

Downtown October Market Report

Newsletter

Details Unveiled Of Baccarat Hotel

- Shamal Holding, has unveiled details of the UAE's first Baccarat Hotel, on course to redefine ultra-luxury hospitality in the city.

White & Co News

- Our in-house Conveyancing team ensures all transactions are managed from contract signing to the transfer appointment at the DLD to secure your desired transfer date.

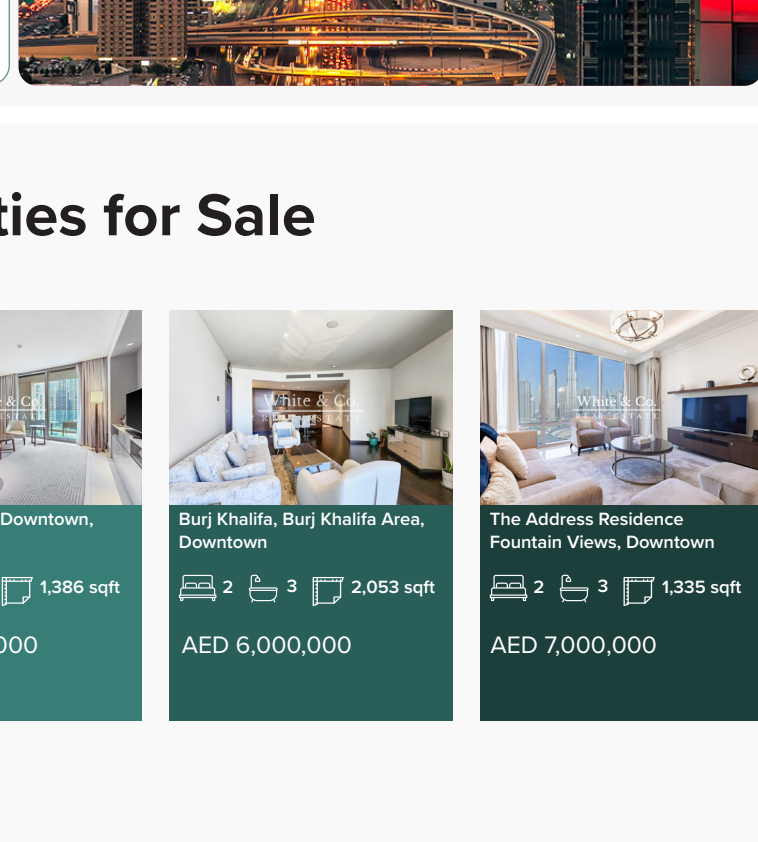
Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.79% Fixed for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.99%	4.18%
Self Employed	80%	3.99%	4.20%
Low Doc	60%	4.79%	4.90%
Non Resident	60%	4.19%	4.50%

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

Get Started Here



Hot Properties for Sale

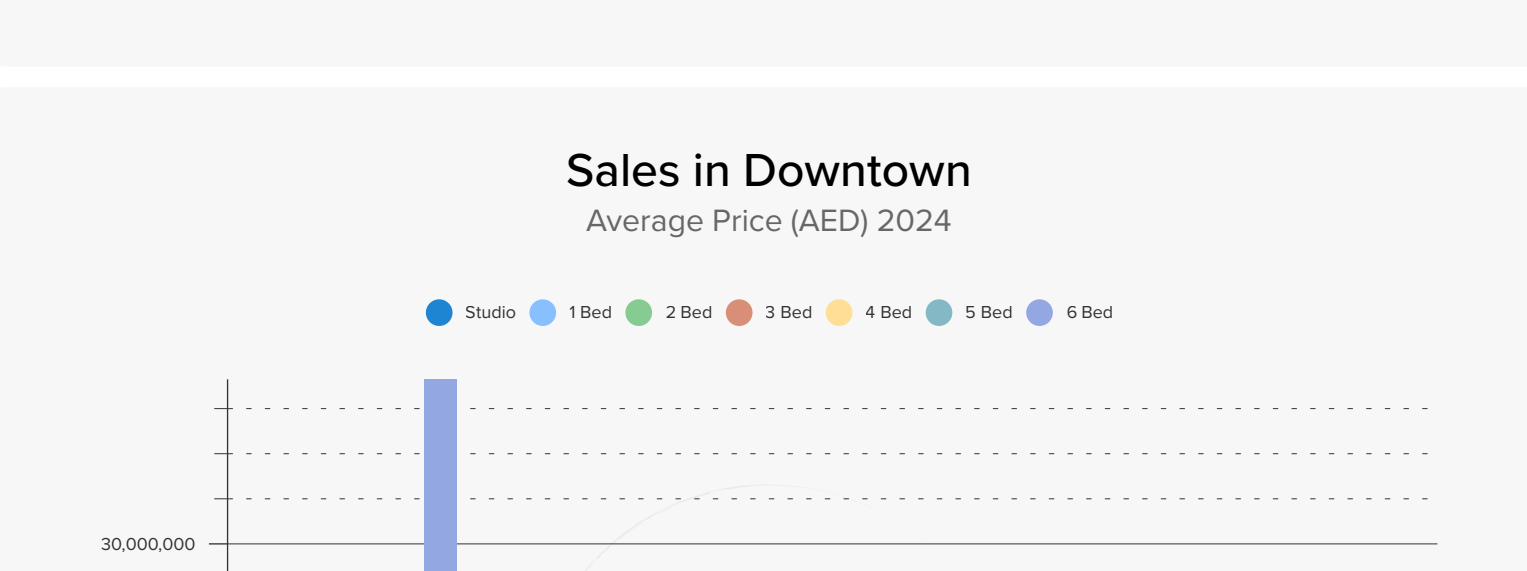
Vida Residence Downtown, Downtown 1 1 772 sqft AED 2,500,000	The Lofts, Downtown 2 3 1,241 sqft AED 3,190,000	Vida Residence Downtown, Downtown 2 3 1,386 sqft AED 5,500,000	Burj Khalifa, Burj Khalifa Area, Downtown 2 3 2,053 sqft AED 6,000,000	The Address Residence Fountain Views, Downtown 2 3 1,335 sqft AED 7,000,000
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Recent White & Co Sales

The Address Downtown Hotel, Downtown 1 1 517 sqft AED 2,000,000	Boulevard Central Tower 1, Downtown 1 2 875 sqft AED 2,300,000	Boulevard Point, Downtown 1 1 772 sqft AED 2,500,000	Boulevard Point, Downtown 1 2 919 sqft AED 2,775,000	Downtown Views II, Downtown 2 3 1,707 sqft AED 5,200,000
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Dubai House Price Timeline

October 2024



Monthly

+1.73% MoM Change

+5.44% QoQ Change

+17.19% YoY Change

AED 1,473 Average price/sqft

Sales in Downtown

Average Price (AED) 2024



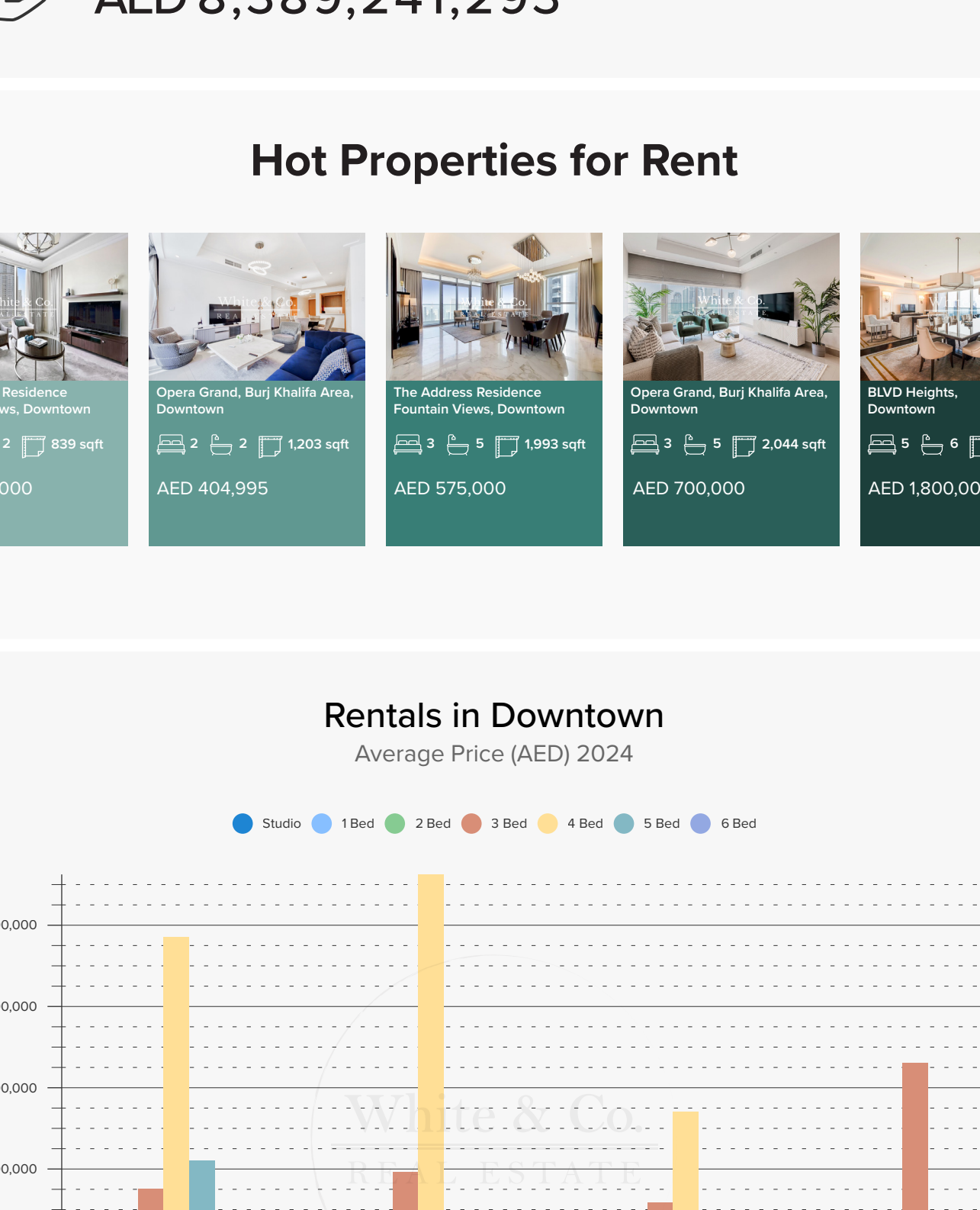
Sales in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	978,902	1,407,093	2,402,910	3,594,020	8,824,883	27,332,500	16,000,000 1 Transaction
Creek	-	1,583,620	2,572,287	3,784,390	6,463,492	-	-
Downtown	1,197,850	1,987,317	3,723,289	5,737,518	22,691,898	25,372,000	39,125,000
Dubai Hills	933,676	1,357,232	2,152,804	3,634,368	-	-	-
Dubai Marina	1,023,180	1,514,370	2,335,502	3,782,876	6,168,165	12,540,819	-
EMAAR Beachfront	-	2,635,303	4,631,660	6,919,872	12,262,229	-	-
Greens	707,750	1,164,042	1,920,276	2,787,858	3,256,600	-	-
JBR	2,142,316	2,278,666	3,433,113	3,728,744	7,474,075	-	54,000,000 1 Transaction
JLT	687,802	1,142,387	1,725,461	2,700,178	2,760,293	8,053,234	-
JVC	552,895	846,324	1,370,220	1,678,014	3,550,000	-	-
MBR	597,714	1,247,433	2,140,329	3,092,446	7,096,533	-	-
Palm Jumeirah	1,670,125	2,744,567	5,011,555	8,144,496	23,306,037	69,901,697	-
Sobha Hartland	871,869	1,310,392	2,110,342	3,140,278	5,550,410	-	-
Views	875,571	1,490,531	2,473,688	3,442,321	-	-	-

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

Average Price (AED) 2024



Sale Transactions in Dubai

October 2024



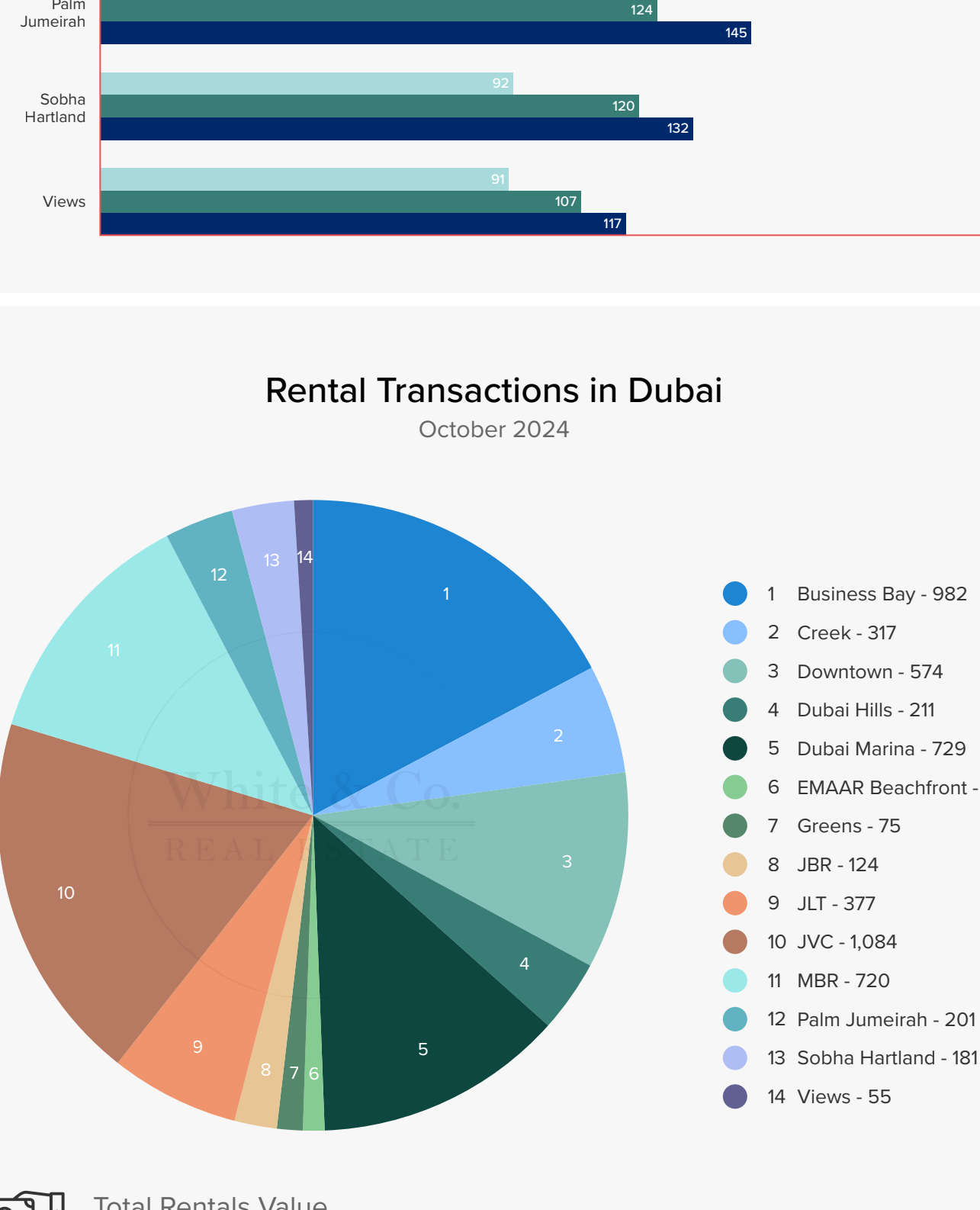
Total Sales Value
AED 8,389,241,293

Hot Properties for Rent

The Address Residence Fountain Views, Downtown 1 2 839 sqft AED 235,000	Opera Grand, Burj Khalifa Area, Downtown 2 2 1,203 sqft AED 404,995	The Address Residence Fountain Views, Downtown 3 5 1,993 sqft AED 575,000	Opera Grand, Burj Khalifa Area, Downtown 3 5 2,044 sqft AED 700,000	BLVD Heights, Downtown 5 6 3,369 sqft AED 1,800,000
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Rentals in Downtown

Average Price (AED) 2024



Rentals in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,693	95,284	139,585	191,594	351,865	-	-
Creek	-	95,993	148,259	220,282	377,973	-	-
Downtown	77,917	120,721	189,578	284,602	589,545	270,000 2 Transactions	-
Dubai Hills	67,333	93,090	144,863	238,877	342,000	-	-
Dubai Marina	70,514	97,264	150,046	222,859	380,465	430,833	-
EMAAR Beachfront	-	144,664	237,719	392,500	707,500 2 Transactions	3,025,000 2 Transactions	-
Greens	56,899	86,781	133,980	183,381	230,000 1 Transaction	-	-
JBR	84,195	116,938	161,120	209,309	354,191	1,250,000 1 Transaction	-
JLT	59,203	83,719	125,143	171,419	140,273	695,000	-
JVC	46,247	66,609	100,996	135,226	157,500	-	-
MBR	45,496	83,145	135,691	158,557	-	550,000 1 Transaction	-
Palm Jumeirah	102,555	163,308	240,505	377,784	889,250	647,282	-
Sobha Hartland	63,211	89,858	137,093	250,184	401,875	-	-
Views	69,625	101,979	151,132	208,842	234,500 1 Transaction	-	-

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

Average Price (AED) 2024

Rental Transactions in Dubai

October 2024

Total Rentals Value
AED 1,383,035,496

Current Average Gross Yield

October 2024

Community	Community Type	Avg. Gross Yield
JVC	Apartment	8.08 %
JLT	Apartment	7.62 %
MBR	Apartment	7.10 %
Emirates Living (Greens, Views)	Apartment	7.08 %
Dubai Marina	Apartment	7.01 %
Meydan	Apartment	6.88 %
Dubai Hills	Apartment	6.70 %
Sobha Hartland	Apartment	6.69 %
Business Bay	Apartment	6.55 %
JBR	Apartment	6.31 %
Downtown	Apartment	6.30 %
Creek	Apartment	5.97 %
Palm Jumeirah	Apartment	5.73 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
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JVC	3,845	3,324,414,757
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Business Bay	3,414	5,882,654,050
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Dubai Marina	2,529	5,830,919,139
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Downtown	2,150	7,874,233,533
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JLT	1,705	2,254,304,968
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MBR	1,520	1,623,114,609
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Creek	1,305	3,240,799,183
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Dubai Hills	1,197	2,266,582,299
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Sobha Hartland	1,035	1,719,693,012
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Palm Jumeirah	951	6,065,160,559
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JBR	608	2,248,923,551
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Emaar Beachfront	475	2,152,688,592
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Greens	337	504,544,275
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Views	254	530,426,524
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Rentals

	Total Volume	Total Value
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JVC	9,009	622,849,144
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Business Bay	7,212	767,466,560
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Dubai Marina	6,388	845,501,847
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Downtown	4,463	76,812,401
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MBR	4,136	271,320,744
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JLT	3,268	306,378,346
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Creek	2,407	342,426,628
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Dubai Hills	1,697	211,496,800
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Palm Jumeirah	1,681	422,354,752
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Sobha Hartland	1,540	167,214,149
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JBR	1,175	206,875,710
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Greens	673	68,717,523
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Views	575	73,404,844
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Emaar Beachfront	478	107,279,550
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*Data source: Property Monitor, as of 4th October 2024 Secondary Sales Only

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