

White & Co.
REAL ESTATE

JGE August Market Report

Newsletter

Launch of Jouri Hills at JGE

- Jouri Hills has broken ground and is now 5% complete with projected handover the end of June 2025.
- Wellfit entering the community in Arada's plans for Jouri Hills.

White & Co News

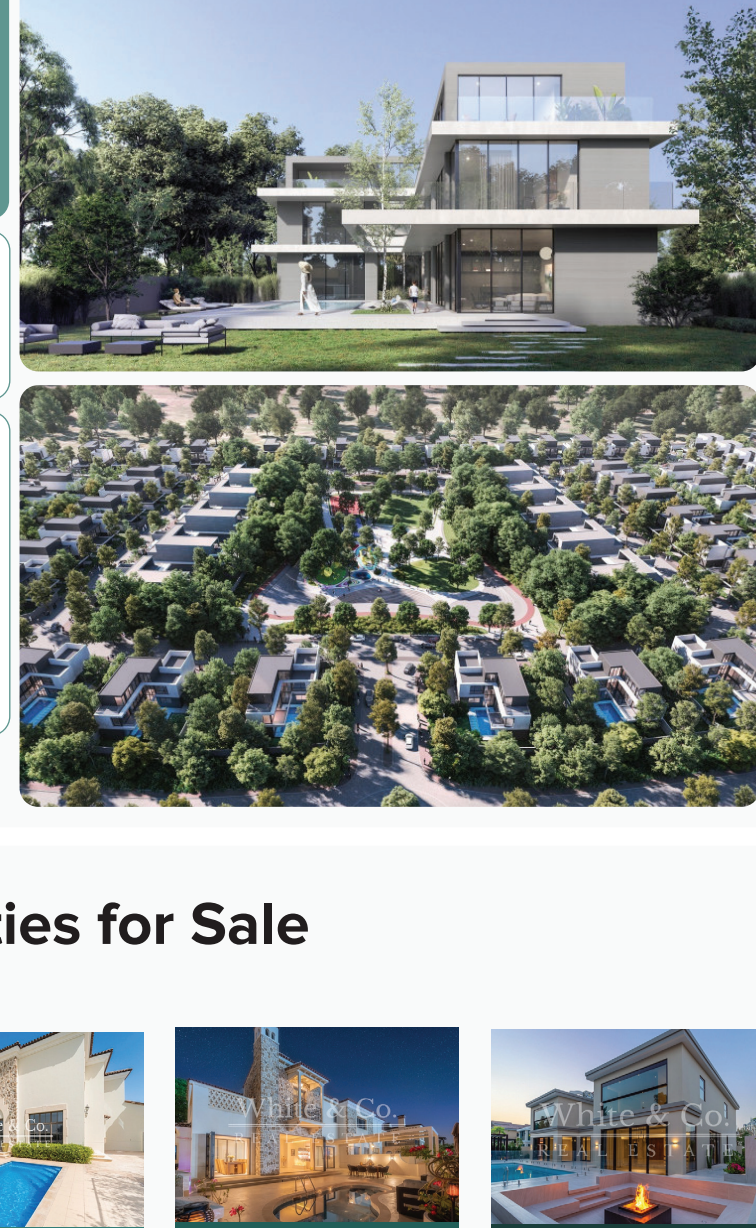
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

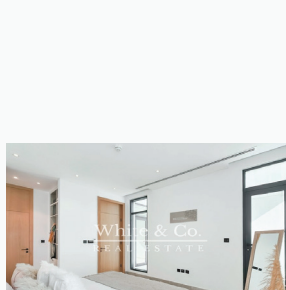
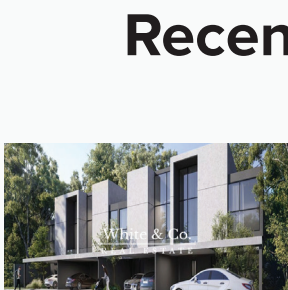
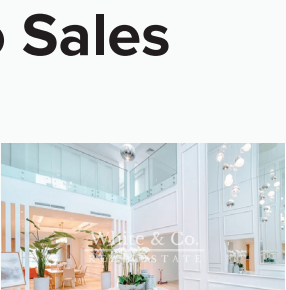
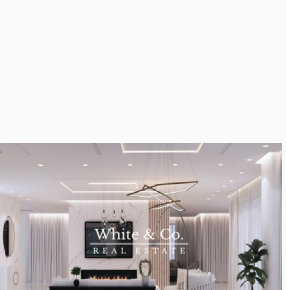
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

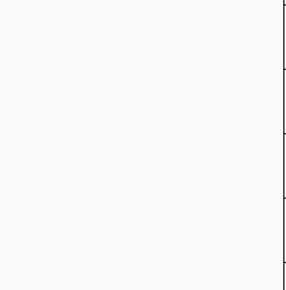
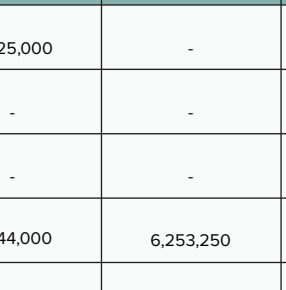
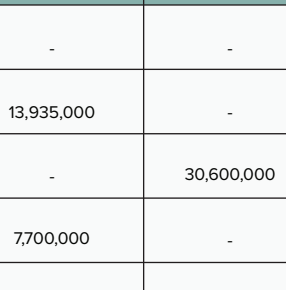
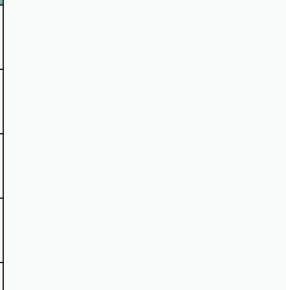
Get started here



Hot Properties for Sale

 Jouri Hills, JGE 3 4 8 5,287 sqft AED 9,950,000	 Redwood Avenue, JGE 4 6 6 5,237 sqft AED 11,000,000	 Whispering Pines, JGE 4 4 4 3,961 sqft AED 11,500,000	 Whispering Pines, JGE 4 4 4 4,489 sqft AED 12,800,000	 Sanctuary Falls, JGE 6 7 7 11,675 sqft AED 38,500,000
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Recent White & Co Sales

 Jumeirah Luxury Living, JGE 5 3 4 6,081 sqft AED 4,660,000	 Jouri Hills, JGE 4 5 6 4,109 sqft AED 6,150,000	 Sienna Lakes, JGE 5 6 6 10,000 sqft AED 13,000,000	 Wildflower, JGE 5 6 6 9,816 sqft AED 15,500,000	 Sanctuary Falls, JGE 6 6 7 11,331 sqft AED 25,000,000
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Sales in JGE

Average price (AED) 2024

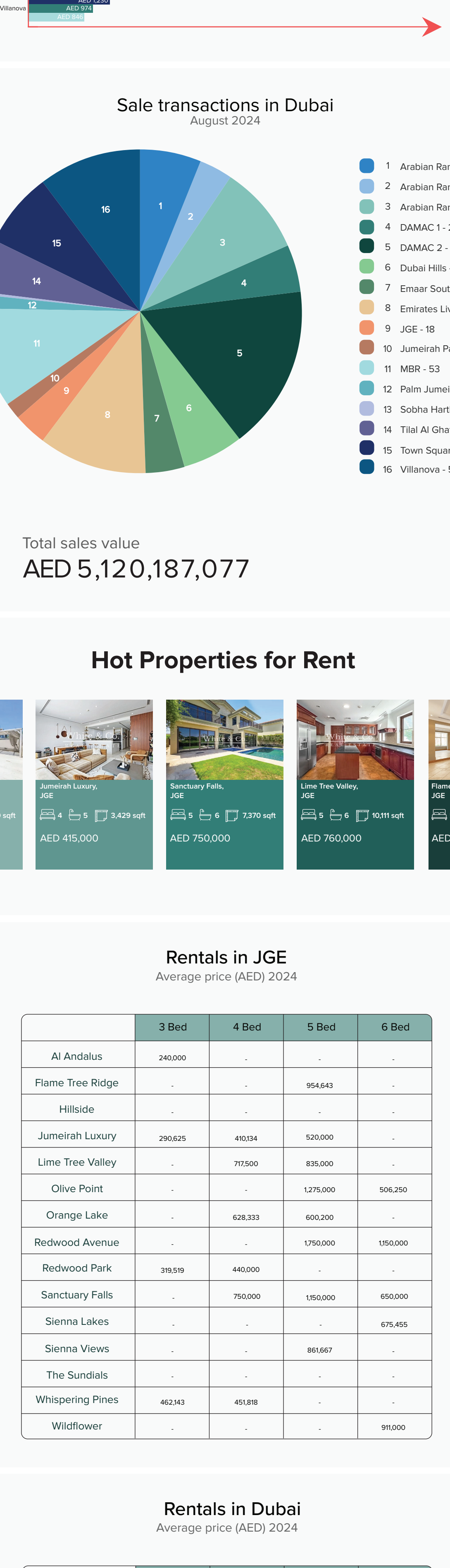
	3 Bed	4 Bed	5 Bed	6 Bed
Al Andalus	3,025,000	-	-	-
Flame Tree Ridge	-	-	13,935,000	-
Hillside	-	-	-	30,600,000
Jumeirah Luxury	4,444,000	6,253,250	7,700,000	-
Lime Tree Valley	-	11,962,000	16,666,667	-
Olive Point	-	-	10,850,000	11,037,500
Orange Lake	-	9,825,000	13,103,333	-
Redwood Avenue	-	-	19,638,889	16,530,000
Redwood Park	5,700,000	6,326,900	-	-
Sanctuary Falls	-	-	16,948,765	-
Sienna Lakes	-	8,250,000	10,125,000	9,592,857
Sienna Views	-	-	10,881,286	9,110,000
The Sundials	-	14,197,500	10,000,000	7,915,000
Whispering Pines	7,700,000	7,495,833	-	-
Wildflower	-	-	11,700,000	-

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	31,52,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,190,435	15,020,056	27,506,875
JGE	4,971,374	7,863,149	14,516,331	14,172,636
Jumeirah Park	7,027,461	7,641,290	10,410,714	-
MBR	3,234,375	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	5,563,600	-

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



Sale transactions in Dubai

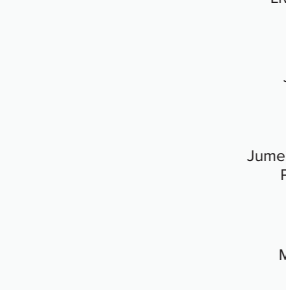
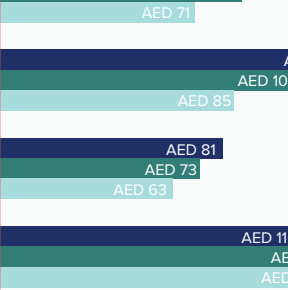
August 2024



Total sales value

AED 5,120,187,077

Hot Properties for Rent

 Jumeirah Luxury, JGE 4 5 5 2,809 sqft AED 399,999	 Jumeirah Luxury, JGE 4 5 5 3,429 sqft AED 415,000	 Sanctuary Falls, JGE 5 6 6 7,370 sqft AED 750,000	 Lime Tree Valley, JGE 5 6 6 10,111 sqft AED 760,000	 Flame Tree Ridge, JGE 6 6 6 9,142 sqft AED 845,000
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Rentals in JGE

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Andalus	240,000	-	-	-
Flame Tree Ridge	-	-	954,643	-
Hillside	-	-	-	-
Jumeirah Luxury	290,625	410,134	520,000	-
Lime Tree Valley	-	717,500	835,000	-
Olive Point	-	-	1,275,000	506,250
Orange Lake	-	628,333	600,200	-
Redwood Avenue	-	-	1,750,000	1,150,000
Redwood Park	319,519	440,000	-	-
Sanctuary Falls	-	750,000	1,150,000	650,000
Sienna Lakes	-	-	-	675,455
Sienna Views	-	-	861,667	-
The Sundials	-	-	-	-
Whispering Pines	462,143	451,818	-	-
Wildflower	-	-	-	911,000

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



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

Find out the current value of your property with a free, online valuation in minutes

Get started here

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