

Creek September Market Report

Newsletter

RTA Unveils 2 Marine Transport Lines To Service Dubai Creek Harbour

- The fare for each stop is AED 2, making it an affordable option for residents and tourists alike.

White & Co News

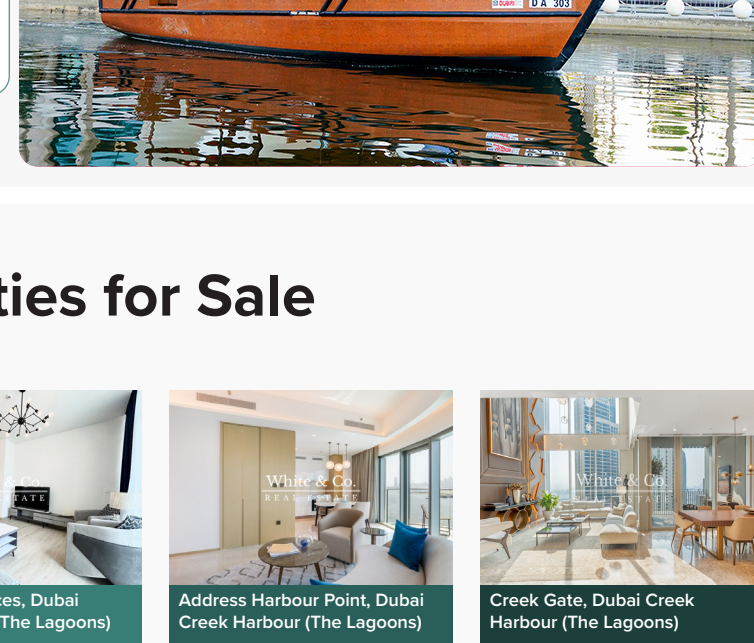
- As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

Mortgage Updates

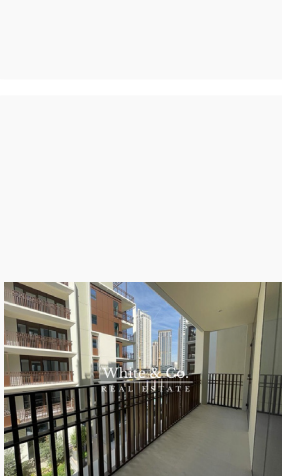
- UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.
- Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

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

Get Started Here



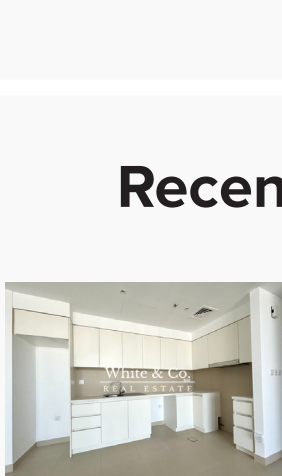
Hot Properties for Sale



Creek Crescent, Dubai Creek Harbour (The Lagoons)

1 1 1 663 sqft

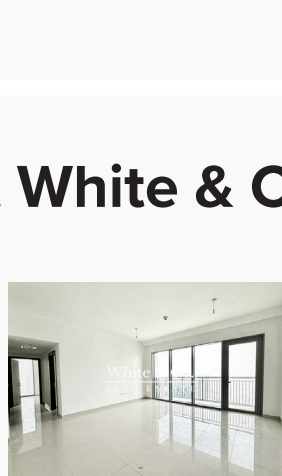
AED 1,650,000



Creek Beach, Dubai Creek Harbour (The Lagoons)

1 1 1 665 sqft

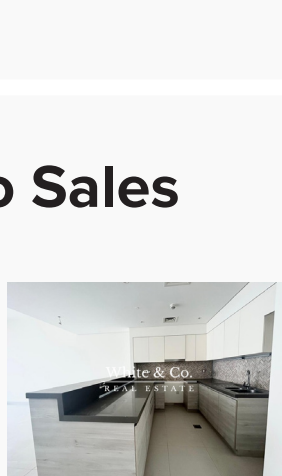
AED 1,700,000



Palace Residences, Dubai Creek Harbour (The Lagoons)

1 1 1 700 sqft

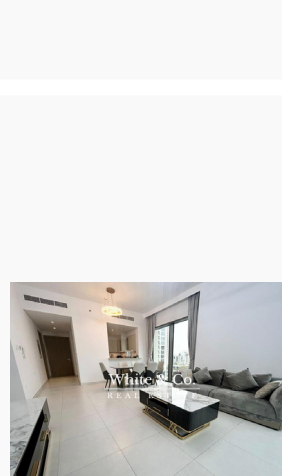
AED 2,300,000



Address Harbour Point, Dubai Creek Harbour (The Lagoons)

2 2 2 1,095 sqft

AED 4,950,000

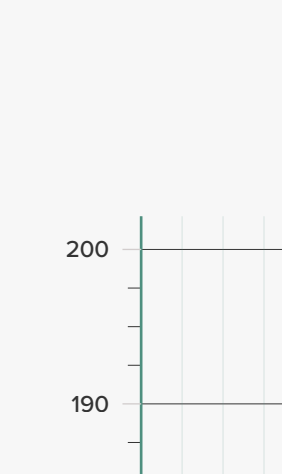


Creek Gate, Dubai Creek Harbour (The Lagoons)

4 5 3 3,044 sqft

AED 12,750,000

Recent White & Co Sales



Sunset at Creek Beach, Dubai Creek Harbour (The Lagoons)

1 1 1 763 sqft

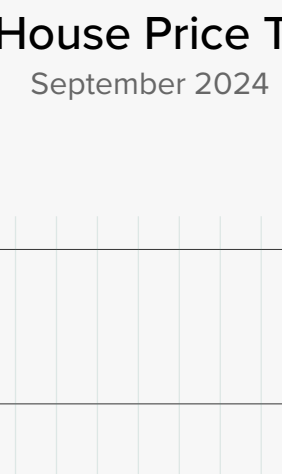
AED 1,525,000



Creek Horizon Tower 1, Dubai Creek Harbour (The Lagoons)

2 2 2 1,128 sqft

AED 2,300,000



Harbour Views 1, Dubai Creek Harbour (The Lagoons)

2 2 2 1,181 sqft

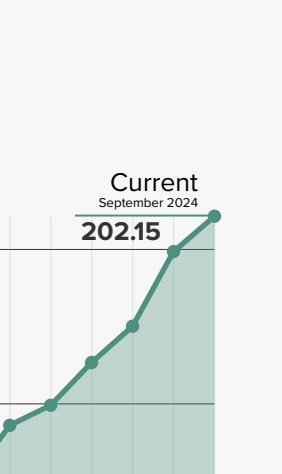
AED 2,450,000



The Cove, Dubai Creek Harbour (The Lagoons)

2 2 2 1,282 sqft

AED 3,050,000



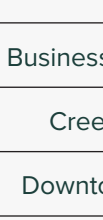
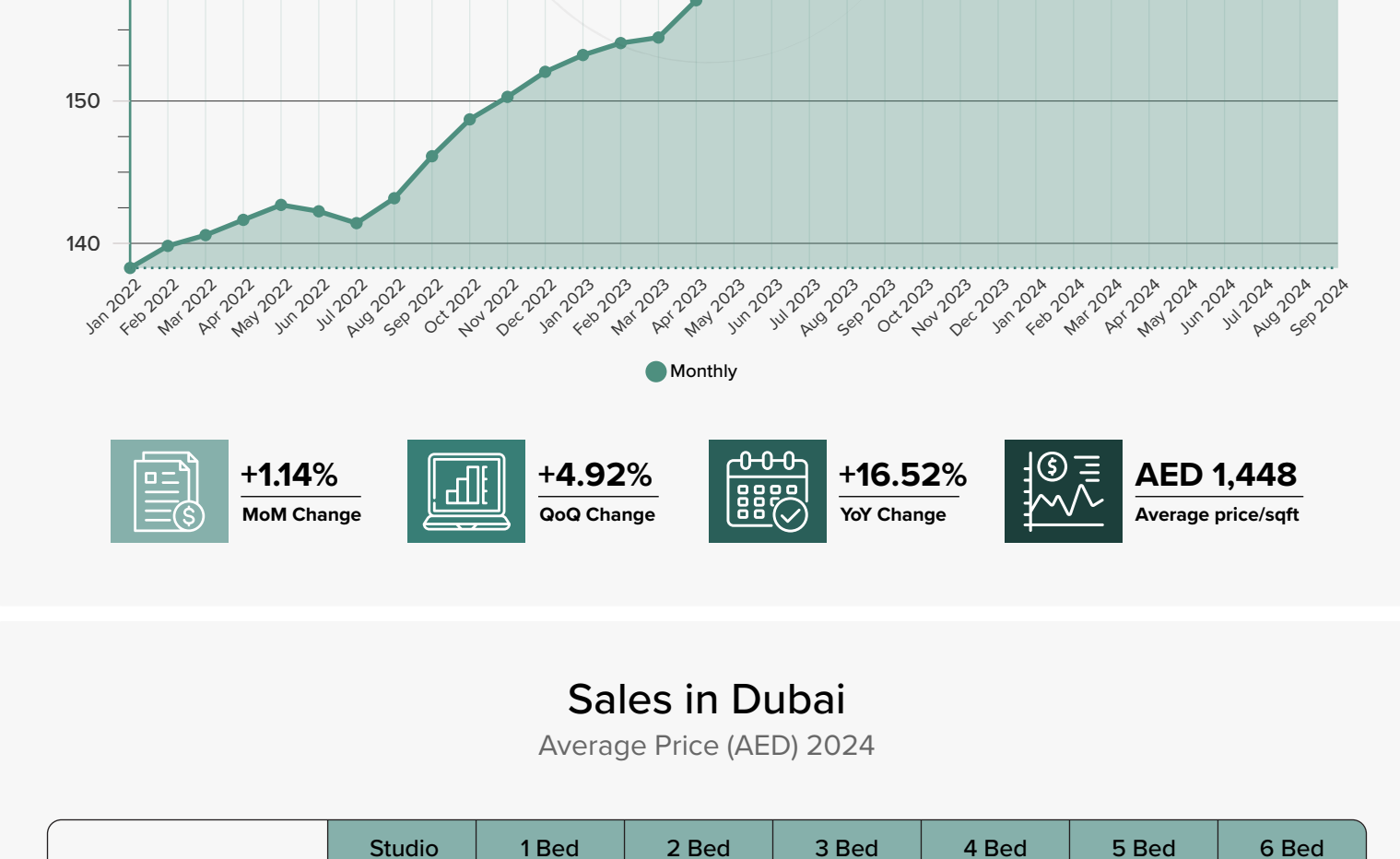
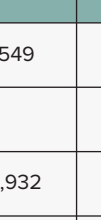
Dubai Creek Harbour (The Lagoons)

3 3 3 1,614 sqft

AED 3,550,000

Dubai House Price Timeline

September 2024

+1.14%
MoM Change+4.92%
QoQ Change+16.52%
YoY ChangeAED 1,448
Average price/sqft

Sales in Dubai

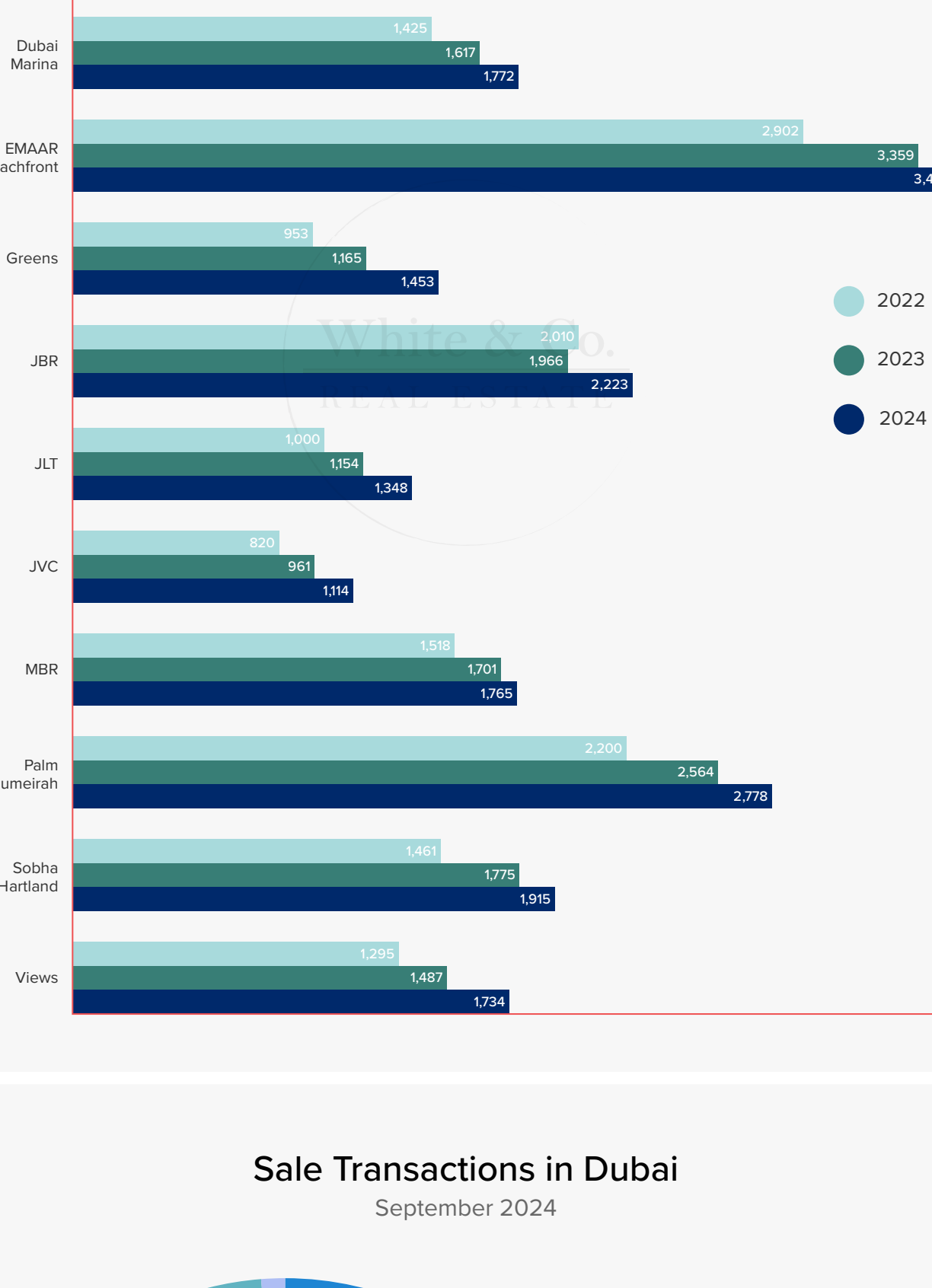
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	974,549	1,405,139	2,367,446	3,554,479	8,937,089	27,332,500	16,000,000 1 Transaction
Creek	-	1,568,179	2,562,887	3,802,009	6,353,846	-	-
Downtown	1,204,932	1,966,189	3,690,214	5,775,215	23,090,068	25,372,000	39,125,000
Dubai Marina	1,015,558	1,519,316	2,319,583	3,795,689	6,305,983	14,228,571	-
EMAAR Beachfront	-	2,629,924	4,585,776	6,776,606	11,396,992	-	-
Greens	693,750	1,148,309	1,921,957	2,725,932	3,237,500	-	-
JBR	2,193,278	2,221,719	3,462,653	3,721,178	7,566,416	-	54,000,000 1 Transaction
JLT	669,907	1,129,038	1,704,747	2,617,935	2,761,273	6,978,773	-
JVC	543,883	840,558	1,352,958	1,671,109	3,025,000	-	-
MBR	597,879	1,257,522	2,160,508	3,147,900	7,096,533	-	-
Palm Jumeirah	1,759,270	2,759,961	5,076,982	8,099,718	22,692,636	69,901,697	-
Sobha Hartland	868,383	1,304,859	2,105,998	3,137,541	5,615,661	-	-
Views	865,250	1,486,069	2,464,492	3,456,400	-	-	-

Sales Increase/Decrease of

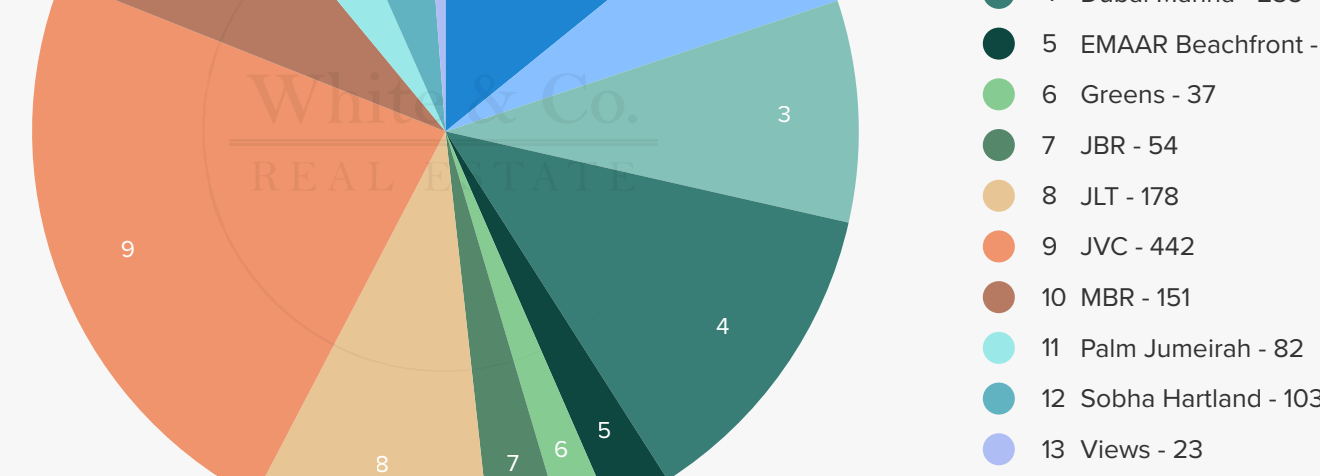
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

September 2024



Total Sales Value

AED 6,542,219,632

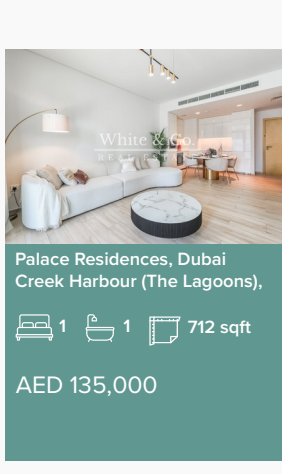
Hot Properties for Rent



Creek Edge, Dubai Creek Harbour (The Lagoons)

1 1 1 778 sqft

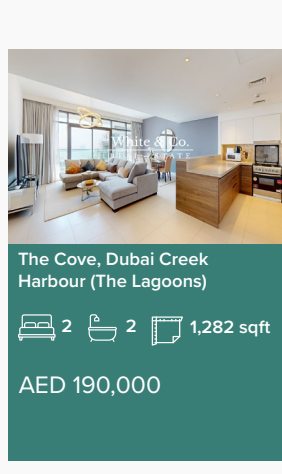
AED 125,000



Palace Residences, Dubai Creek Harbour (The Lagoons)

1 1 1 712 sqft

AED 135,000



The Cove, Dubai Creek Harbour (The Lagoons)

2 2 2 1,282 sqft

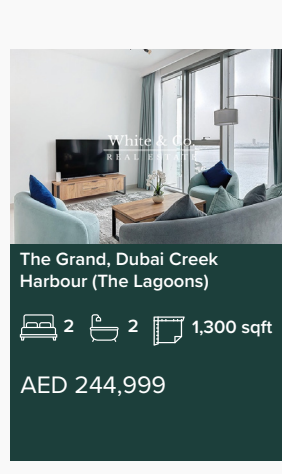
AED 190,000



Address Harbour Point, Dubai Creek Harbour (The Lagoons)

2 2 2 1,098 sqft

AED 240,000



The Grand, Dubai Creek Harbour (The Lagoons)

2 2 2 1,300 sqft

AED 244,999

Rentals in Dubai

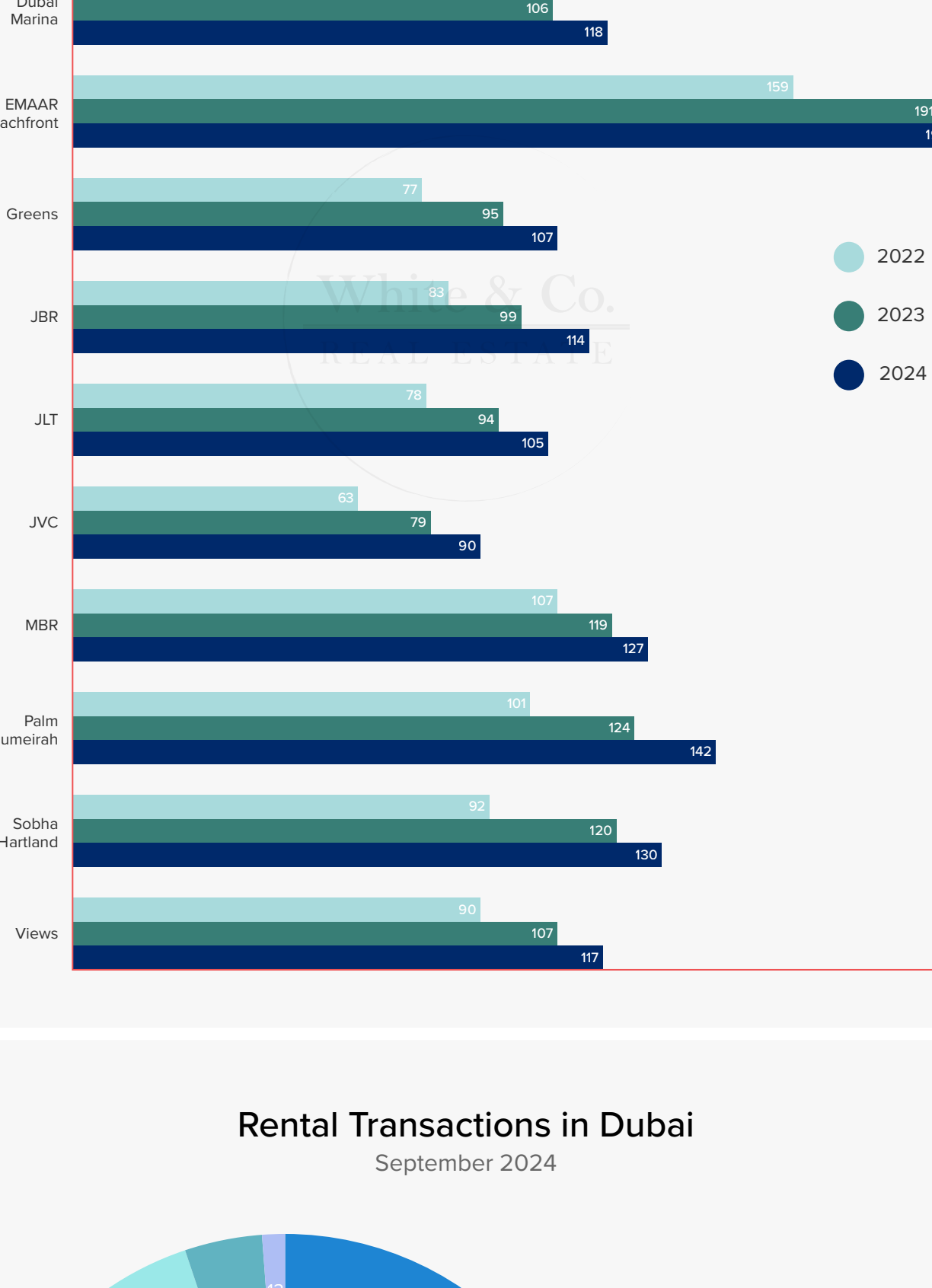
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,434	94,750	139,692	190,007	375,741	-	-
Creek	-	95,319	147,513	218,784	384,096	-	-
Downtown	78,277	120,336	187,736	284,113	615,000	270,000 2 Transactions	-
Dubai Marina	69,795	96,634	150,326	220,452	381,585	430,833	-
EMAAR Beachfront	-	143,835	239,707	391,406	707,500	-	3,025,000
Greens	57,311	86,805	132,401	183,652	230,000 1 Transaction	-	-
JBR	83,206	117,407	162,148	211,147	347,831	1,250,000 1 Transaction	-
JLT	59,221	83,611	124,429	171,219	140,273	625,000	-
JVC	46,114	66,454	100,836	135,148	157,500	-	-
MBR	45,128	82,901	136,425	159,940	-	550,000 1 Transaction	-
Palm Jumeirah	103,433	161,799	239,486	374,696	800,049	647,282	-
Sobha Hartland	62,373	89,862	137,928	251,787	402,143	-	-
Views	70,143	100,988	150,048	206,466	234,500 1 Transaction	-	-

Rentals Increase/Decrease of

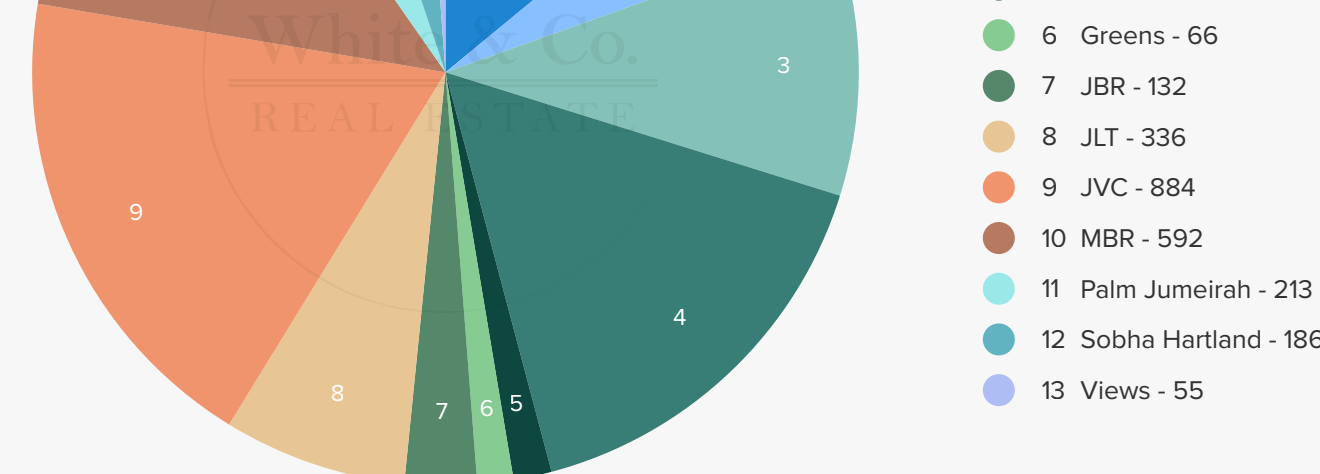
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

September 2024



Total Rentals Value

AED 1,342,723,196

Current Average Gross Yield

September 2024

Community	Community Type	Avg. Gross Yield
JVC	Apartment	8.11 %
JLT	Apartment	7.60 %
MBR	Apartment	7.08 %
Emirates Living (Greens, Views)	Apartment	7.04 %
Dubai Marina	Apartment	6.92 %
Sobha Hartland	Apartment	6.64 %
Business Bay	Apartment	6.57 %
JBR	Apartment	6.29 %
Downtown	Apartment	6.14 %
Creek	Apartment	5.94 %
Palm Jumeirah	Apartment	5.73 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	3,345	2,863,690,908	JVC	7,530	519,616,504
Creek	3,344	8,847,599,941	Dubai Marina	5,560	736,034,488
Business Bay	2,940	5,086,525,424	Business Bay	5,437	572,988,818
Dubai Marina	2,211	5,094,540,902	Downtown	3,617	616,830,866
Downtown	1,923	7,056,593,330	MBR	3,312	219,211,776
JLT	1,504	1,952,868,465	JLT	2,825	264,727,340
MBR	1,349	1,450,244,028	Creek	1,767	255,889,279
Sobha Hartland	960	1,579,339,791	Palm Jumeirah	1,446	357,618,006
Palm Jumeirah	824	5,352,397,096	Sobha Hartland	1,324	143,651,749
JBR	552	2,062,055,012	JBR	1,043	184,820,258
Emar Beachfront	434	1,925,618,483	Greens	592	60,758,160
Greens	300	445,301,096	Views	509	64,599,218
Views	228	475,167,912	Emar Beachfront	403	91,035,547

*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

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www.whiteandcogroup.com