

Emaar South August Market Report

Newsletter

Al Maktoum International Airport expansion project

- The expansion project has triggered a real estate boom, with property prices in Dubai South and Emaar South expected to rise by up to 15% this year.

White & Co News

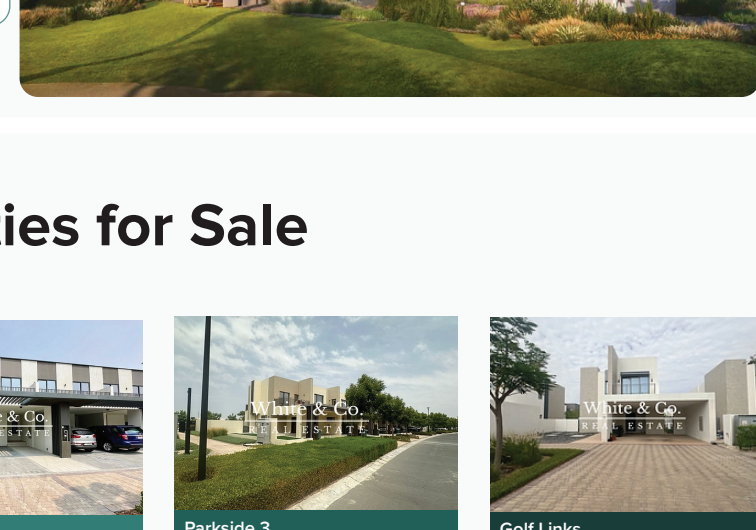
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

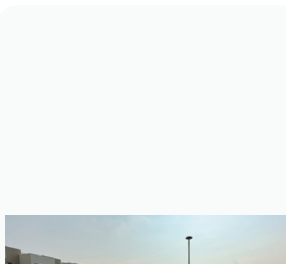
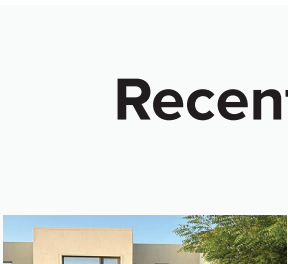
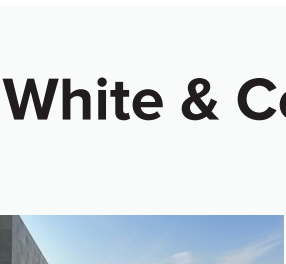
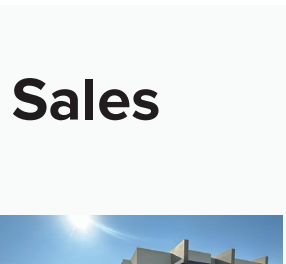
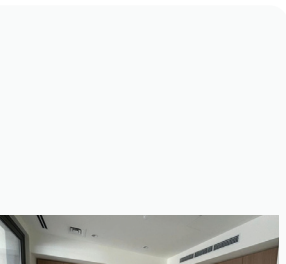
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

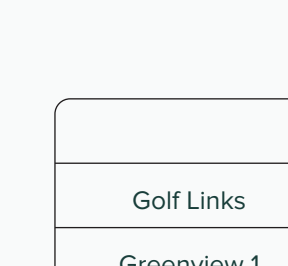
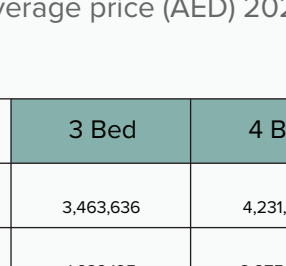
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Hot Properties for Sale

 Parkside 1, Emaar South 3 3 4 1,505 sqft AED 2,100,000	 Urbana II, Emaar South 3 3 2 2,325 sqft AED 2,200,000	 Greenview, Emaar South 3 3 3 1,513 sqft AED 2,570,000	 Parkside 3, Emaar South 4 4 4 2,669 sqft AED 3,075,000	 Golf Links, Emaar South 3 3 4 2,773 sqft AED 4,200,000
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Recent White & Co Sales

 Parkside 3, Emaar South 3 3 3 1,553 sqft AED1,950,000	 Parkside 2, Emaar South 3 3 4 1,985 sqft AED 2,000,000	 Parkside 2, Emaar South 3 3 4 1,985 sqft AED 2,000,000	 Parkside 2, Emaar South 4 4 4 3,172 sqft AED 2,370,000	 Parkside 2, Emaar South 3 3 4 2,486 sqft AED 2,750,000
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Sales in Emaar south

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed
Golf Links	3,463,636	4,231,364	-
Greenview 1	1,682,125	2,275,000	-
Greenview 2	1,710,060	2,313,333	-
Greenview 3	1,704,063	2,290,000	-
Greenway	3,312,388	4,093,888	-
Parkside 1	1,744,375	2,342,343	-
Parkside 2	1,699,597	2,384,697	-
Parkside 3	1,795,882	2,243,782	-
Fairway villas 1	3,000,000	4,712,386	-
Fairway villas 2	3,382,194	4,726,684	-
Fairway villas 3	-	6,744,383	-

Sales in Dubai

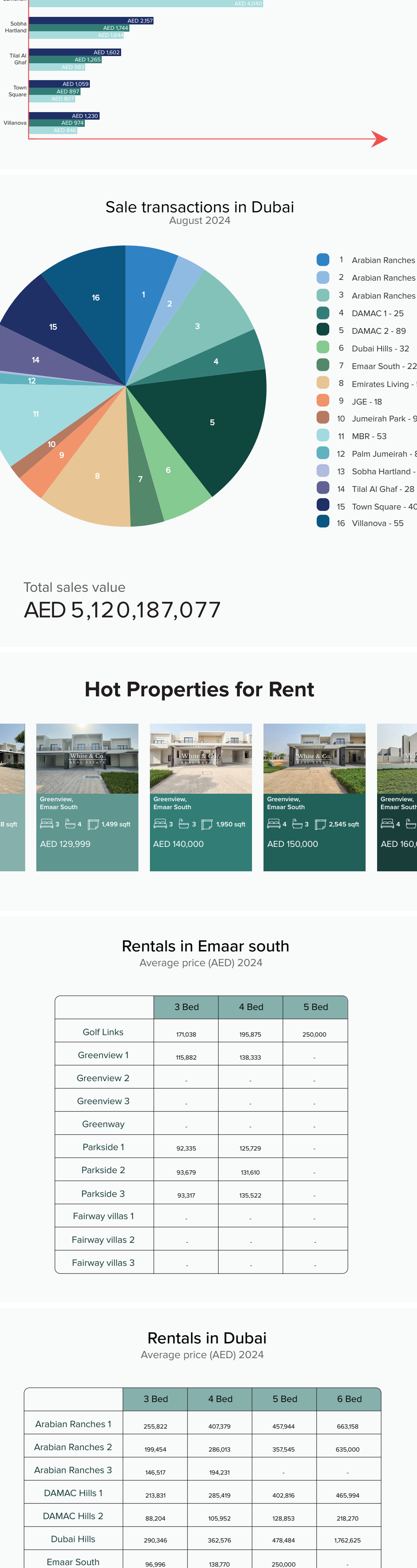
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,174,361	8,201,538	10,599,942	13,755,869
Arabian Ranches 2	3,673,333	5,388,710	6,207,039	10,120,000
Arabian Ranches 3	2,450,104	4,045,345	6,264,768	-
DAMAC Hills 1	3,345,723	4,013,786	7,316,544	10,376,633
DAMAC Hills 2	1,400,041	2,136,507	1,942,945	3,488,744
Dubai Hills	5,580,046	6,984,119	14,754,273	31,552,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,990,435	15,020,056	27,506,875
JGE	4,971,374	7,863,349	14,516,331	14,172,636
Jumeirah Park	7,027,461	7,641,290	10,410,714	-
MBR	2,234,375	6,323,972	17,376,015	37,848,182
Palm Jumeirah	22,987,500	28,728,675	34,126,542	38,183,425
Sobha Hartland	-	9,663,925	18,421,104	-
Tilal Al Ghaf	3,362,298	5,809,467	14,940,999	20,800,000
Town Square	2,242,374	2,785,872	-	-
Villanova	2,382,546	3,018,821	5,163,600	-

Sales Increase/decrease of

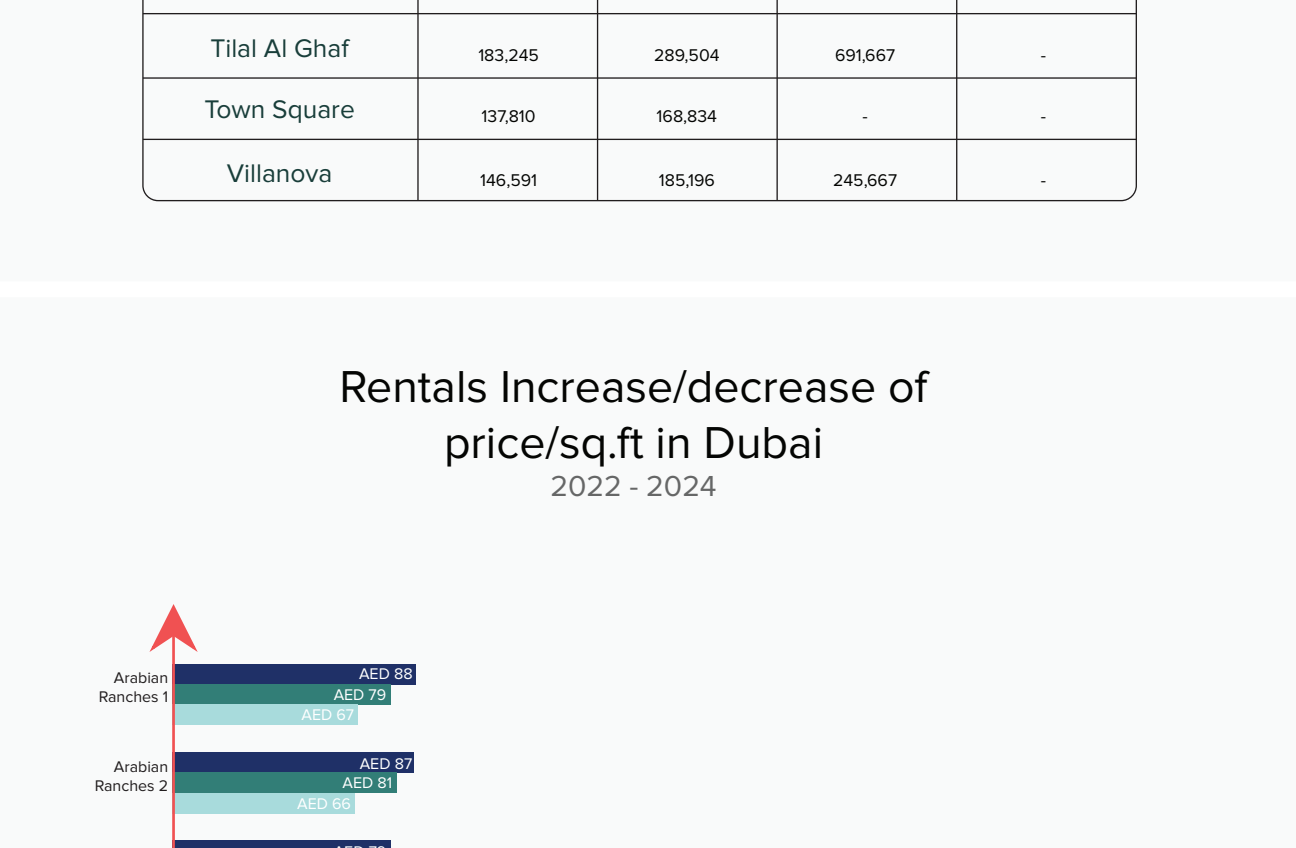
price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

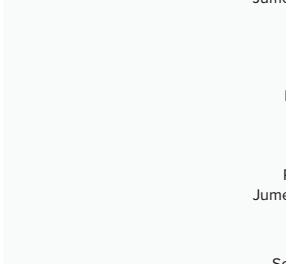
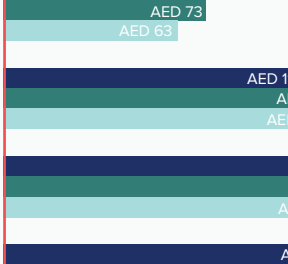
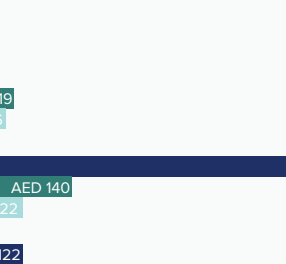
August 2024



Total sales value

AED 5,120,187,077

Hot Properties for Rent

 Greenview, Emaar South 3 3 4 1,588 sqft AED 114,999	 Greenview, Emaar South 3 3 4 1,499 sqft AED 129,999	 Greenview, Emaar South 3 3 3 1,950 sqft AED 140,000	 Greenview, Emaar South 4 3 3 2,545 sqft AED 150,000	 Greenview, Emaar South 4 3 3 2,395 sqft AED 160,000
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Rentals in Emaar south

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed
Golf Links	171,038	195,875	250,000
Greenview 1	115,882	138,333	-
Greenview 2	-	-	-
Greenview 3	-	-	-
Greenway	-	-	-
Parkside 1	92,335	125,729	-
Parkside 2	93,679	131,610	-
Parkside 3	93,317	135,522	-
Fairway villas 1	-	-	-
Fairway villas 2	-	-	-
Fairway villas 3	-	-	-

Rentals in Dubai

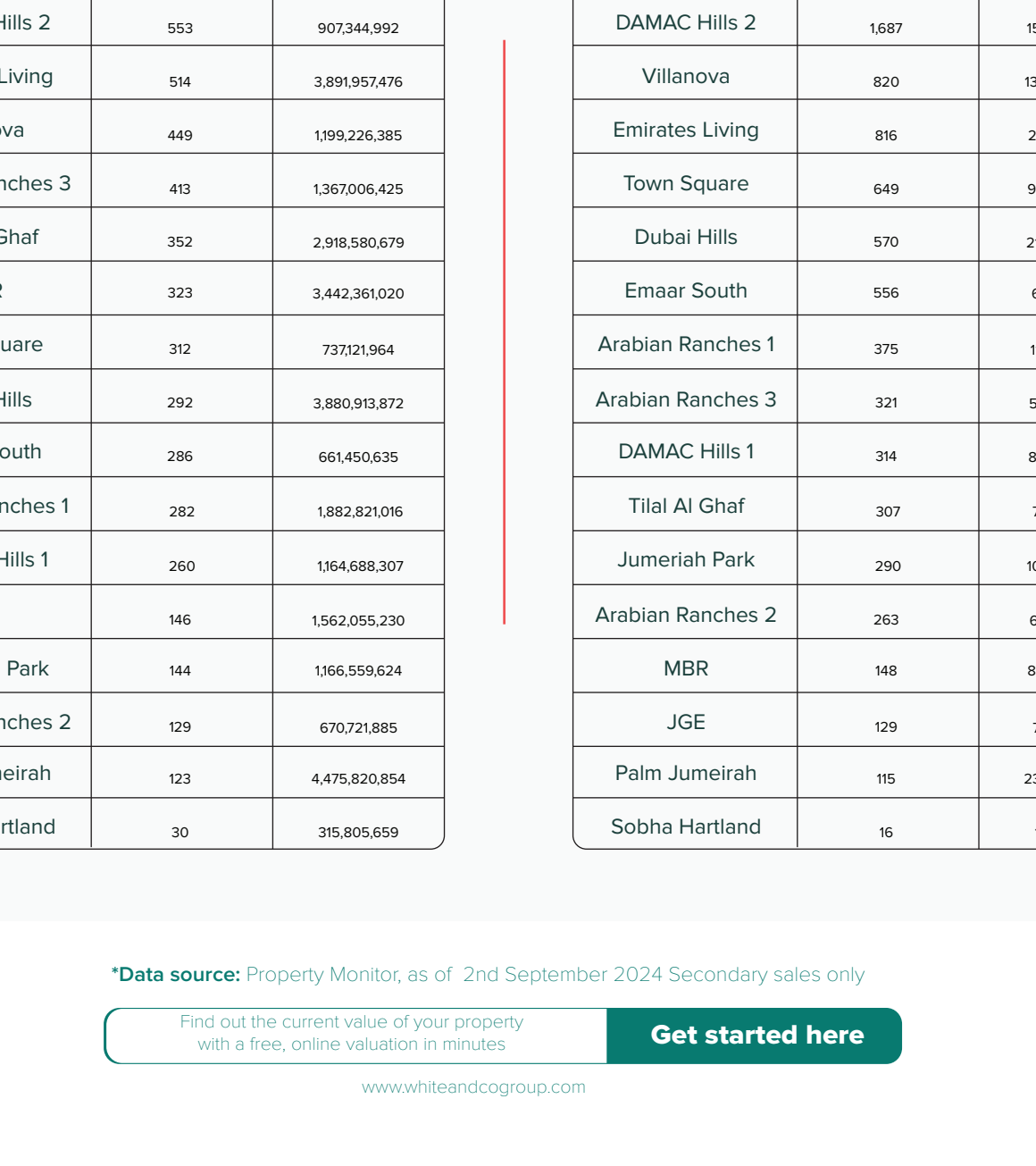
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	255,822	407,379	457,944	663,158
Arabian Ranches 2	199,454	286,013	357,545	635,000
Arabian Ranches 3	146,517	194,231	-	-
DAMAC Hills 1	213,831	285,419	402,816	465,994
DAMAC Hills 2	88,204	105,952	128,853	218,270
Dubai Hills	290,346	362,576	478,484	1,762,625
Emaar South	96,996	138,770	250,000	-
Emirates Living	250,497	399,980	515,115	1,110,714
JGE	348,173	485,549	960,904	783,300
Jumeirah Park	314,265	368,354	381,636	-
MBR	176,992	485,405	1,269,280	2,964,970
Palm Jumeirah	430,113	1,289,794	2,169,543	3,351,543
Sobha Hartland	-	608,500	1,074,295	-
Tilal Al Ghaf	183,245	289,504	691,667	-
Town Square	137,810	168,834	-	-
Villanova	146,591	185,196	245,667	-

Rentals Increase/decrease of

price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

August 2024



Total rentals value

AED 541,185,681

Current Average Gross Yield

August 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	8.22 %
JGE	Villa	6.38 %
DAMAC Hills 1	Villa	5.78 %
Tilal Al Ghaf	Townhouse	5.65 %
Town Square	Townhouse	5.05 %
Arabian Ranches 2	Villa	4.97 %
Arabian Ranches 1	Villa	4.66 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.09 %
Jumeirah Park	Villa	3.40 %
Palm Jumeirah	Villa	2.78 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Hills 2	553	907,344,992	DAMAC Hills 2	1687	158,347,437
Emirates Living	514	3,891,957,476	Villanova	820	130,262,346
Villanova	449	1,099,226,385	Emirates Living	816	211,318,522
Arabian Ranches 3	413	1,367,026,425	Town Square	649	93,285,576
Tilal Al Ghaf	352	2,918,580,679	Dubai Hills	570	214,815,598
MBR	323	3,442,361,020	Emaar South	556	61,560,073
Town Square	312	737,121,964	Arabian Ranches 1	375	116,266,113
Dubai Hills	292	3,880,919,872	Arabian Ranches 3	321	53,043,801
Emaar South	286	661,450,635	DAMAC Hills 1	314	86,047,302
Arabian Ranches 1	282	1,882,821,016	Tilal Al Ghaf	307	79,308,487
DAMAC Hills 1	260	1,164,688,307	Jumeirah Park	290	100,676,452
JGE	146	1,562,095,230	Arabian Ranches 2	263	68,144,669
Jumeirah Park	144	1,166,559,624	MBR	148	86,394,033
Arabian Ranches 2	129	670,721,885	JGE	129	77,647,448
Palm Jumeirah	123	4,475,820,854	Palm Jumeirah	115	233,834,672
Sobha Hartland	30	315,805,659	Sobha Hartland	16	11,595,181

*Data source: Property Monitor, as of 2nd September 2024 Secondary sales only

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