

White & Co.
REAL ESTATE

Tilal Al Ghaf September Market Report

Villas

Newsletter

Majid Al Futtaim's Tilal Al Ghaf Awarded Prestigious WELL Certificate

Tilal Al Ghaf in Dubai has received WELL certification for its sustainability efforts and impact on residents' health and well-being.

White & Co News

As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

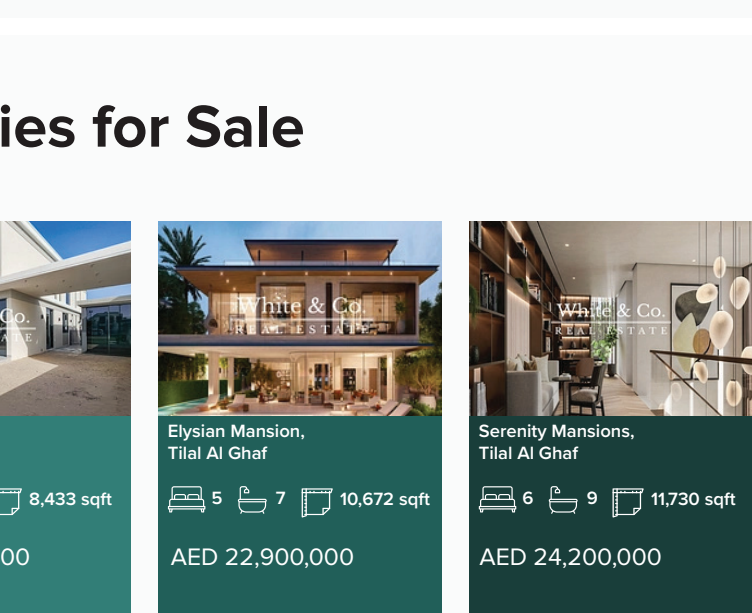
Mortgage Updates

UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.

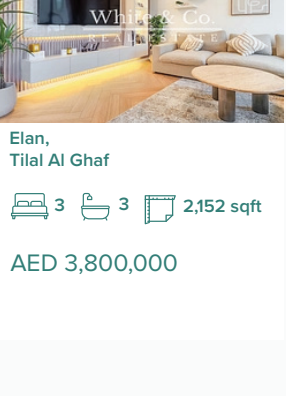
Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

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

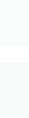
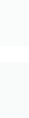
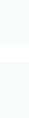
Get Started Here



Hot Properties for Sale



Elan,
Tilal Al Ghaf

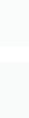
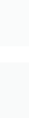
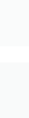


42,600 sqft

AED 5,200,000

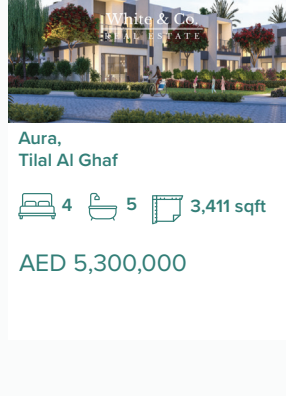


Alaya,
Tilal Al Ghaf

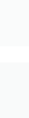
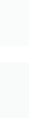
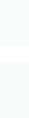


45,2501 sqft

AED 14,499,999

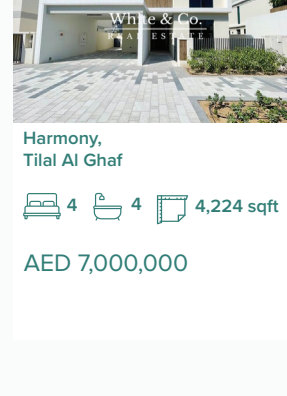


Harmony,
Tilal Al Ghaf

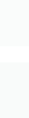
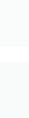
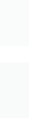


611,8,433 sqft

AED 17,000,000

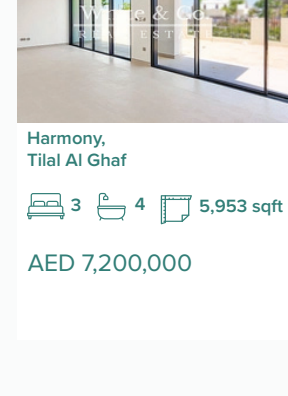


Elysian Mansions,
Tilal Al Ghaf

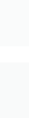
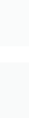
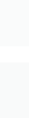


47,10,672 sqft

AED 22,900,000



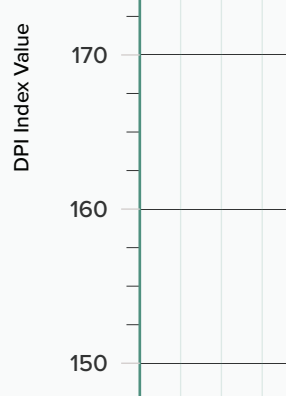
Serenity Mansions,
Tilal Al Ghaf



34,5,953 sqft

AED 24,200,000

Recent White & Co Sales

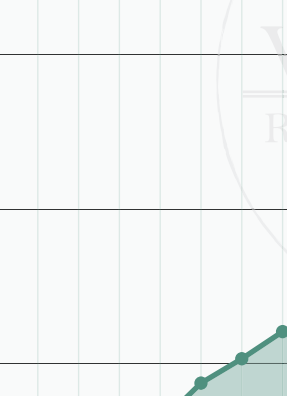


Elan,
Tilal Al Ghaf



32,352 sqft

AED 3,800,000

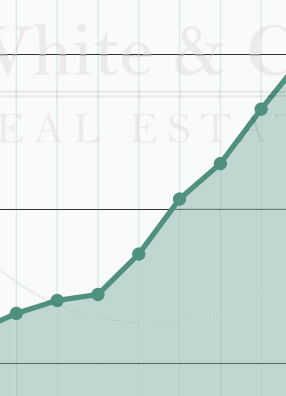


Alaya,
Tilal Al Ghaf



44,2,471 sqft

AED 3,900,000

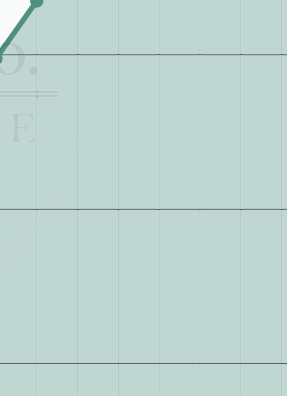


Alaya,
Tilal Al Ghaf



45,3,411 sqft

AED 5,300,000

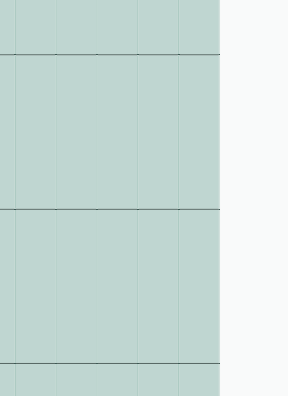


Harmony,
Tilal Al Ghaf



54,4,224 sqft

AED 7,000,000



Harmony,
Tilal Al Ghaf

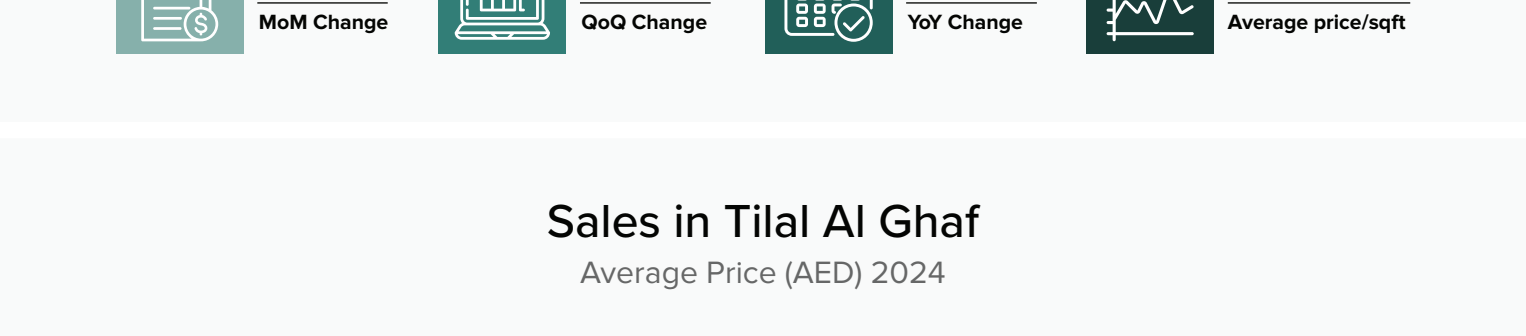


34,5,953 sqft

AED 7,200,000

Dubai House Price Timeline

September 2024



Current September 2024
202.15

+1.14%
MoM Change

+4.92%
QoQ Change

0-0-0
YoY Change

+16.52%
YoY Change

AED 1,448
Average price/sqft

Sales in Tilal Al Ghaf

Average Price (AED) 2024

3 bed4 Bed5 Bed6 Bed



AlayaAlaya BeachAlaya GardensAmaraAuraElanElysian MansionsHarmonyPagette 32Serenity Mansions

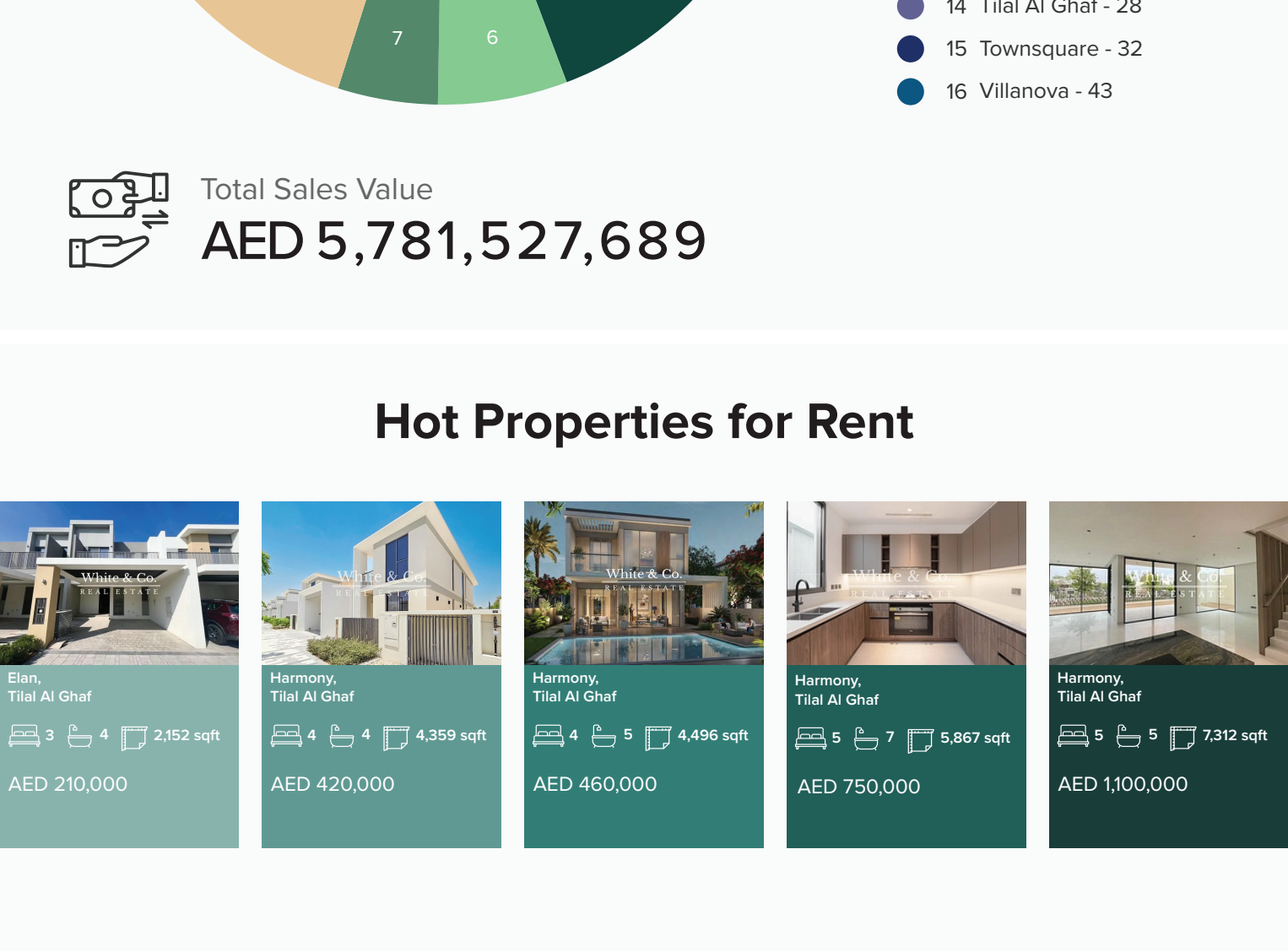
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,262,352	8,181,111	10,806,088	13,398,672
Arabian Ranches 2	3,642,805	5,330,868	6,207,039	10,120,000
Arabian Ranches 3	2,465,395	4,044,026	6,264,768	-
DAMAC Hills 1	3,384,875	4,539,640	7,375,890	10,376,633
DAMAC Hills 2	1,413,239	2,092,801	1,942,945	3,478,656
Dubai Hills	5,653,909	7,747,858	14,411,231	30,540,385
Emaar South	1,931,063	2,676,178	6,804,375	-
Emirates Living	4,872,476	11,272,710	14,958,719	27,035,882
JGE	5,045,978	7,892,875	14,619,715	13,941,720
Jumeirah Park	6,963,364	7,544,848	10,327,051	-
MBR	3,177,778	6,471,049	17,402,877	37,515,000
Palm Jumeirah	21,490,000	28,350,195	39,182,353	60,739,882
Sobha Hartland	-	9,663,925	18,421,04	-
Tilal Al Ghaf	3,453,304	5,380,966	15,148,961	30,050,000
Town Square	2,246,968	2,796,299	-	-
Villanova	2,416,066	3,031,242	5,163,600	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Arabian Ranches 1Arabian Ranches 2Arabian Ranches 3DAMAC 1DAMAC 2Dubai HillsEmaar SouthEmirates LivingJGEGumeirah ParkJumeirah ParkMBRPalm JumeirahSobha HartlandTilal Al GhafTownsquareVillanova

202220232024

Sale Transactions in Dubai

September 2024

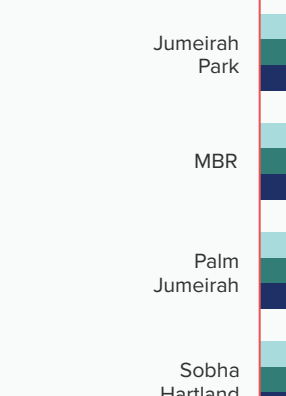


1. Arabian Ranches 1 - 28
2. Arabian Ranches 2 - 7
3. Arabian Ranches 3 - 66
4. DAMAC 1 - 40
5. DAMAC 2 - 117
6. Dubai Hills - 35
7. Emaar South - 27
8. Emirates Living - 72
9. JGE - 23
10. Jumeirah Park - 14
11. MBR - 38
12. Palm Jumeirah - 10
13. Sobha Hartland - 3
14. Tilal Al Ghaf - 28
15. Townsquare - 32
16. Villanova - 43

Total Sales Value

AED 5,781,527,689

Hot Properties for Rent

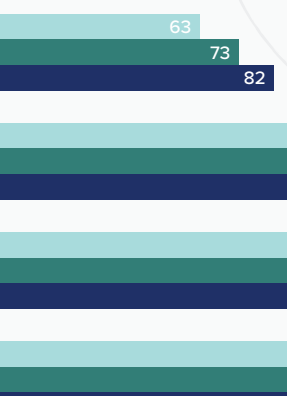


Elan,
Tilal Al Ghaf



32,1152 sqft

AED 210,000

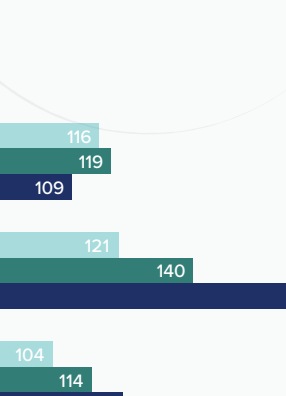


Harmony,
Tilal Al Ghaf



44,4,359 sqft

AED 420,000



Harmony,
Tilal Al Ghaf



44,4,496 sqft

AED 460,000

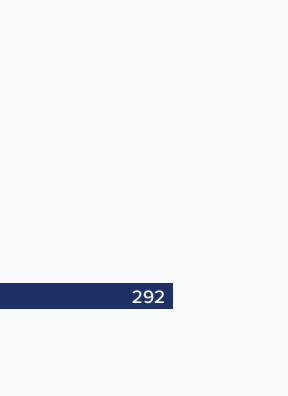


Harmony,
Tilal Al Ghaf



55,5,867 sqft

AED 750,000



Harmony,
Tilal Al Ghaf



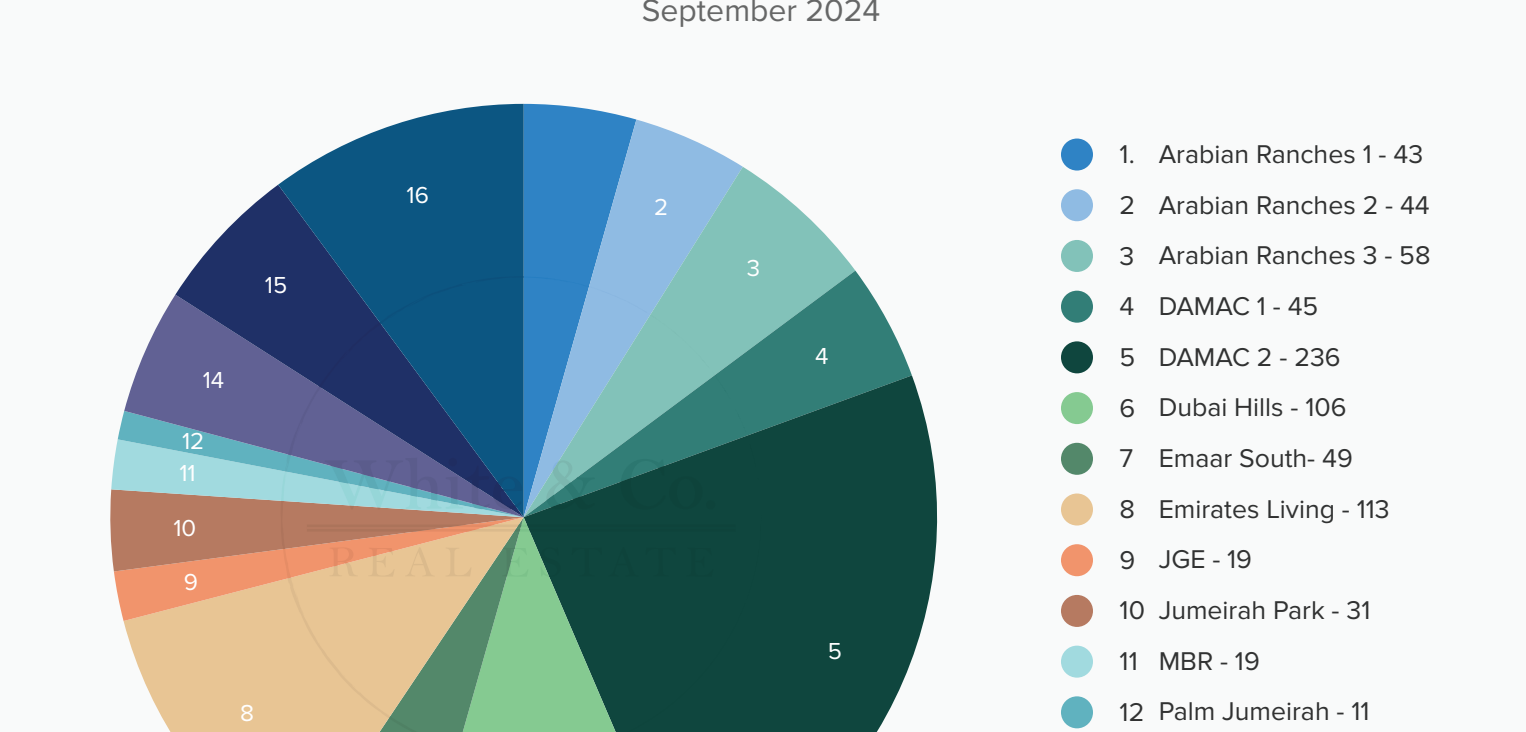
55,7,312 sqft

AED 1,100,000

Rentals in Tilal Al Ghaf

Average Price (AED) 2024

3 bed4 Bed5 Bed6 Bed



AlayaAlaya BeachAlaya GardensAmaraAuraElanElysian MansionsHarmonyPagette 32Serenity Mansions

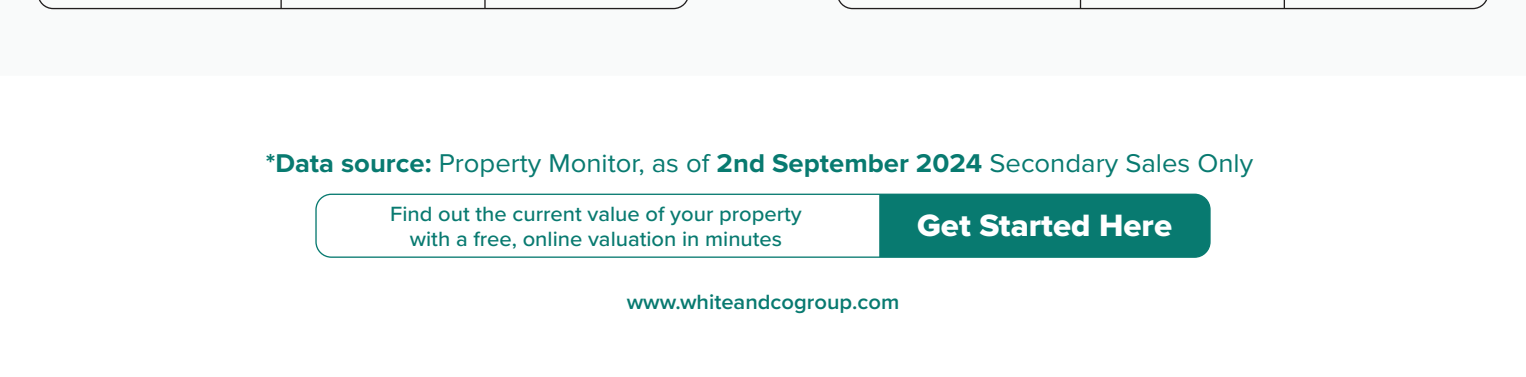
Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	259,617	404,209	478,175	672,500
Arabian Ranches 2	198,268	284,720	360,240	635,000
Arabian Ranches 3	147,936	195,215	-	-
DAMAC Hills 1	214,220	275,874	403,778	439,423
DAMAC Hills 2	88,429	106,536	128,905	217,899
Dubai Hills	295,029	363,719	485,002	1,762,625
Emaar South	98,624	138,393	250,000	-
Emirates Living	253,638	433,787	547,441	1,600,167
JGE	359,197	487,213	954,944	811,565
Jumeirah Park	316,768	369,590	376,561	-
MBR	176,447	502,615	1,253,493	3,447,455
Palm Jumeirah	430,113	1,242,131	1,986,612	3,491,868
Sobha Hartland	-	290,923	1,074,295	-
Tilal Al Ghaf	185,542	639,486	709,583	-
Town Square	138,264	169,542	-	-
Villanova	147,460	185,858	263,800	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Arabian Ranches 1Arabian Ranches 2Arabian Ranches 3DAMAC 1DAMAC 2Dubai HillsEmaar SouthEmirates LivingJGEGumeirah ParkJumeirah ParkMBRPalm JumeirahSobha HartlandTilal Al GhafTownsquareVillanova

202220232024

Rental Transactions in Dubai

September 2024

1. Arabian Ranches 1 - 43
2. Arabian Ranches 2 - 44
3. Arabian Ranches 3 - 58
4. DAMAC 1 - 45
5. DAMAC 2 - 236
6. Dubai Hills - 106
7. Emaar South - 49
8. Emirates Living - 113
9. JGE - 19
10. Jumeirah Park - 31
11. MBR - 19
12. Palm Jumeirah - 11
13. Sobha Hartland - 0
14. Tilal Al Ghaf - 48
15. Townsquare - 57
16. Villanova - 99

Total Rentals Value

AED 511,452,388

Current Average Gross Yield

September 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.35 %
JGE	Villa	6.62 %
Sobha Hartland	Villa	6.38 %
Town Square	Townhouse	5.81 %
DAMAC Hills	Villa	5.56 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.22 %
Dubai Hills Estate	Villa	4.83 %
Emirates Living (Springs Lakes, Meadows)	Villa	4.79 %
Arabian Ranches 1	Villa	4.45 %
Jumeirah Park	Villa	4.03 %
Palm Jumeirah	Villa	3.76 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC 2	676	1,117,804,362
Emirates Living	588	4,405,168,356
Villanova	492	1,322,022,385
Arabian Ranches 3	479	1,573,921,939
MBR	362	3,937,728,600
Townsquare	344	817,452,852
Tilal Al Ghaf	340	2,950,554,379
Dubai Hills	329	4,447,796,847
Emaar South	314	750,345,457
Arabian Ranches 1	310	2,089,601,016
DAMAC 1	302	1,374,932,007
JGE	170	1,819,095,230
Jumeirah Park	159	1,275,030,870
Arabian Ranches 2	137	705,215,885
Palm Jumeirah	101	3,968,336,854
Sobha Hartland	33	338,405,659

Rentals

	Total Volume	Total Value
DAMAC 2	1,944	182,943,498
Emirates Living	942	256,058,507
Villanova	933	149,210,536
Townsquare	713	102,992,676
Dubai Hills	690	259,035,118
Emaar South	607	67,691,668
Arabian Ranches 1	415	129,754,113
Arabian Ranches 3	383	63,373,011
DAMAC 1	362	99,153,897
Tilal Al Ghaf	349	93,033,845
DAMAC 2	323	112,294,452
Arabian Ranches 2	309	79,328,190
MBR	167	96,267,433
JGE	152	88,123,883
Palm Jumeirah	136	260,893,083
Sobha Hartland	17	12,499,181