

White & Co.  
REAL ESTATE

# Palm Jumeirah August Market Report

## Villas

Newsletter

Record-Breaking Sale on Palm Jumeirah

- 25 Degrees, the leading super-prime luxury villas developer, exceeded expectations with the sale of a AED 62 million beachfront villa set to be a record for the emirate.

White & Co News

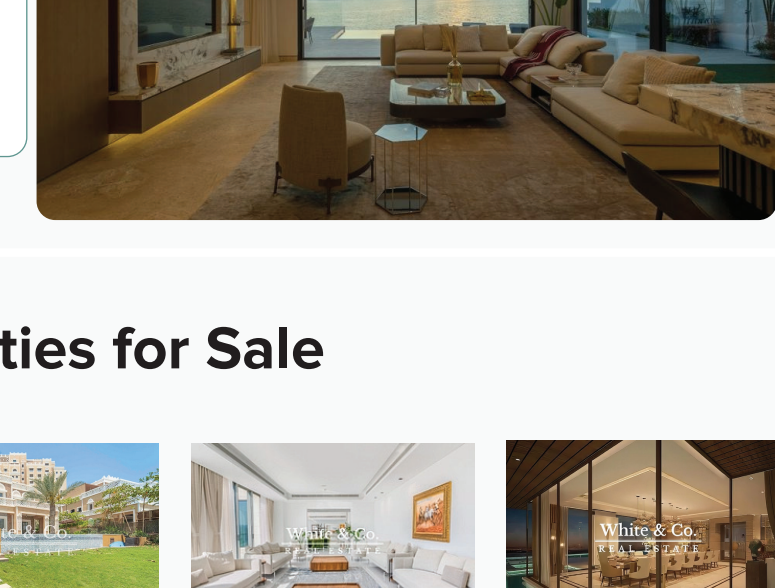
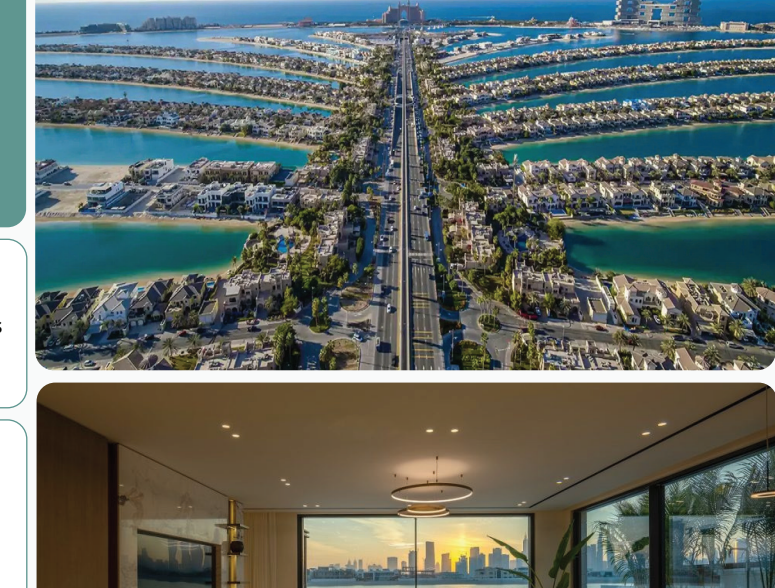
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

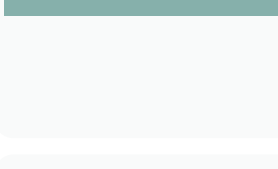
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

Get started here



Hot Properties for Sale



Canal Cove, Palm Jumeirah

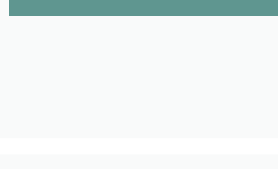
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4,555 sqft

AED 13,900,000



Garden Homes, Palm Jumeirah

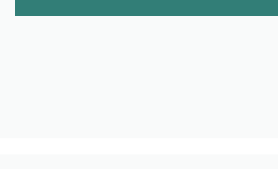
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6,679 sqft

AED 28,000,000



Balgis Residence, Palm Jumeirah

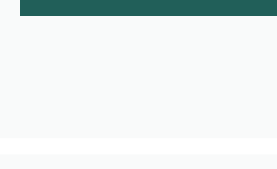
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13,912 sqft

AED 65,000,000



Signature Villas, Palm Jumeirah

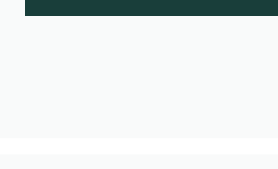
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30,778 sqft

AED 250,000,000



Signature Villas, Palm Jumeirah

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35,000 sqft

AED 250,000,000

Recent White & Co Sales



Marina Residences 3, Palm Jumeirah

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4,045 sqft

AED 4,200,000



Canal Cove, Palm Jumeirah

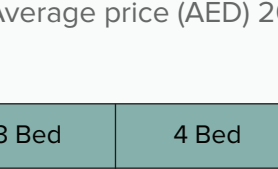
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4,555 sqft

AED 11,300,000



Canal Cove, Palm Jumeirah

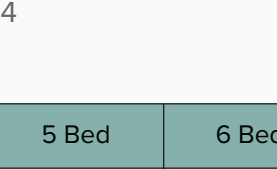
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5,059 sqft

AED 14,400,000



Canal Cove, Palm Jumeirah

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5,059 sqft

AED 17,750,000



Garden Homes, Palm Jumeirah

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6,705 sqft

AED 26,000,000

Sales in Palm Jumeirah

Average price (AED) 2024

|                   | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Canal Cove Villas | 12,200,000 | 13,370,000 | -          | -          |
| Palma Residences  | -          | 6,000,000  | 20,500,000 | -          |
| The Crescent      | -          | 27,000,000 | 45,000,000 | -          |
| The Fronds        | 26,583,333 | 31,390,536 | 40,828,571 | 65,540,000 |
| The Palm Crown    | -          | -          | 22,742,125 | 21,769,480 |

Sales in Dubai

Average price (AED) 2024

|                   | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Arabian Ranches 1 | 5,174,361  | 8,201,538  | 10,599,942 | 13,755,869 |
| Arabian Ranches 2 | 3,673,333  | 5,388,710  | 6,207,039  | 10,120,000 |
| Arabian Ranches 3 | 2,450,104  | 4,045,345  | 6,264,768  | -          |
| DAMAC Hills 1     | 3,345,723  | 4,013,786  | 7,316,544  | 10,376,633 |
| DAMAC Hills 2     | 1,400,041  | 2,136,507  | 1,942,945  | 3,488,744  |
| Dubai Hills       | 5,580,046  | 6,984,119  | 14,754,273 | 31,052,381 |
| Emaar South       | 1,893,859  | 2,634,576  | 6,793,196  | -          |
| Emirates Living   | 4,884,831  | 11,950,435 | 15,020,056 | 27,506,875 |
| JGE               | 4,971,374  | 7,863,149  | 14,516,331 | 14,172,636 |
| Jumeirah Park     | 7,027,461  | 7,641,290  | 10,410,714 | -          |
| MBR               | 3,234,375  | 6,323,972  | 17,376,015 | 37,848,182 |
| Palm Jumeirah     | 22,987,500 | 28,728,675 | 34,126,542 | 38,183,425 |
| Sobha Hartland    | -          | 9,663,925  | 18,421,004 | -          |
| Tilal Al Ghaf     | 3,362,298  | 5,809,467  | 14,940,999 | 20,800,000 |
| Town Square       | 2,242,374  | 2,785,872  | -          | -          |
| Villanova         | 2,382,546  | 3,018,821  | 5,163,600  | -          |



Total sales value

AED 5,120,187,077

Hot Properties for Rent



Canal Cove, Palm Jumeirah

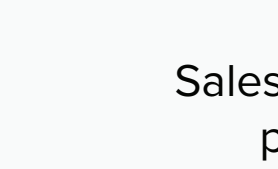
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4,555sqft

AED 750,000



Garden Homes, Palm Jumeirah

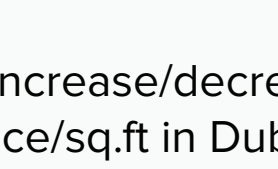
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6,701 sqft

AED 1,000,000



Garden Homes, Palm Jumeirah

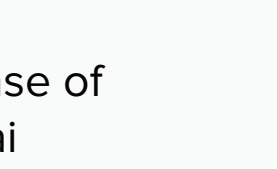
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6,705 sqft

AED 1,100,000



Signature Villas, Palm Jumeirah

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13,397 sqft

AED 1,300,000



Garden Homes, Palm Jumeirah

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7,079 sqft

AED 1,400,000

Rentals in Palm Jumeirah

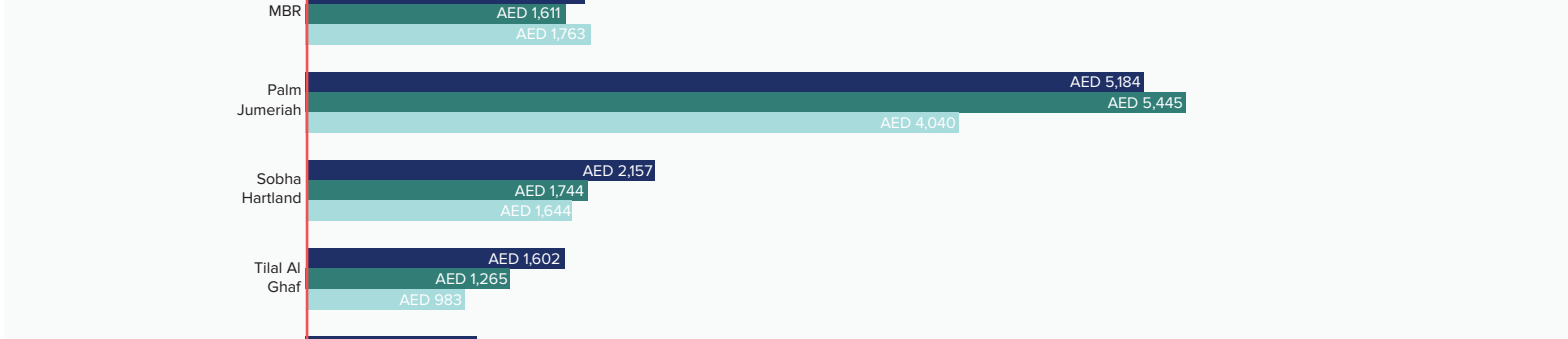
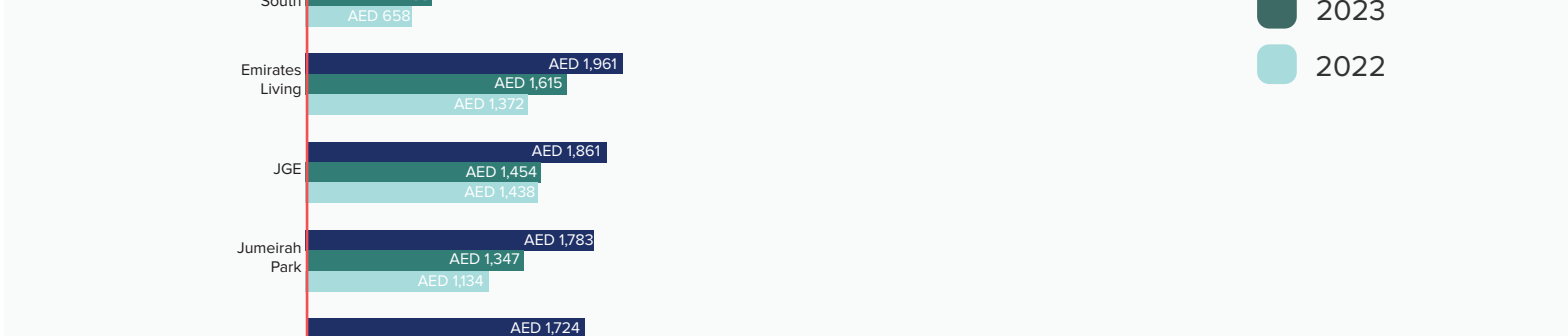
Average price (AED) 2024

|                   | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Canal Cove Villas | 430,113 | 591,667   | -         | -         |
| Palma Residences  | -       | 492,000   | 744,286   | -         |
| The Crescent      | -       | 2,097,050 | 3,500,000 | -         |
| The Fronds        | -       | 1,408,711 | 2,589,467 | 2,292,632 |
| The Palm Crown    | -       | -         | -         | -         |

Rentals in Dubai

Average price (AED) 2024

|                   | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Arabian Ranches 1 | 255,822 | 407,379   | 457,944   | 663,158   |
| Arabian Ranches 2 | 199,454 | 286,013   | 357,545   | 635,000   |
| Arabian Ranches 3 | 146,517 | 194,231   | -         | -         |
| DAMAC Hills 1     | 213,831 | 285,419   | 402,816   | 465,994   |
| DAMAC Hills 2     | 88,204  | 105,952   | 128,853   | 218,270   |
| Dubai Hills       | 290,346 | 362,576   | 478,484   | 1,762,625 |
| Emaar South       | 96,996  | 138,770   | 250,000   | -         |
| Emirates Living   | 250,497 | 399,980   | 515,115   | 1,110,714 |
| JGE               | 348,173 | 485,549   | 960,904   | 783,300   |
| Jumeirah Park     | 314,265 | 368,354   | 381,636   | -         |
| MBR               | 176,992 | 485,405   | 1,269,280 | 2,964,970 |
| Palm Jumeirah     | 430,113 | 1,289,794 | 2,169,543 | 3,351,543 |
| Sobha Hartland    | -       | 608,500   | 1,074,295 | -         |
| Tilal Al Ghaf     | 183,245 | 289,504   | 691,667   | -         |
| Town Square       | 137,810 | 168,834   | -         | -         |
| Villanova         | 146,591 | 185,196   | 245,667   | -         |



Total rentals value

AED 541,185,681

Current Average Gross Yield

August 2024

| Community                                 | Community Type | Avg. Gross Yield |
|-------------------------------------------|----------------|------------------|
| MBR                                       | Townhouse      | 8.22 %           |
| JGE                                       | Villa          | 6.38 %           |
| DAMAC Hills 1                             | Villa          | 5.78 %           |
| Tilal Al Ghaf                             | Townhouse      | 5.65 %           |
| Town Square                               | Townhouse      | 5.05 %           |
| Arabian Ranches 2                         | Villa          | 4.97 %           |
| Arabian Ranches 1                         | Villa          | 4.66 %           |
| Dubai Hills                               | Villa          | 4.54 %           |
| Emirates Living (Springs, Lakes, Meadows) | Villa          | 4.09 %           |
| Jumeirah Park                             | Villa          | 3.40 %           |
| Palm Jumeirah                             | Villa          | 2.78 %           |

Total Sales & Rentals in Dubai

2024

Sales

|                   | Total Volume | Total Value   |
|-------------------|--------------|---------------|
| DAMAC Hills 2     | 553          | 907,344,992   |
| Emirates Living   | 514          | 3,891,957,476 |
| Villanova         | 449          | 1,199,226,385 |
| Arabian Ranches 3 | 413          | 1,367,006,425 |
| Tilal Al Ghaf     | 352          | 2,918,580,679 |
| MBR               | 323          | 3,442,361,020 |
| Town Square       | 312          | 737,021,964   |
| Dubai Hills       | 292          | 3,880,913,372 |
| Emaar South       | 286          | 661,450,635   |
| Arabian Ranches 1 | 282          | 1,882,281,016 |
| DAMAC Hills 1     | 260          | 1,164,688,307 |
| JGE               | 146          | 1,562,055,230 |
| Jumeirah Park     | 144          | 1,166,559,624 |
| Arabian Ranches 2 | 129          | 670,721,885   |
| Palm Jumeirah     | 123          | 4,475,820,854 |
| Sobha Hartland    | 30           | 315,805,659   |

Rentals

|                   | Total Volume | Total Value |
|-------------------|--------------|-------------|
| DAMAC Hills 2     | 1,687        | 158,347,437 |
| Villanova         | 820          | 130,262,346 |
| Emirates Living   | 816          | 211,318,522 |
| Town Square       | 649          | 93,285,576  |
| Dubai Hills       | 570          | 214,815,598 |
| Emaar South       | 556          | 61,560,073  |
| Arabian Ranches 1 | 375          | 116,266,113 |
| Arabian Ranches 3 | 321          | 53,043,801  |
| DAMAC Hills 1     | 314          | 86,047,302  |
| Tilal Al Ghaf     | 307          | 79,108,487  |
| Jumeirah Park     | 290          | 100,676,452 |
| Arabian Ranches 2 | 263          | 68,144,669  |
| MBR               | 148          | 86,394,033  |
| JGE               | 129          | 77,647,148  |
| Palm Jumeirah     | 115          | 233,834,672 |
| Sobha Hartland    | 16           | 11,599,981  |

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

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

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