

White & Co.

REAL ESTATE

Palm Jumeirah July Market Report

Villas

Newsletter

Palm Jumeirah Launches First Ever Sports & Entertainment Venue

Dubai's first sports and entertainment venue at Marriott Resort, Palm Jumeirah.

White & Co News

White & Co announces a new in-house mortgage team, offering clients better support and more options.

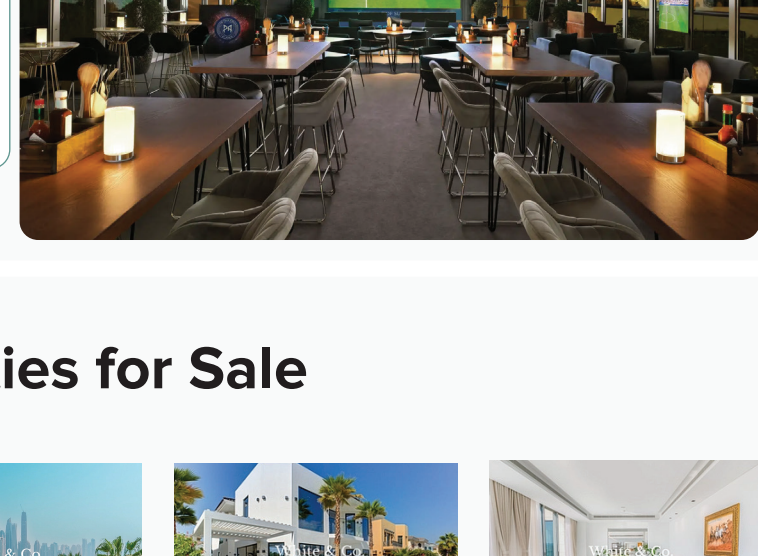
Mortgage Updates

RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.

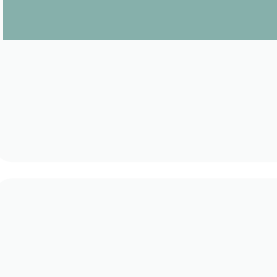
Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

Get started here



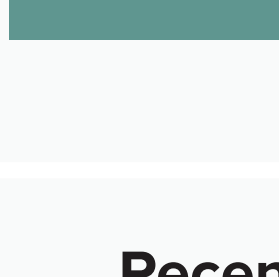
Hot Properties for Sale



Balqis Residence, Palm Jumeirah

5 2 3 4,045 sqft

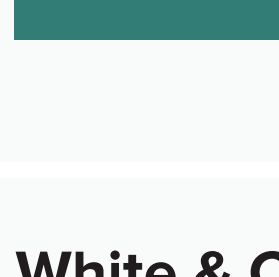
AED 15,000,000



Frond L, Palm Jumeirah

5 4 6 6,721 sqft

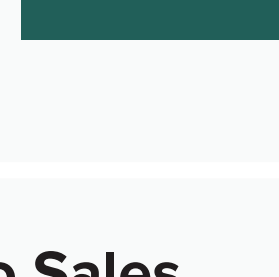
AED 35,000,000



FIVE, Palm Jumeirah

4 4 5 6,705 sqft

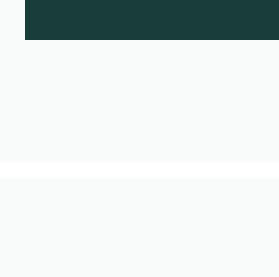
AED 36,000,000



Frond O, Palm Jumeirah

4 4 5 6,695 sqft

AED 42,000,000



Frond J, Palm Jumeirah

10 9 6 30,776 sqft

AED 250,000,000

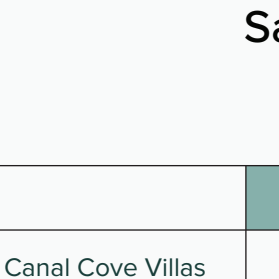
Recent White & Co Sales



Marina Residences 3, Palm Jumeirah

2 3 4,045 sqft

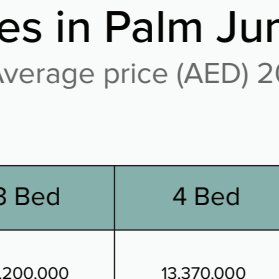
AED 4,200,000



Balqis Residence, Palm Jumeirah

4 5 7,758 sqft

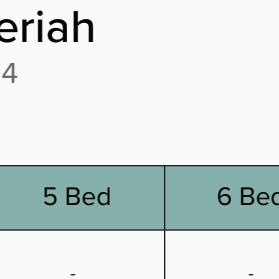
AED 15,500,000



Garden Homes Frond B, Palm Jumeirah

6 7 6,705 sqft

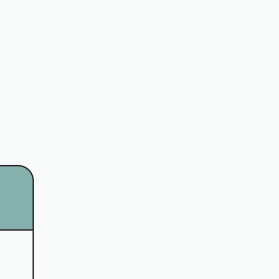
AED 26,000,000



Garden Homes Frond E, Palm Jumeirah

4 5 9,000 sqft

AED 28,600,000



Garden Homes Frond O, Palm Jumeirah

5 6 6,702 sqft

AED 37,000,000

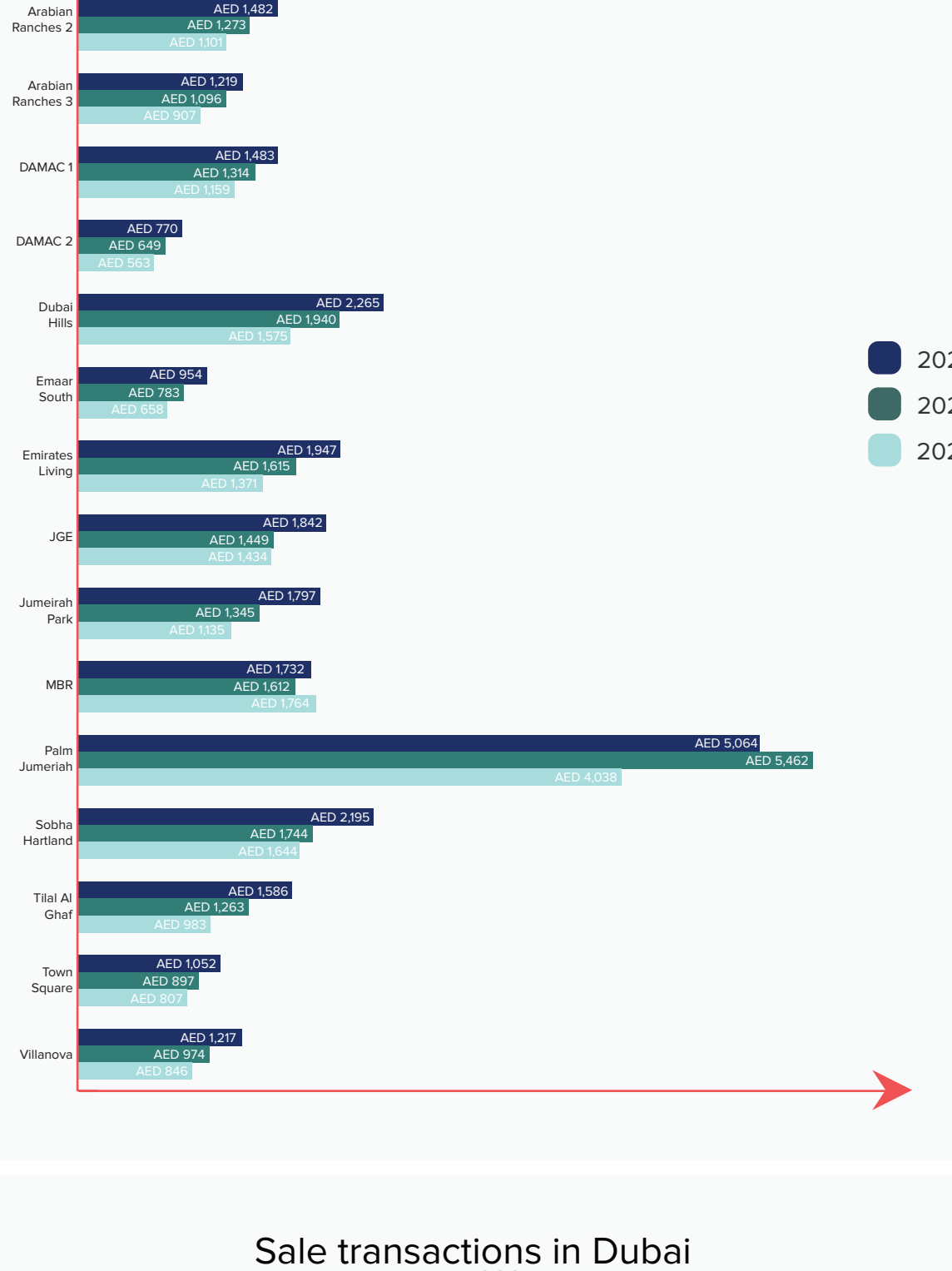
Sales in Palm Jumeirah

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	-	27100,000	45,000,000	-
The Fronds	26,583,333	31,969,405	40,828,571	67,091,667
The Palm Crown	-	-	22,742,125	21,511,360

Sales Increase/decrease of price/sq.ft in Dubai

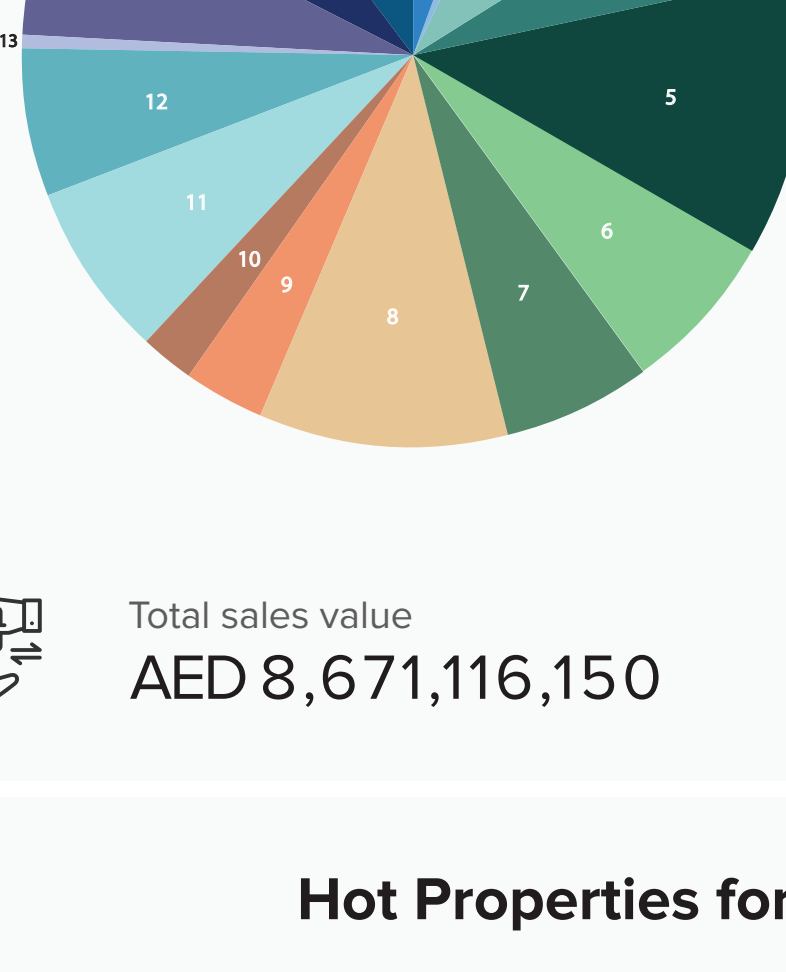
2022 - 2024



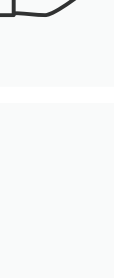
2024
2023
2022

Sale transactions in Dubai

July 2024



1 Arabian Ranches 1 - 42
2 Arabian Ranches 2 - 13
3 Arabian Ranches 3 - 65
4 DAMAC 1 - 41
5 DAMAC 2 - 85
6 Dubai Hills - 50
7 Emaar South - 45
8 Emirates Living - 76
9 JGE - 23
10 Jumeirah Park - 16
11 MBR - 54
12 Palm Jumeirah - 46
13 Sobha Hartland - 3
14 Tilal Al Ghaf - 49
15 Town Square - 53
16 Villanova - 75



Total sales value
AED 8,671,116,150

Hot Properties for Rent



Frond G, Palm Jumeirah

4 6 4,555sqft

AED 750,000



Frond C, Palm Jumeirah

6 6 6,705 sqft

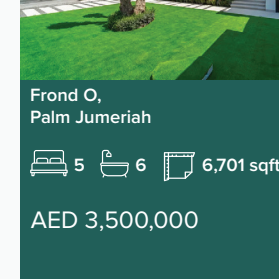
AED 1,100,000



Frond P, Palm Jumeirah

5 6 13,397 sqft

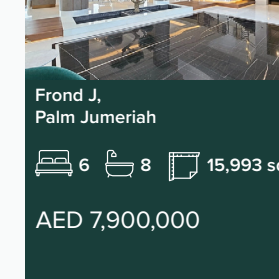
AED 1,300,000



Frond O, Palm Jumeirah

5 6 6,701 sqft

AED 3,500,000



Frond J, Palm Jumeirah

6 8 15,993 sqft

AED 7,900,000

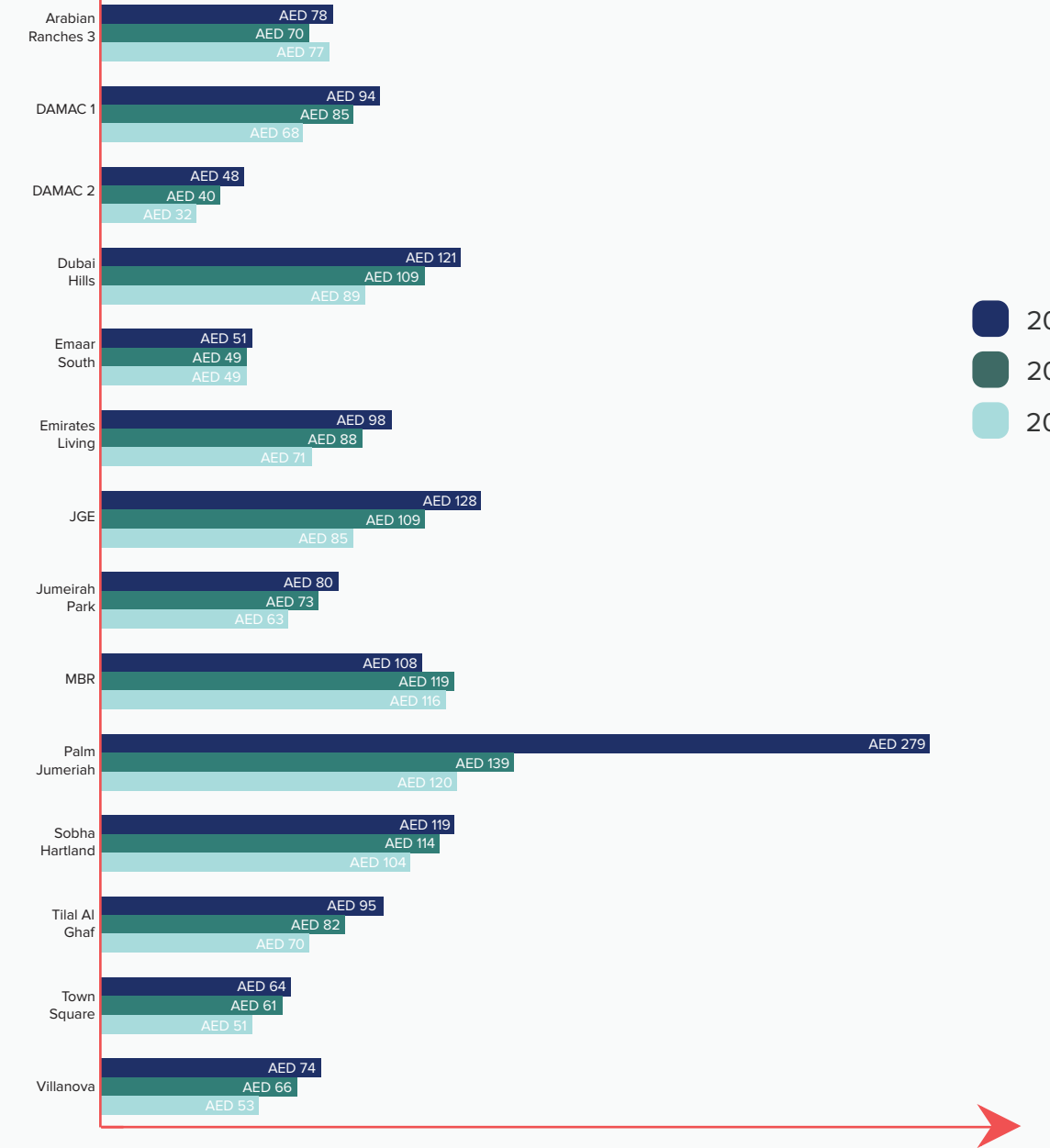
Rentals in Palm Jumeirah

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Canal Cove Villas	373,701	602,000	-	-
Palma Residences	-	492,000	744,286	-
The Crescent	-	2,097,050	3,500,000	-
The Fronds	-	1,454,349	2,689,078	2,039,733
The Palm Crown	-	-	-	-

Rentals Increase/decrease of price/sq.ft in Dubai

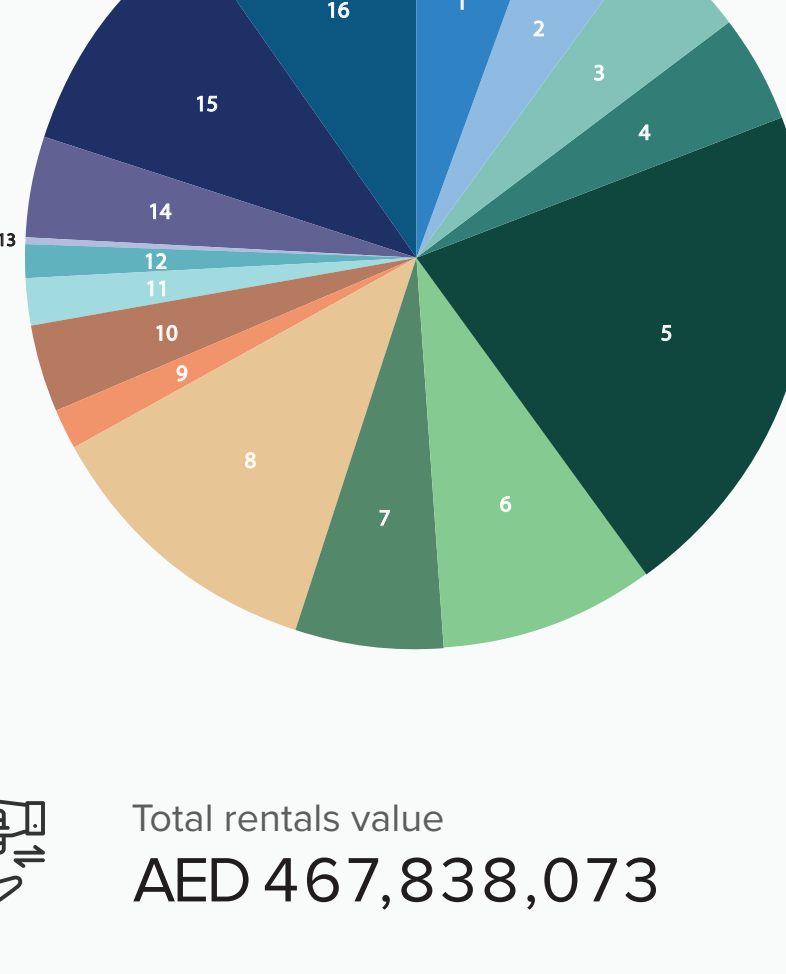
2022 - 2024



2024
2023
2022

Rental transactions in Dubai

July 2024



1 Arabian Ranches 1 - 50
2 Arabian Ranches 2 - 38
3 Arabian Ranches 3 - 41
4 DAMAC 1 - 40
5 DAMAC 2 - 183
6 Dubai Hills - 75
7 Emaar South - 53
8 Emirates Living - 104
9 JGE - 15
10 Jumeirah Park - 31
11 MBR - 18
12 Palm Jumeirah - 13
13 Sobha Hartland - 2
14 Tilal Al Ghaf - 37
15 Town Square - 90
16 Villanova - 83



Total rentals value
AED 467,838,073

Current Average Gross Yeild

July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14%
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
Emirates Living	455	3,513,033,476
DAMAC Hills 2	454	745,490,851
Villanova	393	1,039,221,385
Arabian Ranches 3	363	1,202,344,688
Tilal Al Ghaf	323	2,699,705,679
Townsquare	269	631,774,964
MBR	268	2,859,148,510
Emaar South	263	593,528,971
Dubai Hills	259	3,339,578,525
Arabian Ranches 1	248	1,663,086,016
DAMAC Hills 1	231	1,030,563,708
Jumeirah Park	135	1,102,754,624
JGE	127	1,360,117,342
Palm Jumeirah	114	4,119,017,854
Arabian Ranches 2	110	572,876,886
Sobha Hartland	28	300,105,659

Rentals

	Total Volume	Total Value
DAMAC Hills 2	1,357	129,379,990
Villanova	694	109,209,569
Emirates Living	689	175,997,950
Townsquare	555	79,445,073
Emaar South	506	55,420,169
Dubai Hills	453	176,639,956
Arabian Ranches 1	310	95,301,172
Tilal Al Ghaf	258	63,536,995
DAMAC Hills 1	251	69,048,690
Arabian Ranches 3	248	40,512,175
Jumeirah Park	239	81,480,898
Arabian Ranches 2	198	51,678,603
MBR	132	74,075,433
JGE	110	66,449,648
Palm Jumeirah	91	147,985,110
Sobha Hartland	15	10,299,181