

Tilal Al Ghaf November Market Report

Majid Al Futtaim Unveils the Region's First Net-Positive Mosque at Tilal Al Ghaf

- Designed and built with key energy saving and carbon reducing features, it will be the first mosque in the region to receive a BREEAM certification.

White & Co News

- White & Co won the Data Driven brokerage award for 2024. Data is crucial - it empowers buyers, sellers and real estate professionals. It is the key to building trust.

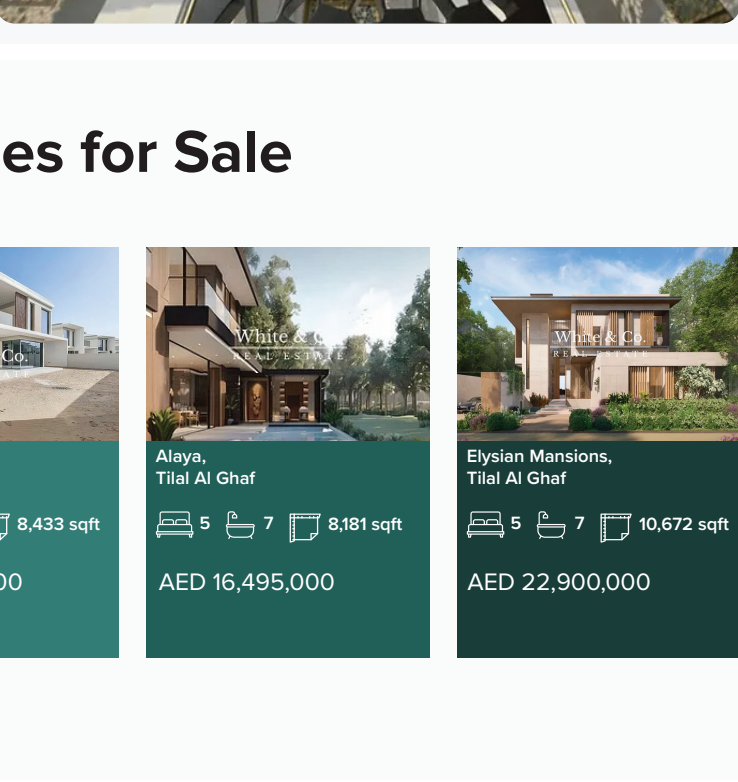
Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.64%	4.74%

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

Get Started Here



Hot Properties for Sale

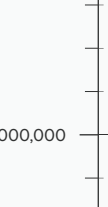
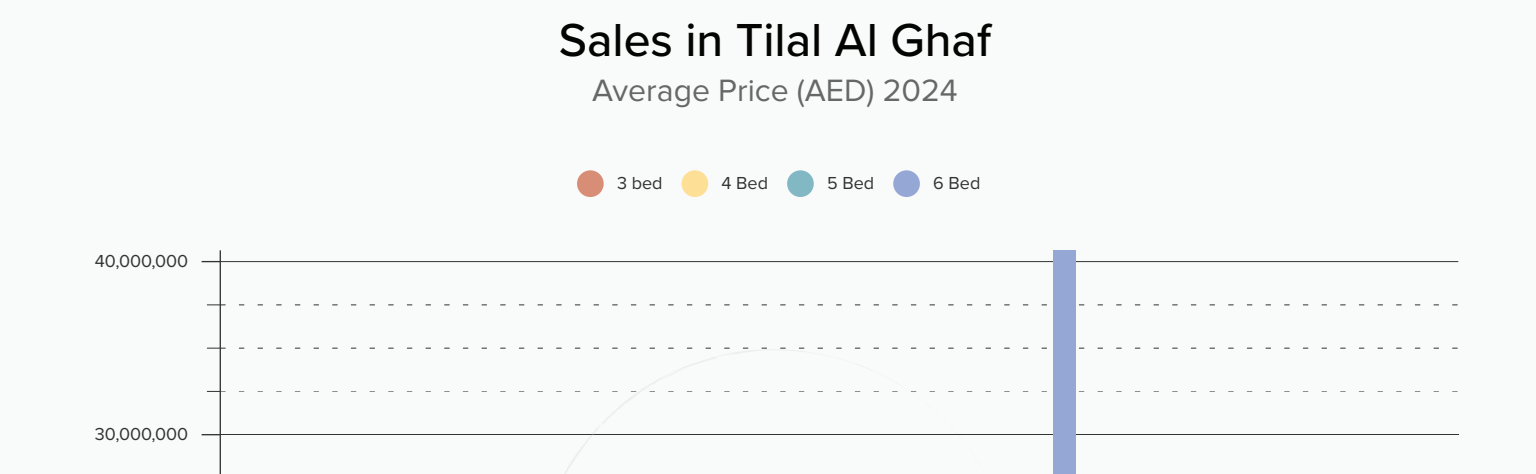
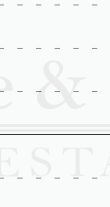
 Harmony 2, Tilal Al Ghaf 5 3 5 5,307 sqft AED 9,000,000	 Alaya, Tilal Al Ghaf 4 5 5 4,192 sqft AED 15,999,999	 Harmony 2, Tilal Al Ghaf 6 11 6 8,433 sqft AED 16,200,000	 Alaya, Tilal Al Ghaf 5 7 7 8,181 sqft AED 16,495,000	 Elysian Mansions, Tilal Al Ghaf 5 5 7 10,672 sqft AED 22,900,000
---	--	---	--	--

Recent White & Co Sales

 Elan, Tilal Al Ghaf 3 3 3 2,162 sqft AED 3,700,000	 Amara, Tilal Al Ghaf 4 5 5 4,305 sqft AED 8,150,000	 Alaya, Tilal Al Ghaf 5 5 5 6,507 sqft AED 11,100,000	 Harmony, Tilal Al Ghaf 5 7 7 6,754 sqft AED 18,700,000	 Elysian Mansions, Tilal Al Ghaf 6 6 6 9,687 sqft AED 25,000,000
--	---	--	--	---

Dubai House Price Timeline

November 2024

**+0.38%**
MoM Change**+3.28%**
QoQ Change**+16.30%**
YoY Change**AED 1,478**
Average price/sqft

Sales in Tilal Al Ghaf

Average Price (AED) 2024



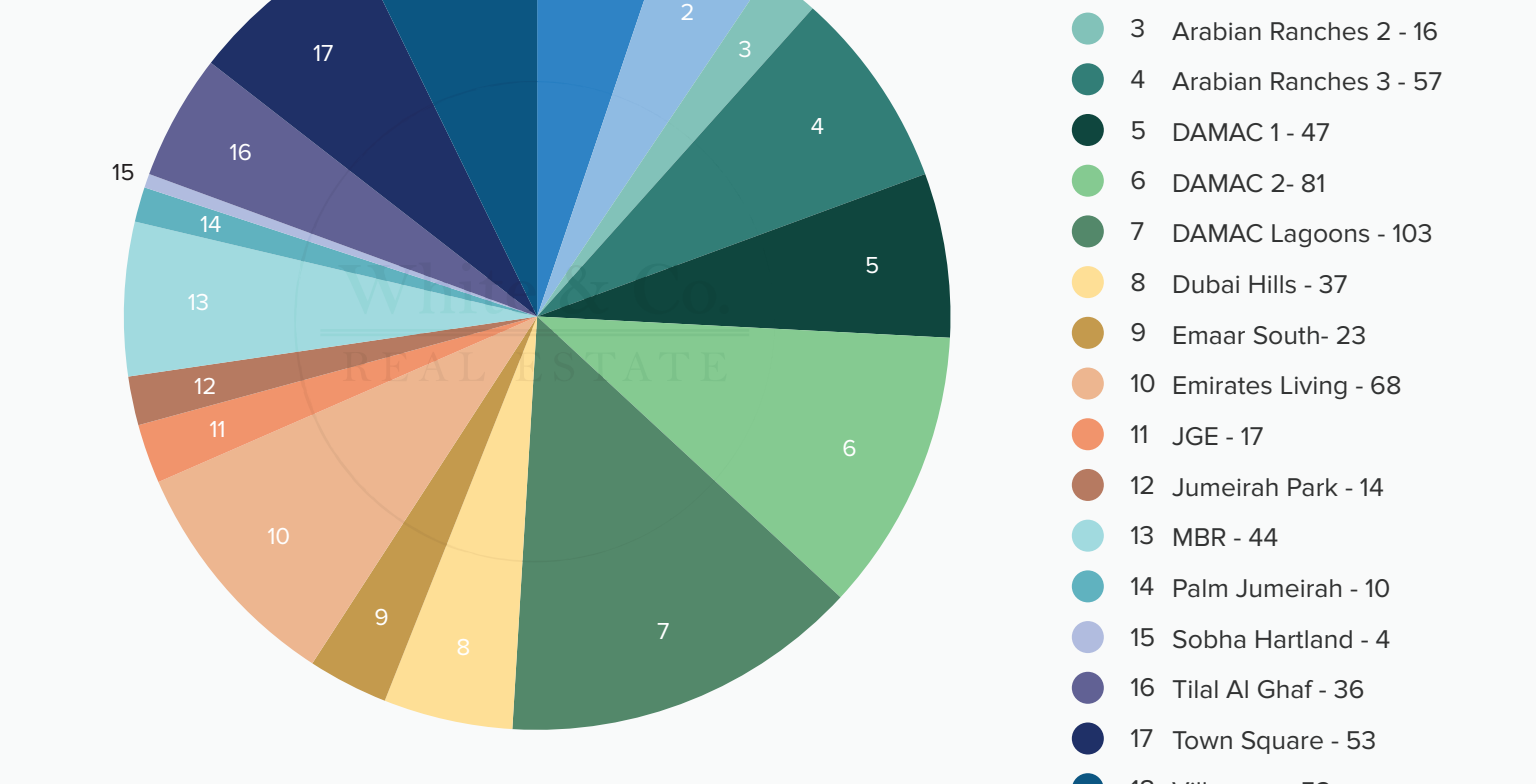
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,464,899	4,610,511	6,441,611	7,212,500
Arabian Ranches 1	5,335,206	8,602,000	10,788,933	14,253,561
Arabian Ranches 2	3,730,938	5,320,352	6,298,913	10,120,000
Arabian Ranches 3	2,488,400	4,144,188	6,331,246	-
DAMAC Hills 1	3,466,577	4,447,913	7,230,278	10,376,633
DAMAC Hills 2	1,428,954	2,080,958	1,949,813	3,538,307
DAMAC Lagoons	1,913,110	2,180,508	3,066,564	7,533,607
Dubai Hills	5,610,543	7,716,229	14,137,367	31,260,839
Emaar South	1,974,495	2,796,379	6,744,383	-
Emirates Living	5,010,145	10,997,180	16,713,498	25,915,400
JGE	4,949,180	7,999,719	15,196,290	14,063,368
Jumeirah Park	6,793,097	7,690,513	10,397,102	-
MBR	3,228,596	6,652,558	17,975,030	38,621,071
Palm Jumeirah	18,892,857	29,837,264	43,567,909	60,921,000
Sobha Hartland	-	9,326,873	18,493,466	-
Tilal Al Ghaf	3,570,447	5,410,783	14,530,983	34,033,333
Town Square	2,284,454	2,825,992	-	-
Villanova	2,428,996	3,094,697	5,440,889	-

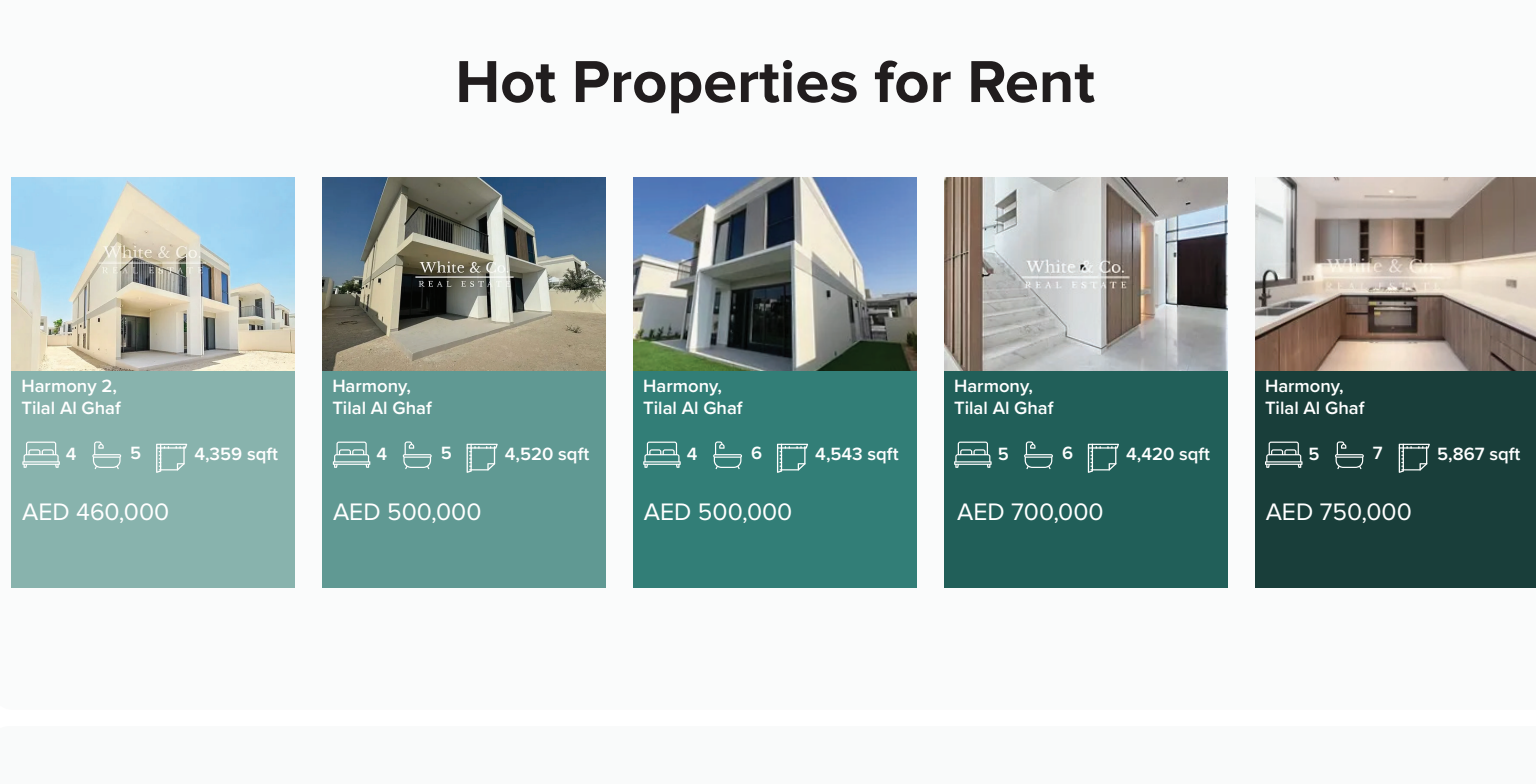
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

November 2024

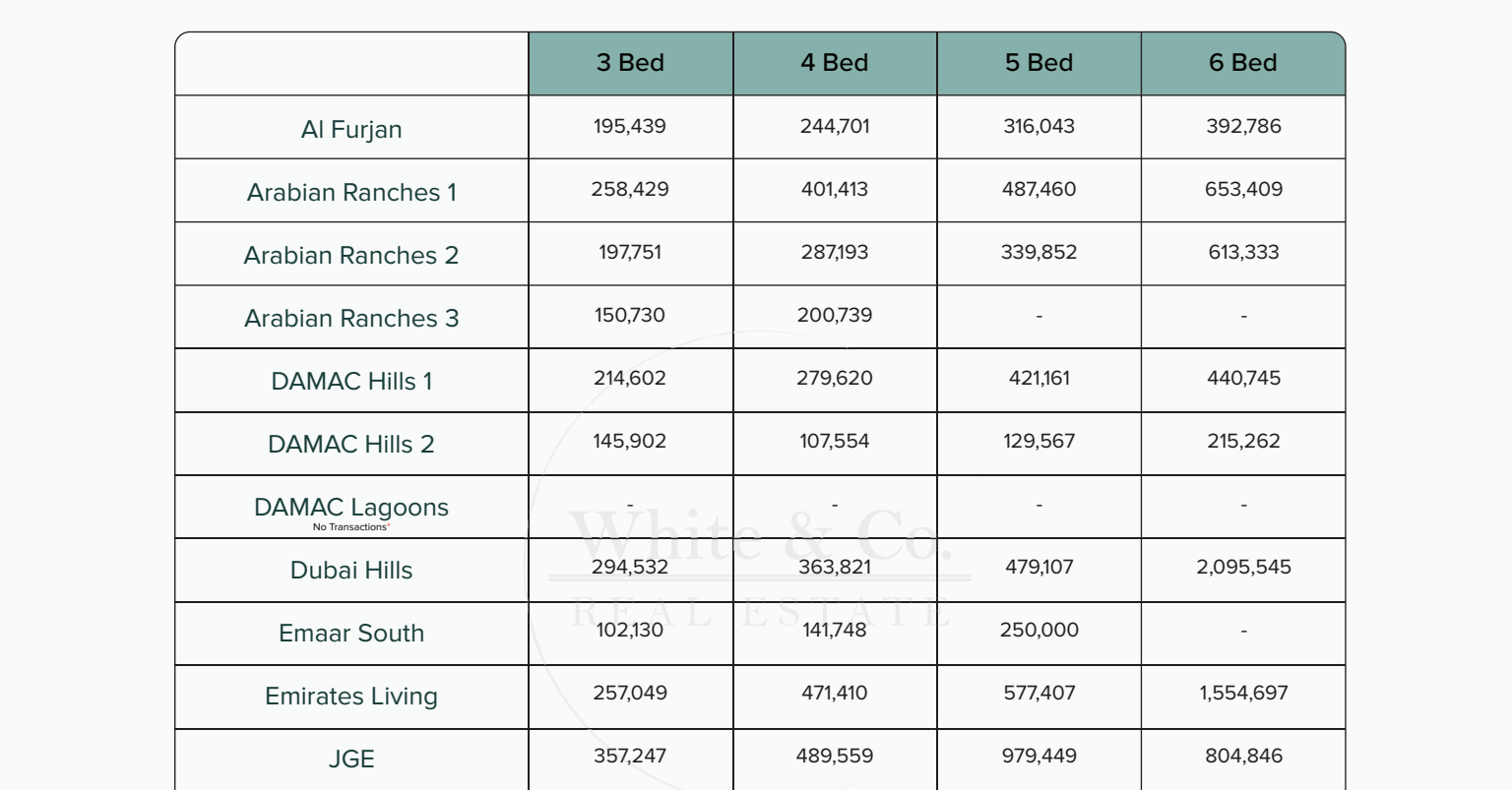
Total Sales Value
AED 6,587,742,121

Hot Properties for Rent

 Harmony 2, Tilal Al Ghaf 4 5 5 4,359 sqft AED 460,000	 Harmony, Tilal Al Ghaf 4 4 5 4,520 sqft AED 500,000	 Harmony, Tilal Al Ghaf 4 6 6 4,543 sqft AED 500,000	 Harmony, Tilal Al Ghaf 5 5 6 4,420 sqft AED 700,000	 Harmony, Tilal Al Ghaf 5 5 7 5,867 sqft AED 750,000
---	---	---	---	---

Rentals in Tilal Al Ghaf

Average Price (AED) 2024



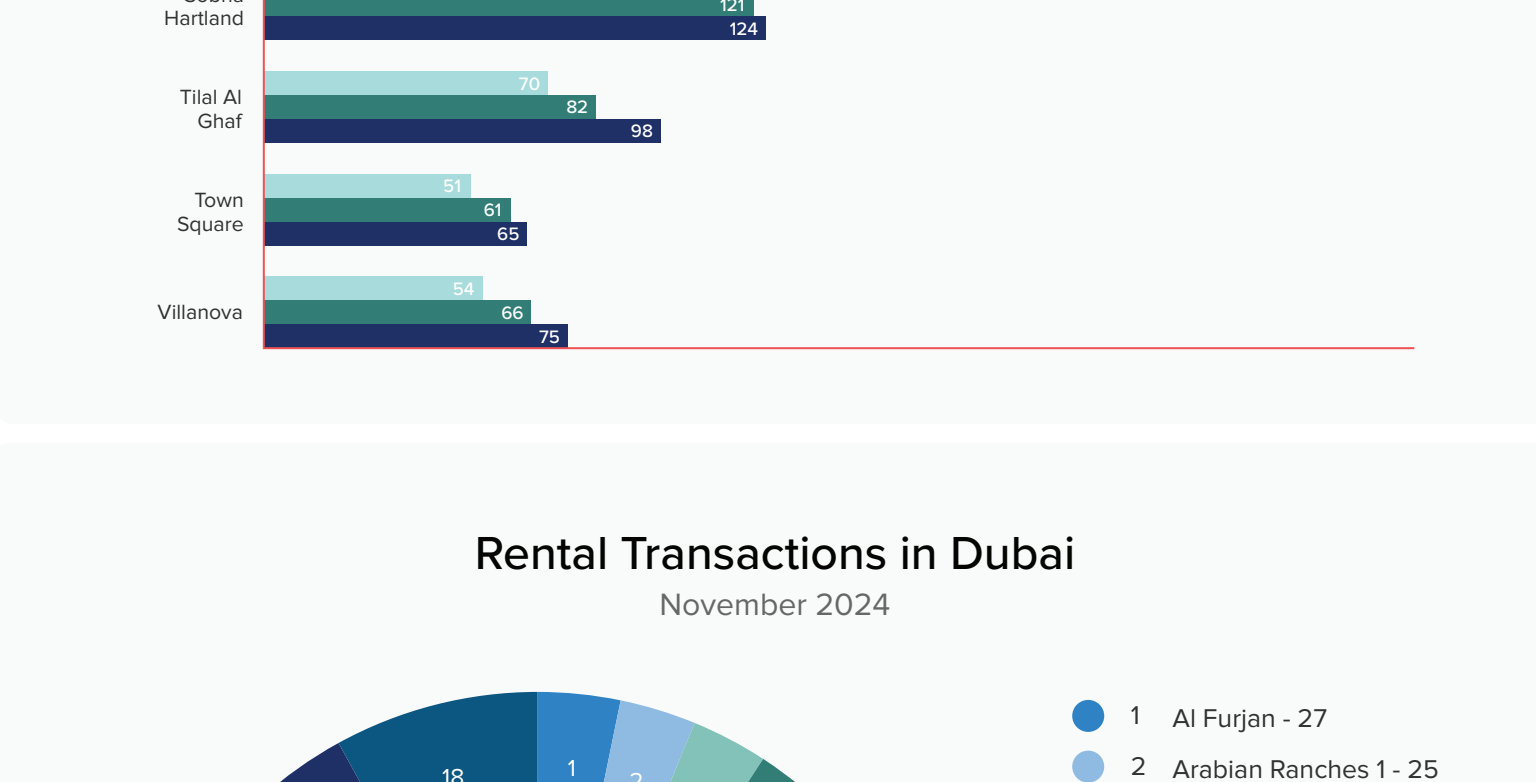
No Transactions in Alaya, Alaya Beach, Alaya Gardens, Amara, Aura, Elysian Mansions, Plagette 32, Serenity Mansions*

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	195,439	244,701	316,043	392,786
Arabian Ranches 1	258,429	401,413	487,460	653,409
Arabian Ranches 2	197,751	287,193	339,852	613,333
Arabian Ranches 3	150,730	200,729	-	-
DAMAC Hills 1	214,602	279,520	421,161	440,745
DAMAC Hills 2	145,902	107,554	129,567	215,262
DAMAC Lagoons	No Transactions	-	-	-
Dubai Hills	294,532	363,821	479,107	2,095,545
Emaar South	102,130	141,748	250,000	-
Emirates Living	257,049	471,410	577,407	1,554,697
JGE	357,247	489,559	979,449	804,846
Jumeirah Park	324,304	369,948	416,068	-
MBR	178,571	508,921	1,225,191	3,549,152
Palm Jumeirah	445,909	1,381,365	1,744,960	3,466,349
Sobha Hartland	-	653,059	1,119,436	-
Tilal Al Ghaf	188,065	300,797	722,333	-
Town Square	139,524	169,487	-	-
Villanova	148,797	187,982	276,500	-

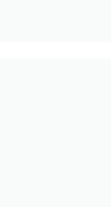
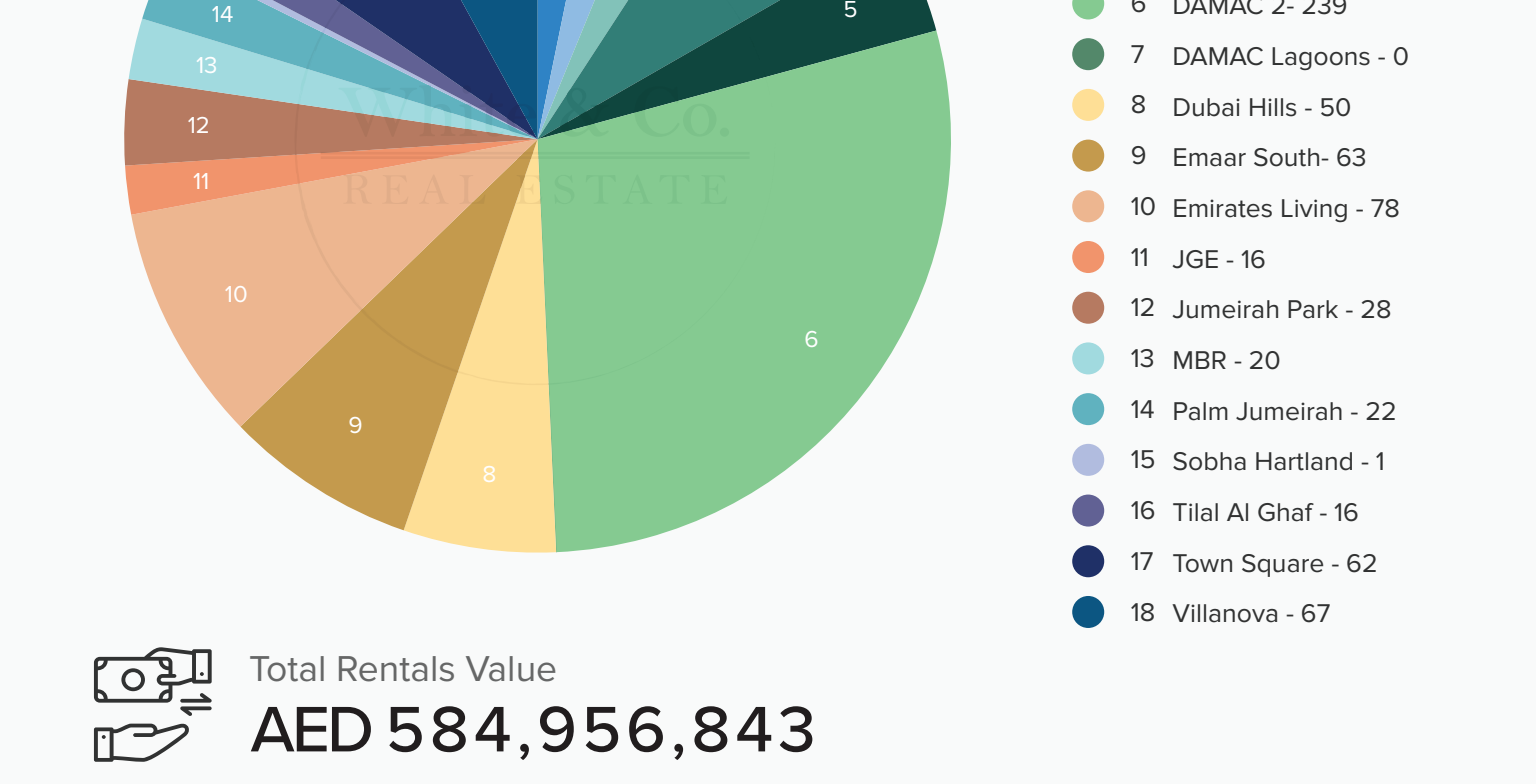
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

November 2024

Total Rentals Value
AED 584,956,843

Current Average Gross Yield

November 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.57 %
Sobha Hartland	Villa	6.54 %
MBR	Townhouse	6.45 %
JGE	Villa	6.23 %
Town Square	Townhouse	5.87 %
Al Furjan	Villa	5.66 %
DAMAC 1	Villa	5.54 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.14 %
Dubai Hills Estate	Villa	4.81 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.58 %
Arabian Ranches 1	Villa	4.29 %
Jumeirah Park	Villa	3.70 %
Palm Jumeirah	Villa	3.41 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
DAMAC Lagoons	879	2,586,987,310	DAMAC 2	2,462	349,272,082
DAMAC 2	861	1,418,067,628	Emirates Living	1106	308,510,503
Emirates Living	732	5,828,992,446	Villanova	1103	177,713,869
Arabian Ranches 3	607	2,028,693,887	Town Square	842	122,542,924
Villanova	595	1,623,016,385	Dubai Hills	822	314,527,281
Al Furjan	543	2,409,442,955	Emaar South	744	85,584,152
MBR	460	4,858,827,355	Arabian Ranches 3	517	86,728,941
Town Square	448	1,078,130,783	Arabian Ranches 1	489	150,313,349
Tilal Al Ghaf	409	3,562,202,679	DAMAC 1	431	119,686,388
Dubai Hills	405	5,649,702,735	Tilal Al Ghaf	397	106,913,179
DAMAC 1	395	1,760,796,037	Jumeirah Park	387	138,269,294
Arabian Ranches 1	371	2,479,750,256	Arabian Ranches 2	362	92,711,157
Emaar South	364	860,394,411	Al Furjan	325	73,545,588
JGE	205	2,250,558,681	MBR	204	125,777,881
Jumeirah Park	192	1,544,515,469	JGE	186	110,530,883
Arabian Ranches 2	174	885,882,848	Palm Jumeirah	184	348,013,783
Palm Jumeirah	121	4,988,880,854	Sobha Hartland	22	16,699,181
Sobha Hartland	41	410,974,149	DAMAC Lagoons	0	0