

Dubai Marina November Market Report

Go For New Year's Eve Dhow In Dubai

- Celebrate Christmas and New Year's Eve in style aboard a Dhow Cruise, offering stunning city views, a sumptuous international buffet, live entertainment, and unforgettable fireworks.

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.

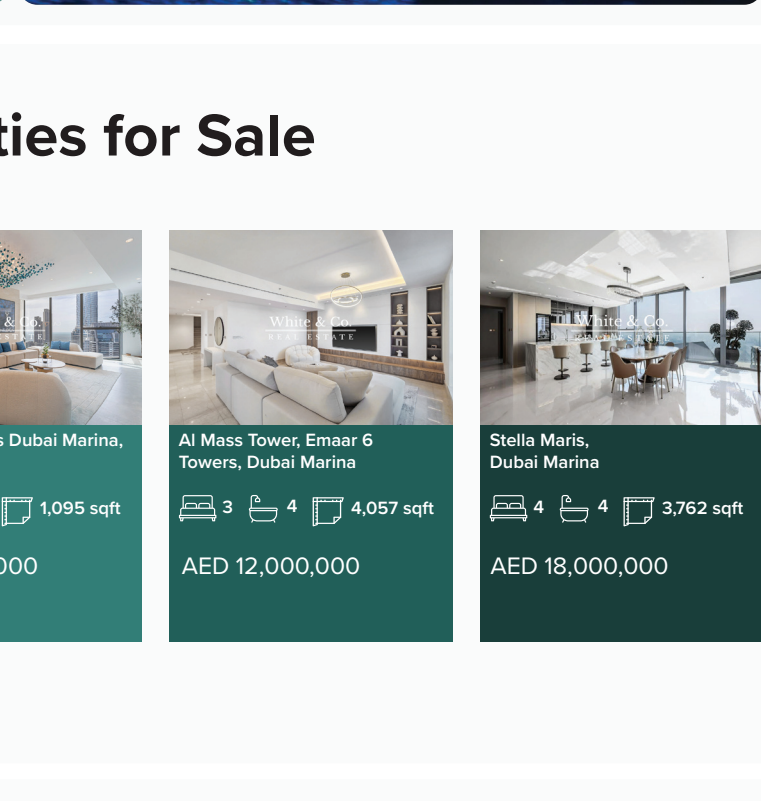
Mortgage Rates

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

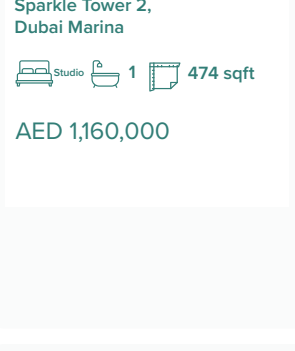
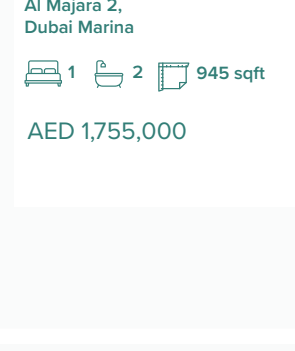
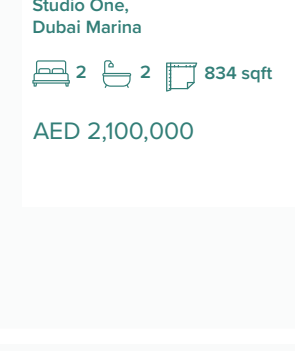
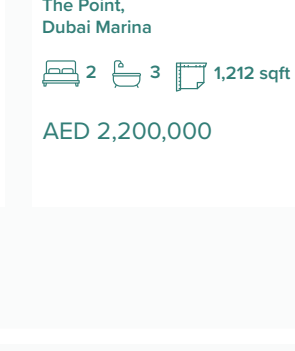
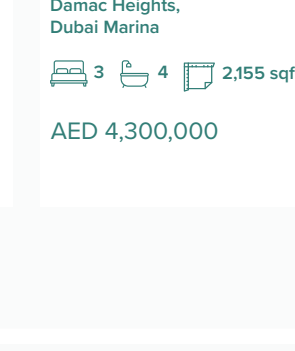
	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

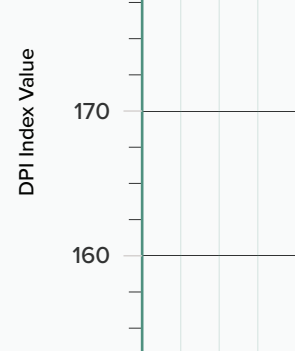
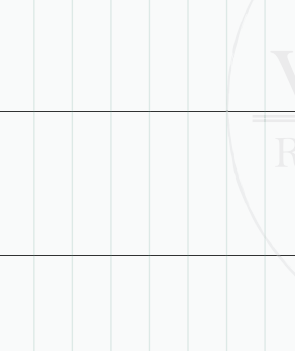
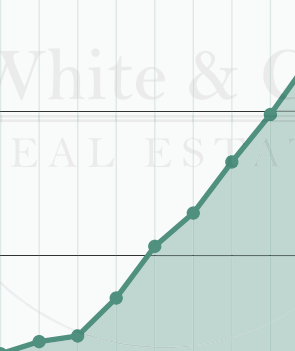
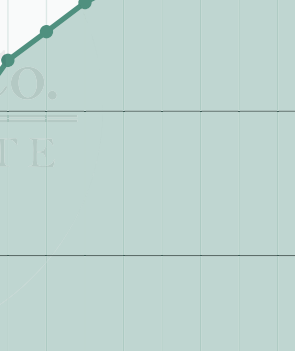
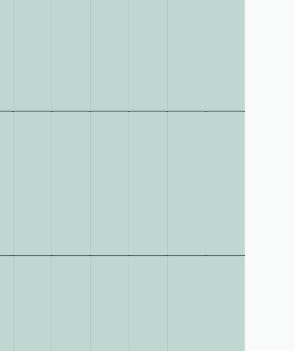
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Hot Properties for Sale

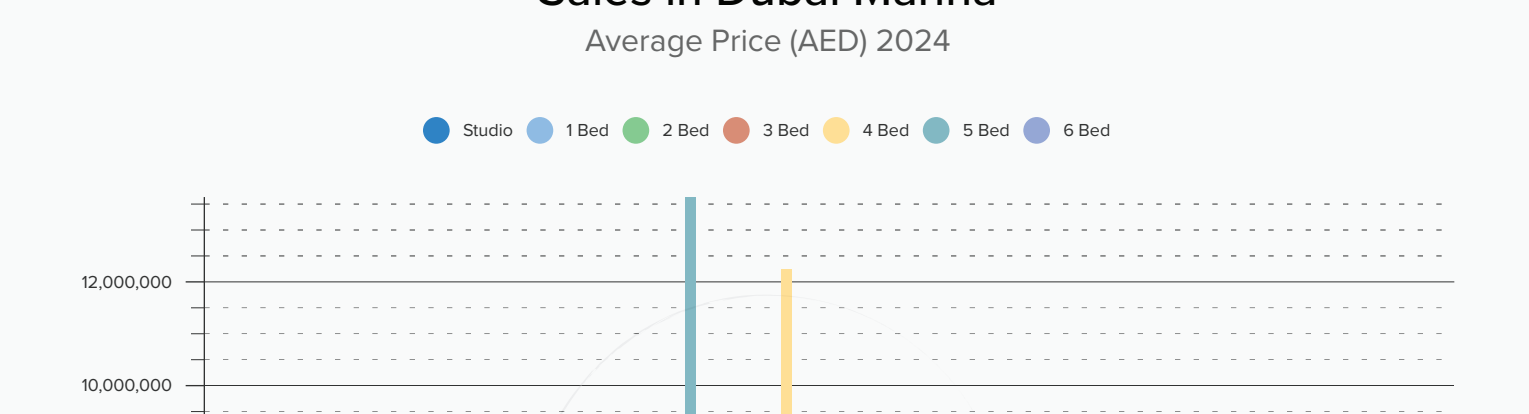
 Stella Maris, Dubai Marina 2 1 1782 sqft AED 5,000,000	 Al Majara 5, Dubai Marina 3 2 2173 sqft AED 5,600,000	 Vida Residences Dubai Marina, Dubai Marina 2 2 834 sqft AED 6,500,000	 Al Mass Towers Emaar 6 Towers, Dubai Marina 2 3 4,057 sqft AED 12,000,000	 Stella Maris, Dubai Marina 4 4 3762 sqft AED 18,000,000
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Recent White & Co Sales

 Sparkle Tower 2, Dubai Marina 2 1 474 sqft AED 1,160,000	 Al Majara 2, Dubai Marina 1 2 945 sqft AED 1,755,000	 Studio One, Dubai Marina 2 2 834 sqft AED 2,100,000	 The Point, Dubai Marina 3 4 1,212 sqft AED 2,200,000	 Damac Heights, Dubai Marina 3 4 2155 sqft AED 4,300,000
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Dubai House Price Timeline

November 2024



Monthly

+0.38%
MoM Change

+3.28%
QoQ Change

+16.30%
YoY Change

AED 1,478
Average price/sqft

Sales in Dubai Marina

Average Price (AED) 2024

● Studio ● 1 Bed ● 2 Bed ● 3 Bed ● 4 Bed ● 5 Bed ● 6 Bed



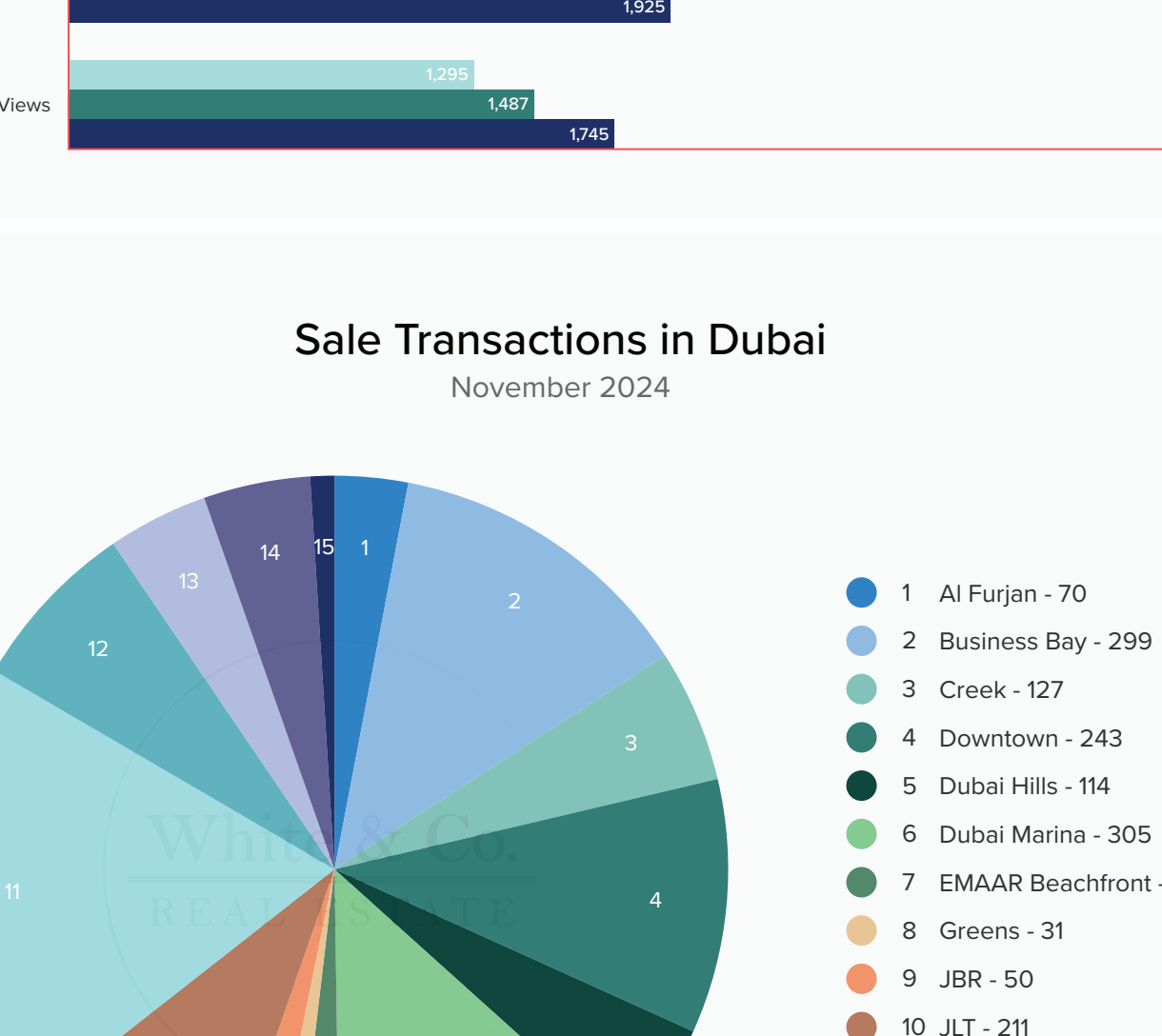
Sales in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	530,981	900,890	1,409,293	2,036,379	-	-	-
Business Bay	980,467	1,399,940	2,454,466	3,667,762	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	3,723,130	3,310,500	-	-
JBR	2,092,844	2,259,781	3,426,299	3,723,379	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	-	-	-

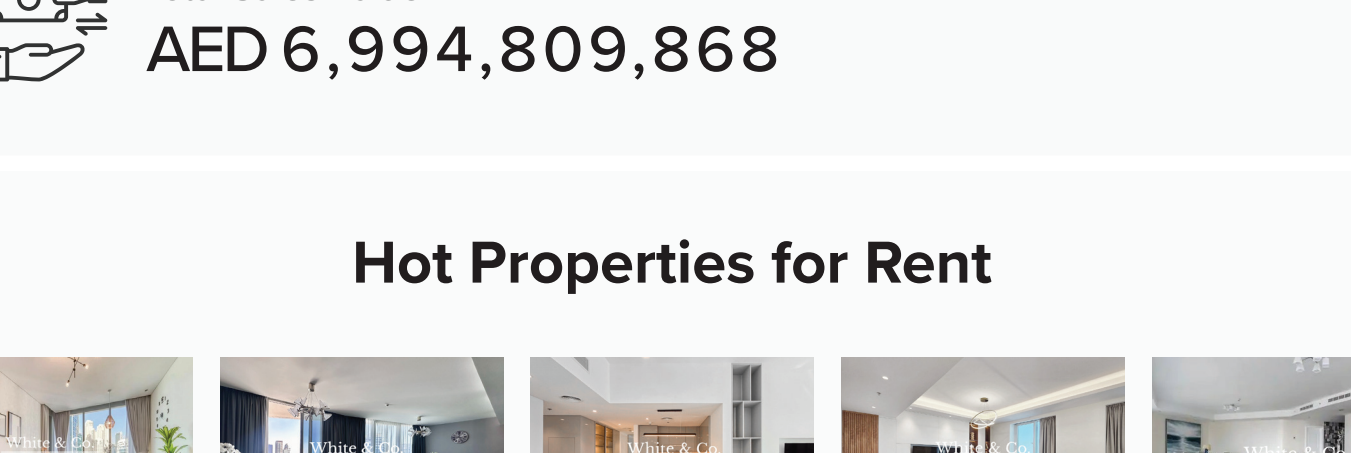
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



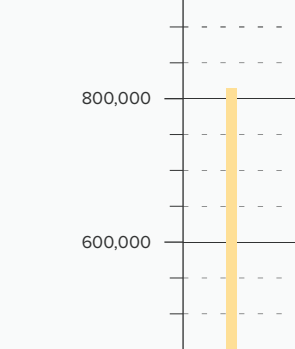
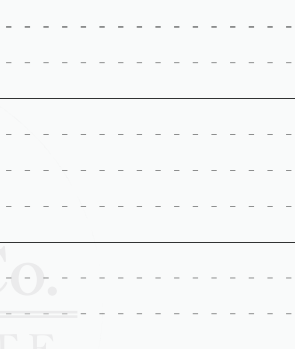
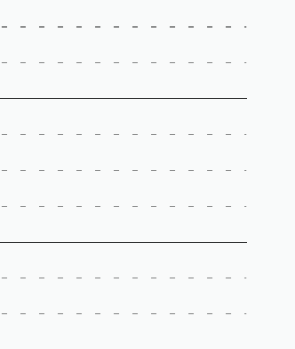
Sale Transactions in Dubai

November 2024



 Total Sales Value
AED 6,994,809,868

Hot Properties for Rent

 5242 Tower 1, Dubai Marina 2 2 1135 sqft AED 230,000	 Stella Maris, Dubai Marina 2 2 1,529 sqft AED 240,000	 Bay Central East, Bay Central, Dubai Marina 3 3 1,519 sqft AED 250,000	 Al Mass Towers Emaar 6 Towers, Dubai Marina 3 3 4,057 sqft AED 750,000	 Marina Terrace, Dubai Marina 4 5 5,480 sqft AED 825,000
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Rentals in Dubai Marina

Average Price (AED) 2024

● Studio ● 1 Bed ● 2 Bed ● 3 Bed ● 4 Bed ● 5 Bed ● 6 Bed



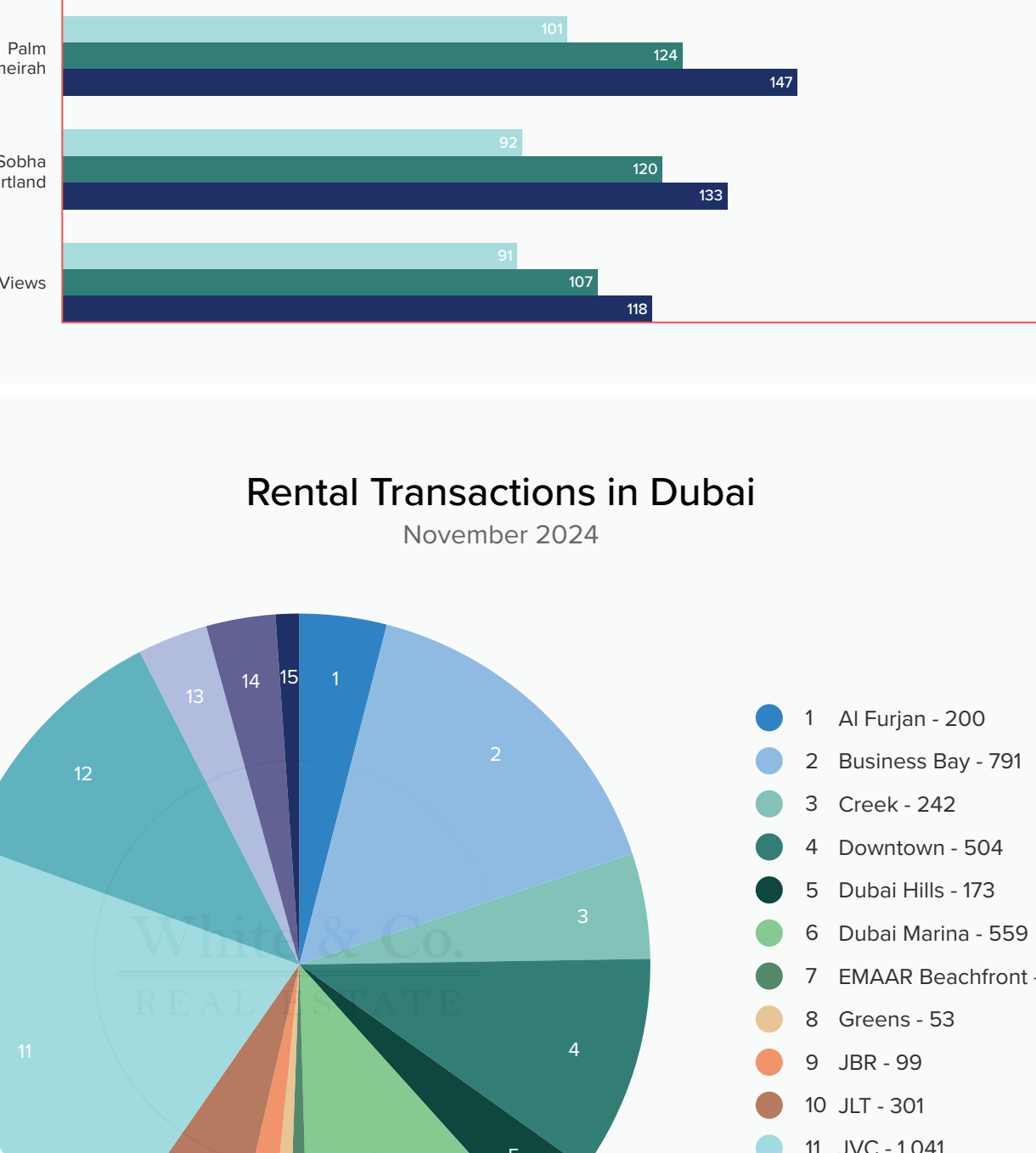
Rentals in Dubai

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 1 Transaction	-
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	83,339	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	-	-

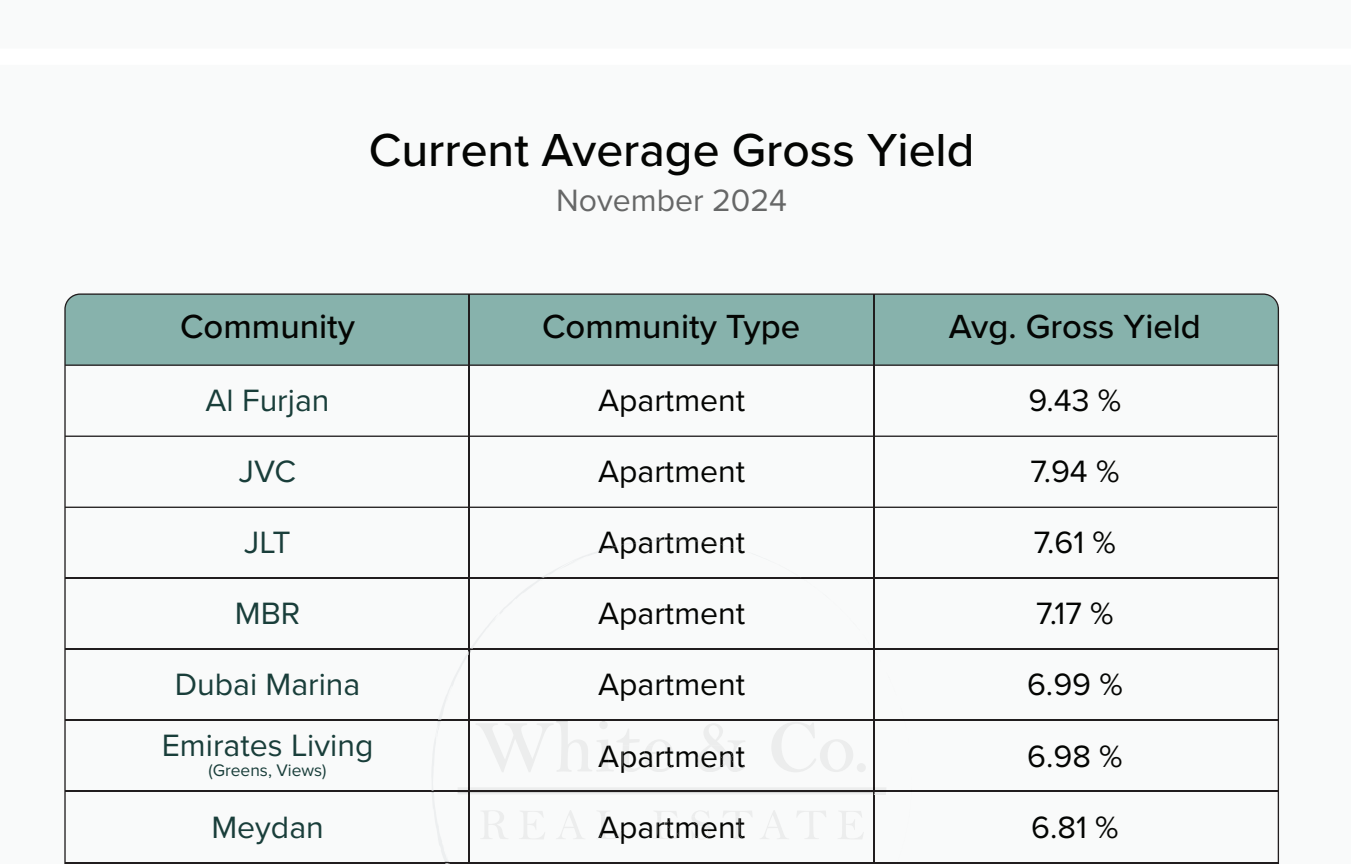
Rentals Increase/Decrease of Price/Sq.ft in Dubai

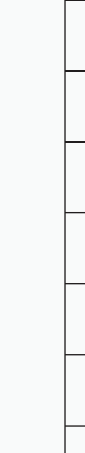
Average Price (AED) 2024



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 (Greenis, 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	8,705,798,962	Downtown	4,969	871,846,440
JLT	1,909	2,543,717,835	MBR	4,809	371,913,869
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	2,509,089,089	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
EMAAR 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	EMAAR Beachfront	529	119,866,341



PROPERTY MONITOR
A Cavendish Maxwell Group Company



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

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