

Emaar Beachfront November Market Report

Dubai Developers Rush Offplan Launches Ahead Of Any Price Correction

- Dubai developers intensify EMI offers under 1% and extended payment plans for ready homes as off-plan launches and sales surge, adjusting to potential price corrections.

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.

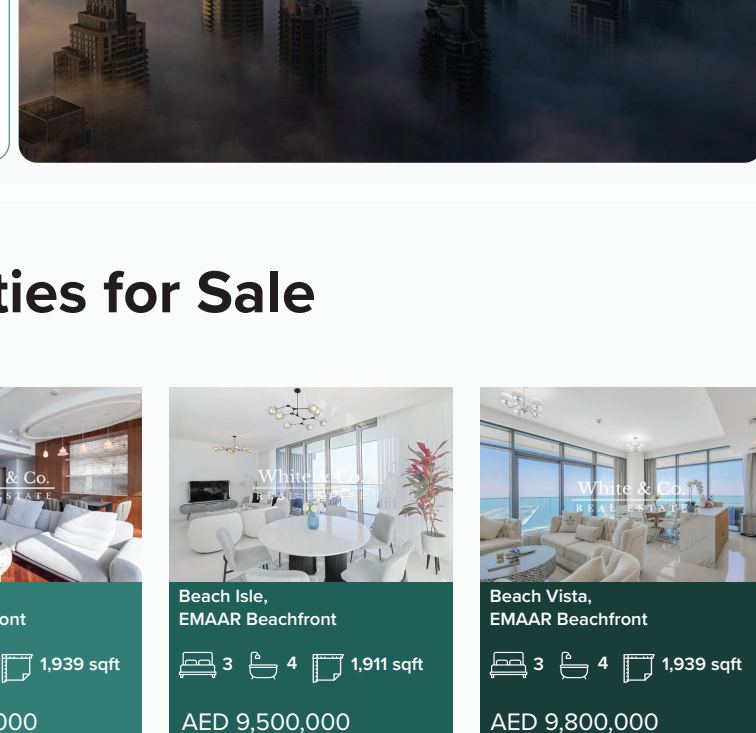
Mortgage Rates

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

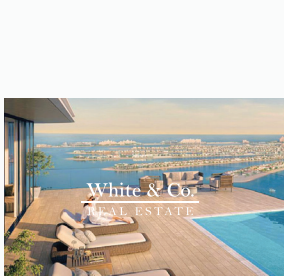
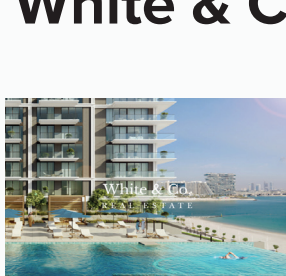
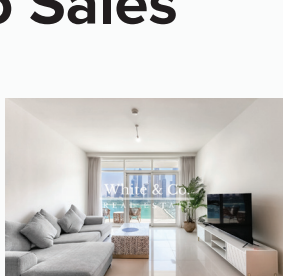
	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

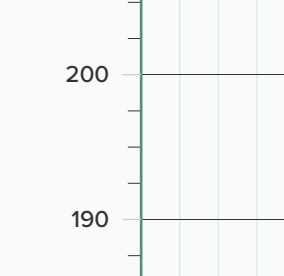
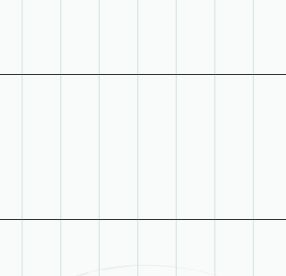
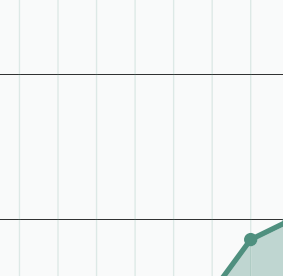
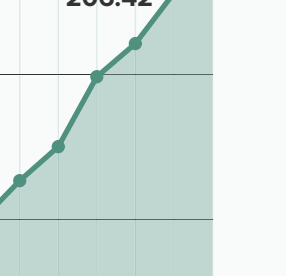
Get Started Here



Hot Properties for Sale

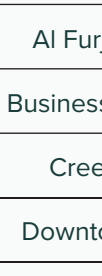
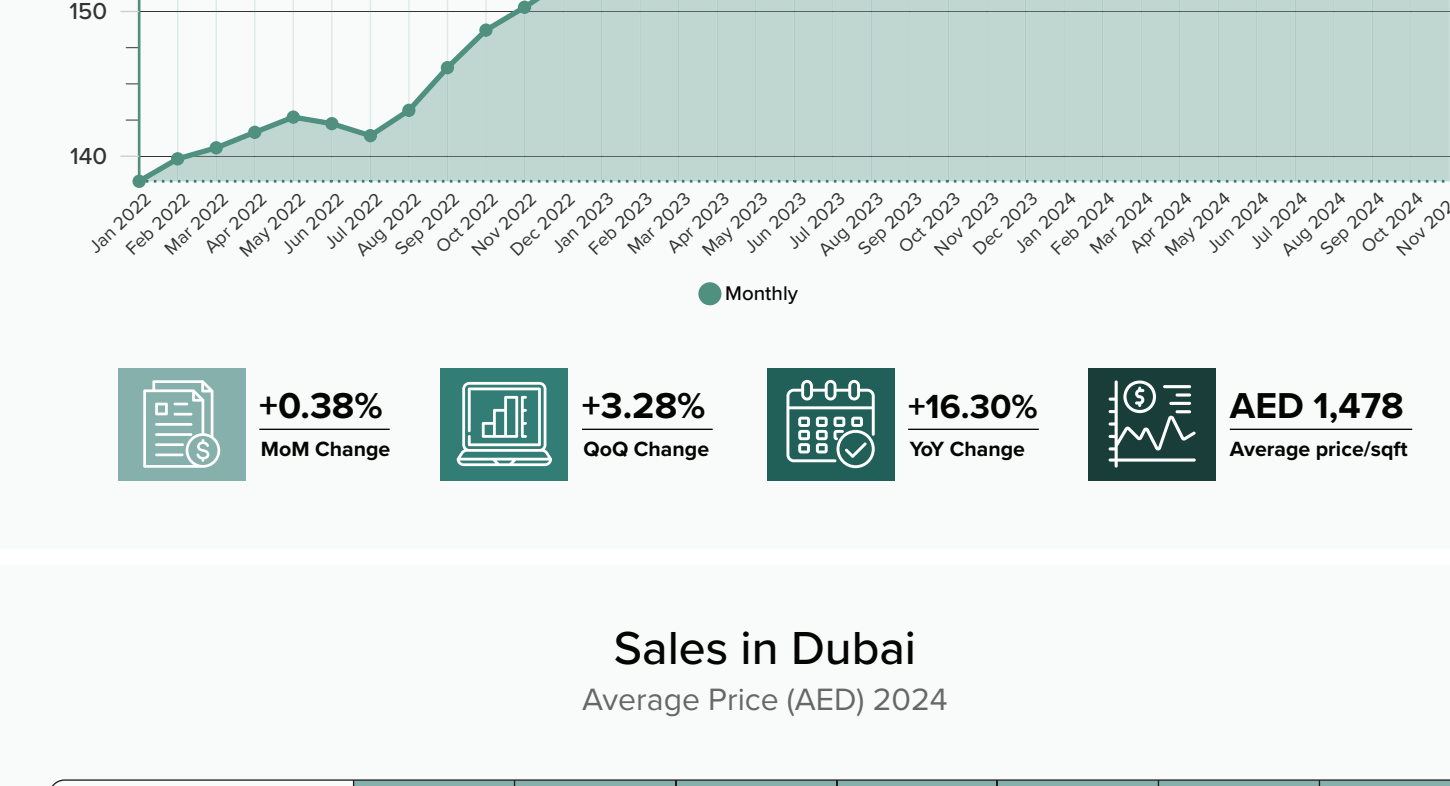
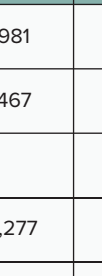
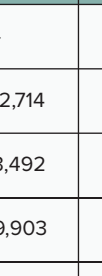
 Beach Bliss, EMAAR Beachfront 2 2 1,198 sqft AED 6,200,000	 Beach Bliss, EMAAR Beachfront 2 2 1,196 sqft AED 7,000,000	 Beach Bliss, EMAAR Beachfront 3 4 1,939 sqft AED 9,000,000	 Beach Bliss, EMAAR Beachfront 3 4 1,911 sqft AED 9,500,000	 Beach Bliss, EMAAR Beachfront 3 4 1,939 sqft AED 9,800,000
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Recent White & Co Sales

 Bayview T2, EMAAR Beachfront 1 1 761 sqft AED 3,213,352	 Beach Vista, EMAAR Beachfront 2 2 1,171 sqft AED 3,900,000	 Beach Mansion, EMAAR Beachfront 3 4 2,234 sqft AED 4,000,000	 Sunrise Bay, Tower 1, EMAAR Beachfront 2 2 1,216 sqft AED 4,200,000	 Bayview T2, EMAAR Beachfront 2 2 1,377 sqft AED 5,350,481
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Dubai House Price Timeline

November 2024

+0.38%
MoM Change+3.28%
QoQ Change+16.30%
YoY ChangeAED 1,478
Average price/sqft

Sales in Dubai

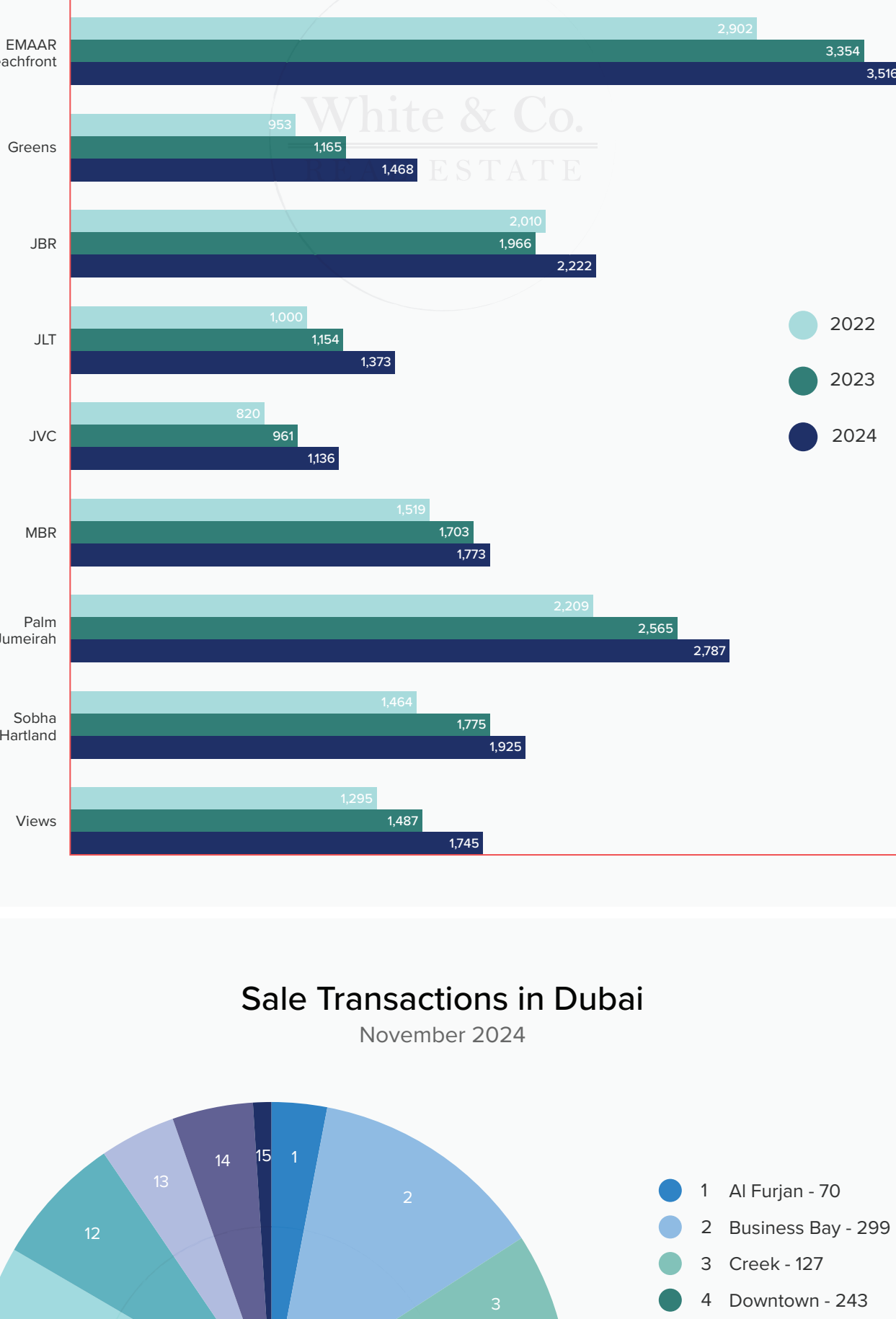
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	530,981	900,850	1,409,293	2,036,379	-	-	-
Business Bay	980,467	1,399,940	2,454,466	3,667,162	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	2,792,730	3,310,500	-	-
JBR	2,092,844	2,259,781	3,426,299	3,723,145	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

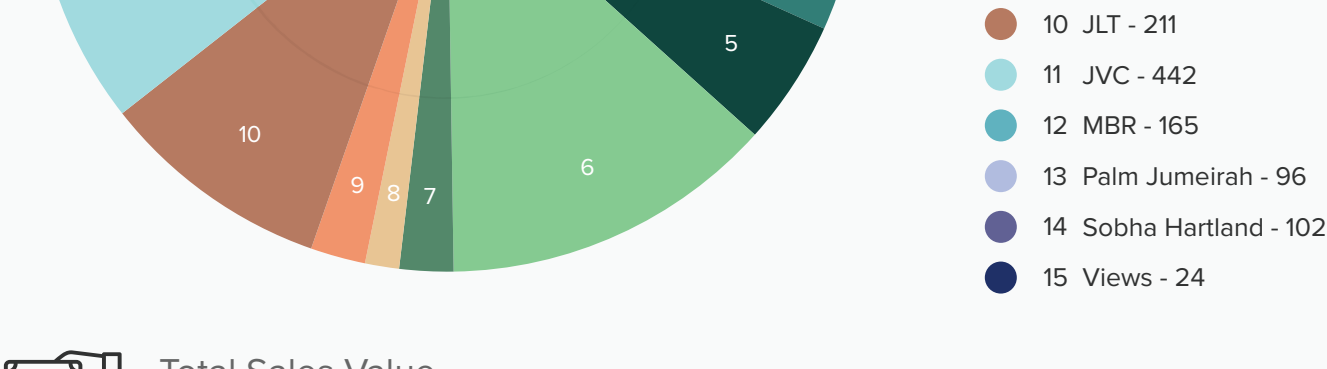
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

November 2024

Total Sales Value
AED 6,994,809,868

Hot Properties for Rent

 Sunrise Bay, EMAAR Beachfront 2 2 1,142 sqft AED 230,000	 Sunrise Bay, EMAAR Beachfront 2 2 1,230 sqft AED 250,000	 Beach Vista, EMAAR Beachfront 2 2 1,170 sqft AED 250,000	 Beach Bliss, EMAAR Beachfront 2 2 1,304 sqft AED 285,000	 Sunrise Bay, EMAAR Beachfront 3 4 2,097 sqft AED 460,000
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Rentals in Dubai

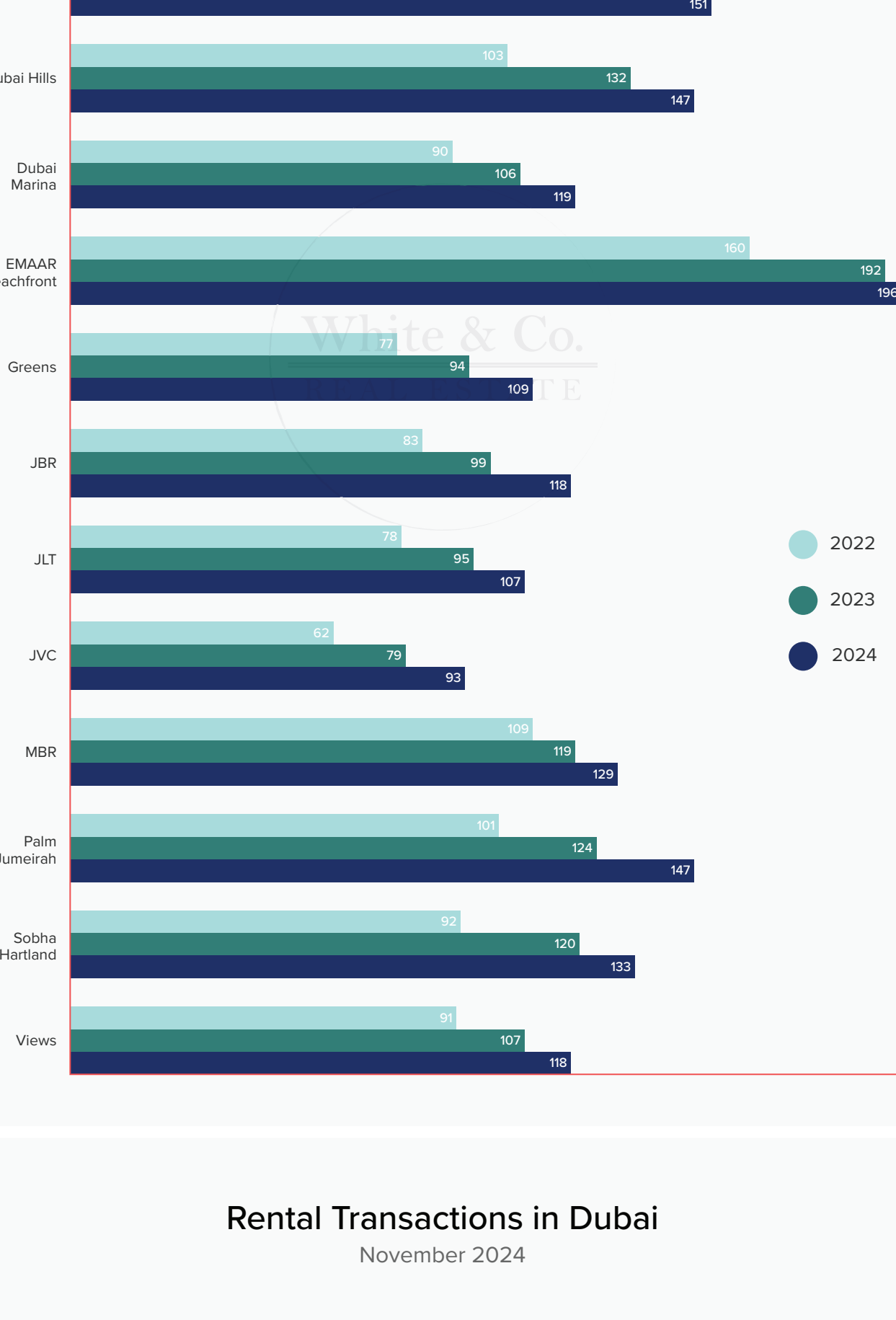
Average Price (AED) 2024

	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 2 Transactions	-
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	83,139	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

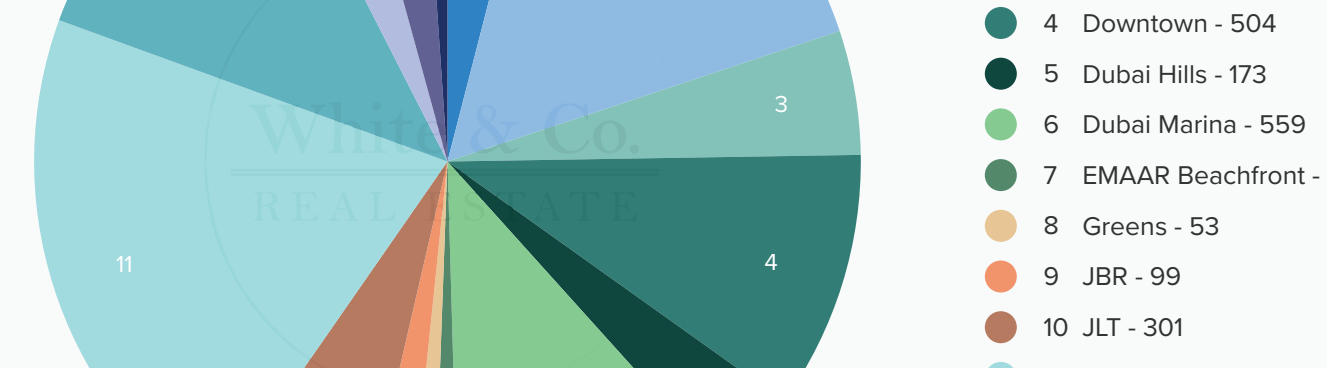
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024

Total Rentals Value
AED 2,566,610,984

Current Average Gross Yield

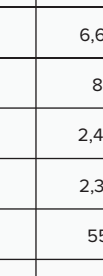
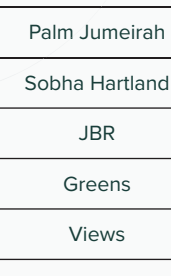
November 2024

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 (Greens, 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	8,705,798,162	Downtown	4,961	871,846,440
JLT	1,909	2,543,717,835	MBR	4,809	317,913,869
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	2,509,089,088	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	891,145,601	Sobha Hartland	1,704	184,160,348
JBR	656	2,408,667,560	JBR	1,282	227,309,447
Emar 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	Emar 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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