

DAMAC Hills 1 November Market Report

Festive Fun at DAMAC Mall!

- Celebrate Christmas at DAMAC Hills with family and friends. Enjoy Santa meet-and-greets, face painting, balloon bending, cookie decorating, and fun kids' activities like fireless cooking. Free entry for all!

White & Co News

- White & Co won the Data Driven brokerage award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to building trust.

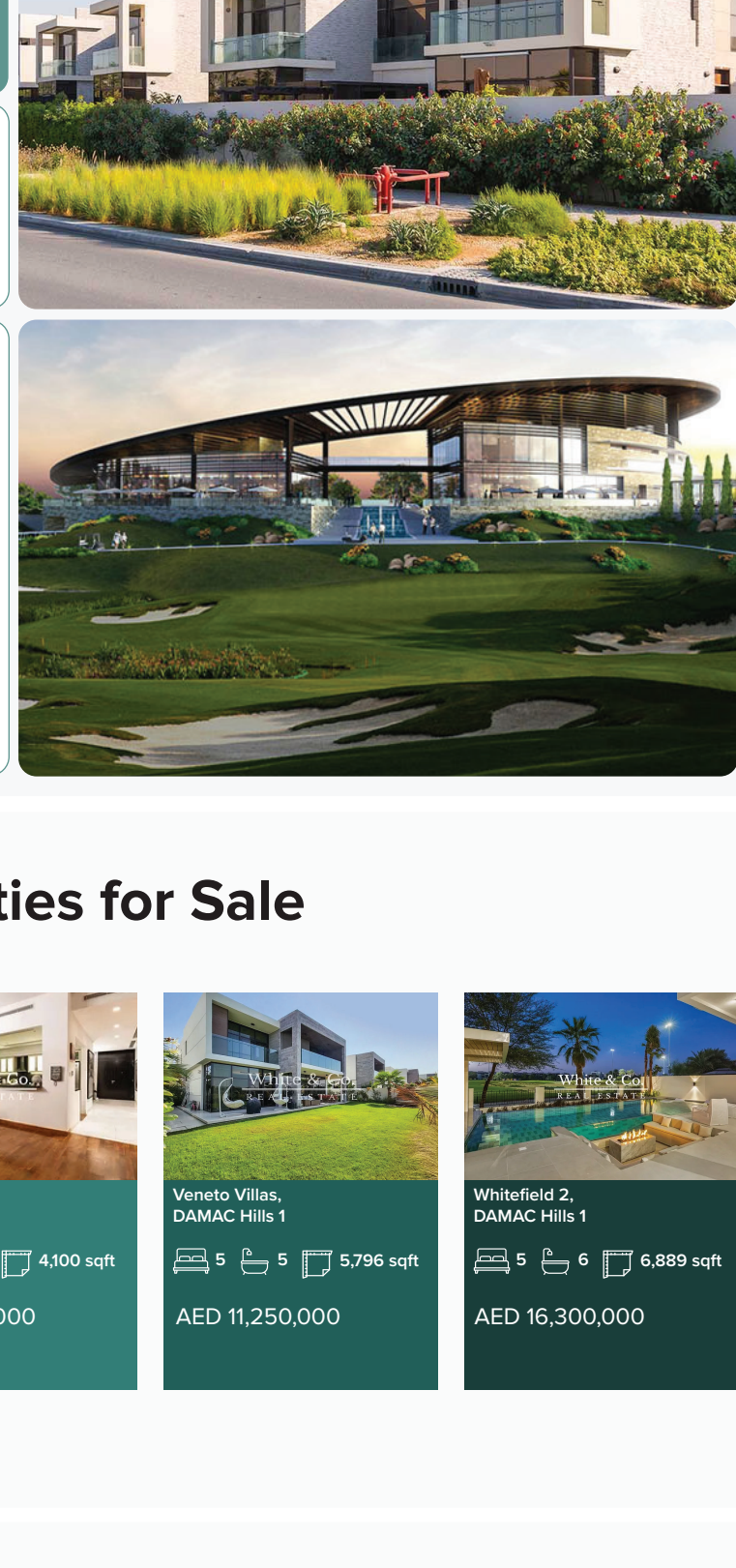
Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

[Get Started Here](#)



Hot Properties for Sale

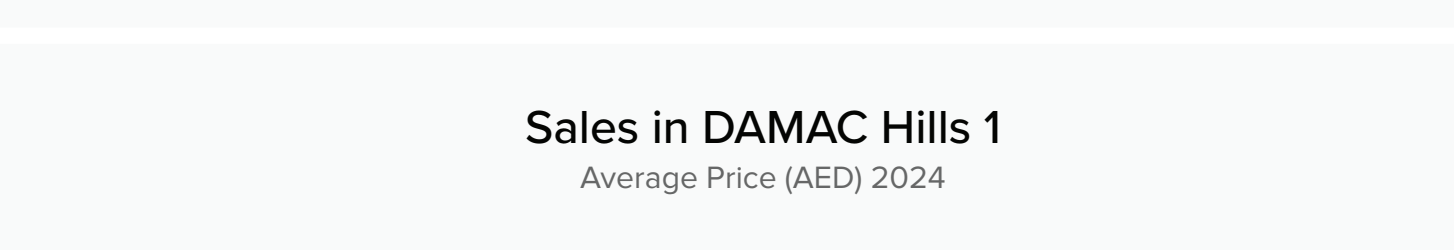
The Turf, DAMAC Hills 1 3 5 3,591 sqft AED 5,000,000	Belair, DAMAC Hills 1 5 6 4,119 sqft AED 7,000,000	Piccadilly Green, DAMAC Hills 1 5 6 4,100 sqft AED 8,500,000	Veneto Villas, DAMAC Hills 1 5 5 5,796 sqft AED 11,250,000	Whitefield 2, DAMAC Hills 1 5 6 6,889 sqft AED 16,300,000
---	---	---	---	--

Recent White & Co Sales

Phoenix, DAMAC Hills 1 3 4 2,520 sqft AED 3,050,000	Park Residence, DAMAC Hills 1 4 4 2,458 sqft AED 3,400,000	Flora, DAMAC Hills 1 3 5 3,519 sqft AED 4,655,000	Trump Estates, DAMAC Hills 1 5 6 4,200 sqft AED 6,650,000	Piccadilly Green, DAMAC Hills 1 6 7 8,484 sqft AED 17,500,000
--	---	--	--	--

Dubai House Price Timeline

November 2024

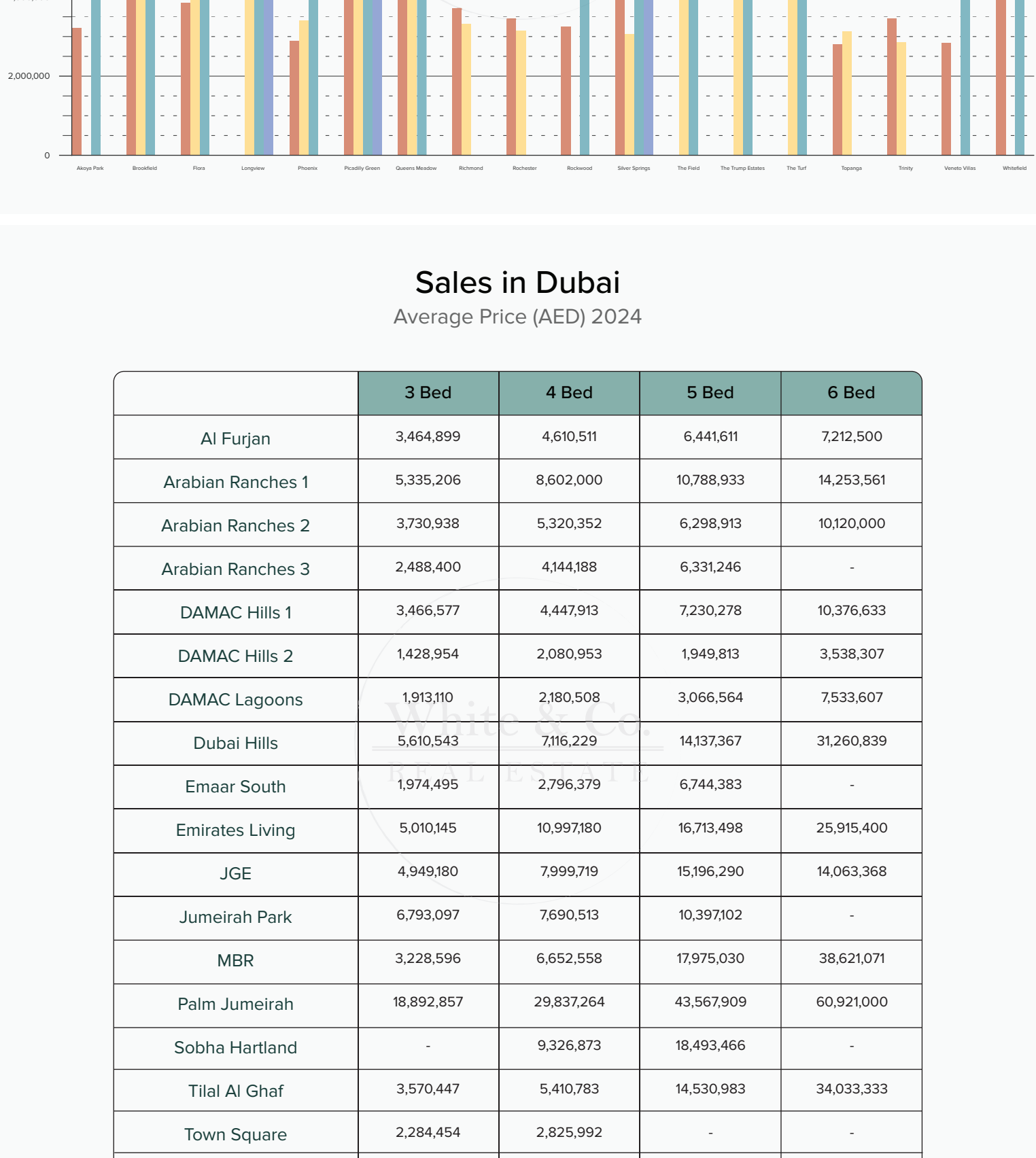


+0.38% MoM Change	+3.28% QoQ Change	+16.30% YoY Change	AED 1,478 Average price/sqft
-----------------------------	-----------------------------	------------------------------	--

Sales in DAMAC Hills 1

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



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	4,444,188	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	7,116,229	14,137,367	31,260,839
-------------	-----------	-----------	------------	------------

Emaar South	1,974,495	2,796,379	6,744,383	-
-------------	-----------	-----------	-----------	---

Emirates Living	5,010,145	10,997,810	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	10,397,102	-
---------------	-----------	-----------	------------	---

MBR	3,228,596	6,652,558	17,975,030	38,621,071
-----	-----------	-----------	------------	------------

Palm Jumeirah	18,892,857	29,837,264	43,567,939	60,921,000
---------------	------------	------------	------------	------------

Sobha Hartland	-	9,326,873	18,493,466	-
----------------	---	-----------	------------	---

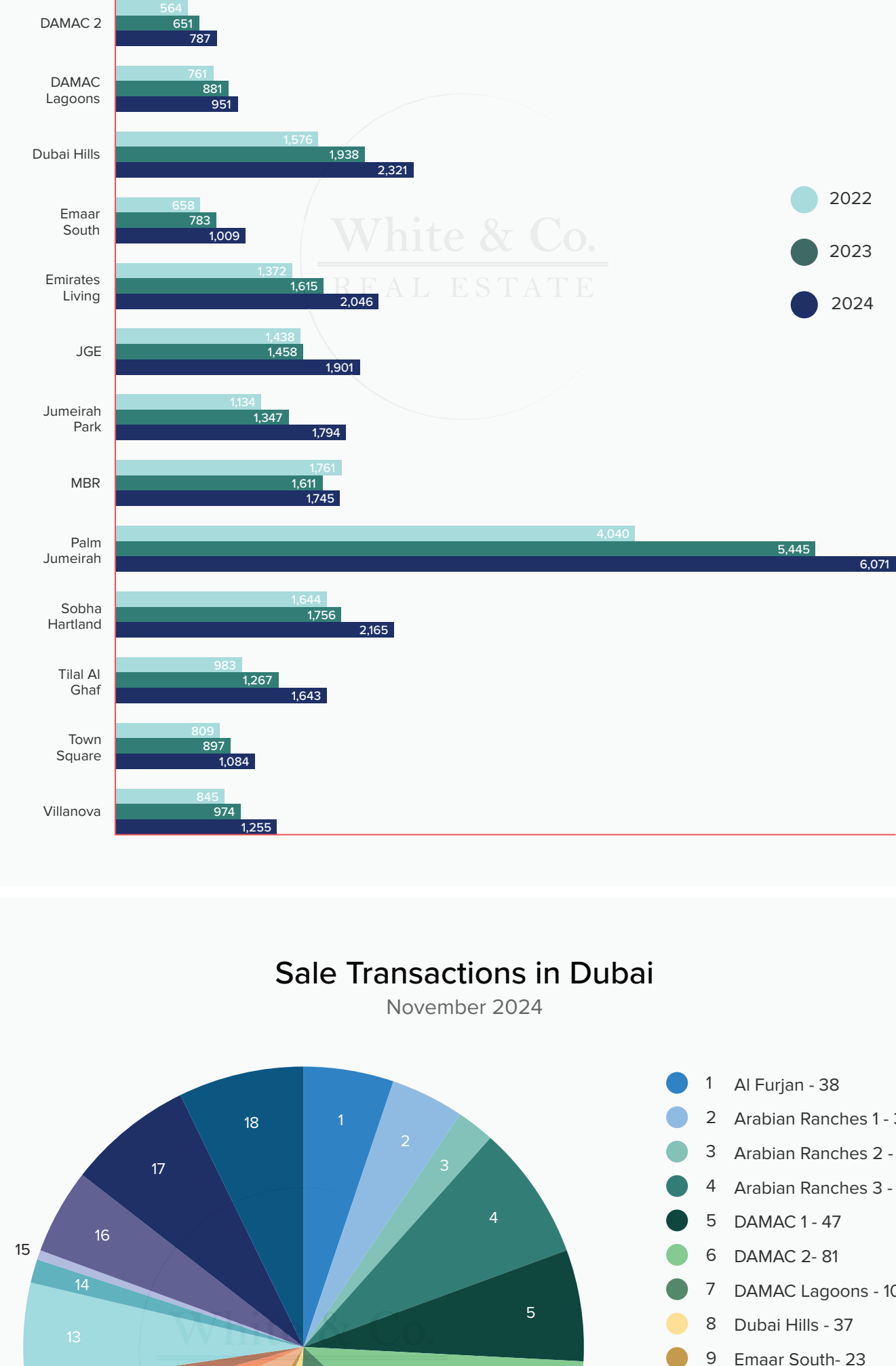
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
---------------	-----------	-----------	------------	------------

Town Square	2,284,454	2,825,992	-	-
-------------	-----------	-----------	---	---

Villanova	2,428,996	3,094,697	5,440,889	-
-----------	-----------	-----------	-----------	---

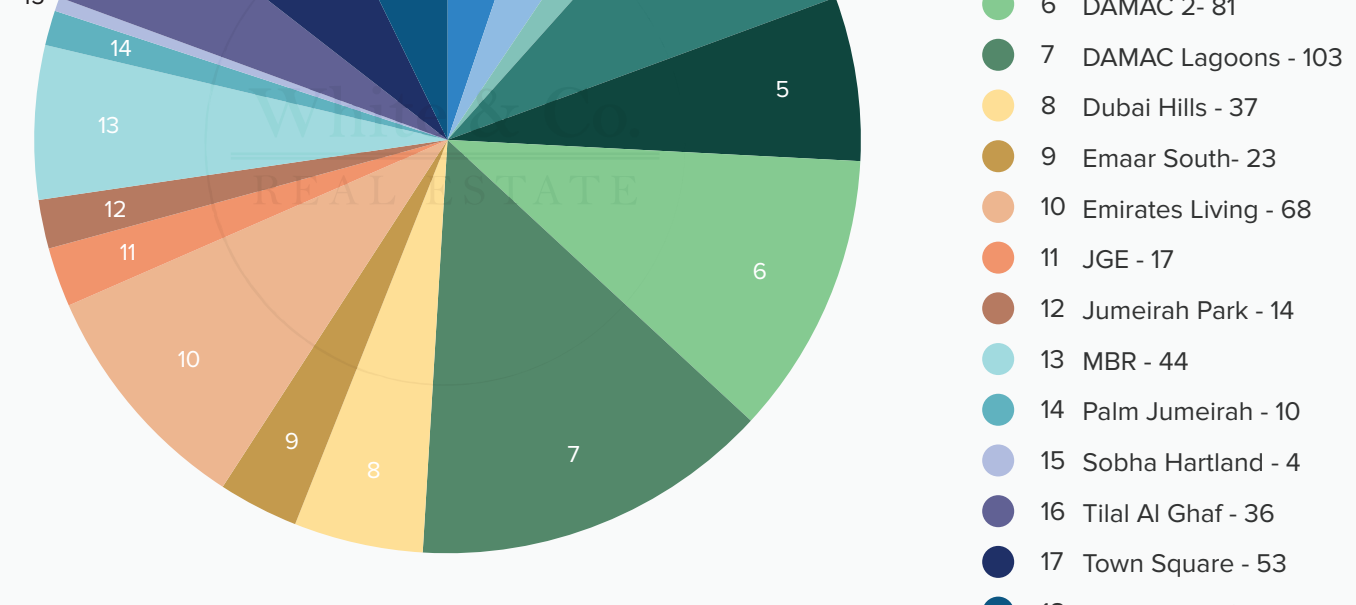
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

November 2024



Total Sales Value
AED 6,587,742,121

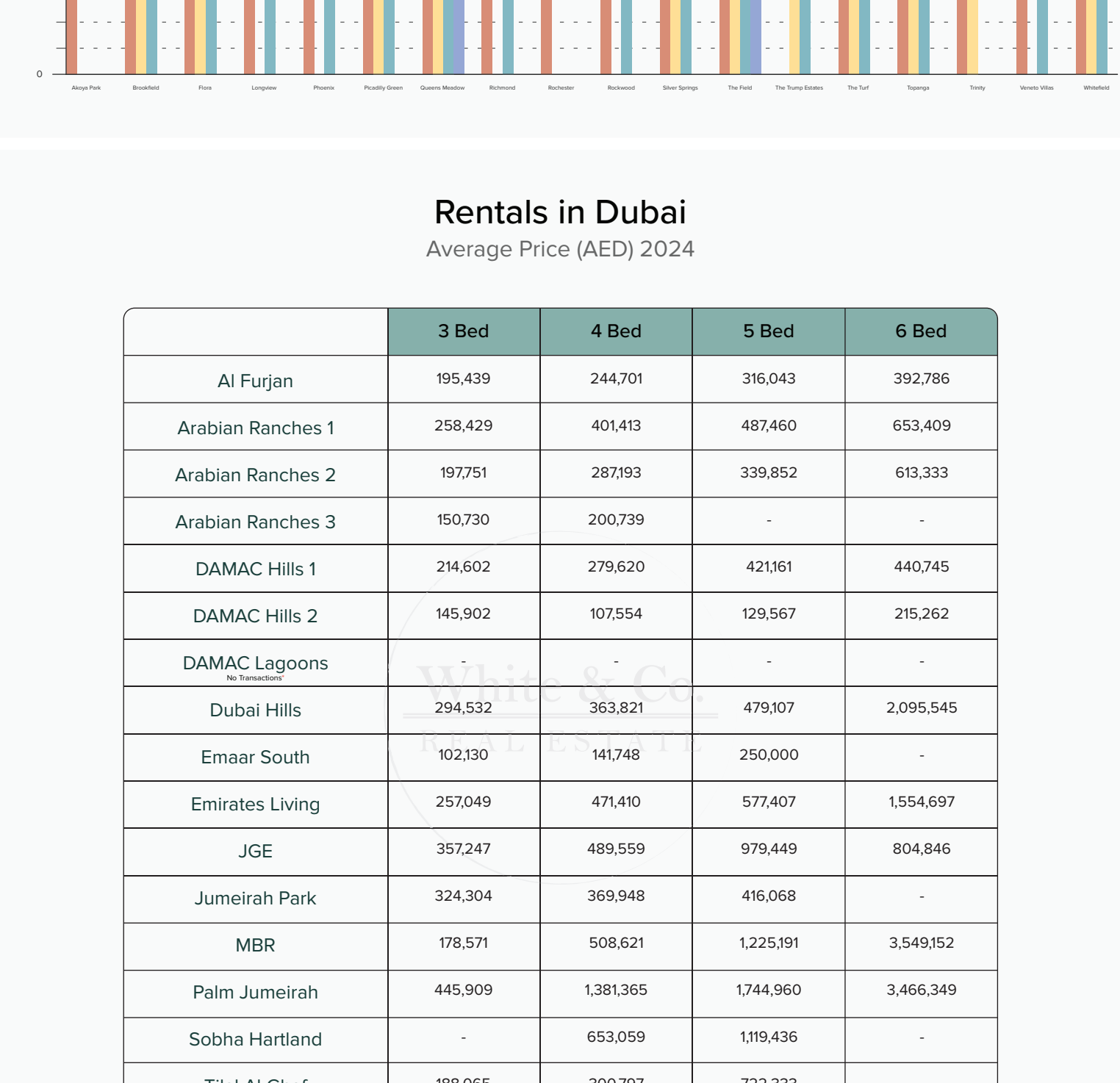
Hot Properties for Rent

Piccadilly Green, DAMAC Hills 1 3 4 3,487 sqft AED 340,000	Brookfield 3, DAMAC Hills 1 4 6 4,133 sqft AED 350,000	Queens Meadow, DAMAC Hills 1 5 6 5,327 sqft AED 379,999	Veneto Villas, DAMAC Hills 1 5 5 6,973 sqft AED 589,999	Piccadilly Green, DAMAC Hills 1 5 6 6,881 sqft AED 595,000
---	---	--	--	---

Rentals in DAMAC Hills 1

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



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	487,450	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	279,620	421,161	440,745
---------------	---------	---------	---------	---------

DAMAC Hills 2	145,902	107,554	129,567	215,262
---------------	---------	---------	---------	---------

DAMAC Lagoons	-	-	-	-
---------------	---	---	---	---

Dubai Hills	294,532	363,821	479,107	2,095,545
-------------	---------	---------	---------	-----------

Emaar South	102,130	141,748	250,000	-
-------------	---------	---------	---------	---

Emirates Living	257,049	471,410	577,407	1,554,697
-----------------	---------	---------	---------	-----------

JGE	357,247	489,559	979,449	804,846
-----	---------	---------	---------	---------

Jumeirah Park	324,304	369,948	416,068	-
---------------	---------	---------	---------	---

MBR	178,571	508,621	1,225,191	3,549,152
-----	---------	---------	-----------	-----------

Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
---------------	---------	-----------	-----------	-----------

Sobha Hartland	-	653,059	1,119,436	-
----------------	---	---------	-----------	---

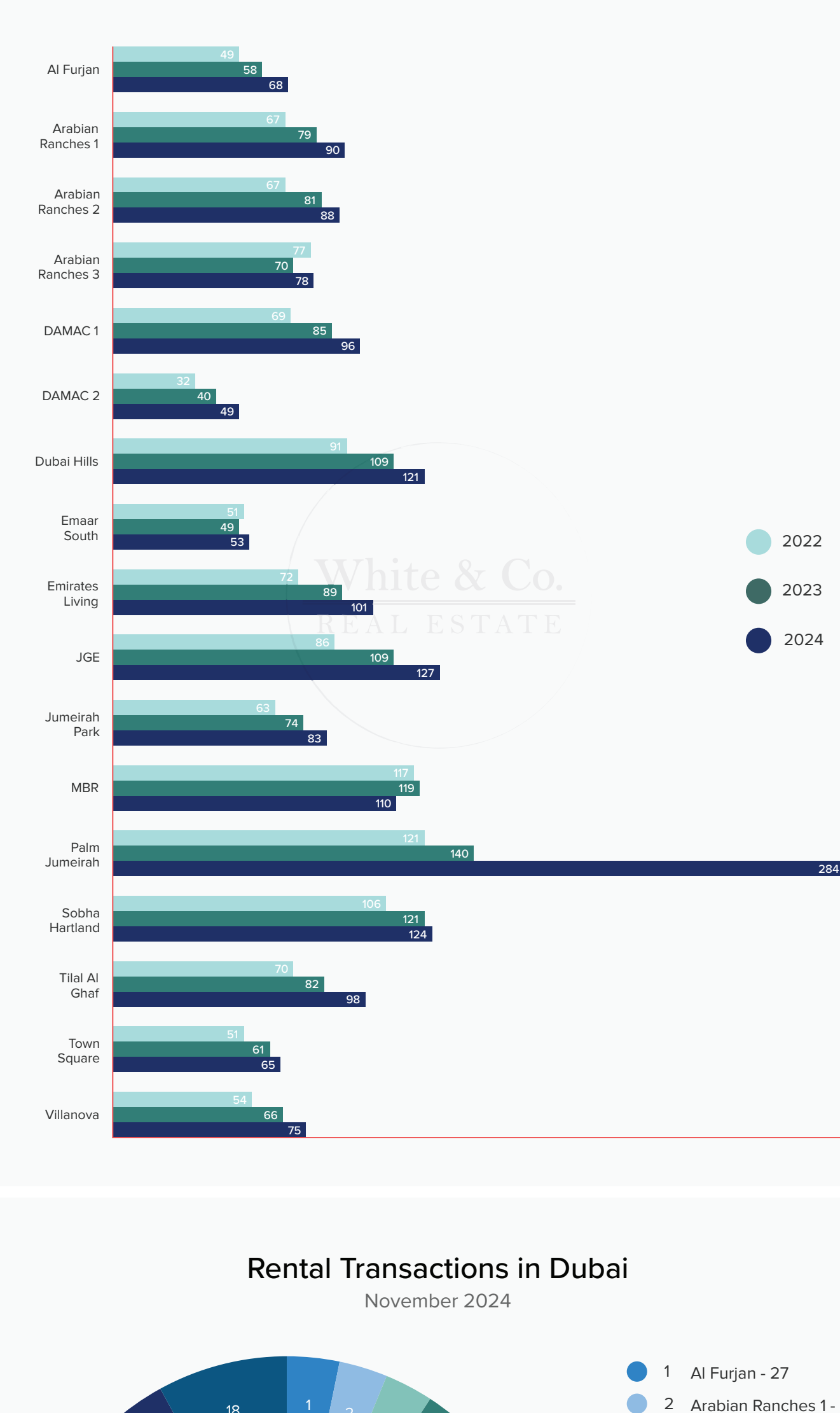
Tilal Al Ghaf	188,065	300,797	722,333	-
---------------	---------	---------	---------	---

Town Square	139,524	169,487	-	-
-------------	---------	---------	---	---

Villanova	148,797	187,982	276,500	-
-----------	---------	---------	---------	---

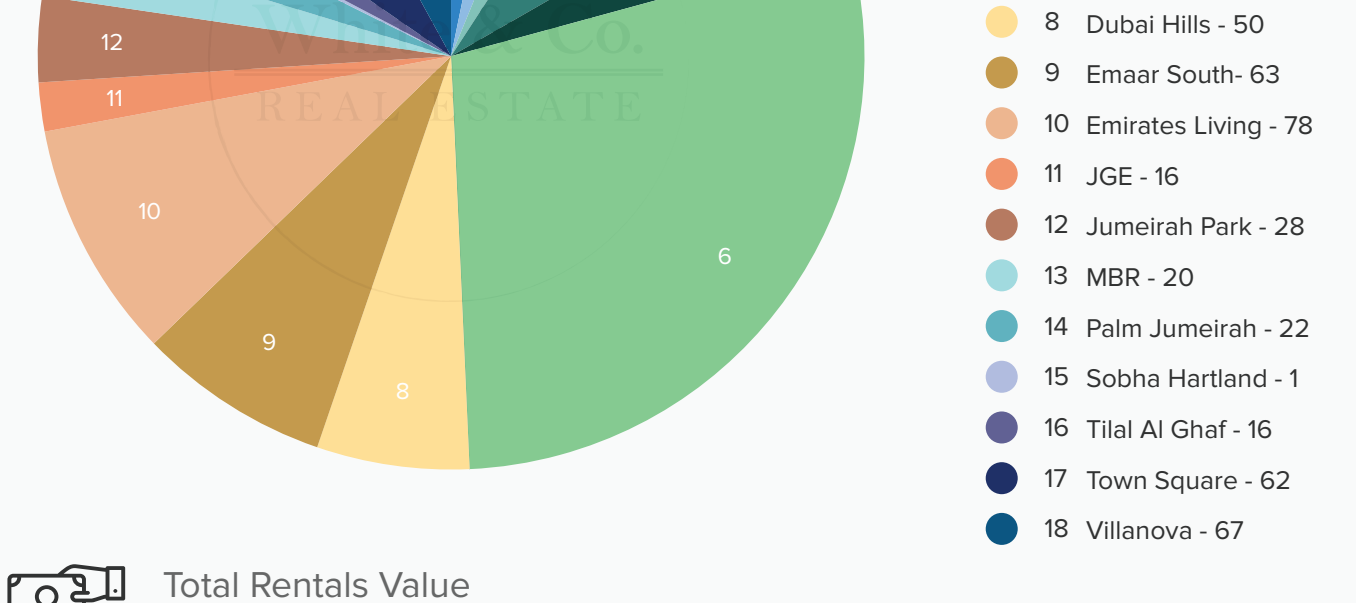
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024



Total Rentals Value
AED 584,956,843

Current Average Gross Yield

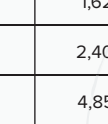
November 2024

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 %

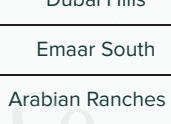
Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	879	2,586,987,310	DAMAC 2	2,462	349,272,082
DAMAC 2	861	1,418,067,628	Emirates Living	1,006	308,510,503
Emirates Living	732	5,828,992,446	Villanova	1,103	177,713,869
Arabian Ranches 3	607	2,028,693,887	Town Square	842	122,542,924
Villanova	595	1,623,016,385	Dubai Hills	822	314,527,281
Al Furjan	543	2,409,442,955	Emaar South	744	85,584,152
MBR	460	4,858,827,355	Arabian Ranches 3	517	86,728,941
Town Square	448	1,078,130,783	Arabian Ranches 1	489	150,313,349
Tilal Al Ghaf	409	3,562,202,679	DAMAC 1	431	119,686,388
Dubai Hills	405	5,649,702,735	Tilal Al Ghaf	397	106,913,179
DAMAC 1	395	1,760,796,037	Jumeirah Park	387	138,269,294
Arabian Ranches 1	371	2,479,750,256	Arabian Ranches 2	362	92,711,157
Emaar South	364	860,394,411	Al Furjan	325	73,545,588
JGE	205	2,250,568,681	MBR	204	125,777,881
Jumeirah Park	192	1,544,515,469	JGE	186	109,530,883
Arabian Ranches 2	174	885,882,848	Palm Jumeirah	184	348,013,783
Palm Jumeirah	121	4,988,880,854	Sobha Hartland	22	16,699,181
Sobha Hartland	41	410,974,149	DAMAC Lagoons	0	0



PROPERTY MONITOR
A Cavendish Maxwell Group Company



*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 in minutes

[Get Started Here](#)

www.whiteandcogroup.com