

Creek Monthly Market Report

Apartments

Newsletter

Emaar Plans Elegant 'Female' Version of Burj Khalifa in Dubai Creek Harbour

- Emaar unveils Valo, a luxurious haven in Dubai Creek Harbour.
- Emaar chairman announces new entertainment plaza at Dubai Creek Harbour.
- Emaar plans a 'female' version of Burj Khalifa at Dubai Creek Harbour, a smaller and more elegant tower.

Business News

- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC, has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department



Hot Properties for Sale

 Grove, Creek Beach, Creek Harbour (The Lagoons) 2 3 4 1,825 sqft AED 3,600,000	 The Cove II Building 5, Creek Harbour (The Lagoons) 2 2 2 1,389 sqft AED 3,200,000	 Creek Rise Tower 2, Creek Harbour (The Lagoons) 1 1 1 826 sqft AED 2,100,000	 Creek Crescent, Creek Harbour (The Lagoons) 1 2 2 663 sqft AED 1,650,000	 Creek Palace, Creek Harbour (The Lagoons) 1 1 1 643 sqft AED 1,600,000
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Recent White & Co Sales

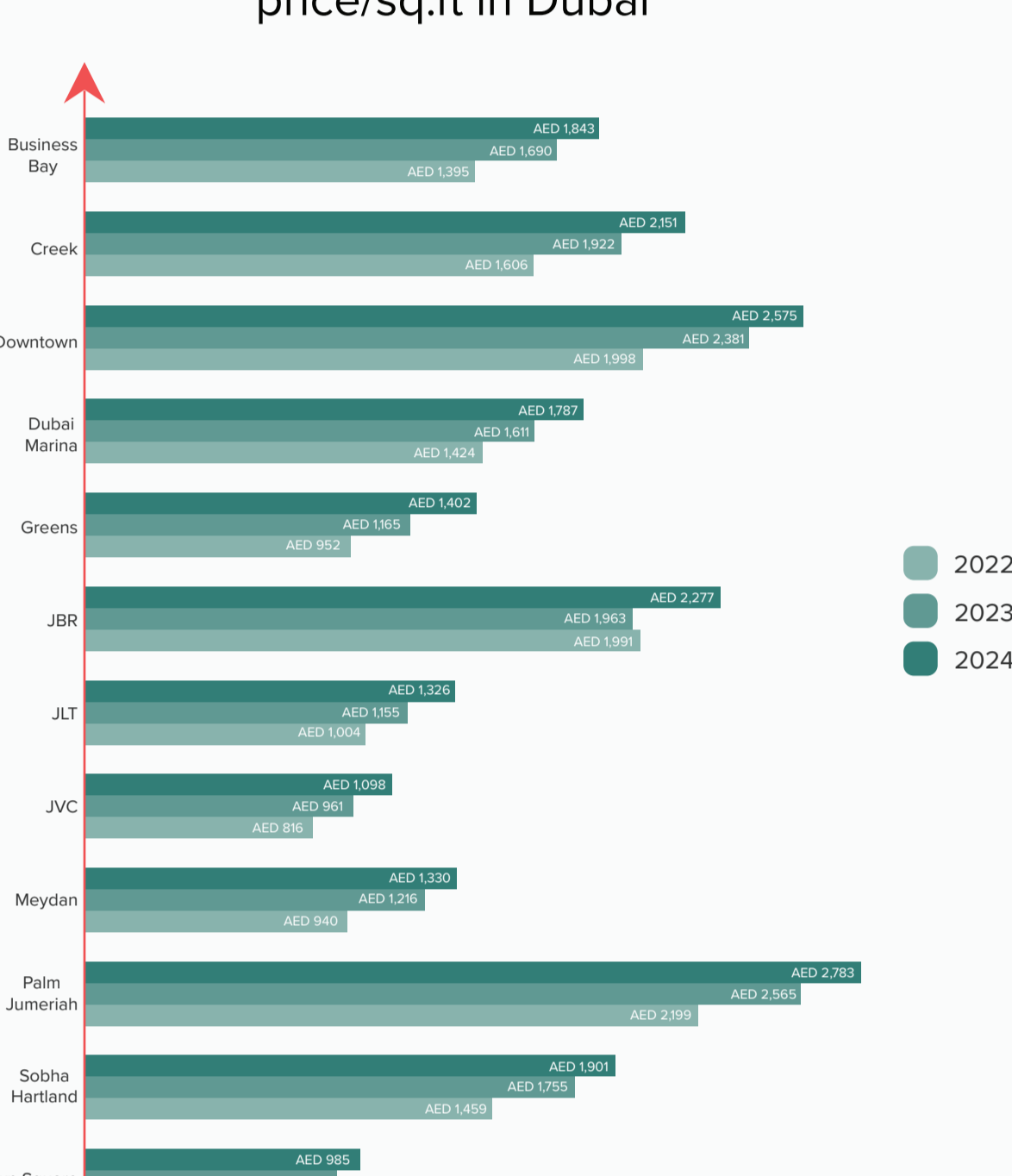
 Creek Rise, Creek Harbour (The Lagoons) 3 3 4 1,666 sqft AED 3,700,000	 Creek Palace, Creek Harbour (The Lagoons) 2 2 2 1,045 sqft AED 3,200,000	 Vida Residence, Creek Harbour (The Lagoons) 2 2 2 1,185 sqft AED 3,050,000	 Harbour Views 1, Creek Harbour (The Lagoons) 2 2 2 1,250 sqft AED 2,600,000	 Bayshore, Creek Harbour (The Lagoons) 2 2 2 978 sqft AED 2,200,000
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Sales in Dubai

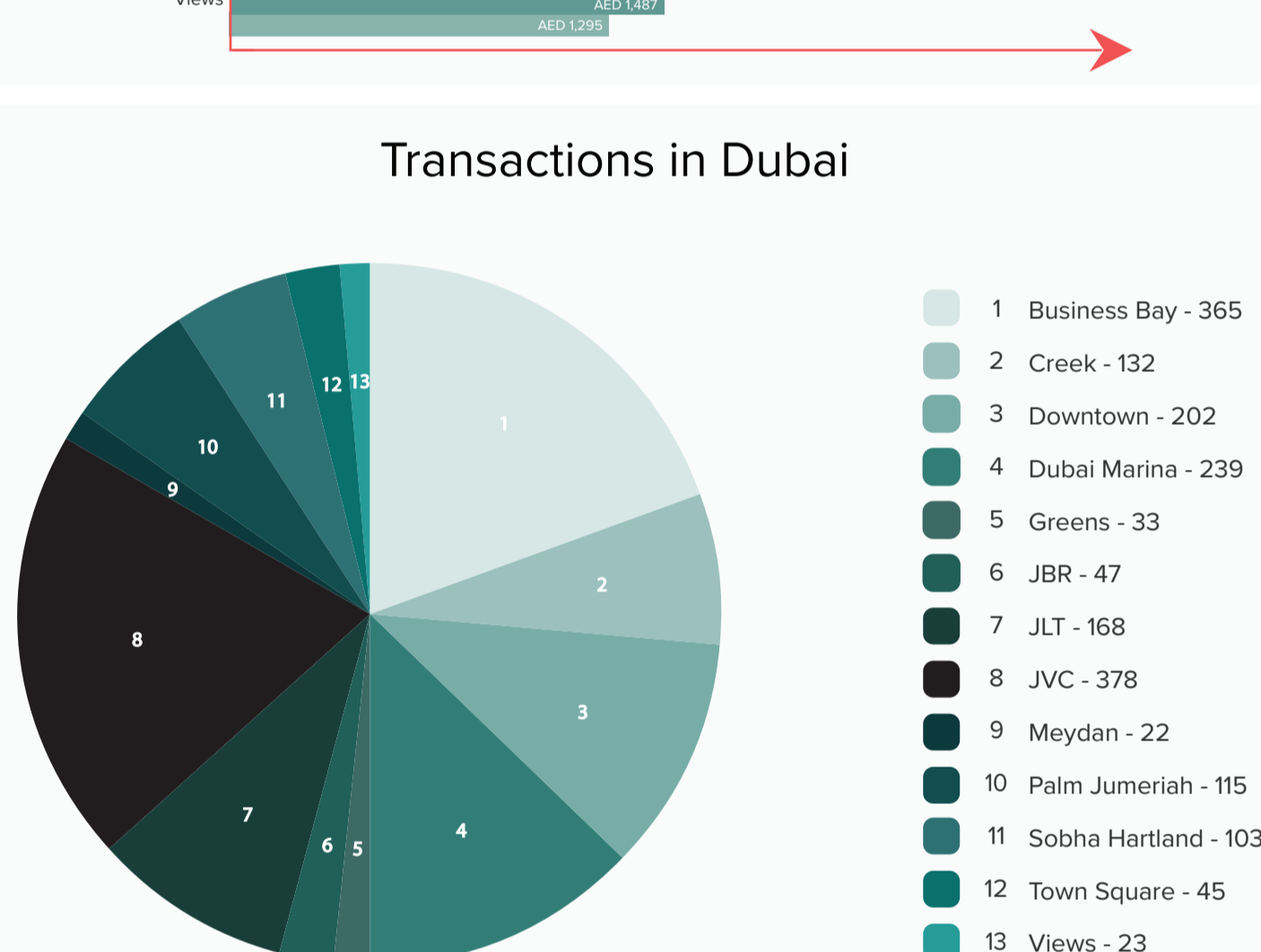
Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	1,064,399	1,436,560	2,276,212	3,413,163	6,050,000	45,665,000	-
Creek	-	1,535,557	2,617,809	4,090,023	6,350,000	-	-
Downtown	1,239,222	1,960,426	4,376,713	9,303,829	22,991,533	-	-
Dubai Marina	960,556	1,500,162	2,463,495	3,883,585	8,776,061	-	-
Greens	-	664,833	1,761,667	2,495,000	-	-	-
JBR	2,605,000	1,994,286	3,649,296	3,810,714	8,919,117	-	54,000,000 1 Transaction*
JLT	675,040	1,187,125	1,654,617	2,740,475	2,000,000	4,800,000	-
JVC	578,538	941,791	1,409,459	1,897,820	-	-	-
Meydan	-	1,072,720	2,457,291	3,850,154	-	-	-
Palm Jumeriah	1,627,900	2,820,657	4,833,390	7,261,060	7,440,000	75,156,788 1 Transaction*	-
Sobha Hartland	-	876,000	1,294,371	2,069,799	3,188,333	-	-
Town Square	468,972	844,303	1,208,218	1,930,497	-	-	-
Views	920,000	1,539,028	2,475,417	5,000,000	-	-	-

Increase/decrease of price/sq.ft in Dubai



Transactions in Dubai



Total sales value
AED 7,177,765,858

Hot Properties for Rent

 Bayshore, Creek Beach, Creek Harbour (The Lagoons) 3 2 2 1,501 sqft AED 180,000	 The Cove Building 2, Creek Harbour (The Lagoons) 2 2 2 1,208 sqft AED 180,000	 Creek Edge Tower 1, Creek Harbour (The Lagoons) 2 2 2 1,178 sqft AED 150,000	 Breeze Building 2, Creek Beach, Creek Harbour (The Lagoons) 2 2 2 1,050 sqft AED 150,000	 Creek Edge, Creek Harbour (The Lagoons) 1 1 1 725 sqft AED 99,999
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Recent White & Co Rentals

 Dubai Creek Residence Tower 1, Creek Harbour (The Lagoons) 2 2 2 2,163 sqft AED 260,000	 Creekside 18 B, Creek Harbour (The Lagoons) 3 3 4 1,616 sqft AED 220,000	 Dubai Creek Residence Tower 1, Creek Harbour (The Lagoons) 2 2 2 1,431 sqft AED 190,000	 Harbour Gate, Creek Harbour (The Lagoons) 3 3 4 1,670 sqft AED 190,000	 Vida Residence, Creek Beach, Creek Harbour (The Lagoons) 1 1 1 840 sqft AED 125,000
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Rentals in Dubai

Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Business Bay	69,661	93,850	151,566	195,317	310,522	-
Creek	-	94,039	143,476	215,547	425,000	-
Downtown	72,874	111,432	191,315	282,844	392,500	-
Dubai Marina	66,859	96,158	145,242	177,732	235,500	350,000
Greens	57,500	86,412	138,647	168,333	-	-
JBR	91,000	106,412	155,719	180,090	495,000	-
JLT	60,712	90,787	126,048	187,909	-	140,000
JVC	46,378	65,387	103,595	132,867	-	-
Meydan	-	84,632	129,077	3,850,154	-	-
Palm Jumeriah	91,182	161,238	222,919	375,750	1,675,000	-
Sobha Hartland	-	64,091	88,675	138,406	220,000	410,000
Town Square	36,658	55,781	82,193	119,250	-	-
Views	70,000	98,476	145,985	233,333	-	-

Total contracts

New contracts

11,033

Renewals

15,767

Upcoming Off Plan Investments

 W Residences Dubai Harbour Price From 4.2 M Payment Plan 60/40 Find out more	 Palace Residence Creek Blue Price From 1.87 M Payment Plan Find out more	 The Watercrest Harbour 2027 A community centered in nature / embrace the water / collection of 4 bedrooms / 5 and 3 bedrooms / 3 bathrooms Payment Plan 70/30 Find out more	 Sankari Harbour 2027 Price From 371 M Payment Plan 50/50 Find out more	 The Valley Phase 2 Price From 2.3 M Payment Plan 80/20 Find out more
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Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	5.53%
Creek	Apartment	5.40%
Downtown	Apartment	6.24%
Dubai Marina	Apartment	6.07%
Emirates Living	Apartment	6.20%
JBR	Apartment	5.77%
JLT	Apartment	7.69%
JVC	Apartment	7.34%
Meydan	Apartment	5.70%
Palm Jumeriah	Apartment	5.41%
Town Square	Apartment	7.53%

Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
Business Bay	2048	3,361,696,043
Creek	810	2,030,790,929
Downtown	1,337	5,124,653,947
Dubai Marina	1,460	3,422,438,422
Greens	176	249,646,852
JBR	367	1,434,617,989
JLT	935	1,203,975,680
JVC	2151	1,822,328,905
Meydan	104	1,659,299,202
Palm Jumeriah	571	3,659,299,202
Sobha Hartland	646	1,050,268,924
Town Square	300	293,552,729
Views	151	316,932,995

Rentals

	Total Volume	Total Value
Business Bay	3,351	353,770,143
Creek	1,088	150,821,619
Downtown	2,245	385,022,567
Dubai Marina	3,286	431,269,736
Greens	357	36,143,648
JBR	619	108,917,714
JLT	1,712	161,565,937
JVC	4,504	307,703,126
Meydan	240	270,275,641
Palm Jumeriah	865	231,558,752
Sobha Hartland	765	85,069,630
Town Square	536	37,436,439
Views	295	37,884,991

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

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