

White & Co.
REAL ESTATE

Al Furjan November Market Report

Winter City Returns to Expo City This Christmas

From December 6 to 31, Expo City becomes a winter wonderland with a giant tree, caroling, workshops, and festive fun. Don't miss the holiday magic!

White & Co News

White & Co won the Data Driven brokerage award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to building trust.

Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.99%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

Speak to our in-house mortgage team to find out more! [Get Started Here](#)

Hot Properties for Sale

Recent White & Co Sales

Dubai House Price Timeline

November 2024

+0.38%
MoM Change

+3.28%
QoQ Change

+16.30%
YoY Change

AED 1,478
Average price/sqft

Sales in Al Furjan

Average Price (AED) 2024

Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,464,899	4,610,511	6,441,611	7,212,500
Arabian Ranches 1	5,335,206	8,602,000	10,788,933	14,253,561
Arabian Ranches 2	3,730,938	5,320,352	6,298,913	10,120,000
Arabian Ranches 3	2,488,400	4,144,188	6,331,246	-
DAMAC Hills 1	3,466,577	4,447,913	7,230,278	10,376,633
DAMAC Hills 2	1,428,954	2,080,953	1,949,813	3,538,307
DAMAC Lagoons	1,913,110	2,180,508	3,066,564	7,533,607
Dubai Hills	5,610,543	7,116,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,379	6,744,383	-
Emirates Living	5,010,145	10,997,180	16,713,498	25,915,400
JGE	4,949,180	7,999,719	15,196,290	14,063,368
Jumeirah Park	6,793,097	7,690,513	10,397,102	-
MBR	3,228,596	6,652,558	17,975,030	38,621,071
Palm Jumeirah	18,892,857	29,837,264	43,567,909	60,921,000
Sobha Hartland	-	9,326,873	18,493,465	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,596	3,094,697	5,440,889	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024

Sale Transactions in Dubai

November 2024

Total Sales Value
AED 6,587,742,121

Hot Properties for Rent

Rentals in Al Furjan

Average Price (AED) 2024

Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	195,439	244,701	316,043	392,786
Arabian Ranches 1	258,429	401,413	487,460	653,409
Arabian Ranches 2	197,751	287,193	339,852	613,333
Arabian Ranches 3	150,730	200,739	-	-
DAMAC Hills 1	214,602	279,520	421,161	440,745
DAMAC Hills 2	145,902	162,316	129,567	215,262
DAMAC Lagoons	-	-	-	-
Dubai Hills	294,532	363,821	479,107	2,095,545
Emaar South	102,130	141,748	250,000	-
Emirates Living	257,049	471,410	577,407	1,554,697
JGE	357,247	489,559	979,449	804,846
Jumeirah Park	324,304	369,641	416,068	-
MBR	178,571	508,928	1,225,191	3,549,152
Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
Sobha Hartland	-	653,059	1,119,436	-
Tilal Al Ghaf	188,065	300,797	722,333	-
Town Square	139,524	169,487	-	-
Villanova	148,797	187,982	276,500	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024

Rental Transactions in Dubai

November 2024

Total Rentals Value
AED 584,956,843

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.57 %
Sobha Hartland	Villa	6.54 %
MBR	Townhouse	6.45 %
JGE	Villa	6.23 %
Town Square	Townhouse	5.87 %
Al Furjan	Villa	5.66 %
DAMAC 1	Villa	5.54 %
Town Square	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.58 %
Arabian Ranches 1	Villa	4.29 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC Lagoons	861	2,586,987,310
DAMAC 2	871	1,418,067,628
Emirates Living	732	5,828,992,446
Arabian Ranches 3	607	2,028,693,887
Villanova	595	1,623,016,385
Al Furjan	543	2,409,442,955
MBR	460	4,858,882,355
Town Square	448	1,078,130,783
Tilal Al Ghaf	409	3,562,202,679
Dubai Hills	405	5,649,702,735
DAMAC 1	395	1,760,796,037
Arabian Ranches 1	371	2,479,750,256
Emaar South	364	860,394,411
JGE	205	2,250,568,681
Jumeirah Park	192	1,544,515,469
Arabian Ranches 2	174	885,882,848
Palm Jumeirah	121	4,988,880,854
Sobha Hartland	41	410,974,349

Rentals

	Total Volume	Total Value
DAMAC 2	2,462	349,272,082
Emirates Living	1,106	308,510,503
Villanova	1,103	1,777,138,69
Town Square	842	122,542,924
Dubai Hills	822	314,527,281
Emaar South	744	85,584,152
Arabian Ranches 3	517	86,728,941
Arabian Ranches 1	489	150,313,349
DAMAC1	431	119,686,388
Tilal Al Ghaf	397	106,913,179
Jumeirah Park	387	138,269,294
Arabian Ranches 2	362	92,711,57
Al Furjan	325	73,545,588
MBR	204	125,777,881
JGE	186	110,530,883
Palm Jumeirah	184	348,013,783
Sobha Hartland	22	16,699,181
DAMAC Lagoons	0	0

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2024

*Data source: Property Monitor, as of 4th December 2024 Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes [Get Started Here](#)

[www.whiteandcogroup.com](#)