

Dubai Hills November Market Report

Dubai's New \$1 Billion Project

- H&H Development launched the \$1 billion (AED 3.67 billion) Eden Hills project which will cater to the high net worth individuals who are residing or relocating to the emirate, located near Dubai Hills Estate on Al Khail Road.

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

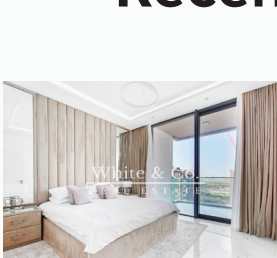
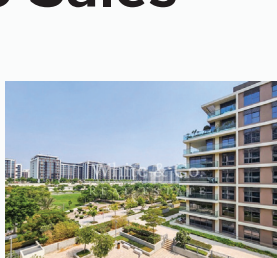
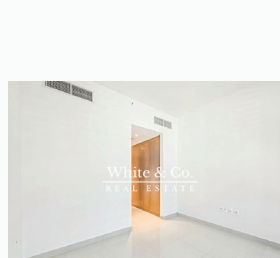
Interest rates starting from 3.75% Fixed for 1 Year & 3.79% Fixed for 2 Years

	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%

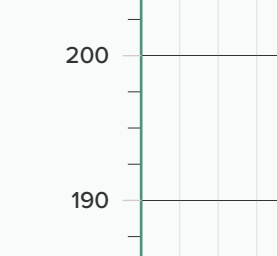
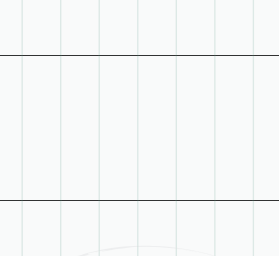
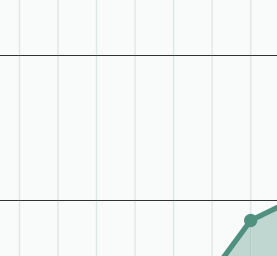
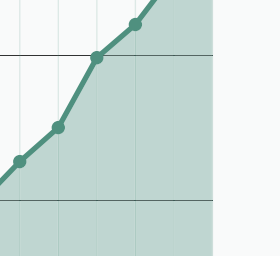
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

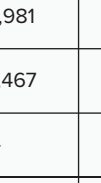
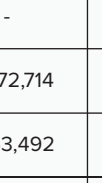
 Executive Residences 2, Dubai Hills Estate 1 1 1 675 sqft AED 1,650,000	 Park Point, Dubai Hills Estate 2 2 2 1,019 sqft AED 2,550,000	 Ellington House II, Dubai Hills Estate 2 2 2 1,274 sqft AED 3,090,000	 Ellington House, Dubai Hills Estate 2 2 2 1,272 sqft AED 3,550,000	 Mulberry 2, Park Heights, Dubai Hills Estate 3 3 4 2,914 sqft AED 7,800,000
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Recent White & Co Sales

 Mulberry 2, Dubai Hills Estate 1 1 1 908 sqft AED 2,150,000	 Pinnacle, Dubai Hills Estate 2 2 2 1,198 sqft AED 2,400,000	 Acacia 8, Park Heights, Dubai Hills Estate 2 2 3 1,317 sqft AED 2,770,000	 Mulberry 2, Dubai Hills Estate 2 2 3 1,362 sqft AED 3,150,000	 Mulberry 2, Dubai Hills Estate 2 2 3 1,362 sqft AED 3,250,000
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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 Dubai

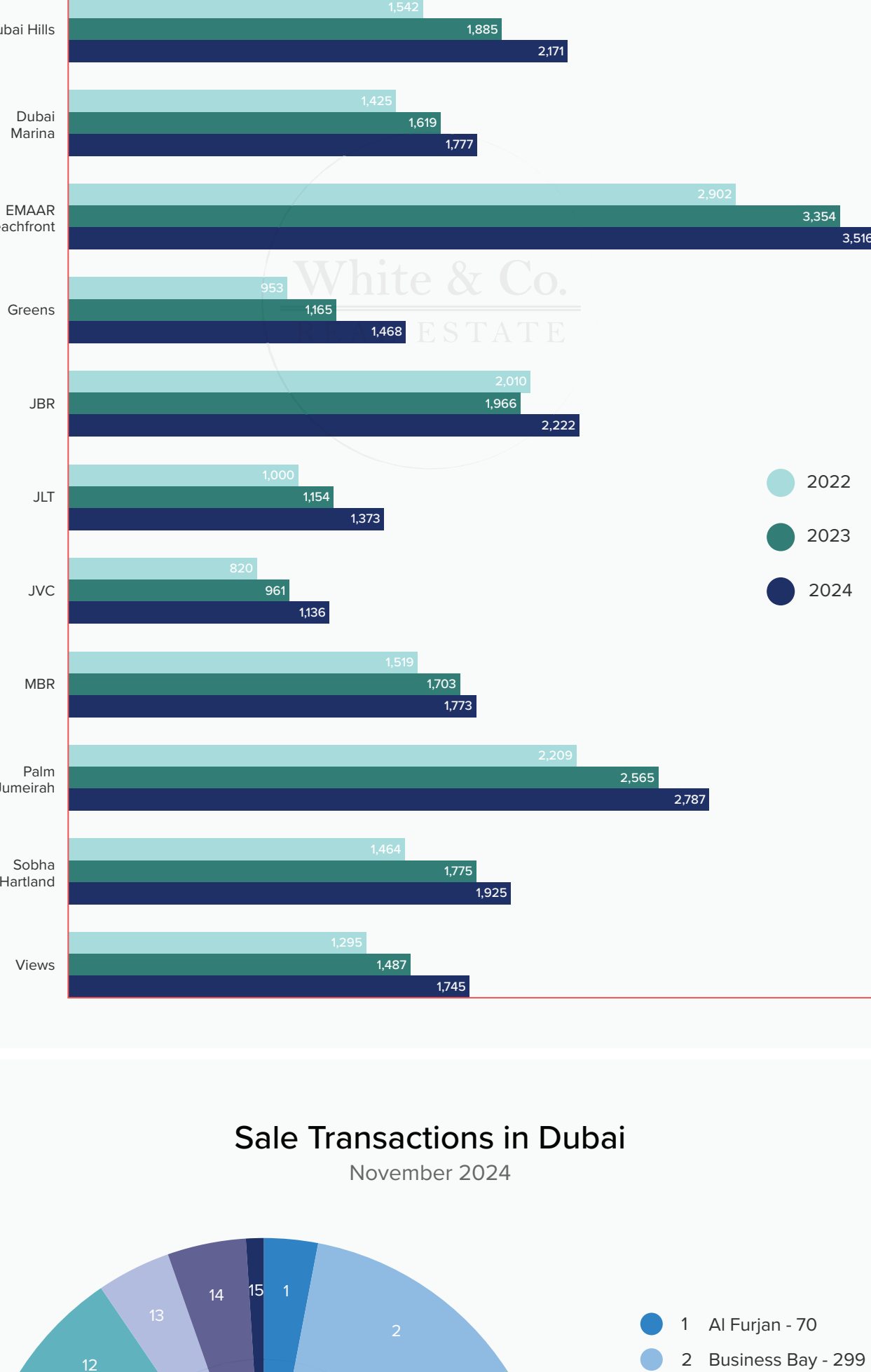
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	530,981	900,850	1,409,293	2,036,379	-	-	-
Business Bay	980,467	1,399,940	2,454,466	3,667,662	10,572,714	27,332,500 2 Transactions	16,000,000 1 Transaction
Creek	-	1,588,741	2,583,429	3,787,884	6,463,492	-	-
Downtown	1,225,277	2,013,049	3,710,183	5,677,695	21,919,903	24,416,067	39,125,000 2 Transactions
Dubai Hills	927,806	1,373,589	2,169,452	3,690,504	-	-	-
Dubai Marina	1,047,877	1,514,638	2,348,934	3,768,003	5,981,592	12,540,819	-
EMAAR Beachfront	-	2,641,951	4,616,218	6,811,619	12,286,549	-	-
Greens	709,762	1,165,066	1,936,771	2,792,730	3,310,500	-	-
JBR	2,092,844	2,259,781	3,426,299	3,723,145	7,485,789	-	54,000,000 1 Transaction
JLT	693,591	1,138,009	1,746,066	2,667,049	3,005,402	8,053,234	-
JVC	556,624	853,506	1,371,450	1,689,952	2,926,544	-	-
MBR	602,142	1,242,095	2,184,877	2,967,407	7,096,533	-	-
Palm Jumeirah	1,652,035	2,790,392	4,959,655	8,498,993	22,984,651	76,579,286	-
Sobha Hartland	875,896	1,319,791	2,113,871	3,158,378	6,054,809	-	-
Views	875,533	1,499,926	2,449,107	3,449,483	-	-	-

Sales Increase/Decrease of

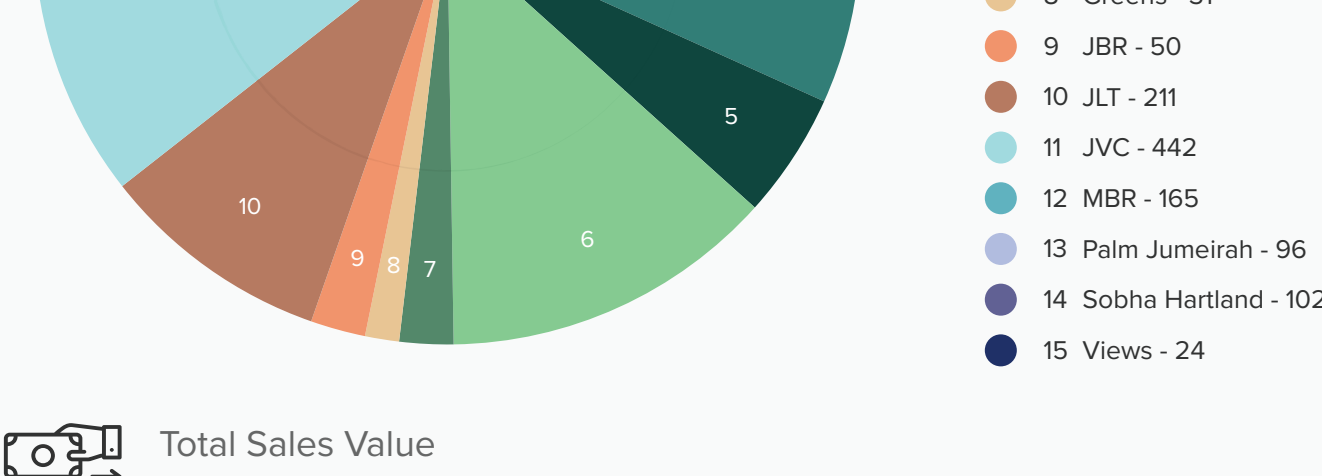
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

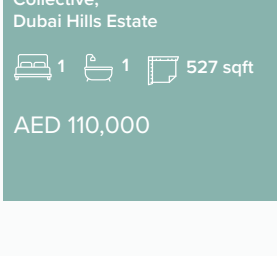
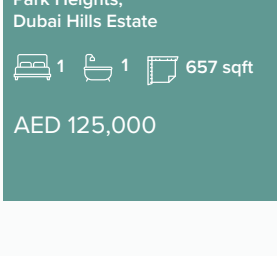
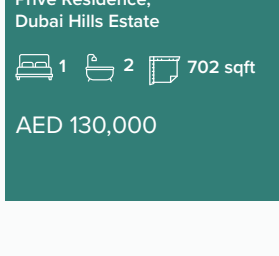
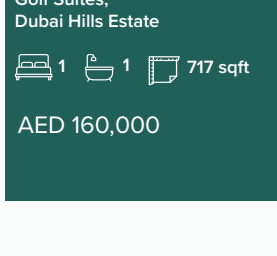
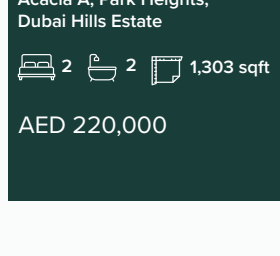
November 2024



Total Sales Value

AED 6,994,809,868

Hot Properties for Rent

 Collective, Dubai Hills Estate 1 1 1 627 sqft AED 110,000	 Park Heights, Dubai Hills Estate 1 1 1 657 sqft AED 125,000	 Prive Residence, Dubai Hills Estate 1 1 2 702 sqft AED 130,000	 Golf Suites, Dubai Hills Estate 1 1 1 717 sqft AED 160,000	 Acacia A, Park Heights, Dubai Hills Estate 2 2 2 1,303 sqft AED 220,000
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Rentals in Dubai

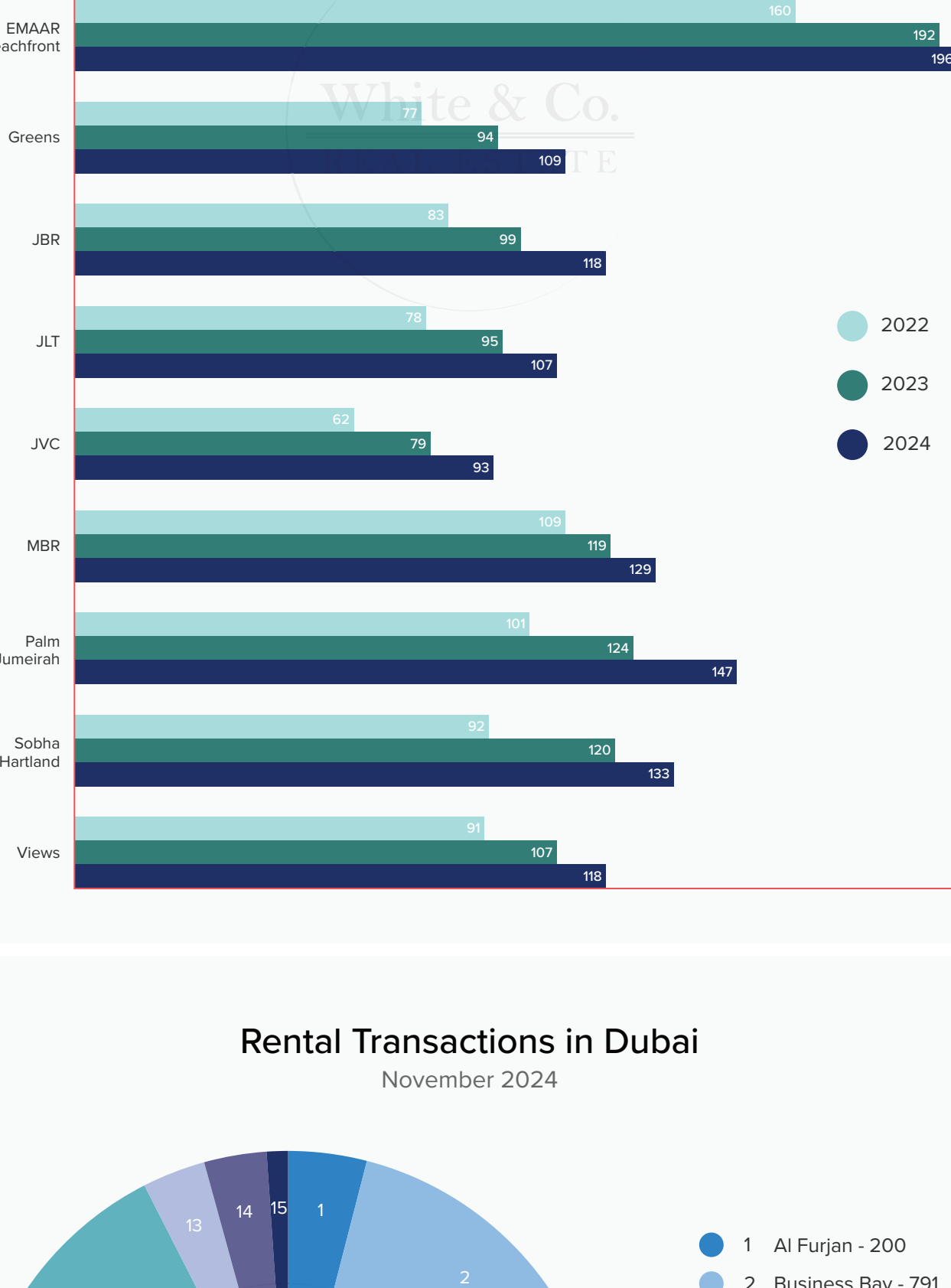
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	47,716	66,550	89,996	135,374	165,000 2 Transactions	-	-
Business Bay	69,673	95,689	139,662	194,968	337,573	-	-
Creek	-	95,998	148,695	218,705	387,660	-	-
Downtown	78,275	122,788	194,760	300,073	602,609	270,000 2 Transactions	-
Dubai Hills	67,333	93,220	146,023	241,727	342,000	-	-
Dubai Marina	70,675	97,584	149,974	223,317	372,703	442,963	-
EMAAR Beachfront	-	144,940	237,141	401,994	707,500	-	3,025,000 2 Transactions
Greens	57,367	86,736	135,512	183,171	230,000 1 Transaction	-	-
JBR	84,796	118,325	161,218	210,216	343,688	1,250,000 1 Transaction	-
JLT	59,242	83,961	125,041	172,909	138,308	695,000	-
JVC	46,769	67,043	101,405	135,242	157,500	-	-
MBR	45,946	83,139	137,189	159,358	-	550,000 1 Transaction	-
Palm Jumeirah	97,239	164,217	240,849	371,734	855,140	624,952	-
Sobha Hartland	63,607	89,840	137,536	248,070	401,875	-	-
Views	69,125	102,032	152,328	207,999	234,500 1 Transaction	-	-

Rentals Increase/Decrease of

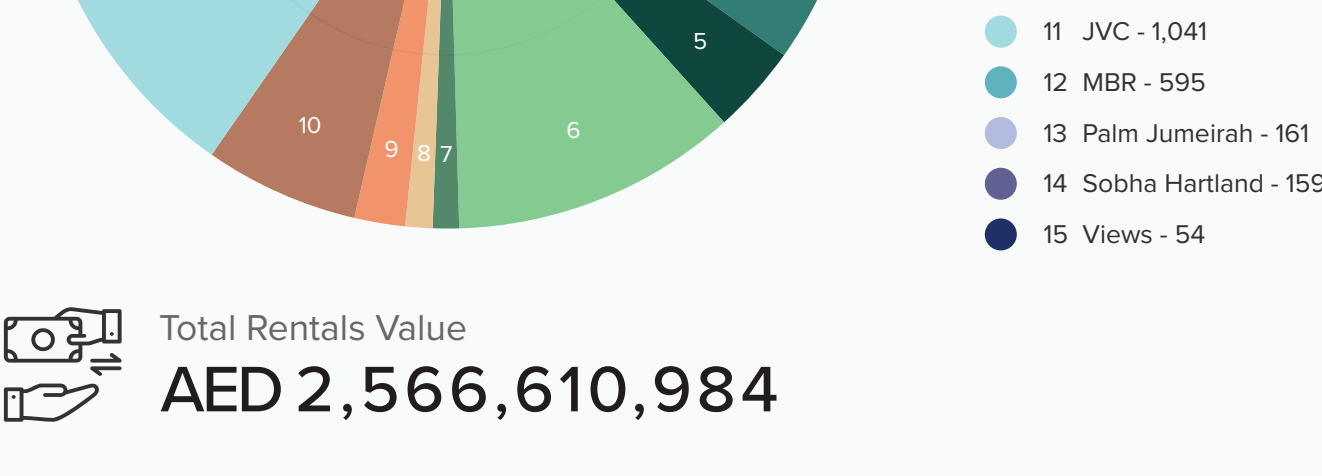
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024



Total Rentals Value

AED 2,566,610,984

Current Average Gross Yield

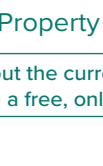
November 2024

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	9.43 %
JVC	Apartment	7.94 %
JLT	Apartment	7.61 %
MBR	Apartment	7.17 %
Dubai Marina	Apartment	6.99 %
Emirates Living (Greens, Views)	Apartment	6.98 %
Meydan	Apartment	6.81 %
Sobha Hartland	Apartment	6.73 %
Dubai Hills	Apartment	6.62 %
Business Bay	Apartment	6.46 %
JBR	Apartment	6.37 %
Downtown	Apartment	6.21 %
Creek	Apartment	5.97 %
Palm Jumeirah	Apartment	5.72 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	4,275	3,716,802,069	JVC	10,040	693,796,376
Business Bay	3,630	6,391,802,822	Business Bay	8,000	850,456,563
Dubai Marina	2,804	6,385,085,423	Dubai Marina	6,982	924,885,754
Downtown	2,387	8,705,798,162	Downtown	4,961	871,846,440
JLT	1,909	2,543,717,835	MBR	4,809	317,913,869
MBR	1,678	1,788,678,345	JLT	3,604	337,417,726
Creek	1,423	3,530,392,249	Creek	2,648	378,836,602
Dubai Hills	1,308	2,509,089,088	Al Furjan	2,195	152,365,913
Sobha Hartland	1,135	1,894,937,098	Dubai Hills	1,869	233,411,433
Palm Jumeirah	1,043	6,685,639,541	Palm Jumeirah	1,859	474,723,626
Al Furjan	822	891,149,601	Sobha Hartland	1,704	184,160,348
JBR	656	2,408,667,560	JBR	1,282	227,309,447
Emar Beachfront	523	2,368,048,016	Greens	731	74,411,284
Greens	366	554,013,870	Views	628	80,221,612
Views	278	575,856,524	Emar Beachfront	529	119,866,341

PROPERTY
MONITOR
A Cavendish Maxwell Group CompanyWINNER
2024

*Data source: Property Monitor, as of 4th December 2024 Secondary Sales Only

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