

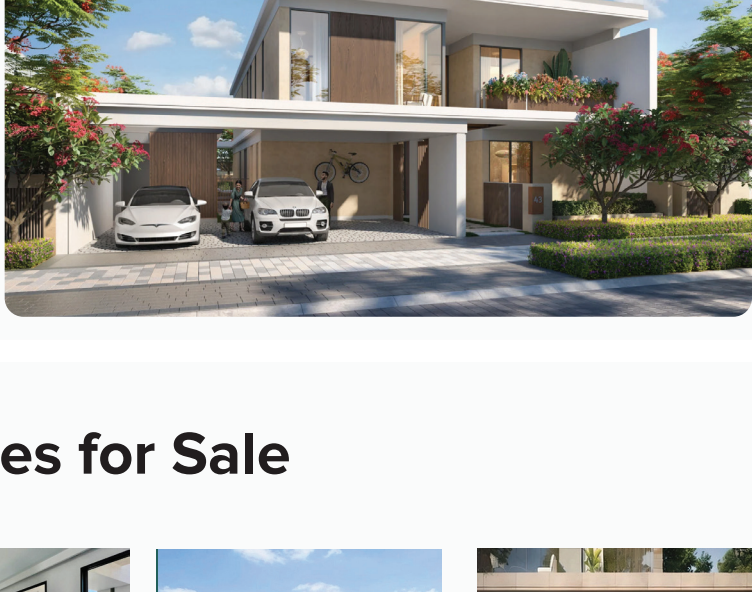
Newsletter

Demand for family villas in 2024 has risen

- Demand for family villas has rebounded in 2024, with 40% of home seekers looking to buy villas, based on Property Finder's 2024 data.
- Majid Al Futtaim has partnered with Crystal Lagoons to develop a 70,000-square-meter swimmable lagoon at its new Tilal Al Ghaf community in Dubai.
- Majid Al Futtaim Properties recently announced its latest project, Ghaf Woods, in Dubai.

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

Elan, Tilal Al Ghaf

33

2,152 sqft

AED 3,900,000

Elan, Tilal Al Ghaf

44

2,600 sqft

AED 5,200,000

Harmony 2, Tilal Al Ghaf

557

5,306 sqft

AED 7,700,000

Harmony 3, Tilal Al Ghaf

564

6,546 sqft

AED 10,000,000

Alaya, Tilal Al Ghaf

567

5,000 sqft

AED 14,500,000

Recent White & Co Sales

Aura, Tilal Al Ghaf

43

2,367 sqft

AED 3,600,000

Elan, Tilal Al Ghaf

464

2,173 sqft

AED 3,675,000

A2, Tilal Al Ghaf

45

3,034 sqft

AED 5,100,000

Harmony 3, Tilal Al Ghaf

566

4,650 sqft

AED 8,350,000

Harmony 3, Tilal Al Ghaf

465

5,000 sqft

AED 11,100,000

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 1 Threemaster	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

Arabian Ranches 1

AED 1,731

AED 1,470

AED 1,211

Arabian Ranches 2

AED 1,465

AED 1,274

AED 1,101

Arabian Ranches 3

AED 1,207

AED 1,095

AED 909

DAMAC 1

AED 1,475

AED 1,314

AED 1,155

DAMAC 2

AED 962

AED 859

AED 755

Dubai Hills

AED 2,244

AED 1,940

AED 1,575

JGE

AED 1,882

AED 1,449

AED 1,426

Lakes

AED 2,146

AED 1,763

AED 1,468

Meadows

AED 2,183

AED 1,839

AED 1,605

Palm Jumeriah

AED 5,786

AED 5,079

AED 4,039

Sobha Hartland

AED 2,105

AED 1,744

AED 1,639

Springs

AED 1,659

AED 1,422

AED 1,170

Tilal Al Ghaf

AED 1,582

AED 1,263

AED 983

Town Square

AED 1,048

AED 892

AED 807

Villanova

AED 1,203

AED 974

AED 565

2022

2023

2024

Transactions in Dubai

1

Arabian Ranches 1 - 33

2

Arabian Ranches 2 - 20

3

Arabian Ranches 3 - 65

4

DAMAC 1 - 38

5

DAMAC 2 - 92

6

Dubai Hills - 44

7

JGE - 18

8

Lakes - 5

9

Meadows - 17

10

Palm Jumeriah - 16

11

Sobha Hartland - 2

12

Springs - 36

13

Tilal Al Ghaf - 48

14

Town Square - 38

15

Villanova - 57

Total sales value

AED 7,726,746,483

Hot Properties for Rent

Harmony, Tilal Al Ghaf

45

4,359 sqft

AED 400,000

Harmony, Tilal Al Ghaf

45

4,520 sqft

AED 410,000

Harmony, Tilal Al Ghaf

46

4,359 sqft

AED 450,000

Harmony, Tilal Al Ghaf

56

6,047 sqft

AED 670,000

Harmony, Tilal Al Ghaf

57

5,867 sqft

AED 750,000

Recent White & Co Rentals

Elan, Tilal Al Ghaf

34

2,153 sqft

AED 185,000

Elan, Tilal Al Ghaf

464

2,173 sqft

AED 210,000

Elan, Tilal Al Ghaf

35

2,354 sqft

AED 235,000

Harmony, Tilal Al Ghaf

45

4,520 sqft

AED 410,000

Harmony, Tilal Al Ghaf

465

4,016 sqft

AED 430,000

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	-	338,233	-	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

Current Average Gross Yield

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 & Rentals in Dubai 2024

Sales

	Total Volume	Total Value
Arabian Ranches 1	220	1,491,647,945
Arabian Ranches 2	97	499,336,886
Arabian Ranches 3	300	992,467,936
DAMAC 1	184	836,978,808
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	680,616,796
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	73,215,947
Arabian Ranches 2	152	39,645,069
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	8,749,181
Springs	418	80,821,856
Tilal Al Ghaf	221	52,449,095
Town Square	488	69,950,899
Villanova	604	94,616,839

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

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