

Emaar Beachfront July Market Report

Newsletter

Emaar Expands Loyalty Program to Bahrain with Two Beachfront Properties

- Emaar extends its loyalty program to Bahrain, unveiling two luxurious beachfront properties for its members.

White & Co News

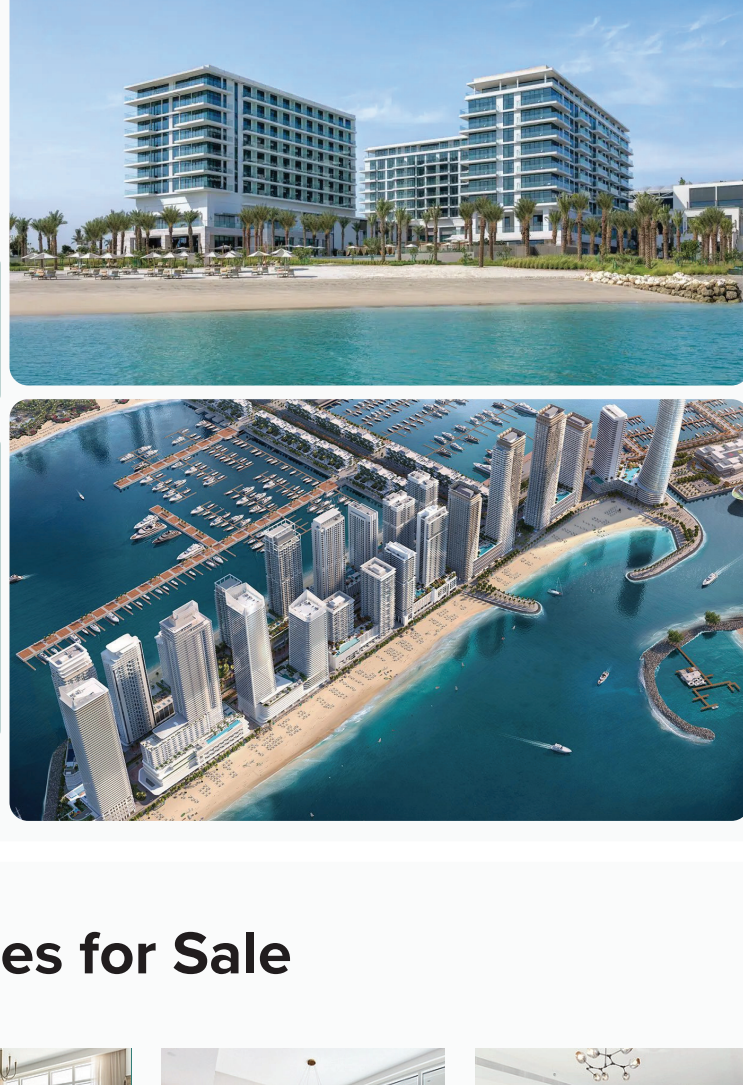
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

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

Marina Vista, Emaar Beachfront	Address The Bay, Emaar Beachfront	Sunrise Bay Podium, Emaar Beachfront	Sunrise Bay, Emaar Beachfront	Beach Isle, Emaar Beachfront
1 1 738 sqft	1 1 840 sqft	3 1 1 809 sqft	2 3 4 1,910 sqft	3 3 4 2,190 sqft
AED 2,900,000	AED 3,195,000	AED 3,350,000	AED 6,850,000	AED 9,500,000

Recent White & Co Sales

Marina Vista, Emaar Beachfront	Sunrise Bay, Emaar Beachfront	Sunrise bay, Emaar Beachfront	Beach Isle Tower 2, Emaar Beachfront	Beach Vista, Emaar Beachfront
1 1 741 sqft	2 2 1,394 sqft	3 3 4 2,096 sqft	2 2 2 1,304 sqft	3 3 3 2,190 sqft
AED 3,200,000	AED 5,150,000	AED 5,850,000	AED 5,950,000	AED 8,000,000

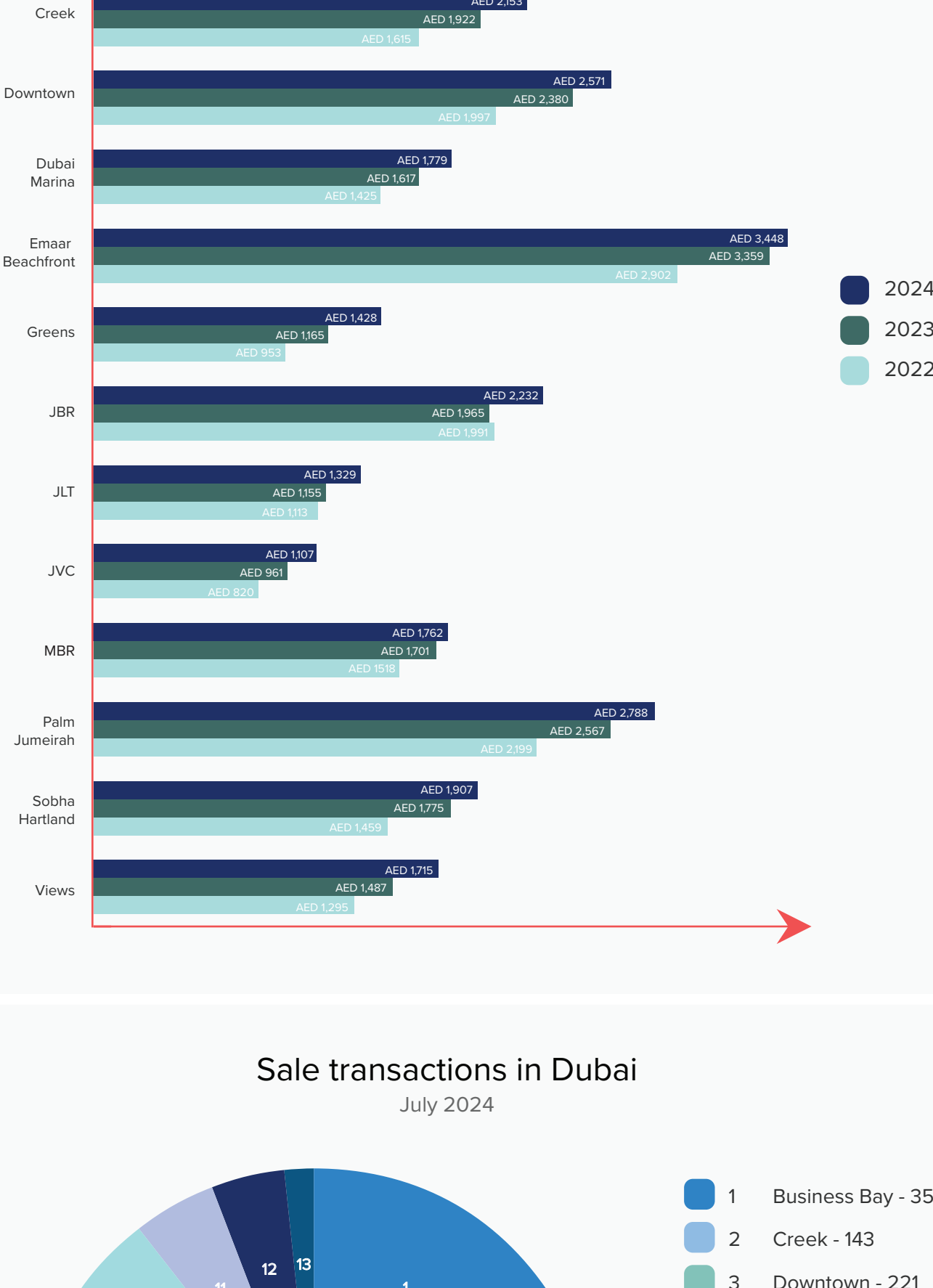
Sales in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	972,098	1,414,147	2,382,092	3,593,080	4,283,842	27,332,500	-
Creek	-	1,550,108	2,558,782	3,854,103	6,230,000	-	-
Downtown	1,233,783	1,950,691	3,660,515	5,870,066	24,010,701	27,840,000	39,125,000
Dubai Marina	1,038,015	1,519,417	2,354,279	3,834,075	6,488,312	14,228,571	-
Emaar Beachfront	-	2,623,474	4,499,156	6,785,526	11,845,789	-	-
Greens	692,308	1,137,259	1,866,560	2,625,967	3,237,500	-	-
JBR	2,062,607	2,228,554	3,483,486	3,819,993	8,254,523	-	54,000,000
JLT	658,913	1,124,817	1,698,689	2,643,236	2,416,645	9,418,160	-
JVC	539,735	840,911	1,336,380	1,576,600	3,025,000	-	-
MBR	594,845	1,292,240	2,238,858	3,359,249	6,770,100	-	-
Palm Jumeirah	1,803,283	2,775,633	5,085,502	7,962,741	22,086,024	40,601,939	-
Sobha Hartland	863,180	1,301,669	2,076,641	3,173,226	5,494,576	-	-
Views	860,333	1,468,024	2,440,915	3,430,294	-	-	-

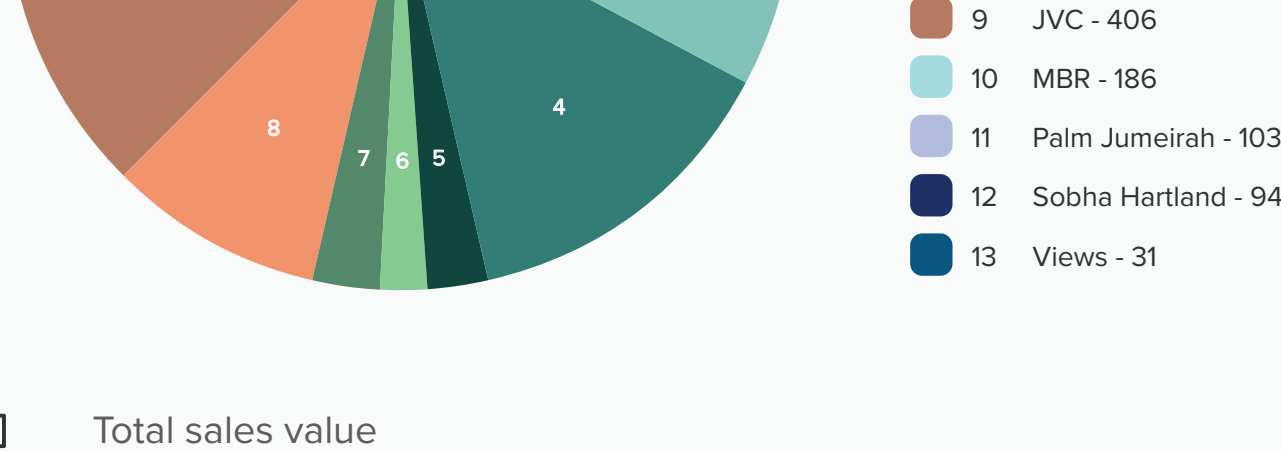
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

July 2024

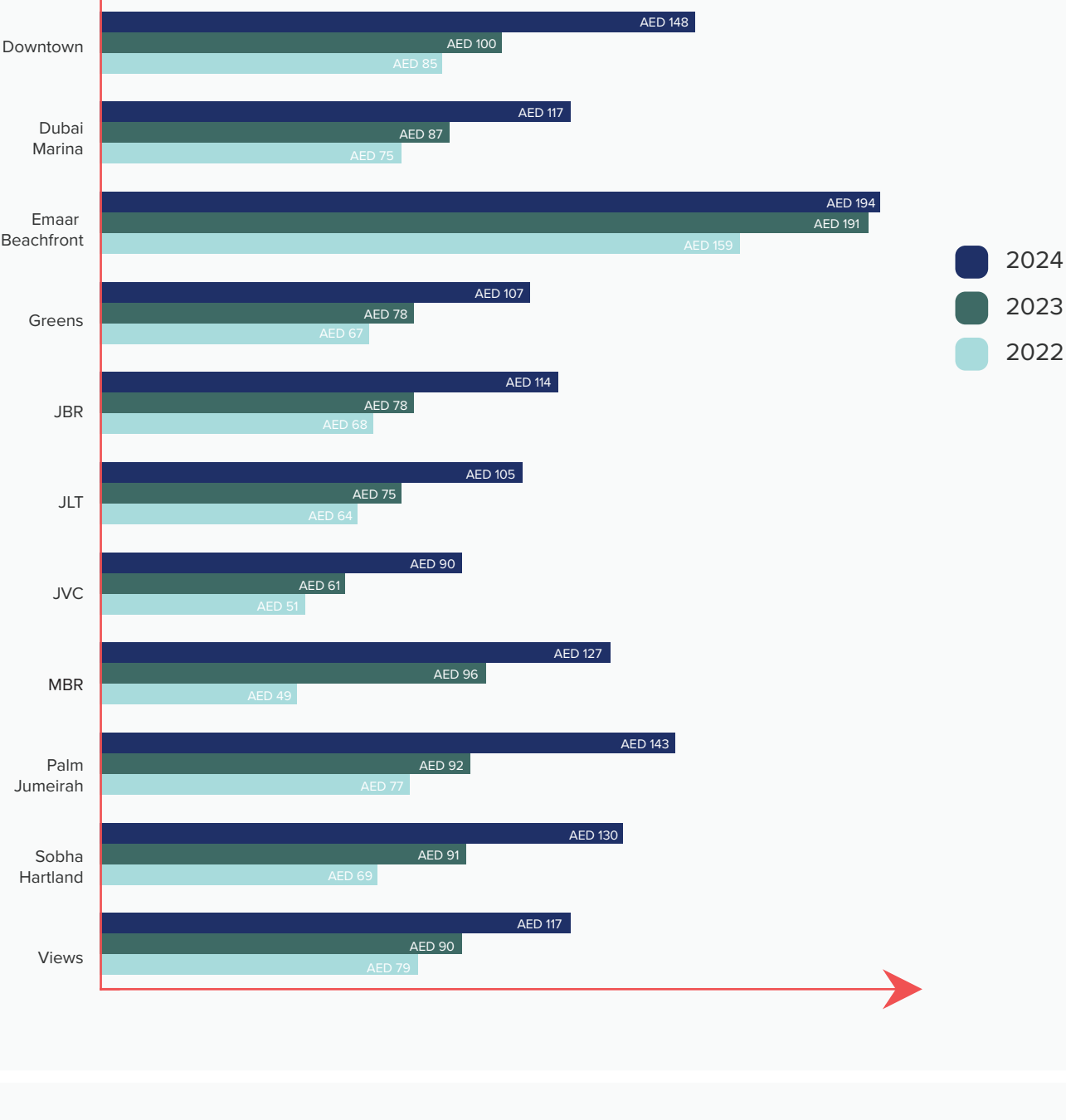
Total sales value
AED 7,100,615,145

Hot Properties for Rent

Beach Isle, Emaar Beachfront	Beach Vista, Emaar Beachfront	Marina Vista, Emaar Beachfront	Sunrise Bay, Emaar Beachfront	Beach Vista, Emaar Beachfront
2 2 2 1,103 sqft	2 2 2 1,143 sqft	2 2 2 1,149 sqft	3 3 4 2,096 sqft	4 4 4 2,343 sqft
AED 228,950	AED 230,000	AED 265,000	AED 460,000	AED 750,000

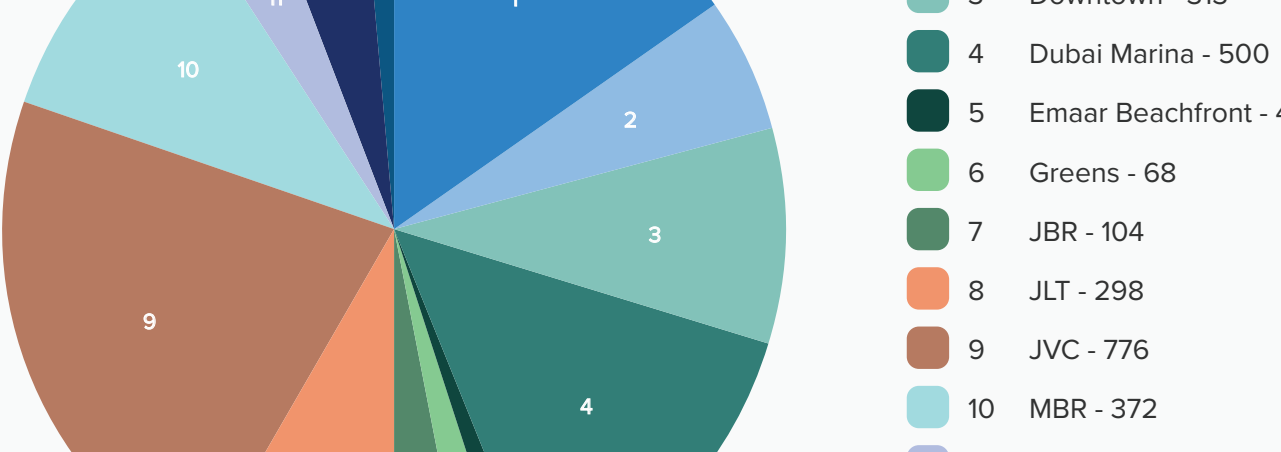
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

July 2024

Total rentals value
AED 981,170,836

Current Average Gross Yield

July 2024

Community	Community Type	Avg. Gross Yield
JLT	Apartment	8.52 %
MBR	Apartment	7.07 %
JVC	Apartment	7.06 %
Downtown	Apartment	6.18 %
Emirates Living (Greens, Views)	Apartment	6.06 %
Business Bay	Apartment	5.50 %
Palm Jumeirah	Apartment	5.30 %
Creek	Apartment	5.22 %
JBR	Apartment	5.20 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	2,572	2,388,567,477	JVC	5,507	375,925,618
Business Bay	2,409	3,964,503,627	Business Bay	4,069	434,572,297
Dubai Marina	1,746	4,102,675,583	Dubai Marina	3,980	524,645,226
Downtown	1,542	5,791,794,535	Downtown	2,621	449,208,421
JLT	1,165	1,505,250,293	JLT	2,089	196,791,328
MBR	1,023	1,212,840,123	MBR	2,034	141,853,416
Creek	967	2,405,551,934	Creek	1,342	186,770,723
Sobha Hartland	748	1,212,840,123	Palm Jumeirah	1,015	263,391,739
Palm Jumeirah	675	4,190,990,889	Sobha Hartland	937	103,428,549
JBR	431	1,659,430,583	JBR	765	132,396,832
Emaar Beachfront	364	1,579,009,278	Greens	443	45,984,369
Greens	217	317,009,296	Views	362	46,806,269
Views	180	371,573,995	Emaar Beachfront	281	63,671,137

*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

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