

JGE October Market Report

Newsletter

Fleetwood Set for DP World Tour Championship

Fleetwood, a DP World Global Ambassador since June, will join Rory McIlroy at the Earth Course in Jumeirah Golf Estates for the Rolex Series season finale.

White & Co News

Our in-house Conveyancing team ensures all transactions are managed from contract signing to the transfer appointment at the DLD to secure your desired transfer date.

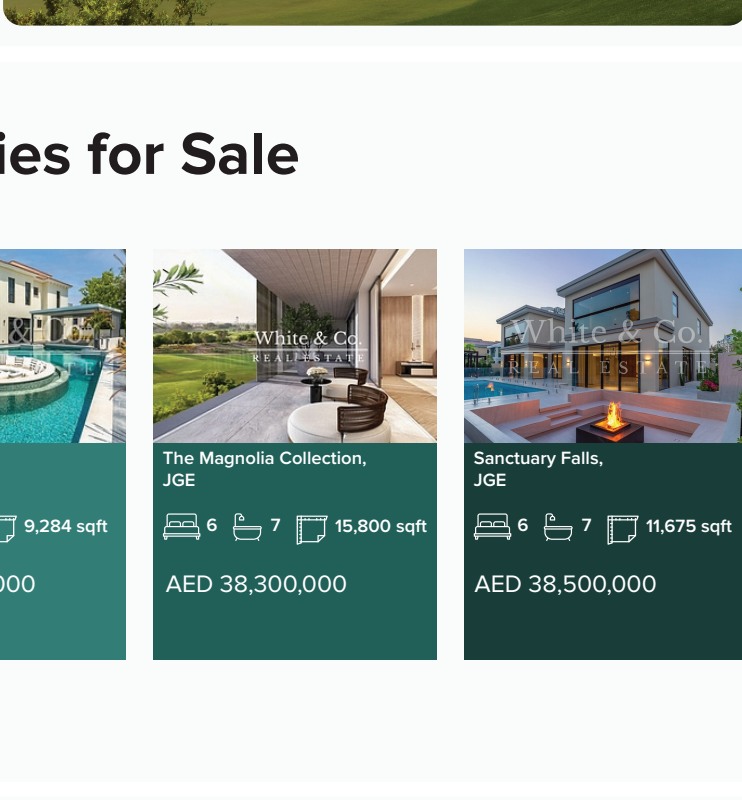
Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.79% Fixed for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.99%	4.18%
Self Employed	80%	3.99%	4.20%
Low Doc	60%	4.79%	4.90%
Non Resident	60%	4.19%	4.50%

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

Get Started Here



Hot Properties for Sale

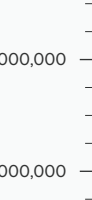
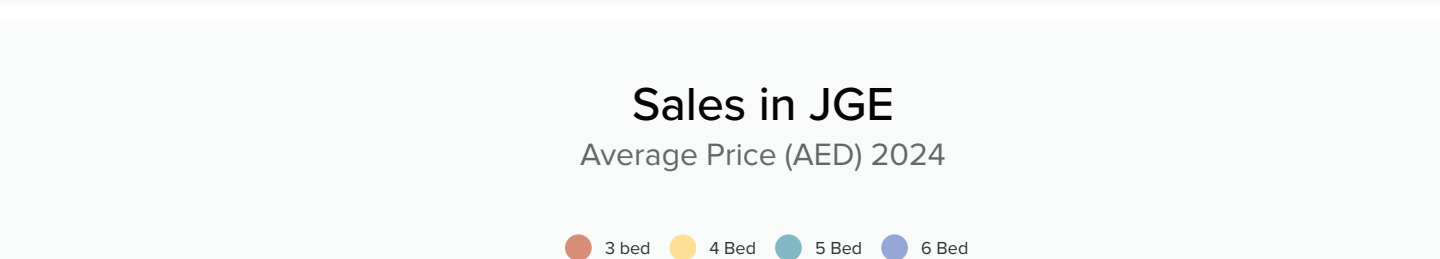
 Orange Lake, JGE 4 6 5,095 sqft AED 16,900,000	 Wildflower, JGE 5 6 7,689 sqft AED 22,950,000	 The Sundials, JGE 6 7 9,284 sqft AED 26,500,000	 The Magnolia Collection, JGE 6 7 15,800 sqft AED 38,300,000	 Sanctuary Falls, JGE 6 7 11,675 sqft AED 38,500,000
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Recent White & Co Sales

 Cherrywoods, JGE 4 4 2,228 sqft AED 2,950,000	 Jasmine Lane, JGE 3 4 1,242 sqft AED 4,300,000	 Jasmine Lane, JGE 3 4 2,194 sqft AED 4,900,000	 Sanctuary Falls, JGE 6 6 7,500 sqft AED 11,600,000	 Sanctuary Falls, JGE 5 5 5,600 sqft AED 12,300,000
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Dubai House Price Timeline

October 2024



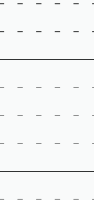
+1.73%
MoM Change



+5.44%
QoQ Change



+17.19%
YoY Change



AED 1,473
Average price/sqft

Sales in JGE

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



Sales in Dubai

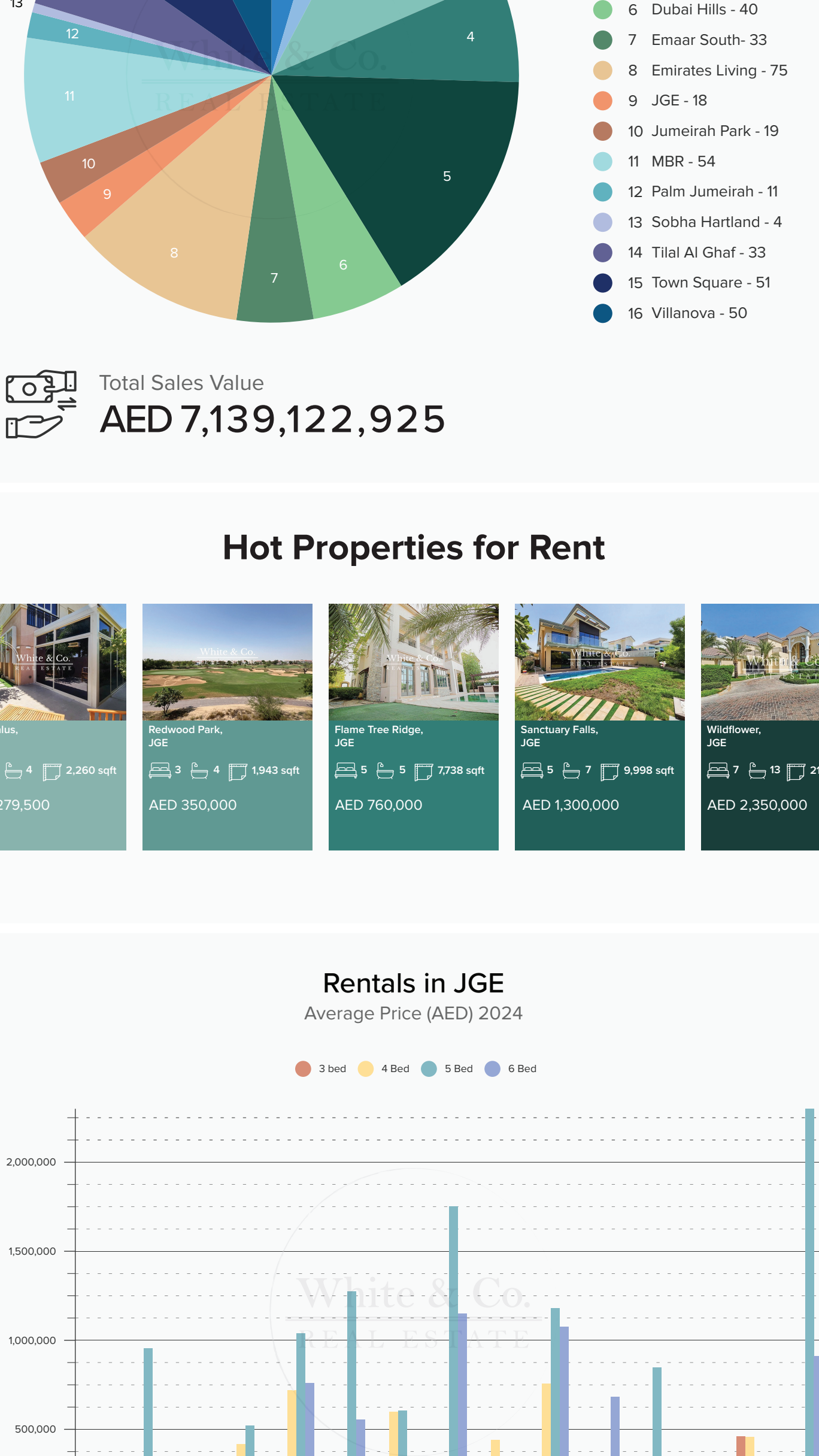
Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,308,806	8,489,688	10,788,933	13,853,739
Arabian Ranches 2	3,645,588	5,303,753	6,287,291	10,120,000
Arabian Ranches 3	2,475,766	4,103,774	6,093,265	-
DAMAC Hills 1	3,418,599	4,451,531	7,338,500	10,376,633
DAMAC Hills 2	1,419,086	2,077,093	1,972,434	3,495,386
Dubai Hills	5,579,822	7,086,462	14,190,210	30,968,483
Emaar South	1,956,639	2,812,278	6,851,030	-
Emirates Living	4,981,477	10,946,290	15,926,375	26,073,750
JGE	5,061,647	7,975,794	14,668,198	13,941,496
Jumeirah Park	6,885,434	7,646,757	10,363,929	-
MBR	3,195,319	6,589,626	17,687,800	38,621,071
Palm Jumeirah	20,158,333	28,820,006	43,584,211	60,921,000
Sobha Hartland	-	9,728,238	18,421,104	-
Tilal Al Ghaf	3,577,719	5,369,843	14,849,052	34,033,333
Town Square	2,266,539	2,809,609	-	-
Villanova	2,420,269	3,066,635	5,374,000	-

Sales Increase/Decrease of

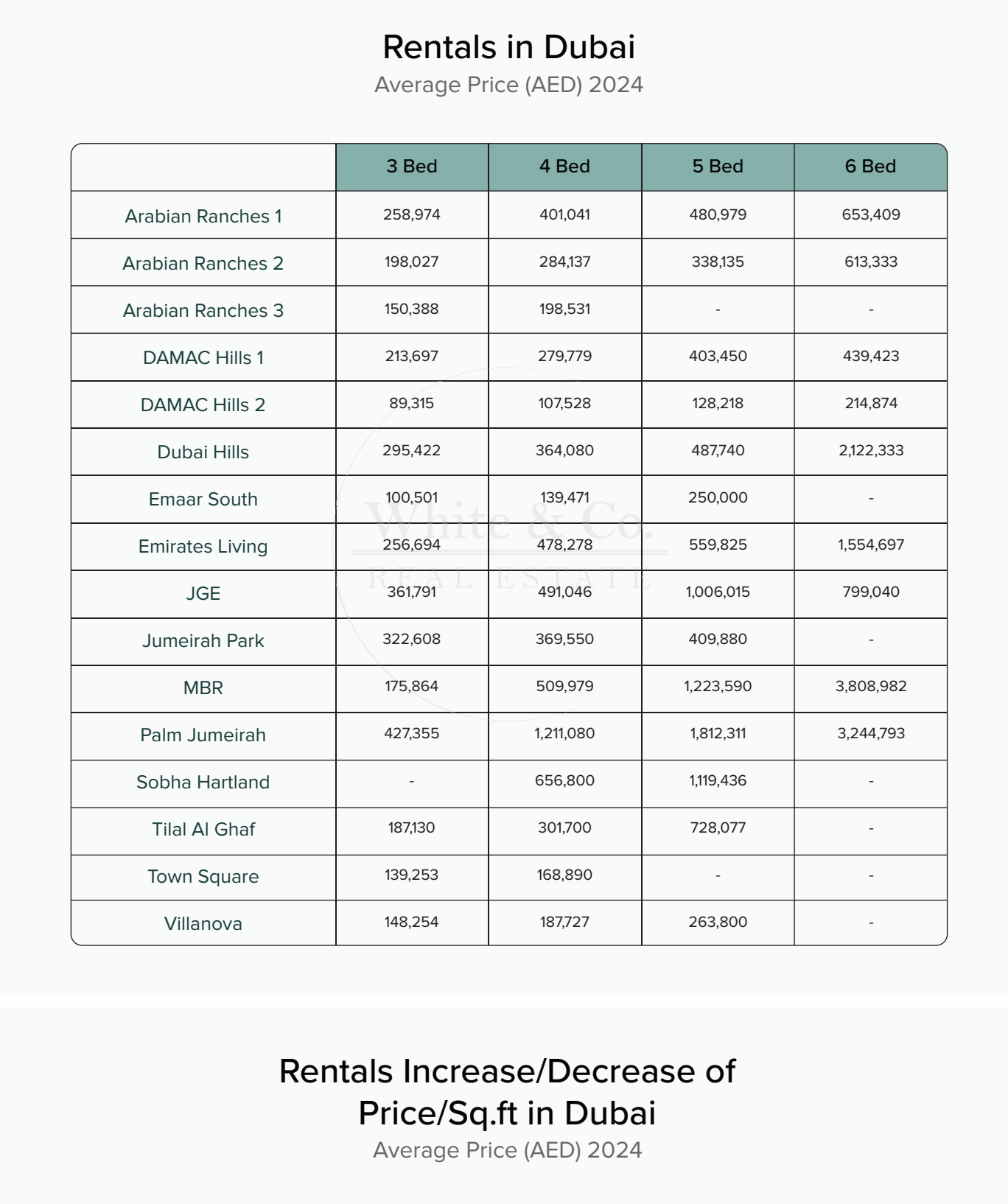
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

October 2024



Total Sales Value
AED 7,139,122,925

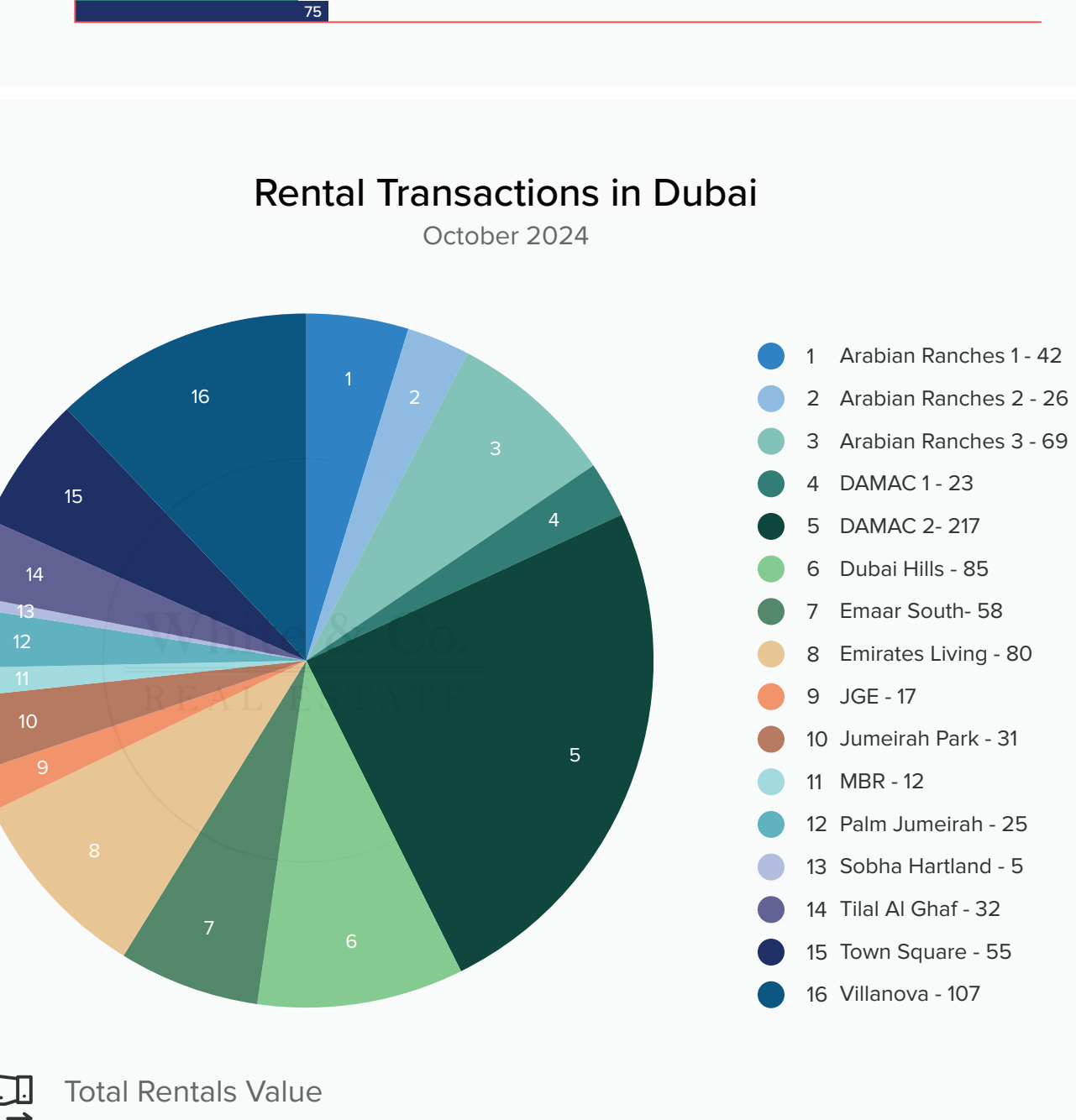
Hot Properties for Rent

 Al Andalus, JGE 3 4 2,250 sqft AED 279,500	 Redwood Park, JGE 3 4 1,943 sqft AED 350,000	 Flame Tree Ridge, JGE 5 5 7,738 sqft AED 760,000	 Sanctuary Falls, JGE 5 7 9,998 sqft AED 1,300,000	 Wildflower, JGE 7 13 21,185 sqft AED 2,350,000
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Rentals in JGE

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



Rentals in Dubai

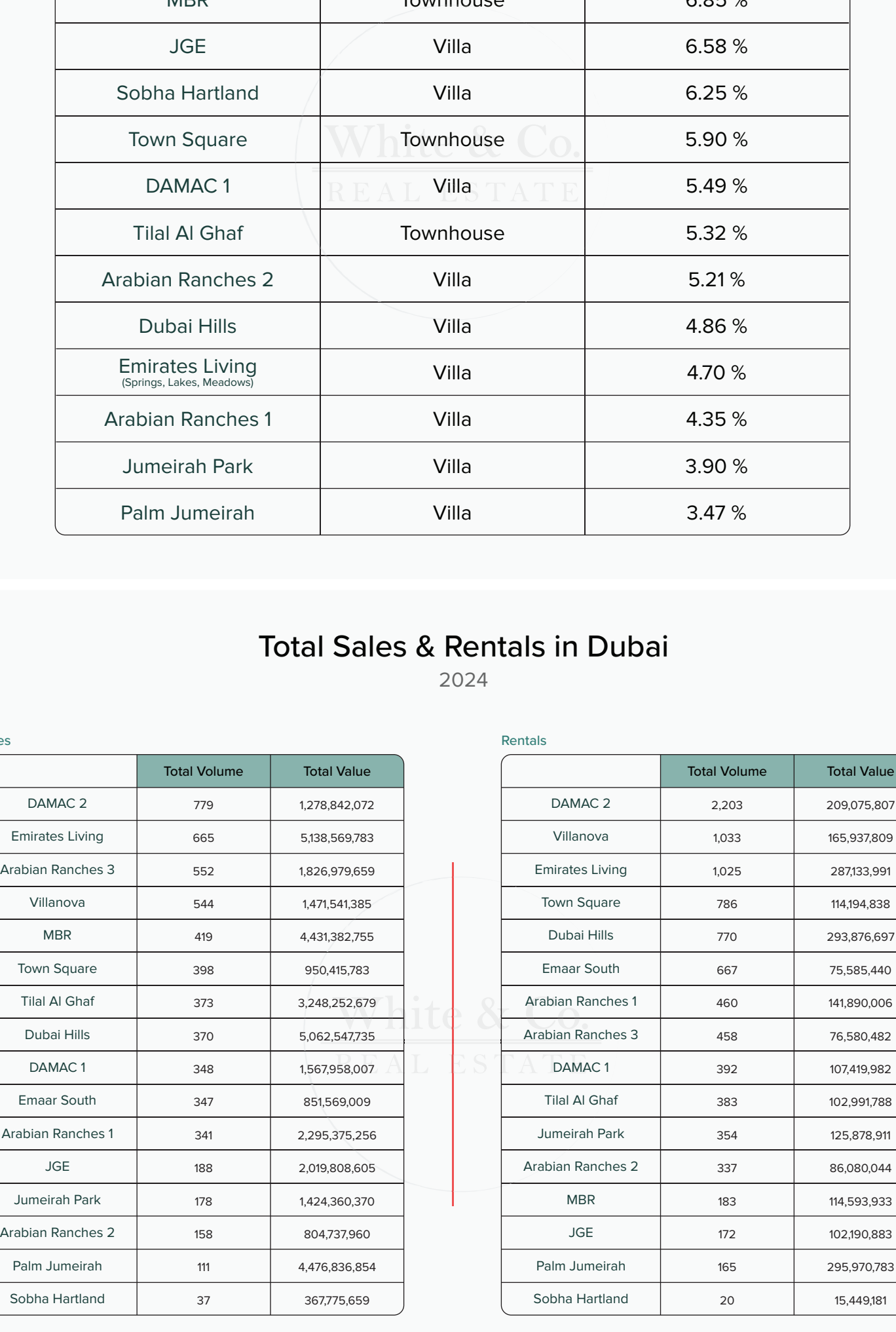
Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	258,974	401,041	480,979	653,409
Arabian Ranches 2	198,027	284,137	338,135	613,333
Arabian Ranches 3	150,388	198,531	-	-
DAMAC Hills 1	213,697	279,779	403,450	439,423
DAMAC Hills 2	89,315	107,528	128,218	214,874
Dubai Hills	295,422	364,081	487,740	2,122,333
Emaar South	100,501	139,470	250,000	-
Emirates Living	256,694	478,278	559,825	1,554,697
JGE	361,791	491,046	1,006,015	799,040
Jumeirah Park	322,608	369,550	409,880	-
MBR	175,864	509,979	1,223,590	3,808,982
Palm Jumeirah	427,355	1,211,080	1,812,311	3,244,793
Sobha Hartland	-	656,800	1,119,436	-
Tilal Al Ghaf	187,130	301,700	728,077	-
Town Square	139,253	168,990	-	-
Villanova	148,254	187,727	263,800	-

Rentals Increase/Decrease of

Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

October 2024



Total Rentals Value
AED 508,605,294

Current Average Gross Yield

October 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.96 %
MBR	Townhouse	6.85 %
JGE	Villa	6.58 %
Sobha Hartland	Villa	6.25 %
Town Square	Townhouse	5.90 %
DAMAC 1	Villa	5.49 %
Tilal Al Ghaf	Townhouse	5.32 %
Arabian Ranches 2	Villa	5.21 %
Dubai Hills	Villa	4.86 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.70 %
Arabian Ranches 1	Villa	4.35 %
Jumeirah Park	Villa	3.90 %
Palm Jumeirah	Villa	3.47 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
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DAMAC 2	779	1,278,842,072
Emirates Living	665	5,138,569,783
Arabian Ranches 3	552	1,826,979,659
Villanova	544	1,471,541,385
MBR	416	4,331,382,755
Town Square	398	950,415,783
Tilal Al Ghaf	373	3,248,252,679
Dubai Hills	370	5,062,547,735
DAMAC 1	348	1,567,958,007
Emaar South	347	851,569,009
Arabian Ranches 1	341	2,295,375,256
JGE	188	2,019,808,605
Jumeirah Park	178	1,424,360,370
Arabian Ranches 2	158	804,737,960
Palm Jumeirah	111	4,476,836,854
Sobha Hartland	37	367,775,659

DAMAC 2	2,203	209,075,807
Villanova	1,033	165,937,809
Emirates Living	1,025	287,333,991
Town Square	786	114,194,838
Dubai Hills	770	293,876,697
Emaar South	667	75,585,440
Arabian Ranches 1	460	141,890,006
Arabian Ranches 2	458	76,580,482
DAMAC 1	392	107,419,982
Tilal Al Ghaf	383	102,991,788
Jumeirah Park	354	125,878,911
MBR	337	86,080,044
MBR	183	114,593,933
JGE	172	102,790,883
Palm Jumeirah	165	295,970,783
Sobha Hartland	20	15,449,181

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

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Get Started Here

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