

White & Co.
REAL ESTATE

Meydan Monthly Market Report

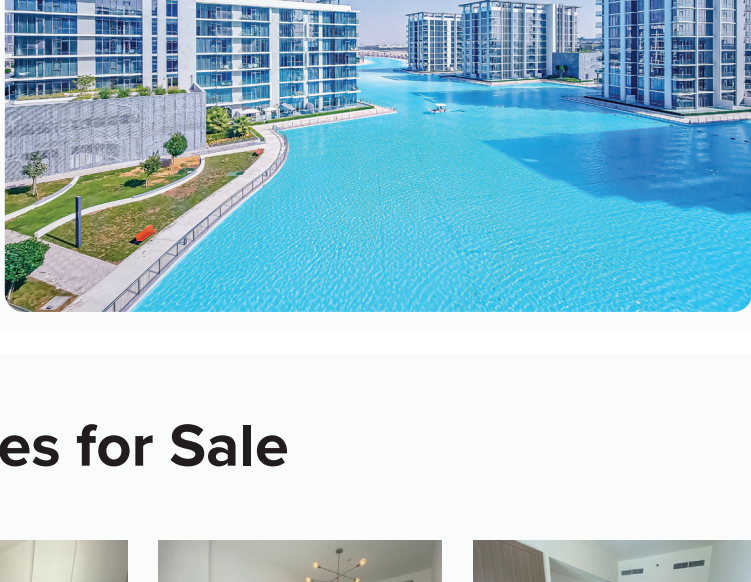
Newsletter

Meydan Racecourse to Host
New T100 Triathlon World Tour

- The Professional Triathletes Organisation have announced the renowned Meydan Racecourse, Crystal Lagoon of District One and the surrounding area, to host the new T100 Triathlon World Tour.
- 58% of property buyers in Maydan preferred apartments, while 42% were interested in villas or townhouses.
- Demand for apartments in Dubai has consistently exceeded supply due to population growth, creating a sustained imbalance in the market.

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

AZIZI Riviera 10, Meydan One, Meydan

3 3 3 975 sqft

AED 1,800,000

Azizi Park Avenue, Meydan

2 2 2 924 sqft

AED 1,550,000

Prime Views, Meydan

3 1 2 850 sqft

AED 1,300,000

Prime Views by Prescott, Meydan

1 1 1 840 sqft

AED 1,250,000

Azizi Riviera 33, Meydan

Studio 1 1 302 sqft

AED 700,000

Recent White & Co Sales

The Residences at District One, Meydan

1 1 2 760 sqft

AED 1,750,000

Waves Grande, Meydan

1 1 2 910 sqft

AED 1,700,000

Azizi Riviera, MBR Meydan

3 3 2 760 sqft

AED 1,650,000

MAG City, District 7, Meydan

Studio 1 1 417 sqft

AED 700,000

MAG Eye, District 7, Meydan

Studio 1 1 415sqft

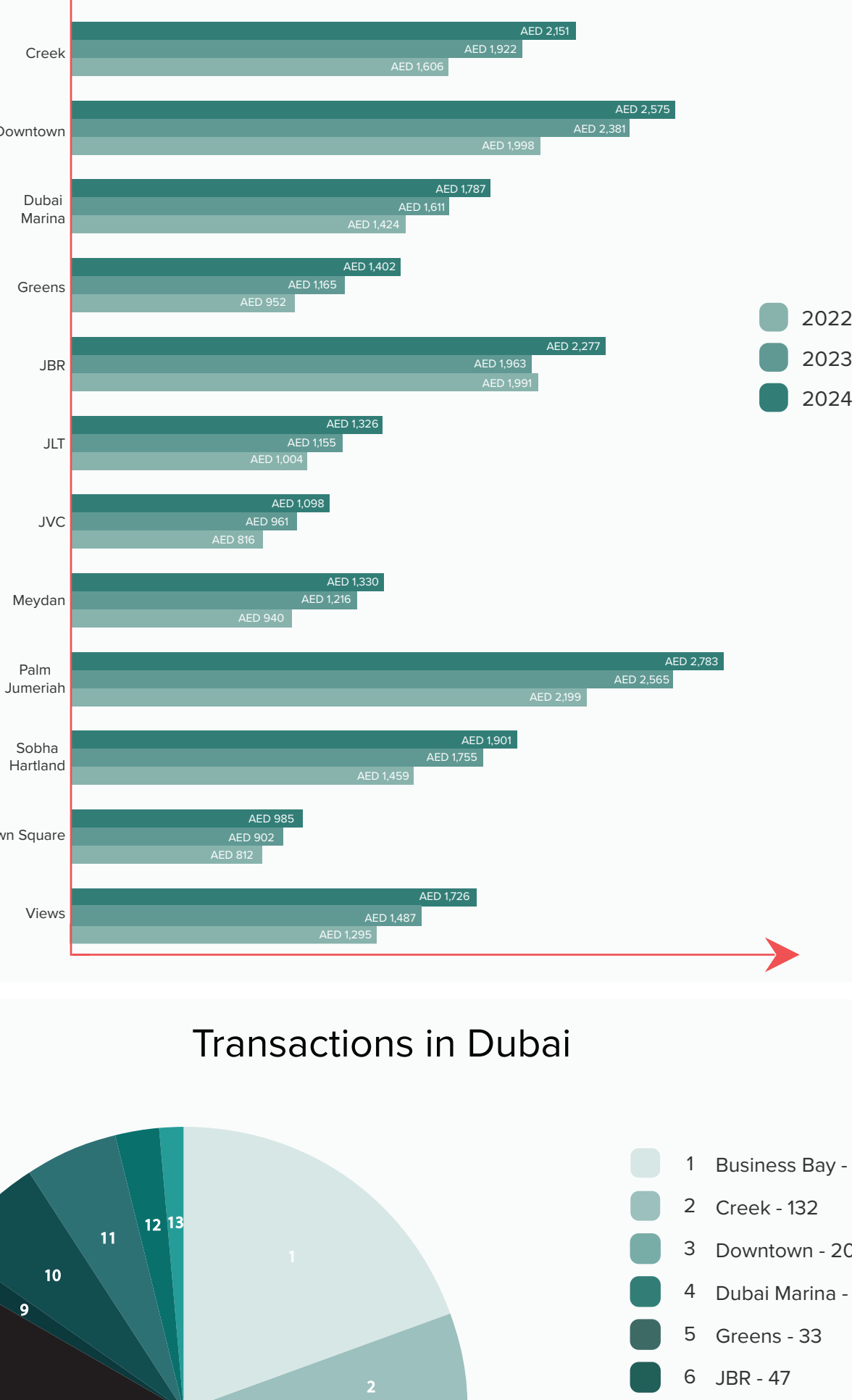
AED 660,000

Sales in Dubai

Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	1,064,399	1,436,560	2,276,212	3,413,163	6,050,000	45,665,000	-
Creek	-	1,535,557	2,617,809	4,090,023	6,350,000	-	-
Downtown	1,239,222	1,960,426	4,376,713	9,303,829	22,991,153	-	-
Dubai Marina	960,556	1,500,162	2,463,495	3,883,585	8,776,061	-	-
Greens	-	664,833	1,761,667	2,495,000	-	-	-
JBR	2,605,000	1,994,286	3,649,296	3,810,714	8,919,117	-	54,000,000 1 Transaction*
JLT	675,040	1,187,125	1,654,617	2,740,475	2,000,000	4,800,000	-
JVC	578,538	941,791	1,409,459	1,897,820	-	-	-
Meydan	-	1,072,720	2,457,291	3,850,154	-	-	-
Palm Jumeriah	1,627,900	2,820,657	4,833,390	7,261,060	7,440,000	75,156,788 1 Transaction*	-
Sobha Hartland	-	876,000	1,294,371	2,069,799	3,188,333	-	-
Town Square	468,972	844,303	1,208,218	1,930,497	-	-	-
Views	920,000	1,539,028	2,475,417	5,000,000	-	-	-

Increase/decrease of
price/sq.ft in Dubai



Transactions in Dubai



Total sales value
AED 7,177,765,858

Hot Properties for Rent

The Polo Residence, Meydan Avenue, Meydan

2 2 4 2,634 sqft

AED 250,000

The Polo Residence, Meydan Avenue, Meydan

2 2 3 2,218 sqft

AED 185,000

Azizi Riviera 43, Meydan One Meydan

2 2 2 753 sqft

AED 110,000

Sobha Creek Vistas Reserve Mohammed Bin Rashid City

1 1 1 840 sqft

AED 127,000

Azizi Riviera 25, Meydan One Meydan

Studio 1 1 322 sqft

AED 50,000

Recent White & Co Rentals

Wilton Terraces 1, Meydan

1 1 1 815 sqft

AED 95,000

AZIZI Riviera 34, Meydan

1 1 1 574 sqft

AED 90,000

Azizi Riviera 31, Meydan

4 1 1 347 sqft

AED 56,000

AZIZI Riviera 15, Meydan

Studio 1 1 350 sqft

AED 49,000

Azizi Riviera, Meydan

Studio 1 1 331 sqft

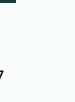
AED 48,000

Rentals in Dubai

Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Business Bay	69,661	93,850	151,566	195,317	310,522	-
Creek	-	94,039	143,476	215,547	425,000	-
Downtown	72,874	111,432	191,315	282,844	392,500	-
Dubai Marina	66,859	96,158	145,242	177,732	235,500	350,000
Greens	57,500	86,412	138,647	168,333	-	-
JBR	91,000	106,412	155,719	180,090	405,000	-
JLT	60,712	90,787	126,048	187,909	-	140,000
JVC	46,378	65,187	103,595	132,867	-	-
Meydan	-	84,632	129,077	3,850,154	-	-
Palm Jumeriah	91,182	161,238	222,919	375,750	1,675,000	-
Sobha Hartland	-	64,091	88,675	138,406	220,000	410,000
Town Square	36,658	55,781	82,193	119,250	-	-
Views	70,000	98,476	145,985	233,333	-	-

Total contracts



New contracts

11,033

Renewals

15,767

Upcoming Off Plan Investments

W Residences Dubai harbour

Price From 4.2 M

Payment Plan 60/40

Find out more

Palace Residence Creek Blue

Price From 1.87 M

Payment Plan

Find out more

The Watercrest Handover 2027

Payment Plan 70/30

Find out more

Sankari Handover 2027

Price From 371 M

Payment Plan 50/50

Find out more

The Valley Phase 2

Price From 2.3 M

Payment Plan 80/20

Find out more

Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	5.53%
Creek	Apartment	5.40%
Downtown	Apartment	6.24%
Dubai Marina	Apartment	6.07%
Emirates Living	Apartment	6.20%
JBR	Apartment	5.77%
JLT	Apartment	7.69%
JVC	Apartment	7.34%
Meydan	Apartment	5.70%
Palm Jumeriah	Apartment	5.41%
Town Square	Apartment	7.53%

Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
Business Bay	2048	3,361,696,043
Creek	810	2,030,790,929
Downtown	1,337	5,124,653,947
Dubai Marina	1,460	3,422,438,422
Greens	176	249,646,852
JBR	367	1,434,617,989
JLT	935	1,203,975,680
JVC	2151	1,822,328,905
Meydan	104	169,306,485
Palm Jumeriah	571	3,659,299,202
Sobha Hartland	646	1,050,268,924
Town Square	300	293,552,729
Views	151	310,932,995

Rentals

	Total Volume	Total Value
Business Bay	3,351	353,770,143
Creek	1,088	150,821,619
Downtown	2,245	385,022,567
Dubai Marina	3,286	431,269,736
Greens	357	36,143,648
JBR	619	108,917,714
JLT	1,712	161,565,937
JVC	4,504	307,703,126
Meydan	240	210,271,641
Palm Jumeriah	865	231,558,752
Sobha Hartland	765	85,069,630
Town Square	536	37,146,439
Views	295	37,984,991

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

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