

Emaar & DWTC to Develop Expo Living in Dubai South

Aligned with Dubai's 2040 Urban Plan, Expo Living integrates sustainable practices to enhance well-being and urban living.

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 3.94% Fixed for 1 & 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

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Hot Properties for Sale

Greenviews 2, Emaar South
3 4 1,553 sqft
AED 2,400,000

Parkside 2, Emaar South
3 4 1,541 sqft
AED 2,770,000

Parkside 2, Emaar South
4 4 2,487 sqft
AED 2,770,000

Golf Links, Emaar South
4 5 4,922 sqft
AED 5,500,000

Fairway Villas, Emaar South
4 4 6 6,000 sqft
AED 6,100,000

Recent White & Co Sales

Parkside 3, Emaar South
3 3 1,553 sqft
AED 1,950,000

Parkside 2, Emaar South
3 4 1,482 sqft
AED 2,150,000

Greenway, Emaar South
4 3 1,554 sqft
AED 2,450,000

Parkside, Emaar South
4 5 2,710 sqft
AED 2,760,000

Parkside, Emaar South
4 5 2,818 sqft
AED 2,900,000

Dubai House Price Timeline

November 2024

DP Index Value

206.42

Monthly

+0.38%
MoM Change

+3.28%
QoQ Change

+16.30%
YoY Change

AED 1,478
Average price/sqft

Sales in Emaar South

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed

Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,464,899	4,610,511	6,441,611	7,212,500
Arabian Ranches 1	5,335,206	8,602,000	10,788,933	14,253,561
Arabian Ranches 2	3,730,938	5,320,352	6,298,913	10,120,000
Arabian Ranches 3	2,488,400	4,144,188	6,331,246	-
DAMAC Hills 1	3,466,577	4,447,913	7,230,278	10,376,633
DAMAC Hills 2	1,428,954	2,080,953	1,949,813	3,538,307
DAMAC Lagoons	1,913,110	2,180,508	3,066,564	7,533,607
Dubai Hills	5,610,543	7,116,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,379	6,744,383	-
Emirates Living	5,010,145	10,997,180	16,713,498	25,915,400
JGE	4,949,180	7,999,719	15,196,290	14,063,368
Jumeirah Park	6,793,097	7,690,513	10,397,102	-
MBR	3,228,596	6,652,558	17,975,030	38,621,071
Palm Jumeirah	18,892,857	29,837,264	43,567,909	60,921,000
Sobha Hartland	-	9,326,873	18,493,466	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,596	3,094,697	5,440,889	-

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

Average Price (AED) 2024

2022 2023 2024

Sale Transactions in Dubai

November 2024

1 Al Furjan - 38
2 Arabian Ranches 1 - 31
3 Arabian Ranches 2 - 16
4 Arabian Ranches 3 - 57
5 DAMAC 1 - 47
6 DAMAC 2 - 81
7 DAMAC Lagoons - 103
8 Dubai Hills - 37
9 Emaar South- 23
10 Emirates Living - 68
11 JGE - 17
12 Jumeirah Park - 14
13 MBR - 44
14 Palm Jumeirah - 10
15 Sobha Hartland - 4
16 Tilal Al Ghaf - 36
17 Town Square - 53
18 Villanova - 53

Total Sales Value

AED 6,587,742,121

Hot Properties for Rent

Parkside 3, Emaar South
3 3 1,518 sqft
AED 115,000

Greenway, Emaar South
3 4 1,935 sqft
AED 120,000

Parkside 2, Emaar South
4 4 2,486 sqft
AED 160,000

Golf Links, Emaar South
3 4 4,380 sqft
AED 205,000

Golf Links, Emaar South
4 4 5 4,349 sqft
AED 235,000

Rentals in Emaar South

Average Price (AED) 2024

3 bed 4 Bed 5 Bed 6 Bed

No Transactions in Greenview 3, Greenway, Fairway Villas 2, Fairway Villas 3

Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	195,439	244,701	316,043	392,786
Arabian Ranches 1	258,429	401,413	487,460	653,409
Arabian Ranches 2	197,751	287,193	339,852	613,333
Arabian Ranches 3	150,730	200,729	-	-
DAMAC Hills 1	214,602	279,620	421,161	440,745
DAMAC Hills 2	145,902	107,554	129,567	215,262
DAMAC Lagoons	No Transactions	-	-	-
Dubai Hills	294,532	363,821	479,107	2,095,545
Emaar South	102,130	141,748	250,000	-
Emirates Living	257,049	471,410	577,407	1,554,697
JGE	357,247	489,559	979,449	804,846
Jumeirah Park	324,304	368,948	416,068	-
MBR	178,571	269,621	1,225,191	3,549,152
Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
Sobha Hartland	-	653,059	1,119,436	-
Tilal Al Ghaf	188,065	300,797	722,333	-
Town Square	139,524	169,487	-	-
Villanova	148,797	187,982	276,500	-

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

Average Price (AED) 2024

2022 2023 2024

Rental Transactions in Dubai

November 2024

1 Al Furjan - 27
2 Arabian Ranches 1 - 25
3 Arabian Ranches 2 - 25
4 Arabian Ranches 3 - 63
5 DAMAC 1 - 34
6 DAMAC 2 - 239
7 DAMAC Lagoons - 0
8 Dubai Hills - 50
9 Emaar South- 63
10 Emirates Living - 78
11 JGE - 16
12 Jumeirah Park - 28
13 MBR - 20
14 Palm Jumeirah - 22
15 Sobha Hartland - 1
16 Tilal Al Ghaf - 16
17 Town Square - 62
18 Villanova - 67

Total Rentals Value

AED 584,956,843

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.57 %
Sobha Hartland	Villa	6.54 %
MBR	Townhouse	6.45 %
JGE	Villa	6.23 %
Town Square	Townhouse	5.87 %
Al Furjan	Villa	5.66 %
DAMAC 1	Villa	5.54 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.58 %
Arabian Ranches 1	Villa	4.29 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC Lagoons	879	2,586,987,310
DAMAC 2	861	1,418,067,628
Emirates Living	732	5,828,992,446
Arabian Ranches 3	607	2,028,693,887
Villanova	595	1,623,016,385
Al Furjan	543	2,409,442,955
MBR	460	4,858,827,355
Town Square	448	1,078,130,783
Tilal Al Ghaf	409	3,562,202,679
Dubai Hills	405	5,649,702,735
DAMAC 1	395	1,760,796,037
Arabian Ranches 1	371	2,479,750,256
Emaar South	364	860,394,411
JGE	205	2,250,568,681
Jumeirah Park	192	1,544,515,469
Arabian Ranches 2	174	885,882,848
Palm Jumeirah	121	4,988,880,854
Sobha Hartland	41	410,974,149

Rentals

	Total Volume	Total Value
DAMAC 2	2,462	349,272,082
Emirates Living	1,106	308,510,503
Villanova	1,003	177,173,869
Town Square	842	122,542,924
Dubai Hills	822	314,527,281
Emaar South	744	85,584,152
Arabian Ranches 3	517	86,728,941
Arabian Ranches 1	489	150,313,349
DAMAC 1	431	119,686,368
Tilal Al Ghaf	397	106,913,179
Jumeirah Park	387	138,269,294
Arabian Ranches 2	362	92,711,571
Al Furjan	325	73,545,588
MBR	204	125,777,881
JGE	186	110,530,883
Palm Jumeirah	184	348,013,783
Sobha Hartland	22	16,699,181
DAMAC Lagoons	0	0

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2024

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

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