White & Co.
REAL ESTATE

JBR Monthly Market Report
Apartments

Marketing

JBR Beach Ranked 8th in the World in 2024 Golden Beach Awards

- COVEBEACH La Vie at JBR will open this spring, featuring a restaurant, bar, beach, and party vibe.
- JBR Beach is ranked 8th in the world in the 2024 Golden Beach Award.
- Cara by Tamoka on JBR is voted one of the best sundowner spots in Dubai.

Business News

- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department

Hot Properties for Sale

Iconica at Pine Luxe, JBR
1 | 1 | 1,329 sqft
AED 21,500,000

1, JBR, JBR
1 | 1 | 2,100 sqft
AED 14,900,000

Jumeirah Gate Tower 1, JBR
1 | 1 | 1,374 sqft
AED 9,400,000

Jumeirah Gate Tower 2, JBR
2 | 3 | 1,963 sqft
AED 7,600,000

Pine Luxe, JBR
Studio | 1 | 550 sqft
AED 4,000,000

Recent White & Co Sales

Bahar 5, JBR
1 | 1 | 2,176 sqft
AED 5,950,000

Al Bateen 2, JBR
1 | 1 | 1,668 sqft
AED 4,300,000

Bahar 2, JBR
1 | 1 | 2,174 sqft
AED 3,400,000

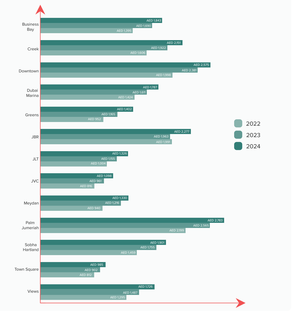
Bahar 4, JBR
1 | 1 | 1,268 sqft
AED 3,020,000

Rimal 4, JBR
2 | 4 | 1,929 sqft
AED 2,750,000

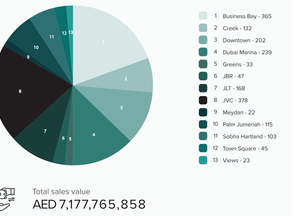
Sales in Dubai
Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	1,194,399	1,436,560	2,276,212	3,413,163	6,050,000	45,185,000	-
Creek	-	1,539,557	2,137,559	4,090,023	6,350,000	-	-
Downtown	1,219,222	1,861,426	4,276,751	9,313,829	21,181,172	-	-
Dubai Marina	960,556	1,520,062	2,463,495	3,813,585	8,776,041	-	-
Greens	-	664,833	1,793,667	2,495,000	-	-	-
JBR	2,605,000	1,994,286	3,649,296	3,910,714	8,919,117	-	14,000,000 (1 transaction)
JLT	675,040	1187,025	1,854,637	2,740,475	2,000,000	4,800,000	-
JVC	578,538	941,791	1,405,459	1,813,630	-	-	-
Meydan	-	1,172,720	2,457,291	3,850,154	-	-	-
Palm Jumeirah	1,627,990	2,820,857	4,833,390	7,261,060	7,440,000	75,156,789 (1 transaction)	-
Sobha Hartland	-	876,000	1,294,371	2,069,799	3,188,333	-	-
Town Square	468,972	844,303	1,208,218	1,930,407	-	-	-
Views	920,000	1,539,028	2,475,417	5,090,000	-	-	-

Increase/decrease of price/sq.ft in Dubai



Transactions in Dubai



Total sales value
AED 7,177,765,858

Hot Properties for Rent

The Address, JBR
1 | 1 | 1,168 sqft
AED 500,000

1, JBR, JBR
1 | 1 | 1,189 sqft
AED 395,000

LIV, JBR
1 | 1 | 1,108 sqft
AED 380,000

The Address, JBR
1 | 1 | 1,187 sqft
AED 325,000

Sunil 5, JBR
2 | 2 | 2,188 sqft
AED 300,000

Recent White & Co Rentals

1, JBR, JBR
1 | 1 | 3,373 sqft
AED 700,000

The Fairmont Palm Residence, Palm Jumeirah
1 | 1 | 1,290 sqft
AED 310,000

Bahar 5, JBR
1 | 1 | 1,374 sqft
AED 210,000

Rimal 4, JBR
1 | 1 | 1,422 sqft
AED 169,000

Marina 2, JBR
1 | 1 | 893 sqft
AED 190,000

Rentals in Dubai
Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Business Bay	69,661	93,892	151,168	196,317	210,512	-
Creek	-	90,020	161,416	275,267	415,000	-
Downtown	72,874	111,412	181,175	292,394	392,500	-
Dubai Marina	60,459	96,158	145,242	177,172	231,500	350,000
Greens	57,600	86,412	138,417	166,333	-	-
JBR	61,500	115,412	151,176	180,000	405,000	-
JLT	60,711	90,767	126,248	167,804	-	190,000
JVC	46,278	69,187	102,518	132,967	-	-
Meydan	-	84,532	150,177	240,000	-	-
Palm Jumeirah	91,902	161,228	272,219	375,750	1,675,000	-
Sobha Hartland	-	64,091	99,075	138,456	230,000	410,000
Town Square	39,858	70,781	82,192	118,252	-	-
Views	70,000	98,478	145,588	225,128	-	-

Total contracts
New contracts 10,003
Renewals 15,767

Upcoming Off Plan Investments

W Residences Dubai Harbour
Price From 2.2 M
Payment Plan 60/40
Find out more

Palace Residences Creek Blue
Price From 1.87 M
Payment Plan
Find out more

The Waterfront
Handover 2027
Price From 791 K
Payment Plan 70/30
Find out more

Sunset
Handover 2027
Price From 371 M
Payment Plan 50/50
Find out more

The Valley Phase 2
Price From 2.3 M
Payment Plan 80/20
Find out more

Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	5.53%
Creek	Apartment	5.40%
Downtown	Apartment	6.24%
Dubai Marina	Apartment	6.07%
Emirates Living	Apartment	6.20%
JBR	Apartment	5.77%
JLT	Apartment	7.69%
JVC	Apartment	7.34%
Meydan	Apartment	5.70%
Palm Jumeirah	Apartment	5.41%
Town Square	Apartment	7.53%

Sales & Rentals in Dubai
2024

Sales

	Total Volume	Total Value
Business Bay	2,048	3,181,000,000
Creek	815	2,035,700,000
Downtown	1,327	5,024,000,000
Dubai Marina	1,490	3,612,000,000
Greens	115	283,000,000
JBR	367	1,000,000,000
JLT	919	1,252,000,000
JVC	2,150	1,821,000,000
Meydan	124	169,000,000
Palm Jumeirah	511	2,000,000,000
Sobha Hartland	548	1,000,000,000
Town Square	300	250,000,000
Views	142	350,000,000

Rentals

	Total Volume	Total Value
Business Bay	3,351	263,700,000
Creek	1,588	163,000,000
Downtown	2,245	340,000,000
Dubai Marina	3,496	415,000,000
Greens	317	36,000,000
JBR	615	121,000,000
JLT	1,712	161,000,000
JVC	4,024	107,000,000
Meydan	265	27,000,000
Palm Jumeirah	860	210,000,000
Sobha Hartland	783	85,000,000
Town Square	516	37,000,000
Views	295	37,000,000

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

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