

JGE July Market Report

Newsletter

Jasmine Lane by *The Saab*

- Jasmine Lane: New townhouse community in JGE set to hand over in September 2024.
- Dubai Land Department launches REES initiative to redefine urban landscape

White & Co News

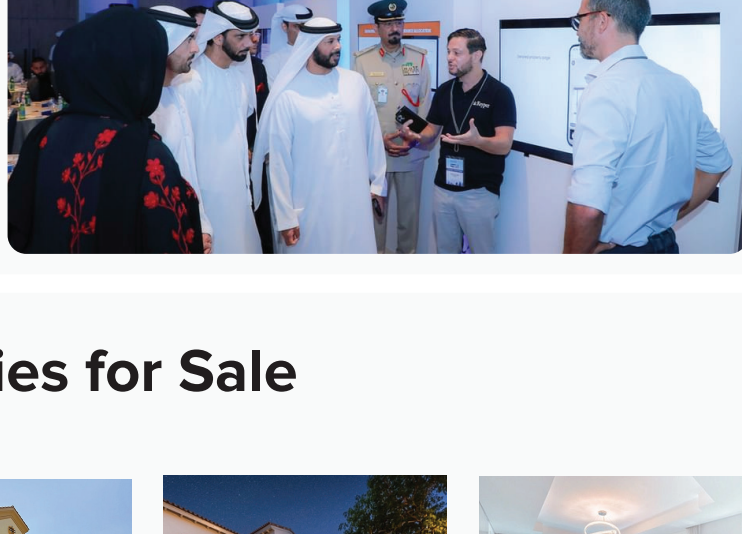
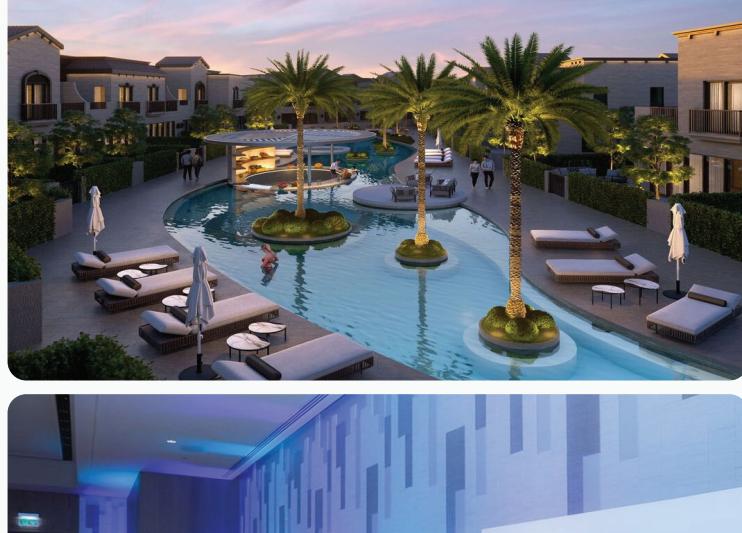
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

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

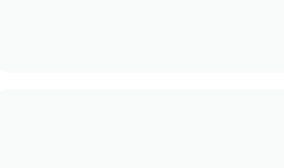
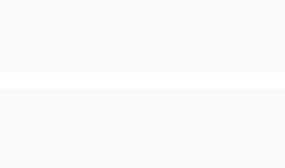
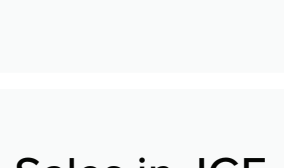
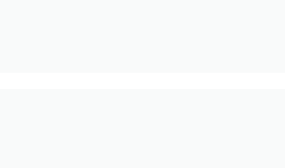
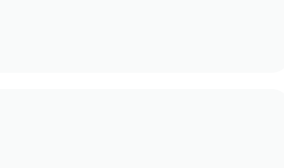
Get started here



Hot Properties for Sale

 Jumeirah Luxury, JGE 3 4 1,911 sqft AED 4,800,000	 Jasmine Lane, JGE 3 4 2,858 sqft AED 5,770,000	 Redwood Avenue, JGE 4 6 6,080 sqft AED 11,000,000	 Whispering Pines, JGE 4 4 4,489 sqft AED 12,800,000	 Wildflower, JGE 5 6 9,816 sqft AED 19,800,000
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Recent White & Co Sales

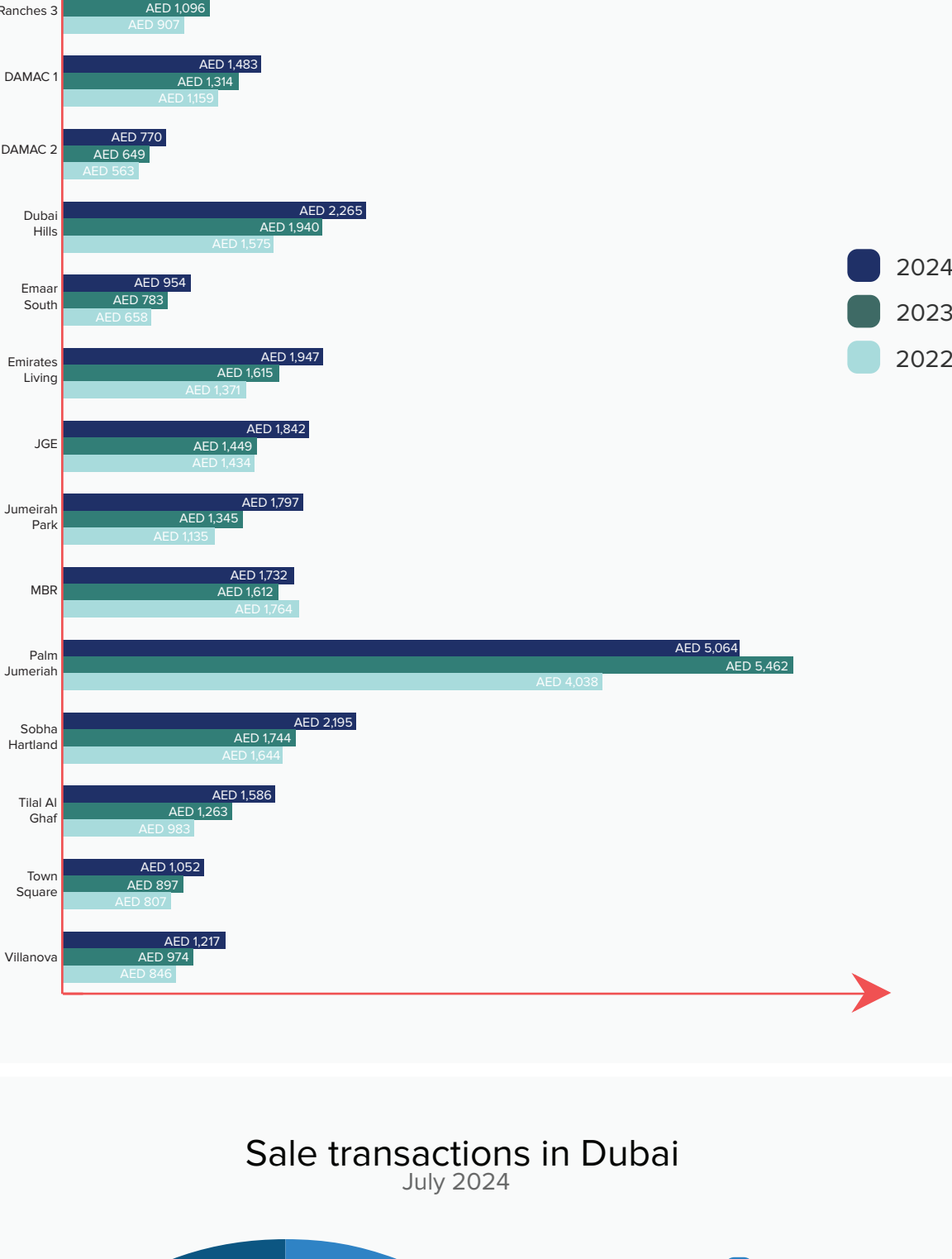
 Redwood Park, JGE 4 5 6,081 sqft AED 7,000,000	 Sienna Lakes, JGE 5 6 5,700 sqft AED 12,000,000	 Lime Tree Valley, JGE 4 5 4,600 sqft AED 12,500,000	 The Sundials, JGE 5 5 5,700 sqft AED 15,400,000	 Wildflower, JGE 5 6 9,186 sqft AED 15,500,000
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Sales in JGE

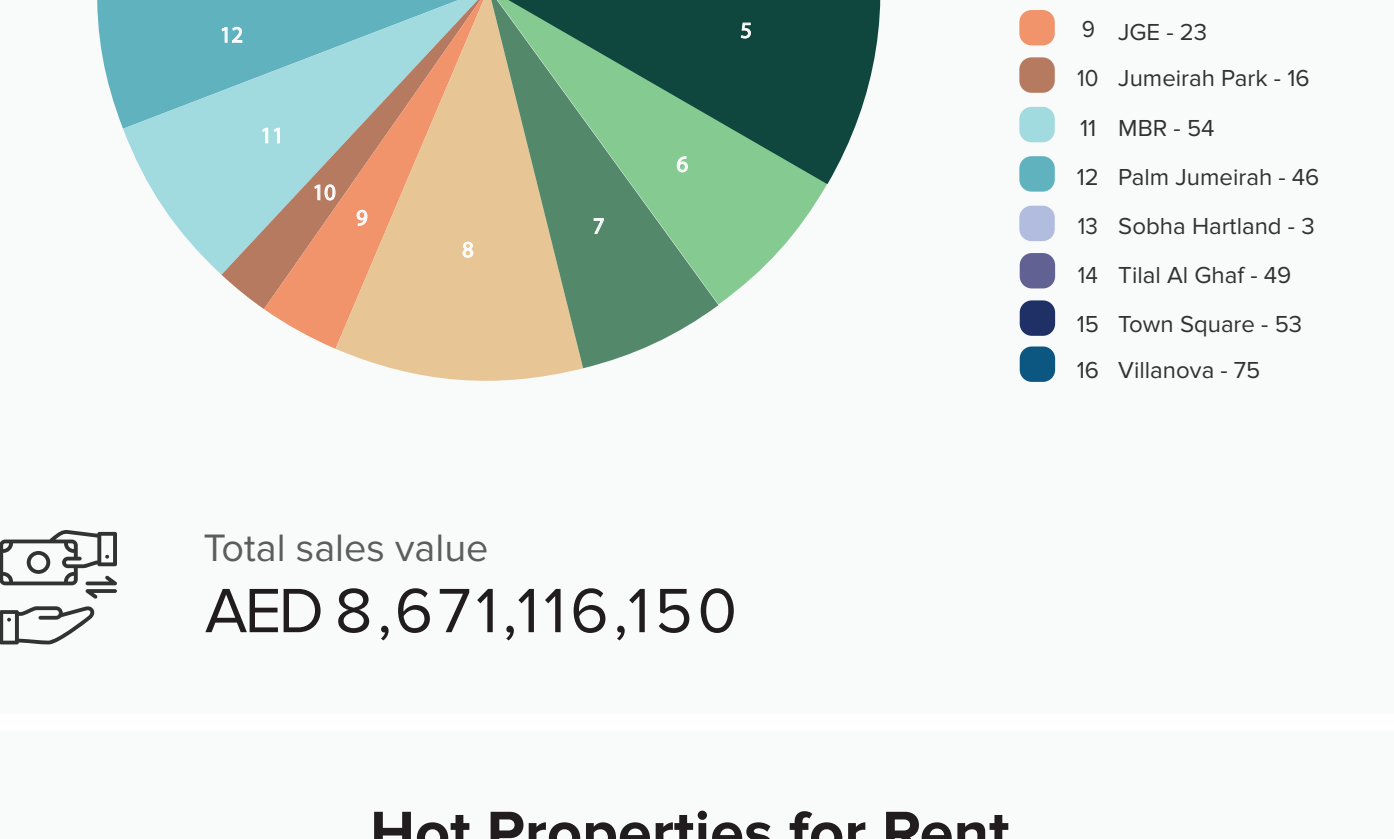
Average price (AED) 2024

	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	4,375,000	6,196,571	7,700,000	-
Lime Tree Valley	-	11,962,000	15,000,000	-
Olive Point	-	-	10,850,000	11,037,500
Orange Lake	-	9,825,000	13,103,333	-
Redwood Avenue	-	-	18,778,571	21,060,000
Redwood Park	5,600,000	6,326,900	-	-
Sanctuary Falls	-	-	18,542,857	-
Sienna Lakes	-	8,250,000	8,250,000	-
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 Increase/decrease of price/sq.ft in Dubai 2022 - 2024

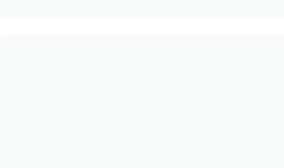
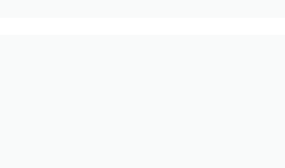
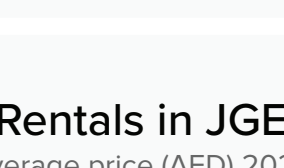
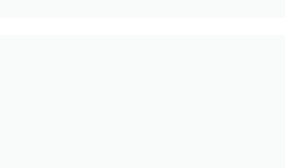
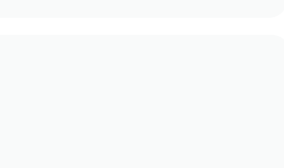


Sale transactions in Dubai July 2024



Total sales value
AED 8,671,116,150

Hot Properties for Rent

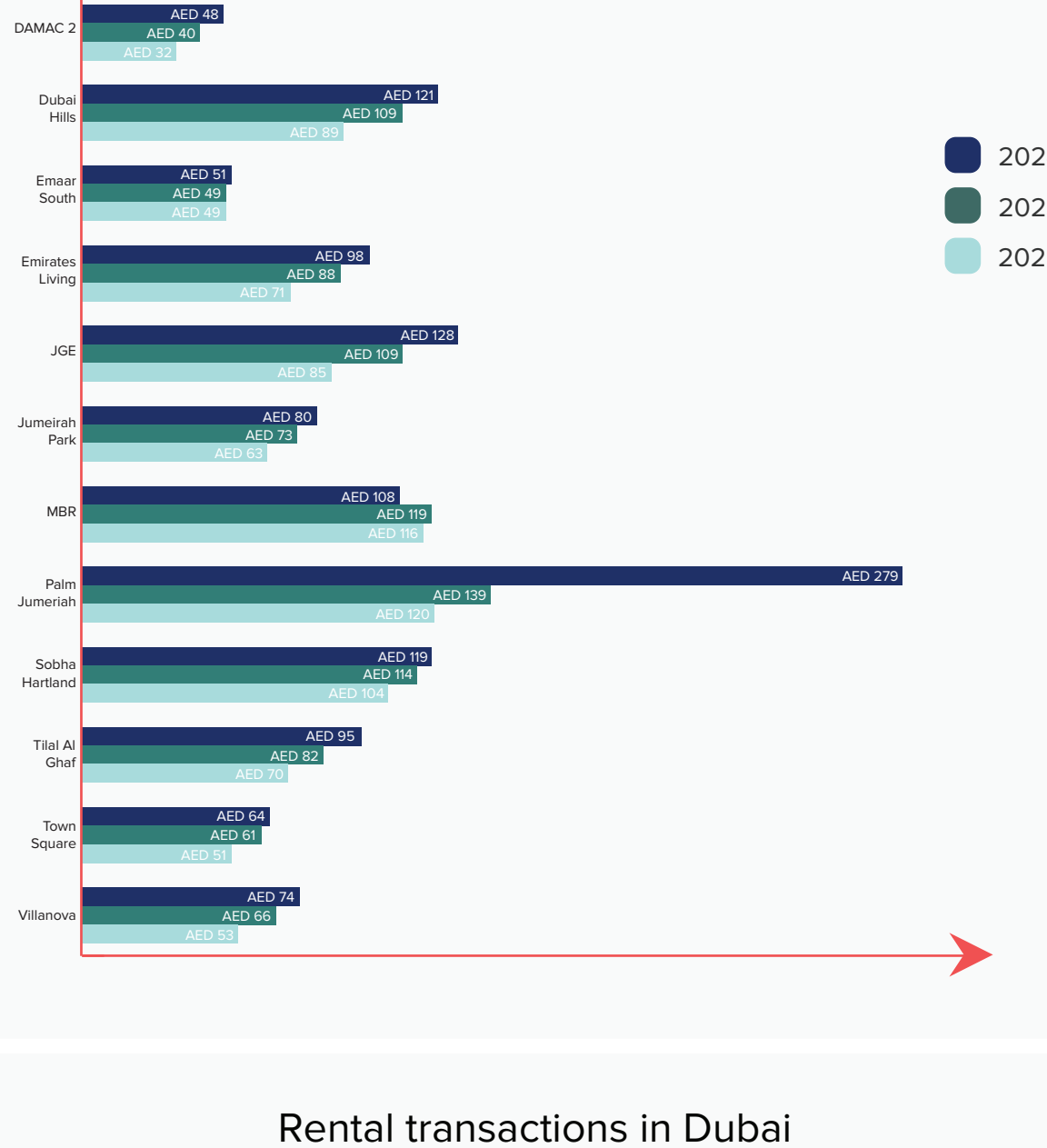
 Orange Lake, JGE 5 6 8,548 sqft AED 675,000	 Lime Tree Valley, JGE 5 6 10,111 sqft AED 760,000	 Sienna Views, JGE 5 6 6,952 sqft AED 825,000	 Flame Tree Ridge, JGE 5 5 9,143 sqft AED 1,600,000	 Redwood Avenue, JGE 5 7 14,558 sqft AED 2,950,000
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Rentals in JGE

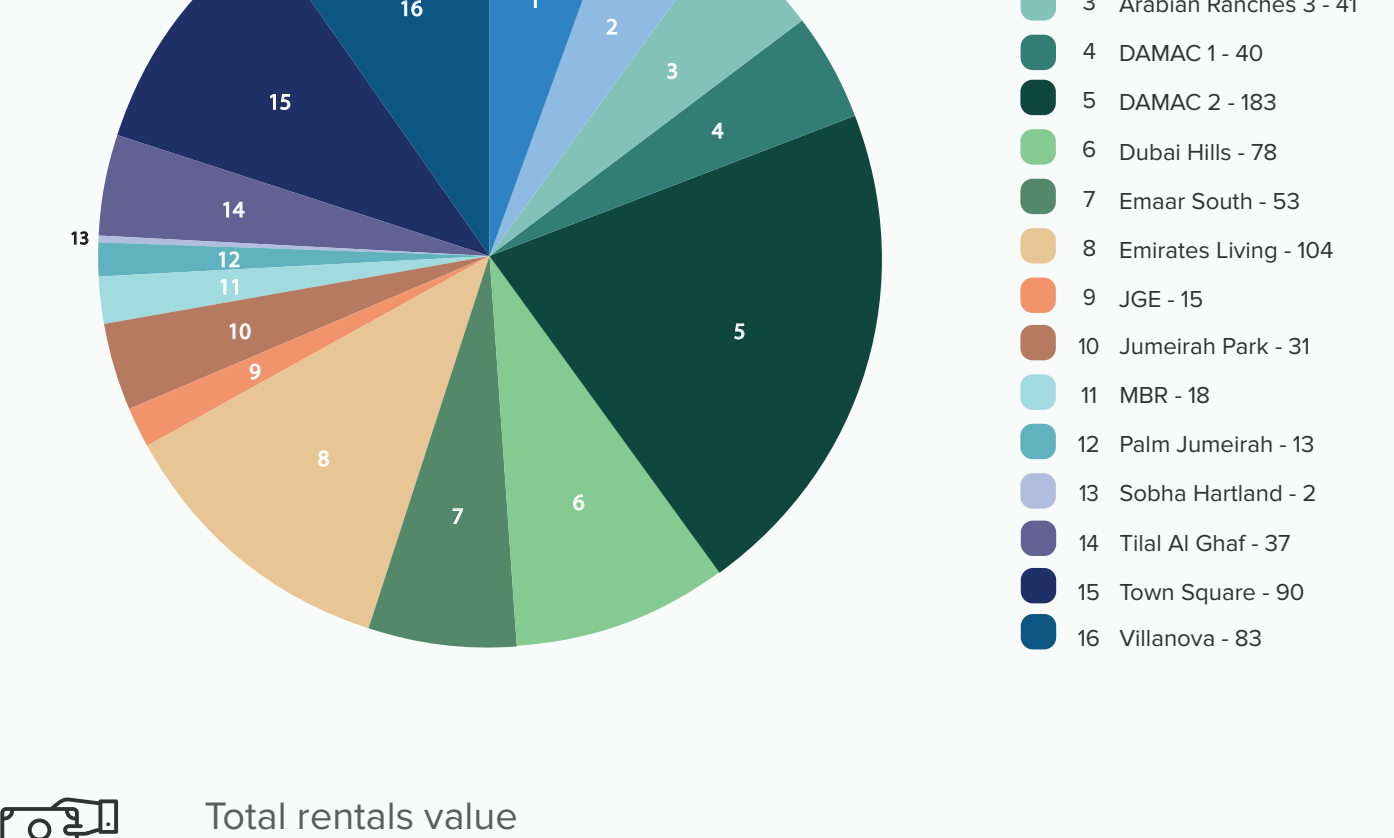
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Andalus	240,000	-	-	-
Flame Tree Ridge	-	-	1,023,000	-
Hillside	-	-	-	-
Jumeirah Luxury	276,429	408,996	520,000	-
Lime Tree Valley	-	717,500	835,000	-
Olive Point	-	-	-	562,500
Orange Lake	-	628,333	600,250	-
Redwood Avenue	-	-	1,750,000	1,150,000
Redwood Park	312,692	440,000	-	-
Sanctuary Falls	-	750,000	1,150,000	650,000
Sienna Lakes	-	-	-	662,500
Sienna Views	-	-	800,000	-
The Sundials	-	-	-	-
Whispering Pines	468,333	451,818	-	-
Wildflower	-	-	-	911,000

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			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
Emirates Living	455	3,513,033,476	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	55,420,969
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	1,360,117,342	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

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

Get started here