

Creek August Market Report

Newsletter

Emaar unveils 'Water, Colour and Fire Plaza' at Dubai Creek Harbour

- The 'Water, Colour and Fire Plaza' will feature a stunning display of fire, vibrant colours, and synchronised music.

White & Co News

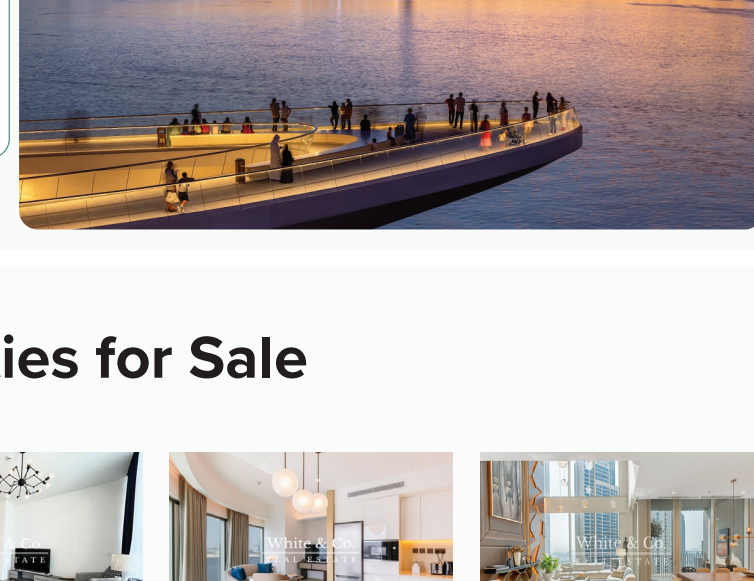
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

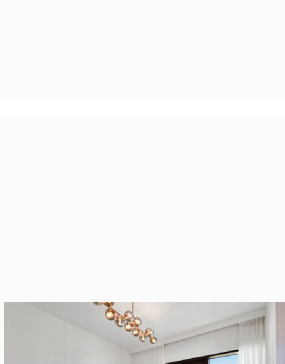
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

Get Started Here

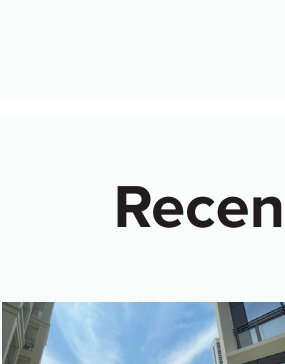


Hot Properties for Sale

Creek Crescent,
Creek Harbour (The Lagoons)

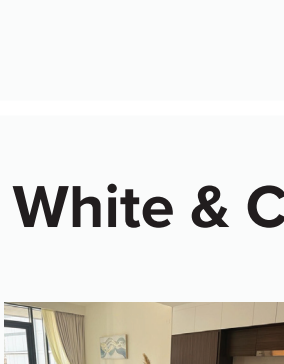
1 1 663 sqft

AED 1,650,000

Summer, Creek Beach,
Creek Harbour (The Lagoons)

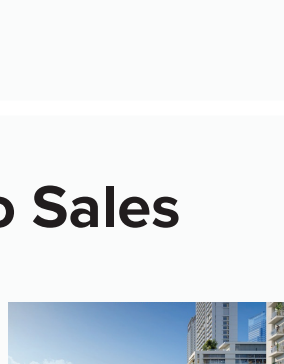
1 1 763 sqft

AED 1,700,000

Palace Residences,
Creek Harbour (The Lagoons)

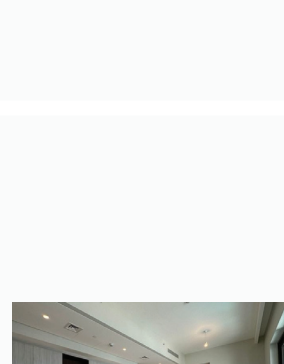
1 1 700 sqft

AED 2,300,000

Address Harbour Point Tower 2,
Creek Harbour (The Lagoons)

2 2 1,045 sqft

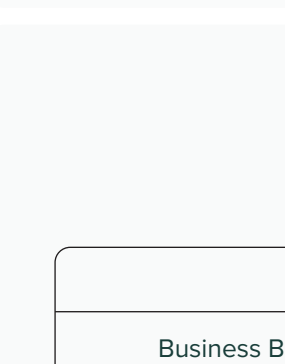
AED 4,950,000

Creek Gate Tower 2,
Creek Harbour (The Lagoons)

4 5 3,044 sqft

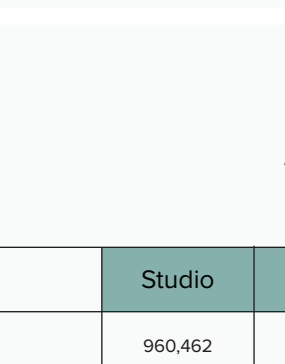
AED 12,750,000

Recent White & Co Sales

Creekside 18,
Creek Harbour (The Lagoons)

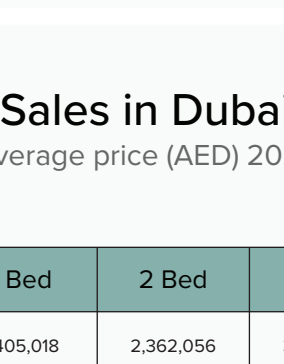
1 1 680 sqft

AED 1,400,000

Sunset at Creek Beach,
Creek Harbour (The Lagoons)

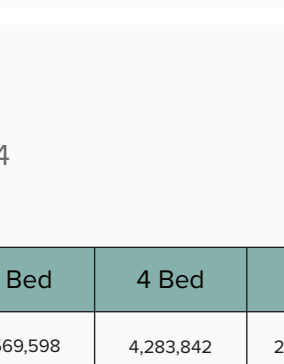
1 1 763 sqft

AED 1,525,000

Creek Edge,
Creek Harbour (The Lagoons)

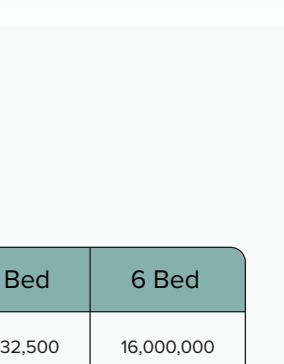
1 1 728 sqft

AED 1,650,000

Creek Palace,
Creek Harbour (The Lagoons)

2 2 1,095 sqft

AED 2,900,000

Vida Residence,
Creek Harbour (The Lagoons)

2 2 1,185 sqft

AED 3,250,000

Sales in Dubai

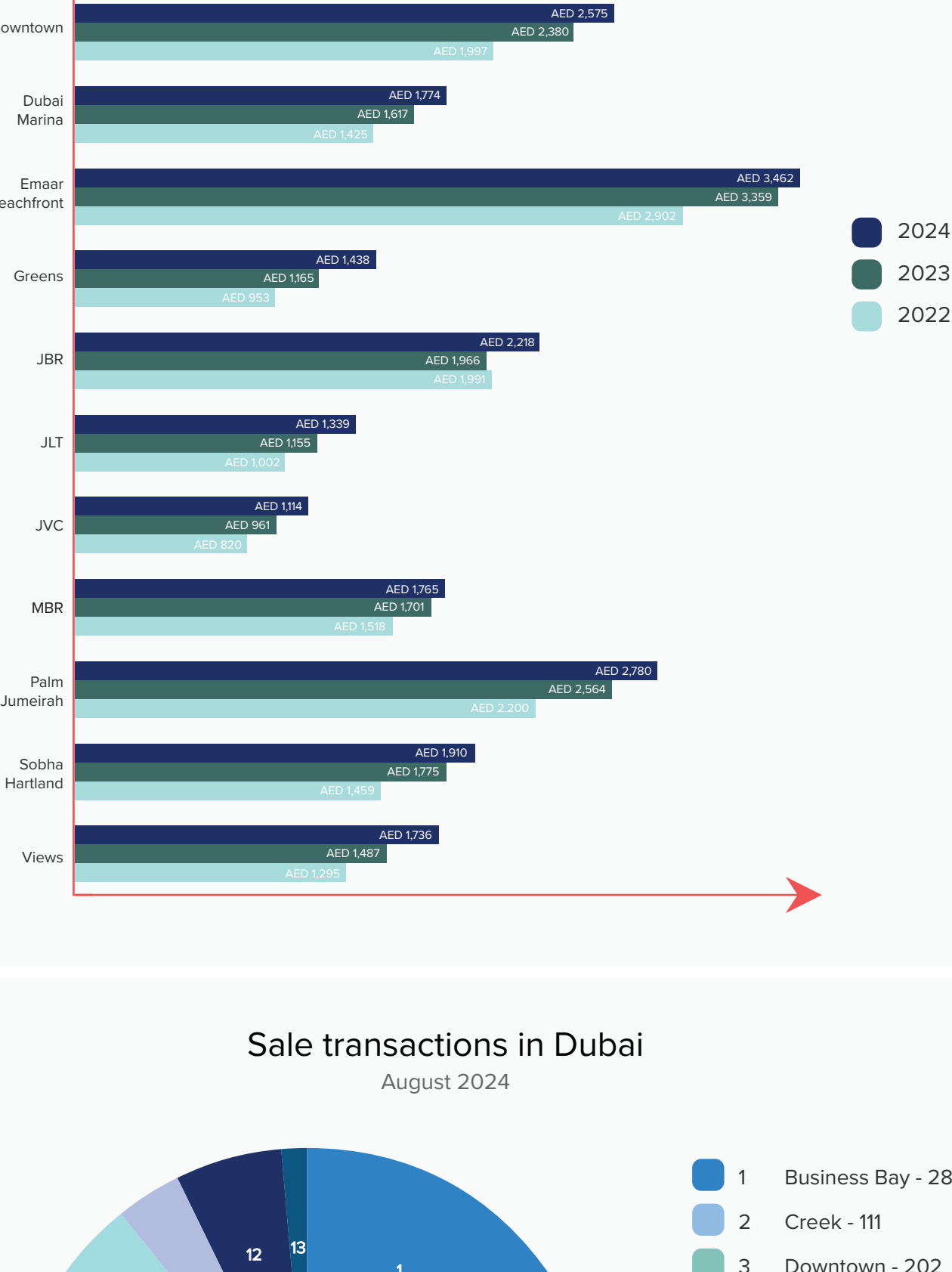
Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	960,462	1,405,018	2,362,056	3,569,598	4,283,842	27,332,500	16,000,000
Creek	-	1,563,626	2,559,631	3,809,740	6,390,909	-	-
Downtown	1,210,653	1,956,999	3,662,469	5,805,714	23,377,257	25,372,000	39,125,000
Dubai Marina	1,039,394	1,520,191	2,323,982	3,840,274	6,602,962	14,228,571	-
Emaar Beachfront	-	2,624,739	4,507,608	6,812,979	11,619,838	-	-
Greens	690,667	1,140,744	1,899,322	2,678,402	3,237,500	-	-
JBR	2,165,719	2,195,986	3,489,331	3,763,134	7,793,305	-	54,000,000
JLT	661,819	1,130,872	1,709,936	2,624,776	2,610,813	6,978,773	-
JVC	540,893	845,054	1,346,602	1,605,662	3,025,000	-	-
MBR	595,207	1,274,882	2,219,471	3,373,822	7,016,080	-	-
Palm Jumeirah	1,773,400	2,775,970	5,058,279	8,015,987	21,887,328	40,601,939	-
Sobha Hartland	869,734	1,298,833	2,098,688	3,179,152	5,615,661	-	-
Views	866,800	1,486,312	2,447,408	3,401,905	-	-	-

Sales Increase/decrease of

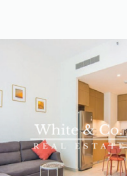
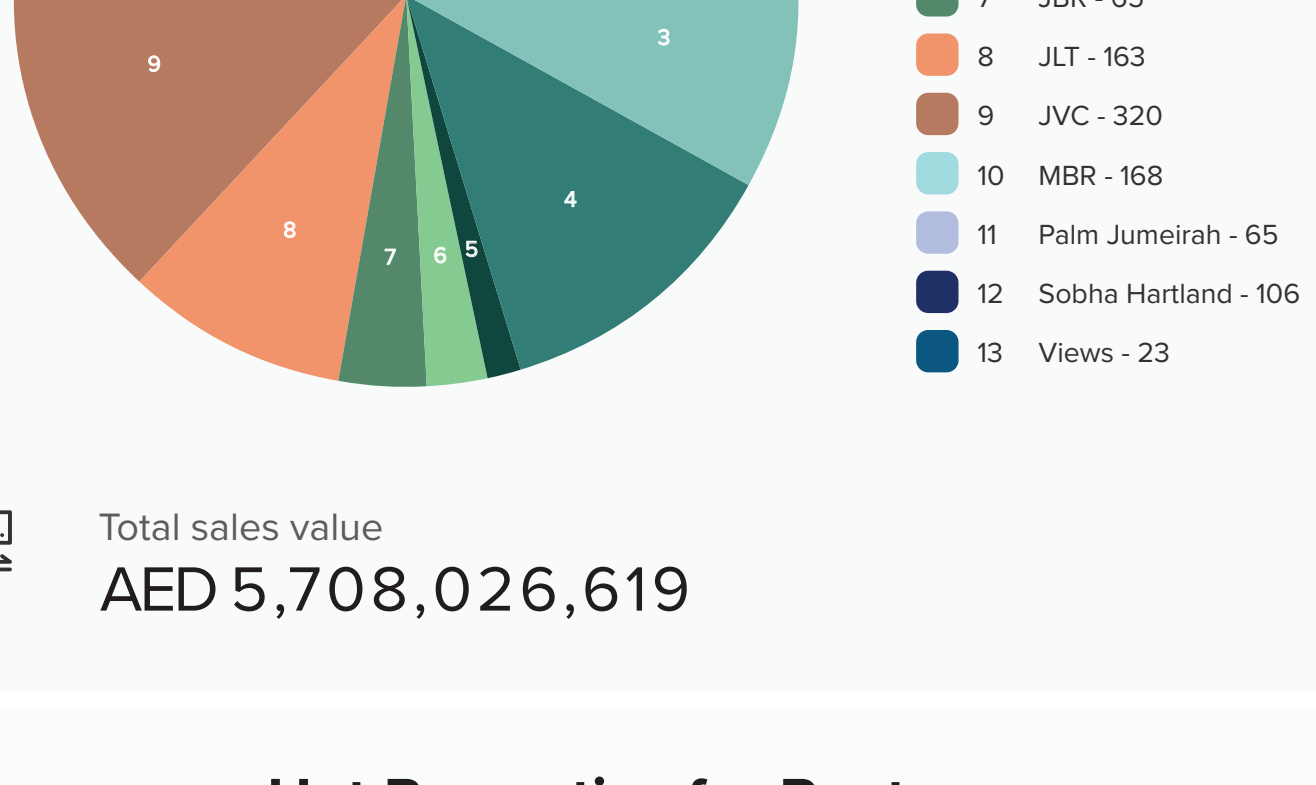
price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

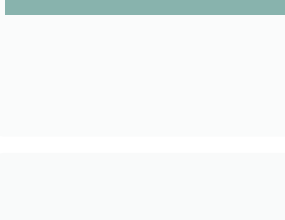
August 2024



Total sales value

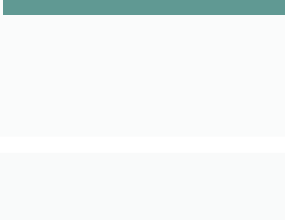
AED 5,708,026,619

Hot Properties for Rent

Bayshore, Creek Beach,
Creek Harbour (The Lagoons)

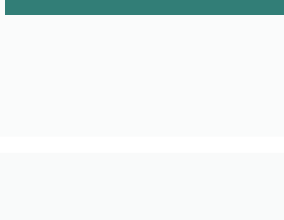
1 1 674 sqft

AED 110,000

Breeze, Creek Beach,
Creek Harbour (The Lagoons)

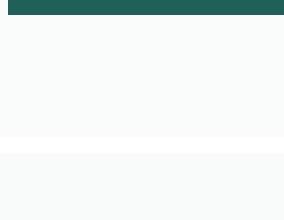
1 1 789 sqft

AED 120,000

Palace Residences,
Creek Harbour (The Lagoons)

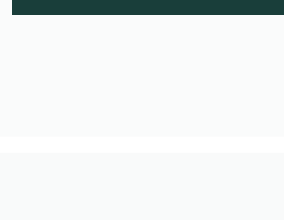
1 1 712 sqft

AED 135,000

Creek Gate Tower 1,
Creek Harbour (The Lagoons)

3 3 1,479 sqft

AED 190,000

The Cove Building 1, The Cove,
Creek Harbour (The Lagoons)

2 2 1,282 sqft

AED 190,000

Rentals in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,530	94,800	139,453	194,226	380,610	-	-
Creek	-	95,234	147,172	218,697	428,772	-	-
Downtown	78,358	120,660	187,397	285,908	604,286	270,000 2 Transactions	-
Dubai Marina	70,149	96,157	149,544	220,378	338,406	430,833	-
Emaar Beachfront	-	144,016	237,188	413,600	707,500	-	3,025,000
Greens	56,254	86,368	132,124	183,483	230,000	-	-
JBR	82,794	117,538	160,203	205,739	351,591	1,250,000 1 Transaction	-
JLT	59,451	83,247	124,208	170,629	139,300	625,000	-
JVC	45,950	66,165	98,918	134,511	164,000	-	-
MBR	45,209	83,344	138,948	163,500	-	550,000 1 Transaction	-
Palm Jumeirah	104,719	161,225	239,687	375,670	867,412	778,923	-
Sobha Hartland	62,734	89,736	140,286	266,725	402,143	-	-
Views	70,611	101,244	151,973	205,281	234,500 1 Transaction	-	-

Rentals Increase/decrease of

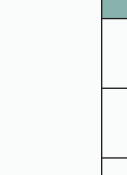
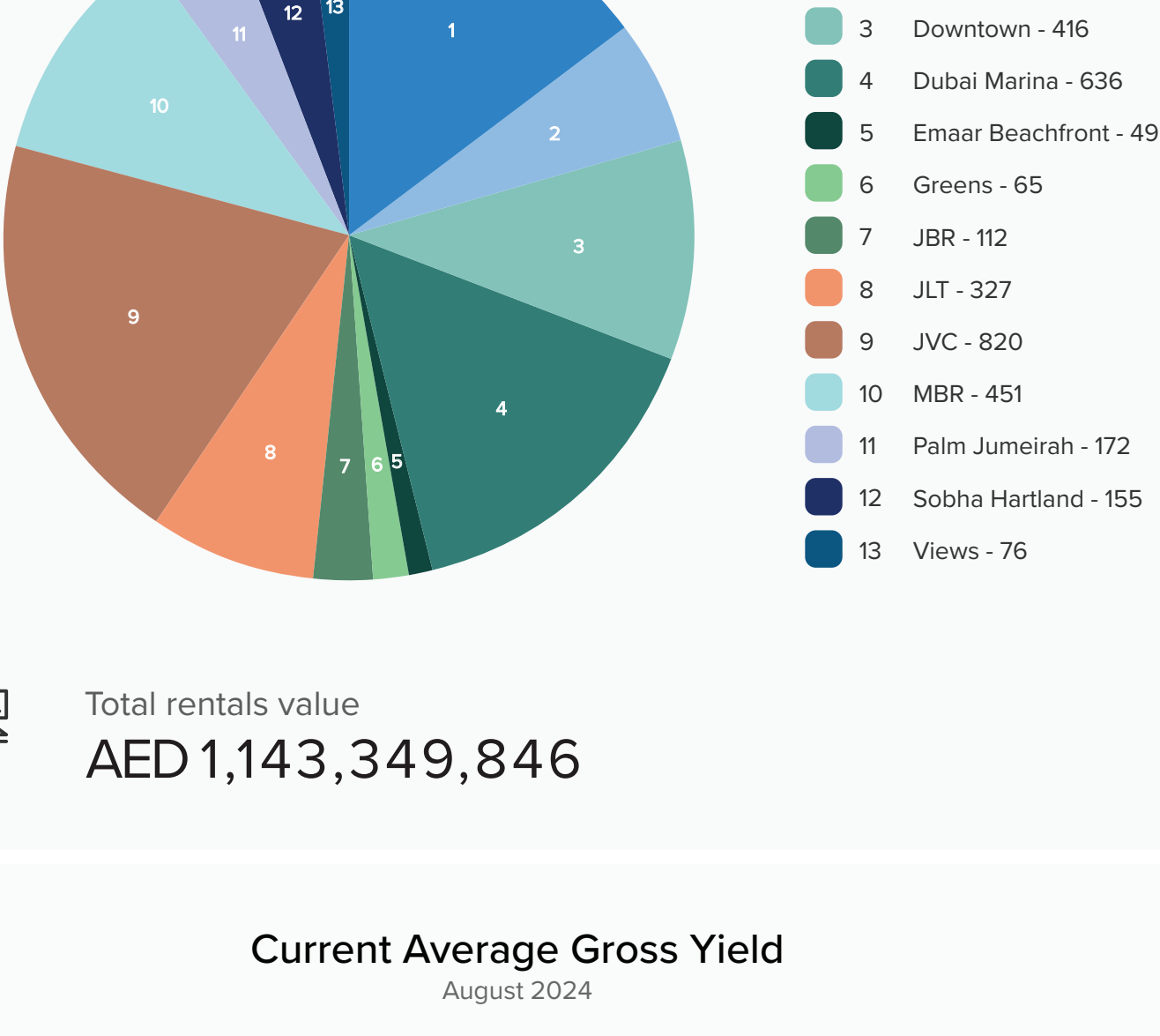
price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

August 2024



Total rentals value

AED 1,143,349,846

Current Average Gross Yield

August 2024

Community	Community Type	Avg. Gross Yield
JLT	Apartment	7.19 %
MBR	Apartment	6.55 %
JVC	Apartment	6.29 %
Downtown	Apartment	6.16 %
Emirates Living (Greens, Views)	Apartment	5.95 %
Dubai Marina	Apartment	5.83 %
Creek	Apartment	5.10 %
Business Bay	Apartment	5.05 %
JBR	Apartment	5.00 %
Palm Jumeirah	Apartment	4.70 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
JVC	2,887	2,467,631,604
Business Bay	2,634	4,315,795,452
Dubai Marina	1,964	4,570,340,522
Downtown	1,746	6,501,075,707
JLT	1,327	1,722,673,299
MBR	1,192	1,300,042,323
Creek	1,074	2,671,072,065
Sobha Hartland	855	1,402,809,437
Palm Jumeirah	740	4,523,950,980
JBR	496	1,868,949,613
Emaar Beachfront	386	1,705,306,994
Greens	260	385,896,296
Views	205	422,021,995

Rentals

	Total Volume	Total Value
JVC	6,477	442,589,639
Dubai Marina	4,727	626,436,831
Business Bay	4,653	493,375,106
Downtown	3,063	522,281,844
MBR	2,634	178,548,317
JLT	2,450	230,335,296
Creek	1,489	214,325,580
Palm Jumeirah	1,212	306,028,560
Sobha Hartland	1,112	121,892,401
JBR	885	151,935,552
Greens	513	52,532,817
Views	444	56,820,446
Emaar Beachfront	331	74,690,874

*Data source: Property Monitor, as of 2nd September 2024 Secondary sales only

Find out the current value of your property with a free, online valuation in minutes

Get Started Here

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