

White & Co.
REAL ESTATE

Jumeirah Park July Market Report

Newsletter

Jumeirah Park East Pavilion Mall Opens Its Doors

- East Pavilion has opened, officially welcoming shoppers, with Carrefour among the first to launch.

White & Co News

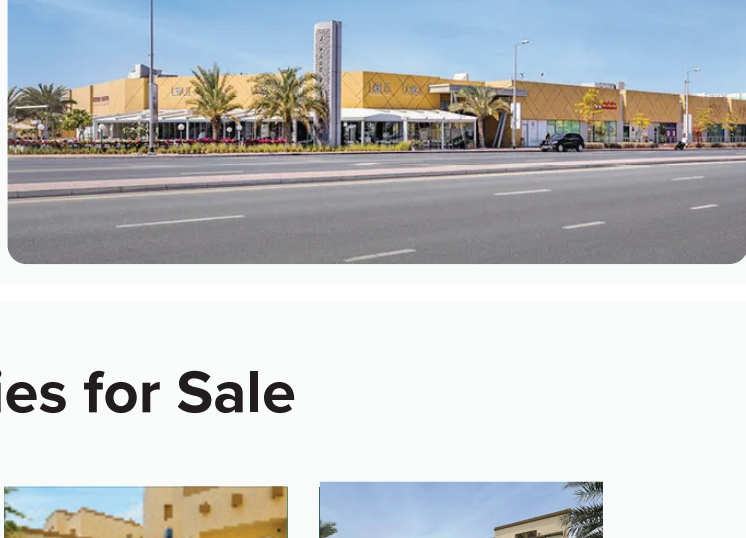
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

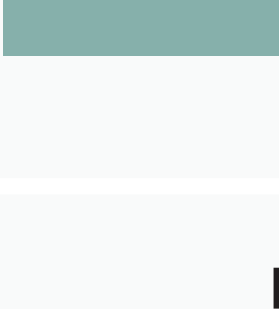
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

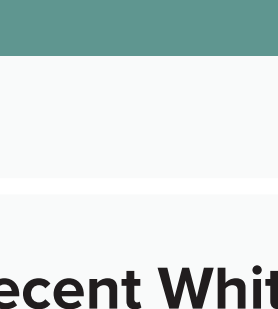
Get Started Here



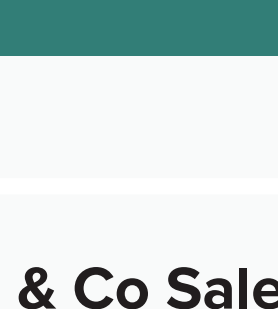
Hot Properties for Sale



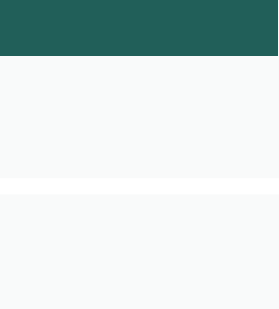
Royal Park, Jumeirah Park
3 4 3,809 sqft
AED 5,750,000



Legacy Nova, Jumeirah Park
4 4 4,154 sqft
AED 7,100,000

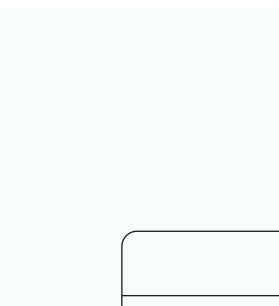


Heritage, Jumeirah Park
3 4 3,809 sqft
AED 8,000,000

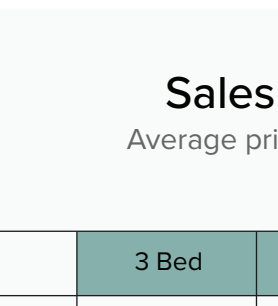


Regional, Jumeirah Park
4 4 4,335 sqft
AED 9,000,000

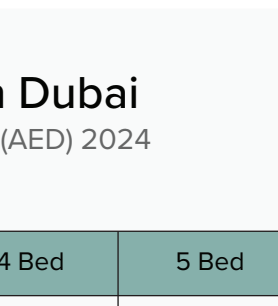
Recent White & Co Sales



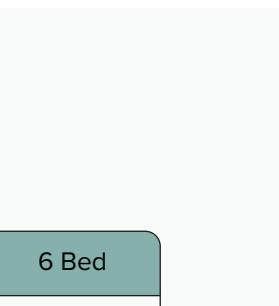
District 7, Jumeirah Park
3 4 6,458 sqft
AED 4,995,000



District 9, Jumeirah Park
4 4 5,489 sqft
AED 6,800,000



Regional, Jumeirah Park
3 4 5,000 sqft
AED 7,000,000

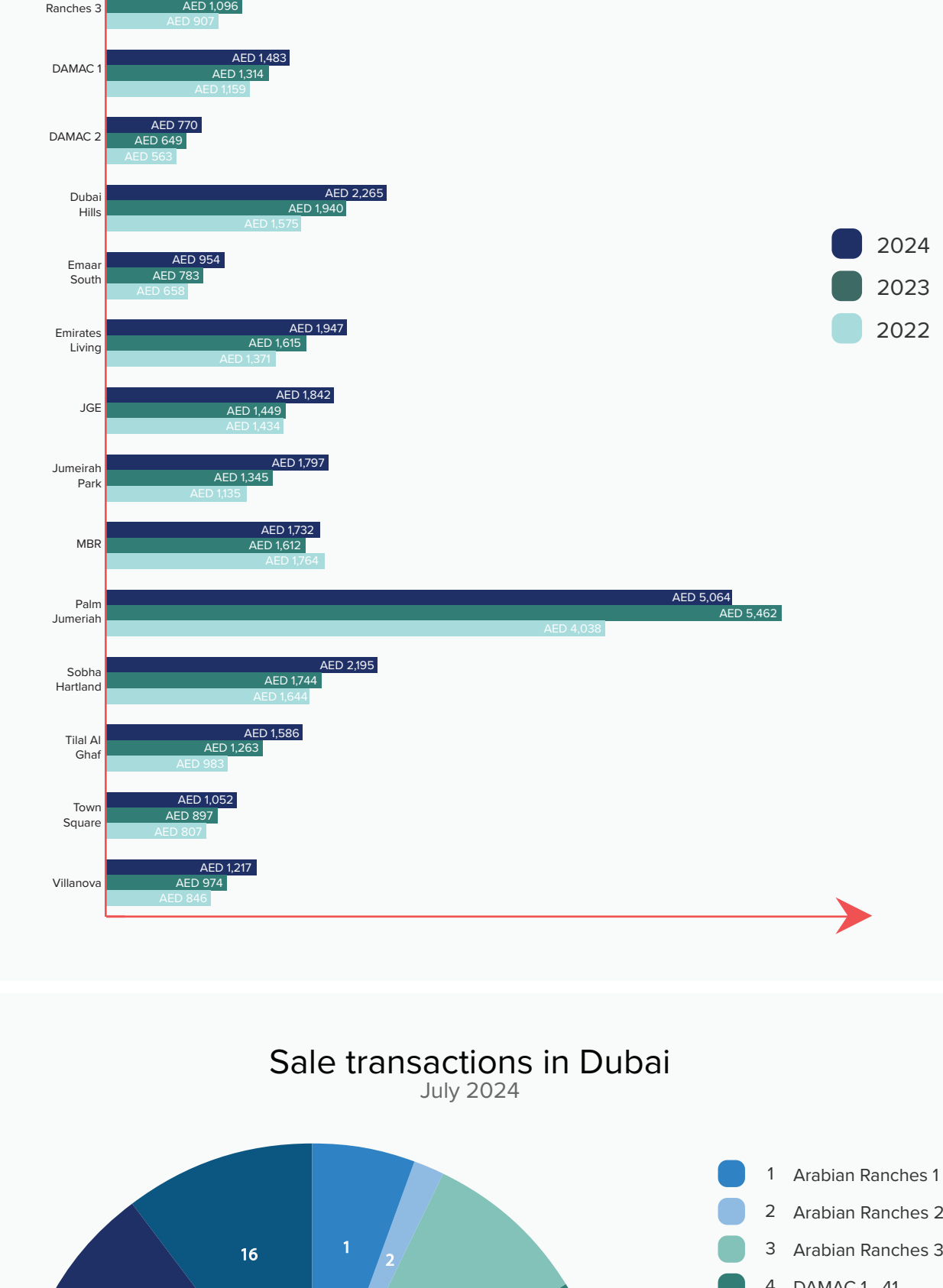


District 6, Jumeirah Park
3 4 7,365 sqft
AED 7,350,000

Sales in Dubai
Average price (AED) 2024

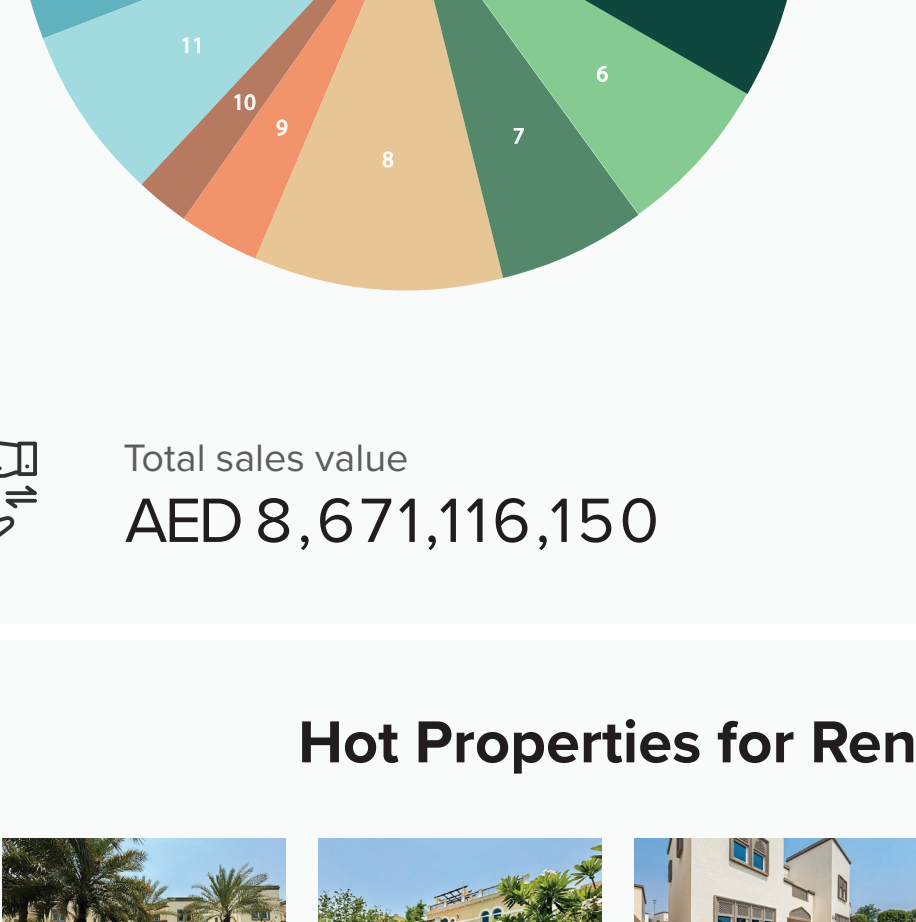
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,063,449	8,201,538	10,365,153	13,846,861
Arabian Ranches 2	3,679,848	5,449,636	5,947,758	10,120,000
Arabian Ranches 3	2,428,228	4,057,624	6,136,899	-
DAMAC Hills 1	3,393,400	3,536,223	7,286,141	10,376,633
DAMAC Hills 2	1,383,667	2,164,082	1,961,286	3,488,744
Dubai Hills	5,599,831	7,004,213	13,674,842	31,431,579
Emaar South	1,858,716	2,620,260	6,351,907	-
Emirates Living	4,822,168	11,110,255	15,154,692	26,240,667
JGE	4,979,302	7,951,043	14,228,756	14,561,353
Jumeirah Park	7120,289	7,603,571	10,393,382	-
MBR	3,179,643	6,449,322	18,365,228	38,681,250
Palm Jumeirah	22,987,500	28,873,509	34,126,542	36,294,162
Sobha Hartland	-	9,906,100	18,421,104	-
Tilal Al Ghaf	3,318,445	5,898,521	15,908,928	20,800,000
Town Square	2,233,659	2,749,003	-	-
Villanova	2,370,909	2,977,940	5,104,500	-

Sales Increase/decrease of price/sq.ft in Dubai
2022 - 2024



Community	2024	2023	2022
Arabian Ranches 1	AED 1,757	AED 1,468	AED 1,291
Arabian Ranches 2	AED 1,482	AED 1,224	AED 1,101
Arabian Ranches 3	AED 1,218	AED 1,096	AED 907
DAMAC 1	AED 1,483	AED 1,314	AED 1,059
DAMAC 2	AED 770	AED 649	AED 584
Dubai Hills	AED 2,205	AED 1,843	AED 1,571
Emaar South	AED 954	AED 783	AED 618
Emirates Living	AED 1,947	AED 1,616	AED 1,371
JGE	AED 1,842	AED 1,449	AED 1,184
Jumeirah Park	AED 1,345	AED 1,197	AED 1,036
MBR	AED 1,222	AED 1,052	AED 1,054
Palm Jumeirah	AED 5,064	AED 5,482	AED 4,036
Sobha Hartland	AED 2,195	AED 1,744	AED 1,404
Tilal Al Ghaf	AED 1,586	AED 1,263	AED 1,036
Town Square	AED 1,052	AED 827	AED 671
Villanova	AED 1,217	AED 974	AED 845

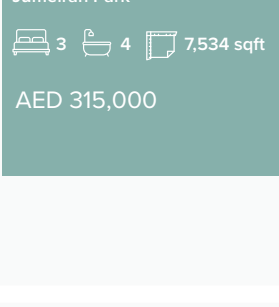
Sale transactions in Dubai
July 2024



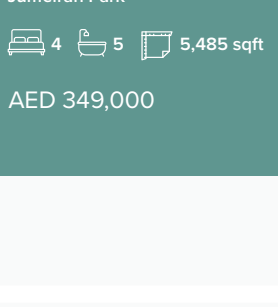
Community	Count
1 Arabian Ranches 1 - 42	16
2 Arabian Ranches 2 - 13	2
3 Arabian Ranches 3 - 65	3
4 DAMAC 1 - 41	4
5 DAMAC 2 - 85	5
6 Dubai Hills - 50	6
7 Emaar South - 45	7
8 Emirates Living - 76	8
9 JGE - 23	9
10 Jumeirah Park - 16	10
11 MBR - 54	11
12 Palm Jumeirah - 46	12
13 Sobha Hartland - 3	13
14 Tilal Al Ghaf - 49	14
15 Town Square - 53	15
16 Villanova - 75	16

Total sales value
AED 8,671,116,150

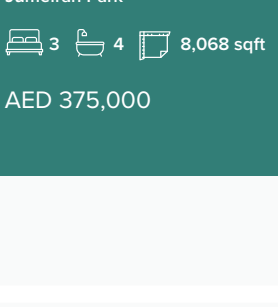
Hot Properties for Rent



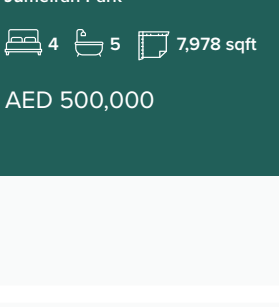
Regional, Jumeirah Park
3 4 7,534 sqft
AED 315,000



Legacy Nova Villas, Jumeirah Park
4 4 5,485 sqft
AED 349,000



Regional, Jumeirah Park
3 4 8,068 sqft
AED 375,000

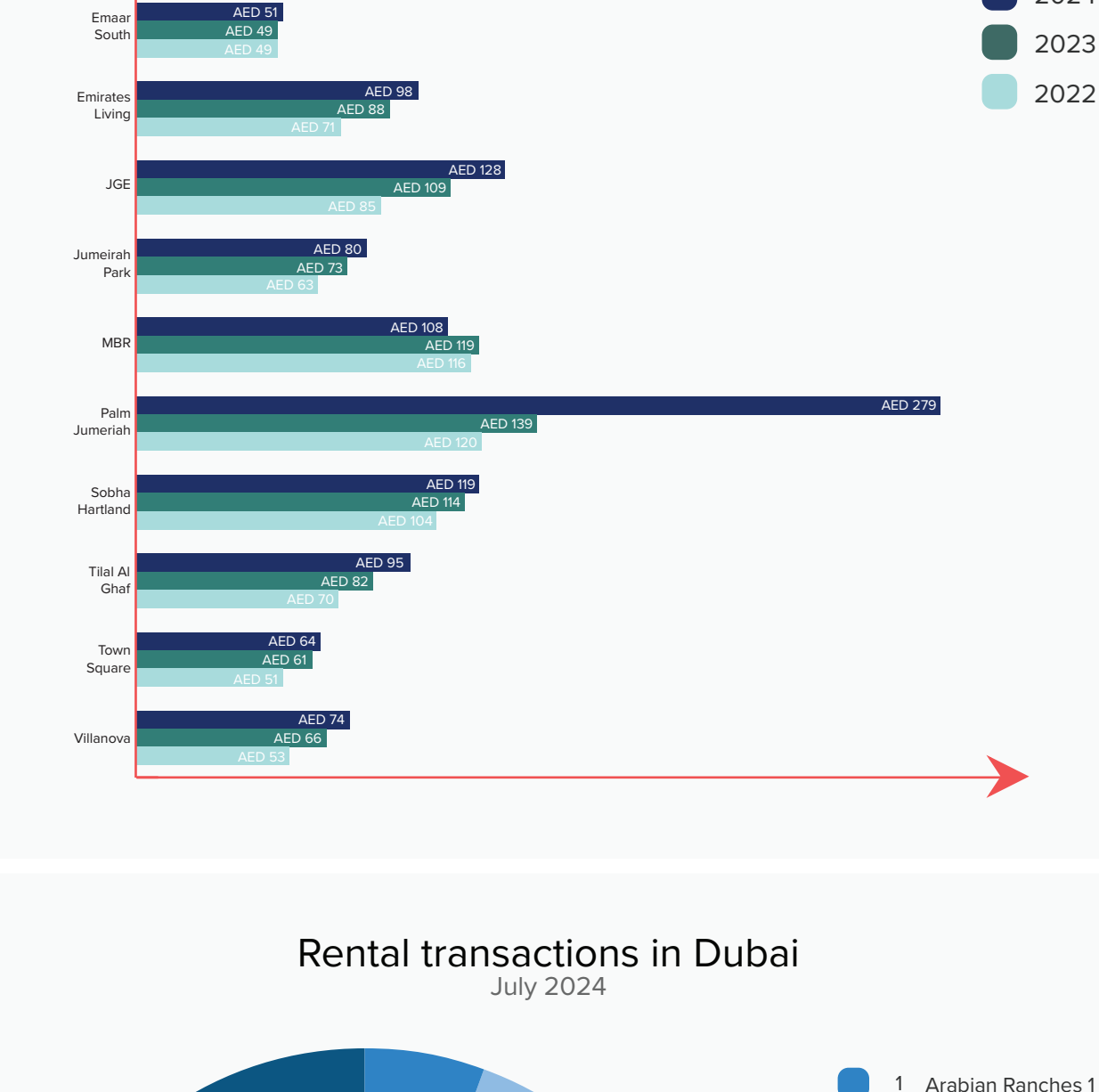


Legacy, Jumeirah Park
4 4 7,978 sqft
AED 500,000

Rentals in Dubai
Average price (AED) 2024

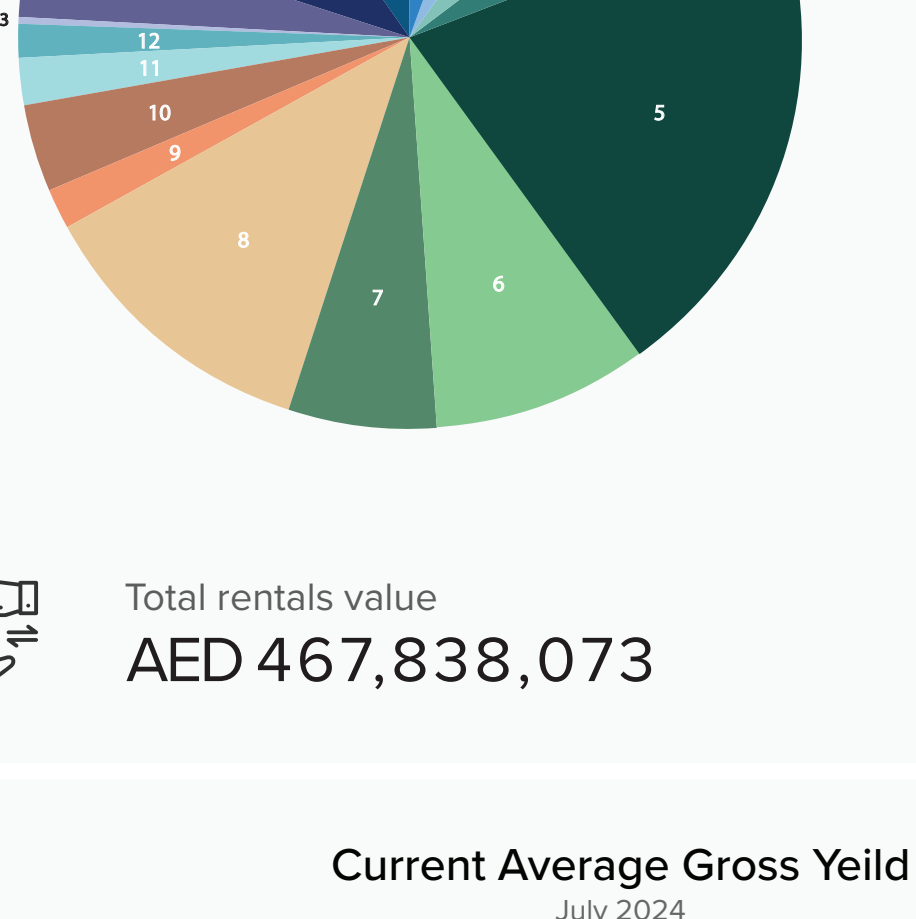
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	254,020	414,433	466,505	-
Arabian Ranches 2	201,135	281,480	351,722	635,000
Arabian Ranches 3	143,915	191,650	-	-
DAMAC Hills 1	211,711	283,009	398,189	543,991
DAMAC Hills 2	87,330	104,559	128,319	216,046
Dubai Hills	288,292	372,154	488,668	1,762,625
Emaar South	95,608	136,855	250,000	-
Emirates Living	247,144	391,580	513,280	1,174,167
JGE	343,058	489,824	987,800	842,400
Jumeirah Park	308,368	362,884	371,114	-
MBR	177,360	470,779	1,304,604	3,447,455
Palm Jumeirah	373,701	1,257,089	2,149,648	1,930,857
Sobha Hartland	-	608,500	999,060	-
Tilal Al Ghaf	180,765	278,916	690,833	-
Town Square	137,837	167,294	-	-
Villanova	146,633	181,033	245,667	-

Rentals Increase/decrease of price/sq.ft in Dubai
2022 - 2024



Community	2024	2023	2022
Arabian Ranches 1	AED 88	AED 79	AED 79
Arabian Ranches 2	AED 87	AED 81	AED 76
Arabian Ranches 3	AED 78	AED 70	AED 70
DAMAC 1	AED 94	AED 88	AED 68
DAMAC 2	AED 48	AED 40	AED 37
Dubai Hills	AED 121	AED 109	AED 84
Emaar South	AED 51	AED 49	AED 45
Emirates Living	AED 98	AED 84	AED 71
JGE	AED 124	AED 95	AED 109
Jumeirah Park	AED 90	AED 73	AED 61
MBR	AED 108	AED 119	AED 104
Palm Jumeirah	AED 279	AED 159	AED 120
Sobha Hartland	AED 195	AED 114	AED 104
Tilal Al Ghaf	AED 95	AED 82	AED 70
Town Square	AED 64	AED 61	AED 58
Villanova	AED 74	AED 66	AED 63

Rental transactions in Dubai
July 2024



Community	Count
1 Arabian Ranches 1 - 50	16
2 Arabian Ranches 2 - 38	2
3 Arabian Ranches 3 - 41	3
4 DAMAC 1 - 40	4
5 DAMAC 2 - 183	5
6 Dubai Hills - 78	6
7 Emaar South - 53	7
8 Emirates Living - 104	8
9 JGE - 15	9
10 Jumeirah Park - 31	10
11 MBR - 18	11
12 Palm Jumeirah - 13	12
13 Sobha Hartland - 2	13
14 Tilal Al Ghaf - 37	14
15 Town Square - 90	15
16 Villanova - 83	16

Total rentals value
AED 467,838,073

Current Average Gross Yield
July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeriah Park	Villa	3.69 %
Meydan	Villa	5.14 %
Palm Jumeriah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai
2024

Sales

	Total Volume	Total Value
Emirates Living	455	3,513,033,476
DAMAC Hills 2	454	745,490,851
Villanova	393	1,039,221,385
Arabian Ranches 3	363	1,202,344,688
Tilal Al Ghaf	323	2,699,705,079
Townsquare	269	631,774,964
MBR	268	2,859,148,510
Emaar South	263	593,528,971
Dubai Hills	259	3,339,578,525
Arabian Ranches 1	248	1,663,086,016
DAMAC Hills 1	231	1,030,563,708
Jumeriah Park	135	1,102,754,624
JGE	127	1,360,117,342
Palm Jumeirah	114	4,119,017,854
Arabian Ranches 2	110	572,876,886
Sobha Hartland	28	300,105,659

Rentals

	Total Volume	Total Value
DAMAC Hills 2	1,397	129,379,990
Villanova	694	109,209,569
Emirates Living	689	175,997,950
Townsquare	555	79,445,073
Emaar South	506	55,420,969
Dubai Hills	453	176,639,956
Arabian Ranches 1	310	95,301,772
Tilal Al Ghaf	258	63,536,995
DAMAC Hills 1	251	69,048,690
Arabian Ranches 3	248	40,512,175
Jumeriah Park	239	81,480,898
Arabian Ranches 2	198	51,678,603
MBR	132	74,075,433
JGE	110	66,449,648
Palm Jumeirah	91	147,985,110
Sobha Hartland	15	10,292,181

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

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