

JVC September Market Report

Newsletter

Binghatti Launches Binghatti Royale In JVC

- Offering 354 residential units ranging from one to three-bedroom apartments and 16 retail spaces across 47 floors. The handover is expected in early mid-2025.



White & Co News

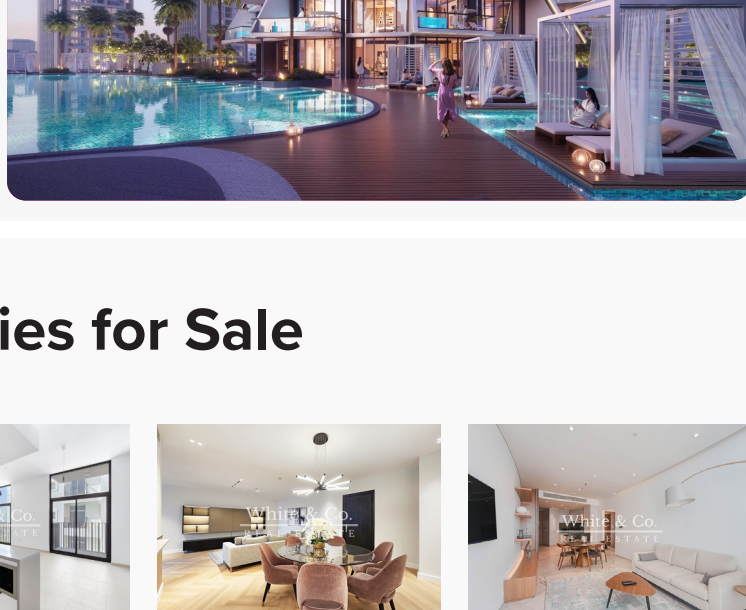
- As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

Mortgage Updates

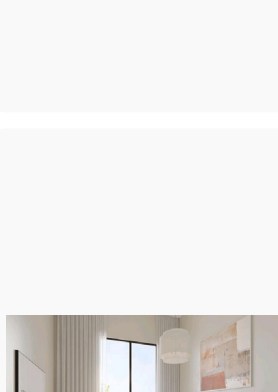
- UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.
- Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

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

Get Started Here



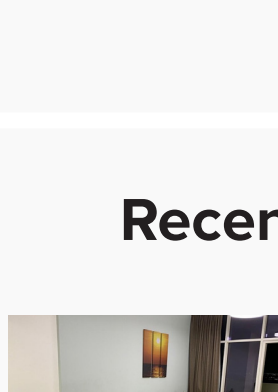
Hot Properties for Sale



Catch Residences By IGO, JVC

1 1 2 434 sqft

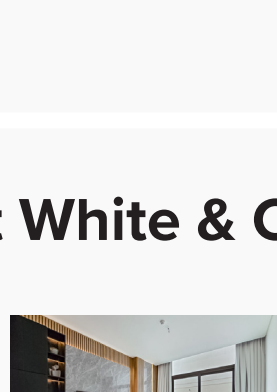
AED 950,000



Lucky 1 Residence, JVC

1 1 2 863 sqft

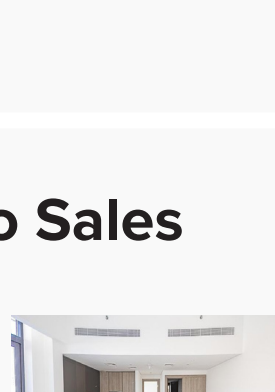
AED 1,200,000



Belgravia Heights 1, JVC

2 2 2 1,125 sqft

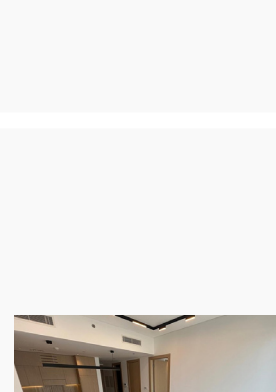
AED 1,610,000



Diamond Views 3, JVC

2 2 3 2,795 sqft

AED 2,200,000



FIVE at Jumeirah Village Circle, JVC

2 2 2 2,796 sqft

AED 2,850,000

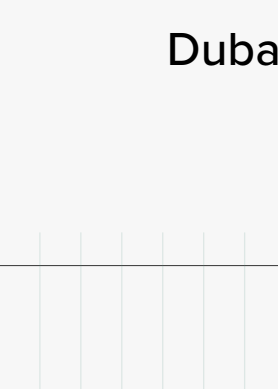
Recent White & Co Sales



B-1-105, JVC

1 434 sqft

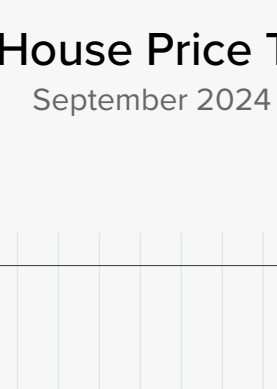
AED 850,000



Tower 108, JVC

1 1,011 sqft

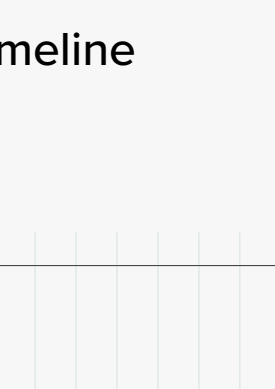
AED 950,000



Signature Livings, JVC

1 1,401 sqft

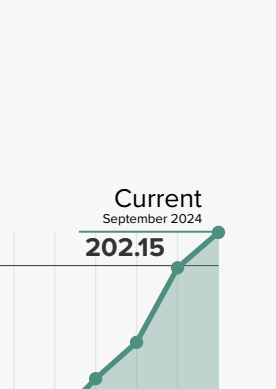
AED 1,300,000



Oxford 212, JVC

1 1,211 sqft

AED 1,300,000



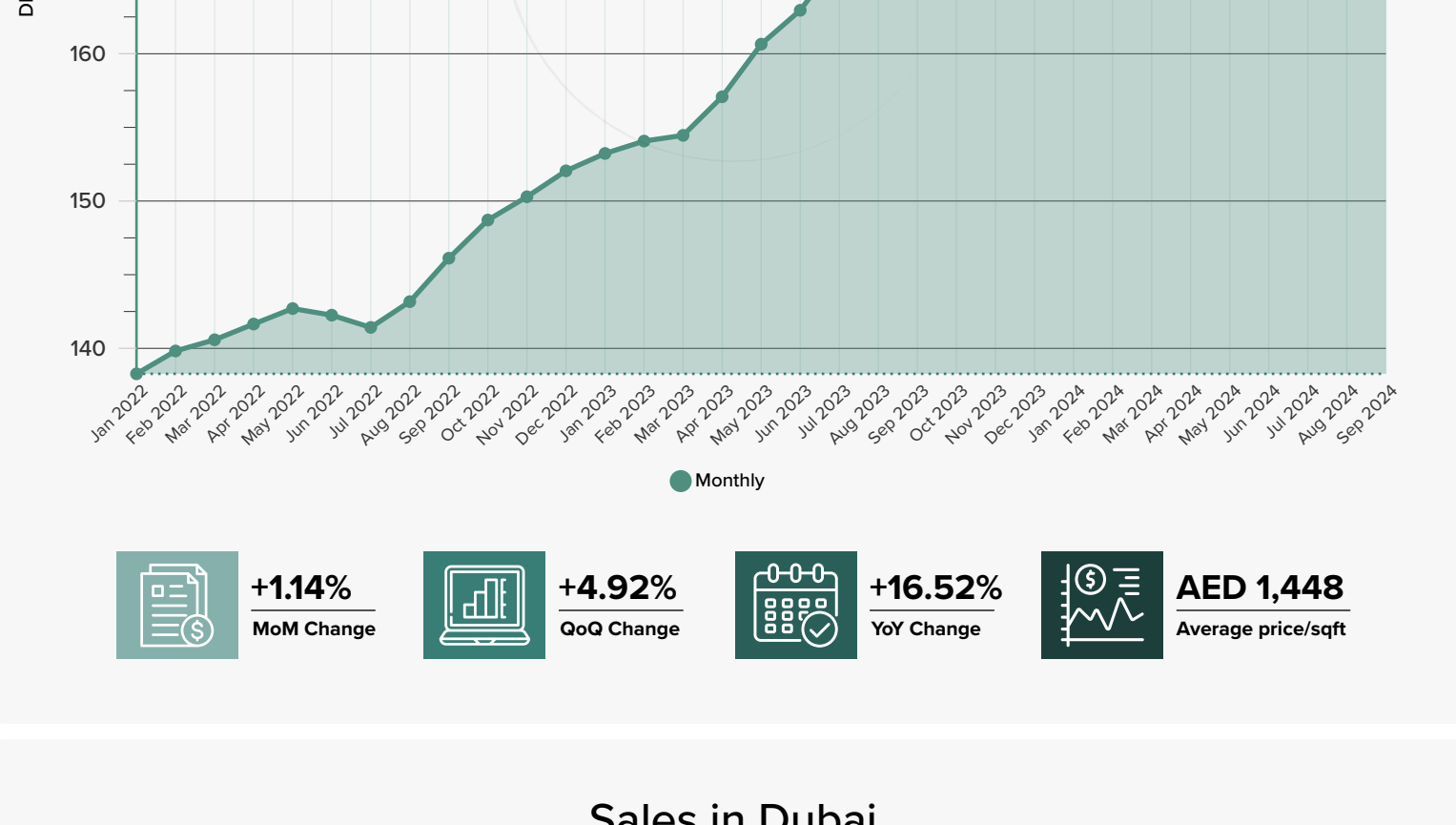
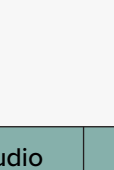
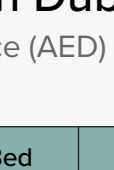
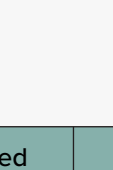
Oakley Square Residences, JVC

1 805 sqft

AED 1,400,000

Dubai House Price Timeline

September 2024

+1.14%
MoM Change+4.92%
QoQ Change+16.52%
YoY ChangeAED 1,448
Average price/sqft

Sales in Dubai

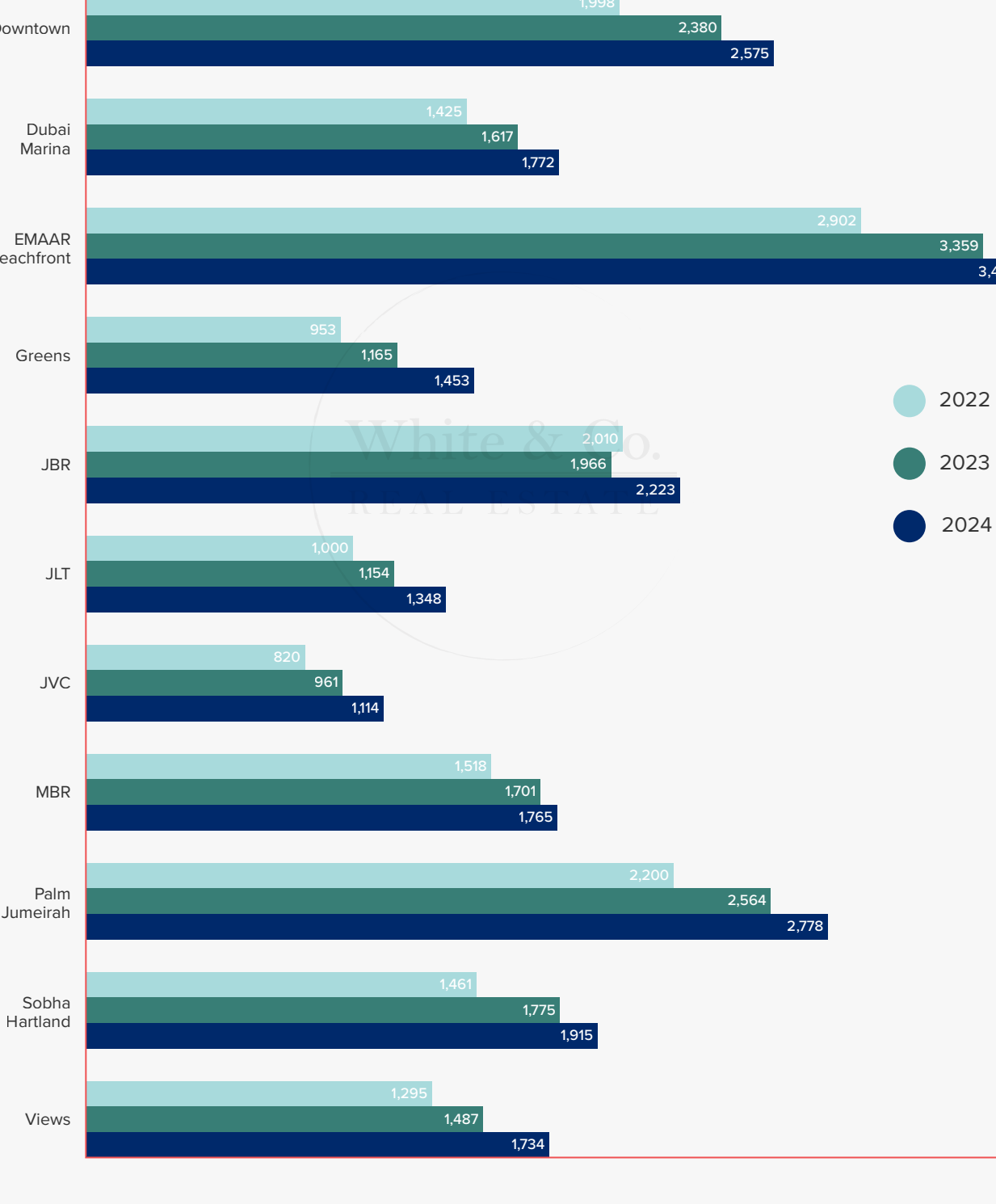
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	974,549	1,405,139	2,367,446	3,554,479	8,937,089	27,332,500	16,000,000 1 Transaction
Creek	-	1,568,179	2,562,887	3,802,009	6,353,846	-	-
Downtown	1,204,932	1,966,189	3,690,214	5,775,215	23,090,068	25,372,000	39,125,000
Dubai Marina	1,015,558	1,519,316	2,319,583	3,795,689	6,305,983	14,228,571	-
EMAAR Beachfront	-	2,629,924	4,585,776	6,776,606	11,396,992	-	-
Greens	693,750	1,148,309	1,921,957	2,725,932	3,237,500	-	-
JBR	2,193,278	2,221,719	3,462,653	3,721,178	7,566,416	-	54,000,000 1 Transaction
JLT	669,907	1,129,038	1,704,747	2,617,935	2,761,273	6,978,773	-
JVC	543,883	840,558	1,352,958	1,671,109	3,025,000	-	-
MBR	597,879	1,257,522	2,160,508	3,147,900	7,096,533	-	-
Palm Jumeirah	1,759,270	2,759,961	5,076,982	8,099,718	22,692,636	69,901,697	-
Sobha Hartland	868,383	1,304,859	2,105,998	3,137,541	5,615,661	-	-
Views	865,250	1,486,069	2,464,492	3,456,400	-	-	-

Sales Increase/Decrease of

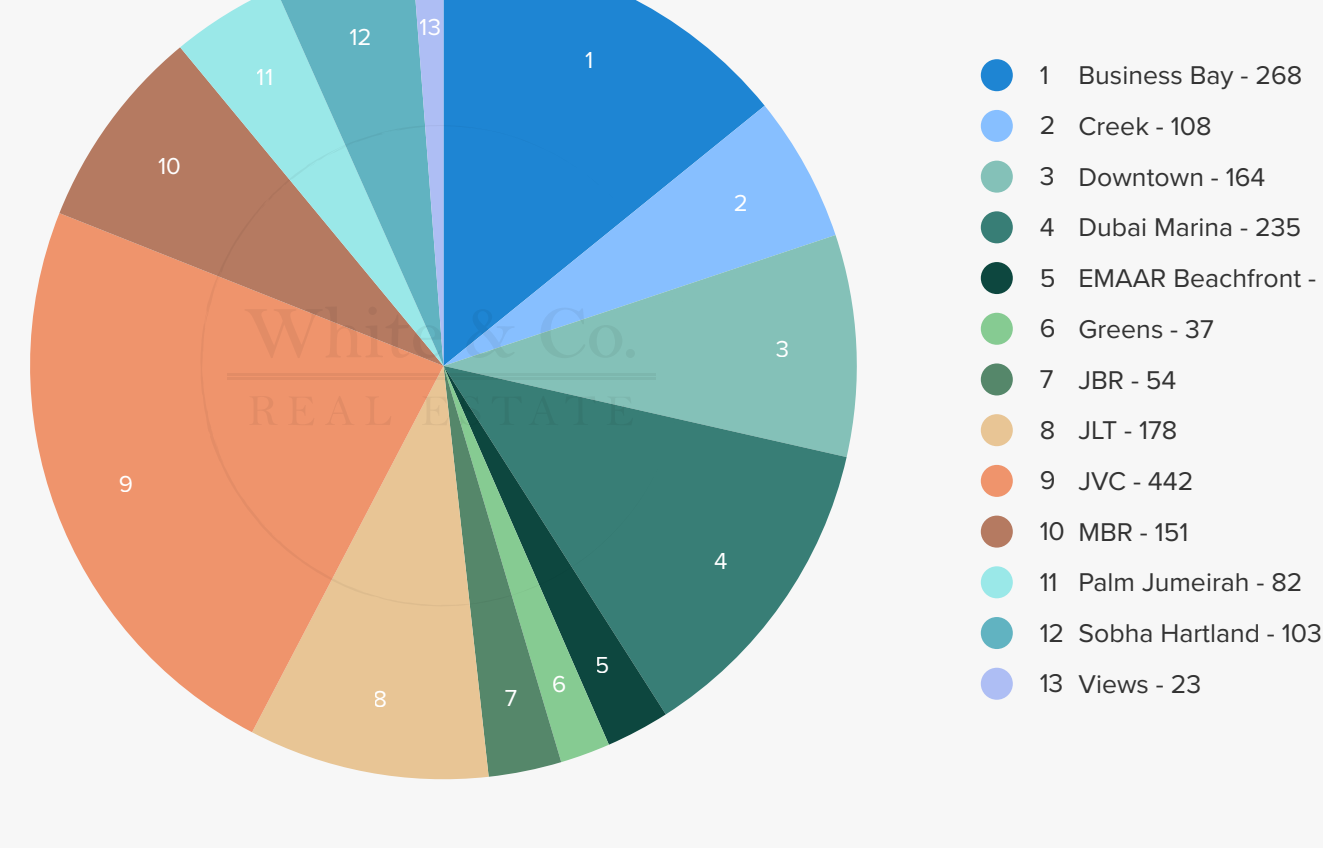
Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

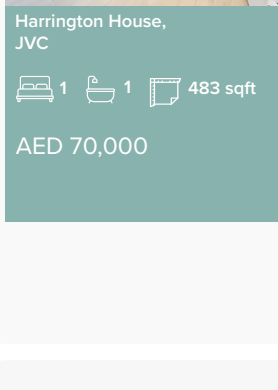
September 2024



Total Sales Value

AED 6,542,219,632

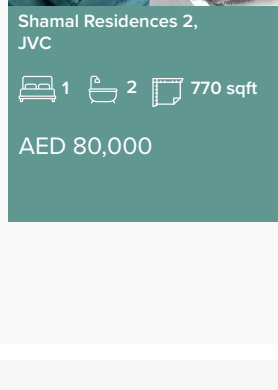
Hot Properties for Rent



Harrington House, JVC

1 1 1 483 sqft

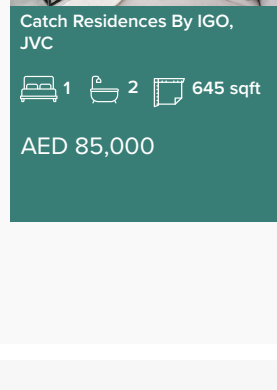
AED 70,000



Shamal Residences 2, JVC

1 1 2 770 sqft

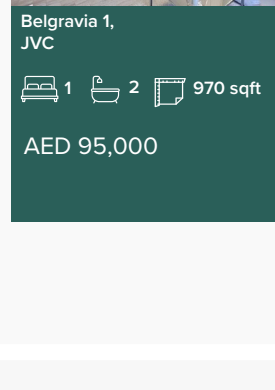
AED 80,000



Catch Residences By IGO, JVC

1 1 2 645 sqft

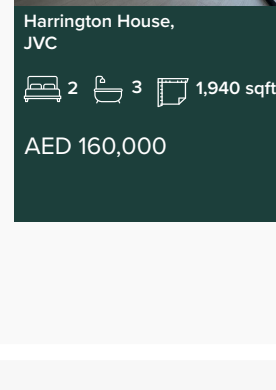
AED 85,000



Belgravia 1, JVC

1 1 2 970 sqft

AED 95,000



Harrington House, JVC

2 2 3 1,940 sqft

AED 160,000

Rentals in Dubai

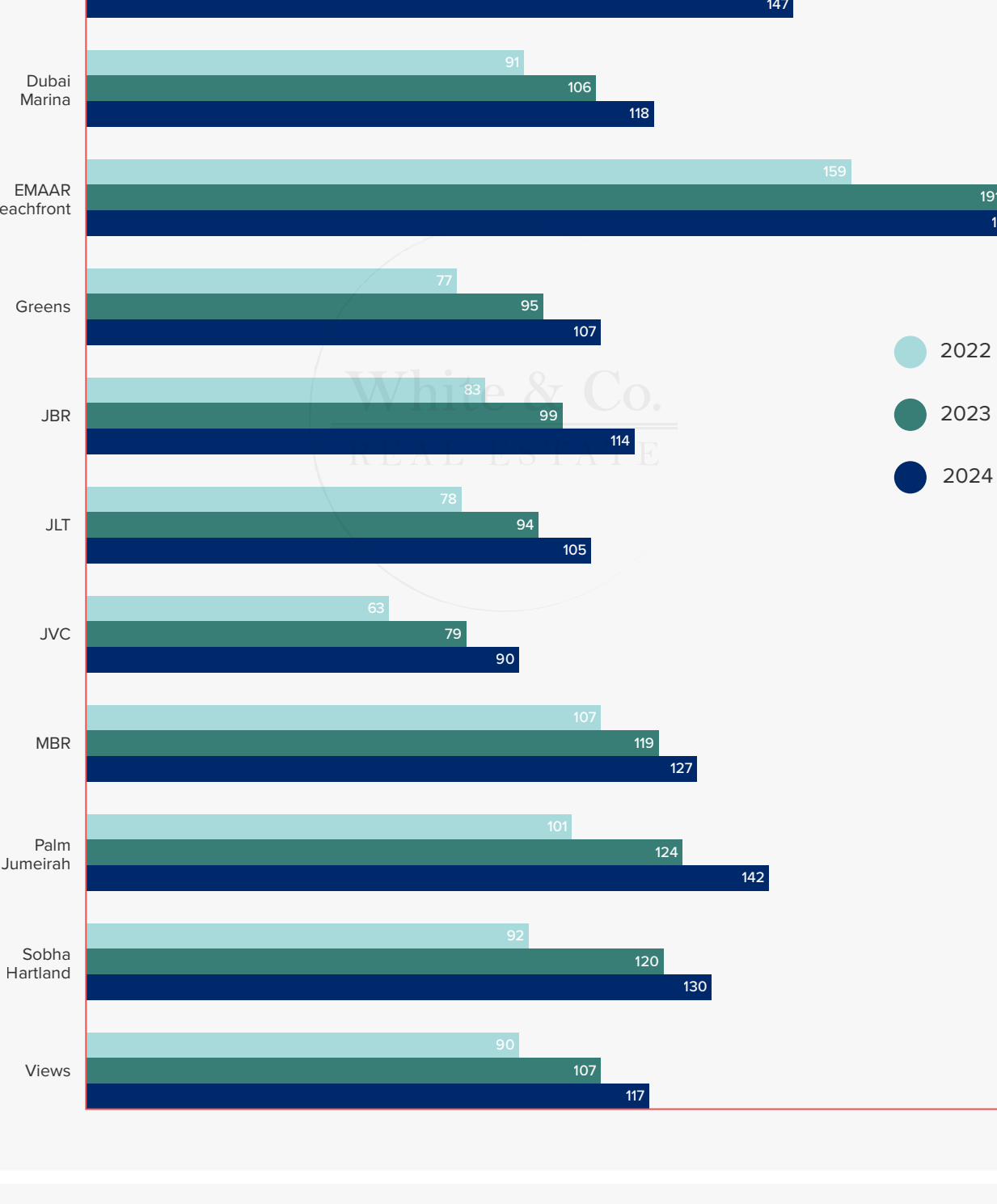
Average Price (AED) 2024

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	69,434	94,750	139,692	190,007	375,741	-	-
Creek	-	95,319	147,513	218,784	384,096	-	-
Downtown	78,277	120,336	187,736	284,113	615,000	270,000 2 Transaction	-
Dubai Marina	69,795	96,634	150,326	220,452	381,585	430,833	-
EMAAR Beachfront	-	143,835	239,707	391,406	707,500	-	3,025,000
Greens	57,311	86,805	132,401	183,652	230,000 1 Transaction	-	-
JBR	83,206	117,407	162,148	211,147	347,831	1,250,000 1 Transaction	-
JLT	59,221	83,611	124,429	171,219	140,273	625,000	-
JVC	46,114	66,454	100,836	135,148	157,500	-	-
MBR	45,128	82,901	136,425	159,940	-	550,000 1 Transaction	-
Palm Jumeirah	103,433	161,799	239,486	374,696	800,049	647,282	-
Sobha Hartland	62,373	89,862	137,928	251,787	402,143	-	-
Views	70,143	100,988	150,048	206,466	234,500 1 Transaction	-	-

Rentals Increase/Decrease of

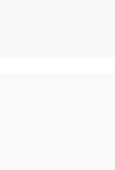
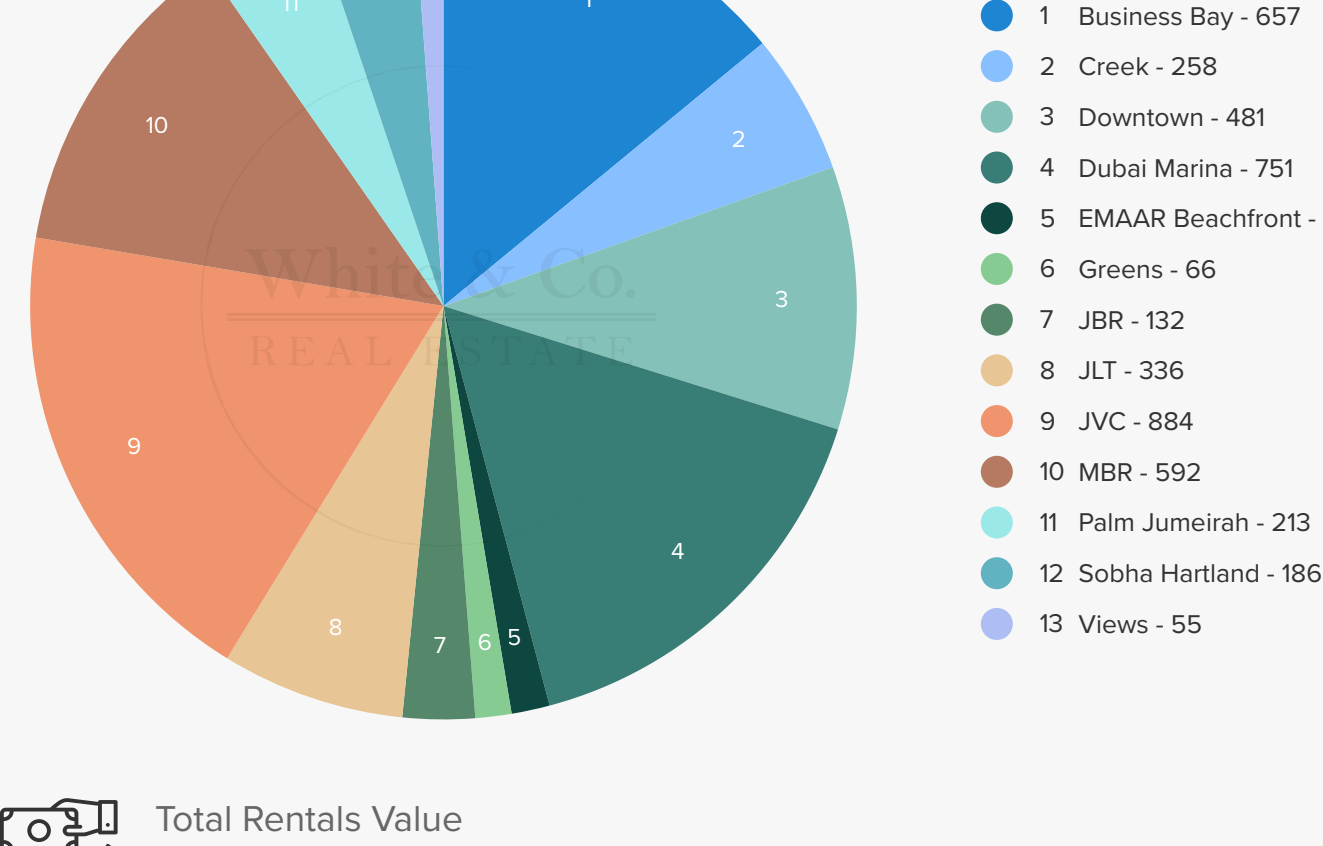
Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

September 2024



Total Rentals Value

AED 1,342,723,196

Current Average Gross Yield

September 2024

Community	Community Type	Avg. Gross Yield
JVC	Apartment	8.11 %
JLT	Apartment	7.60 %
MBR	Apartment	7.08 %
Emirates Living (Greens, Views)	Apartment	7.04 %
Dubai Marina	Apartment	6.92 %
Sobha Hartland	Apartment	6.64 %
Business Bay	Apartment	6.57 %
JBR	Apartment	6.29 %
Downtown	Apartment	6.14 %
Creek	Apartment	5.94 %
Palm Jumeirah	Apartment	5.73 %

Total Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
JVC	3,345	2,863,601,908	JVC	7,530	519,616,504
Creek	3,344	8,847,599,141	Dubai Marina	5,560	736,034,489
Business Bay	2,940	5,086,525,424	Business Bay	5,437	572,988,818
Dubai Marina	2,211	5,094,540,902	Downtown	3,617	616,830,866
Downtown	1,923	7,056,593,330	MBR	3,312	219,211,776
JLT	1,504	1,952,868,465	JLT	2,825	264,727,340
MBR	1,349	1,450,244,028	Creek	1,767	255,889,279
Sobha Hartland	960	1,579,339,791	Palm Jumeirah	1,446	357,618,006
Palm Jumeirah	824	5,352,057,012	Sobha Hartland	1,324	143,651,749
JBR	552	2,062,095,096	JBR	1,043	184,820,258
Emaar Beachfront	434	1,925,618,483	Greens	592	607,581,600
Greens	300	445,301,096	Views	509	64,599,218
Views	228	475,167,912	Emaar Beachfront	403	91,035,547

*Data source: Property Monitor, as of 2nd September 2024 Secondary Sales Only

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