

White & Co.
REAL ESTATE

Meadows July Market Report

Newsletter

Things to do in Meadows

- Shop and at community centres, Head on over to the Meadows town centre. Other facilities such as community parks, community pools and views by the lake.

White & Co News

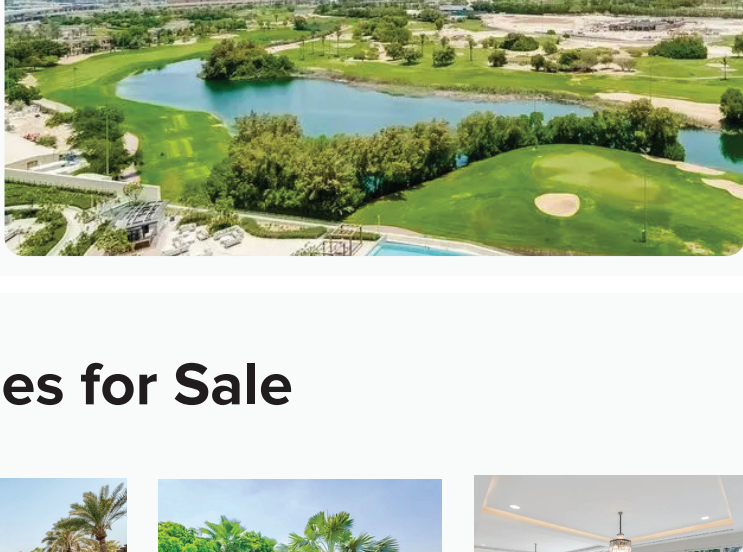
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

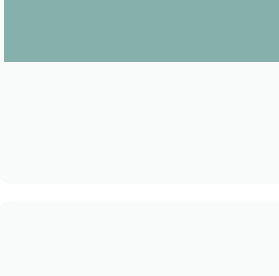
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

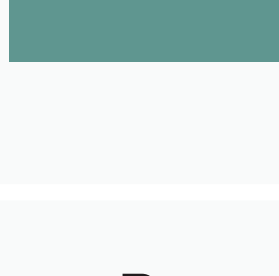
Get started here



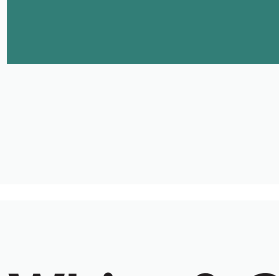
Hot Properties for Sale



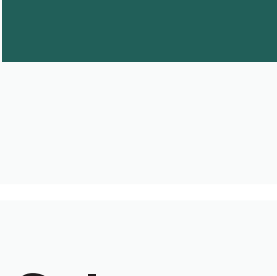
Meadows 9, Meadows
3 3 4 5,670 sqft
AED 7,200,000



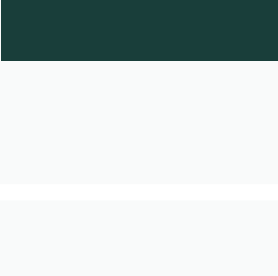
Meadows 1, Meadows
4 5 5 4,018 sqft
AED 9,995,000



Meadows 2, Meadows
4 5 5 7,686 sqft
AED 12,500,000

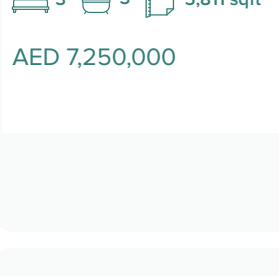


Meadows 5, Meadows
6 7 7 9,974 sqft
AED 14,900,000

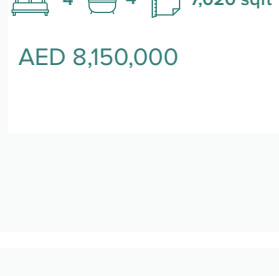


Mirador 6, Meadows
7 7 7 7,000 sqft
AED 25,000,000

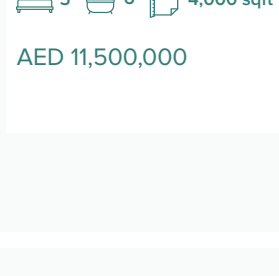
Recent White & Co Sales



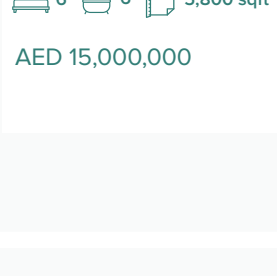
Meadows 9, Meadows
3 3 3 5,811 sqft
AED 7,250,000



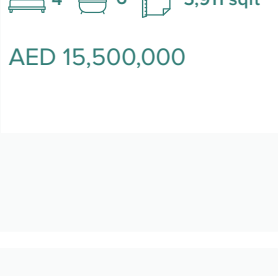
Meadows 9, Meadows
4 4 4 7,020 sqft
AED 8,150,000



Meadows 6, Meadows
5 5 6 4,000 sqft
AED 11,500,000



Meadows 2, Meadows
6 6 6 5,800 sqft
AED 15,000,000



Meadows 6, Meadows
4 6 6 5,911 sqft
AED 15,500,000

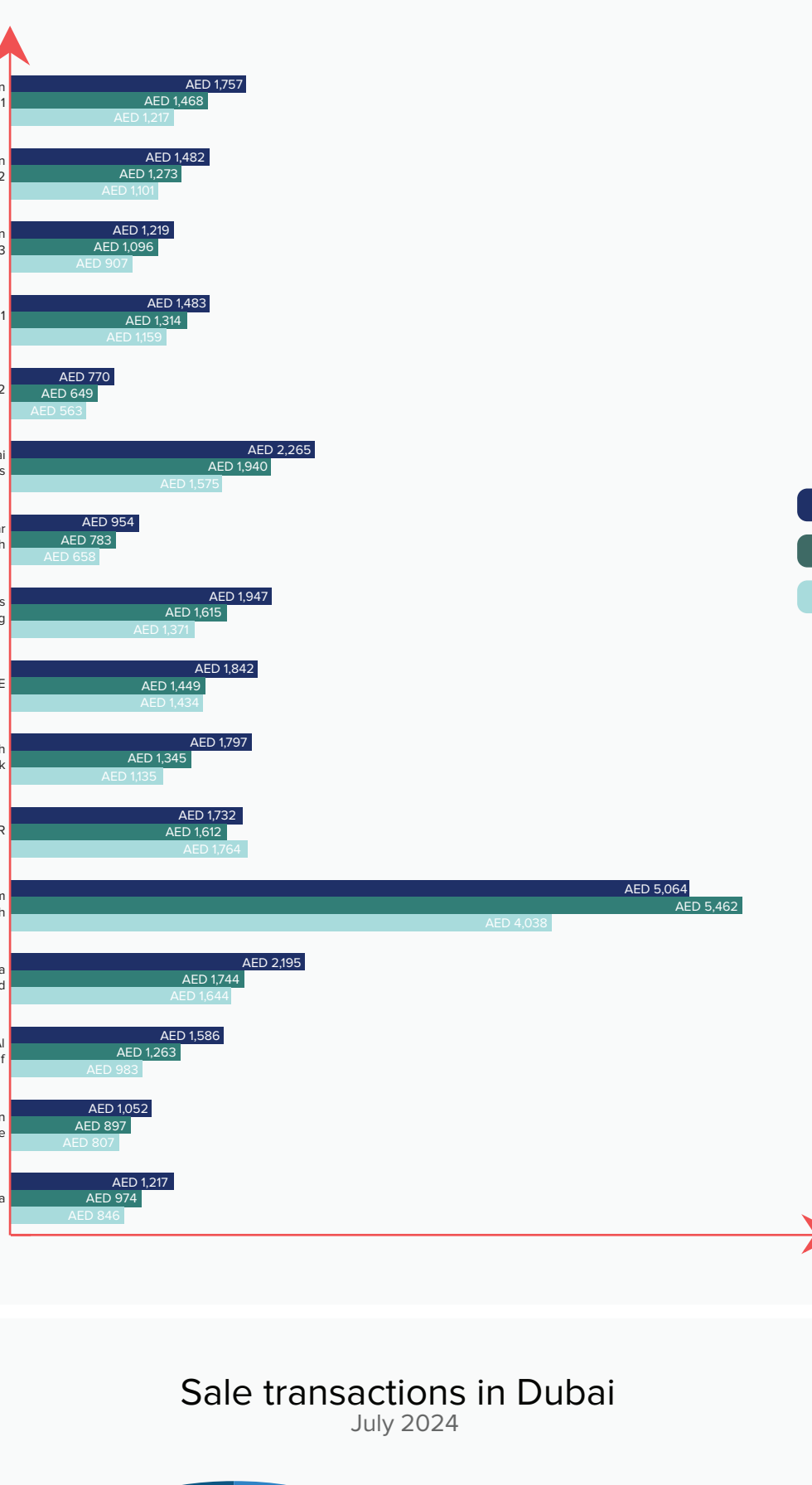
Sales in Emirates Living

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Emirates Hills	10,750,000	43,595,000	38,588,571	41,142,857
The Lakes	5,590,939	12,148,438	15,992,857	-
The Meadows	6,418,906	8,884,952	9,120,442	13,201,250
The Springs	4,303,248	4,800,000	-	-

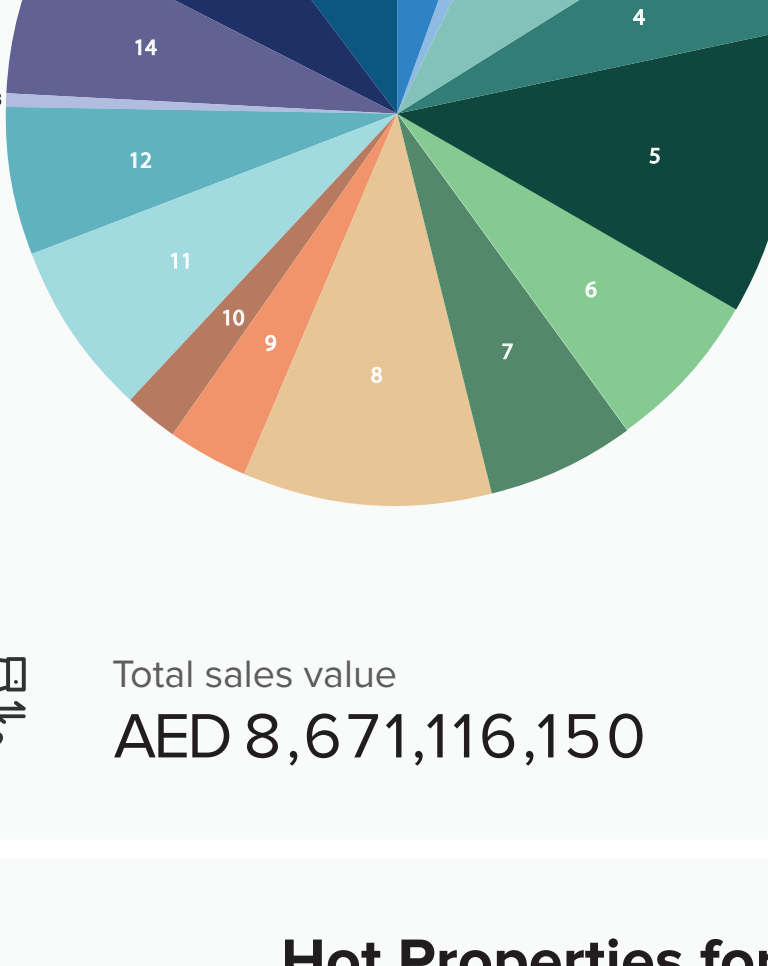
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

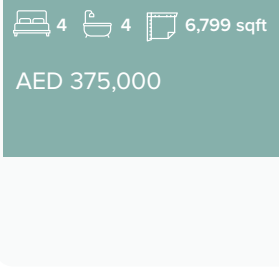
July 2024



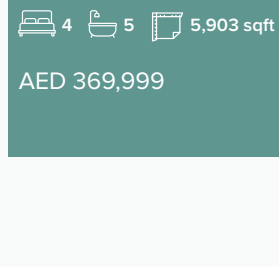


Total sales value
AED 8,671,116,150

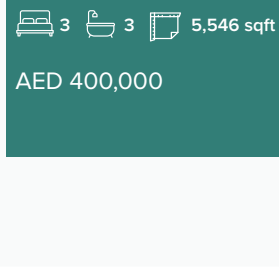
Hot Properties for Rent



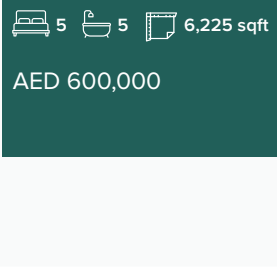
Meadows 8, Meadows
4 4 4 6,799 sqft
AED 375,000



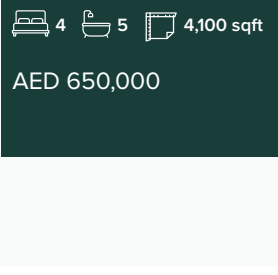
Meadows 6, Meadows
4 5 5 5,903 sqft
AED 369,999



Meadows 6, Meadows
3 3 3 5,546 sqft
AED 400,000



Meadows 6, Meadows
5 5 5 6,225 sqft
AED 600,000



Meadows 9, Meadows
4 5 5 4,100 sqft
AED 650,000

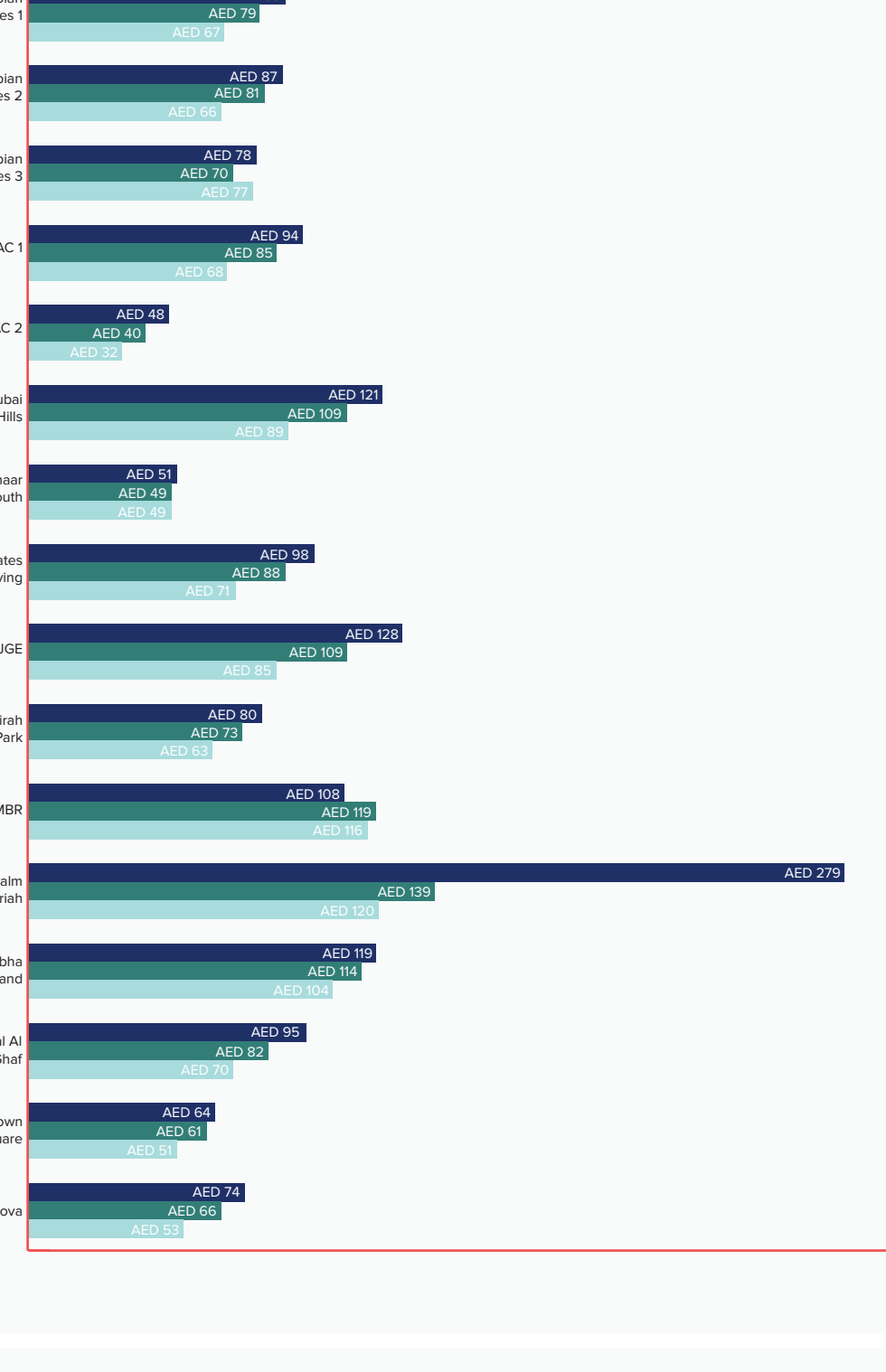
Rentals in Emirates Living

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Emirates Hills	403,333	-	943,333	2,160,000
The Lakes	289,867	460,000	443,620	-
The Meadows	342,483	383,864	454,263	681,250
The Springs	230,419	230,000	-	-

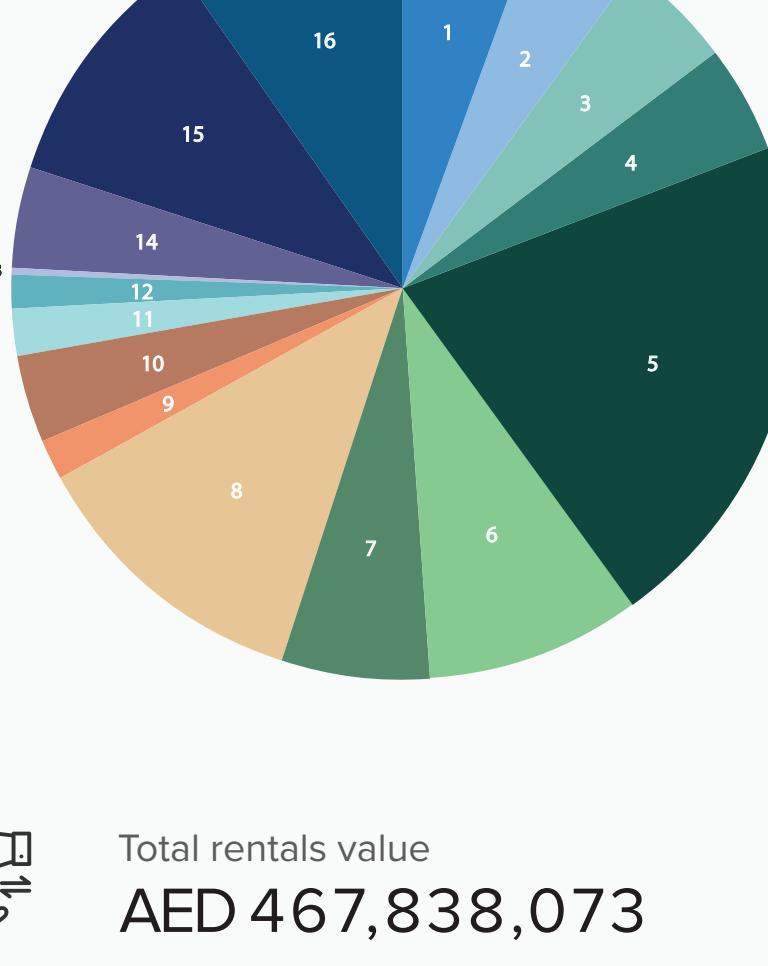
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

July 2024





Total rentals value
AED 467,838,073

Current Average Gross Yeild

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 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14%
Palm Jumeirah	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	2,699,705,679
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
Jumeirah 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	55,420,169
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
Jumeirah 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	10,299,181

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

Find out the current value of your property with a free, online valuation in minutes

Get started here

www.whiteandcogroup.com