

White & Co.
REAL ESTATE

DAMAC Hills 2 July Market Report

Newsletter

DAMAC Hills 2 Emerges as one of the Highest Transacted in the UAE

- High demand among high net-worth individuals, especially for 6 bedroom and 3 bedroom villas.

White & Co News

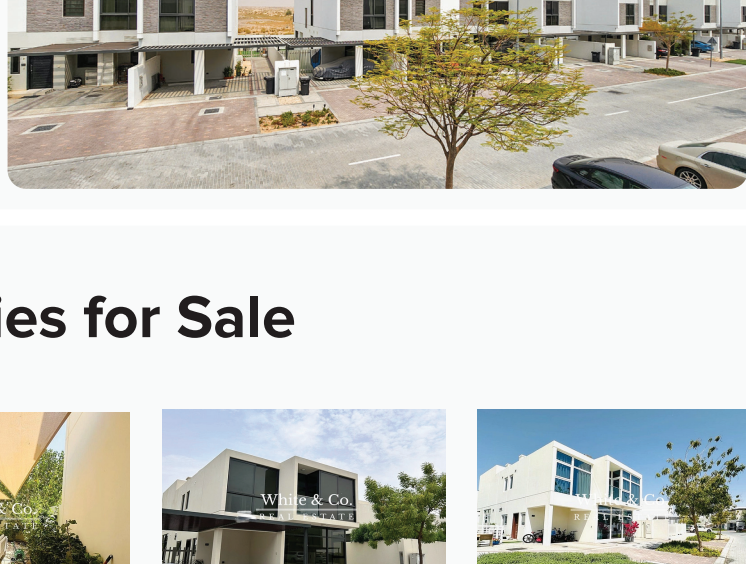
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

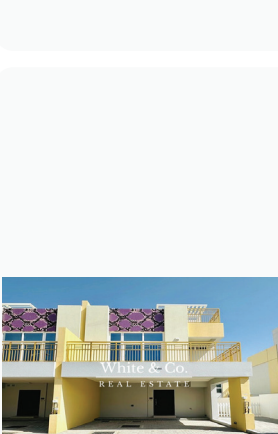
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

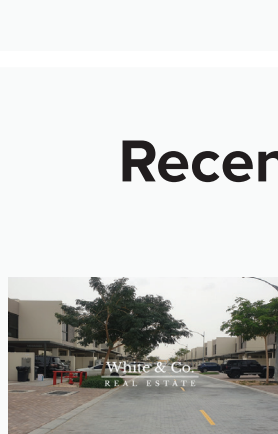
Get started here



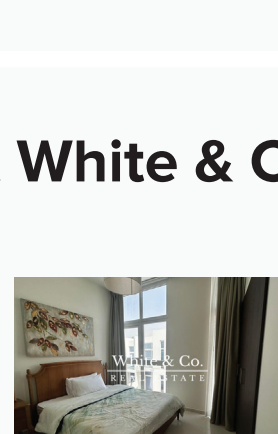
Hot Properties for Sale



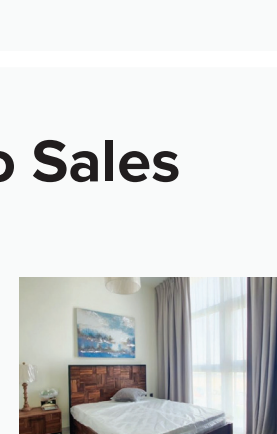
Aurum,
DAMAC Hills 2
3 3 5 1,708 sqft
AED 1,700,000



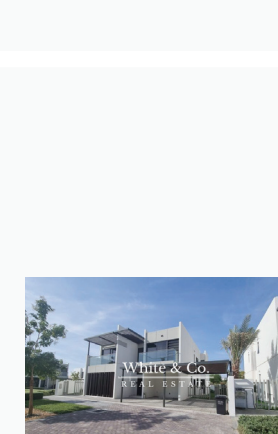
Casablanca Boutique,
DAMAC Hills 2
3 3 5 2,254 sqft
AED 1,750,000



Casablanca Boutique,
DAMAC Hills 2
3 3 5 1,881 sqft
AED 1,900,000



Aurum,
DAMAC Hills 2
3 6 7 3,575 sqft
AED 3,500,000

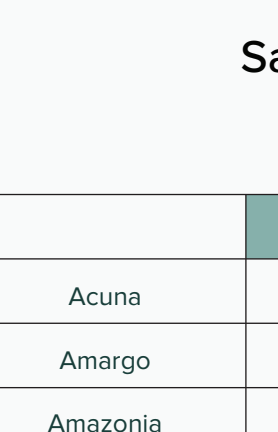


Acuna,
DAMAC Hills 2
3 6 6 3,828 sqft
AED 3,600,000

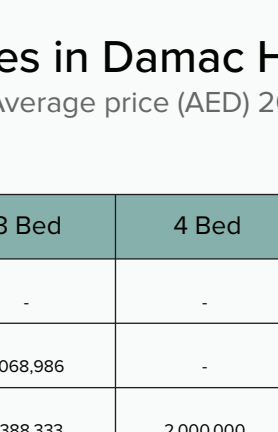
Recent White & Co Sales



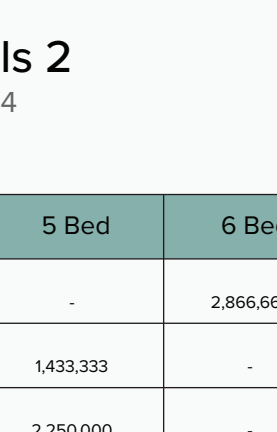
Aquilegia,
DAMAC Hills 2
3 3 3 1,832 sqft
AED 1,420,000



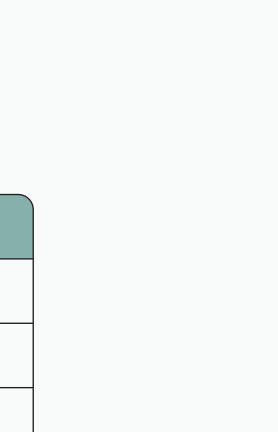
Zinnia,
DAMAC Hills 2
3 3 5 1,881 sqft
AED 1,550,000



Pacifica,
DAMAC Hills 2
3 3 5 1,633 sqft
AED 1,600,000



Mulberry,
DAMAC Hills 2
3 3 4 2,000 sqft
AED 1,950,000

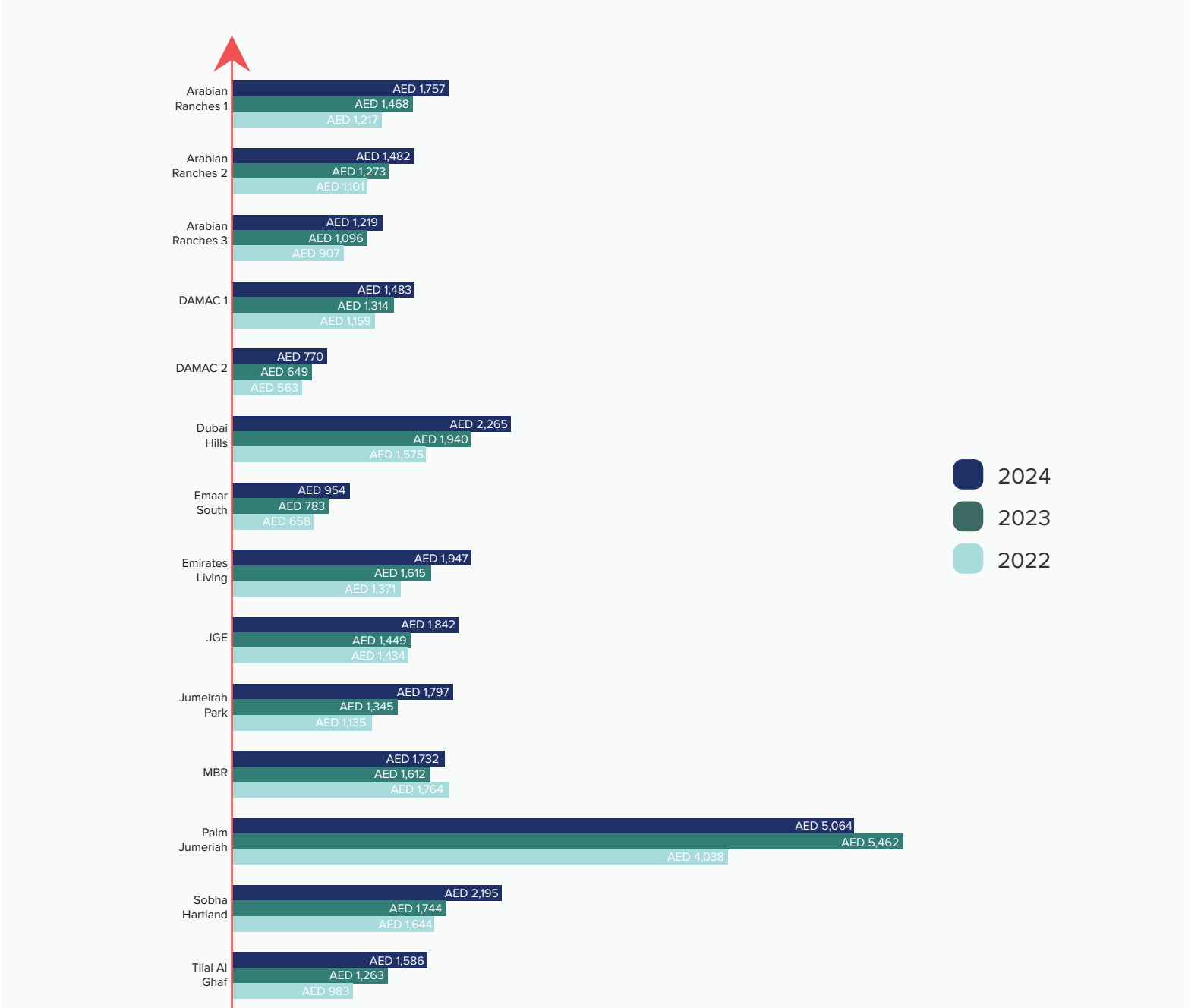


Claret,
DAMAC Hills 2
3 6 6 4,700 sqft
AED 3,650,000

Sales in Damac Hills 2
Average price (AED) 2024

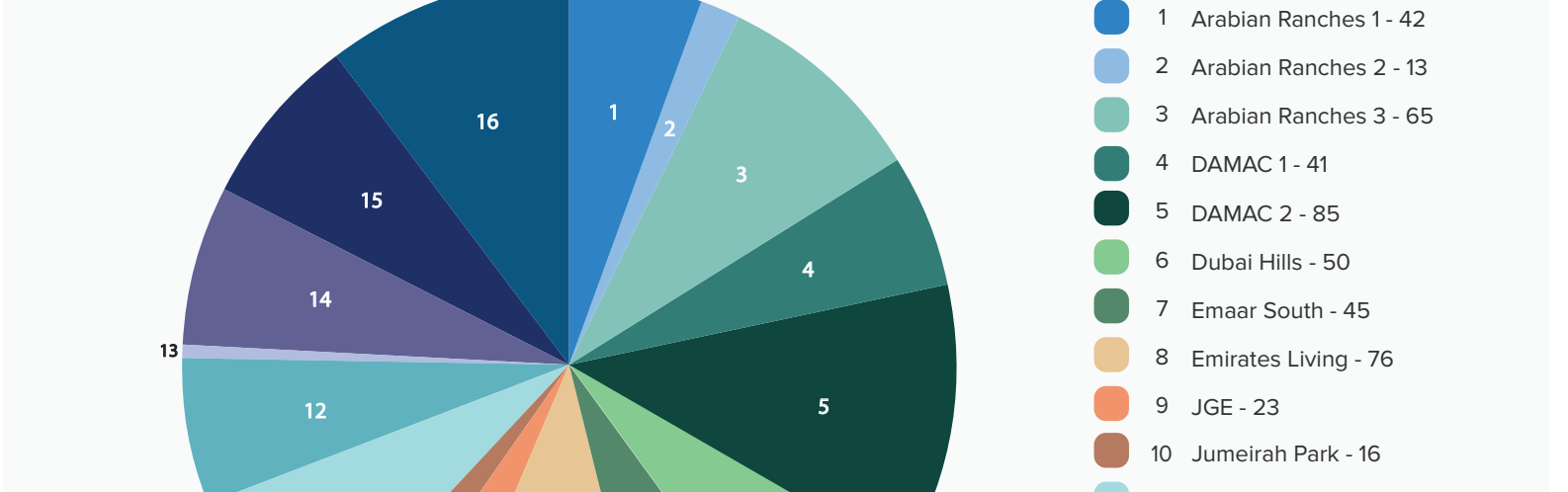
	3 Bed	4 Bed	5 Bed	6 Bed
Acuna	-	-	-	2,866,667
Amargo	1,068,986	-	1,433,333	-
Amazonia	1,388,333	2,000,000	2,250,000	-
Aster	1,629,615	1,962,500	3,200,000	-
Avenia	1,129,467	1,085,000	-	-
Basswood	1,179,545	-	-	-
Camelia	1,585,909	-	-	-
Centaury	1,656,364	-	-	2,986,667
Claret	1,687,104	1,825,000	2,100,000	3,600,000
Coursetia	1,670,000	2,100,000	1,975,000	-
Janusia	1,521,579	-	-	3,300,000
Juniper	1,649,575	2,433,333	2,102,667	-
Mimosa	1,110,000	-	-	-
Mulberry	939,318	-	-	3,250,000
Natura	-	1,930,588	-	-
Odora	1,656,644	-	-	-
Pacifica	1,519,214	1,766,429	-	3,258,333
Primrose	1,502,857	1,930,000	-	3,900,000
Sanctuary	1,439,231	1,773,750	-	3,000,000
Sycamore	1,645,000	-	-	2,600,000
The Farmhouses	-	1,100,7360	-	-
Trixis	1,575,000	-	2,150,000	3,360,000
Verdon	1,011,667	-	-	-
Verona	-	1,911,784	-	-
Victoria	1,207,727	1,172,000	-	-
Zinnia	1,452,096	2,650,000	-	2,000,000

Sales Increase/decrease of price/sq.ft in Dubai
2022 - 2024



Community	2024	2023	2022
Arabian Ranches 1	AED 1,757	AED 1,499	AED 1,278
Arabian Ranches 2	AED 1,482	AED 1,273	AED 1,101
Arabian Ranches 3	AED 1,210	AED 1,056	AED 907
DAMAC 1	AED 1,483	AED 1,114	AED 956
DAMAC 2	AED 770	AED 649	AED 563
Dubai Hills	AED 2,205	AED 1,940	AED 1,598
Emaar South	AED 954	AED 763	AED 648
Emirates Living	AED 1,947	AED 1,696	AED 1,371
JGE	AED 1,842	AED 1,449	AED 1,049
Jumeirah Park	AED 1,797	AED 1,945	AED 1,581
MBR	AED 1,722	AED 1,610	AED 1,764
Palm Jumeirah	AED 5,064	AED 4,638	AED 5,462
Sobha Hartland	AED 2,495	AED 1,944	AED 1,568
Tilal Al Ghaf	AED 1,586	AED 1,263	AED 963
Town Square	AED 1,052	AED 897	AED 809
Villanova	AED 1,210	AED 914	AED 586

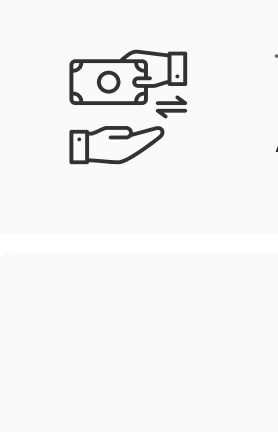
Sale transactions in Dubai
July 2024



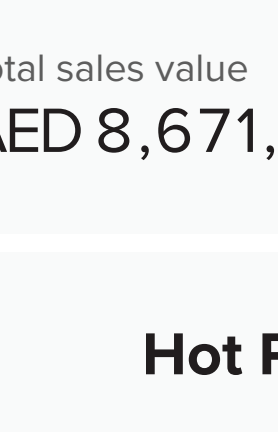
Community	Count
1 Arabian Ranches 1 - 42	1
2 Arabian Ranches 2 - 13	2
3 Arabian Ranches 3 - 65	3
4 DAMAC 1 - 41	4
5 DAMAC 2 - 85	5
6 Dubai Hills - 50	6
7 Emaar South - 45	7
8 Emirates Living - 76	8
9 JGE - 23	9
10 Jumeirah Park - 16	10
11 MBR - 54	11
12 Palm Jumeirah - 46	12
13 Sobha Hartland - 3	13
14 Tilal Al Ghaf - 49	14
15 Town Square - 53	15
16 Villanova - 75	16

Total sales value
AED 8,671,116,150

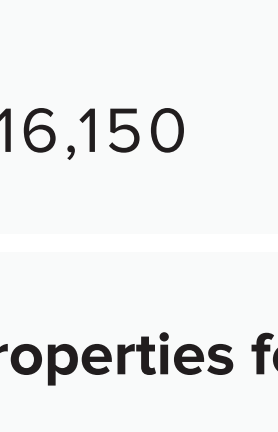
Hot Properties for Rent



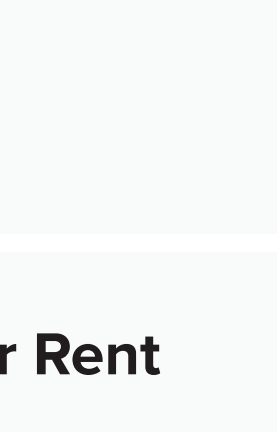
Aurum,
DAMAC Hills 2
3 3 5 1,891 sqft
AED 110,000



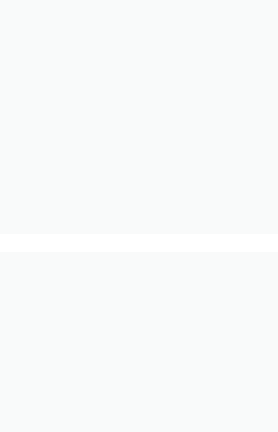
Casablanca Boutique,
DAMAC Hills 2
3 5 5 1,881 sqft
AED 140,000



Acuna,
DAMAC Hills 2
3 6 7 3,502 sqft
AED 250,000



Trixis,
DAMAC Hills 2
3 6 7 4,087 sqft
AED 270,000

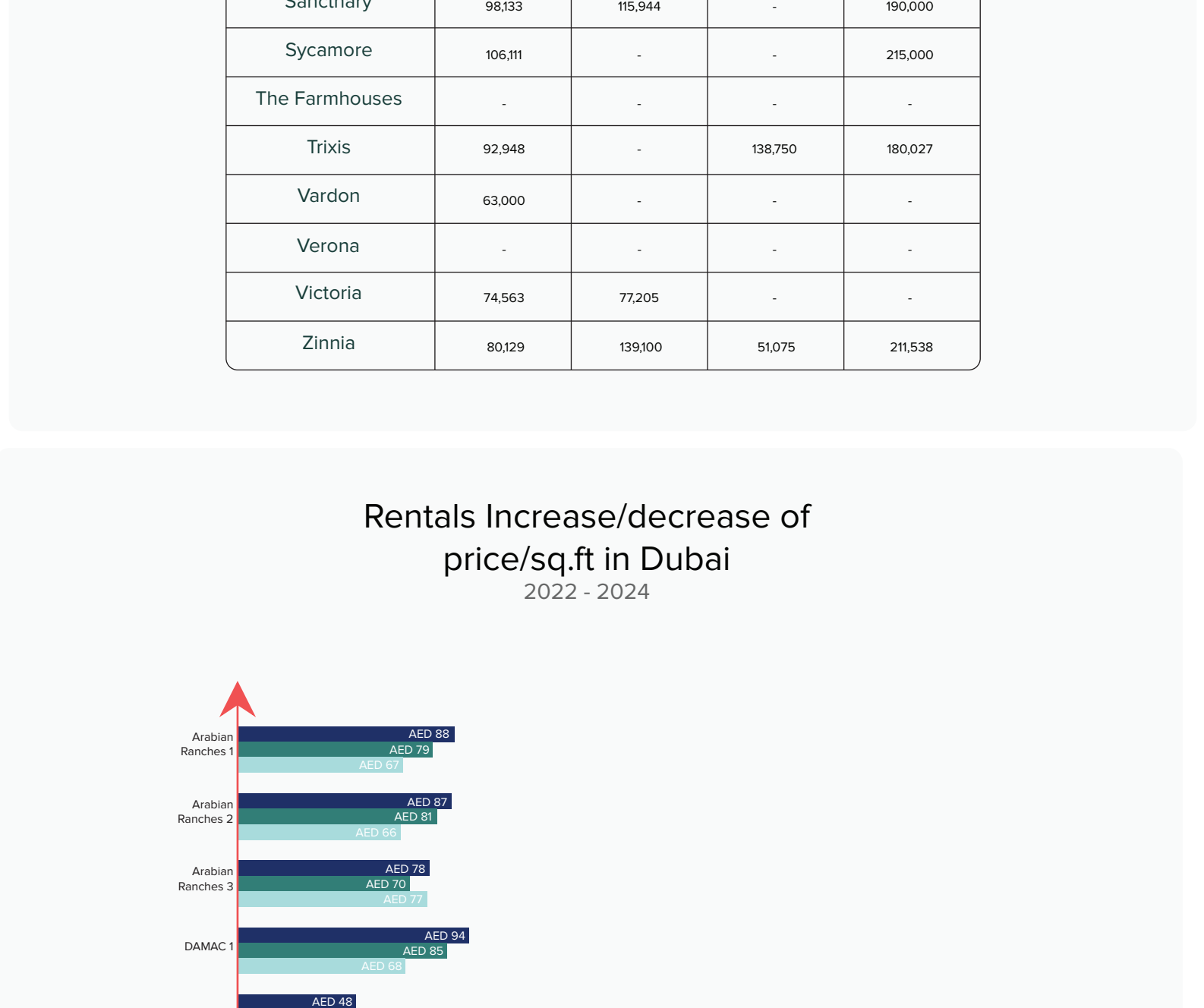


Acuna,
DAMAC Hills 2
3 6 7 5,316 sqft
AED 330,000

Rentals in Damac Hills 2
Average price (AED) 2024

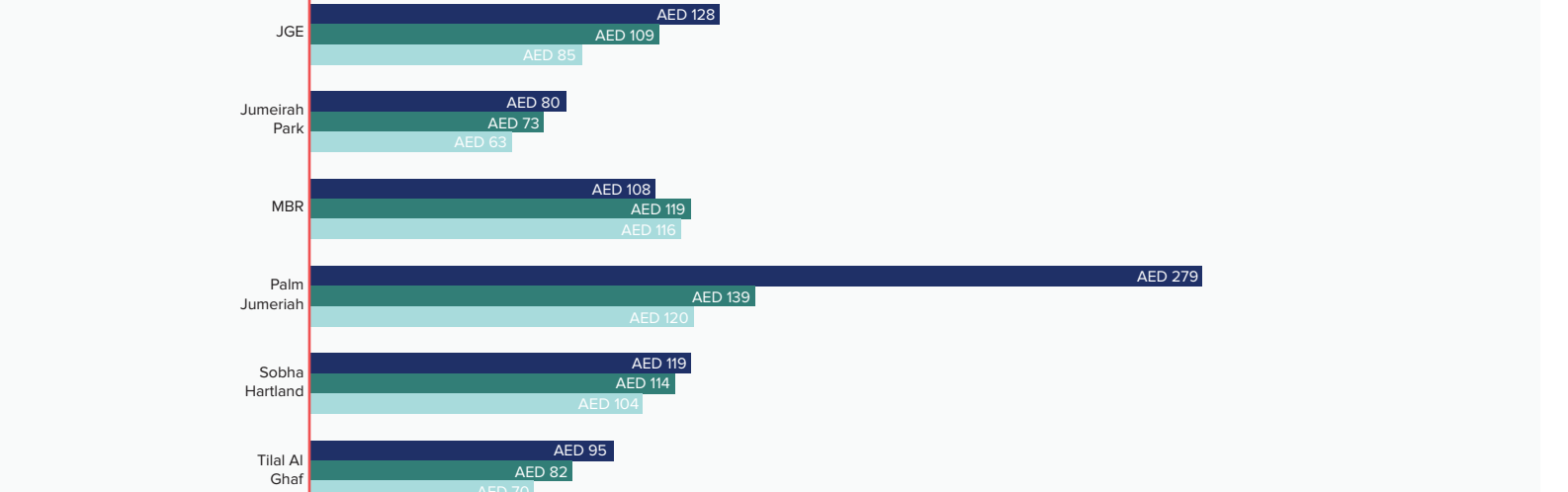
	3 Bed	4 Bed	5 Bed	6 Bed
Acuna	-	-	-	226,667
Amargo	74,233	-	108,667	-
Amazonia	89,565	100,000	165,000	-
Aster	121,927	114,600	134,250	200,333
Avenia	78,087	76,880	-	-
Basswood	72,942	-	-	-
Camelia	92,091	-	-	-
Centaury	96,635	-	-	190,000
Claret	101,096	108,333	128,457	222,000
Coursetia	95,242	123,333	135,000	-
Janusia	83,857	100,375	250,000	-
Juniper	96,857	157,675	134,881	-
Mimosa	72,662	-	-	-
Mulberry	104,251	130,000	-	-
Natura	-	-	-	-
Odora	107,551	-	-	264,290
Pacifica	101,957	110,978	-	-
Primrose	93,171	125,000	133,890	207,866
Sanctuary	98,133	115,944	-	190,000
Sycamore	106,111	-	-	215,000
The Farmhouses	-	-	-	-
Trixis	92,948	-	138,750	180,027
Vardon	63,000	-	-	-
Verona	-	-	-	-
Victoria	74,563	77,205	-	-
Zinnia	80,129	139,100	51,075	211,538

Rentals Increase/decrease of price/sq.ft in Dubai
2022 - 2024



Community	2024	2023	2022
Arabian Ranches 1	AED 110	AED 79	AED 61
Arabian Ranches 2	AED 87	AED 81	AED 66
Arabian Ranches 3	AED 78	AED 70	AED 57
DAMAC 1	AED 94	AED 85	AED 68
DAMAC 2	AED 48	AED 40	AED 34
Dubai Hills	AED 121	AED 109	AED 81
Emaar South	AED 51	AED 49	AED 40
Emirates Living	AED 98	AED 88	AED 61
JGE	AED 128	AED 95	AED 81
Jumeirah Park	AED 95	AED 79	AED 63
MBR	AED 108	AED 110	AED 118
Palm Jumeirah	AED 270	AED 199	AED 161
Sobha Hartland	AED 110	AED 114	AED 104
Tilal Al Ghaf	AED 95	AED 82	AED 69
Town Square	AED 64	AED 58	AED 51
Villanova	AED 74	AED 66	AED 53

Rental transactions in Dubai
July 2024



Community	Count
1 Arabian Ranches 1 - 50	1
2 Arabian Ranches 2 - 38	2
3 Arabian Ranches 3 - 41	3
4 DAMAC 1 - 40	4
5 DAMAC 2 - 183	5
6 Dubai Hills - 78	6
7 Emaar South - 53	7
8 Emirates Living - 104	8
9 JGE - 15	9
10 Jumeirah Park - 31	10
11 MBR - 18	11
12 Palm Jumeirah - 13	12
13 Sobha Hartland - 2	13
14 Tilal Al Ghaf - 37	14
15 Town Square - 90	15
16 Villanova - 83	16

Total rentals value
AED 467,838,073

Current Average Gross Yield
July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14%
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai
2024

Sales

	Total Volume	Total Value
Emirates Living	455	3,513,033,476
DAMAC Hills 2	454	745,490,851
Villanova	393	1,039,221,385
Arabian Ranches 3	363	1,202,344,688
Tilal Al Ghaf	323	2,699,705,679
Townsquare	269	631,774,964
MBR	268	2,859,148,510
Emaar South	263	593,628,971
Dubai Hills	259	3,339,578,525
Arabian Ranches 1	248	1,663,086,016
DAMAC Hills 1	231	1,030,563,708
Jumeirah Park	195	1,102,754,624
JGE	127	1,360,173,342
Palm Jumeirah	114	4,119,017,854
Arabian Ranches 2	110	572,676,886
Sobha Hartland	28	300,005,659

Rentals

	Total Volume	Total Value
DAMAC Hills 2	1,397	129,379,990
Villanova	694	109,209,569
Emirates Living	689	175,997,950
Townsquare	555	79,445,073
Emaar South	506	55,420,069
Dubai Hills	453	176,639,956
Arabian Ranches 1	310	95,301,772
Tilal Al Ghaf	258	63,536,995
DAMAC Hills 1	251	69,048,690
Arabian Ranches 3	248	40,512,175
Jumeirah Park	239	81,480,898
Arabian Ranches 2	198	51,678,603
MBR	132	74,075,433
JGE	110	66,449,648
Palm Jumeirah	91	147,985,110
Sobha Hartland	15	10,299,181

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

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