

White & Co.
REAL ESTATE

JGE Monthly Market Report

Villas

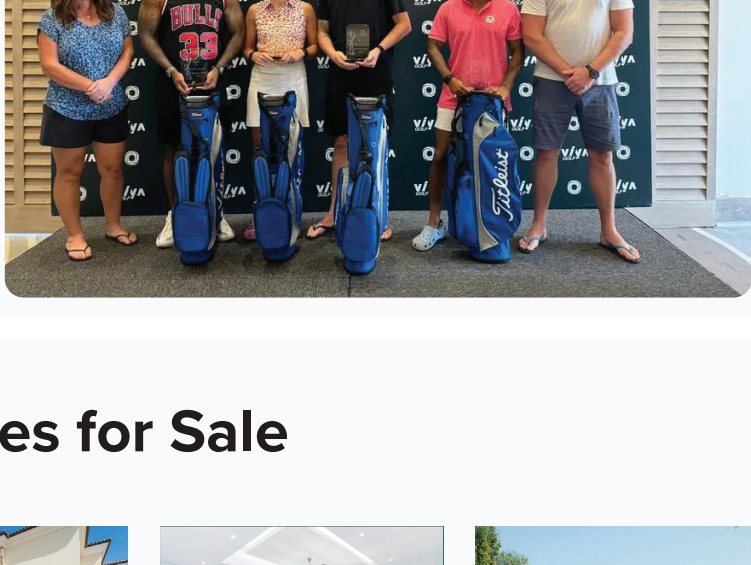
Newsletter

Demand for family villas in 2024 has risen

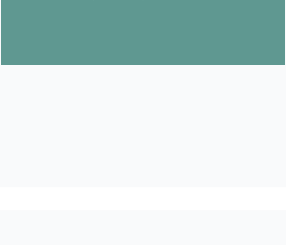
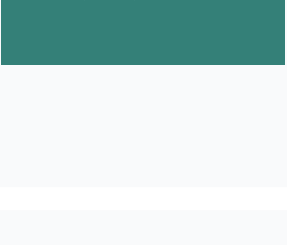
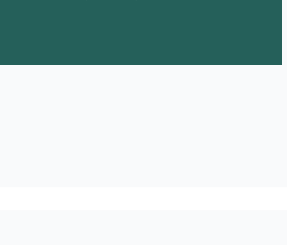
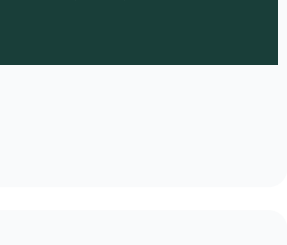
- Demand for family villas is back up in 2024. Property Finder's recent 2024 data has unveiled a striking trend: 40% sales home seekers are looking to buy villas.
- Jumeirah Golf Estates hosts Summer Scramble bringing together 120 enthusiastic golfers for a day of competitive camaraderie and spirited play.

Business News

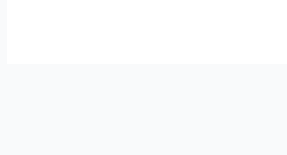
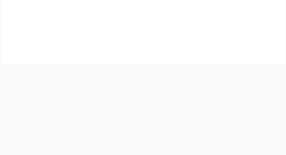
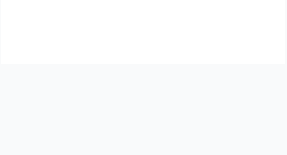
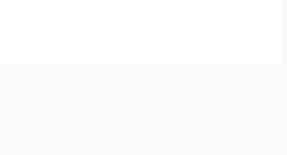
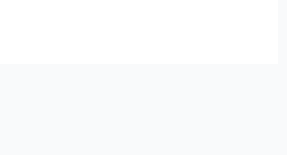
- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC, has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department



Hot Properties for Sale

 Sanctuary Falls, JGE  11,675 sqft AED 38,500,000	 Whispering Pines, Earth, JGE  4,489 sqft AED 12,800,000	 Whispering Pines, Earth, JGE  3,961 sqft AED 11,500,000	 Wildflower, Earth, JGE  9,816 sqft AED 19,800,000	 Jouri Hills, JGE  4,109 sqft AED 6,400,000
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Recent White & Co Sales

 Wildflower, JGE  9,816 sqft AED 20,000,000	 Sanctuary Falls, Earth, JGE  7,680 sqft AED 13,500,000	 Redwood Park, JGE  3,961 sqft AED 7,200,000	 Sanctuary Falls, Earth, JGE  7,680 sqft AED 6,000,000	 Al Andalus, JGE  1,464 sqft AED 2,650,000
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Sales in Dubai

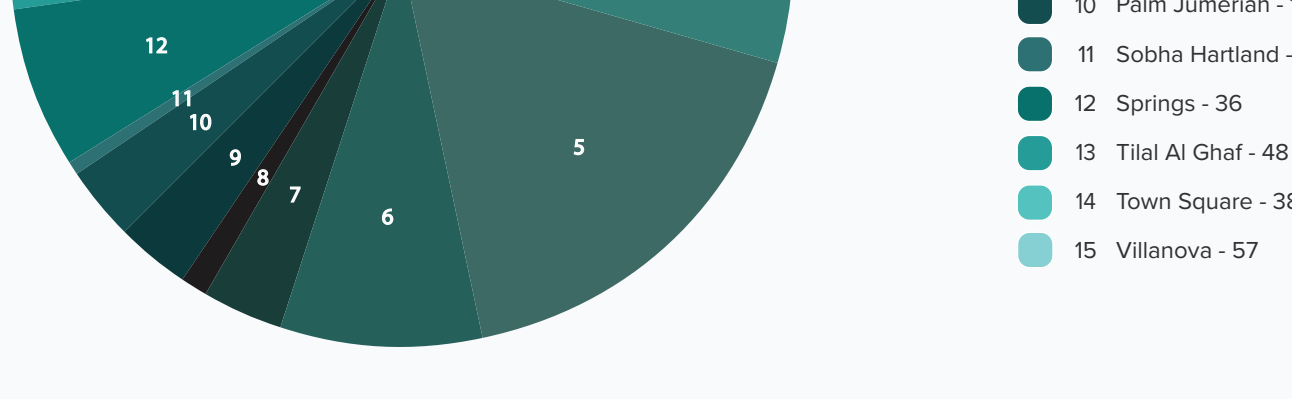
Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	2,680,714	5,284,290	7,825,000	10,817,027	-
Arabian Ranches 2	-	3,310,000	5,611,364	5,395,000	-
Arabian Ranches 3	-	2,474,619	4,435,759	4,733,333	-
DAMAC 1	3,500,000	3,424,936	4,638,333	7,762,500	-
DAMAC 2	1,286,000	1,434,603	2,389,348	1,804,000 11 transactions	5,189,340
Dubai Hills	-	6,407,778	7,948,438	15,864,400	25,562,500
JGE	2,860,000	5,833,333	9,260,000	14,058,333	15,055,000
Lakes	3,675,000	5,137,500	9,850,000	23,000,000	-
Meadows	2,370,744	9,743,182	9,812,500	-	-
Palm Jumeriah	-	-	23,949,036	26,500,000	22,478,000
Sobha Hartland	-	-	-	-	-
Springs	2,920,769	4,720,009	-	-	-
Tilal Al Ghaf	-	3,147,500	6,192,208	20,430,083	52,000,000
Town Square	-	2,252,115	2,792,917	-	-
Villanova	1,900,000	2,405,833	3,062,885	-	-

Increase/decrease of price/sq.ft in Dubai



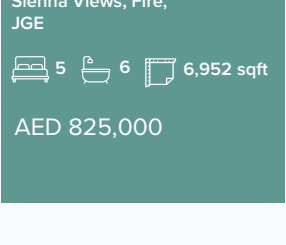
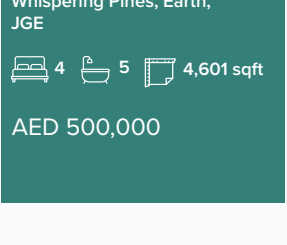
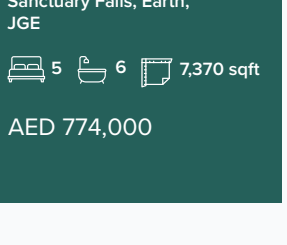
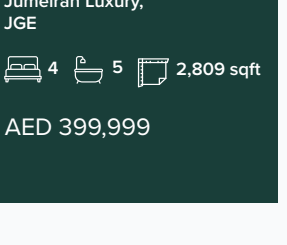
Transactions in Dubai



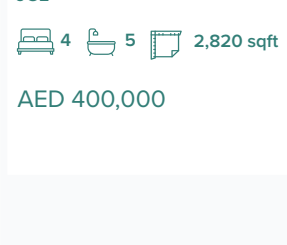
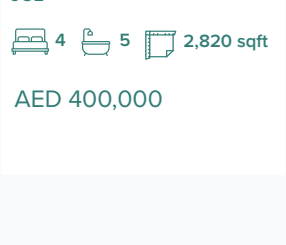
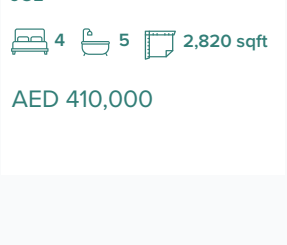
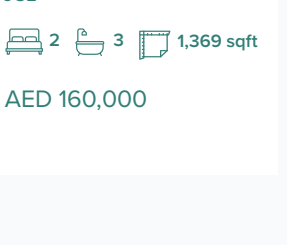
Total sales value

AED 7,726,746,483

Hot Properties for Rent

 Flame Tree Ridge, Fire, JGE  9,143 sqft AED 1,600,000	 Sienna Views, Fire, JGE  6,952 sqft AED 825,000	 Whispering Pines, Earth, JGE  4,601 sqft AED 500,000	 Sanctuary Falls, Earth, JGE  7,370 sqft AED 774,000	 Jumeirah Luxury, JGE  2,809 sqft AED 399,999
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Recent White & Co Rentals

 Jumeirah Luxury, JGE  2,820 sqft AED 400,000	 Jumeirah Luxury, JGE  2,820 sqft AED 400,000	 Jumeirah Luxury, JGE  2,820 sqft AED 410,000	 Al Andalus, JGE  1,369 sqft AED 190,000	 Al Andalus, JGE  1,369 sqft AED 160,000
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Rentals in Dubai

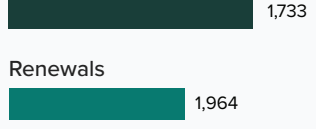
Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	167,000	240,750	-	602,807	556,667
Arabian Ranches 2	-	214,583	252,917	315,000	660,000
Arabian Ranches 3	-	148,747	198,538	-	-
DAMAC 1	-	232,895	299,364	300,000	-
DAMAC 2	85,179	91,087	104,686	143,571	110,054
Dubai Hills	-	276,188	349,410	377,664	1,900,000
JGE	-	450,000	462,857	1,075,000	730,500
Lakes	-	338,333	-	615,000	-
Meadows	-	315,000	406,090	532,500	-
Palm Jumeriah	-	200,000	1,235,000	998,033	-
Sobha Hartland	-	-	1,000,000	-	-
Springs	155,541	234,721	-	-	-
Tilal Al Ghaf	-	180,094	311,941	-	-
Town Square	-	139,461	173,684	-	-
Villanova	123,857	156,989	191,220	-	-

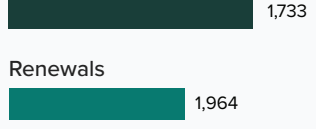
Total contracts



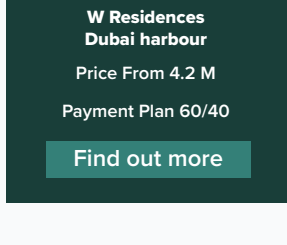
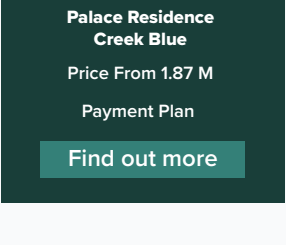
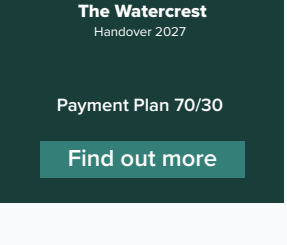
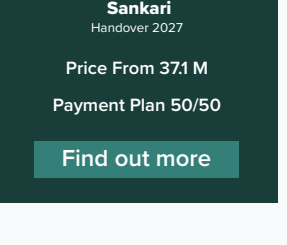
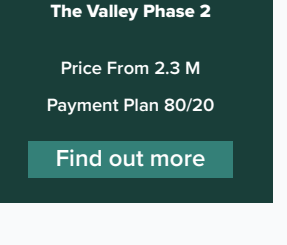
New contracts



Renewals



Upcoming Off Plan Investments

 W Residences Dubai harbour Price From 4.2 M Payment Plan 60/40 Find out more	 Palace Residence Creek Blue Price From 1.87 M Payment Plan Find out more	 The Watercrest Handover 2027 Payment Plan 70/30 Find out more	 Sankari 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
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Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.72%
Arabian Ranches 2	Villa	5.23%
DAMAC Hills	Villa	5.81%
Dubai Hills Estate	Villa	4.49%
Emirates Living (Springs, Lakes, Meadows)	Villa	4.39%
JGE	Villa	6.46%
Palm Jumeriah	Villa	2.84%
Tilal Al Ghaf	Townhouse	5.52%
Town Square	Townhouse	5.41%

Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
Arabian Ranches 1	220	1,491,647,945
Arabian Ranches 2	97	499,336,886
Arabian Ranches 3	300	993,467,936
DAMAC 1	184	836,978,808
DAMAC 2	367	589,871,900
Dubai Hills	212	2,689,394,529
JGE	104	1,099,699,342
Lakes	49	393,566,000
Meadows	80	680,646,796
Palm Jumeriah	67	2,528,202,854
Sobha Hartland	25	283,255,659
Springs	226	798,627,474
Tilal Al Ghaf	275	2,349,965,680
Town Square	318	509,823,888
Villanova	340	895,608,385

Rentals

	Total Volume	Total Value
Arabian Ranches 1	250	73,215,847
Arabian Ranches 2	152	39,845,069
Arabian Ranches 3	203	33,163,925
DAMAC 1	209	57,494,602
DAMAC 2	1185	108,292,423
Dubai Hills	375	142,895,308
JGE	88	53,655,648
Lakes	54	17,005,539
Meadows	95	39,463,846
Palm Jumeriah	79	123,925,101
Sobha Hartland	12	87,493,181
Springs	418	80,821,856
Tilal Al Ghaf	221	52,449,095
Town Square	488	69,960,899
Villanova	604	94,616,839

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

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