

White & Co.

REAL ESTATE

Dubai Hills July Market Report

Newsletter

New Bus Service Linking Metro to Dubai Hills Mall

- Starts from Equiti Metro Station on Sheikh Zayed Road.

White & Co News

White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

Sidra Villas II, Dubai Hills

- 4 4 3,600 sqft

AED 8,250,000

The Parkway, Dubai Hills

- 5 6 11,851 sqft

AED 25,000,000

Emerald Hills, Dubai Hills

- 6 7 12,564 sqft

AED 55,000,000

Recent White & Co Sales

Maple 3, Dubai Hills

- 4 3 2,929 sqft

AED 4,750,000

Sidra Villa I, Dubai Hills

- 5 5 5,100 sqft

AED 6,999,999

Sidra Villas I, Dubai Hills

- 4 5 3,525 sqft

AED 7,800,000

Golf Place 1, Dubai Hills

- 6 5 12,352 sqft

AED 26,000,000

Golf Place 1, Dubai Hills

- 6 5 13,075 sqft

AED 33,000,000

Sales in Dubai Hills

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Address Hillcrest	-	-	24,453,865	-
Club Villas	6,109,139	11,525,000	-	-
Fairway	-	-	-	75,000,000
Fairway Vistas	-	-	-	38,083,333
Golf Place 1	-	16,000,000	16,543,667	25,750,000
Golf Place 2	-	14,800,000	19,061,000	28,590,000
Majestic Vistas	-	-	-	36,000,000
Maple	-	3,862,813	4,473,016	5,225,227
Park Gate	-	11,943,111	13,974,629	-
Parkways	-	-	-	-
Parkway Vistas	-	-	-	24,833,333
Sidra Villas	6,521,579	8,529,400	12,004,118	-

Sales Increase/decrease of price/sq.ft in Dubai 2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 1757	AED 1468	AED 1399
Arabian Ranches 2	AED 1482	AED 1294	AED 1081
Arabian Ranches 3	AED 1219	AED 1098	AED 907
DAMAC 1	AED 1483	AED 1314	AED 1189
DAMAC 2	AED 770	AED 649	AED 588
Dubai Hills	AED 2265	AED 1940	AED 1796
Emaar South	AED 954	AED 783	AED 618
Emirates Living	AED 1947	AED 1616	AED 1371
JGE	AED 1842	AED 1449	AED 1434
Jumeirah Park	AED 1797	AED 1345	AED 918
MBR	AED 1722	AED 1612	AED 1568
Palm Jumeirah	AED 5,061	AED 4,036	AED 5,462
Sobha Hartland	AED 2192	AED 1744	AED 1643
Tilal Al Ghaf	AED 1588	AED 1263	AED 985
Town Square	AED 1092	AED 897	AED 808
Villanova	AED 1217	AED 924	AED 885

Sale transactions in Dubai July 2024

Community	Count
1 Arabian Ranches 1 - 42	1
2 Arabian Ranches 2 - 13	2
3 Arabian Ranches 3 - 65	3
4 DAMAC 1 - 41	4
5 DAMAC 2 - 85	5
6 Dubai Hills - 50	6
7 Emaar South - 45	7
8 Emirates Living - 76	8
9 JGE - 23	9
10 Jumeirah Park - 16	10
11 MBR - 54	11
12 Palm Jumeirah - 46	12
13 Sobha Hartland - 3	13
14 Tilal Al Ghaf - 49	14
15 Town Square - 53	15
16 Villanova - 75	16

Total sales value
AED 8,671,116,150

Hot Properties for Rent

Sidra Villas I, Dubai Hills

- 3 3 3,102 sqft

AED 390,000

Sidra Villas I, Dubai Hills

- 4 4 4,718 sqft

AED 450,000

Sidra Villa III, Dubai Hills

- 4 4 4,603 sqft

AED 455,000

Sidra Villas I, Dubai Hills

- 4 3 4,685 sqft

AED 500,000

Sidra Villas I, Dubai Hills

- 4 5 5,599 sqft

AED 600,000

Rentals in Dubai Hills

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Address Hillcrest	-	-	-	-
Club Villas	466,667	466,667	-	-
Fairway	-	-	1,250,000	-
Fairway Vistas	-	-	-	146,7000
Golf Place 1	-	1,208,750	1,950,000	1,800,000
Golf Place 2	-	-	-	-
Majestic Vistas	-	-	-	-
Maple	231,606	268,977	298,882	-
Park Gate	-	-	-	-
Parkways	-	-	3,500,000	1,500,000
Parkway Vistas	-	-	-	2,133,333
Sidra Villas	343,691	451,505	585,391	-

Rentals Increase/decrease of price/sq.ft in Dubai 2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 88	AED 78	AED 67
Arabian Ranches 2	AED 97	AED 81	AED 66
Arabian Ranches 3	AED 78	AED 70	AED 57
DAMAC 1	AED 94	AED 83	AED 71
DAMAC 2	AED 48	AED 38	AED 35
Dubai Hills	AED 121	AED 109	AED 89
Emaar South	AED 51	AED 49	AED 48
Emirates Living	AED 98	AED 88	AED 77
JGE	AED 128	AED 109	AED 89
Jumeirah Park	AED 80	AED 73	AED 63
MBR	AED 108	AED 110	AED 118
Palm Jumeirah	AED 279	AED 199	AED 190
Sobha Hartland	AED 119	AED 114	AED 108
Tilal Al Ghaf	AED 95	AED 84	AED 70
Town Square	AED 64	AED 61	AED 51
Villanova	AED 74	AED 68	AED 66

Rental transactions in Dubai July 2024

Community	Count
1 Arabian Ranches 1 - 50	1
2 Arabian Ranches 2 - 38	2
3 Arabian Ranches 3 - 41	3
4 DAMAC 1 - 140	4
5 DAMAC 2 - 483	5
6 Dubai Hills - 78	6
7 Emaar South - 53	7
8 Emirates Living - 104	8
9 JGE - 15	9
10 Jumeirah Park - 31	10
11 MBR - 18	11
12 Palm Jumeirah - 13	12
13 Sobha Hartland - 2	13
14 Tilal Al Ghaf - 37	14
15 Town Square - 90	15
16 Villanova - 83	16

Total rentals value
AED 467,838,073

Current Average Gross Yeild July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14%
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai 2024

Sales

	Total Volume	Total Value
Emirates Living	455	3,513,033,476
DAMAC Hills 2	454	745,490,851
Villanova	393	1,039,221,385
Arabian Ranches 3	363	1,202,344,688
Tilal Al Ghaf	323	2,699,705,679
Townsquare	269	631,774,964
MBR	268	2,859,448,510
Emaar South	263	593,528,971
Dubai Hills	259	3,339,578,525
Arabian Ranches 1	248	1,663,086,016
DAMAC Hills 1	231	1,030,563,708
Jumeirah Park	135	1,102,754,624
JGE	127	1,360,117,342
Palm Jumeirah	114	4,119,017,854
Arabian Ranches 2	110	572,876,886
Sobha Hartland	28	300,105,659

Rentals

	Total Volume	Total Value
DAMAC Hills 2	1,397	129,379,990
Villanova	694	109,209,569
Emirates Living	689	175,997,950
Townsquare	555	79,445,073
Emaar South	506	55,420,169
Dubai Hills	453	176,639,956
Arabian Ranches 1	310	95,301,772
Tilal Al Ghaf	258	63,536,995
DAMAC Hills 1	251	69,048,690
Arabian Ranches 3	248	40,512,175
Jumeirah Park	239	81,480,898
Arabian Ranches 2	198	51,678,603
MBR	132	74,075,433
JGE	110	66,449,648
Palm Jumeirah	91	147,985,110
Sobha Hartland	15	10,299,181

*Data source: Property Monitor, as of 1st August 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