Business Bay November Market Report

Winter Garden At Harbour Palace in Business Bay

Head over to Winter Garden at Harbour Palace, which has definitely been a crowd-favourite for years! Enjoy a fabulous chic and daily Santa vibe in the lush area.

White & Co News

White & Co won the Green Driven Innovation award at the Dubai Property Awards for its sustainable, carbon-neutral real estate professionals. It is the way to building trust.

Mortgage Rates

Historical rates starting from 1 Year Fixed to 5 Year Fixed in % Rate.

	1Y	2 Years	5 Years
Aggressive	4.99%	4.99%	4.99%
Self Employed	6%	6.99%	6.49%
Non Resident	6%	6.99%	6.99%

Source: Dubai Land Department (DLD)

Get Started Now

Hot Properties for Sale

Business Bay
Business Bay
1 | 1 | 1,000 sqft
AED 1,850,000

Business Bay
Business Bay
1 | 1 | 1,000 sqft
AED 1,450,000

Dubai Marina
Dubai Marina
1 | 1 | 1,000 sqft
AED 1,400,000

Business Bay
Business Bay
1 | 1 | 1,000 sqft
AED 1,400,000

Business Bay
Business Bay
1 | 1 | 1,000 sqft
AED 1,495,000

Recent White & Co Sales

Business Bay
Business Bay
2 | 2+1 | 2,000 sqft
AED 820,000

Business Bay
Business Bay
2 | 2+1 | 2,000 sqft
AED 840,000

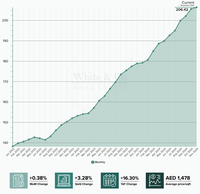
Dubai Marina
Dubai Marina
2 | 2+1 | 2,000 sqft
AED 950,000

Dubai Marina
Dubai Marina
2 | 2+1 | 2,000 sqft
AED 1,000,000

Business Bay
Business Bay
2 | 2+1 | 2,000 sqft
AED 1,250,000

Dubai House Price Timeline

November 2024



+0.38%	+3.28%	+16.30%	AED 1,478
Month Change	Qtr Change	Yoy Change	Average price/sqft

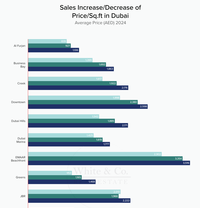
Sales in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	535,000	910,000	1,806,250	2,036,375	-	-	-
Business Bay	980,467	1,991,000	2,456,466	3,067,500	9,573,174	27,000,000 (1 Sales)	16,000,000 (1 Transaction)
Creek	-	1,080,741	2,000,428	1,787,666	5,400,000	-	-
Downtown	1,125,217	1,570,249	3,715,661	5,277,000	27,000,000	24,456,667	39,000,000 (1 Sales)
Dubai Hills	927,969	1,272,000	2,645,452	3,090,000	-	-	-
Dubai Marina	1,007,977	1,510,128	2,346,926	3,785,000	5,187,552	12,540,000	-
EMAAR Beachfront	-	2,347,051	4,226,218	5,815,000	12,280,349	-	-
Greens	705,952	1,085,000	1,595,370	1,370,370	2,300,000	-	-
JBR	2,061,844	2,259,741	3,625,190	5,723,445	7,485,760	-	18,000,000 (1 Sales)
JLT	693,630	1,138,006	1,746,066	2,667,046	5,505,442	8,053,234	-
JVC	558,614	853,006	1,371,450	1,680,000	2,326,266	-	-
MBR	910,042	1,242,000	2,836,977	2,967,667	5,094,533	-	-
Palm Jumeirah	1,052,035	2,750,292	4,355,655	8,496,992	22,984,619	76,575,286	-
Sobha Hartland	875,000	1,276,750	2,315,875	3,951,175	5,254,829	-	-
Views	875,510	1,499,926	2,449,557	3,449,460	-	-	-

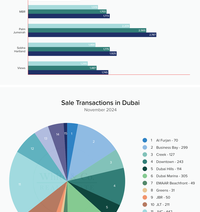
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

November 2024



Total Sales Value

AED 6,994,809,868

Hot Properties for Rent

Al Furjan Street, Al Furjan, Dubai
Al Furjan
1 | 1 | 1,000 sqft
AED 160,000

Marina Gate, Marina Gate, Dubai Marina
Dubai Marina
1 | 1 | 1,000 sqft
AED 175,000

Al Fahad Towers, Al Fahad Towers, Jumeirah Village Circle
Jumeirah Village Circle
1 | 1 | 1,000 sqft
AED 200,000

Sky Tower
Dubai Production City
1 | 1 | 1,000 sqft
AED 120,000

Mesk Residences, Mesk Residences, Mohammed Bin Rashid City
Mohammed Bin Rashid City
1 | 1 | 1,000 sqft
AED 400,000

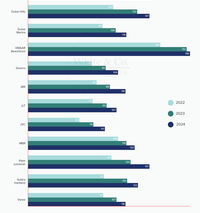
Rentals in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	60,556	90,000	135,000	185,000 (1 Sales)	-	-	-
Business Bay	69,670	95,688	139,882	194,868	307,675	-	-
Creek	61,000	95,000	144,000	216,705	365,000	-	-
Downtown	76,275	122,798	184,750	263,215	412,000	270,000 (1 Sales)	-
Dubai Hills	67,500	95,200	146,533	241,737	340,000	-	-
Dubai Marina	73,873	97,000	149,975	225,917	373,750	410,000	-
EMAAR Beachfront	-	140,960	237,041	303,958	707,000	-	2,025,000 (1 Sales)
Greens	57,667	85,736	135,552	161,171	230,000 (1 Sales)	-	-
JBR	84,756	98,125	151,295	243,688	1,250,000 (1 Sales)	-	-
JLT	59,242	83,997	125,241	172,959	336,308	695,000	-
JVC	46,769	67,041	101,905	135,161	757,000	-	-
MBR	88,000	82,000	127,000	195,000	-	550,000 (1 Sales)	-
Palm Jumeirah	97,218	164,377	240,999	374,724	855,000	924,952	-
Sobha Hartland	93,937	89,999	157,556	238,070	413,875	-	-
Views	69,636	102,032	162,328	207,008	334,000 (1 Sales)	-	-

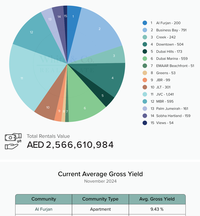
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024



Total Rentals Value

AED 2,566,610,984

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.43 %
JVC	Apartment	7.94 %
JLT	Apartment	7.61 %
MBR	Apartment	7.17 %
Dubai Marina	Apartment	6.99 %
Emirates Living (Sheikh Zayed Road)	Apartment	6.98 %
Meydan	Apartment	6.81 %
Sobha Hartland	Apartment	6.73 %
Dubai Hills	Apartment	6.62 %
Business Bay	Apartment	6.46 %
JBR	Apartment	6.37 %
Downtown	Apartment	6.21 %
Creek	Apartment	5.97 %
Palm Jumeirah	Apartment	5.72 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Sales
JVC	4,275	2,754,255,000
Business Bay	3,630	6,350,651,000
Dubai Marina	1,606	3,383,993,000
Downtown	1,387	3,510,768,000
JLT	1,349	2,343,700,000
MBR	1,074	1,962,578,000
Creek	1,069	2,033,192,000
Dubai Hills	1,038	2,033,000,000
Sobha Hartland	526	1,000,000,000
Palm Jumeirah	1,040	3,483,000,000
Al Furjan	910	1,806,000,000
JBR	656	2,400,000,000
Green Beachfront	522	1,000,000,000
Greens	500	550,000,000
Views	476	575,000,000

Rentals

	Total Volume	Total Rentals
JVC	8,041	102,116,000
Business Bay	8,000	150,000,000
Dubai Marina	5,600	123,000,000
Downtown	5,600	170,000,000
MBR	5,600	110,000,000
JLT	3,600	110,000,000
Creek	3,000	170,000,000
Al Furjan	2,000	162,000,000
Dubai Hills	1,800	110,000,000
Palm Jumeirah	1,800	170,000,000
Sobha Hartland	1,500	160,000,000
JBR	1,000	110,000,000
Greens	500	70,000,000
Views	500	80,000,000
Green Beachfront	500	70,000,000

PROPERTY MONITOR
Dubai's Property Portal

*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 tool.

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