

JLT August Market Report

Newsletter

Dubai's Off-Plan Market Hits Dh103.8 Billion in H1 2024

- Dubai's off-plan market hit Dh103.8 billion in H1 2024, with JVC, Arjan, and JLT popular for mid-tier properties.

White & Co News

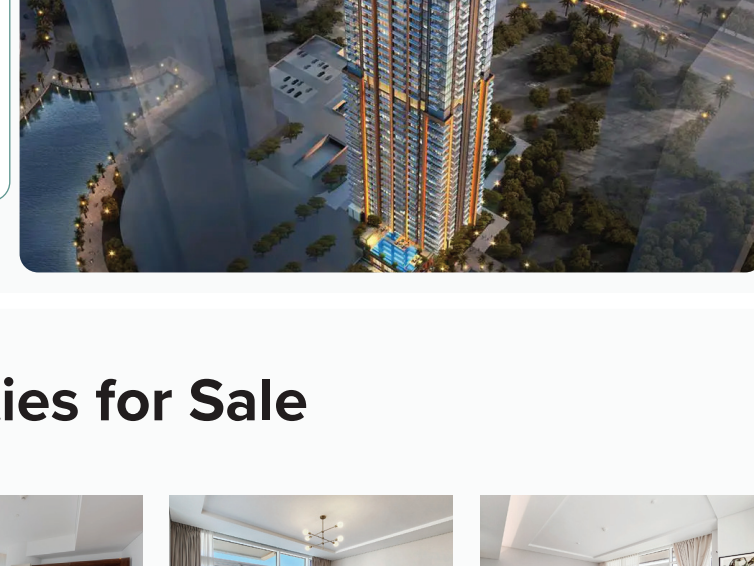
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

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Hot Properties for Sale

Banyan Tree Residences Hillside Dubai, JLT	Banyan Tree Residences Hillside Dubai, JLT	Uptown Tower, JLT	Banyan Tree Residences Hillside Dubai, JLT	Banyan Tree Residences Hillside Dubai, JLT
1 2 3 904 sqft	1 2 3 904 sqft	1 2 2 923 sqft	2 2 2 1,454 sqft	2 3 3 1,447 sqft
AED 2,100,000	AED 2,200,000	AED 2,750,000	AED 3,875,000	AED 4,150,000

Recent White & Co Sales

Icon Tower 2, JLT	Lakeside Residence, JLT	Verde Tower, JLT	Banyan Tree Residences Hillside Dubai, JLT	Goldcrest Views 1, JLT
2 2 3 1,054 sqft	2 2 3 1,156 sqft	1 1 1 1,036 sqft	1 2 2 926 sqft	5 7 3 6,168 sqft
AED 1,300,000	AED 1,650,000	AED 1,900,000	AED 2,200,000	AED 6,100,000

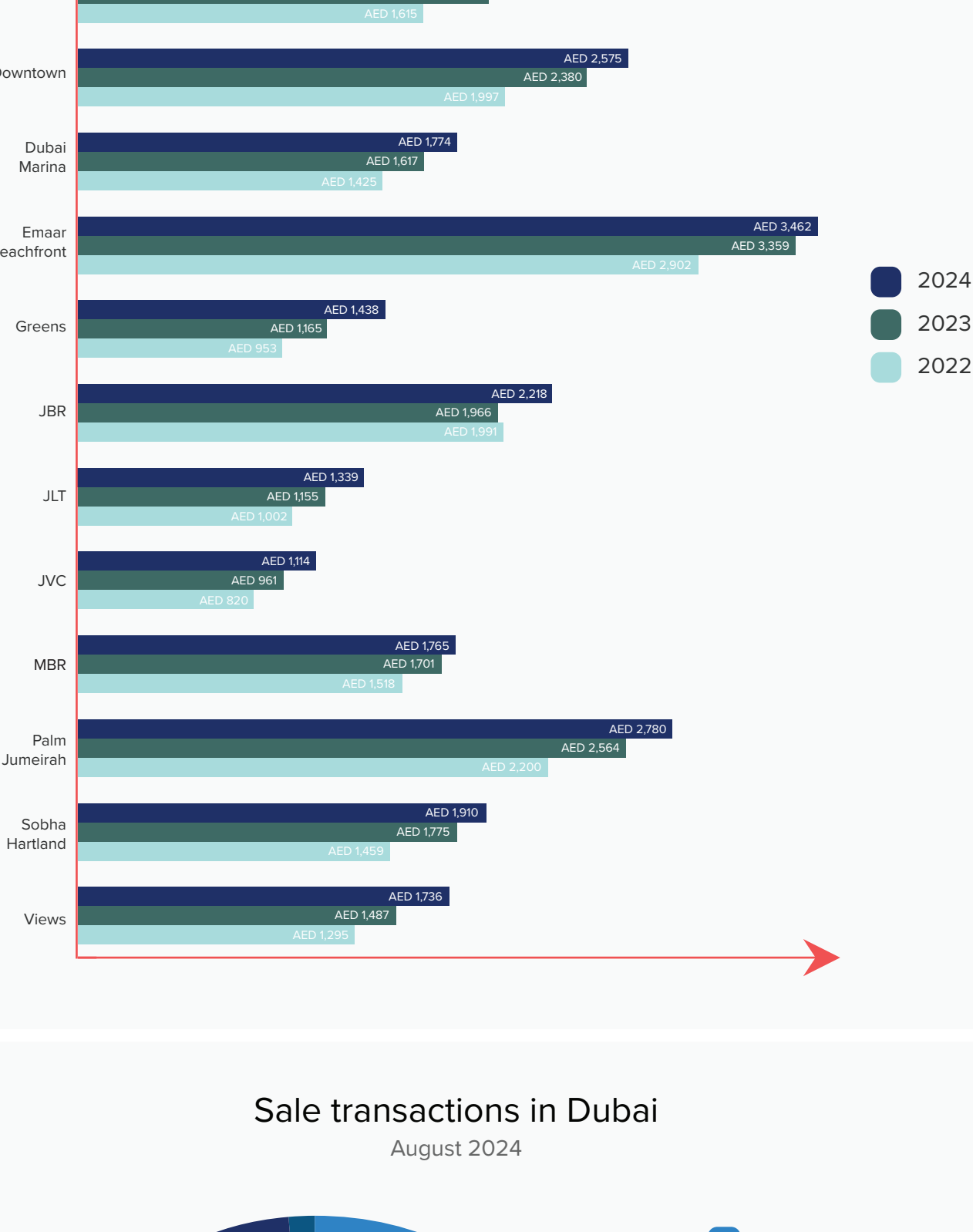
Sales in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	960,462	1,405,018	2,362,056	3,569,598	4,283,842	27,332,500	16,000,000
Creek	-	1,563,626	2,559,631	3,809,740	6,390,909	-	-
Downtown	1,210,653	1,956,999	3,662,469	5,805,714	23,377,257	25,372,000	39,125,000
Dubai Marina	1,039,394	1,520,191	2,323,982	3,840,274	6,602,962	14,228,571	-
Emaar Beachfront	-	2,624,739	4,507,608	6,812,979	11,619,838	-	-
Greens	690,667	1,140,744	1,899,322	2,678,402	3,237,500	-	-
JBR	2,165,719	2,195,986	3,489,331	3,763,134	7,793,305	-	54,000,000
JLT	661,819	1,130,872	1,709,936	2,624,776	2,610,813	6,978,773	-
JVC	540,893	845,054	1,346,602	1,605,662	3,025,000	-	-
MBR	595,207	1,274,882	2,219,471	3,373,822	7,016,080	-	-
Palm Jumeirah	1,773,400	2,775,970	5,058,279	8,015,987	21,887,328	40,601,939	-
Sobha Hartland	869,734	1,298,833	2,098,688	3,179,152	5,615,661	-	-
Views	866,800	1,486,312	2,447,408	3,401,905	-	-	-

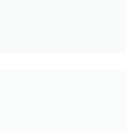
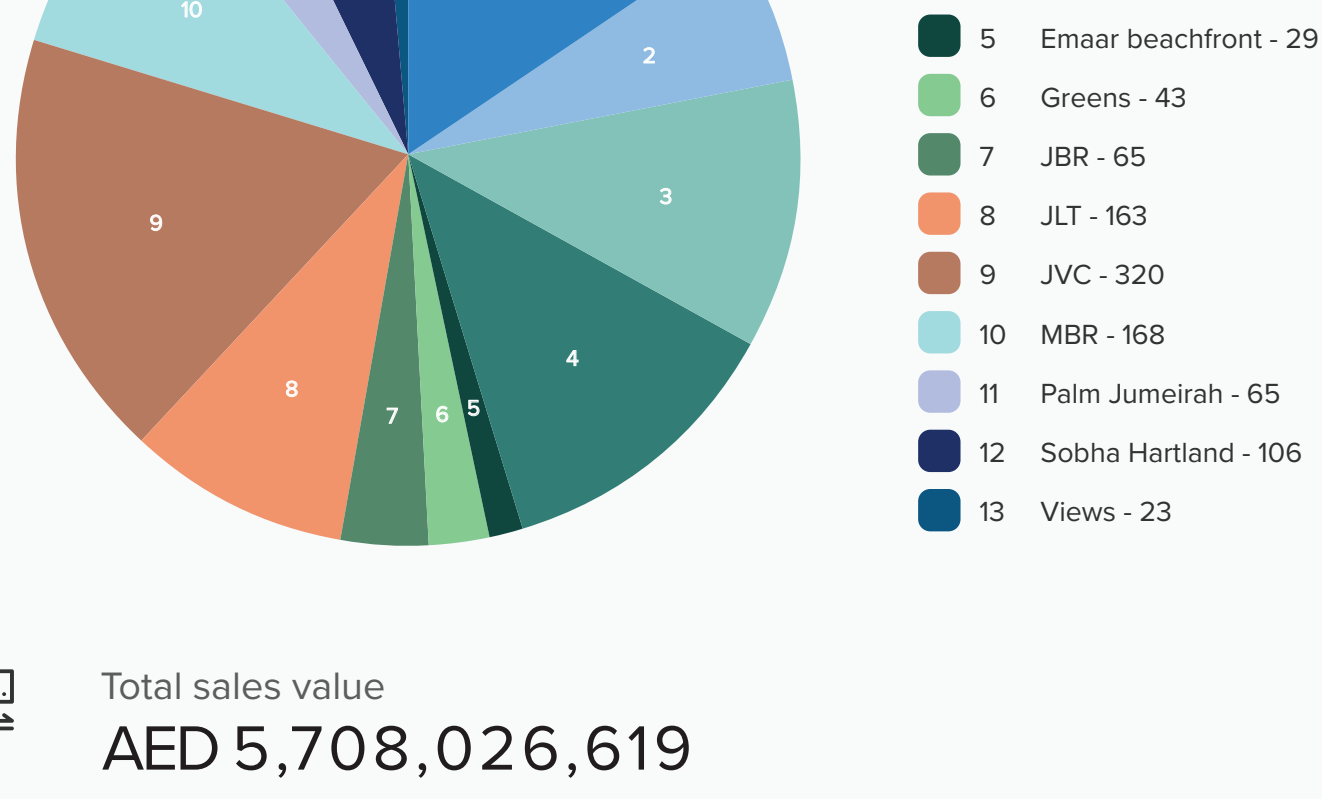
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

August 2024

Total sales value
AED 5,708,026,619

Hot Properties for Rent

Uptown Tower, JLT	Banyan Tree, JLT	Uptown Tower, JLT	Uptown Tower, JLT	Laguna Tower, JLT
1 2 779 sqft	1 2 927 sqft	1 2 750 sqft	1 2 813 sqft	2 3 1,514 sqft
AED 160,000	AED 165,000	AED 165,000	AED 180,000	AED 190,000

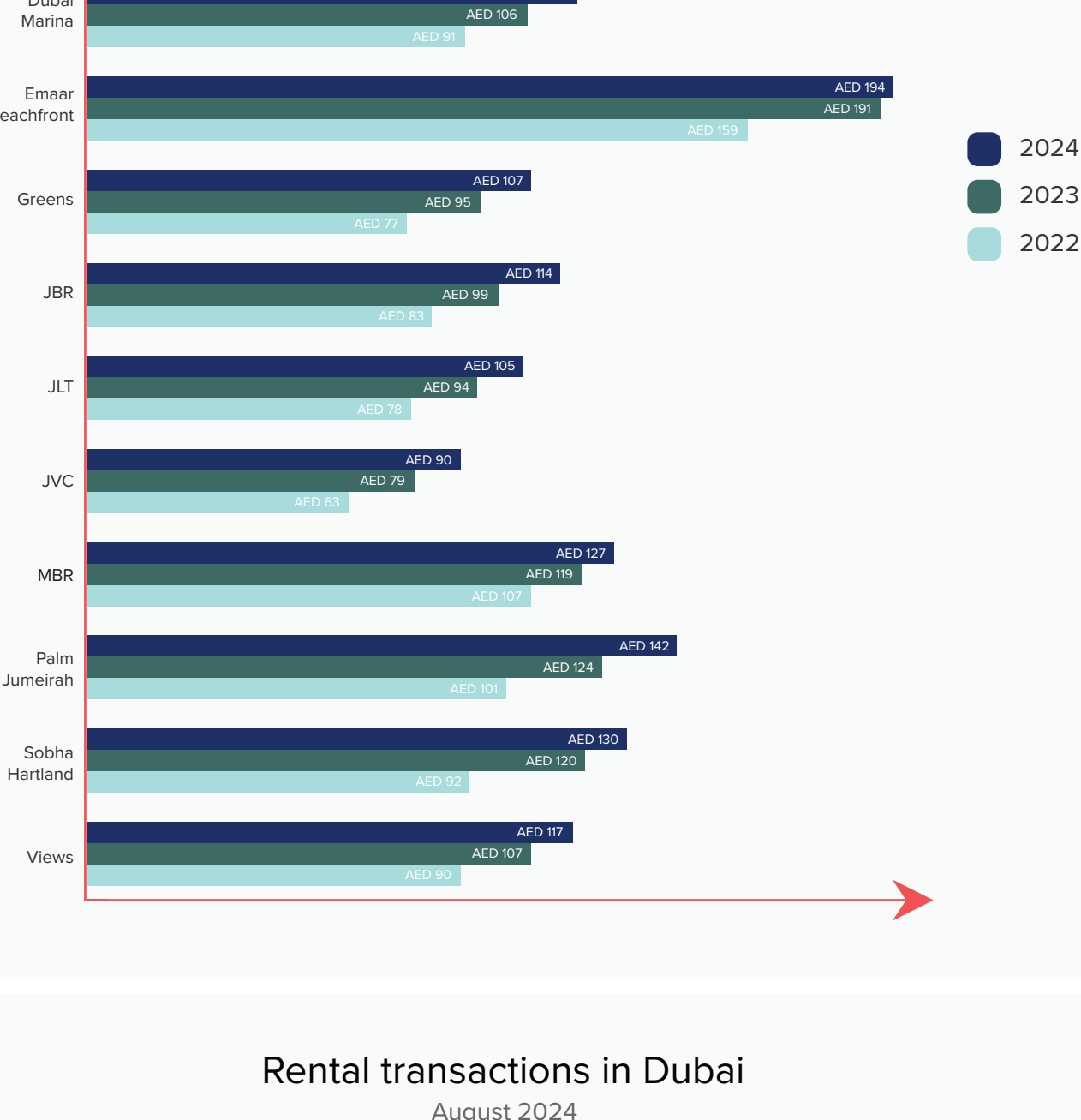
Rentals in Dubai

Average price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,530	94,800	139,453	194,226	380,610	-	-
Creek	-	95,234	147,772	218,697	428,772	-	-
Downtown	78,358	120,660	187,397	285,908	604,286	270,000 2 Transactions	-
Dubai Marina	70,149	96,157	149,544	220,378	338,406	430,833	-
Emaar Beachfront	-	144,016	237,188	413,600	707,500	-	3,025,000
Greens	56,254	86,368	132,124	183,483	230,000	-	-
JBR	82,794	117,538	160,203	205,739	351,591	1,250,000 1 Transaction	-
JLT	59,451	83,247	124,208	170,629	139,300	625,000	-
JVC	45,950	66,165	98,918	134,511	164,000	-	-
MBR	45,209	83,344	138,948	163,500	-	550,000 1 Transaction	-
Palm Jumeirah	104,719	161,225	239,687	375,670	867,412	778,923	-
Sobha Hartland	62,734	89,736	140,286	266,725	402,143	-	-
Views	70,611	101,244	151,973	205,281	234,500 1 Transaction	-	-

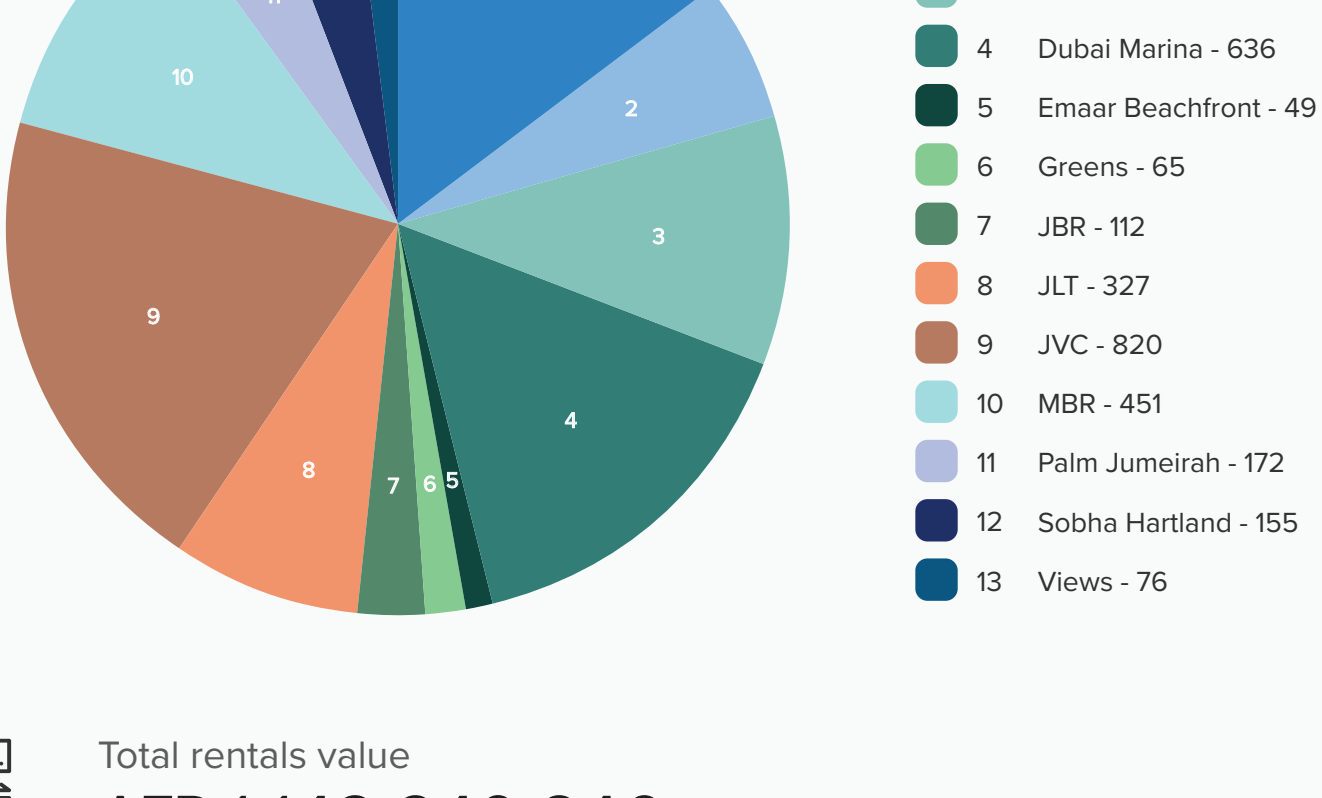
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

August 2024

Total rentals value
AED 1,143,349,846

Current Average Gross Yield

August 2024

Community	Community Type	Avg. Gross Yield
JLT	Apartment	7.19 %
MBR	Apartment	6.55 %
JVC	Apartment	6.29 %
Downtown	Apartment	6.16 %
Emirates Living (Greens, Views)	Apartment	5.95 %
Dubai Marina	Apartment	5.83 %
Creek	Apartment	5.10 %
Business Bay	Apartment	5.05 %
JBR	Apartment	5.00 %
Palm Jumeirah	Apartment	4.70 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	2,887	2,467,631,604	JVC	6,477	442,589,639
Business Bay	2,634	4,315,795,452	Dubai Marina	4,727	626,436,831
Dubai Marina	1,664	4,570,340,522	Business Bay	4,653	493,375,106
Downtown	1,746	6,501,075,707	Downtown	3,063	522,281,844
JLT	1,327	1,722,673,299	MBR	2,634	178,548,317
MBR	1,192	1,300,042,323	JLT	2,450	230,335,296
Creek	1,074	2,671,072,065	Creek	1,489	214,325,580
Sobha Hartland	855	1,868,949,613	Palm Jumeirah	1,212	306,028,580
Palm Jumeirah	740	4,523,950,980	Sobha Hartland	1,112	121,892,401
JBR	496	1,868,949,613	JBR	885	153,935,552
Emaar Beachfront	386	1,705,306,994	Greens	513	52,532,817
Greens	260	385,896,296	Views	444	56,820,446
Views	205	422,021,995	Emaar Beachfront	331	74,690,874

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

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