

Meadows August Market Report

Newsletter

Villa at Emirates Hills fetches Dh90M

- Prime residential market is booming, with a 7% rise in villa transactions. Key areas are Arabian Ranches, Emirates Hills, JGE, Palm Jumeirah, Springs, Meadows & more.

White & Co News

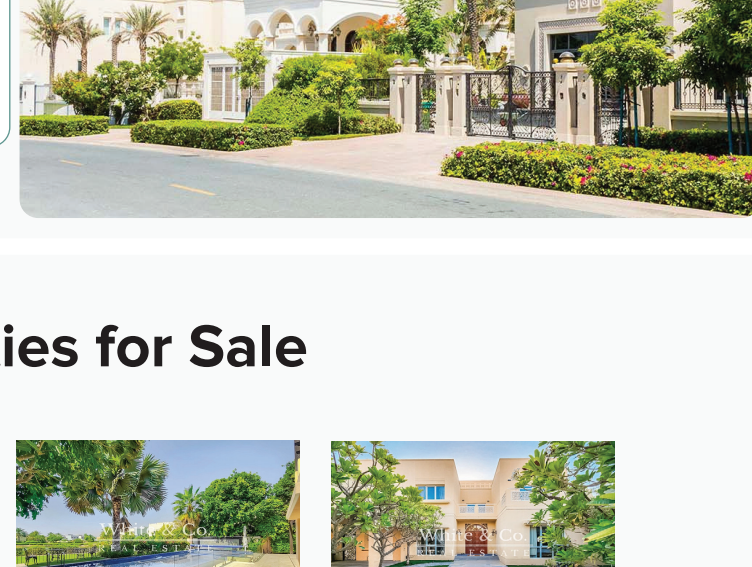
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

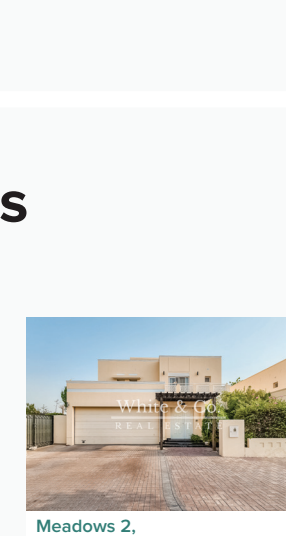
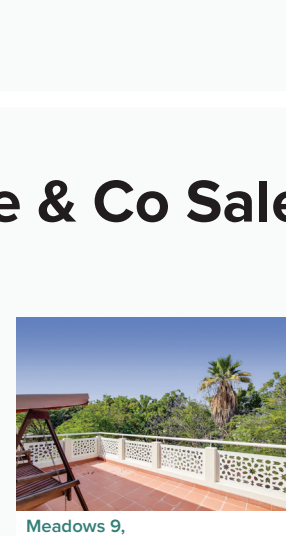
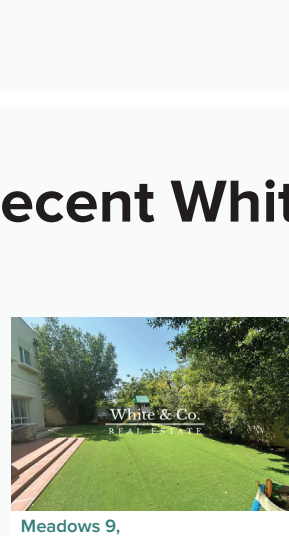
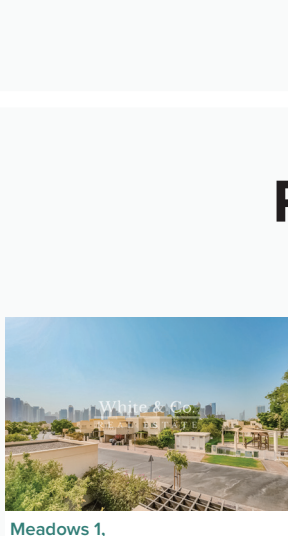
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

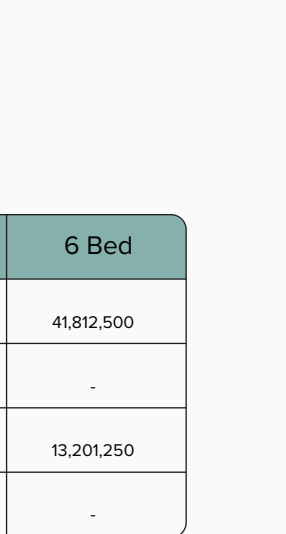
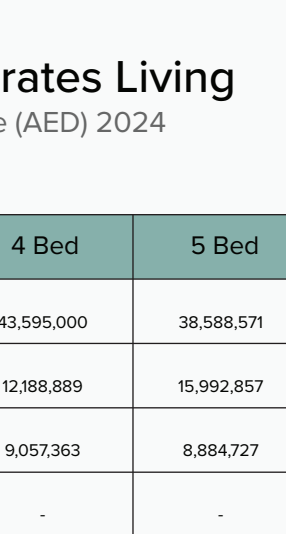
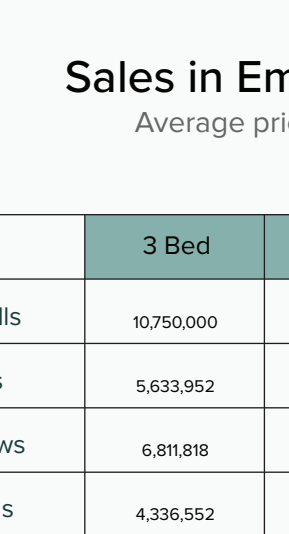
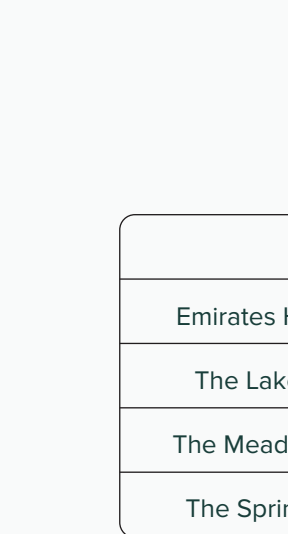
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Hot Properties for Sale



Recent White & Co Sales



Sales in Emirates Living

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Emirates Hills	10,750,000	43,595,000	38,588,571	41,812,500
The Lakes	5,633,952	12,888,889	15,992,857	-
The Meadows	6,811,818	9,057,363	8,884,727	13,201,250
The Springs	4,336,952	-	-	-

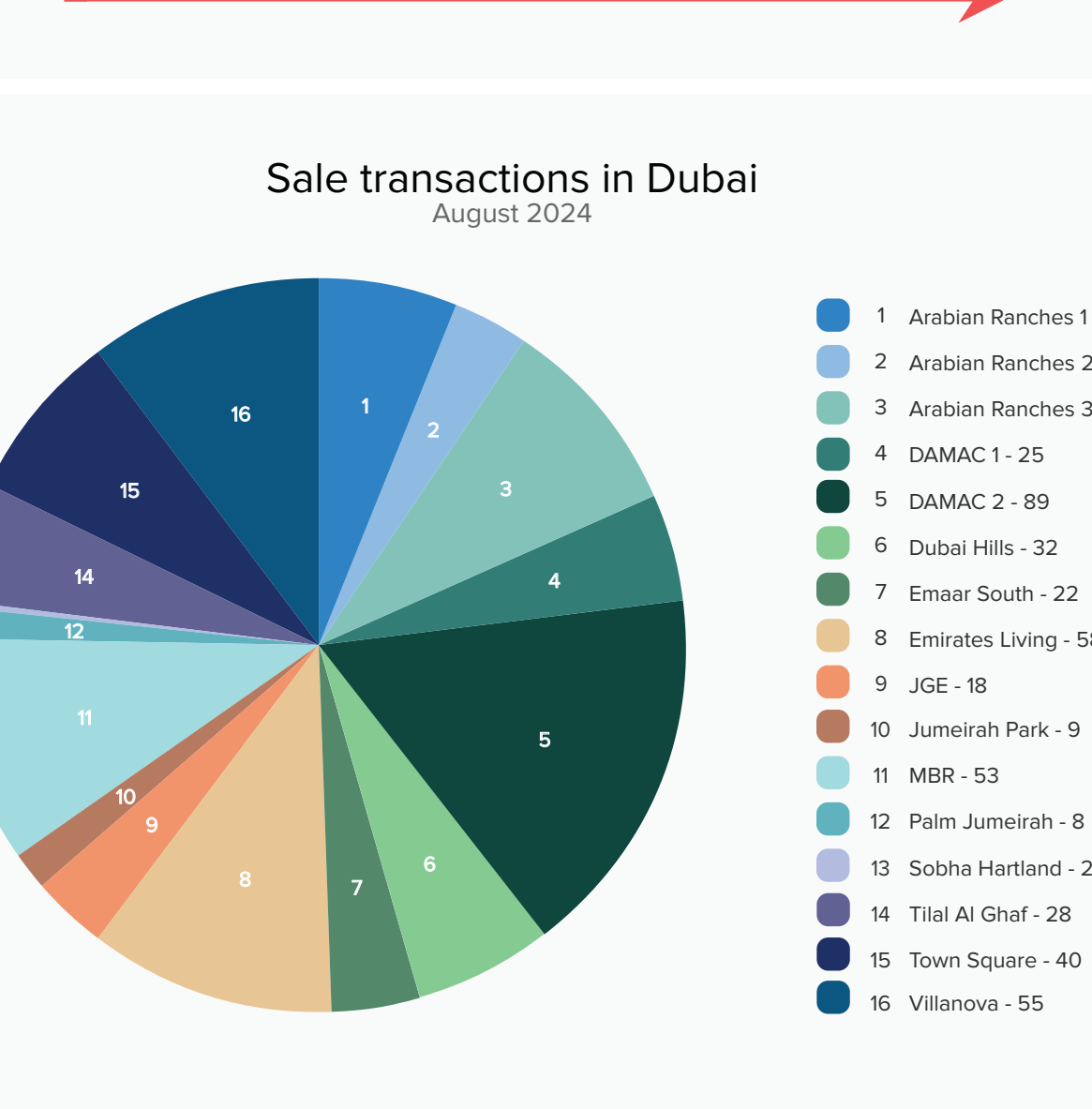
Sales in Dubai

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,174,361	8,201,538	10,599,942	13,755,869
Arabian Ranches 2	3,673,333	5,388,710	6,207,039	10,120,000
Arabian Ranches 3	2,450,104	4,045,345	6,264,768	-
DAMAC Hills 1	3,345,723	4,013,786	7,316,544	10,376,633
DAMAC Hills 2	1,400,041	2,136,507	1,942,945	3,488,744
Dubai Hills	5,580,046	6,984,119	14,754,273	31,52,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,190,435	15,020,056	27,506,875
JGE	4,971,374	7,863,149	14,516,331	14,172,636
Jumeirah Park	7,027,461	7,641,290	10,410,714	-
MBR	3,234,375	6,323,972	17,376,015	37,848,182
Palm Jumeirah	22,987,500	28,728,675	34,126,542	38,183,425
Sobha Hartland	-	9,663,925	18,421,104	-
Tilal Al Ghaf	3,362,298	5,809,467	14,940,999	20,800,000
Town Square	2,242,374	2,785,872	-	-
Villanova	2,382,546	3,018,821	5,163,600	-

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

2022 - 2024

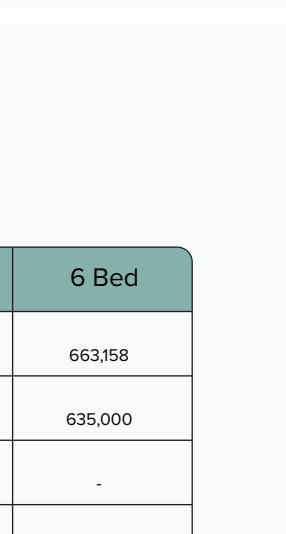
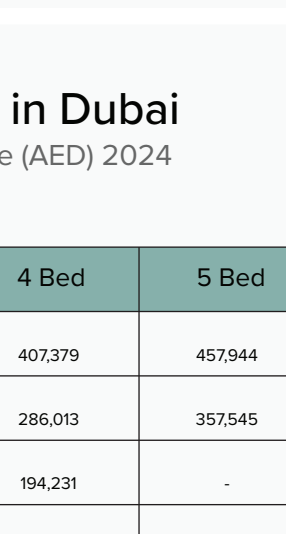
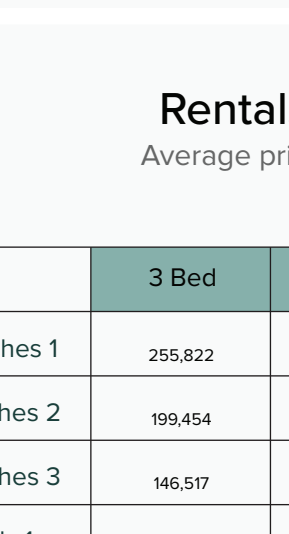
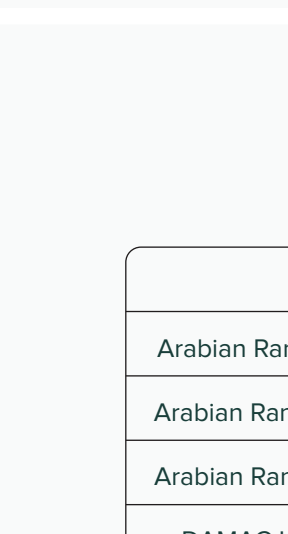


Sale transactions in Dubai

August 2024

Total sales value
AED 5,120,187,077

Hot Properties for Rent



Rentals in Emirates Living

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Emirates Hills	332,500	-	997,469	2,160,000
The Lakes	290,047	471,818	443,620	-
The Meadows	355,140	390,135	444,877	691,000
The Springs	232,646	230,000	-	-

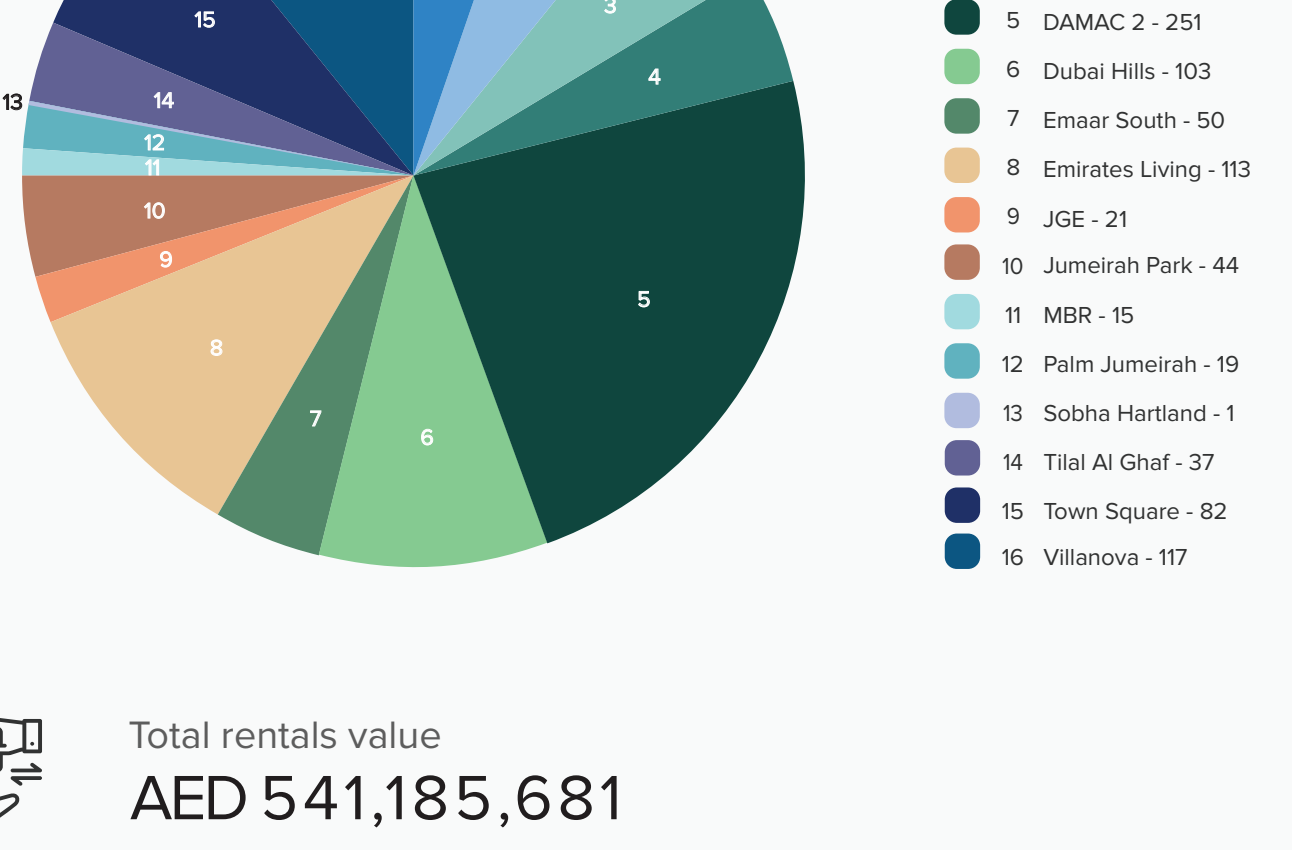
Rentals in Dubai

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	255,822	407,379	457,944	663,158
Arabian Ranches 2	199,454	286,013	357,545	635,000
Arabian Ranches 3	146,517	194,231	-	-
DAMAC Hills 1	213,831	285,419	402,816	465,994
DAMAC Hills 2	88,204	105,952	128,853	218,270
Dubai Hills	290,346	362,576	478,484	1,762,625
Emaar South	96,996	138,770	250,000	-
Emirates Living	250,497	399,980	515,115	1,110,714
JGE	348,173	485,549	960,904	783,300
Jumeirah Park	314,265	368,354	381,636	-
MBR	176,992	485,405	1,269,280	2,964,970
Palm Jumeirah	430,113	1,289,704	2,169,543	3,351,543
Sobha Hartland	-	608,500	1,074,295	-
Tilal Al Ghaf	183,245	289,504	691,667	-
Town Square	137,810	168,834	-	-
Villanova	146,591	185,196	245,667	-

Rental transactions in Dubai

August 2024

Total rentals value
AED 541,185,681

Current Average Gross Yield

August 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	8.22 %
JGE	Villa	6.38 %
DAMAC Hills 1	Villa	5.78 %
Tilal Al Ghaf	Townhouse	5.65 %
Town Square	Townhouse	5.05 %
Arabian Ranches 2	Villa	4.97 %
Arabian Ranches 1	Villa	4.66 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.09 %
Jumeirah Park	Villa	3.40 %
Palm Jumeirah	Villa	2.78 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value
DAMAC Hills 2	553	907,344,992
Emirates Living	514	3,891,957,476
Villanova	449	1,999,226,385
Arabian Ranches 3	413	1,367,006,429
Tilal Al Ghaf	352	2,918,580,675
MBR	323	3,442,361,020
Town Square	312	737,21,964
Dubai Hills	292	3,880,913,872
Emaar South	286	661,450,635
Arabian Ranches 1	282	1,882,821,016
DAMAC Hills 1	260	1,164,688,307
JGE	146	1,562,055,230
Jumeirah Park	144	1,166,559,624
Arabian Ranches 2	129	670,721,885
Palm Jumeirah	123	4,475,820,854
Sobha Hartland	30	315,805,659

Rentals	Total Volume	Total Value
DAMAC Hills 2	1,687	158,347,437
Villanova	820	130,262,346
Emirates Living	816	211,318,522
Town Square	649	93,285,576
Dubai Hills	570	214,815,598
Emaar South	556	61,560,073
Arabian Ranches 1	375	116,266,113
Arabian Ranches 3	321	53,043,801
DAMAC Hills 1	314	86,047,302
Tilal Al Ghaf	307	79,108,487
Jumeirah Park	290	100,676,452
Arabian Ranches 2	263	68,144,669
MBR	148	86,394,033
JGE	129	77,647,148
Palm Jumeirah	115	233,834,672
Sobha Hartland	16	11,599,181

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

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