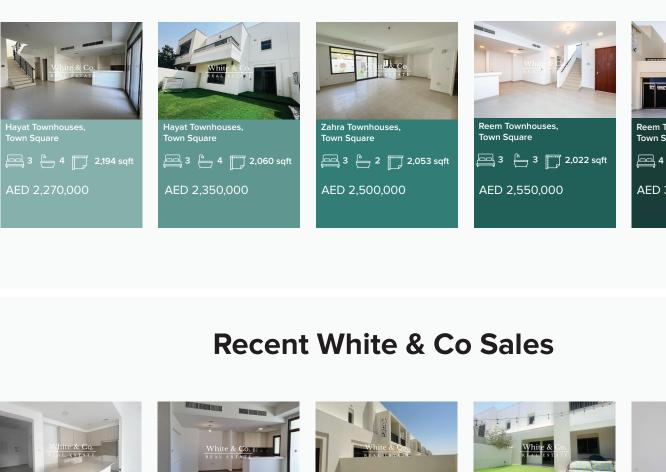
## Town Square July Market Report Newsletter Dubai: Mortgages hit 14-month high as demand for property stays strong Top villa areas included Town Square, The Springs, Arabian Ranches, Al Furjan, and Reem. White & Co News White & Co announces a new in-house mortgage team, offering clients better support 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 THE TO 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank. Speak to our in-house mortgage **Get started here Hot Properties for Sale**

White & Co.

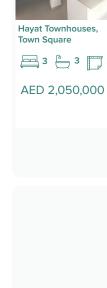


Naseem Townhouses,



Sama Townhouses, AED 2,450,000







Ranches

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

Dubai

Emaar

Emirates

JGE

MBR

Palm Jumeriah

Town

Villanova





Hayat Townhouses

Maha Townhouses

Naseem Townhouses

Noor Townhouses

Reem Townhouses.

Town Square

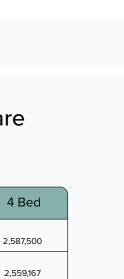
Sales in Town Square Average price (AED) 2024 3 Bed

2,090,500

2,074,631

2,247,500

2,156,863



2,815,000

2,688,333



2024

2023

2022

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

9 JGE - 23

11 MBR - 54

8 Emirates Living - 76

10 Jumeirah Park - 16

12 Palm Jumeirah - 46 13 Sobha Hartland - 3 14 Tilal Al Ghaf - 49 15 Town Square - 53 16 Villanova - 75

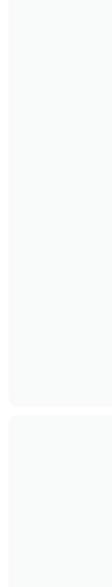
Zahra Townhouses.

AED 2,925,000

Town Square

## Reem Townhouses 2,323,333 2,863,039

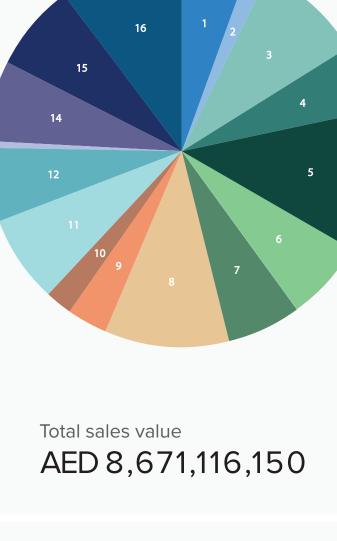
		2,273,500	2,606,667					
	Sama Townhouses	2,301,429	2,773,433					
	Shams Townhouses	2,096,429	2,660,833					
	Zahra Townhouses	2,243,214	2,869,000					
Sales Increase/decrease of price/sq.ft in Dubai								
			ai					
AED	AED 1,757 AED 1,468		aı					



13

Hayat Townhouses, Town Square

🚍 3 는 4 🦵 2,012 sqft



Sale transactions in Dubai July 2024

**Hot Properties for Rent** Naseem Townhouses, Town Square 🚐 3 🔓 4 🦵 2,051 sqft AED 154,999



2024

2023

2022

Arabian Ranches 1 - 50 Arabian Ranches 2 - 38 3 Arabian Ranches 3 - 41

4 DAMAC 1 - 40 5 DAMAC 2 - 183

6 Dubai Hills - 78 7 Emaar South - 53

9 JGE - 15

11 MBR - 18

Avg. Gross Yield

4.68 %

5.14 %

5.74 %

4.54 %

4.27 %

8 Emirates Living - 104

10 Jumeirah Park - 31

12 Palm Jumeirah - 13 13 Sobha Hartland - 2 14 Tilal Al Ghaf - 37 15 Town Square - 90 16 Villanova - 83

Safi Townhouses, Town Square 3 6 4 2,200 sqft 3 6 4 2,019 vsqft AED 150,000

Hayat Townhouses

Maha Townhouses

Naseem Townhouses

Noor Townhouses

Reem Townhouses

Safi Townhouses

Sama Townhouses

**Shams Townhouses** 

Zahra Townhouses

Arabian

Arabian Ranches 2

Ranches 3

DAMAC 1

DAMAC 2

Dubai

Emaar South

Emirates

JGE

Jumeirah

MBR

Jumeriah

Sobha Hartland

Square

Villanova

16

Total rentals value

Community

**Arabian Ranches 1** 

Arabian Ranches 2

**DAMAC Hills 1** 

Dubai Hills

Emirates Living (Springs, Lakes, Meadows)

AED 467,838,073

Current Average Gross Yeild July 2024

Community Type

Villa

Villa

Villa

Villa

Villa

15

14

12

13

Naseem Townhouses,

Rentals in Town Square Average price (AED) 2024

3 Bed

135,722

4 Bed

141,078

Rentals Increase/decrease of price/sq.ft in Dubai
AED 88 AED 79 AED 67
AED 87 AED 81 AED 66  AED 78 AED 70 AED 77
AED 94 AED 85 AED 68

AED 139

Rental transactions in Dubai July 2024



**JGE** Jumeriah Park

	M						
	Palm						
	Town Square						
	.5 5433.5						
		T.	<b>.+</b>	Color			
		10	ota	Sales			
Sales							
		Total Volume	То	tal Value			
En	nirates Living	455	3,	513,033,476			
DA	AMAC Hills 2	454	7	45,490,851			
	Villanova	393	1,	039,221,385			
Arab	oian Ranches 3	363	1,2	202,344,688			
7	Tilal Al Ghaf	323	2,	699,705,679			
Т	ownsquare	269	6	331,774,964			
	MBR	268	2	859,148,510			
Е	maar South	263	5	93,528,971			
	Dubai Hills	259	3,	339,578,525			
Aral	oian Ranches 1	248	1,	663,086,016			
D	AMAC Hills 1	231	1,	030,563,708			
Jumeriah Park		135	1,102,754,624				
JGE		127	1,360,117,342				
Palm Jumeirah		114	4,119,017,854				

110

28

Arabian Ranches 2

Sobha Hartland

		Villa		6.40 %		
		Villa		3.69 %		
		Villa		5.14%		
		Villa		2.87 %		
	Townhouse			5.24 %		
					<u> </u>	)
:al	l Sales	& Rent	als in Du	ubai		
То	tal Value		Kentuis		Total Volume	Total Valu
3,	513,033,476		DAMAC Hills 2		1,397	129,379,990
7	/45,490,851		Villanova		694	109,209,569
1,	039,221,385		Emirates Living		689	175,997,950
1,2	202,344,688		Townsqu	Townsquare		79,445,073
2,	699,705,679		Emaar South		506	55,420,169
6	531,774,964		Dubai Hills		453	176,639,956
2	,859,148,510		Arabian Ranches 1		310	95,301,772
5	593,528,971		Tilal Al Ghaf		258	63,536,995
3,	339,578,525		DAMAC Hills 1		251	69,048,690
1,	663,086,016		Arabian Ranches 3		248	40,512,175
1,	030,563,708		Jumeriah Park		239	81,480,898
1,	102,754,624		Arabian Ranches 2		198	51,678,603
1,	,360,117,342		MBR		132	74,075,433
4	4,119,017,854 JGE			110	66,449,648	

Sobha Hartland 300,105,659 \*Data source: Property Monitor, as of 1st August 2024 Secondary sales only Find out the current value of your property **Get started here** with a free, online valuation in minutes

572,876,886

www.whiteandcogroup.com

Palm Jumeirah

147,985,110

10,299,181