

White & Co.
REAL ESTATE

Tilal Al Ghaf August Market Report

Newsletter

Tilal Al Ghaf Villa Sale Sets Record with AED105m Price Tag

This sale will elevate the community's status, positioning it alongside long-established luxury areas.

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

Elan, Tilal Al Ghaf

AED 5,200,000

Alaya, Tilal Al Ghaf

AED 9,800,000

Harmony 3, Tilal Al Ghaf

AED 10,000,000

Alaya, Tilal Al Ghaf

AED 10,999,999

Elysian Mansions, Tilal Al Ghaf

AED 23,500,000

Recent White & Co Sales

Aura, Tilal Al Ghaf

AED 4,950,000

Harmony, Tilal Al Ghaf

AED 7,200,000

Harmony 1, Tilal Al Ghaf

AED 8,800,000

Alaya, Tilal Al Ghaf

AED 11,250,000

Alaya, Tilal Al Ghaf

AED 14,700,000

Sales in Tilal Al Ghaf

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Alaya	9,488,000	-	13,362,500	-
Alaya Beach	-	-	-	20,800,000
Alaya Gardens	-	10,350,000	9,500,000	-
Amara	8,343,500	7,467,949	7,563,000	-
Aura	2,908,786	4,516,219	-	-
Elan	2,989,906	3,634,048	-	-
Elysian Mansions	-	-	20,552,640	-
Harmony	-	6,856,302	10,763,750	-
Plagette 32	-	7,772,906	18,106,821	-
Serenity Mansions	-	-	24,822,143	-

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	31,152,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,190,435	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	18,421,104	-
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	5,963,600	-

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

2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 1,774	AED 1,468	AED 1,217
Arabian Ranches 2	AED 1,497	AED 1,271	AED 1,069
Arabian Ranches 3	AED 1,228	AED 1,096	AED 898
DAMAC 1	AED 1,509	AED 1,314	AED 1,159
DAMAC 2	AED 774	AED 681	AED 588
Dubai Hills	AED 2,255	AED 1,944	AED 1,574
Emaar South	AED 968	AED 783	AED 648
Emirates Living	AED 1,561	AED 1,361	AED 1,177
JGE	AED 1,561	AED 1,454	AED 1,248
Jumeirah Park	AED 1,781	AED 1,341	AED 1,184
MBR	AED 1,924	AED 1,611	AED 1,363
Palm Jumeirah	AED 5,184	AED 3,414	AED 2,255
Sobha Hartland	AED 1,744	AED 1,544	AED 1,344
Tilal Al Ghaf	AED 1,502	AED 1,265	AED 995
Town Square	AED 1,055	AED 899	AED 777
Villanova	AED 1,239	AED 874	AED 735

Sale transactions in Dubai

August 2024

Community	Count
1 Arabian Ranches 1 - 33	1
2 Arabian Ranches 2 - 19	2
3 Arabian Ranches 3 - 48	3
4 DAMAC 1 - 25	4
5 DAMAC 2 - 89	5
6 Dubai Hills - 32	6
7 Emaar South - 22	7
8 Emirates Living - 58	8
9 JGE - 18	9
10 Jumeirah Park - 9	10
11 MBR - 53	11
12 Palm Jumeirah - 8	12
13 Sobha Hartland - 2	13
14 Tilal Al Ghaf - 28	14
15 Town Square - 40	15
16 Villanova - 55	16

Total sales value

AED 5,120,187,077

Hot Properties for Rent

Elan, Tilal Al Ghaf

AED 210,000

Harmony, Tilal Al Ghaf

AED 375,000

Harmony, Tilal Al Ghaf

AED 450,000

Harmony, Tilal Al Ghaf

AED 460,000

Harmony, Tilal Al Ghaf

AED 850,000

Rentals in Tilal Al Ghaf

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Alaya	-	-	-	-
Alaya Beach	-	-	-	-
Alaya Gardens	-	-	-	-
Amara	-	-	-	-
Aura	-	-	-	-
Elan	183,245	225,222	-	-
Elysian Mansions	-	-	-	-
Harmony	-	406,248	691,667	-
Plagette 32	-	-	-	-
Serenity Mansions	-	-	-	-

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	185,596	245,667	-

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

2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 88	AED 79	AED 68
Arabian Ranches 2	AED 81	AED 61	AED 46
Arabian Ranches 3	AED 79	AED 70	AED 57
DAMAC 1	AED 84	AED 64	AED 48
DAMAC 2	AED 48	AED 40	AED 38
Dubai Hills	AED 121	AED 104	AED 85
Emaar South	AED 52	AED 49	AED 40
Emirates Living	AED 91	AED 68	AED 51
JGE	AED 106	AED 81	AED 61
Jumeirah Park	AED 81	AED 73	AED 61
MBR	AED 116	AED 102	AED 88
Palm Jumeirah	AED 301	AED 140	AED 121
Sobha Hartland	AED 121	AED 104	AED 85
Tilal Al Ghaf	AED 52	AED 42	AED 32
Town Square	AED 65	AED 61	AED 53
Villanova	AED 75	AED 58	AED 45

Rental transactions in Dubai

August 2024

Community	Count
1 Arabian Ranches 1 - 60	1
2 Arabian Ranches 2 - 59	2
3 Arabian Ranches 3 - 59	3
4 DAMAC 1 - 53	4
5 DAMAC 2 - 251	5
6 Dubai Hills - 103	6
7 Emaar South - 50	7
8 Emirates Living - 113	8
9 JGE - 21	9
10 Jumeirah Park - 44	10
11 MBR - 15	11
12 Palm Jumeirah - 19	12
13 Sobha Hartland - 1	13
14 Tilal Al Ghaf - 37	14
15 Town Square - 82	15
16 Villanova - 117	16

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	737,121,964
Dubai Hills	292	3,880,913,872
Emaar South	286	661,950,835
Arabian Ranches 1	282	1,882,821,016
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	11,599,181

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

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