

Apartments in

Jumeirah Beach
Residence

Q3 2025 Resale Report

1st July - 30th September 2025

Powered by



PROPERTY
MONITOR

AED

2,067

▲ +1.72%

Average price per sq. ft

Compared to Q3 2024

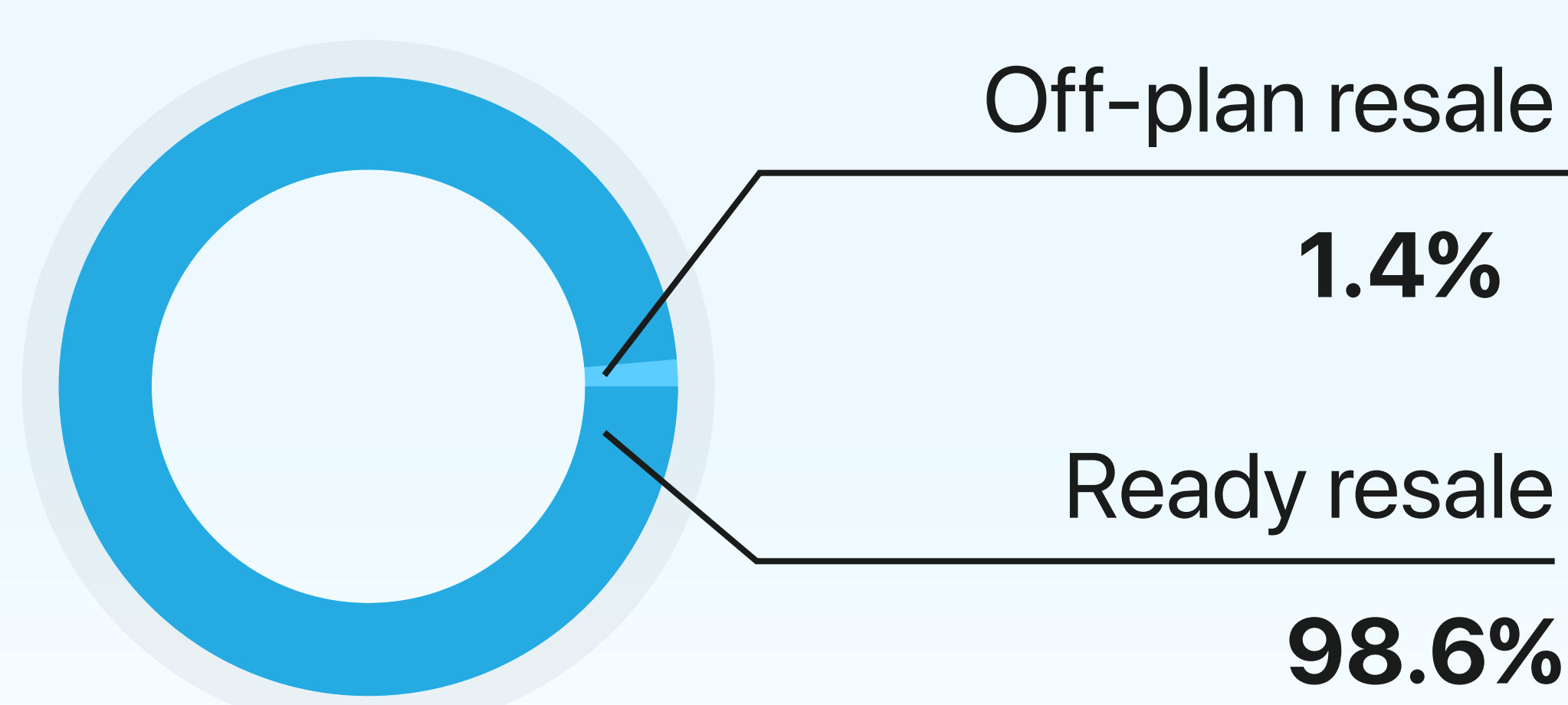
▼ -16.6%

146 Resale transactions

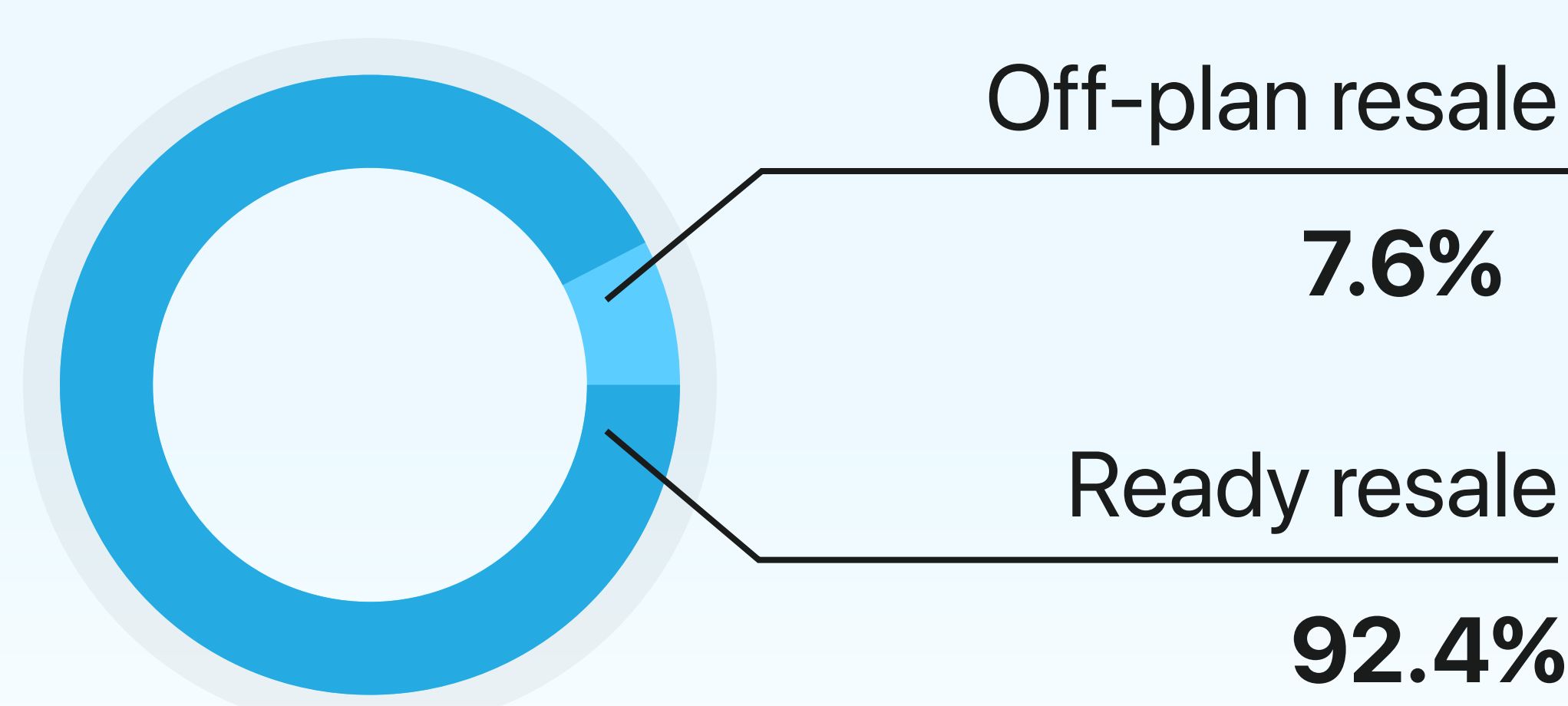
▼ -4.1%

AED 524.5M Total resale value

Transactions by Completion Status



AED Value by Completion Status



Average Resale Price

1st July - 30th September 2025

Studio	AED 2,554,367	7 transactions ▼ -41.7%
1 Bed	AED 2,225,167	30 transactions ► 0%
2 Bed	AED 2,495,729	47 transactions ▼ -23%
3 Bed	AED 3,928,149	43 transactions ▼ -18.9%
4 Bed	AED 8,364,528	18 transactions ▼ -5.3%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

AED

107

▲ +5.8%

Average price per sq. ft

Compared to Q3 2024

▼ -9.9%

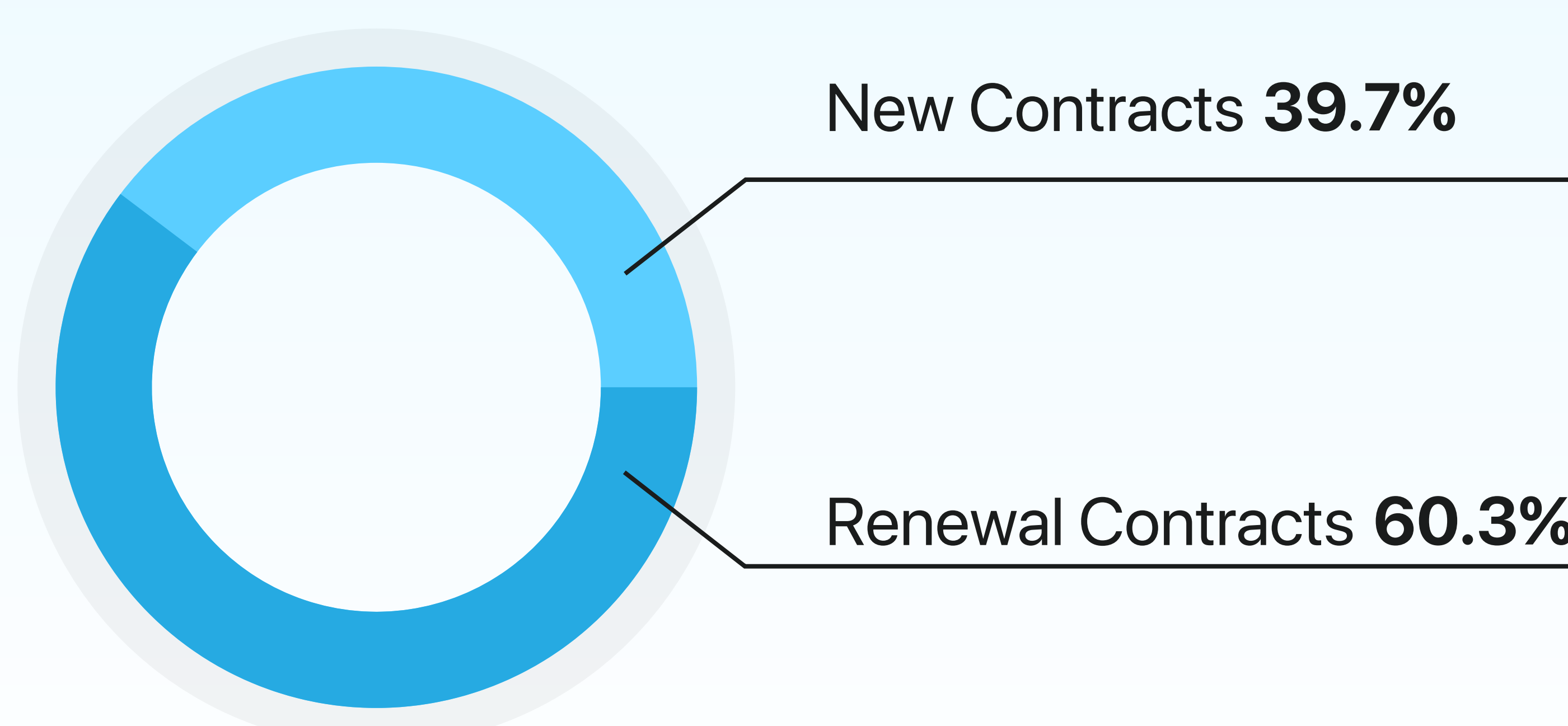
847 Rental transactions

▼ -5.4%

AED 142M Total rental value

5.9%

Gross rental yield



Average Rental Price

1st July - 30th September 2025

Studio	AED 78,740	37 transactions ▲ 12.1%
1 Bed	AED 108,453	202 transactions ▼ -10.2%
2 Bed	AED 161,328	335 transactions ▼ -8.2%
3 Bed	AED 213,029	236 transactions ▼ -11.6%
4 Bed	AED 326,966	37 transactions ▼ -21.3%

*Not all recorded property transactions specify number of bedrooms

