

White & Co.

REAL ESTATE

# Dubai Hills August Market Report

Newsletter

Hamleys to open new toy store in Dubai

Hamleys, the world's oldest and largest toy retailer, is bringing a brand-new experience to Dubai Hills Mall this August with the opening of Hamleys Play.

White & Co News

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

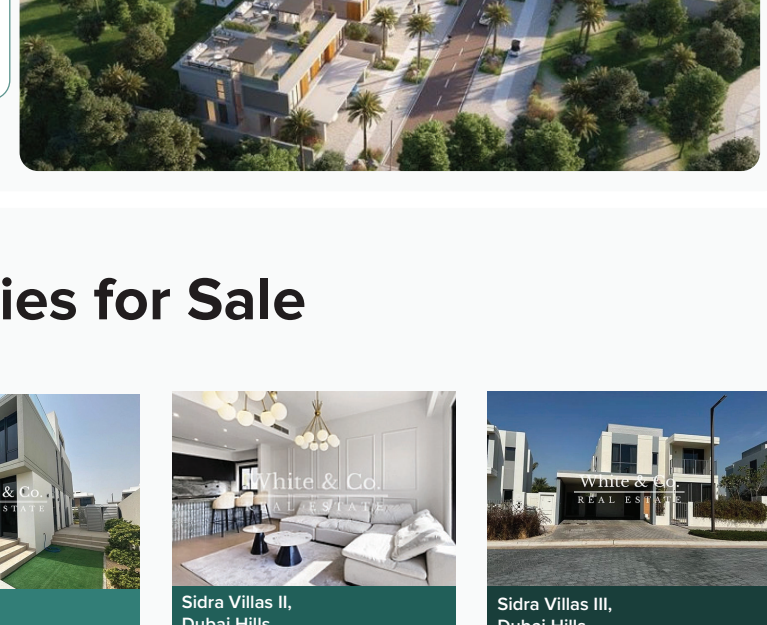
Mortgage Updates

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

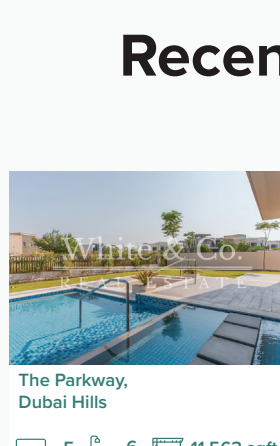
Get started here



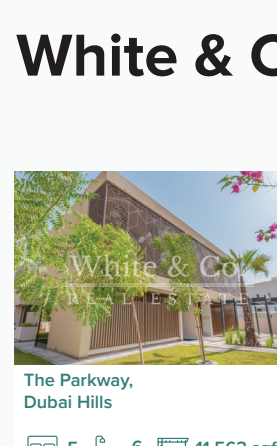
## Hot Properties for Sale



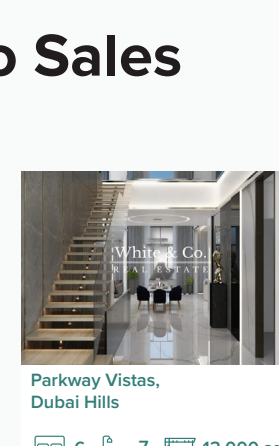
Maple 1, Dubai Hills  
4 3 2,172 sqft  
AED 4,800,000



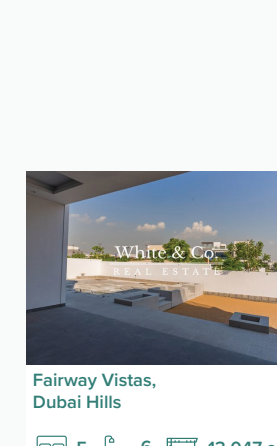
Maple 1, Dubai Hills  
4 4 2,168 sqft  
AED 5,000,000



Golf Grove, Dubai Hills  
3 3 2,848 sqft  
AED 6,850,000



Sidra Villas II, Dubai Hills  
4 4 3,600 sqft  
AED 8,250,000



Sidra Villas III, Dubai Hills  
4 4 3,593 sqft  
AED 10,000,000

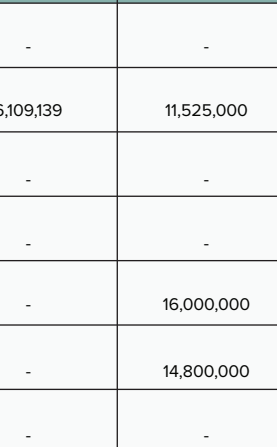
## Recent White & Co Sales



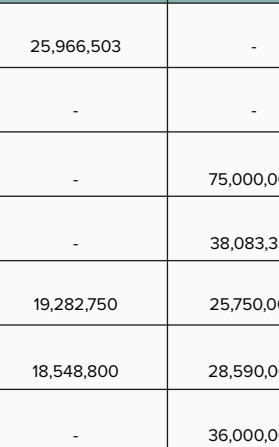
Sidra Villas I, Dubai Hills  
4 5 3,525 sqft  
AED 7,800,000



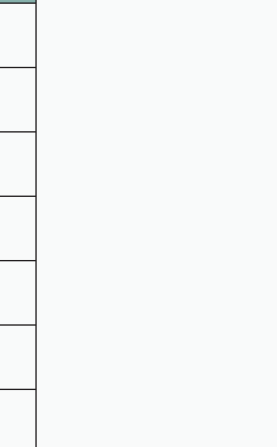
The Parkway, Dubai Hills  
5 6 11,563 sqft  
AED 25,000,000



The Parkway, Dubai Hills  
5 6 11,563 sqft  
AED 25,000,000



Parkway Vistas, Dubai Hills  
6 7 13,000 sqft  
AED 42,000,000



Fairway Vistas, Dubai Hills  
5 6 13,047 sqft  
AED 65,000,000

### Sales in Dubai Hills

Average price (AED) 2024

|                   | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|-----------|------------|------------|------------|
| Address Hillcrest | -         | -          | 25,966,503 | -          |
| Club Villas       | 6,109,139 | 11,525,000 | -          | -          |
| Fairway           | -         | -          | -          | 75,000,000 |
| Fairway Vistas    | -         | -          | -          | 38,083,333 |
| Golf Place 1      | -         | 16,000,000 | 19,282,750 | 25,750,000 |
| Golf Place 2      | -         | 14,800,000 | 18,548,800 | 28,590,000 |
| Majestic Vistas   | -         | -          | -          | 36,000,000 |
| Maple             | -         | 3,896,053  | 4,509,559  | 5,266,875  |
| Park Gate         | -         | 11,868,759 | 13,974,629 | -          |
| Parkways          | -         | -          | -          | -          |
| Parkway Vistas    | -         | -          | -          | 26,300,000 |
| Sidra Villas      | 6,627,270 | 8,463,750  | 12,045,789 | -          |

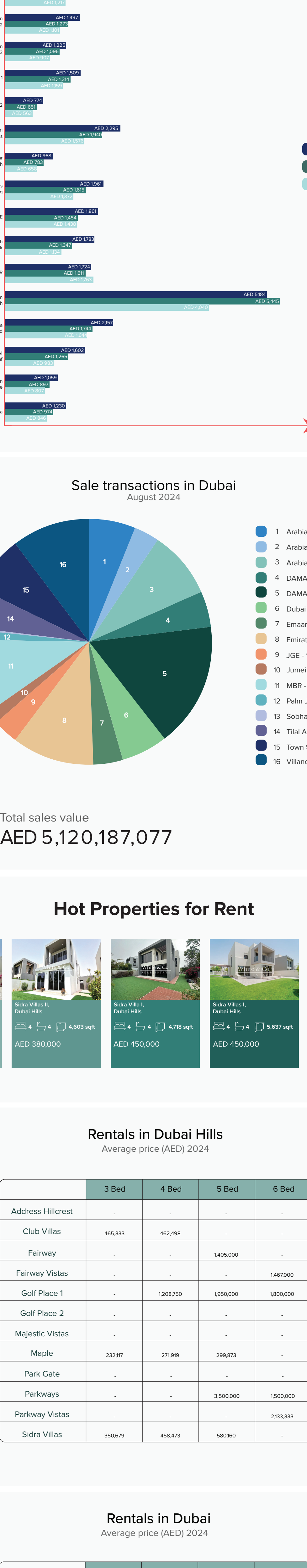
### Sales in Dubai

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  | 10,020,000 |
| 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 | 31,52,381  |
| Emaar South       | 1,893,859  | 2,634,576  | 6,793,196  | -          |
| Emirates Living   | 4,884,831  | 11,990,435 | 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

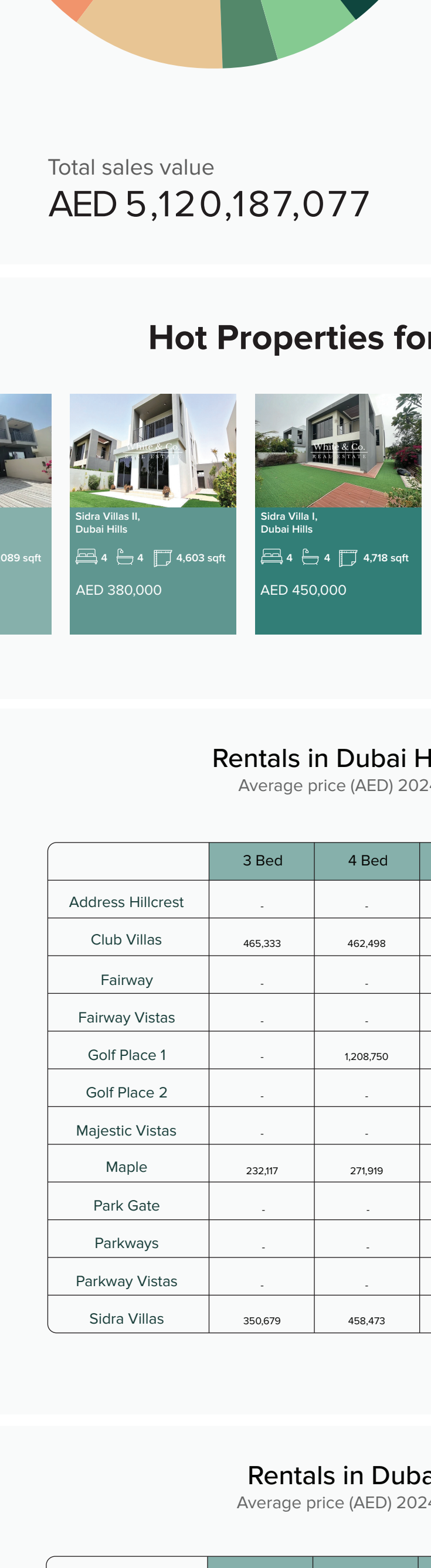
2022 - 2024



| Community         | 2024     | 2023     | 2022     |
|-------------------|----------|----------|----------|
| Arabian Ranches 1 | AED 1774 | AED 1468 | AED 851  |
| Arabian Ranches 2 | AED 1497 | AED 1393 | AED 1001 |
| Arabian Ranches 3 | AED 1224 | AED 1096 | AED 967  |
| DAMAC 1           | AED 1509 | AED 1314 | AED 958  |
| DAMAC 2           | AED 714  | AED 651  | AED 583  |
| Dubai Hills       | AED 2255 | AED 1940 | AED 1546 |
| Emaar South       | AED 1608 | AED 783  | AED 658  |
| Emirates Living   | AED 1961 | AED 1615 | AED 1890 |
| JGE               | AED 1861 | AED 1451 | AED 1281 |
| Jumeirah Park     | AED 1251 | AED 1347 | AED 1194 |
| MBR               | AED 1724 | AED 1611 | AED 1001 |
| Palm Jumeirah     | AED 5184 | AED 3445 | AED 2080 |
| Sobha Hartland    | AED 2157 | AED 1742 | AED 1608 |
| Tilal Al Ghaf     | AED 1802 | AED 1265 | AED 983  |
| Town Square       | AED 1059 | AED 897  | AED 811  |
| Villanova         | AED 1230 | AED 914  | AED 589  |

### Sale transactions in Dubai

August 2024

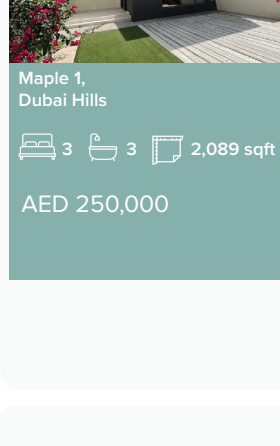


| Community                | Count |
|--------------------------|-------|
| 1 Arabian Ranches 1 - 33 | 1     |
| 2 Arabian Ranches 2 - 19 | 2     |
| 3 Arabian Ranches 3 - 48 | 3     |
| 4 DAMAC 1 - 25           | 4     |
| 5 DAMAC 2 - 89           | 5     |
| 6 Dubai Hills - 32       | 6     |
| 7 Emaar South - 22       | 7     |
| 8 Emirates Living - 58   | 8     |
| 9 JGE - 18               | 9     |
| 10 Jumeirah Park - 9     | 10    |
| 11 MBR - 53              | 11    |
| 12 Palm Jumeirah - 8     | 12    |
| 13 Sobha Hartland - 2    | 13    |
| 14 Tilal Al Ghaf - 28    | 14    |
| 15 Town Square - 40      | 15    |
| 16 Villanova - 55        | 16    |

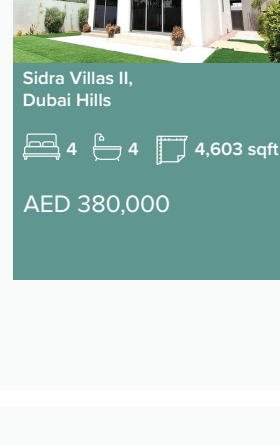
Total sales value

AED 5,120,187,077

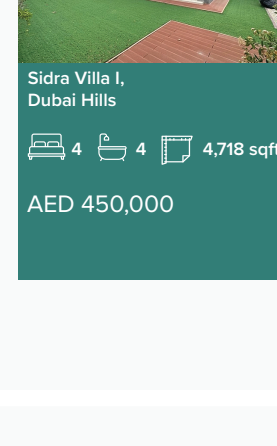
## Hot Properties for Rent



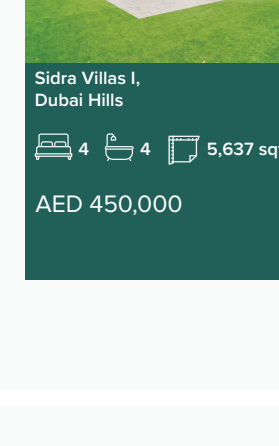
Maple 1, Dubai Hills  
3 3 2,089 sqft  
AED 250,000



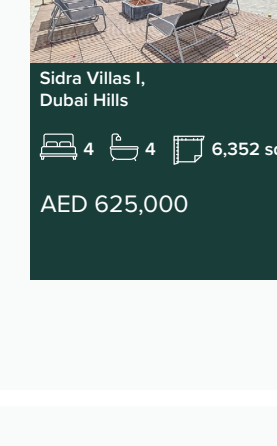
Sidra Villas II, Dubai Hills  
4 4 4,603 sqft  
AED 380,000



Sidra Villa I, Dubai Hills  
4 4 4,718 sqft  
AED 450,000



Sidra Villas I, Dubai Hills  
4 4 5,637 sqft  
AED 450,000



Sidra Villas I, Dubai Hills  
4 4 6,352 sqft  
AED 625,000

### Rentals in Dubai Hills

Average price (AED) 2024

|                   | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Address Hillcrest | -       | -         | -         | -         |
| Club Villas       | 465,333 | 462,498   | -         | -         |
| Fairway           | -       | -         | 1,405,000 | -         |
| Fairway Vistas    | -       | -         | -         | 1,467,000 |
| Golf Place 1      | -       | 1,208,750 | 1,950,000 | 1,800,000 |
| Golf Place 2      | -       | -         | -         | -         |
| Majestic Vistas   | -       | -         | -         | -         |
| Maple             | 232,117 | 271,919   | 299,873   | -         |
| Park Gate         | -       | -         | -         | -         |
| Parkways          | -       | -         | 3,500,000 | 1,500,000 |
| Parkway Vistas    | -       | -         | -         | 2,133,333 |
| Sidra Villas      | 350,679 | 458,473   | 580,960   | -         |

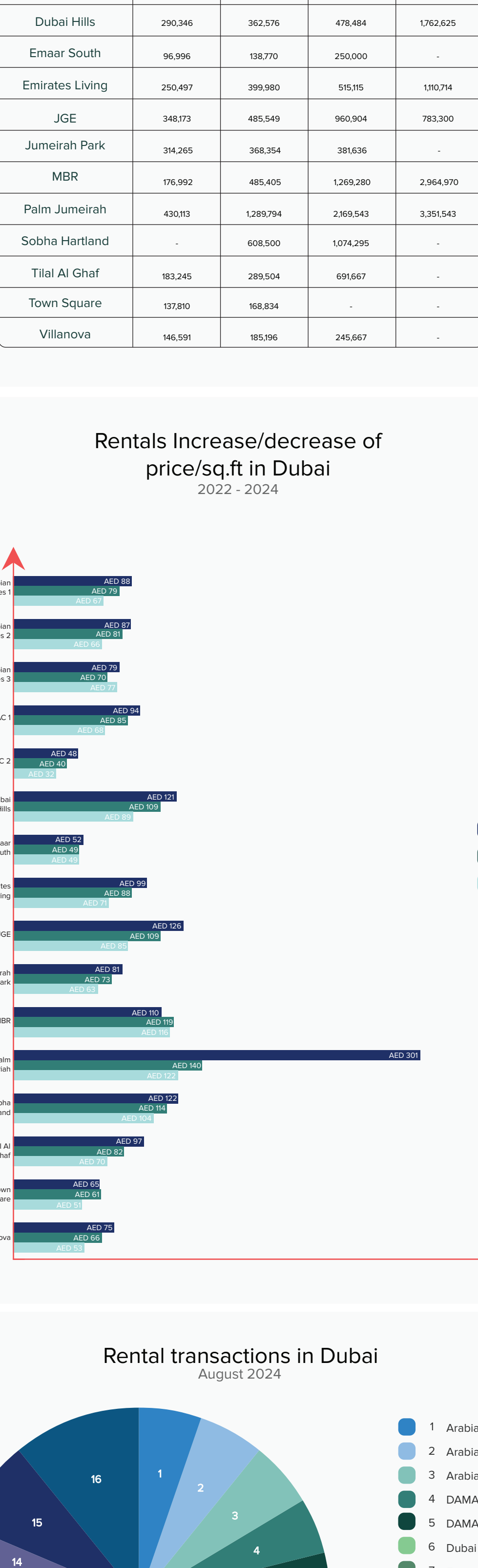
### Rentals in Dubai

Average price (AED) 2024

|                   | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Arabian Ranches 1 | 255,822 | 407,379   | 457,944   | 663,168   |
| 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   | 250,493 | 399,980   | 515,115   | 1,110,714 |
| JGE               | 348,077 | 485,549   | 950,904   | 783,300   |
| Jumeirah Park     | 314,265 | 368,354   | 381,036   | -         |
| MBR               | 176,992 | 485,405   | 1,269,280 | 2,964,970 |
| Palm Jumeirah     | 430,113 | 1,289,794 | 2,369,543 | 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

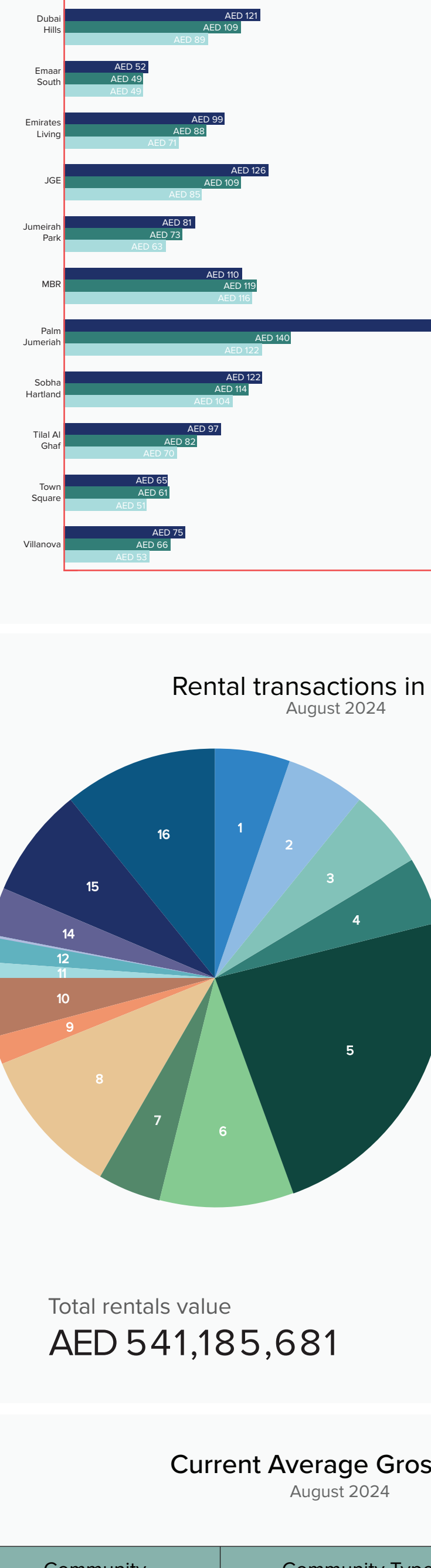
2022 - 2024



| Community         | 2024    | 2023    | 2022    |
|-------------------|---------|---------|---------|
| Arabian Ranches 1 | AED 88  | AED 79  | AED 58  |
| Arabian Ranches 2 | AED 87  | AED 81  | AED 60  |
| Arabian Ranches 3 | AED 79  | AED 70  | AED 57  |
| DAMAC 1           | AED 94  | AED 85  | AED 68  |
| DAMAC 2           | AED 48  | AED 45  | AED 35  |
| Dubai Hills       | AED 121 | AED 95  | AED 78  |
| Emaar South       | AED 52  | AED 45  | AED 43  |
| Emirates Living   | AED 95  | AED 88  | AED 78  |
| JGE               | AED 103 | AED 95  | AED 85  |
| Jumeirah Park     | AED 81  | AED 73  | AED 63  |
| MBR               | AED 110 | AED 115 | AED 118 |
| Palm Jumeirah     | AED 301 | AED 150 | AED 125 |
| Sobha Hartland    | AED 122 | AED 114 | AED 105 |
| Tilal Al Ghaf     | AED 92  | AED 82  | AED 70  |
| Town Square       | AED 65  | AED 61  | AED 51  |
| Villanova         | AED 73  | AED 69  | AED 53  |

### Rental transactions in Dubai

August 2024



| Community                | Count |
|--------------------------|-------|
| 1 Arabian Ranches 1 - 60 | 1     |
| 2 Arabian Ranches 2 - 59 | 2     |
| 3 Arabian Ranches 3 - 59 | 3     |
| 4 DAMAC 1 - 53           | 4     |
| 5 DAMAC 2 - 251          | 5     |
| 6 Dubai Hills - 103      | 6     |
| 7 Emaar South - 50       | 7     |
| 8 Emirates Living - 113  | 8     |
| 9 JGE - 21               | 9     |
| 10 Jumeirah Park - 44    | 10    |
| 11 MBR - 15              | 11    |
| 12 Palm Jumeirah - 19    | 12    |
| 13 Sobha Hartland - 1    | 13    |
| 14 Tilal Al Ghaf - 37    | 14    |
| 15 Town Square - 82      | 15    |
| 16 Villanova - 117       | 16    |

Total rentals value

AED 541,185,681

### Current Average Gross Yield

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   |
|-------------------|--------------|---------------|
| DAMAC Hills 2     | 553          | 907,344,992   |
| Emirates Living   | 514          | 3,891,957,476 |
| Villanova         | 449          | 1,999,226,385 |
| Arabian Ranches 3 | 413          | 1,367,006,425 |
| Tilal Al Ghaf     | 352          | 2,918,580,679 |
| MBR               | 323          | 3,442,361,020 |
| Town Square       | 312          | 737,121,964   |
| Dubai Hills       | 292          | 3,880,913,872 |
| Emaar South       | 286          | 661,450,635   |
| Arabian Ranches 1 | 282          | 1,882,821,016 |
| DAMAC Hills 1     | 260          | 1,164,688,307 |
| JGE               | 146          | 1,562,055,230 |
| Jumeirah Park     | 144          | 1,166,559,624 |
| Arabian Ranches 2 | 129          | 670,721,885   |
| Palm Jumeirah     | 123          | 4,475,820,854 |
| Sobha Hartland    | 30           | 315,805,659   |

Rentals

|                   | Total Volume | Total Value |
|-------------------|--------------|-------------|
| DAMAC Hills 2     | 1687         | 158,347,437 |
| Villanova         | 820          | 130,262,346 |
| Emirates Living   | 816          | 211,318,522 |
| Town Square       | 649          | 93,285,576  |
| Dubai Hills       | 570          | 214,815,598 |
| Emaar South       | 556          | 61,560,173  |
| Arabian Ranches 1 | 375          | 116,266,113 |
| Arabian Ranches 3 | 321          | 53,043,801  |
| DAMAC Hills 1     | 314          | 86,047,302  |
| Tilal Al Ghaf     | 307          | 75,108,487  |
| Jumeirah Park     | 290          | 100,676,452 |
| Arabian Ranches 2 | 263          | 68,144,669  |
| MBR               | 148          | 86,394,033  |
| JGE               | 129          | 77,647,148  |
| Palm Jumeirah     | 115          | 233,834,672 |
| Sobha Hartland    | 16           | 11,599,181  |

Data source: Property Monitor, as of 2nd September 2024

Secondary sales only

Find out the current value of your property with a free, online valuation in minutes

Get started here

www.whiteandcogroup.com