DAMAC Hills 2 November Market Report

Joyful Celebration Awaits

Joy is in the air as the festive season begins to near, where the team wishes you the warmest holiday season and sends its most sincerest regards to all. We have crafted an array of goodies and offers that are only reserved for this month of cheer.

White & Co News

- White & Co won the Best Broker Campaign award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to success.

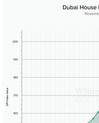
Mortgage Rates

Please note rates are for 25 years Fixed for Year 1

	1 Year	3 Year	5 Year
Emirates	4%*	4.25%*	4.25%*
Int'l Exclusive	4%*	4.25%*	4.25%*
Emirates	4.25%*	4.25%*	4.25%*
Non Resident	50%	50%	50%

*Subject to Credit Approval

Hot Properties for Sale



Recent White & Co Sales

Dubai House Price Timeline

November 2024

+0.38%	+3.28%	+10.30%	AED 1,478
MoM Change	YoY Change	YTD Change	Average price/sqft

Sales in DAMAC Hills 2

Average Price (AED) 2024

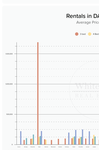
Sales in Dubai

Average Price (AED) 2024

	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	1,164,000	1,600,000	3,000,000	5,000,000
Arabian Ranches 1	5,125,000	8,600,000	10,766,000	16,250,000
Arabian Ranches 2	1,750,000	3,000,000	4,298,000	6,000,000
Arabian Ranches 3	2,480,000	4,040,000	6,250,000	-
DAMAC Hills 1	1,000,000	1,400,000	2,000,000	10,250,000
DAMAC Hills 2	1,000,000	2,000,000	1,600,000	3,500,000
DAMAC Lagoons	1,000,000	2,000,000	3,000,000	7,000,000
Dubai Hills	2,000,000	3,750,000	6,000,000	10,250,000
Emaar South	3,570,000	2,790,375	5,750,000	-
Emirates Living	1,250,000	3,000,000	6,750,000	20,000,000
JGE	3,000,000	3,900,750	15,000,000	14,000,000
Jumeirah Park	6,750,000	10,000,000	16,000,000	-
MBR	3,250,000	6,000,000	13,875,000	38,000,000
Palm Jumeirah	18,000,000	20,000,000	47,000,000	60,000,000
Sobha Hartland	-	3,000,000	5,000,000	-
The Al Ghaf	2,375,000	3,400,000	14,000,000	34,000,000
Town Square	1,000,000	1,000,000	-	-
Villanova	2,000,000	3,000,000	5,000,000	-

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

Average Price (AED) 2024



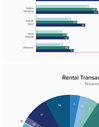
Sale Transactions in Dubai

November 2024

Total Sales Value

AED 6,587,742,121

Hot Properties for Rent



Rentals in DAMAC Hills 2

Average Price (AED) 2024

No Transactions Recorded, Performance Unavail

Rentals in Dubai

Average Price (AED) 2024

	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	55,000	84,000	106,000	150,000
Arabian Ranches 1	60,000	85,000	167,000	200,000
Arabian Ranches 2	67,750	87,750	150,833	310,333
Arabian Ranches 3	50,000	75,000	-	-
DAMAC Hills 1	29,000	37,500	42,000	140,000
DAMAC Hills 2	40,000	57,000	130,667	245,242
DAMAC Lagoons	35,000	50,000	75,000	100,000
Dubai Hills	244,000	362,667	479,667	2,000,000
Emaar South	80,000	90,000	200,000	-
Emirates Living	200,000	277,000	327,000	1,000,667
JGE	95,667	120,000	170,000	200,000
Jumeirah Park	224,000	300,000	450,000	-
MBR	118,571	158,667	1,125,000	3,000,000
Palm Jumeirah	1,000,000	1,800,000	2,750,000	3,000,000
Sobha Hartland	-	150,000	170,000	-
The Al Ghaf	180,000	300,000	750,000	-
Town Square	100,000	160,667	-	-
Villanova	140,667	167,000	270,000	-

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

Average Price (AED) 2024

Rental Transactions in Dubai

November 2024

Total Rental 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 I	Villa	5.54 %
The Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living - Emirates Golf Club Residences	Villa	4.58 %
Arabian Ranches 3	Villa	4.23 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

Total Sales & Rentals in Dubai

2024

Sales

Area	Total Sales	Total Value
DAMAC Lagoons	1,000	1,000,000,000
DAMAC Z	800	1,000,000,000
Emirates Living	763	1,000,000,000
Arabian Ranches 3	610	2,000,000,000
Villanova	594	1,000,000,000
Al Furjan	540	1,000,000,000
MBR	440	1,000,000,000
Town Square	438	1,000,000,000
Dubai Hills	400	1,000,000,000
DAMAC I	372	1,000,000,000
Arabian Ranches 2	360	1,000,000,000
Emaar South	344	1,000,000,000
JGE	291	1,000,000,000
Jumeirah Park	192	1,000,000,000
Palm Jumeirah	91	1,000,000,000
Sobha Hartland	31	1,000,000,000

Rentals

Area	Total Rentals	Total Value
DAMAC Z	1,000	1,000,000,000
Emirates Living	1,000	1,000,000,000
Villanova	1,000	1,000,000,000
Town Square	962	1,000,000,000
Arabian Ranches 3	900	1,000,000,000
Emaar South	742	1,000,000,000
Arabian Ranches 2	700	1,000,000,000
Arabian Ranches 1	660	1,000,000,000
Dubai Hills	650	1,000,000,000
DAMAC I	600	1,000,000,000
Jumeirah Park	587	1,000,000,000
Palm Jumeirah	500	1,000,000,000
Al Furjan	470	1,000,000,000
MBR	450	1,000,000,000
JGE	380	1,000,000,000
DAMAC Lagoons	300	1,000,000,000
Sobha Hartland	21	1,000,000,000
DAMAC Lagoons	9	1,000,000,000