

DAMAC Hills 2 August Market Report

Newsletter

Which way are property prices heading in DAMAC Hills 2

- With new developments and enhanced community facilities, along with its proximity to Expo 2020, the area is expected to see continued price appreciation.

White & Co News

- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

Get started here



Hot Properties for Sale

Camelia, DAMAC Hills 2	Arum, DAMAC Hills 2	Arum, DAMAC Hills 2	Acuna, DAMAC Hills 2	Primrose, DAMAC Hills 2
3 4 5 1,624 sqft	3 4 1,882 sqft	6 7 3,575 sqft	6 7 3,828 sqft	6 7 4,583 sqft
AED 1,950,000	AED 2,100,000	AED 3,350,000	AED 3,600,000	AED 4,200,000

Recent White & Co Sales

Aquilegia, DAMAC Hills 2	Sanctnary, DAMAC Hills 2	Pacific, DAMAC Hills 2	Casablanca Boutique, DAMAC Hills 2	Claret, DAMAC Hills 2
3 3 1,832 sqft	3 5 2,254 sqft	3 5 1,633 sqft	3 5 1,633 sqft	6 6 4,700 sqft
AED 1,420,000	AED 1,500,000	AED 1,600,000	AED 1,615,000	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	1,077,220	-	1,077,220	-
Amazonia	1,467,647	2,000,000	2,200,000	-
Aster	1,629,615	1,962,500	3,200,000	-
Avencia	1,129,467	1,158,000	-	-
Basswood	1,195,385	-	-	-
Camelia	1,570,000	-	-	-
Centaury	1,686,154	-	-	2,986,667
Claret	1,678,394	1,825,000	1,966,667	3,600,000
Coursetia	1,677,500	2,100,000	1,975,000	-
Janusia	1,543,095	-	-	3,300,000
Juniper	1,699,717	2,433,333	2,127,000	-
Mimosa	1,132,105	-	-	-
Mulberry	939,318	2,100,000	-	3,250,000
Natura	-	1,999,922	-	-
Odora	1,649,608	-	-	-
Pacific	1,547,664	1,761,667	-	3,258,333
Primrose	1,536,667	1,930,000	-	3,900,000
Sanctnary	1,469,333	1,784,167	-	3,000,000
Sycamore	1,640,909	-	-	2,600,000
The Farmhouses	-	-	-	11,007,360
Trixis	1,575,000	-	2,150,000	3,360,000
Vardon	1,011,667	-	-	-
Verona	-	1,904,727	-	-
Victoria	1,223,750	1,172,000	-	-
Zinnia	1,460,237	2,483,333	-	2,000,000

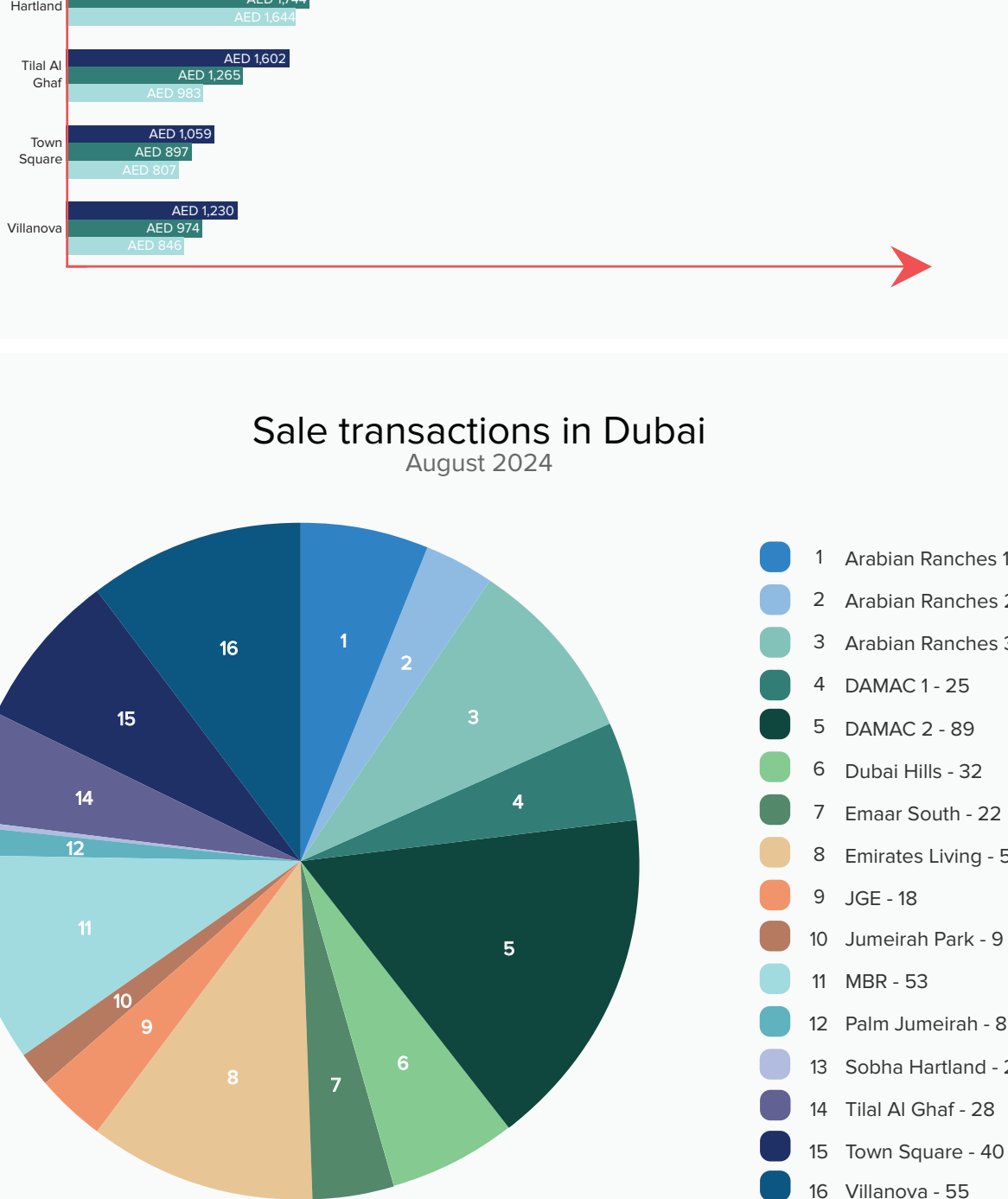
Sales in Dubai

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,174,361	8,201,538	10,599,942	13,755,869
Arabian Ranches 2	3,673,333	5,388,710	6,207,039	10,120,000
Arabian Ranches 3	2,450,104	4,045,345	6,264,768	-
DAMAC Hills 1	3,345,723	4,013,786	7,316,544	10,376,633
DAMAC Hills 2	1,400,041	2,136,507	1,942,945	3,488,744
Dubai Hills	5,580,046	6,984,119	14,754,273	31,152,381
Emaar South	1,893,859	2,634,576	6,793,716	-
Emirates Living	4,884,831	11,090,435	15,020,056	27,506,875
JGE	4,971,374	7,863,149	14,516,331	14,172,636
Jumeirah Park	7,027,461	7,641,290	10,410,714	-
MBR	3,234,375	6,323,972	17,376,015	37,848,182
Palm Jumeirah	22,987,500	28,728,675	34,126,542	38,183,425
Sobha Hartland	-	9,663,925	18,421,104	-
Tilal Al Ghaf	3,362,298	5,809,467	14,940,999	20,800,000
Town Square	2,242,374	2,785,872	-	-
Villanova	2,382,546	3,018,821	5,163,600	-

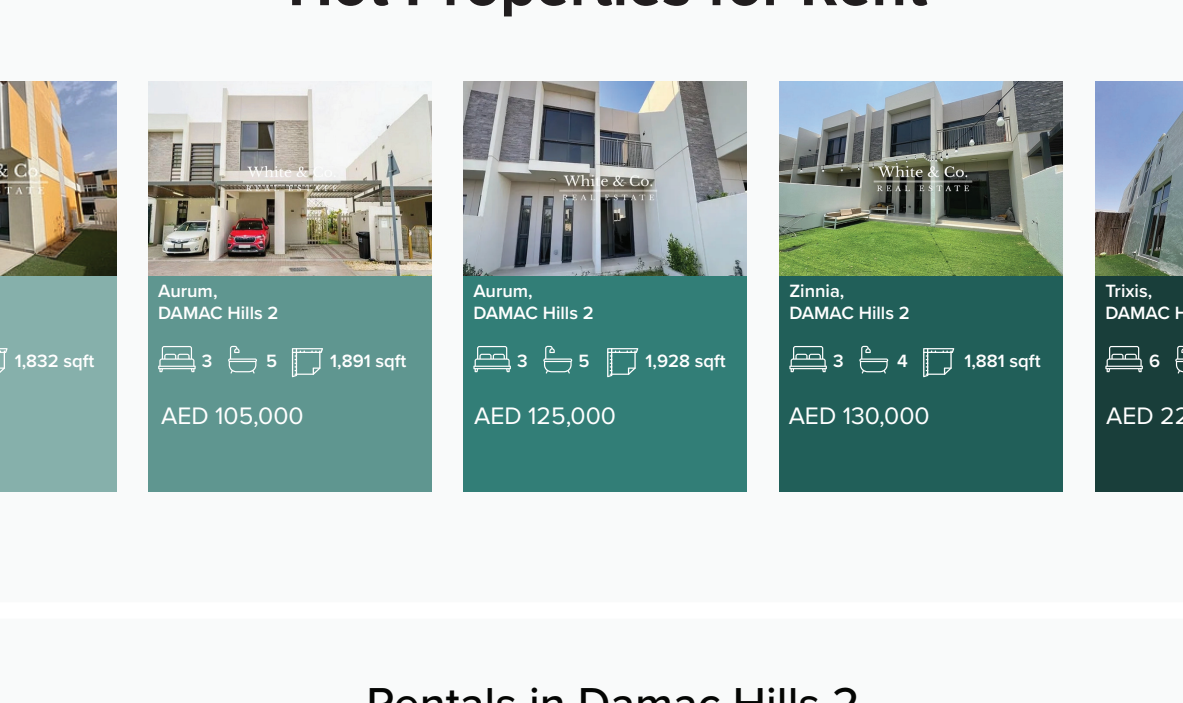
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

August 2024



Total sales value

AED 5,120,187,077

Hot Properties for Rent

Cavalli Villas, DAMAC Hills 2	Arum, DAMAC Hills 2	Arum, DAMAC Hills 2	Zinnia, DAMAC Hills 2	Trixis, DAMAC Hills 2
3 4 1,832 sqft	3 5 1,891 sqft	3 5 1,928 sqft	3 4 1,881 sqft	6 7 4,087 sqft
AED 95,000	AED 105,000	AED 125,000	AED 130,000	AED 225,999

Rentals in Damac Hills 2

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Acuna	-	-	-	163,000
Amargo	75,134	-	106,800	-
Amazonia	91,550	100,000	165,000	-
Aster	118,860	124,778	137,400	216,200
Avencia	78,827	77,867	-	-
Basswood	73,522	-	-	-
Camelia	92,242	-	-	-
Centaury	97,054	-	-	197,500
Claret	101,945	116,481	131,299	230,000
Coursetia	97,258	127,500	135,000	-
Janusia	101,041	-	-	240,000
Juniper	97,579	156,886	134,889	-
Mimosa	75,897	-	-	-
Mulberry	105,765	130,000	-	-
Natura	-	-	-	-
Odora	107,272	-	-	264,290
Pacific	102,489	112,601	-	-
Primrose	96,226	126,875	134,654	214,916
Sanctnary	98,026	114,647	-	190,000
Sycamore	105,235	-	-	215,000
The Farmhouses	-	-	-	-
Trixis	95,022	-	138,750	180,027
Vardon	67,143	-	-	-
Verona	-	-	-	-
Victoria	75,634	75,456	-	-
Zinnia	81,030	139,100	51,075	203,216

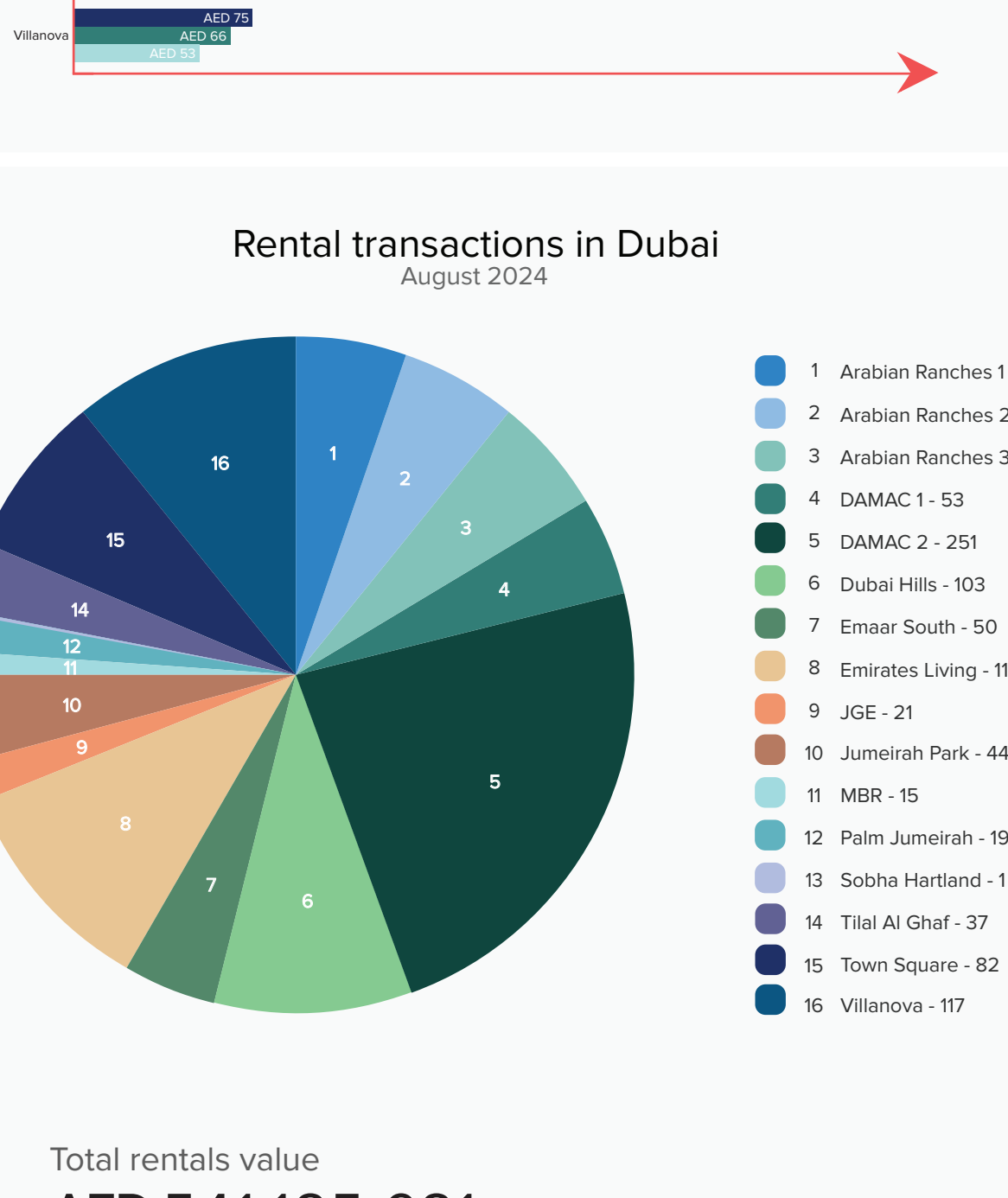
Rentals in Dubai

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	255,822	407,379	457,944	663,158
Arabian Ranches 2	199,454	286,013	357,545	635,000
Arabian Ranches 3	146,517	194,231	-	-
DAMAC Hills 1	213,831	285,419	402,816	465,994
DAMAC Hills 2	88,204	105,952	128,853	218,270
Dubai Hills	290,346	362,576	478,484	1,762,625
Emaar South	96,996	138,770	250,000	-
Emirates Living	250,497	399,980	515,115	1,110,714
JGE	348,173	485,549	960,904	783,300
Jumeirah Park	314,265	368,354	381,636	-
MBR	176,952	485,405	1,269,280	2,964,970
Palm Jumeirah	430,113	1,289,794	2,169,543	3,351,543
Sobha Hartland	-	608,500	1,074,295	-
Tilal Al Ghaf	183,245	289,504	691,667	-
Town Square	137,810	168,834	-	-
Villanova	146,591	185,196	245,667	-

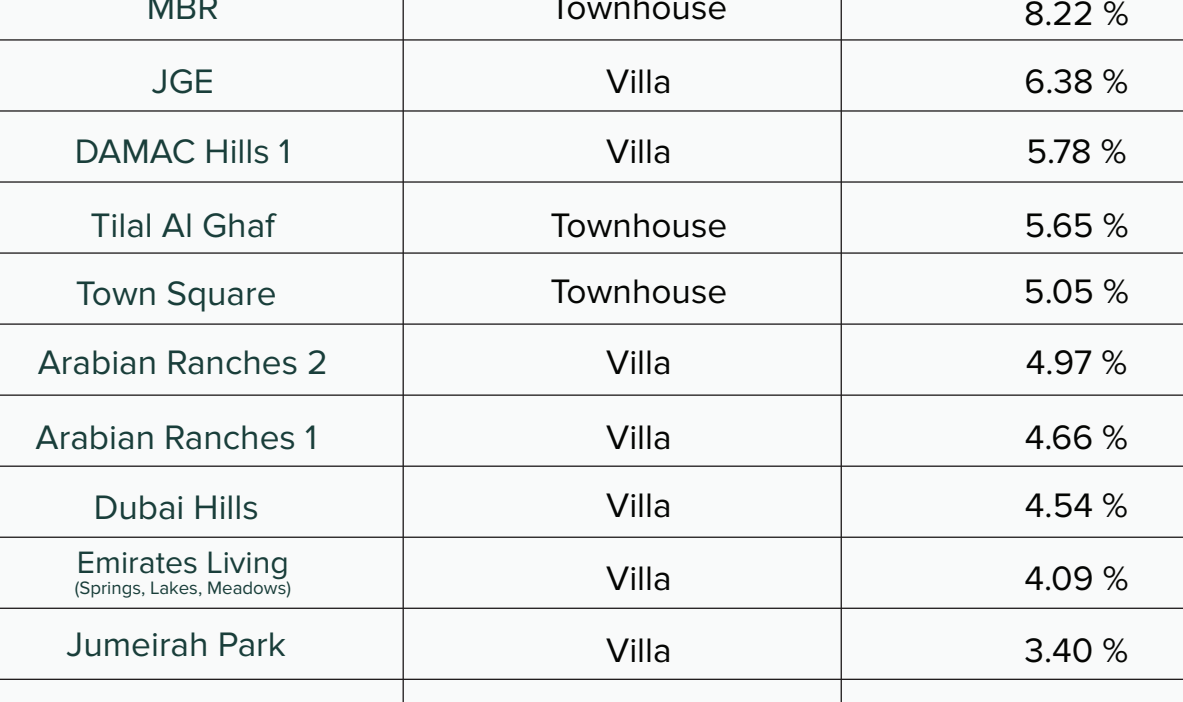
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

August 2024



Total rentals value

AED 541,185,681

Current Average Gross Yeild

August 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	8.22 %
JGE	Villa	6.38 %
DAMAC Hills 1	Villa	5.78 %
Tilal Al Ghaf	Townhouse	5.65 %
Town Square	Townhouse	5.05 %
Arabian Ranches 2	Villa	4.97 %
Arabian Ranches 1	Villa	4.66 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.09 %
Jumeirah Park	Villa	3.40 %
Palm Jumeirah	Villa	2.78 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Hills 2	553	907,344,992	DAMAC Hills 2	1687	158,347,437
Emirates Living	514	3,891,957,476	Villanova	820	130,262,346
Villanova	449	1,199,226,385	Emirates Living	816	211,318,522
Arabian Ranches 3	413	1,367,006,425	Town Square	649	93,285,576
Tilal Al Ghaf	352	2,918,580,679	Dubai Hills	570	24,815,598
MBR	323	3,442,361,020	Emaar South	556	61,560,173
Town Square	312	737,021,064	Arabian Ranches 1	375	116,266,113
Dubai Hills	292	3,880,913,872	Arabian Ranches 3	321	53,043,801
Emaar South	286	1,661,450,635	DAMAC Hills 1	314	86,047,302
Arabian Ranches 1	282	1,882,821,016	Tilal Al Ghaf	307	79,108,487
DAMAC Hills 1	260	1,164,688,307	Jumeirah Park	290	100,676,452
JGE	146	1,562,055,230	Arabian Ranches 2	263	68,144,669
Jumeirah Park	144	1,166,559,624	MBR	148	86,394,033
Arabian Ranches 2	129	6,707,218,85	JGE	129	77,647,148
Palm Jumeirah	123	4,475,820,854	Palm Jumeirah	115	233,834,672
Sobha Hartland	30	315,805,559	Sobha Hartland	16	11,599,181

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

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