

Meadows November Market Report

A Day of Fun & Laughter with Fun Activities for Kids & Adults Alike

- Circus acts, balloon artists, live music by a top Dubai band, and DJs. A fun space for families and friends to socialize and enjoy games and activities

White & Co News

- White & Co won the Data Driven brokerage award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to building trust.

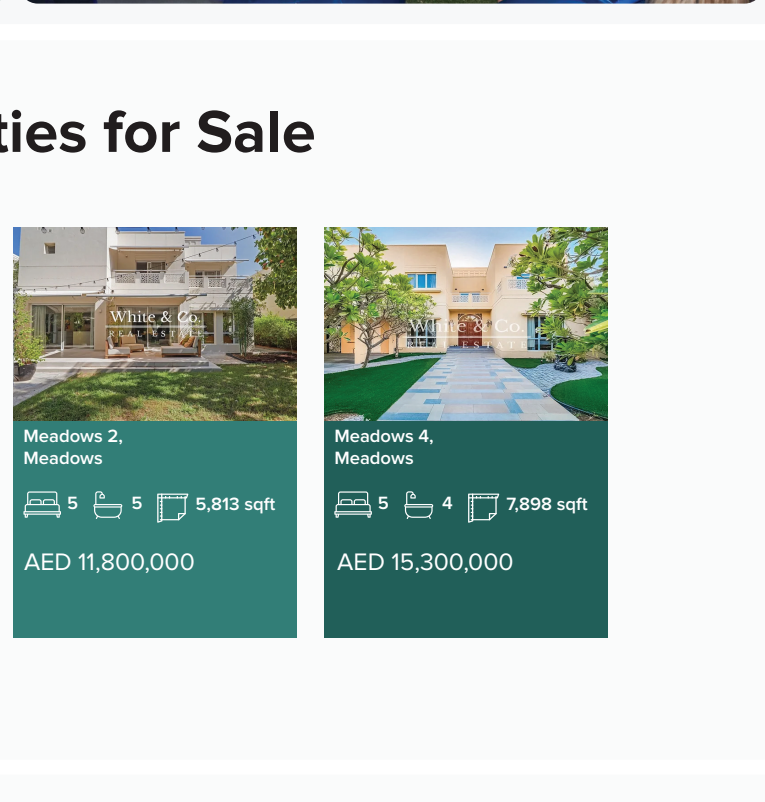
Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.99%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

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Hot Properties for Sale

Meadows 9, Emirates Living

3 4 3,414 sqft

AED 6,800,000

Meadows 9, Emirates Living

4 4 5,813 sqft

AED 8,700,000

Meadows 2, Emirates Living

5 5 5,813 sqft

AED 11,800,000

Meadows 4, Emirates Living

5 5 7,898 sqft

AED 15,300,000

Recent White & Co Sales

Meadows 9, Emirates Living

3 4 3,600 sqft

AED 7,975,000

Meadows 5, Emirates Living

6 7 6,974 sqft

AED 14,900,000

Meadows 2, Emirates Living

6 6 5,800 sqft

AED 15,000,000

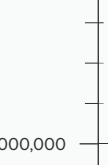
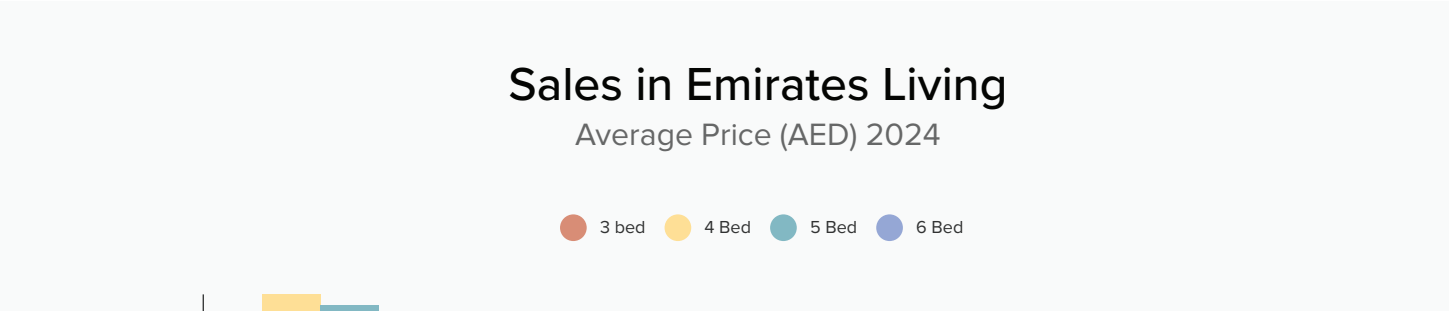
Meadows 5, Emirates Living

5 5 8,691 sqft

AED 15,850,000

Dubai House Price Timeline

November 2024



+0.38%
MoM Change



+3.28%
QoQ Change



+16.30%
YoY Change

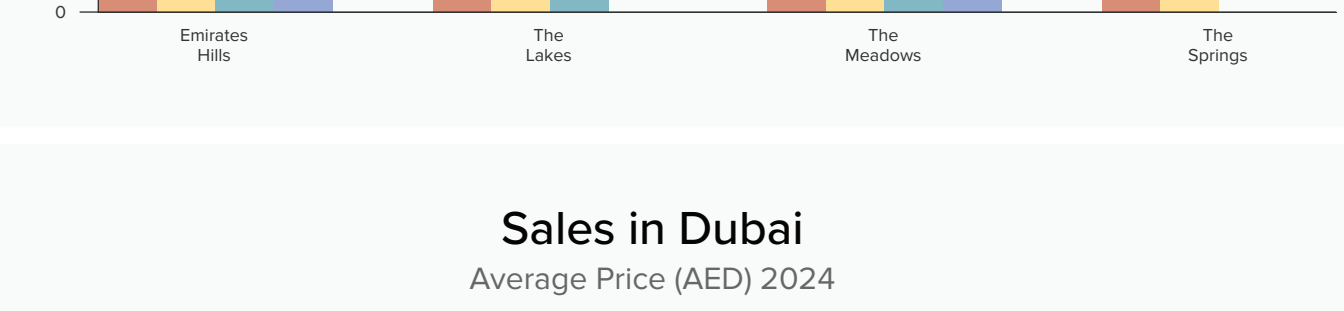


AED 1,478
Average price/sqft

Sales in Emirates Living

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



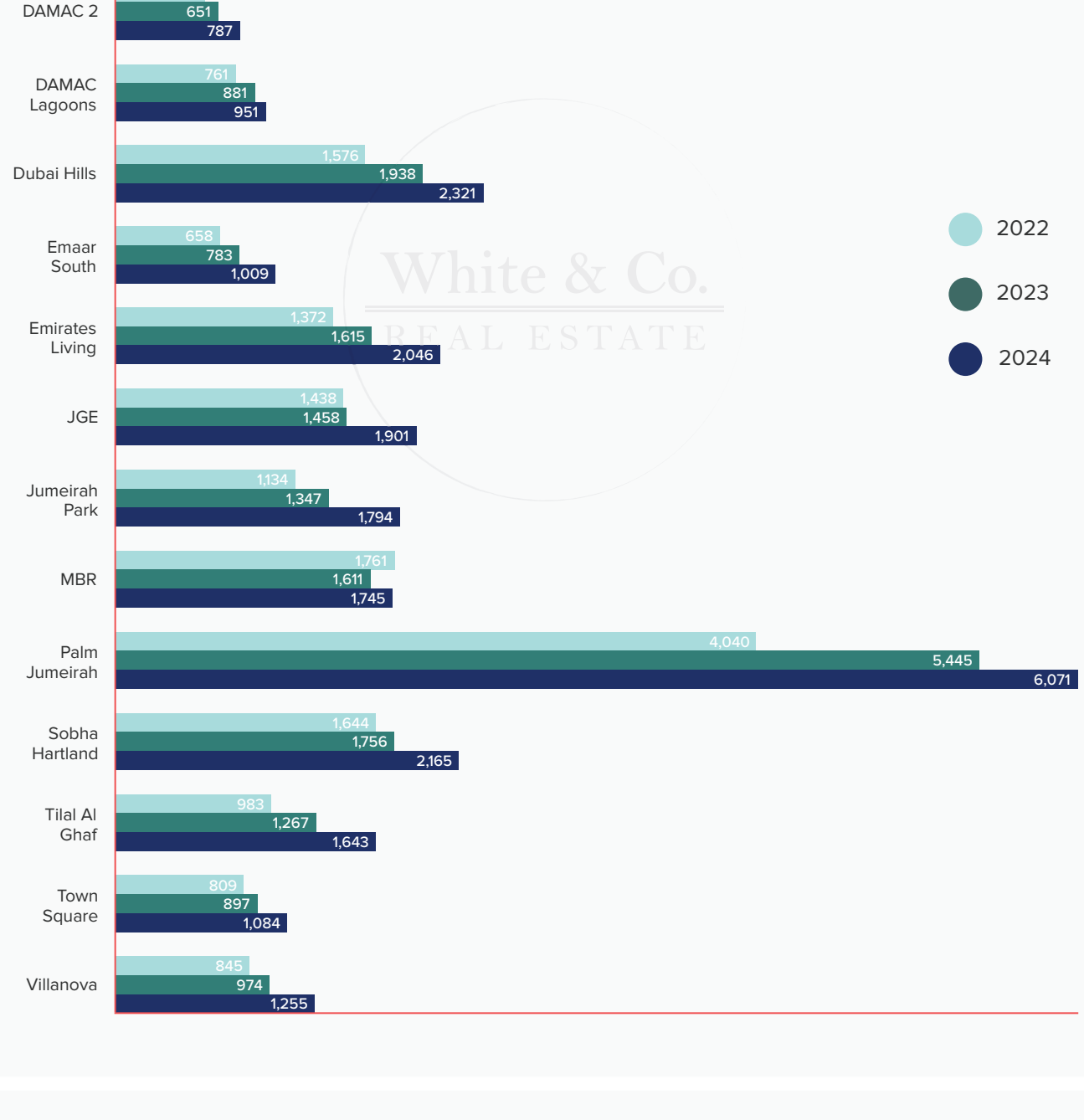
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,464,899	4,610,511	6,441,611	7,212,500
Arabian Ranches 1	5,335,206	8,602,000	10,788,933	14,253,561
Arabian Ranches 2	3,730,938	5,320,352	6,298,913	10,120,000
Arabian Ranches 3	2,488,400	4,144,188	6,331,246	-
DAMAC Hills 1	3,466,577	4,447,913	7,230,278	10,376,633
DAMAC Hills 2	1,428,954	2,080,953	1,949,813	3,538,307
DAMAC Lagoons	1,913,110	2,180,508	3,066,564	7,533,607
Dubai Hills	5,610,543	7,716,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,379	6,744,383	-
Emirates Living	5,010,145	10,997,180	16,713,498	25,915,400
JGE	4,949,180	7,999,719	15,196,290	14,063,368
Jumeirah Park	6,793,097	7,690,513	10,397,102	-
MBR	3,228,596	6,652,558	17,975,030	38,621,071
Palm Jumeirah	18,892,857	29,837,264	43,567,909	60,921,000
Sobha Hartland	-	9,326,873	18,493,466	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,996	3,094,697	5,440,889	-

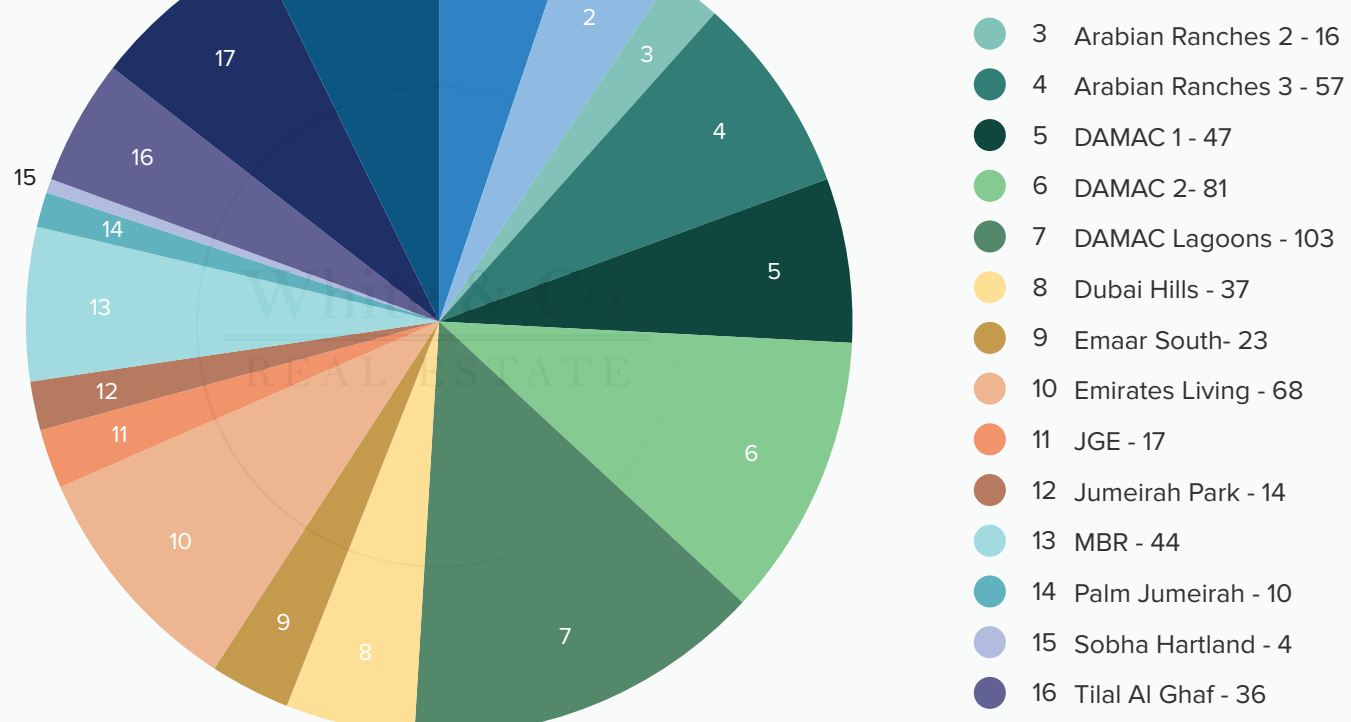
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

November 2024



Total Sales Value
AED 6,587,742,121

Hot Properties for Rent

Meadows 4, Meadows

5 5 9,955 sqft

AED 420,000

Meadows 9, Meadows

5 5 6,889 sqft

AED 425,000

Meadows 6, Meadows

5 5 6,226 sqft

AED 599,999

Meadows 2, Meadows

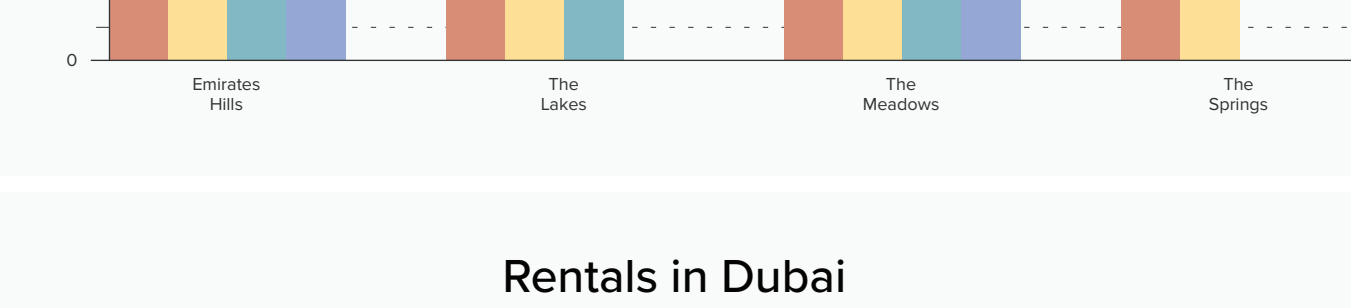
5 5 10,730 sqft

AED 670,000

Rentals in Emirates Living

Average Price (AED) 2024

3 bed 4 Bed 5 Bed 6 Bed



Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	195,439	244,701	316,043	392,786
Arabian Ranches 1	258,429	401,413	487,460	653,409
Arabian Ranches 2	197,751	287,193	339,852	613,333
Arabian Ranches 3	150,730	200,739	-	-
DAMAC Hills 1	214,602	279,620	421,161	440,745
DAMAC Hills 2	145,902	107,554	129,567	215,262
DAMAC Lagoons	-	-	-	-
Dubai Hills	294,532	363,821	479,107	2,095,545
Emaar South	102,130	141,748	250,000	-
Emirates Living	257,049	471,410	577,407	1,554,697
JGE	357,247	489,559	979,449	804,846
Jumeirah Park	324,304	369,648	416,068	-
MBR	178,571	508,921	1,225,191	3,549,152
Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
Sobha Hartland	-	653,059	1,119,436	-
Tilal Al Ghaf	188,065	300,797	722,333	-
Town Square	139,524	169,487	-	-
Villanova	148,797	187,982	276,500	-

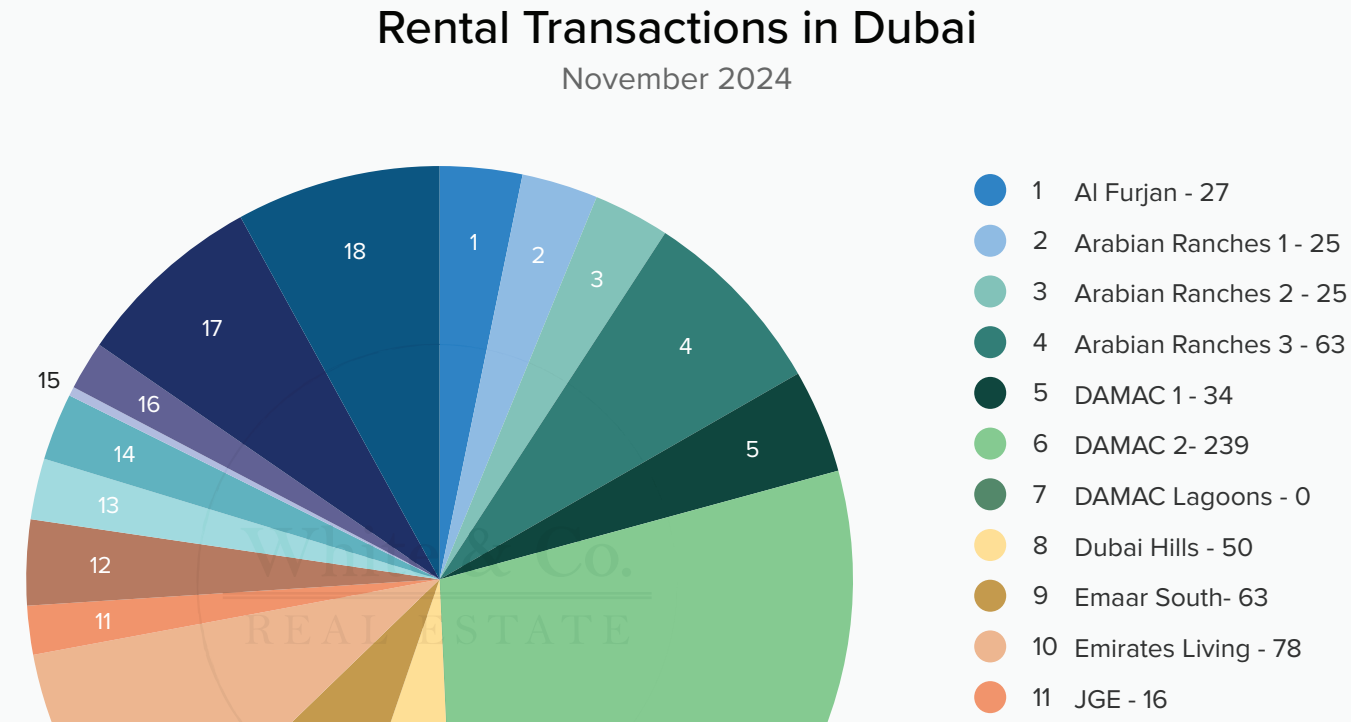
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024



Total Rentals Value
AED 584,956,843

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.57 %
Sobha Hartland	Villa	6.54 %
MBR	Townhouse	6.45 %
JGE	Villa	6.23 %
Town Square	Townhouse	5.87 %
Al Furjan	Villa	5.66 %
DAMAC 1	Villa	5.54 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.58 %
Arabian Ranches 1	Villa	4.29 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

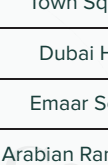
Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	879	2,586,987,310	DAMAC 2	2,462	349,272,082
DAMAC 2	861	1,418,067,828	Emirates Living	1,106	308,510,503
Emirates Living	732	5,828,992,446	Villanova	1,103	177,713,869
Arabian Ranches 3	607	2,028,693,887	Town Square	842	122,542,924
Villanova	595	1,623,016,385	Dubai Hills	822	314,527,281
Al Furjan	543	2,409,442,955	Emaar South	744	85,584,152
MBR	460	4,858,827,355	Arabian Ranches 3	517	86,728,941
Town Square	448	1,078,130,783	Arabian Ranches 1	489	150,313,349
Tilal Al Ghaf	409	3,562,202,679	DAMAC 1	431	119,686,388
Dubai Hills	405	5,649,702,735	Tilal Al Ghaf	397	106,913,179
DAMAC 1	395	1,760,796,037	Jumeirah Park	387	138,269,234
Arabian Ranches 1	371	2,479,750,256	Arabian Ranches 2	362	92,711,157
Emaar South	364	860,394,411	Al Furjan	325	73,545,588
JGE	205	2,250,568,681	MBR	204	125,777,881
Jumeirah Park	192	1,544,515,469	JGE	186	110,530,883
Arabian Ranches 2	174	885,882,848	Palm Jumeirah	184	348,013,783
Palm Jumeirah	121	4,988,880,854	Sobha Hartland	22	16,699,181
Sobha Hartland	41	410,974,149	DAMAC Lagoons	0	0



PROPERTY MONITOR
A Cavendish Maxwell Group Company



*Data source: Property Monitor, as of 4th December 2024 Secondary Sales Only

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