EMAAR Beachfront October Market Report

Newsletter

BIG To Open World's Tallest Al-Hotel Tower

A company platform in the Dubai Holding group, set to kick off doing luxury hotel with over 1,000 keys, is set to open in 2025.

White & Co News

- Our in-house Conveyancing team ensures all transactions are processed efficiently and on time, from initial appointment to the DLD to secure your desired transfer date.

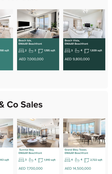
Mortgage Rates

Interest rates starting from 3.7% (Fixed for 1 Year) & 3.75% (Fixed for 2 Years)

	LTV	5 Years	10 Years
Owners	80%	3.85%	4.25%
Self-Employed	80%	3.85%	4.25%
Expats	60%	3.85%	4.25%
Non Residents	60%	4.25%	4.25%

Contact us for more information or to book an appointment

Book Mortgage Appointment



Hot Properties for Sale

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 2,950,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 3,200,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 4,250,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 7,000,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 9,800,000

Recent White & Co Sales

Marina Wk Tower A
Marina | 1 Br | Off Plan
AED 2,050,000

Marina Gate
Marina | 1 Br | Off Plan
AED 2,700,000

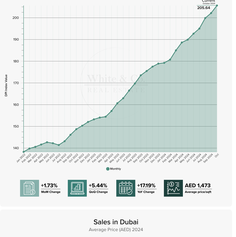
Marina Gate
Marina | 1 Br | Off Plan
AED 4,200,000

Marina Gate
Marina | 1 Br | Off Plan
AED 7,750,000

Marina Wk Tower A
Marina | 1 Br | Off Plan
AED 14,500,000

Dubai House Price Timeline

October 2024



+173%	+5.44%	+119%	AED 1,473
Rent Change	Year Change	Since Crash	Average price/sqft

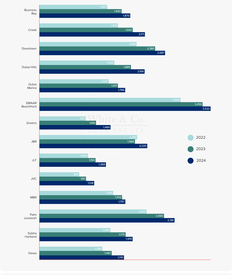
Sales in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	978,902	1,407,592	2,402,917	3,984,320	8,924,882	27,012,500	70,000,000
Creek	-	1,183,630	2,173,267	3,294,250	6,401,842	-	-
Downtown	1,167,652	1,987,217	3,512,391	5,737,018	23,091,898	25,372,500	30,125,000
Dubai Hills	931,676	1,317,232	2,312,804	3,924,369	-	-	-
Dubai Marina	1,123,930	1,574,370	2,235,500	2,912,015	6,828,185	12,540,890	-
EMAAR Beachfront	-	2,925,203	4,693,940	6,919,872	12,262,229	-	-
Greens	707,750	1,194,042	1,920,215	2,297,833	3,268,660	-	-
JLT	1,242,216	2,278,666	3,433,615	5,324,764	7,474,275	-	14,000,000
JVC	687,812	1,142,387	1,725,487	2,720,178	2,793,250	8,055,224	-
MBR	552,895	846,324	1,275,230	1,678,214	3,550,000	-	-
MBR	543,774	1,247,533	2,482,230	3,812,148	7,598,333	-	-
Palm Jumeirah	1,879,235	2,794,597	5,291,535	8,944,496	23,266,037	69,901,897	-
Sobha Hartland	877,869	1,210,292	2,112,294	3,242,278	5,550,410	-	-
Views	875,571	1,490,258	2,473,898	3,442,137	-	-	-

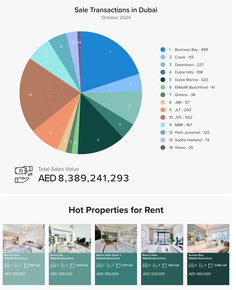
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

October 2024



Total Sales Value
AED 8,389,241,293

Hot Properties for Rent

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 150,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 200,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 280,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 500,000

Emaar Beachfront
2 Br | 2.5 Br | Off Plan
AED 800,000

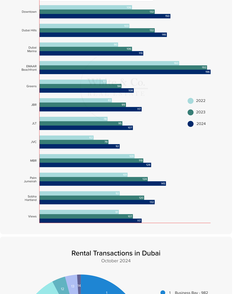
Rentals in Dubai

Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,693	95,264	130,565	161,104	350,865	-	-
Creek	-	85,000	98,250	120,000	225,000	-	-
Downtown	77,157	120,721	189,579	244,542	589,545	270,000	-
Dubai Hills	67,130	93,090	144,803	238,877	342,000	-	-
Dubai Marina	76,314	97,241	150,046	212,859	380,565	450,833	-
EMAAR Beachfront	-	140,604	237,114	282,000	367,000	1,025,000	-
Greens	56,898	86,767	133,940	161,181	250,000	350,000	-
JBR	84,185	116,538	161,101	205,326	314,191	1,250,000	-
JLT	59,455	81,774	112,000	171,416	195,275	495,000	-
JVC	46,247	66,628	100,996	135,226	157,500	-	-
MBR	45,496	83,145	135,611	168,557	-	550,000	-
Palm Jumeirah	152,555	162,308	240,000	370,194	899,250	847,250	-
Sobha Hartland	63,211	89,858	137,100	210,184	417,675	-	-
Views	69,625	101,976	151,112	218,240	250,000	1,000,000	-

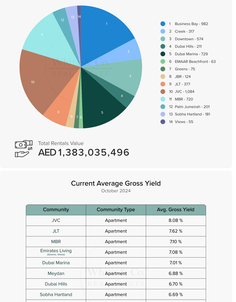
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

October 2024



Total Rentals Value
AED1,383,035,496

Current Average Gross Yield

October 2024

Community	Community Type	Avg. Gross Yield
JVC	Apartment	8.08 %
JLT	Apartment	7.62 %
MBR	Apartment	7.10 %
Emirates Living	Apartment	7.08 %
Dubai Marina	Apartment	7.01 %
Meydan	Apartment	6.88 %
Dubai Hills	Apartment	6.70 %
Sobha Hartland	Apartment	6.69 %
Business Bay	Apartment	6.55 %
JBR	Apartment	6.31 %
Downtown	Apartment	6.30 %
Creek	Apartment	5.97 %
Palm Jumeirah	Apartment	5.73 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
JVC	1,686	1,224,000,371
Business Bay	2,414	3,882,004,000
Dubai Marina	1,139	1,420,000,000
Creek	2,160	1,974,000,000
JLT	1,116	1,374,000,000
MBR	1,130	1,021,000,000
Creek	1,240	2,240,000,000
Dubai Hills	1,147	1,306,000,000
Sobha Hartland	1,226	1,790,000,000
Palm Jumeirah	901	3,490,000,000
JBR	638	2,248,000,000
Emaar Beachfront	475	2,812,000,000
Greens	357	504,000,275
Views	254	500,000,000

Rentals

	Total Volume	Total Value
JVC	5,419	63,000,000
Business Bay	5,112	70,000,000
Dubai Marina	4,189	100,000,000
Downtown	4,482	78,000,000
MBR	4,136	27,000,000
JLT	3,128	39,000,000
Creek	2,167	39,000,000
Dubai Hills	1,947	21,000,000
Palm Jumeirah	1,681	62,000,000
Sobha Hartland	1,666	16,000,000
JBR	1,115	28,000,000
Greens	1,075	16,000,000
Views	975	15,000,000
Emaar Beachfront	416	12,000,000

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

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