

White & Co.
REAL ESTATE

Arabian Ranches 3 November Market Report

Santa Will Be Visiting Arabian Ranches This December!

White & Co News

Mortgage Rates

Hot Properties for Sale

Recent White & Co Sales

Dubai House Price Timeline

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Dubai House Price Timeline

Hot Properties for Sale

Ruba, Arabian Ranches 3

3 3 2,090 sqft

AED 2,950,000

Ruba, Arabian Ranches 3

3 3 1,568 sqft

AED 3,000,000

Spring, Arabian Ranches 3

4 4 4,097 sqft

AED 4,250,000

June 2, Arabian Ranches 3

4 5 3,090 sqft

AED 5,850,000

Elle Saab, Arabian Ranches 3

4 5 4,127 sqft

AED 7,200,000

Recent White & Co Sales

Bliss, Arabian Ranches 3

3 3 2,171 sqft

AED 1,300,000

Bliss, Arabian Ranches 3

3 3 2,205 sqft

AED 1,325,000

Caya, Arabian Ranches 3

4 5 4,097 sqft

AED 1,800,000

Caya, Arabian Ranches 3

4 4 4,440 sqft

AED 2,350,000

Terra Nova, Arabian Ranches 3

6 5 5,126 sqft

AED 2,550,000

Dubai House Price Timeline

November 2024

DP Index Value

206.42

+0.38% MoM Change

+3.28% QoQ Change

+16.30% YoY Change

AED 1,478 Average price/sqft

Sales in Arabian Ranches 3

Average Price (AED) 2024

3 Bed

4 Bed

5 Bed

6 Bed

Anya

Bliss

Bliss 2

Caya 1

Caya 2

Elle Saab 1

Elle Saab 2

Joy

June

45445

May

Raya

Ruba

Spring

Sun

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	10,997,880	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	10,397,022	-
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

2022

2023

2024

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

DAMAC Lagoons

Dubai Hills

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

Sale Transactions in Dubai

November 2024

1 Al Furjan - 38

2 Arabian Ranches 1 - 31

3 Arabian Ranches 2 - 16

4 Arabian Ranches 3 - 57

5 DAMAC 1 - 47

6 DAMAC 2 - 81

7 DAMAC Lagoons - 103

8 Dubai Hills - 37

9 Emaar South- 23

10 Emirates Living - 68

11 JGE - 17

12 Jumeirah Park - 14

13 MBR - 44

14 Palm Jumeirah - 10

15 Sobha Hartland - 4

16 Tilal Al Ghaf - 36

17 Town Square - 53

18 Villanova - 53

Total Sales Value

AED 6,587,742,121

Hot Properties for Rent

Spring, Arabian Ranches 3

4 4 2,767 sqft

AED 210,000

Ruba, Arabian Ranches 3

4 5 2,508 sqft

AED 240,000

June 2, Arabian Ranches 3

4 5 3,552 sqft

AED 330,000

Rentals in Arabian Ranches 3

Average Price (AED) 2024

3 bed

4 Bed

5 Bed

6 Bed

Joy

June 2

Ruba

Spring

Sun

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	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	369,948	416,068	-
Jumeirah Park	178,571	508,621	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

2022

2023

2024

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

Dubai Hills

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

Rental Transactions in Dubai

November 2024

1 Al Furjan - 27

2 Arabian Ranches 1 - 25

3 Arabian Ranches 2 - 25

4 Arabian Ranches 3 - 63

5 DAMAC 1 - 34

6 DAMAC 2 - 239

7 DAMAC Lagoons - 0

8 Dubai Hills - 50

9 Emaar South- 63

10 Emirates Living - 78

11 JGE - 16

12 Jumeirah Park - 28

13 MBR - 20

14 Palm Jumeirah - 22

15 Sobha Hartland - 1

16 Tilal Al Ghaf - 16

17 Town Square - 62

18 Villanova - 67

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 %
Tilal Al Ghaf	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	879	2,586,987,310
DAMAC 2	861	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	1,544,515,469
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	1,454,515,469
Arabian Ranches 2	174	885,882,848
Palm Jumeirah	121	4,988,880,854
Sobha Hartland	41	410,974,149

Rentals

	Total Volume	Total Value
DAMAC 2	2,462	349,272,082
Emirates Living	1,106	308,510,503
Villanova	1,103	177,713,869
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
DAMAC 1	431	119,686,388
Tilal Al Ghaf	397	106,913,179
Jumeirah Park	387	138,269,294
Arabian Ranches 2	362	92,711,157
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 Cavenish Maxwell Group Company

WINNER
2024

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

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