

Emaar South October Market Report

Newsletter

Greenridge in Emaar South

- Emaar Properties has launched Greenridge in Emaar South, featuring townhouses starting at AED 2.94 million, with handover expected by Q4 2028.

White & Co News

- Our in-house Conveyancing team ensures all transactions are managed from contract signing to the transfer appointment at the DLD to secure your desired transfer date.

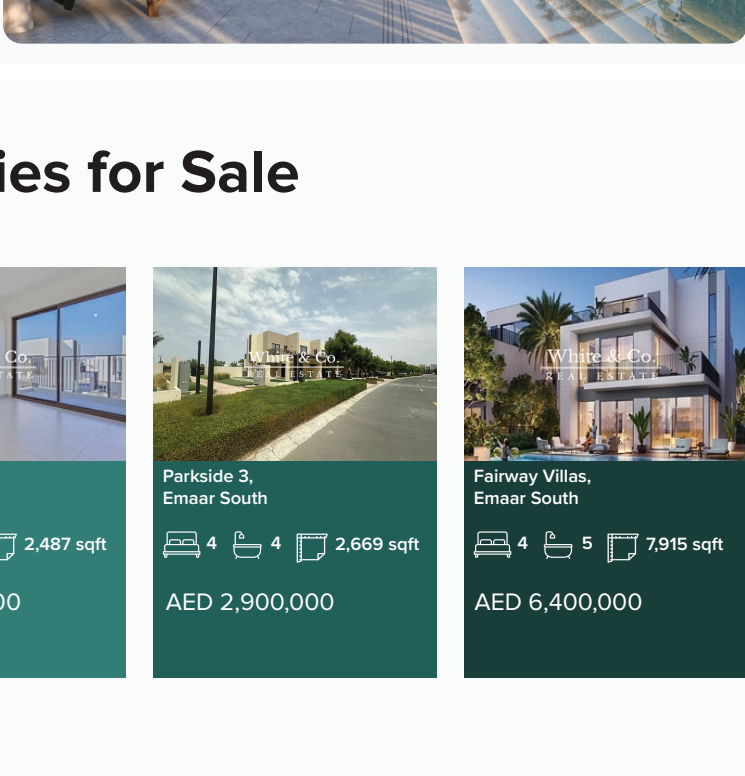
Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.79% Fixed for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.99%	4.18%
Self Employed	80%	3.99%	4.20%
Low Doc		4.79%	4.90%
Non Resident	60%	4.19%	4.50%

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

Get Started Here



Hot Properties for Sale

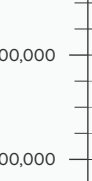
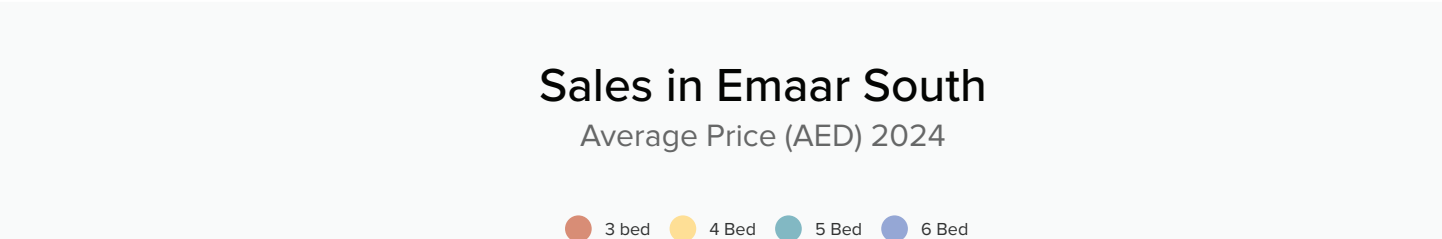
 Parkside 2, Emaar South 3 3 4 1,579 sqft AED 2,300,000	 Parkside 2, Emaar South 4 4 5 2,541 sqft AED 2,770,000	 Parkside 2, Emaar South 4 4 4 2,487 sqft AED 2,800,000	 Parkside 3, Emaar South 4 4 4 2,669 sqft AED 2,900,000	 Fairway Villas, Emaar South 4 4 5 2,818 sqft AED 6,400,000
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Recent White & Co Sales

 Parkside 3, Emaar South 3 3 3 1,553 sqft AED 1,950,000	 Parkside 2, Emaar South 4 4 4 1,482 sqft AED 2,150,000	 Greenways, Emaar South 4 4 3 1,554 sqft AED 2,450,000	 Parkside 3, Emaar South 4 4 5 2,710 sqft AED 2,760,000	 Parkside 3, Emaar South 4 4 5 2,818 sqft AED 2,900,000
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Dubai House Price Timeline

October 2024

**+1.73%**
MoM Change**+5.44%**
QoQ Change**+17.19%**
YoY Change**AED 1,473**
Average price/sqft

Sales in Emaar South

Average Price (AED) 2024

● 3 Bed ● 4 Bed ● 5 Bed ● 6 Bed



Sales in Dubai

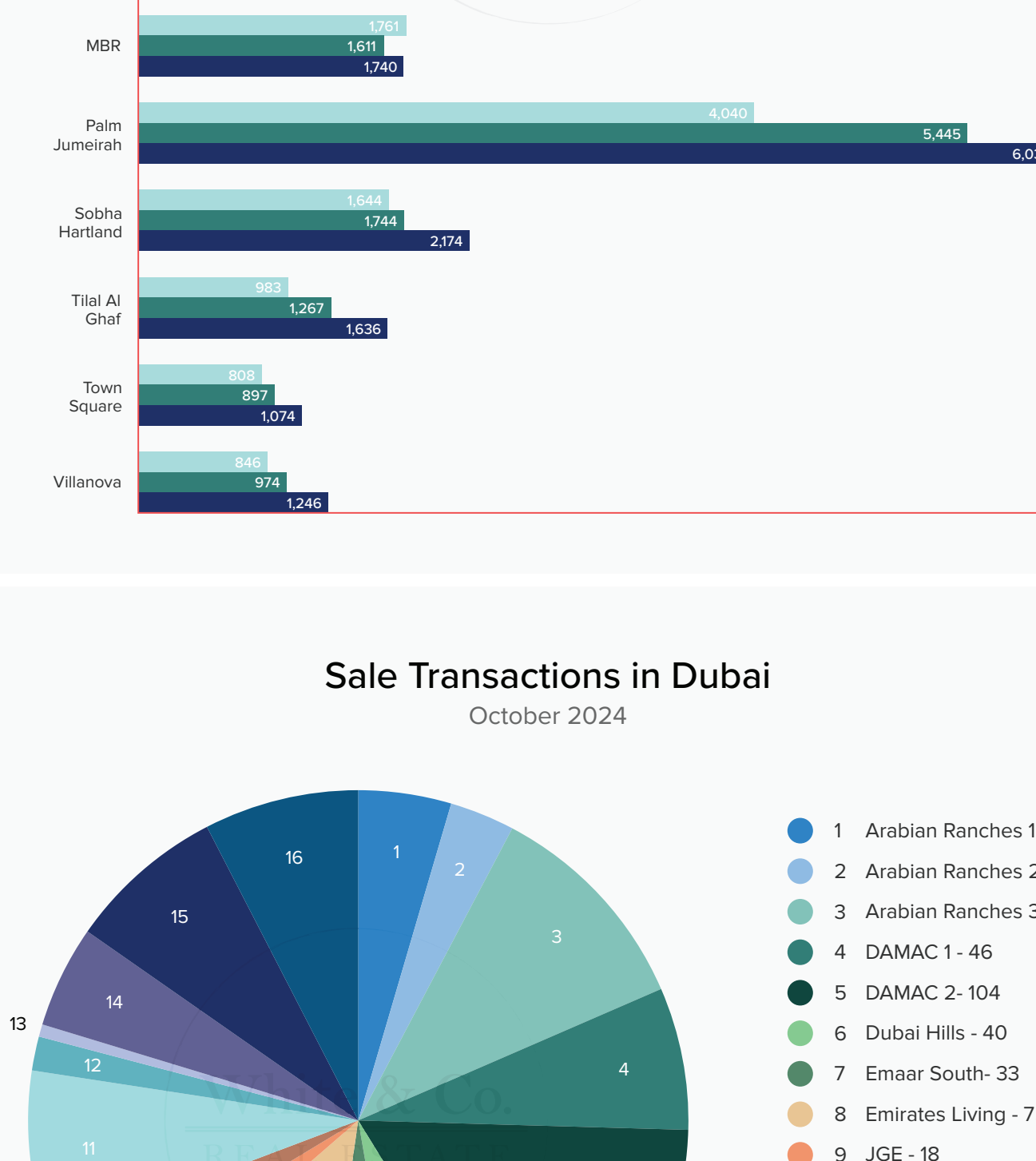
Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,308,806	8,489,688	10,788,933	13,853,739
Arabian Ranches 2	3,645,588	5,303,753	6,287,291	10,120,000
Arabian Ranches 3	2,475,766	4,103,774	6,093,265	-
DAMAC Hills 1	3,418,599	4,451,531	7,338,500	10,376,633
DAMAC Hills 2	1,419,086	2,077,093	1,972,434	3,495,386
Dubai Hills	5,579,822	7,086,462	14,190,210	30,968,483
Emaar South	1,956,639	2,812,278	6,851,030	-
Emirates Living	4,981,477	10,946,290	15,926,375	26,073,750
JGE	5,061,647	7,975,794	14,668,198	13,941,496
Jumeirah Park	6,885,434	7,646,757	10,363,929	-
MBR	3,195,319	6,589,626	17,687,800	38,621,071
Palm Jumeirah	20,583,333	28,820,006	43,584,211	60,921,000
Sobha Hartland	-	9,728,238	18,421,104	-
Tilal Al Ghaf	3,577,719	5,369,643	14,849,052	34,033,333
Town Square	2,266,539	2,809,609	-	-
Villanova	2,420,269	3,066,635	5,374,000	-

Sales Increase/Decrease of

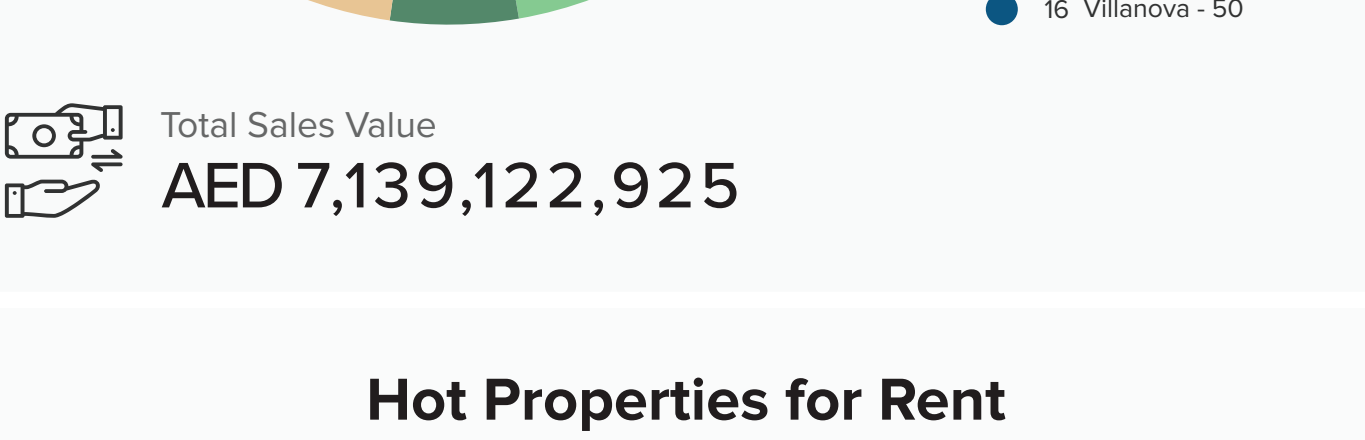
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

October 2024

Total Sales Value
AED 7,139,122,925

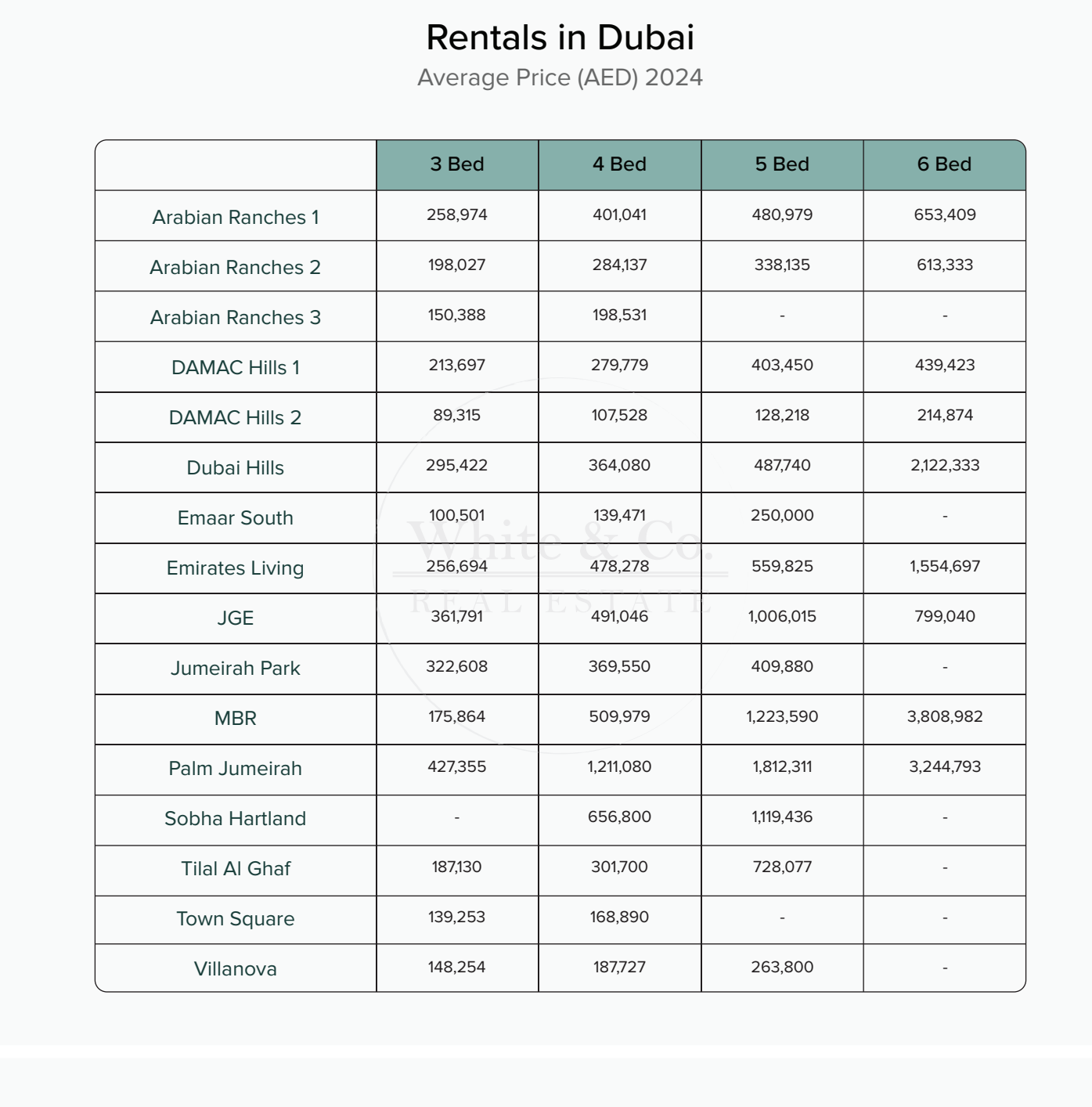
Hot Properties for Rent

 Greenview, Emaar South 3 3 4 1,518 sqft AED 120,000	 Greenview, Emaar South 3 3 4 1,935 sqft AED 125,000	 Greenview, Emaar South 4 4 4 3,137 sqft AED 159,000	 Golf Links, Emaar South 3 3 4 4,380 sqft AED 205,000	 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 ● 6 Bed



Rentals in Dubai

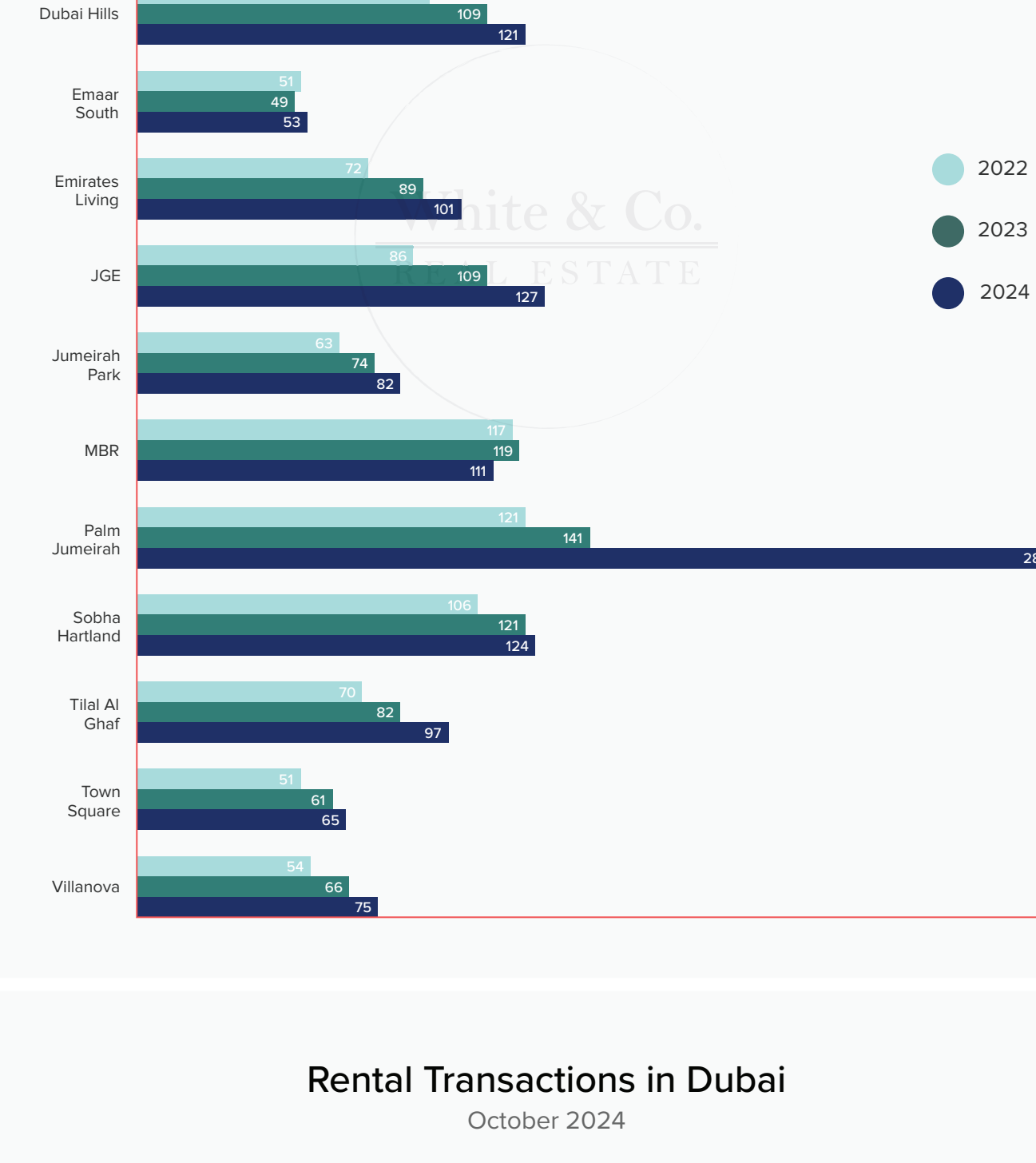
Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	258,974	401,041	480,979	653,409
Arabian Ranches 2	198,027	284,137	338,135	613,333
Arabian Ranches 3	150,388	198,531	-	-
DAMAC Hills 1	213,697	279,779	403,450	439,423
DAMAC Hills 2	89,315	107,528	128,218	214,874
Dubai Hills	295,452	364,080	487,740	2,122,333
Emaar South	100,501	139,471	250,000	-
Emirates Living	256,694	478,278	559,825	1,554,697
JGE	361,791	491,046	1,006,015	799,040
Jumeirah Park	322,608	369,550	409,880	-
MBR	175,864	509,979	1,223,590	3,808,982
Palm Jumeirah	427,355	1,211,080	1,812,311	3,244,793
Sobha Hartland	-	656,800	1,119,436	-
Tilal Al Ghaf	187,130	301,700	728,077	-
Town Square	139,253	168,790	-	-
Villanova	148,254	187,727	263,800	-

Rentals Increase/Decrease of

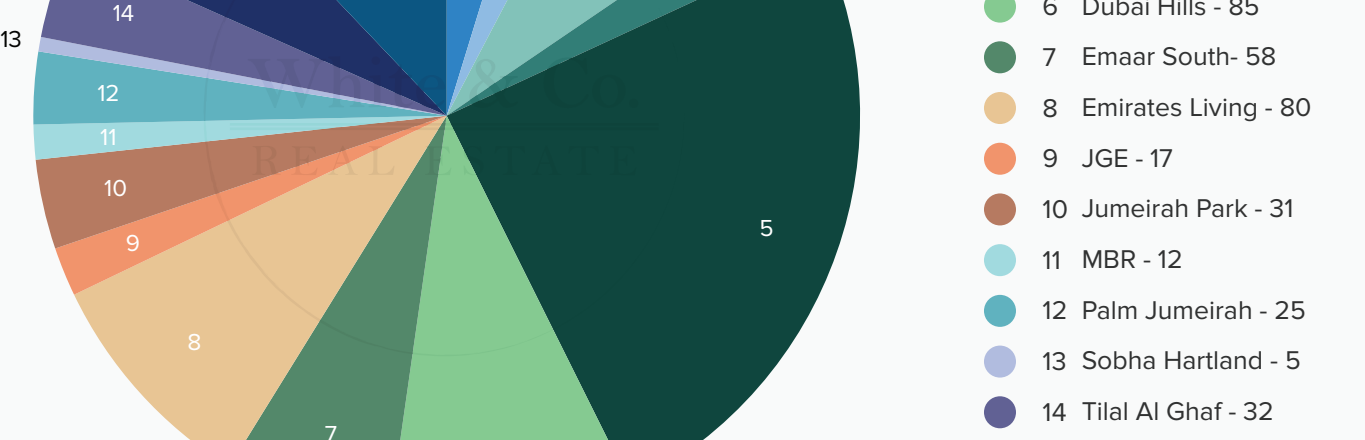
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

October 2024

Total Rentals Value
AED 508,605,294

Current Average Gross Yield

October 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.96 %
MBR	Townhouse	6.85 %
JGE	Villa	6.58 %
Sobha Hartland	Villa	6.25 %
Town Square	Townhouse	5.90 %
DAMAC 1	Villa	5.49 %
Tilal Al Ghaf	Townhouse	5.32 %
Arabian Ranches 2	Villa	5.21 %
Dubai Hills	Villa	4.86 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.70 %
Arabian Ranches 1	Villa	4.35 %
Jumeirah Park	Villa	3.90 %
Palm Jumeirah	Villa	3.47 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC 2	779	1,278,842,072	DAMAC 2	2,203	209,075,807
Emirates Living	665	5,138,569,783	Villanova	1,033	165,937,809
Arabian Ranches 3	552	1,826,979,659	Emirates Living	1,025	287,933,991
Villanova	544	1,471,541,385	Town Square	786	114,194,838
MBR	419	4,431,382,755	Dubai Hills	670	76,580,482
Town Square	398	950,415,783	Emaar South	777	75,585,440
Tilal Al Ghaf	373	3,248,252,679	Arabian Ranches 1	460	141,890,006
Dubai Hills	370	5,062,547,735	Arabian Ranches 3	458	76,580,482
DAMAC 1	348	1,567,958,007	DAMAC 1	392	107,419,982
Emaar South	347	851,569,009	Tilal Al Ghaf	383	102,991,788
Arabian Ranches 1	341	2,295,375,256	Jumeirah Park	354	125,878,911
JGE	188	2,019,808,605	Arabian Ranches 2	337	86,080,044
Jumeirah Park	178	1,424,360,370	MBR	183	114,593,933
Arabian Ranches 2	158	804,737,960	JGE	172	102,190,883
Palm Jumeirah	111	4,476,836,854	Palm Jumeirah	165	295,970,783
Sobha Hartland	37	367,775,659	Sobha Hartland	20	15,449,181

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

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