

JGE November Market Report

Christmas Day Brunch on Earth Terrace,
Jumeirah Golf Estate

- Celebrate Christmas Day at JGE with a festive buffet, live music, and family fun! Enjoy crafts, baking, a toddler play area, face painting, and a special visit from Santa.

White & Co News

- White & Co won the Data Driven brokerage award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to building trust.

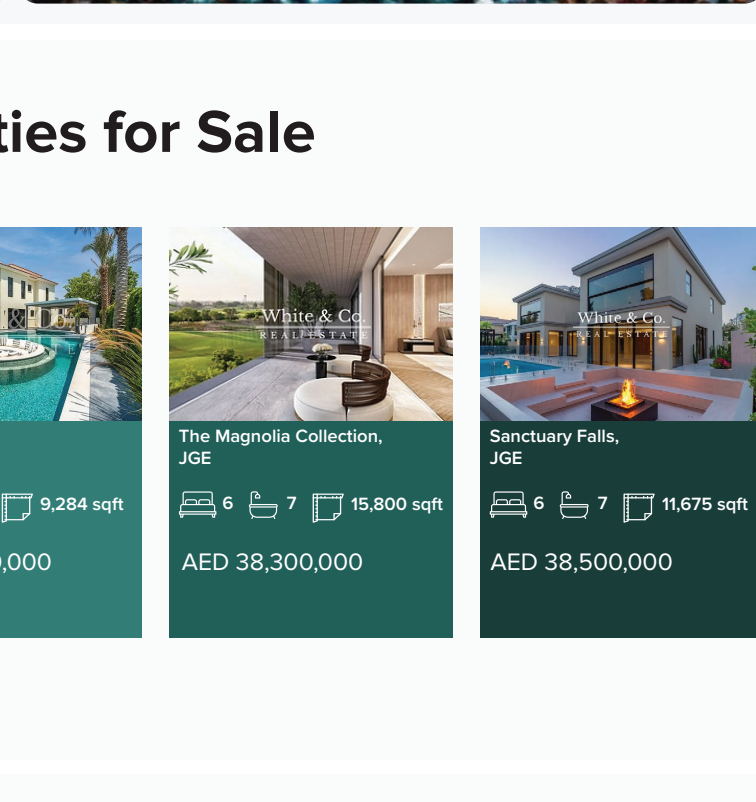
Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

Get Started Here



Hot Properties for Sale

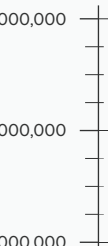
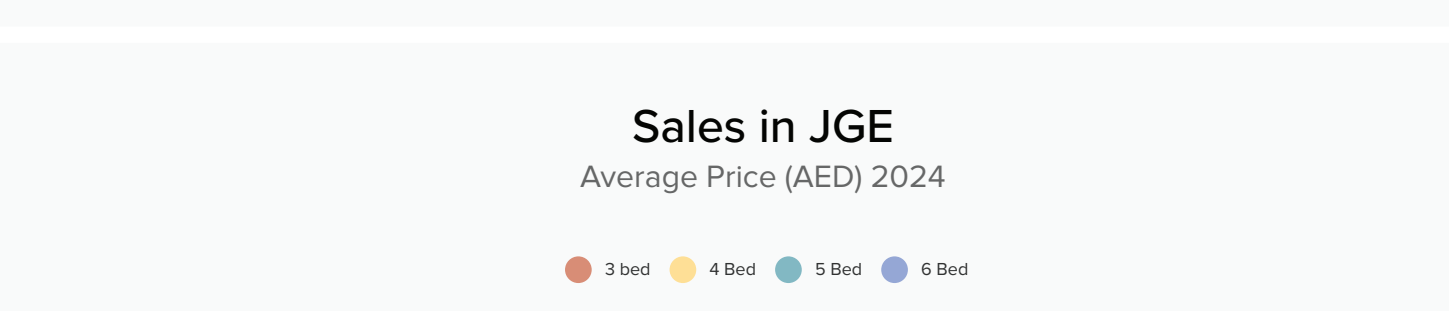
 Whispering Pines, JGE 3 4 3,961 sqft AED 11,500,000	 Orange Lake, JGE 3 4 5,096 sqft AED 16,300,000	 The Sundials, JGE 3 6 7 9,284 sqft AED 26,500,000	 The Magnolia Collection, JGE 5 6 7 15,800 sqft AED 38,300,000	 Sanctuary Falls, JGE 6 6 7 11,675 sqft AED 38,500,000
--	---	--	--	--

Recent White & Co Sales

 Cherrywoods, JGE 3 3 2,228 sqft AED 2,950,000	 Jasmine Lane, JGE 3 4 2,194 sqft AED 4,300,000	 Jasmine Lane, JGE 3 4 2,194 sqft AED 4,900,000	 Sanctuary Falls, JGE 5 6 7,500 sqft AED 11,600,000	 Sanctuary Falls, JGE 5 5 5,600 sqft AED 12,300,000
--	---	---	---	---

Dubai House Price Timeline

November 2024

**+0.38%**
MoM Change**+3.28%**
QoQ Change**+16.30%**
YoY Change**AED 1,478**
Average price/sqft

Sales in JGE

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



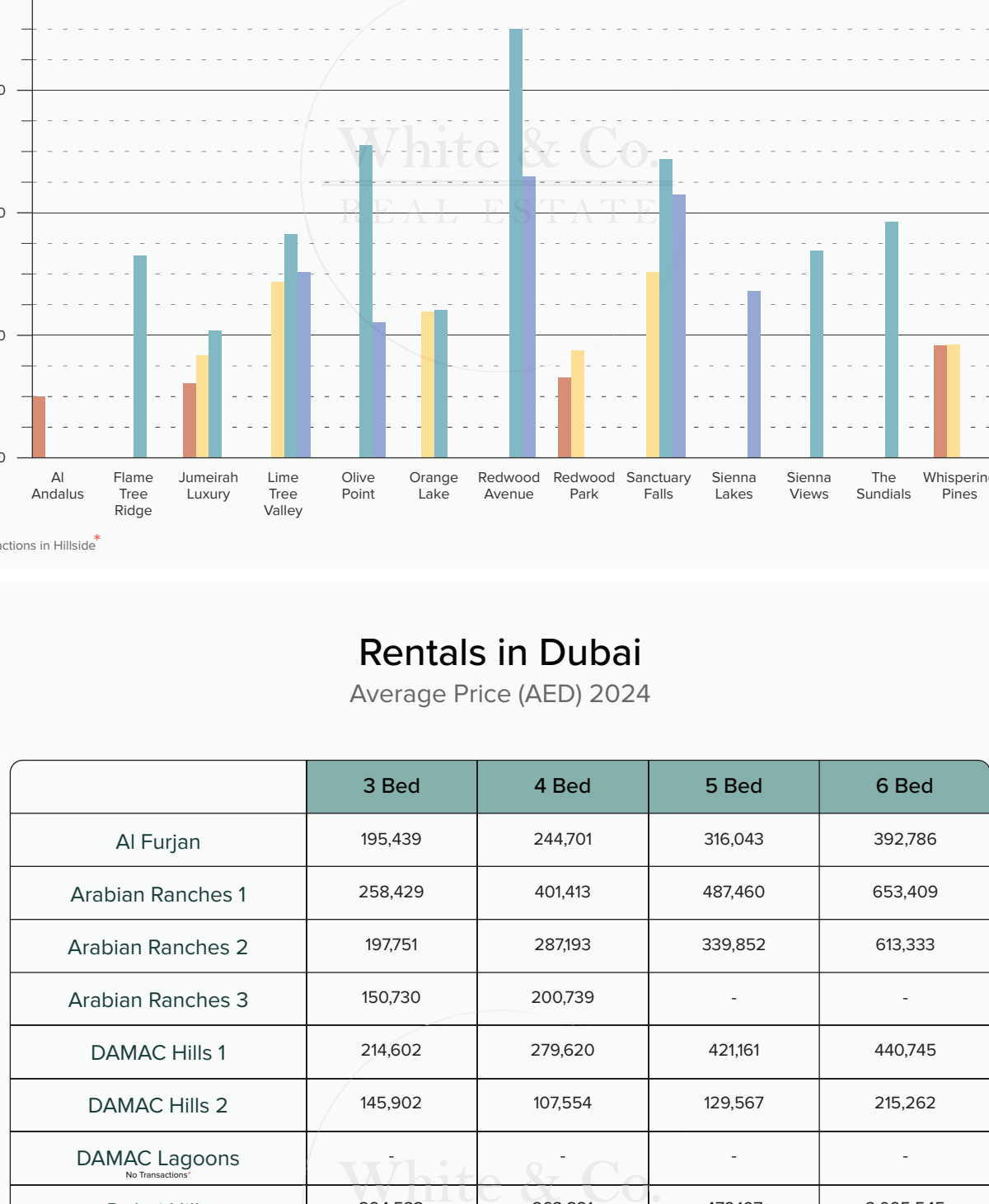
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,464,899	4,610,511	6,441,611	7,212,500
Arabian Ranches 1	5,335,206	8,602,000	10,788,933	14,253,561
Arabian Ranches 2	3,730,938	5,320,352	6,298,913	10,120,000
Arabian Ranches 3	2,488,400	4,144,188	6,331,246	-
DAMAC Hills 1	3,466,577	4,447,913	7,230,278	10,376,633
DAMAC Hills 2	1,428,954	2,080,953	1,949,813	3,538,307
DAMAC Lagoons	1,913,110	2,180,508	3,066,564	7,533,607
Dubai Hills	5,610,543	7,116,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,377	6,744,383	-
Emirates Living	5,010,145	10,997,180	16,713,498	25,915,400
JGE	4,949,180	7,999,719	15,196,290	14,063,368
Jumeirah Park	6,793,097	7,690,513	10,397,102	-
MBR	3,228,596	6,652,558	17,975,030	38,621,071
Palm Jumeirah	18,892,857	29,837,264	43,567,909	60,921,000
Sobha Hartland	-	9,326,873	18,493,466	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,996	3,094,697	5,440,889	-

Sales Increase/Decrease of
Price/Sq.ft in Dubai

Average Price (AED) 2024

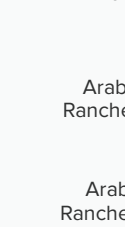


Sale Transactions in Dubai

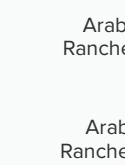
November 2024



- 1 Al Furjan - 38
- 2 Arabian Ranches 1 - 31
- 3 Arabian Ranches 2 - 16
- 4 Arabian Ranches 3 - 57
- 5 DAMAC 1 - 47
- 6 DAMAC 1 - 81
- 7 DAMAC Lagoons - 103
- 8 Dubai Hills - 37
- 9 Emaar South- 23
- 10 Emirates Living - 68
- 11 JGE - 17
- 12 Jumeirah Park - 14
- 13 MBR - 44
- 14 Palm Jumeirah - 10
- 15 Sobha Hartland - 4
- 16 Tilal Al Ghaf - 36
- 17 Town Square - 53
- 18 Villanova - 53



Total Sales Value



AED 6,587,742,121

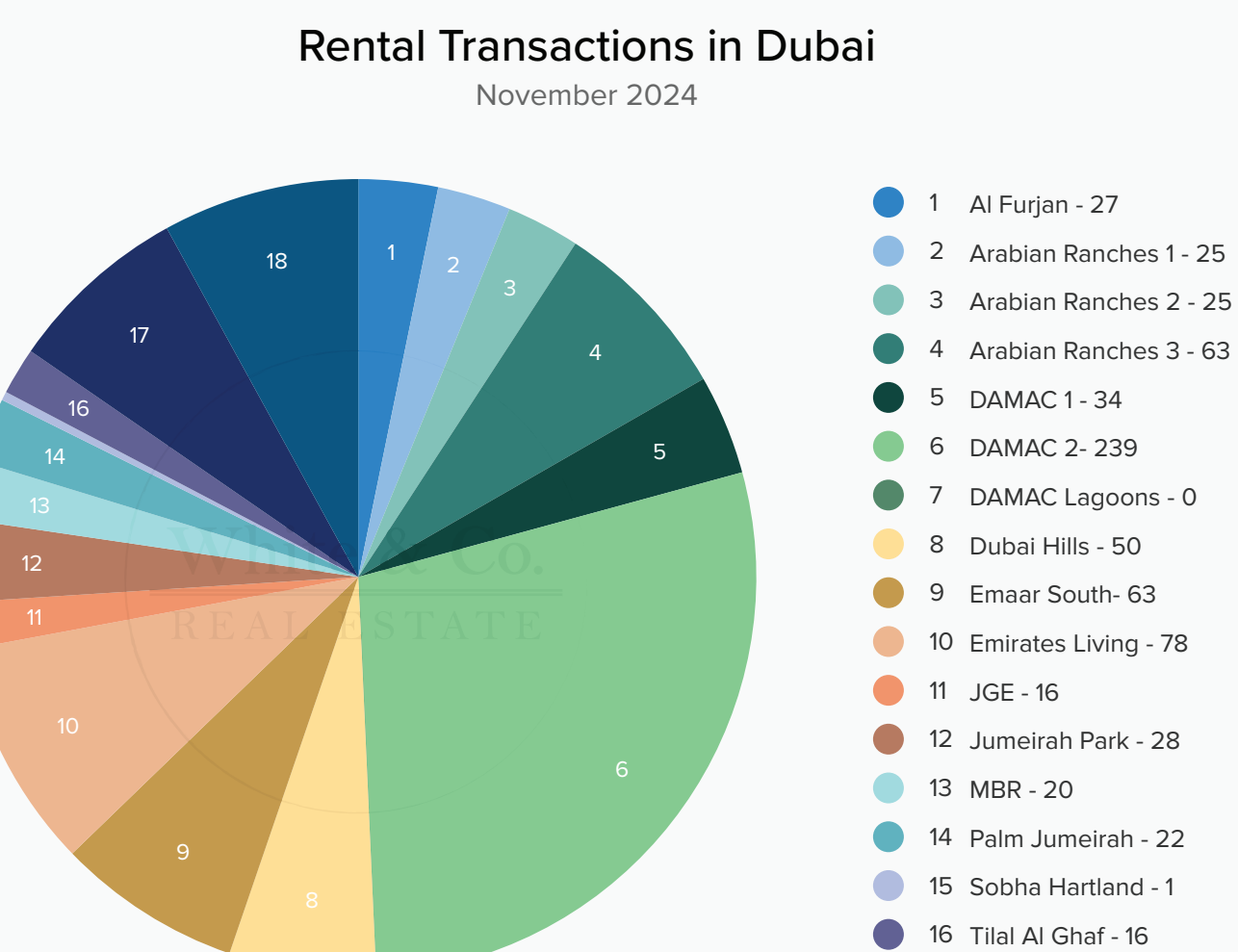
Hot Properties for Rent

 Jumeirah Luxury, JGE 3 4 2,811 sqft AED 425,000	 Jumeirah Luxury, JGE 3 4 5 2,811 sqft AED 450,000	 Sienna Views, JGE 5 6 6,992 sqft AED 775,000	 Sanctuary Falls, JGE 5 6 7 9,998 sqft AED 1,300,000	 Whispering Pines, JGE 7 13 21,085 sqft AED 2,350,000
--	--	---	--	---

Rentals in JGE

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



No Transactions in Hillside

Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	195,439	244,701	316,043	392,786
Arabian Ranches 1	258,429	401,413	487,460	653,409
Arabian Ranches 2	19,7751	287,193	339,852	613,333
Arabian Ranches 3	150,730	200,739	-	-
DAMAC Hills 1	214,602	279,620	421,161	440,745
DAMAC Hills 2	145,902	107,554	129,567	215,262
DAMAC Lagoons	-	-	-	-
Dubai Hills	294,532	363,821	479,107	2,095,545
Emaar South	102,130	141,748	250,000	-
Emirates Living	257,049	471,410	577,407	1,554,697
JGE	357,247	489,559	979,449	804,846
Jumeirah Park	324,304	369,648	416,068	-
MBR	178,571	508,921	1,225,151	3,549,152
Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
Sobha Hartland	-	653,059	1,119,436	-
Tilal Al Ghaf	188,065	300,797	722,333	-
Town Square	138,524	169,487	-	-
Villanova	148,797	187,982	276,500	-

Rentals Increase/Decrease of
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024

- 1 Al Furjan - 27
- 2 Arabian Ranches 1 - 25
- 3 Arabian Ranches 2 - 25
- 4 Arabian Ranches 3 - 63
- 5 DAMAC 1 - 34
- 6 DAMAC 2 - 239
- 7 DAMAC Lagoons - 0
- 8 Dubai Hills - 50
- 9 Emaar South- 63
- 10 Emirates Living - 78
- 11 JGE - 16
- 12 Jumeirah Park - 28
- 13 MBR - 20
- 14 Palm Jumeirah - 22
- 15 Sobha Hartland - 1
- 16 Tilal Al Ghaf - 16
- 17 Town Square - 62
- 18 Villanova - 62

Total Rentals Value

AED 584,956,843

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.57 %
Sobha Hartland	Villa	6.54 %
MBR	Townhouse	6.45 %
JGE	Villa	6.23 %
Town Square	Townhouse	5.87 %
Al Furjan	Villa	5.66 %
DAMAC 1	Villa	5.54 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.58 %
Arabian Ranches 1	Villa	4.29 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC Lagoons	879	2,586,987,310
DAMAC 2	861	1,418,067,628
Emirates Living	732	5,828,992,446
Arabian Ranches 3	607	2,028,693,887
Villanova	595	1,623,016,385
Al Furjan	543	2,409,442,955
MBR	460	4,858,827,355
Town Square	448	1,078,130,783
Tilal Al Ghaf	409	3,562,202,679
Dubai Hills	405	5,649,702,735
DAMAC 1	395	1,760,796,037
Arabian Ranches 1	371	2,479,750,256
Emaar South	364	860,394,411
JGE	205	2,250,568,681
Jumeirah Park	192	1,544,515,469
Arabian Ranches 2	174	885,882,848
Palm Jumeirah	121	4,988,880,854
Sobha Hartland	41	410,974,149

Rentals

	Total Volume	Total Value
DAMAC 2	2,462	349,272,082
Emirates Living	1,106	308,510,503
Villanova	1,103	177,713,869
Town Square	842	122,542,924
Dubai Hills	822	314,527,281
Emaar South	744	85,584,152
Arabian Ranches 3	517	86,728,941
Arabian Ranches 1	489	150,313,349
DAMAC 1	431	119,686,388
Tilal Al Ghaf	397	106,913,179
Jumeirah Park	387	138,269,234
Arabian Ranches 2	362	92,711,157
Al Furjan	325	73,545,588
MBR	204	125,777,881
JGE	186	110,530,883
Palm Jumeirah	184	348,013,783
Sobha Hartland	22	16,699,181
DAMAC Lagoons	0	0

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

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

Get Started Here

www.whiteandcogroup.com