

Meadows Monthly Market Report

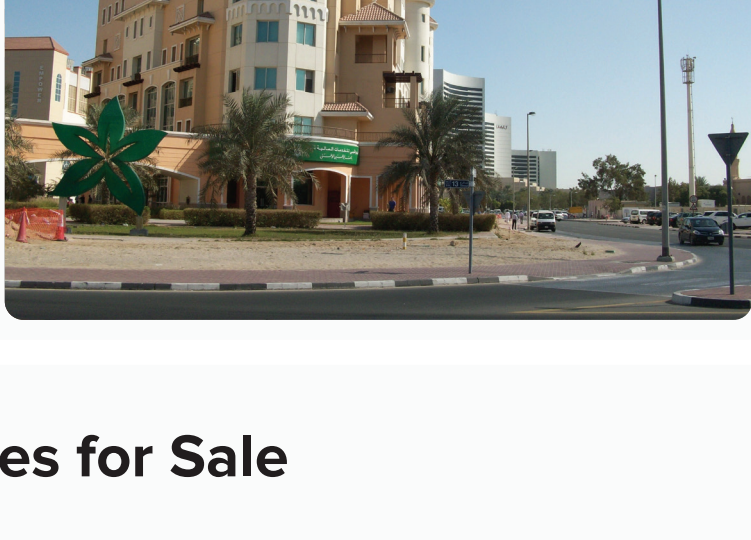
Newsletter

Family Villa Demand on the Rise

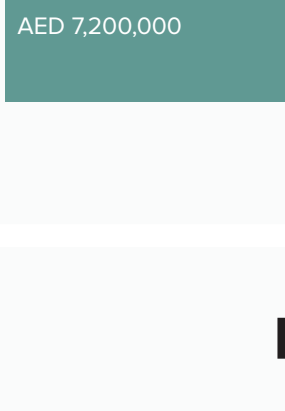
- Family villa demand rises in 2024; 40% of buyers seek villas.
- Top 5 schools close to The Meadows Dubai: Dubai British School, Arcadia School, Emirates International School, Dubai International Academy, The Arbor School
- The National Bank of Abu Dhabi (NBAD) has opened a new branch in Dubai's upscale Meadows neighborhood.

Business News

- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC, has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department



Hot Properties for Sale



Meadows 6, Meadows

4 5,671 sqft

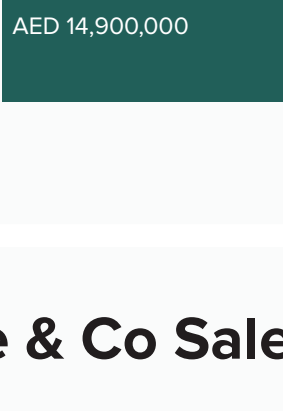
AED 7,200,000



Meadows 1, Meadows

4 4,018 sqft

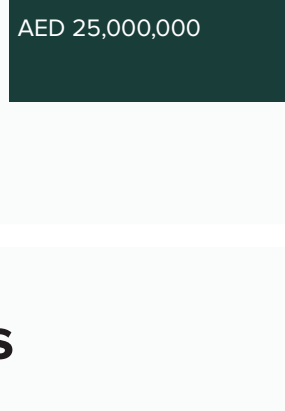
AED 9,995,000



Meadows 5 Meadows

6 6,974 sqft

AED 14,900,000

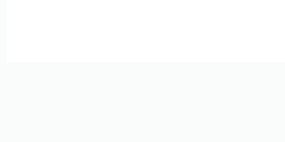


Meadows 6, Meadows

7 7,000 sqft

AED 25,000,000

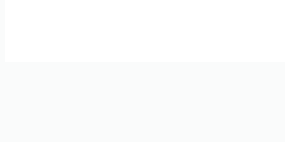
Recent White & Co Sales



Meadows 9, Meadows

3 5,811 sqft

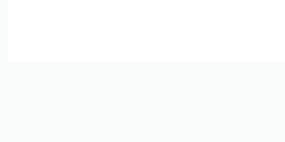
AED 7,250,000



Meadows 9, Meadows

4 7,020 sqft

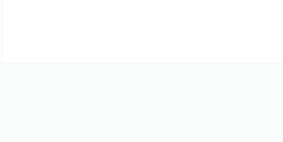
AED 7,975,0000



Meadows 1, Meadows

4 3,354 sqft

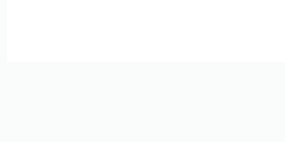
AED 6,900,000



Meadows 4, Meadows

5 4,900 sqft

AED 12,500,000



Meadows 2, Meadows

6 5,800 sqft

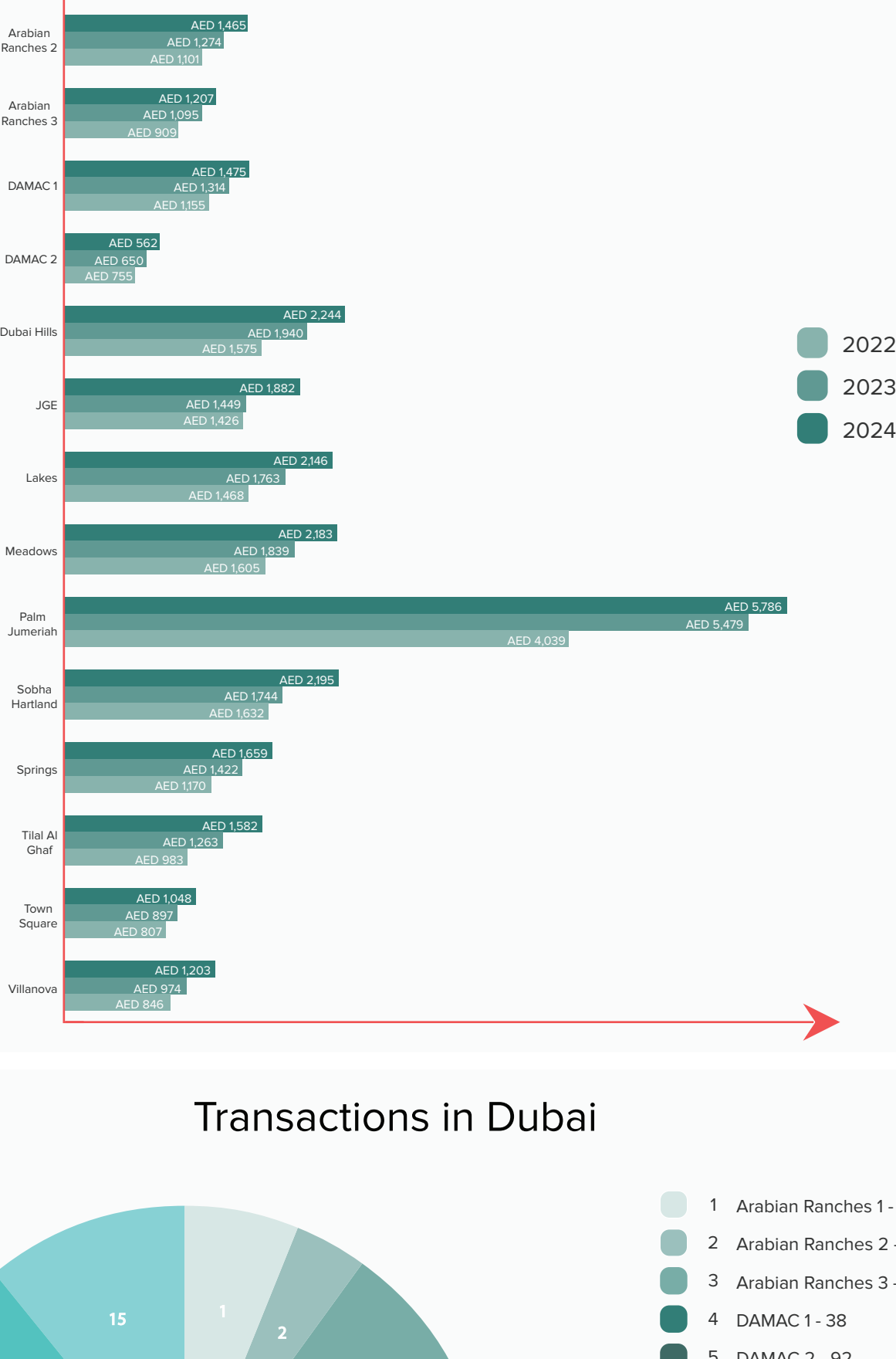
AED 15,000,000

Sales in Dubai

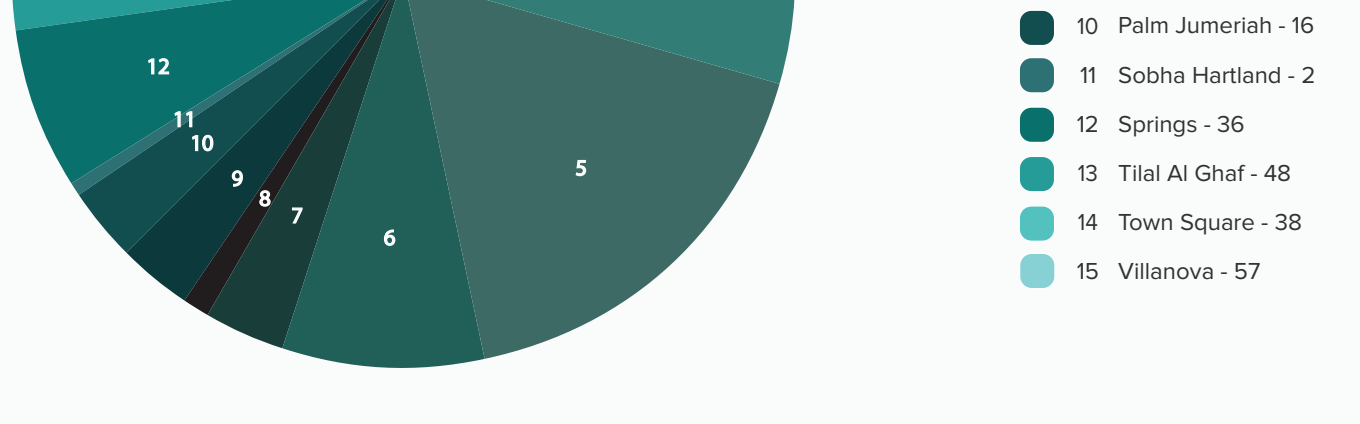
Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	2,680,714	5,284,290	7,825,000	10,817,027	-
Arabian Ranches 2	-	3,310,000	5,611,364	5,395,000	-
Arabian Ranches 3	-	2,474,619	4,435,759	4,733,333	-
DAMAC 1	3,500,000	3,424,936	4,638,333	7,762,500	-
DAMAC 2	1,286,000	1,434,603	2,389,348	1,804,000 1 transaction	5,189,340
Dubai Hills	-	6,407,778	7,948,438	15,864,400	25,562,500
JGE	2,860,000	5,833,333	9,260,000	14,058,333	15,055,000
Lakes	3,675,000	5,137,500	9,850,000	23,000,000	-
Meadows	2,370,744	9,743,182	9,812,500	-	-
Palm Jumeriah	-	-	23,949,036	26,500,000	22,478,000
Sobha Hartland	-	-	-	-	-
Springs	2,920,769	4,720,009	-	-	-
Tilal Al Ghaf	-	3,147,500	6,192,208	20,430,083	52,000,000
Town Square	-	2,252,115	2,792,917	-	-
Villanova	1,900,000	2,405,833	3,062,885	-	-

Increase/decrease of price/sq.ft in Dubai



Transactions in Dubai



Total sales value
AED 7,726,746,483

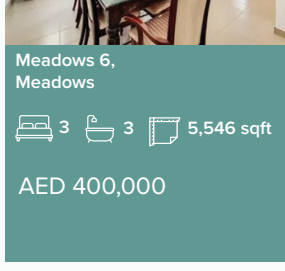
Hot Properties for Rent



Meadows 8, Meadows

4 6,799 sqft

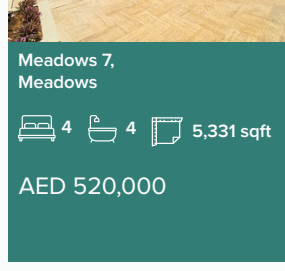
AED 390,000



Meadows 6, Meadows

3 5,546 sqft

AED 400,000



Meadows 7, Meadows

4 5,331 sqft

AED 520,000



Meadows 2, Meadows

5 3,970 sqft

AED 650,000



Meadows 5, Meadows

5 7,465 sqft

AED 950,000

Recent White & Co Rentals



Meadows 9 Meadows

4 8,500 sqft

AED 550,000



Meadows 9, Meadows

4 8,500 sqft

AED 650,000



Meadows 4 Meadows

6 7,846 sqft

AED 700,000



Meadows 4, Meadows

5 13,102 sqft

AED 750,000.



Meadows 5 Meadows

6 7,846 sqft

AED 750,000

Rentals in Dubai

Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	167,000	240,750	-	602,807	556,667
Arabian Ranches 2	-	214,583	252,917	315,000	660,000
Arabian Ranches 3	-	148,747	198,538	-	-
DAMAC 1	-	232,895	299,364	300,000	-
DAMAC 2	85,179	91,087	104,686	143,571	110,054
Dubai Hills	-	276,188	349,410	377,664	1,900,000
JGE	-	450,000	462,857	1,075,000	730,500
Lakes	-	338,333	-	615,000	-
Meadows	-	315,000	406,090	532,500	-
Palm Jumeriah	-	200,000	1,235,000	998,033	-
Sobha Hartland	-	-	1,000,000	-	-
Springs	155,541	234,721	-	-	-
Tilal Al Ghaf	-	180,694	311,941	-	-
Town Square	-	139,461	173,684	-	-
Villanova	123,857	156,989	191,220	-	-

Total contracts



New contracts

1,733

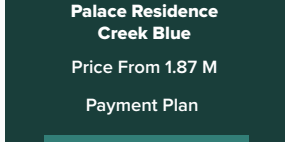
Renewals

1,964

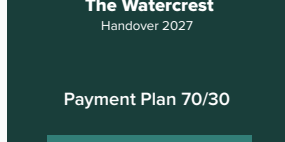
Upcoming Off Plan Investments



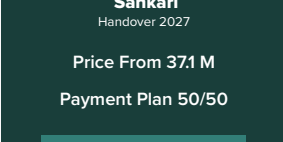
W Residences
Dubai harbour
Price From 4.2 M
Payment Plan 60/40



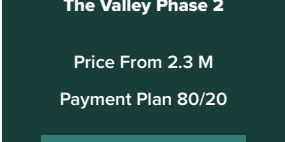
Palace Residence
Creek Blue
Price From 1.87 M
Payment Plan



The Watercrest
Handover 2027
Payment Plan 70/30



Sankari
Handover 2027
Price From 371 M
Payment Plan 50/50



The Valley Phase 2
Price From 2.3 M
Payment Plan 80/20

Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.72%
Arabian Ranches 2	Villa	5.23%
DAMAC Hills	Villa	5.81%
Dubai Hills Estate	Villa	4.49%
Emirates Living (Springs, Lakes, Meadows)	Villa	4.39%
JGE	Villa	6.46%
Palm Jumeriah	Villa	2.84%
Tilal Al Ghaf	Townhouse	5.52%
Town Square	Townhouse	5.41%

Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
Arabian Ranches 1	220	1,491,647,945
Arabian Ranches 2	97	499,336,886
Arabian Ranches 3	300	993,467,936
DAMAC 1	184	836,978,808
DAMAC 2	367	589,871,900
Dubai Hills	212	2,689,394,529
JGE	104	1,099,699,342
Lakes	49	393,566,000
Meadows	80	680,616,796
Palm Jumeriah	67	2,528,202,854
Sobha Hartland	25	283,255,659
Springs	226	758,627,474
Tilal Al Ghaf	275	2,349,965,680
Town Square	218	509,823,888
Villanova	340	895,608,385

Rentals

	Total Volume	Total Value
Arabian Ranches 1	250	73,215,947
Arabian Ranches 2	152	39,845,069
Arabian Ranches 3	203	33,163,925
DAMAC 1	209	574,94,602
DAMAC 2	1185	108,292,423
Dubai Hills	375	142,895,308
JGE	88	53,655,648
Lakes	54	17,005,539
Meadows	96	39,463,846
Palm Jumeriah	79	123,925,110
Sobha Hartland	12	874,9181
Springs	418	80,821,856
Tilal Al Ghaf	221	52,449,095
Town Square	488	69,960,899
Villanova	604	94,616,839

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

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