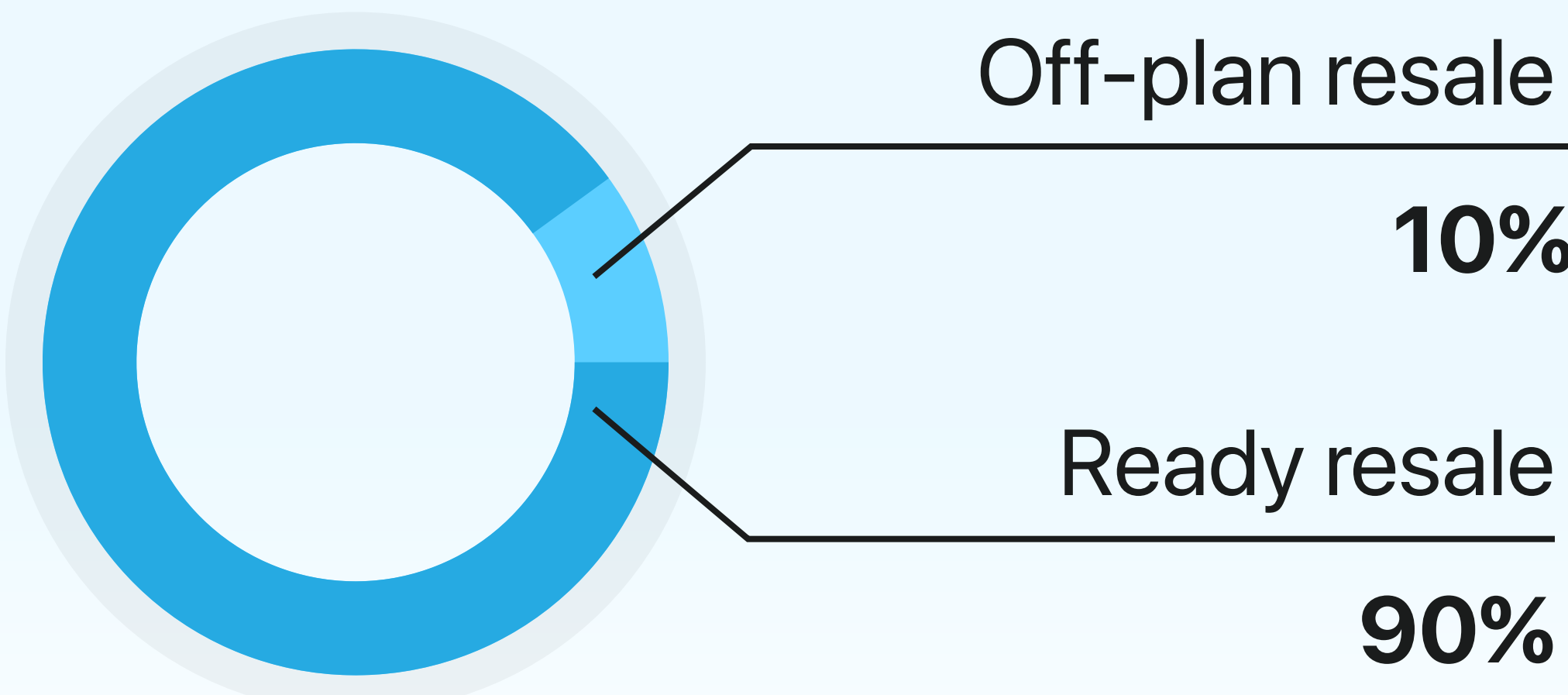
▼ - 11.2%

AED 1.3B Total resale value

Transactions by Completion Status



AED Value by Completion Status



Average Resale Price

1st January - 30th June 2025

<div>Studio</div> <div>AED 1,713,027</div> <div>22 transactions   ▼ -8.3%</div>	<div>1 </div> <div>AED 2,361,964</div> <div>63 transactions   ▼ -8.7%</div>	<div>2 </div> <div>AED 3,297,121</div> <div>132 transactions   ▲ 0.8%</div>
<div>3 </div> <div>AED 4,054,264</div> <div>93 transactions   ▲ 9.4%</div>	<div>4 </div> <div>AED 8,854,549</div> <div>28 transactions   ▼ -28.2%</div>	

\*Not all recorded property transactions specify number of bedrooms

Rental Summary

AED 105

▲ + 6.5%  
Average price per sq. ft  
Compared to H1 2024

▼ - 10.3%

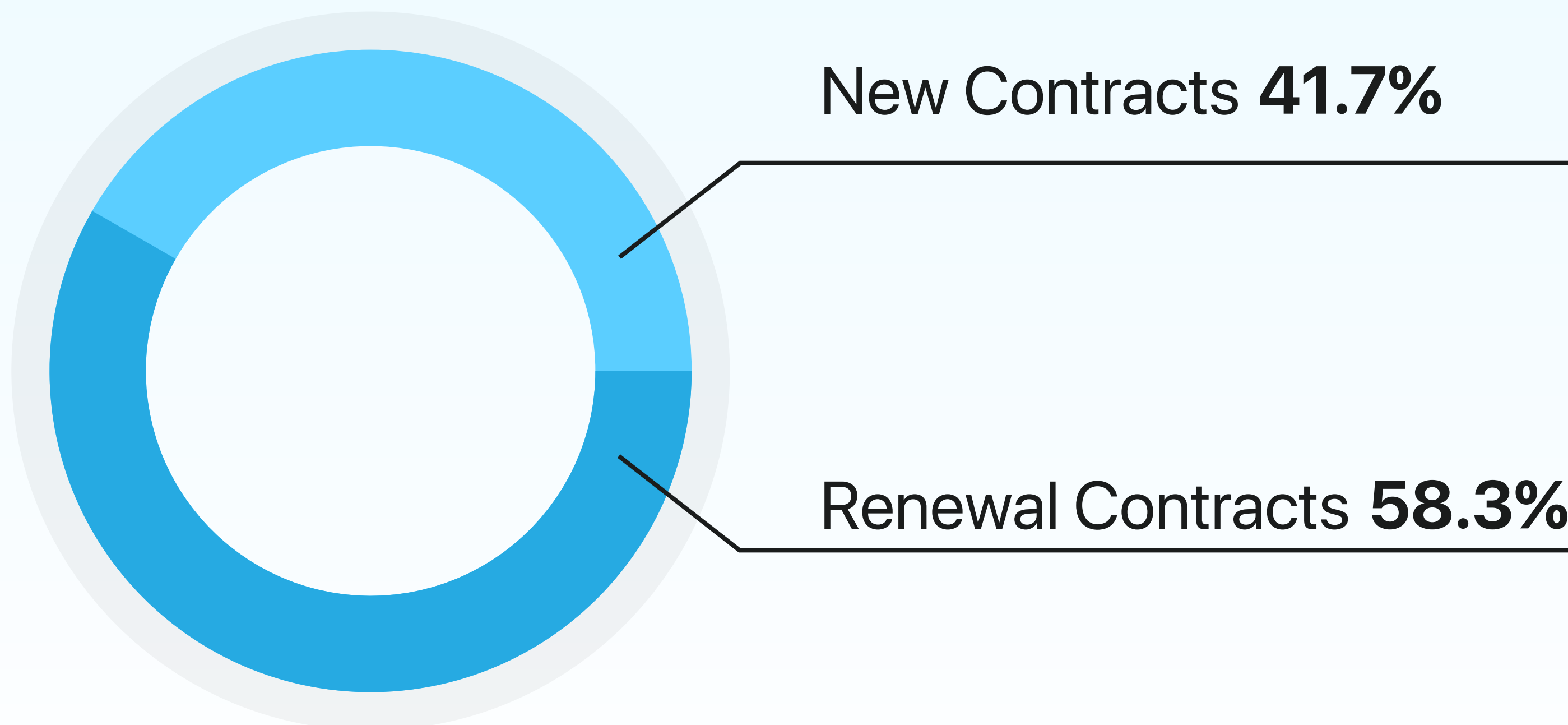
1,344 Rental transactions

▼ - 7.7%

AED 214M Total rental value

5.84%

Gross rental yield



Average Rental Price

1st January - 30th June 2025

<div>Studio</div> <div>AED 79,109</div> <div>53 transactions   ▲ 1.9%</div>	<div>1 </div> <div>AED 114,317</div> <div>297 transactions   ▼ -11.3%</div>	<div>2 </div> <div>AED 151,204</div> <div>541 transactions   ▼ -8.6%</div>
<div>3 </div> <div>AED 198,622</div> <div>373 transactions   ▼ -11.6%</div>	<div>4 </div> <div>AED 250,905</div> <div>79 transactions   ▼ -12.2%</div>	

\*Not all recorded property transactions specify number of bedrooms

