

Dubai Marina August Market Report

Newsletter

Crowne Plaza Dubai Marina Awarded Prestigious ISO Certification

- Earned the prestigious ISO Certification by URS Middle East for its exceptional food safety and quality standards.

White & Co News

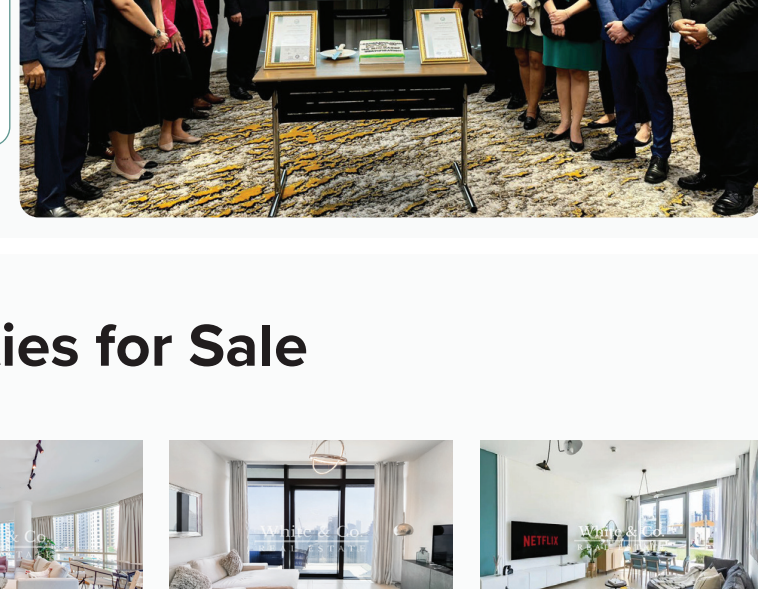
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

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

The Royal Oceanic, Dubai Marina

🏠 1 🛏 2 📏 1,514 sqft

AED 1,075,000

Botanica Tower, Dubai Marina

🏠 3 🛏 3 📏 1,207 sqft

AED 2,350,000

Al Sahab 1, Dubai Marina

🏠 2 🛏 3 📏 1,391 sqft

AED 2,600,000

Marina Gate 2, Dubai Marina

🏠 1 🛏 2 📏 771 sqft

AED 2,799,000

5242 Tower 2, Dubai Marina

🏠 2 🛏 2 📏 1,678 sqft

AED 3,500,000

Recent White & Co Sales

Marina Quay West, Dubai Marina

🏠 1 🛏 2 📏 1,122 sqft

AED 1,650,000

KG Tower, Dubai Marina

🏠 3 🛏 4 📏 2,604 sqft

AED 2,250,000

Marina Gate 2, Dubai Marina

🏠 1 🛏 2 📏 770 sqft

AED 2,850,000

Marina Quay North, Dubai Marina

🏠 2 🛏 3 📏 1,170 sqft

AED 3,000,000

Paloma Tower, Dubai Marina

🏠 3 🛏 4 📏 2,097 sqft

AED 5,500,000

Sales in Dubai Marina

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
52 42 Towers	-	2,187,000	3,107,370	4,256,520	-	-	-
Al Majara	-	1,700,838	2,579,500	4,925,000 (1 transaction)	-	-	-
Al Sahab	-	1,628,000	2,510,931	4,012,500	-	-	-
Beach Isle	-	2,740,417	4,826,752	8,138,889	-	-	-
Emaar 6	-	2,324,040	3,068,636	5,126,354	6,537,500	13,000,000 (1 transaction)	-
Marina Gate	1,693,750	2,444,806	3,924,335	6,907,300	12,375,000	-	-
Marina Promenade	-	1,913,158	3,072,444	4,044,167	-	-	-
Marina Quays	-	1,823,273	2,610,000	4,414,000	-	-	-
Marina Vista	-	2,687,344	4,424,299	5,694,231	-	-	-
No. 9	-	1,768,000	2,555,000	4,900,000 (1 transaction)	-	-	-
Park Island	-	1,689,200	2,565,385	-	-	-	-
Silverene	1,165,652	1,709,114	2,560,833	3,867,942	-	-	-

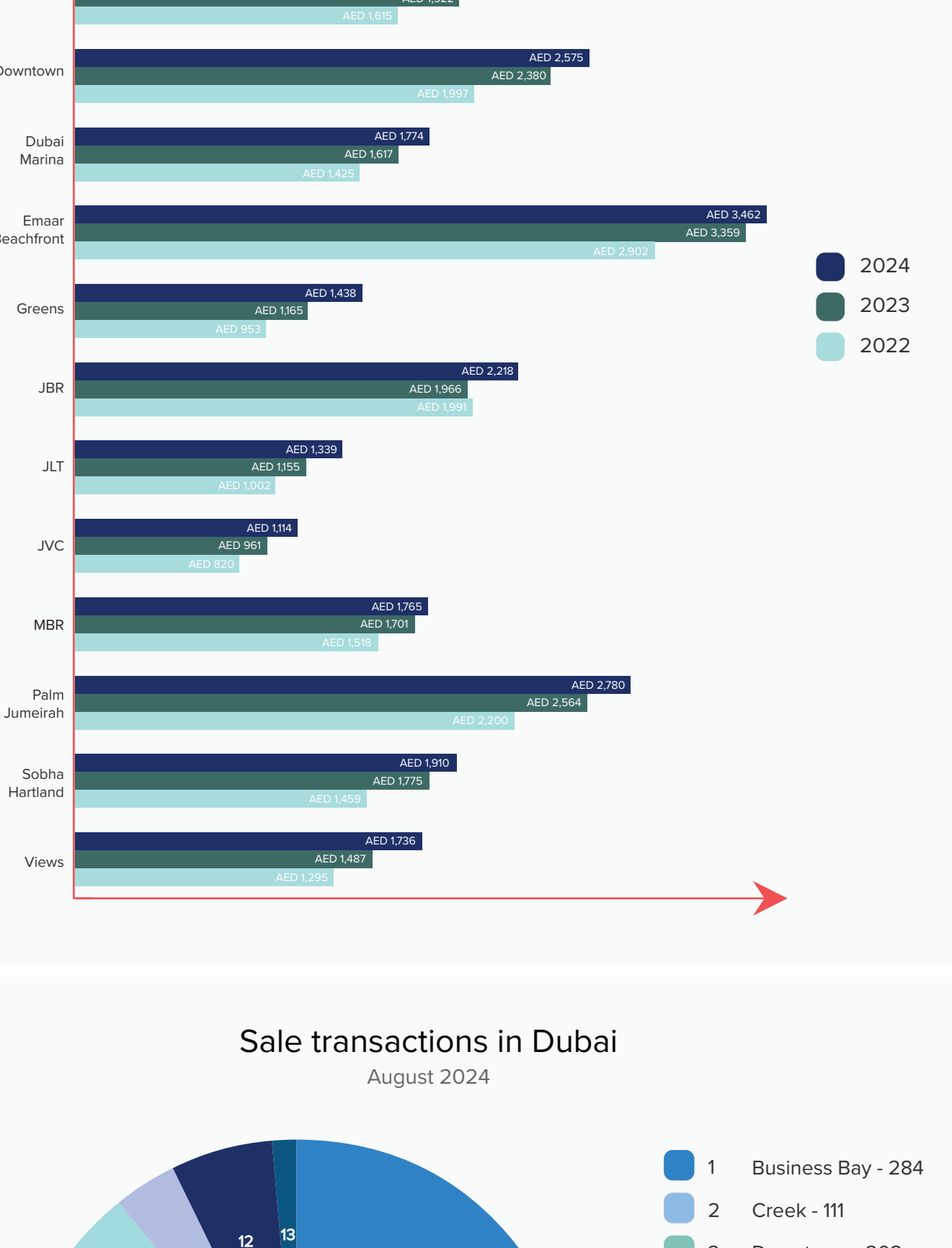
Sales in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	960,462	1,405,018	2,362,056	3,569,598	4,283,842	27,332,500	16,000,000
Creek	-	1,563,626	2,555,631	3,809,740	6,390,909	-	-
Downtown	1,210,653	1,956,999	3,662,469	5,805,714	23,377,257	25,372,000	39,125,000
Dubai Marina	1,039,394	1,520,191	2,323,982	3,840,274	6,602,962	14,228,571	-
Emaar Beachfront	-	2,624,739	4,507,608	6,812,979	11,619,838	-	-
Greens	690,667	1,140,744	1,899,322	2,678,402	3,237,500	-	-
JBR	2,165,719	2,195,986	3,489,331	3,763,134	7,793,305	-	54,000,000
JLT	661,819	1,130,872	1,709,936	2,624,776	2,610,813	6,978,773	-
JVC	540,893	845,054	1,346,602	1,605,662	3,025,000	-	-
MBR	595,207	1,274,882	2,219,471	3,373,822	7,016,080	-	-
Palm Jumeirah	1,773,400	2,775,970	5,058,279	8,015,987	21,887,328	40,601,939	-
Sobha Hartland	869,734	1,298,833	2,098,688	3,179,152	5,615,661	-	-
Views	866,800	1,486,312	2,447,408	3,401,905	-	-	-

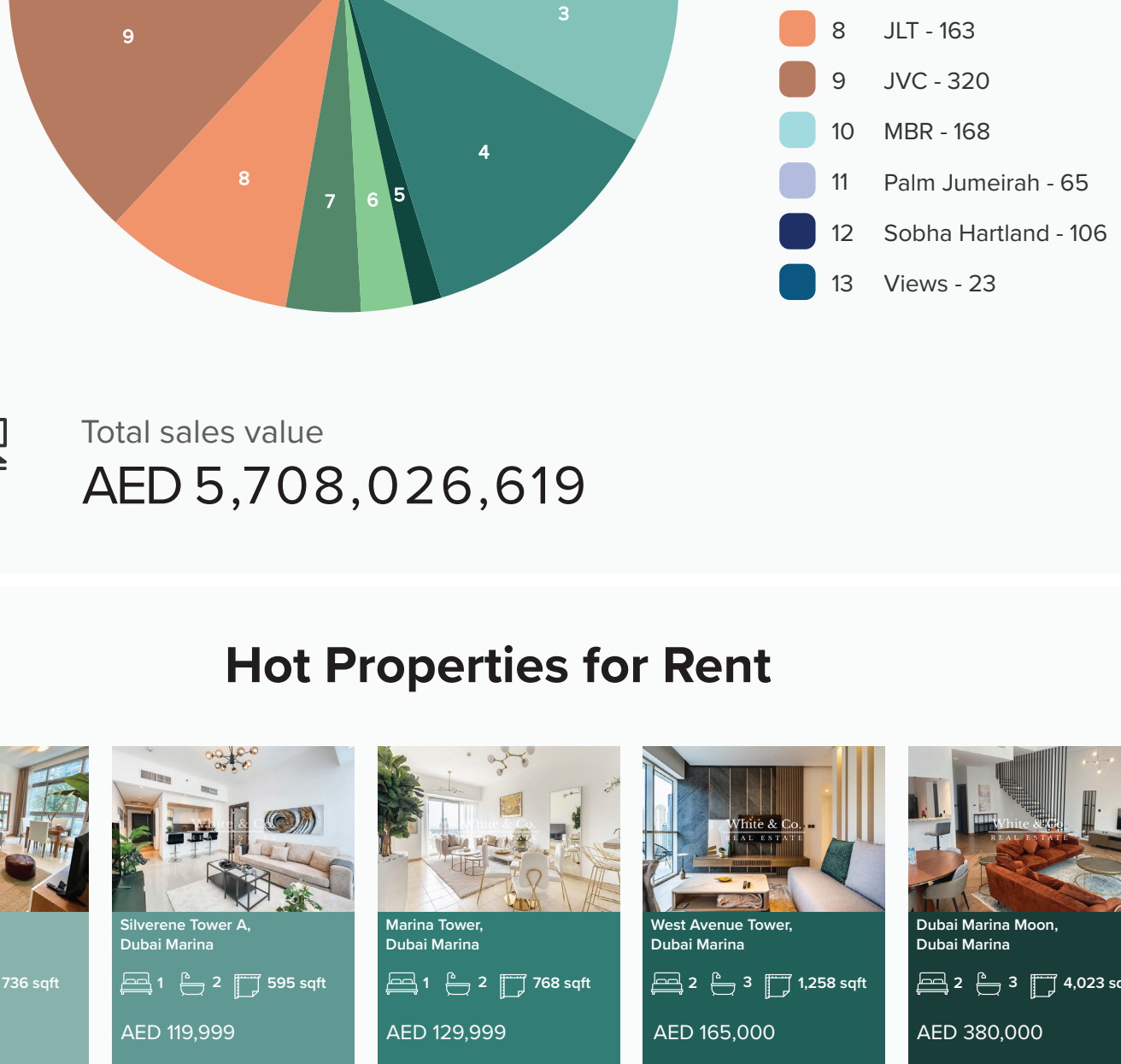
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

August 2024



Total sales value

AED 5,708,026,619

Hot Properties for Rent

Itis Blue, Dubai Marina

🏠 1 🛏 2 📏 736 sqft

AED 105,000

Silverene Tower A, Dubai Marina

🏠 1 🛏 2 📏 595 sqft

AED 119,999

Marina Tower, Dubai Marina

🏠 1 🛏 2 📏 768 sqft

AED 129,999

West Avenue Tower, Dubai Marina

🏠 2 🛏 3 📏 1,258 sqft

AED 165,000

Dubai Marina Moon, Dubai Marina

🏠 2 🛏 3 📏 4,023 sqft

AED 380,000

Rentals in Dubai Marina

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
52 42 Towers	-	128,685	195,671	305,344	815,000 (1 transaction)	-	-
Al Majara	185,000 (1 transaction)	107,210	163,846	216,423	-	-	-
Al Sahab	-	102,533	162,914	234,778	-	-	-
Beach Isle	-	150,947	248,857	466,000	-	-	3,025,000 (2 transactions)
Emaar 6	-	133,094	185,415	256,534	290,060	401,667	-
Marina Gate	122,143	146,916	219,146	309,306	677,765	-	-
Marina Promenade	105,400	118,482	174,466	241,429	-	-	-
Marina Quays	70,000 (1 transaction)	100,468	138,000	240,000	-	-	-
Marina Vista	-	139,222	223,737	400,000	-	-	-
No. 9	-	115,938	160,577	257,143	-	-	-
Park Island	-	110,559	152,904	100,000 (1 transaction)	-	-	-
Silverene	76,762	109,930	154,402	240,917	-	-	-

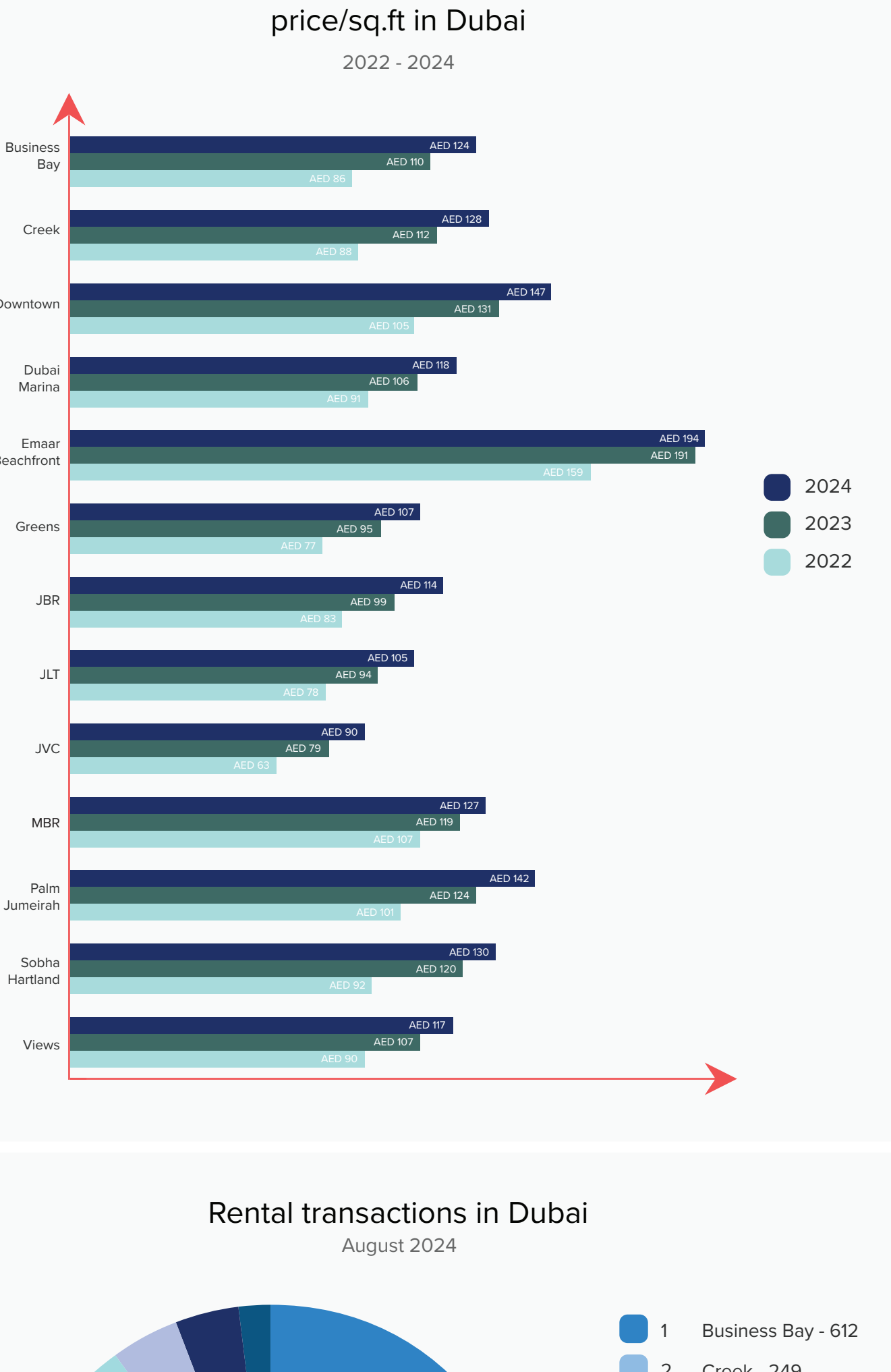
Rentals in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,530	94,800	139,453	194,226	380,610	-	-
Creek	-	95,234	147,772	218,697	428,772	-	-
Downtown	78,358	120,660	187,397	285,908	604,286	270,000 (2 transactions)	-
Dubai Marina	70,149	96,157	149,544	220,378	338,406	430,833	-
Emaar Beachfront	-	144,016	237,888	413,600	707,500	-	3,025,000
Greens	56,254	86,368	132,124	183,483	230,000	-	-
JBR	82,794	117,538	160,203	205,739	351,591	1,250,000 (1 transaction)	-
JLT	59,451	83,247	124,208	170,629	139,300	625,000	-
JVC	45,509	66,165	98,918	134,511	164,000	-	-
MBR	45,209	83,344	138,948	163,500	-	550,000 (1 transaction)	-
Palm Jumeirah	104,719	161,225	239,687	375,670	867,412	778,923	-
Sobha Hartland	62,734	89,736	140,286	266,725	402,343	-	-
Views	70,611	101,244	151,973	205,281	234,500 (1 transaction)	-	-

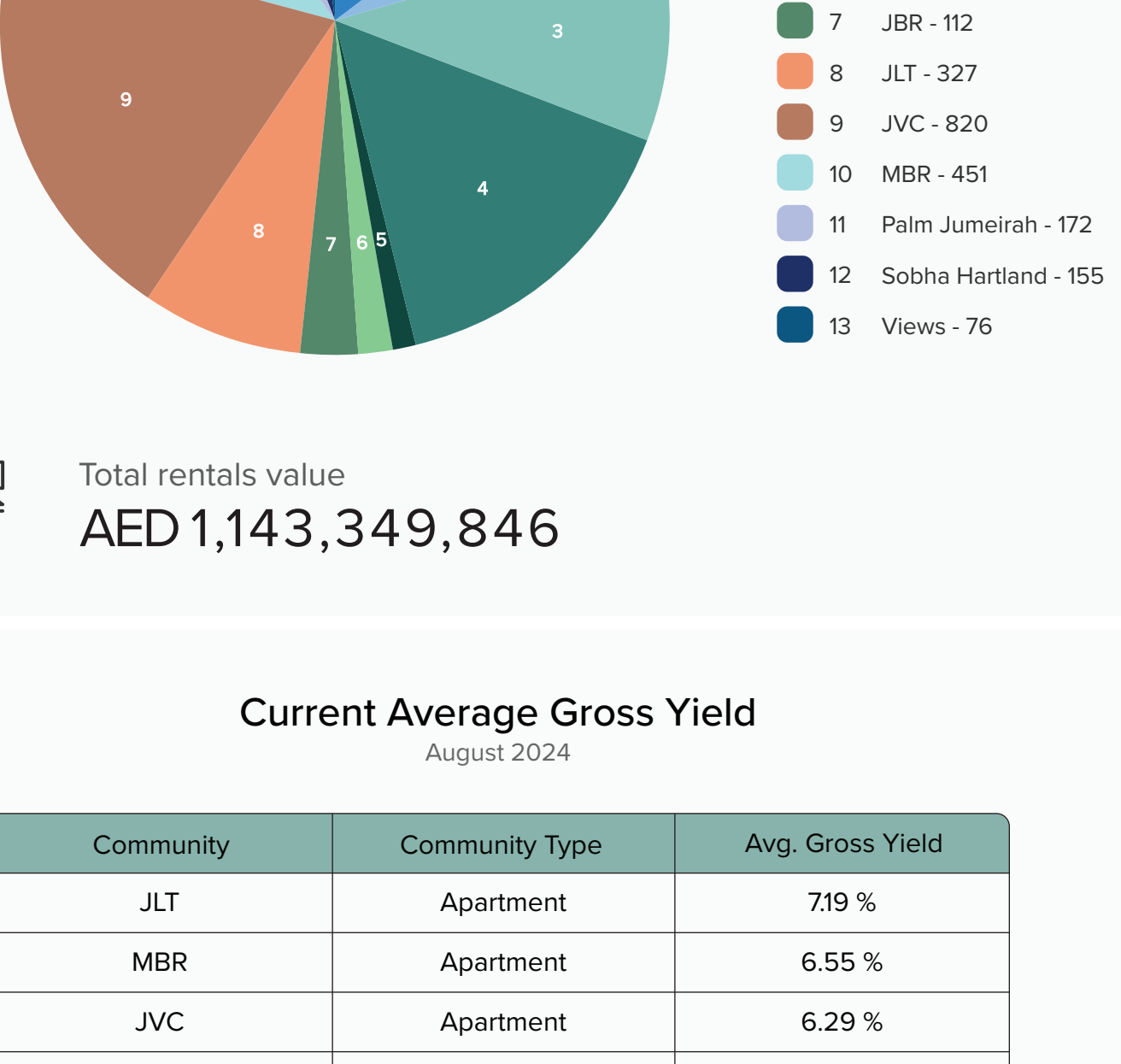
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

August 2024



Total rentals value

AED 1,143,349,846

Current Average Gross Yield

August 2024

Community	Community Type	Avg. Gross Yield
JLT	Apartment	7.19 %
MBR	Apartment	6.55 %
JVC	Apartment	6.29 %
Downtown	Apartment	6.16 %
Emirates Living (Erchies Village)	Apartment	5.95 %
Dubai Marina	Apartment	5.83 %
Creek	Apartment	5.10 %
Business Bay	Apartment	5.05 %
JBR	Apartment	5.00 %
Palm Jumeirah	Apartment	4.70 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	2,887	2,467,631,604	JVC	6,477	442,589,639
Business Bay	2,634	4,395,796,452	Dubai Marina	4,727	626,436,831
Dubai Marina	1,964	4,570,340,522	Business Bay	4,693	493,179,006
Downtown	1,746	6,501,075,707	Downtown	3,063	522,281,844
JLT	1,327	1722,873,299	MBR	2,634	178,548,317
MBR	1,192	1,300,042,323	JLT	2,450	230,335,296
Creek	1,074	2,671,072,065	Creek	1,489	214,325,950
Sobha Hartland	855	1,402,809,437	Palm Jumeirah	1,212	306,028,580
Palm Jumeirah	740	4,523,950,980	Sobha Hartland	1,112	121,892,401
JBR	496	1,868,949,613	JBR	885	153,935,552
Emaar Beachfront	386	1705,306,994	Greens	513	52,532,817
Greens	260	385,896,266	Views	444	56,821,946
Views	205	422,021,955	Emaar Beachfront	331	74,690,874

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

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