

EMAAR Beachfront September Market Report

Newsletter

EMAAR Beachfront: Why Is It So Popular?

- Emaar Beachfront, known as "the new Dubai Marina," offers luxury apartments with views of Palm Jumeirah, Dubai Marina, and the 210-meter Ain Dubai.



White & Co News

- As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

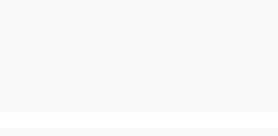
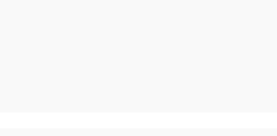
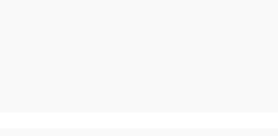
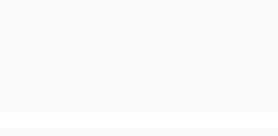
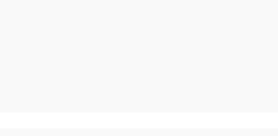
Mortgage Updates

- UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.
- Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

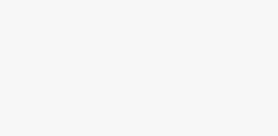
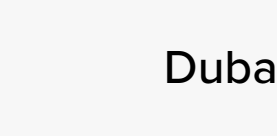
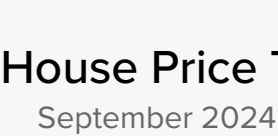
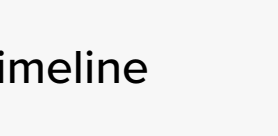
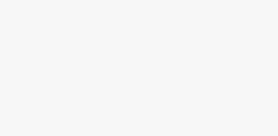
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

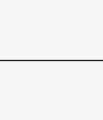
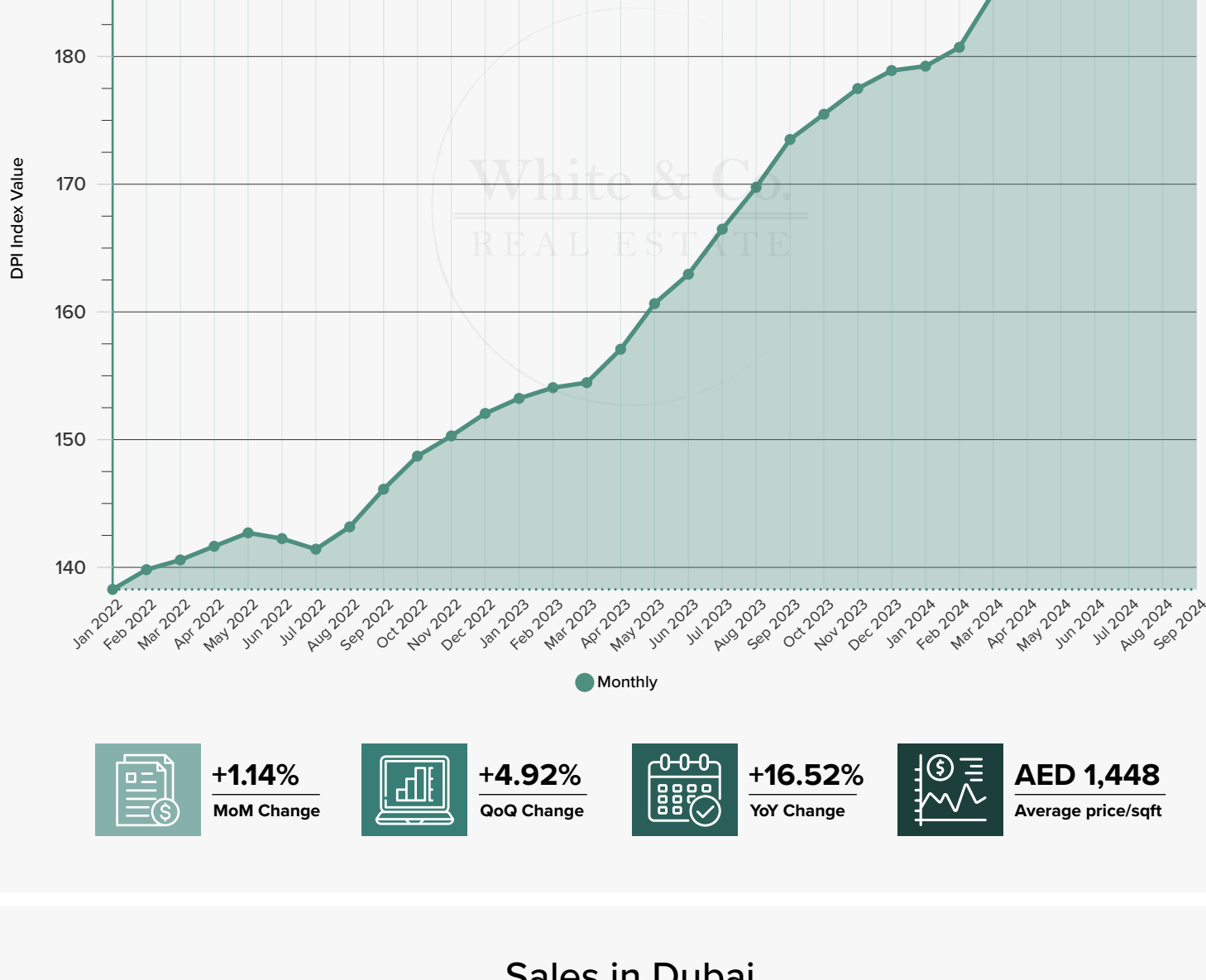
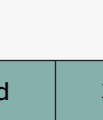
 Marina Vista Tower 2, EMAAR Beachfront 1 1 1 738 sqft AED 2,890,000	 Address The Bay, EMAAR Beachfront 1 1 2 848 sqft AED 3,150,000	 Grand Bleu Tower 2, EMAAR Beachfront 1 1 1 717 sqft AED 3,290,000	 Beach Vista 1, EMAAR Beachfront 2 2 2 1163 sqft AED 5,900,000	 Beach Isle Tower 1, EMAAR Beachfront 2 2 2 1,402 sqft AED 6,500,000
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Recent White & Co Sales

 Marina Vista Tower 2, EMAAR Beachfront 1 1 1 741 sqft AED 3,200,000	 Sunrise Bay, EMAAR Beachfront 2 2 2 1,394 sqft AED 5,050,000	 Sunrise Bay Tower 2, EMAAR Beachfront 1 1 2 1,230 sqft AED 5,250,000	 Sunrise Bay, EMAAR Beachfront 3 3 4 1,910 sqft AED 7,700,000	 Beach Vista, EMAAR Beachfront 3 3 4 2,130 sqft AED 8,000,000
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Dubai House Price Timeline

September 2024

+1.14%
MoM Change+4.92%
QoQ Change+16.52%
YoY ChangeAED 1,448
Average price/sqft

Sales in Dubai

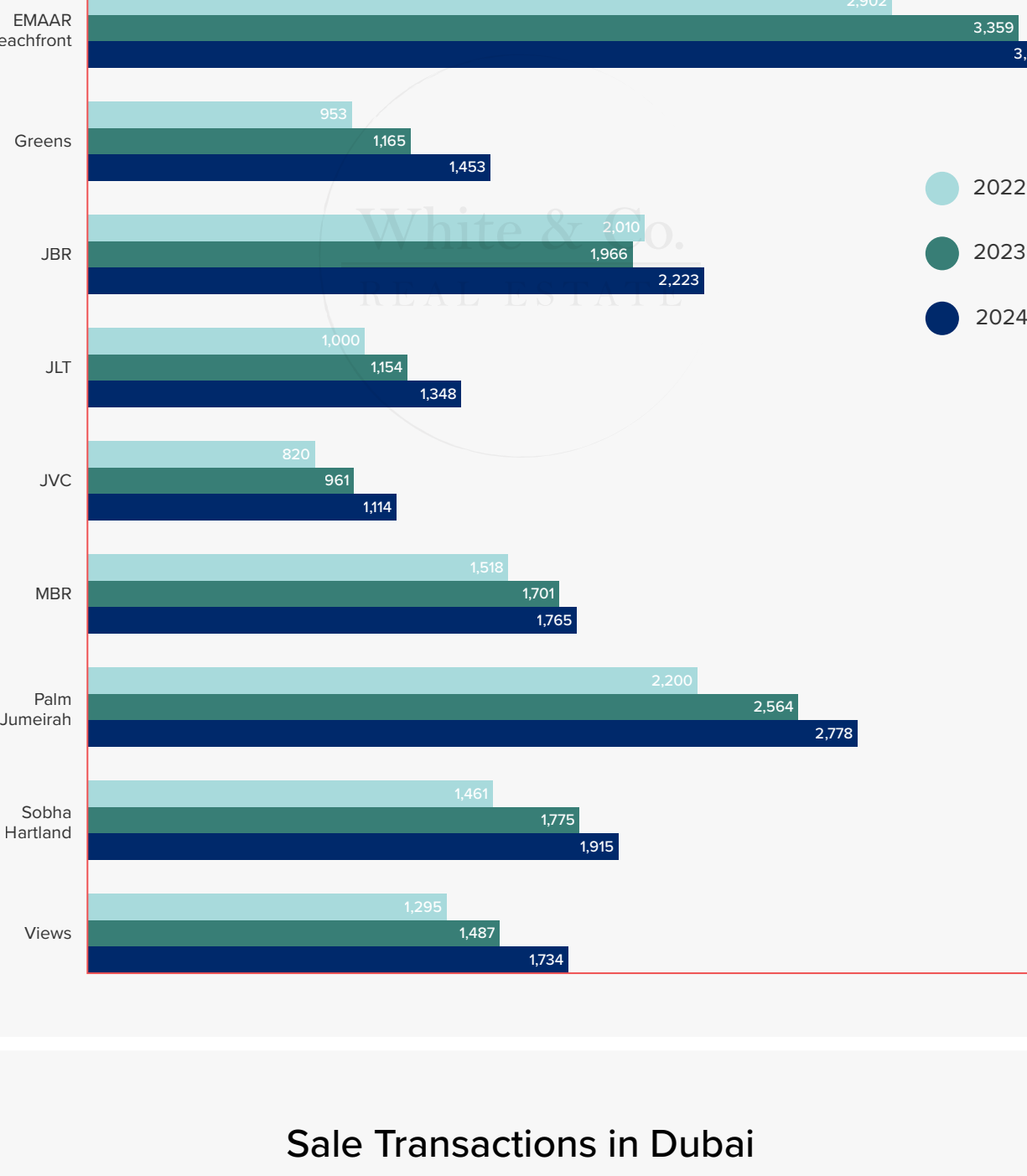
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	974,549	1,405,139	2,367,446	3,554,479	8,937,089	27,332,500	16,000,000 1 Transaction
Creek	-	1,568,179	2,562,887	3,802,009	6,353,846	-	-
Downtown	1,204,932	1,966,189	3,690,214	5,775,215	23,090,068	25,372,000	39,125,000
Dubai Marina	1,015,558	1,519,316	2,319,583	3,795,689	6,305,983	14,228,571	-
EMAAR Beachfront	-	2,629,924	4,585,776	6,776,606	11,396,992	-	-
Greens	693,750	1,148,309	1,921,957	2,725,932	3,237,500	-	-
JBR	2,193,278	2,221,719	3,462,653	3,721,178	7,566,416	-	54,000,000 1 Transaction
JLT	669,907	1,129,038	1,704,747	2,617,935	2,761,273	6,978,773	-
JVC	543,883	840,558	1,352,958	1,671,109	3,025,000	-	-
MBR	597,879	1,257,522	2,160,508	3,147,900	7,096,533	-	-
Palm Jumeirah	1,759,270	2,759,961	5,076,982	8,099,718	22,692,636	69,901,697	-
Sobha Hartland	868,383	1,304,859	2,105,998	3,137,541	5,615,661	-	-
Views	865,250	1,486,069	2,464,492	3,456,400	-	-	-

Sales Increase/Decrease of

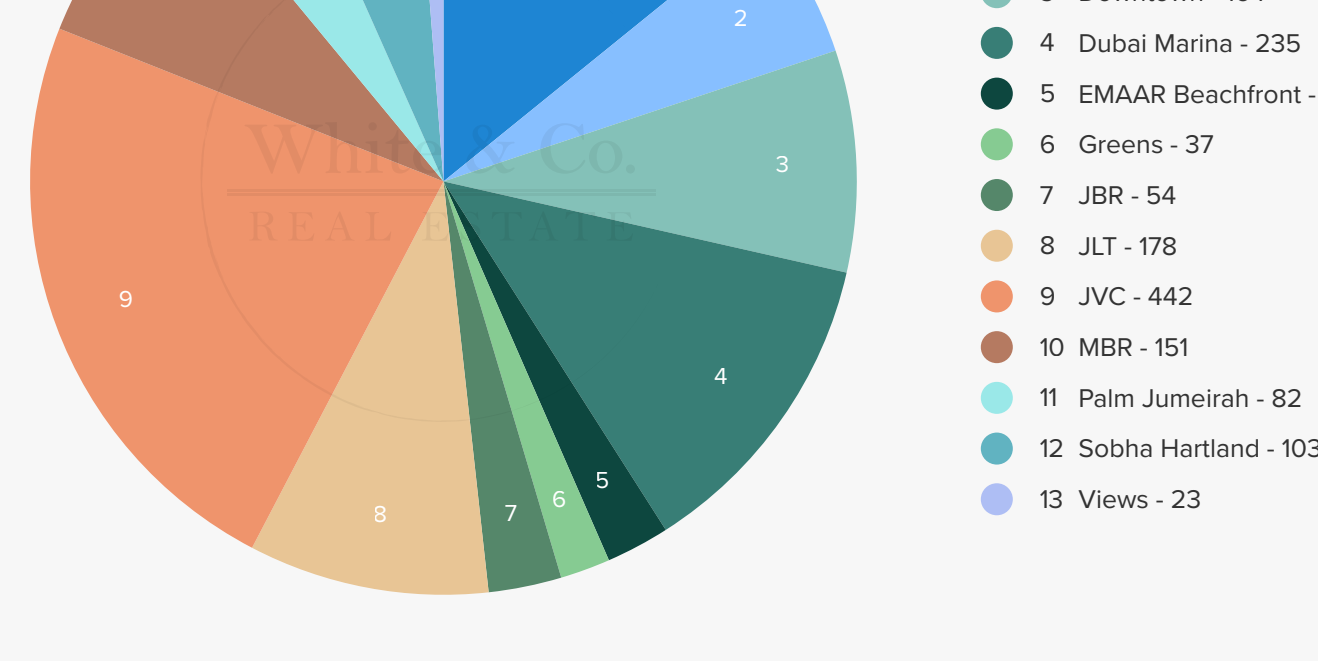
Price/Sq.ft in Dubai

Average Price (AED) 2024

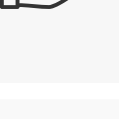


Sale Transactions in Dubai

September 2024

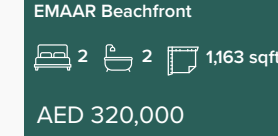
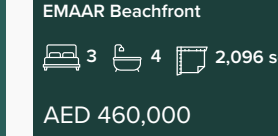


Total Sales Value



AED 6,542,219,632

Hot Properties for Rent

 Marina Vista Tower 2, EMAAR Beachfront 1 1 1 859 sqft AED 150,000	 Sunrise Bay Tower 1, EMAAR Beachfront 1 1 1 731 sqft AED 230,000	 Beach Isle, EMAAR Beachfront 2 2 2 1,304 sqft AED 285,000	 Beach Vista, EMAAR Beachfront 2 2 2 1163 sqft AED 320,000	 Sunrise Bay, EMAAR Beachfront 3 3 4 2,096 sqft AED 460,000
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Rentals in Dubai

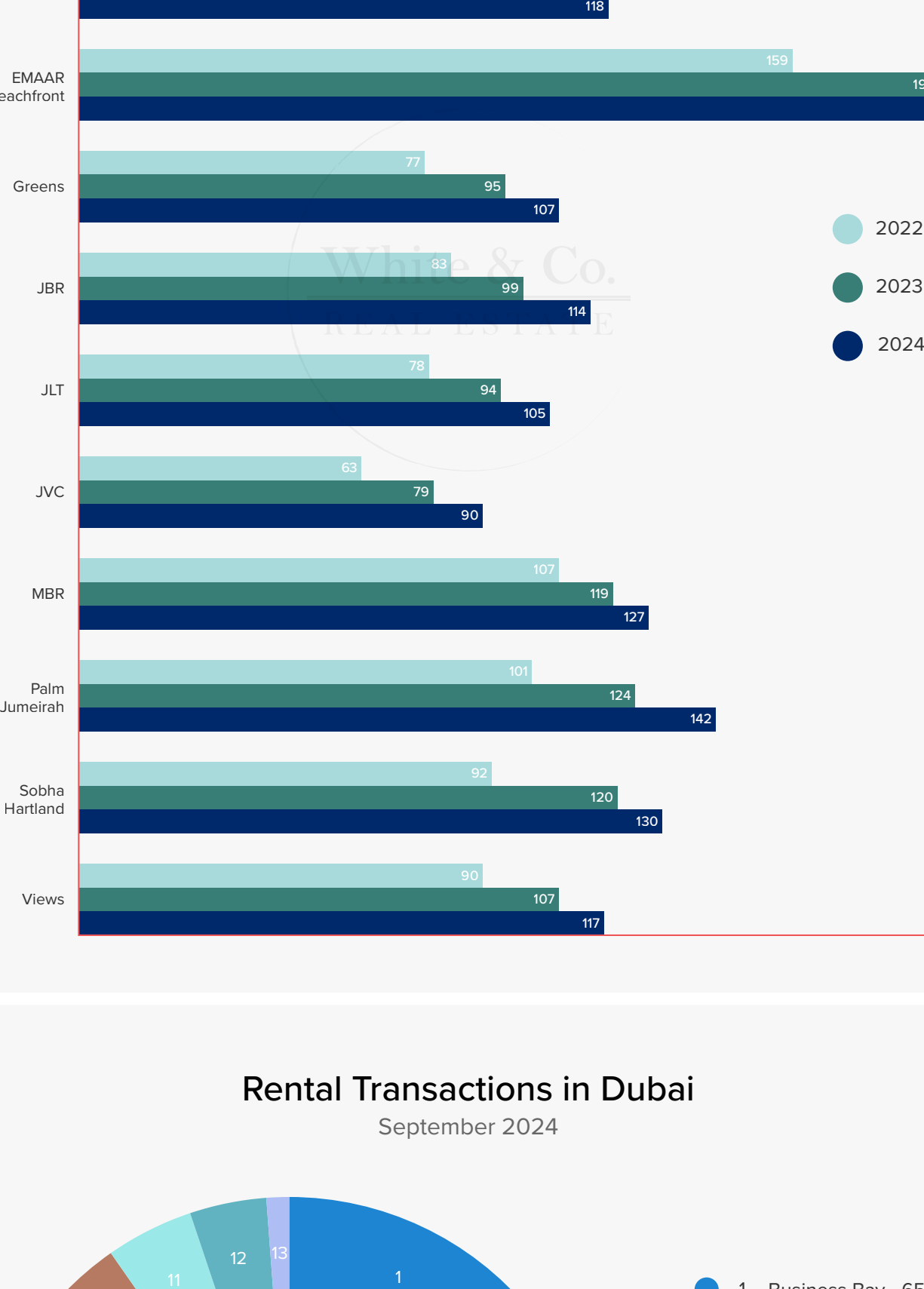
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,434	94,750	139,692	190,007	375,741	-	-
Creek	-	95,319	147,513	218,784	384,096	-	-
Downtown	78,277	120,336	187,736	284,113	615,000	270,000 2 Transactions	-
Dubai Marina	69,795	96,634	150,326	220,452	381,585	430,833	-
EMAAR Beachfront	-	143,835	239,707	391,406	707,500	-	3,025,000
Greens	57,311	86,805	132,401	183,652	230,000 1 Transaction	-	-
JBR	83,206	117,407	162,148	211,147	347,831	1,250,000 1 Transaction	-
JLT	59,221	83,611	124,429	171,219	140,273	625,000	-
JVC	46,114	66,454	100,836	135,148	157,500	-	-
MBR	45,128	82,901	136,425	159,940	-	550,000 1 Transaction	-
Palm Jumeirah	103,433	161,799	239,486	374,696	800,049	647,282	-
Sobha Hartland	62,373	89,862	137,928	251,787	402,143	-	-
Views	70,143	100,988	150,048	206,466	234,500 1 Transaction	-	-

Rentals Increase/Decrease of

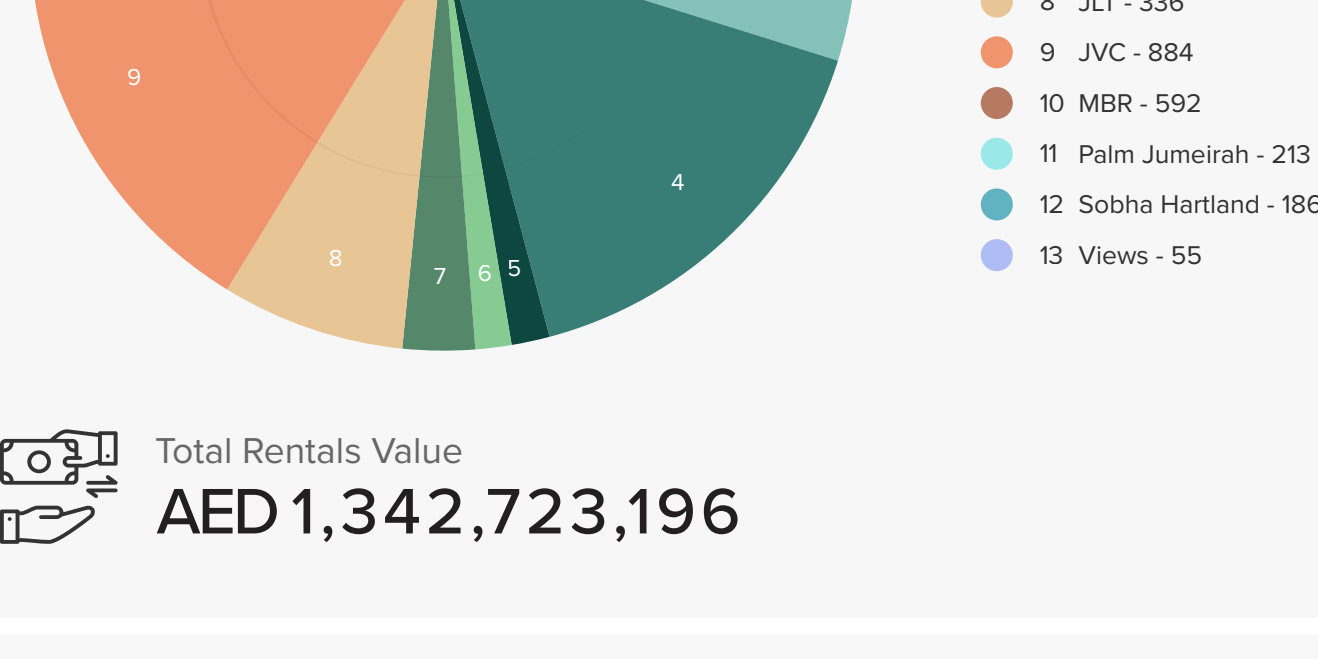
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

September 2024



Total Rentals Value



AED 1,342,723,196

Current Average Gross Yield

September 2024

Community	Community Type	Avg. Gross Yield
JVC	Apartment	8.11 %
JLT	Apartment	7.60 %
MBR	Apartment	7.08 %
Emirates Living (Greens, Views)	Apartment	7.04 %
Dubai Marina	Apartment	6.92 %
Sobha Hartland	Apartment	6.64 %
Business Bay	Apartment	6.57 %
JBR	Apartment	6.29 %
Downtown	Apartment	6.14 %
Creek	Apartment	5.94 %
Palm Jumeirah	Apartment	5.73 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	3,345	2,863,690,908	JVC	7,530	519,616,504
Creek	3,344	8,847,599,941	Dubai Marina	5,560	736,034,489
Business Bay	2,940	5,086,525,424	Business Bay	5,437	572,988,818
Dubai Marina	2,211	5,094,540,902	Downtown	3,617	616,830,866
Downtown	1,923	7,056,593,330	MBR	3,312	219,211,776
JLT	1,504	1,952,868,465	JLT	2,825	264,727,340
MBR	1,349	1,450,244,021	Creek	1,767	255,889,279
Sobha Hartland	960	1,579,339,791	Palm Jumeirah	1,446	357,618,006
Palm Jumeirah	824	5,352,397,096	Sobha Hartland	1,324	143,651,749
JBR	552	2,062,055,012	JBR	1,043	184,820,258
Emar Beachfront	434	1,925,618,483	Greens	592	60,758,160
Greens	300	445,301,096	Views	509	64,599,218
Views	228	475,167,912	Emar Beachfront	403	91,035,547

*Data source: Property Monitor, as of 2nd September 2024 Secondary Sales Only

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