

Arabian Ranches 2 November Market Report

Santa Will Be Visiting Arabian Ranches This December!

- Celebrate with loved ones over a festive spread at Ranches Restaurant and The Terrace at Ranches Restaurant. Enjoy indoor and outdoor dining options to lift your holiday spirit!

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

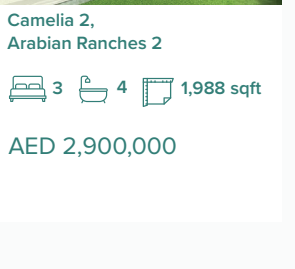
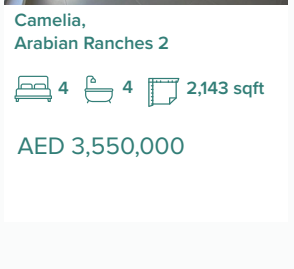
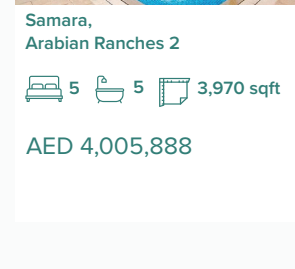
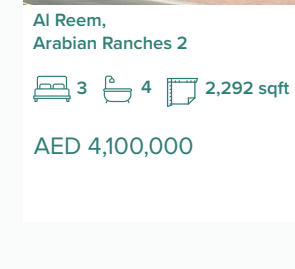
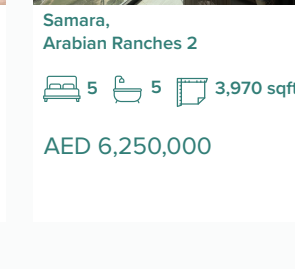
	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

Speak to our in-house mortgage team to find out more

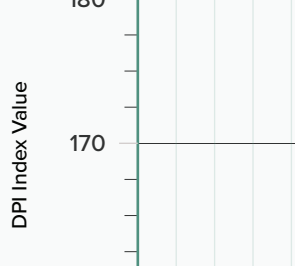
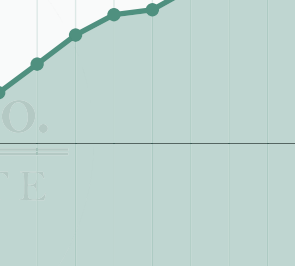
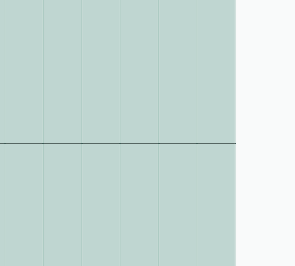
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Hot Properties for Sale

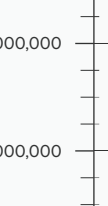
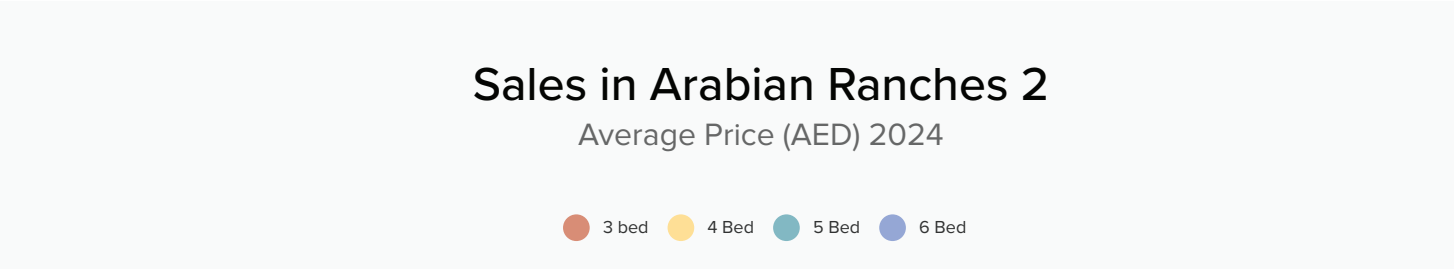
 Camelia 2, Arabian Ranches 2 3 3 4 1,633 sqft AED 3,150,000	 Camelia, Arabian Ranches 2 4 4 4 2,481 sqft AED 3,950,000	 Reem Community, Arabian Ranches 2 4 4 3 2,986 sqft AED 4,500,000	 Lila, Arabian Ranches 2 3 3 4 4,692 sqft AED 5,400,000	 Rosa, Arabian Ranches 2 4 4 5 3,772 sqft AED 9,000,000
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Recent White & Co Sales

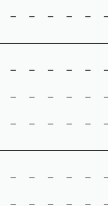
 Camelia 2, Arabian Ranches 2 3 3 4 1,988 sqft AED 2,900,000	 Camelia, Arabian Ranches 2 4 4 4 2,143 sqft AED 3,550,000	 Samara, Arabian Ranches 2 5 5 5 3,970 sqft AED 4,005,888	 Al Reem, Arabian Ranches 2 3 3 4 2,292 sqft AED 4,100,000	 Samara, Arabian Ranches 2 5 5 5 3,970 sqft AED 6,250,000
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Dubai House Price Timeline

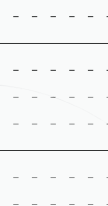
November 2024



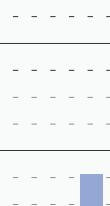
+0.38%
MoM Change



+3.28%
QoQ Change



+16.30%
YoY Change



AED 1,478
Average price/sqft

Sales in Arabian Ranches 2

Average Price (AED) 2024

3 bed 4 Bed 5 Bed 6 Bed



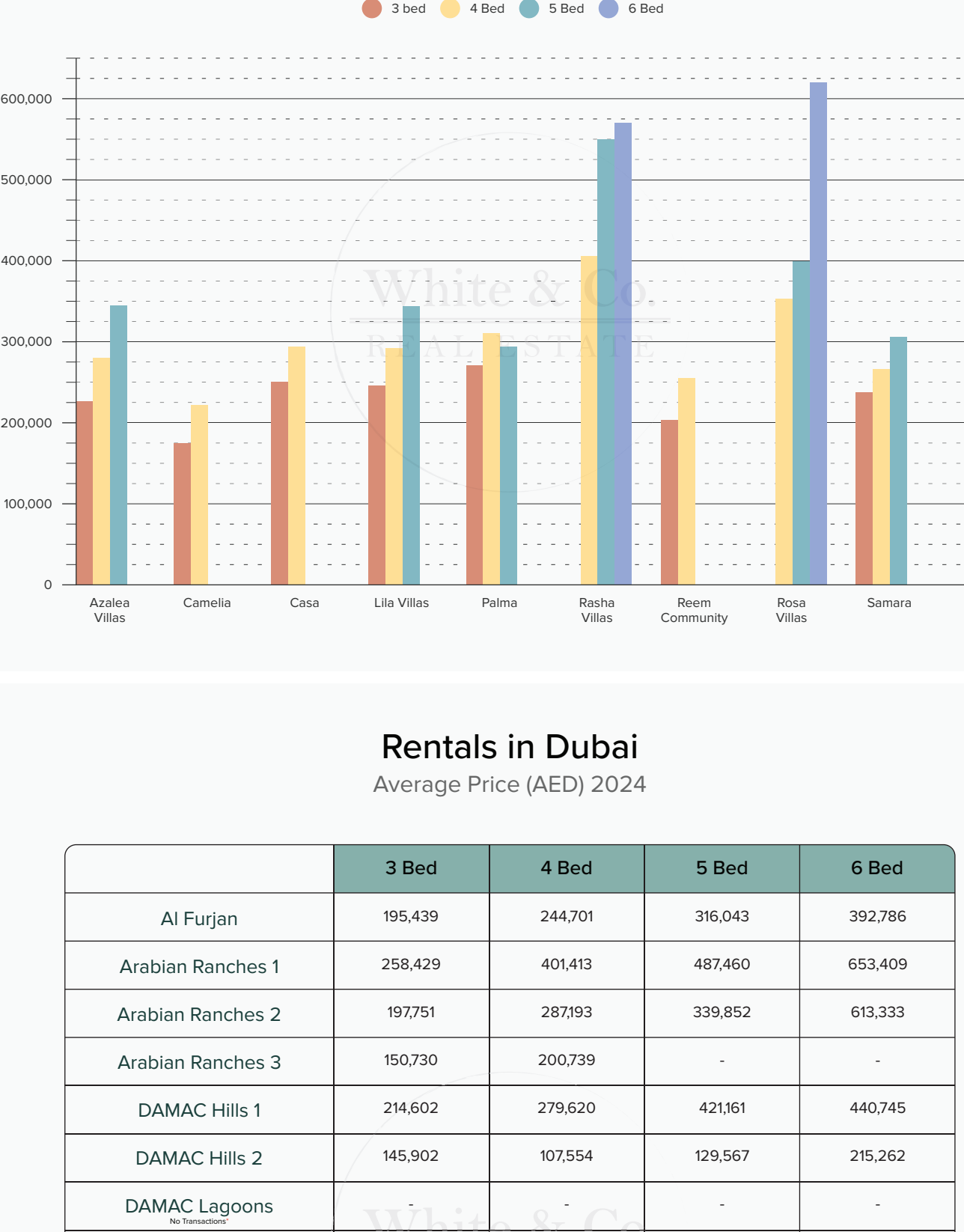
Sales in Dubai

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	7,716,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,379	6,744,383	-
Emirates Living	5,010,145	10,997,810	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	18,493,466	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,996	3,094,697	5,440,889	-

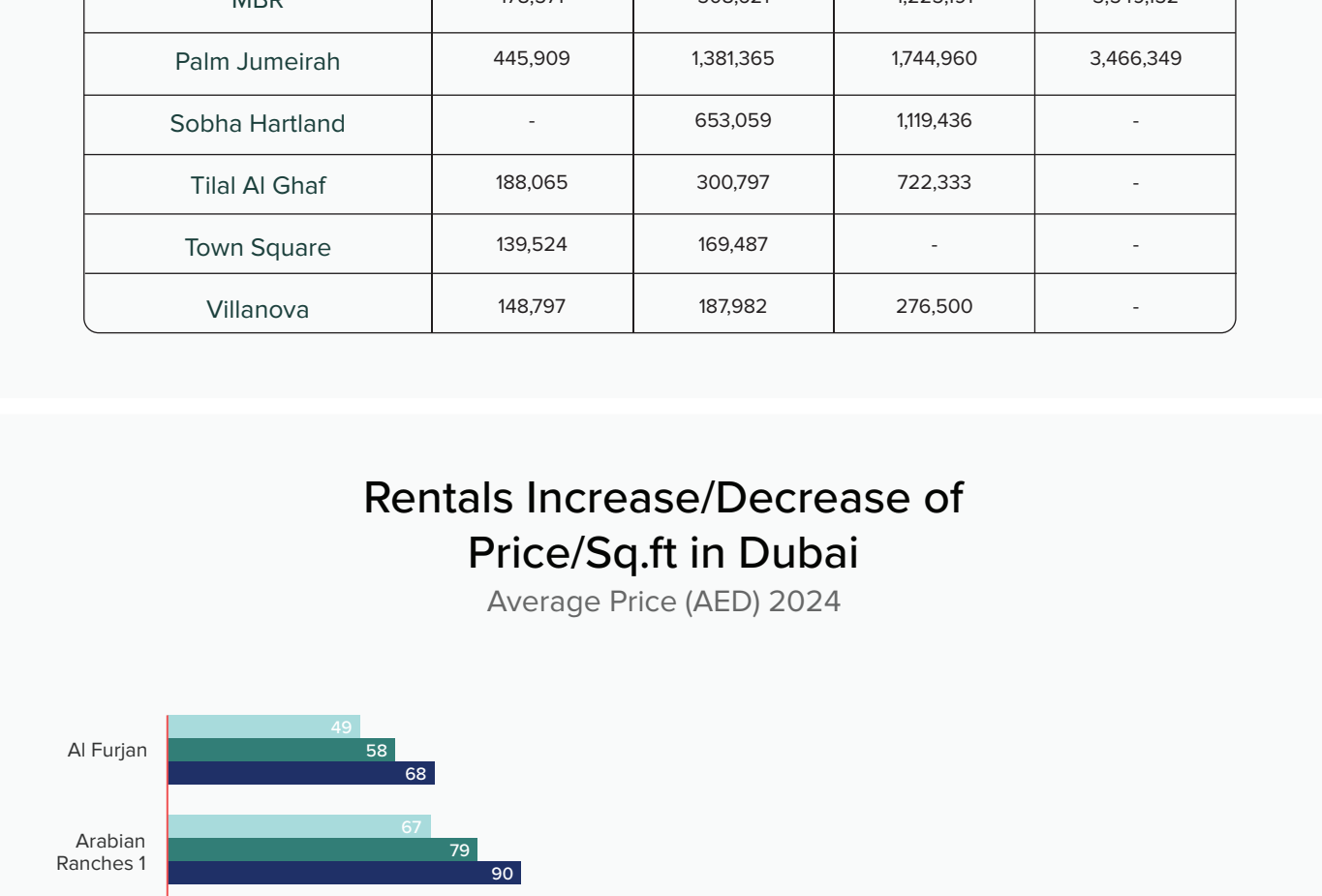
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



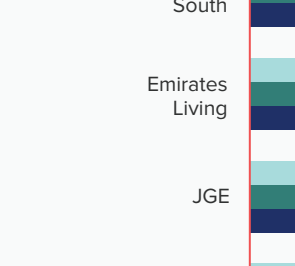
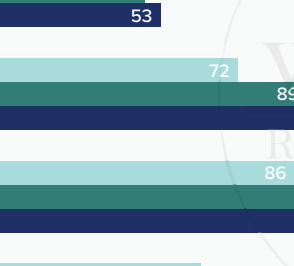
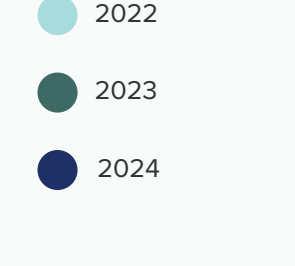
Sale Transactions in Dubai

November 2024



Total Sales Value
AED 6,587,742,121

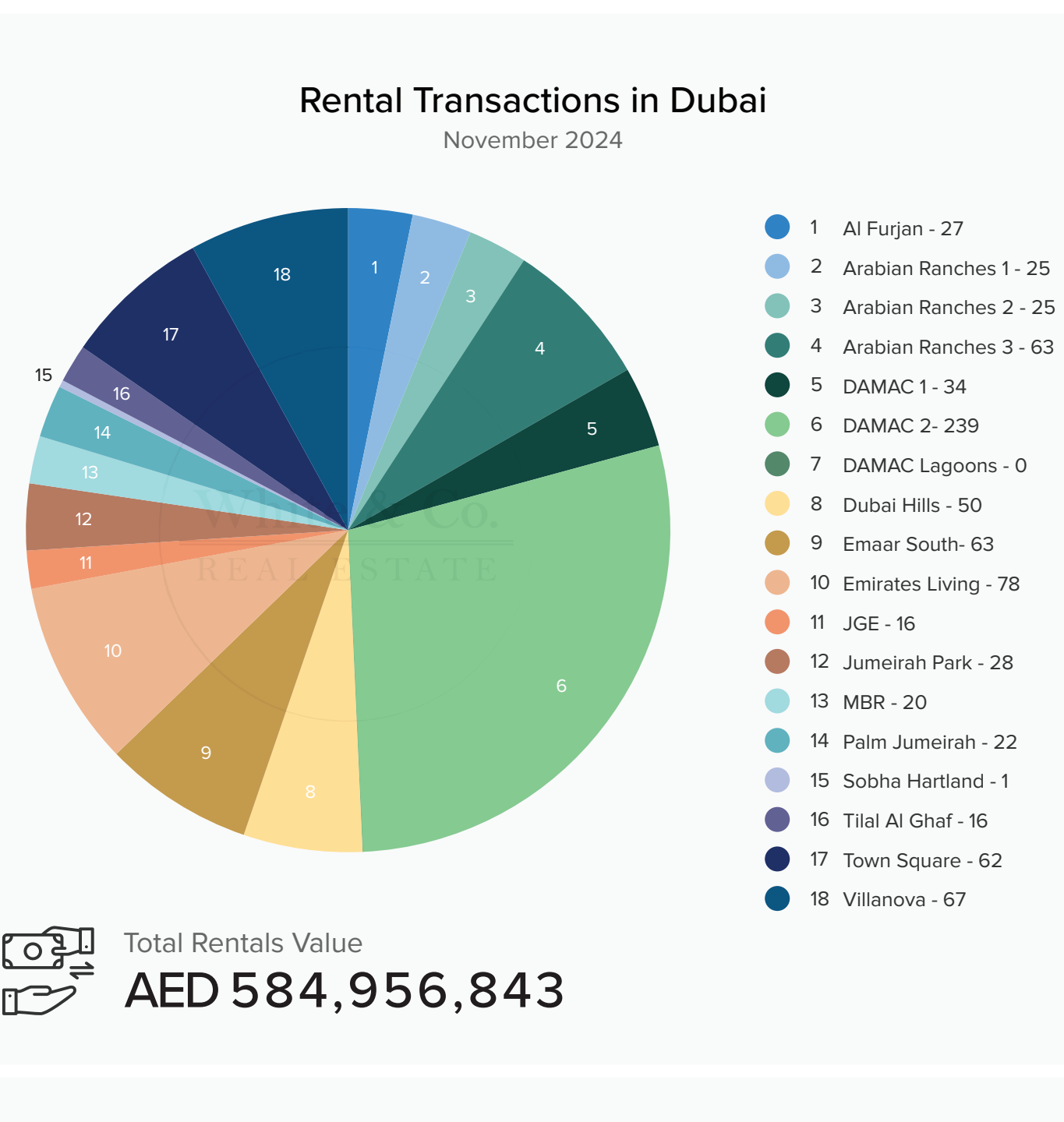
Hot Properties for Rent

 Palma, Arabian Ranches 2 3 3 4 4,359 sqft AED 285,000	 Samara, Arabian Ranches 2 3 3 4 3,856 sqft AED 295,000	 Samara, Arabian Ranches 2 3 3 4 4,986 sqft AED 300,000	 Lila, Arabian Ranches 2 4 4 5 5,431 sqft AED 330,000	 Rosa, Arabian Ranches 2 4 4 6 3,624 sqft AED 425,000
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Rentals in Arabian Ranches 2

Average Price (AED) 2024

3 bed 4 Bed 5 Bed 6 Bed



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	279,620	421,161	440,745
DAMAC Hills 2	145,902	107,554	129,567	215,262
DAMAC Lagoons	294,532	363,821	479,107	2,095,545
Dubai Hills	102,130	141,748	250,000	-
Emaar South	257,049	471,410	577,407	1,554,697
Emirates Living	357,247	489,559	979,449	804,846
JGE	324,304	369,648	416,068	-
Jumeirah Park	178,571	508,921	1,225,191	3,549,152
MBR	445,909	1,381,365	1,744,960	3,466,349
Palm Jumeirah	-	653,059	1,119,436	-
Sobha Hartland	188,065	300,797	722,333	-
Tilal Al Ghaf	139,524	169,487	-	-
Town Square	148,797	187,982	276,500	-
Villanova	-	-	-	-

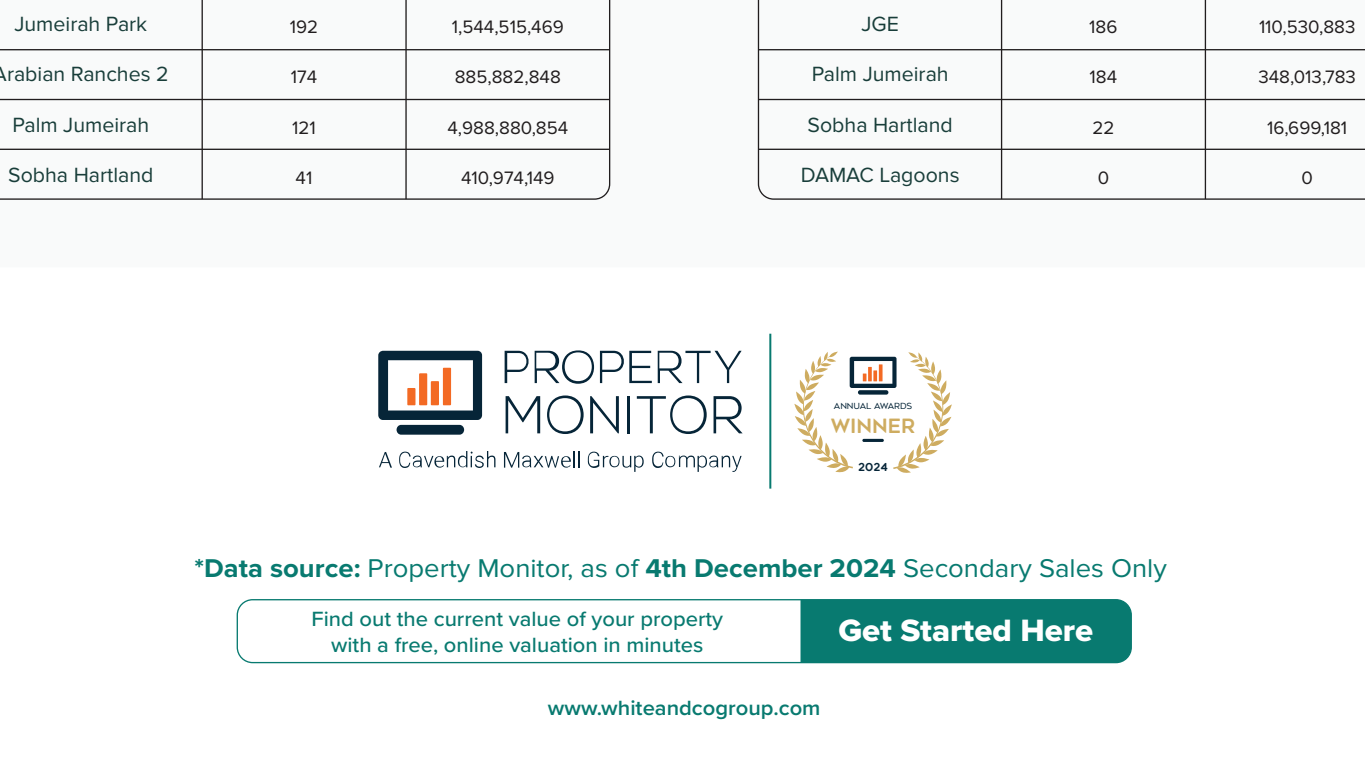
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024

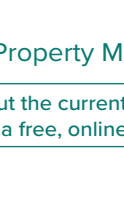


Rental Transactions in Dubai

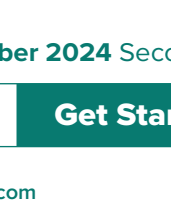
November 2024



Total Rentals Value
AED 584,956,843



PROPERTY MONITOR
A Cavendish Maxwell Group Company



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

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