

White & Co.

REAL ESTATE

Emaar South July Market Report

Newsletter

Emaar Announces Launch of Phase 5 Golf Villa in Dubai

- New launch follows the sell-out response to the previous phase of Expo Golf Villas in Emaar South

White & Co News

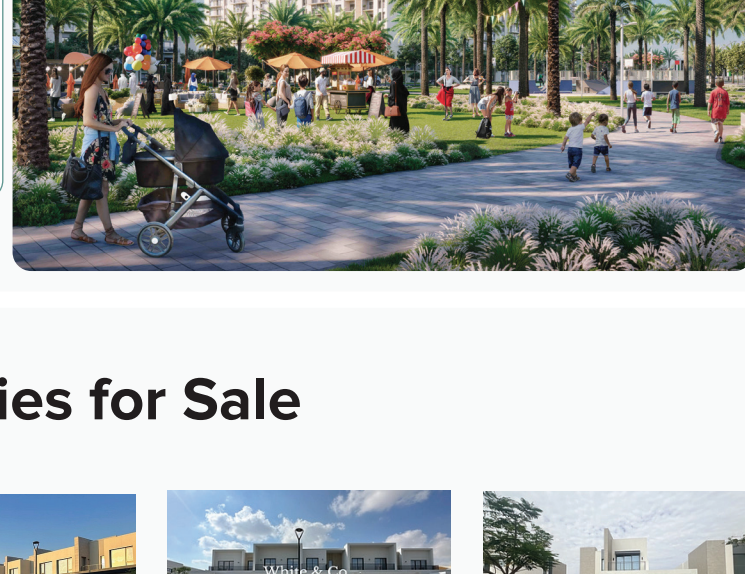
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

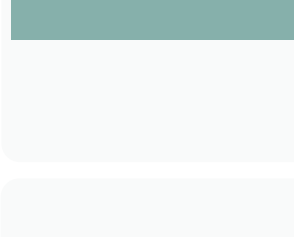
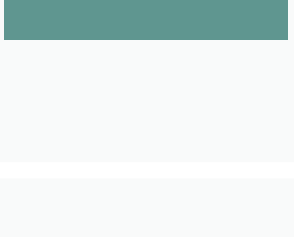
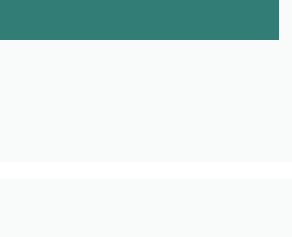
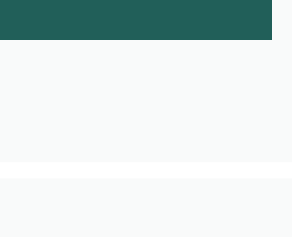
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

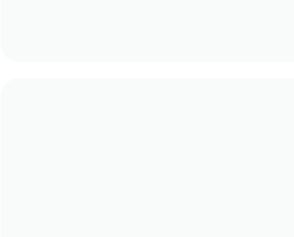
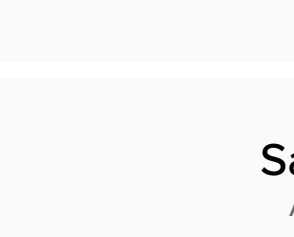
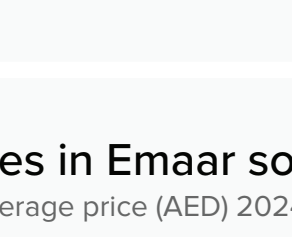
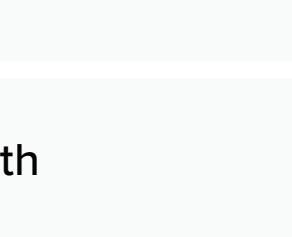
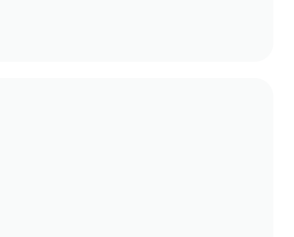
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Hot Properties for Sale

 Parkside 3, Emaar South 3 3 1,553 sqft AED 1,950,000	 Parkside 2, Emaar South 3 3 4 1,985 sqft AED 2,050,000	 Parkside 1, Emaar South 3 3 4 1,505 sqft AED 2,100,000	 Greenview, Emaar South 4 4 4 2,000 sqft AED 2,200,000	 Golf Links, Emaar South 3 3 4 2,773 sqft AED 4,200,000
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Recent White & Co Sales

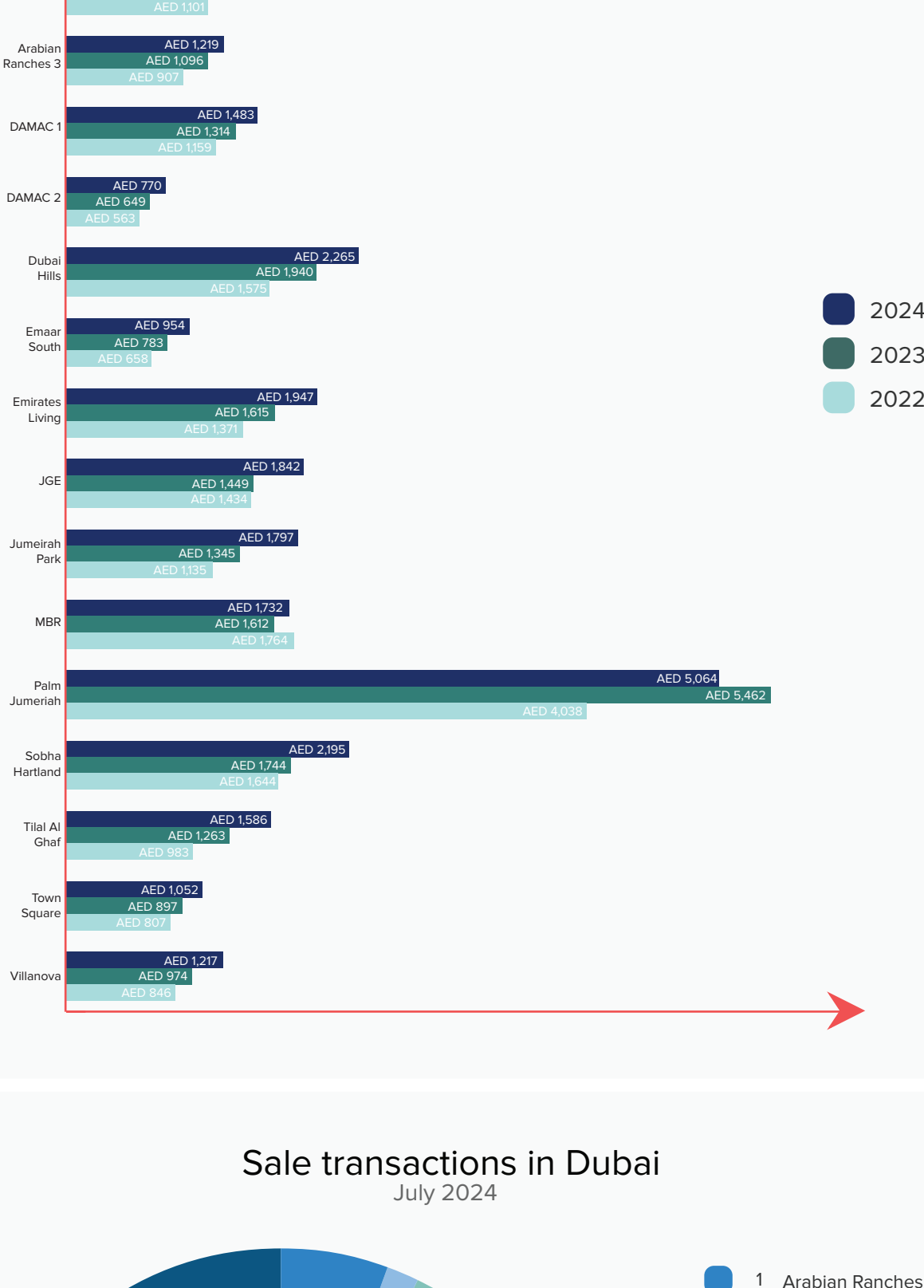
 Parkside, Emaar South 3 3 4 1,985 sqft AED 2,000,000	 Parkside, Emaar South 3 3 4 1,985 sqft AED 2,050,000	 Parkside, Emaar South 3 3 4 1,900 sqft AED 2,200,000	 Golf Links, Emaar South 3 3 4 2,773 sqft AED 3,300,000	 Golf Links, Emaar South 4 4 4 2,953 sqft AED 3,300,000
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Sales in Emaar south

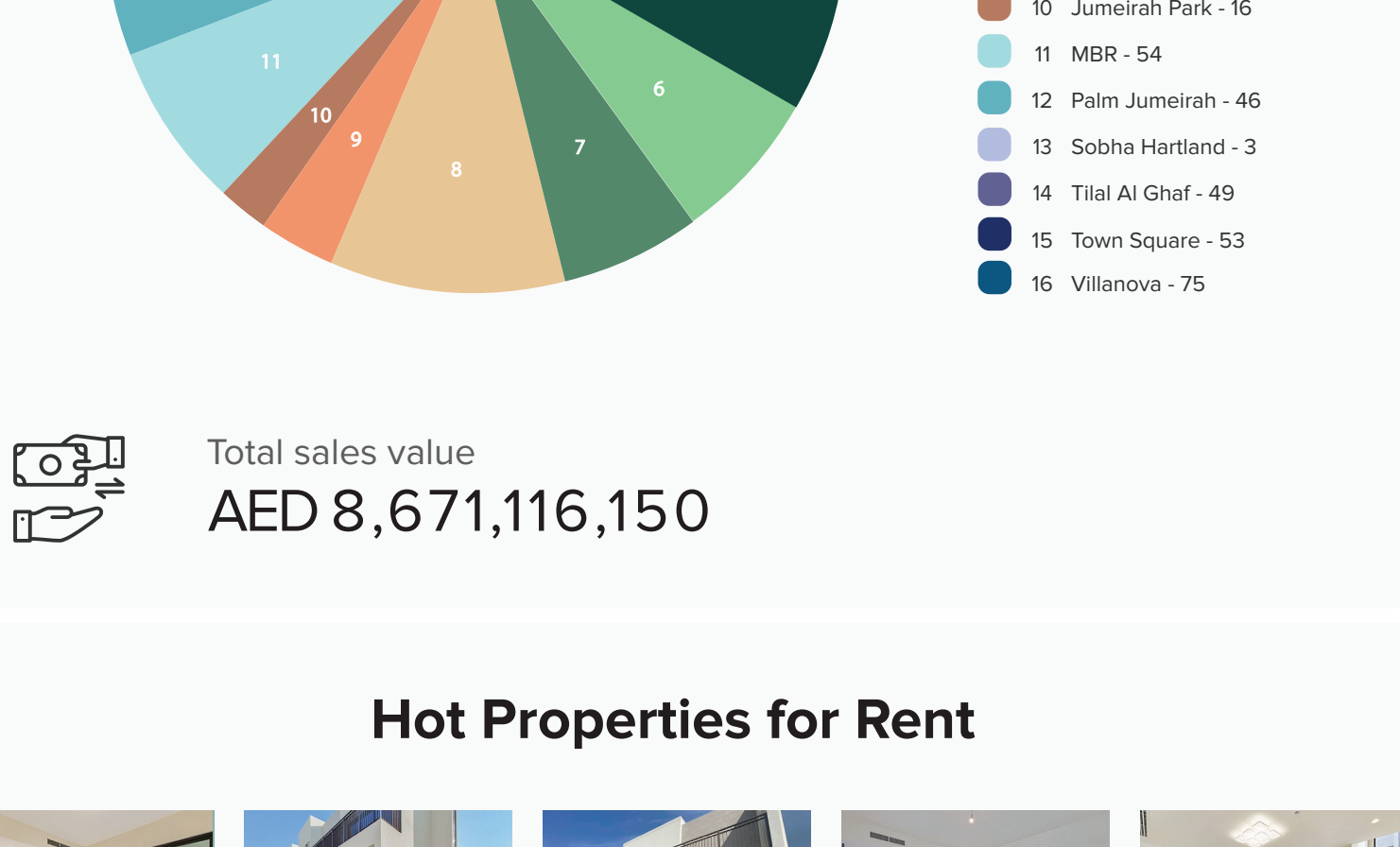
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed
Golf Links	3,355,556	4,154,500	-
Greenview 1	1,654,267	2,275,000	-
Greenview 2	1,733,444	2,313,333	-
Greenview 3	1,701,071	2,251,000	-
Greenway	3,312,388	4,093,888	-
Parkside 1	1,727,333	2,315,833	-
Parkside 2	1,687,976	2,384,697	-
Parkside 3	1,740,313	2,243,782	-
Fairway villas 1	3,000,000	4,744,771	-
Fairway villas 2	3,342,926	4,726,684	-
Fairway villas 3	1,525,000	3,300,000	6,704,465

Sales Increase/decrease of price/sq.ft in Dubai 2022 - 2024

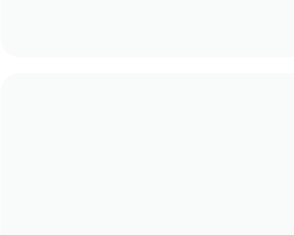
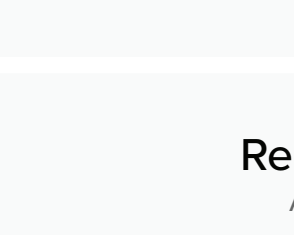
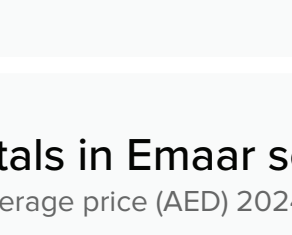
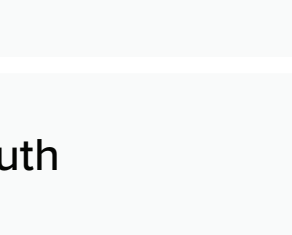
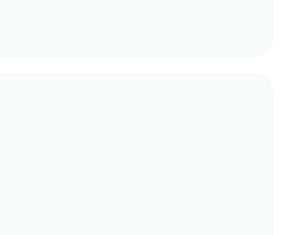


Sale transactions in Dubai July 2024



Total sales value
AED 8,671,116,150

Hot Properties for Rent

 Parkside 2, Emaar South 3 3 3 1,530 sqft AED 120,000	 Parkside 2, Emaar South 4 4 4 2,300 sqft AED 130,000	 Parkside 2, Emaar South 4 4 4 3,051 sqft AED 149,998	 Parkside 1, Emaar South 4 4 4 2,317 sqft AED 150,000	 Golf Links, Emaar South 4 4 5 4,349 sqft AED 235,000
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Rentals in Emaar south

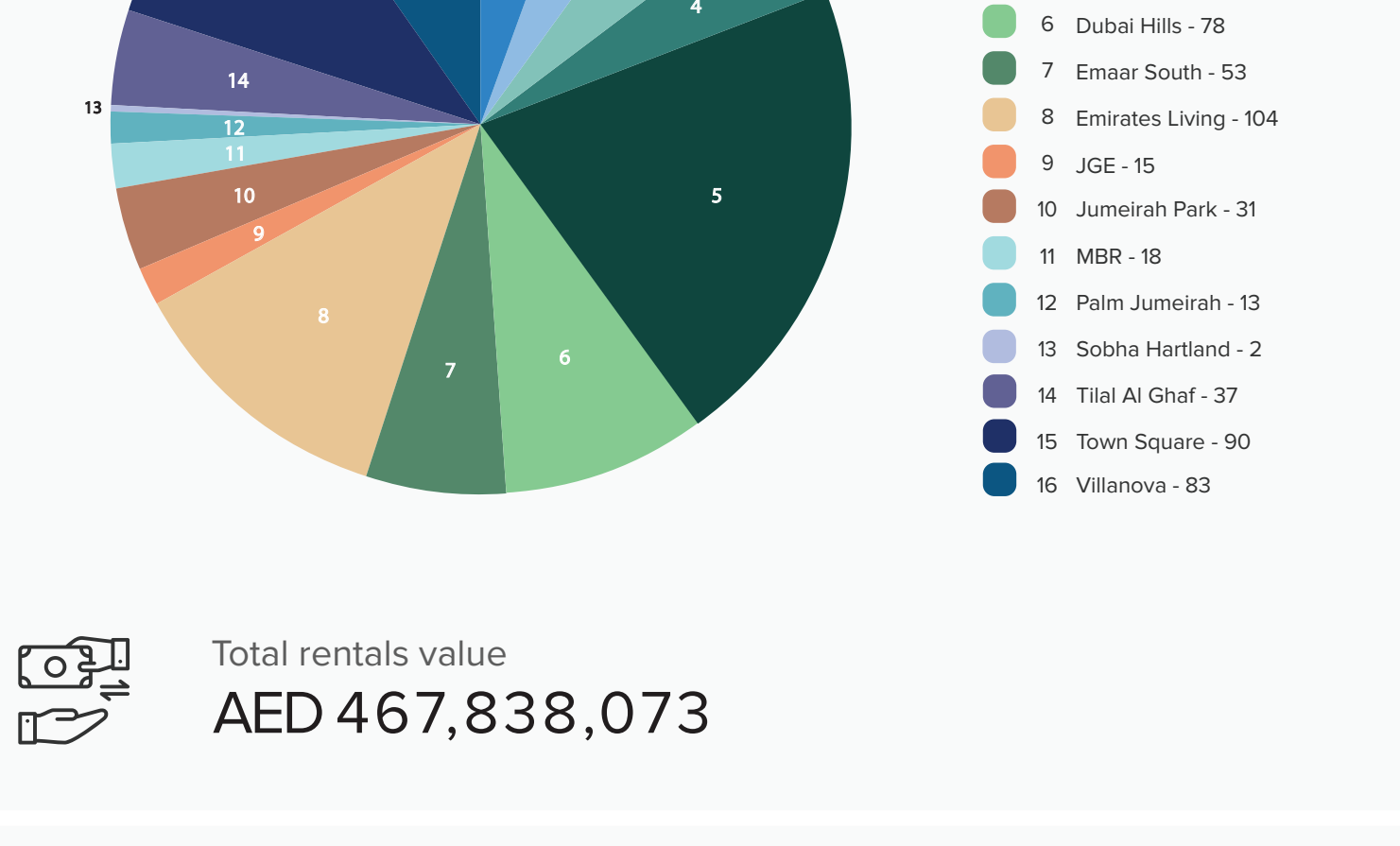
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed
Golf Links	171,038	189,844	250,000
Greenview 1	92,590	131,240	-
Greenview 2	92,590	131,240	-
Greenview 3	92,590	131,240	3,200,000
Greenway	-	-	-
Parkside 1	92,590	131,240	-
Parkside 2	92,590	131,240	-
Parkside 3	92,590	131,240	-
Fairway villas 1	-	-	-
Fairway villas 2	-	-	-
Fairway villas 3	-	-	-

Rentals Increase/decrease of price/sq.ft in Dubai 2022 - 2024



Rental transactions in Dubai July 2024



Total rentals value
AED 467,838,073

Current Average Gross Yield July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14%
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai 2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
Emirates Living	455	3,513,023,476	DAMAC Hills 2	1,397	129,379,990
DAMAC Hills 2	454	745,490,851	Villanova	694	109,209,569
Villanova	393	1,039,221,385	Emirates Living	689	175,997,950
Arabian Ranches 3	363	1,202,344,688	Townsquare	555	79,445,073
Tilal Al Ghaf	323	2,699,705,679	Emaar South	506	55,420,169
Townsquare	269	631,774,964	Dubai Hills	453	176,639,956
MBR	268	2,859,148,510	Arabian Ranches 1	310	95,301,772
Emaar South	263	593,528,971	Tilal Al Ghaf	258	63,536,995
Dubai Hills	259	3,339,578,525	DAMAC Hills 1	251	69,048,690
Arabian Ranches 1	248	1,663,086,016	Arabian Ranches 3	248	40,512,175
DAMAC Hills 1	231	1,030,563,708	Jumeirah Park	239	81,480,898
Jumeirah Park	135	1,102,754,624	Arabian Ranches 2	198	51,678,603
JGE	127	1,360,017,342	MBR	132	74,075,433
Palm Jumeirah	114	4,119,017,854	JGE	110	66,449,648
Arabian Ranches 2	110	572,876,886	Palm Jumeirah	91	147,985,110
Sobha Hartland	28	300,105,659	Sobha Hartland	15	10,299,181

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

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