

Newsletter

Palm Jumeirah Celebrates 23 Years of Iconic Development

- Palm Jumeirah, an ambitious project initiated in 2001, celebrates 23 years since starting the land reclamation process to expand Dubai's coastline with a distinctive palm-shaped island.
- Palm Jumeirah villas see highest rent price surge of 63%.
- Chef Björn Frantzén will open Studio Frantzén and Frantzén at Atlantis, The Palm, replacing Nobu Dubai at The Avenues.

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

Balqis Residence, Palm Jumeirah

5 6 10,050 sqft

AED 15,000,000

FronD L, Palm Jumeirah

5 6 6,721 sqft

AED 35,000,000

FronD D, Palm Jumeirah

5 6 7,325 sqft

AED 40,000,000

FronD H, Palm Jumeirah

4 10 8 35,000 sqft

AED 250,000,000

FronD J, Palm Jumeirah

10 9 30,776 sqft

AED 250,000,000

Recent White & Co Sales

Balqis Residence, Palm Jumeirah

4 5 5,200 sqft

AED 12,200,000

Balqis Residence, Palm Jumeirah

4 5 7,758 sqft

AED 15,500,000

Balqis Residence, Palm Jumeirah

4 5 8,000 sqft

AED 17,500,000

FronD L, Palm Jumeirah

4 5 6,699 sqft

AED 24,000,000

FronD E, Palm Jumeirah

4 5 9,000 sqft

AED 28,600,000

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 13 transactions	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

Community	2022	2023	2024
Arabian Ranches 1	AED 1,470	AED 1,731	AED 1,731
Arabian Ranches 2	AED 1,101	AED 1,274	AED 1,465
Arabian Ranches 3	AED 509	AED 1,095	AED 1,207
DAMAC 1	AED 1,155	AED 1,314	AED 1,475
DAMAC 2	AED 755	AED 850	AED 562
Dubai Hills	AED 1,575	AED 1,940	AED 2,244
JGE	AED 1,426	AED 1,449	AED 1,882
Lakes	AED 1,468	AED 1,765	AED 2,146
Meadows	AED 1,606	AED 1,829	AED 2,183
Palm Jumeriah	AED 4,039	AED 5,479	AED 5,786
Sobha Hartland	AED 1,632	AED 1,744	AED 2,195
Springs	AED 1,170	AED 1,422	AED 1,659
Tilal Al Ghaf	AED 983	AED 1,263	AED 1,582
Town Square	AED 897	AED 1,048	AED 897
Villanova	AED 845	AED 974	AED 1,203

Transactions in Dubai

Community	Transactions
1 Arabian Ranches 1 - 33	1
2 Arabian Ranches 2 - 20	2
3 Arabian Ranches 3 - 65	3
4 DAMAC 1 - 38	4
5 DAMAC 2 - 92	5
6 Dubai Hills - 44	6
7 JGE - 18	7
8 Lakes - 5	8
9 Meadows - 17	9
10 Palm Jumeriah - 16	10
11 Sobha Hartland - 2	11
12 Springs - 36	12
13 Tilal Al Ghaf - 48	13
14 Town Square - 38	14
15 Villanova - 57	15

Total sales value

AED 7,726,746,483

Hot Properties for Rent

FronD M, Palm Jumeirah

4 5 5,059 sqft

AED 620,000

FronD G, Palm Jumeirah

4 6 4,555 sqft

AED 750,000

FronD P, Palm Jumeirah

5 6 13,397 sqft

AED 1,300,000

FronD O, Palm Jumeirah

5 6 6,702 sqft

AED 1,700,000

FronD A, Palm Jumeirah

5 7 13,365 sqft

AED 1,925,000

Recent White & Co Rentals

FronD J, Palm Jumeirah

4 5 5,059 sqft

AED 495,000

FronD D, Palm Jumeirah

4 5 5,500 sqft

AED 795,000

FronD L, Palm Jumeirah

5 6 5,045 sqft

AED 950,000

FronD C, Palm Jumeirah

4 5 5,500 sqft

AED 1,100,000

FronD L, Palm Jumeirah

5 6 6,692 sqft

AED 1,100,000

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	650,000
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

Renewals

1,733

1,964

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

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	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	836,971,808
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	680,646,796
Palm Jumeriah	67	2,528,202,854
Sobha Hartland	25	283,255,659
Springs	226	798,627,474
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	73,215,847
Arabian Ranches 2	152	39,845,069
Arabian Ranches 3	203	33,163,925
DAMAC 1	209	57,494,602
DAMAC 2	1185	108,292,423
Dubai Hills	375	142,895,308
JGE	88	53,655,648
Lakes	54	17,005,539
Meadows	95	39,463,846
Palm Jumeriah	79	123,925,110
Sobha Hartland	12	87,491,181
Springs	418	80,821,856
Tilal Al Ghaf	221	52,449,095
Town Square	488	69,160,899
Villanova	604	94,616,839

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

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