

White & Co.
REAL ESTATE

Arabian Ranches 1 August Market Report

Newsletter

Why Invest in Arabian Ranches

- Arabian Ranches offers a solid 5% return on investment due to high demand.
- More affordable than central Dubai, with good potential for property value appreciation.

White & Co News

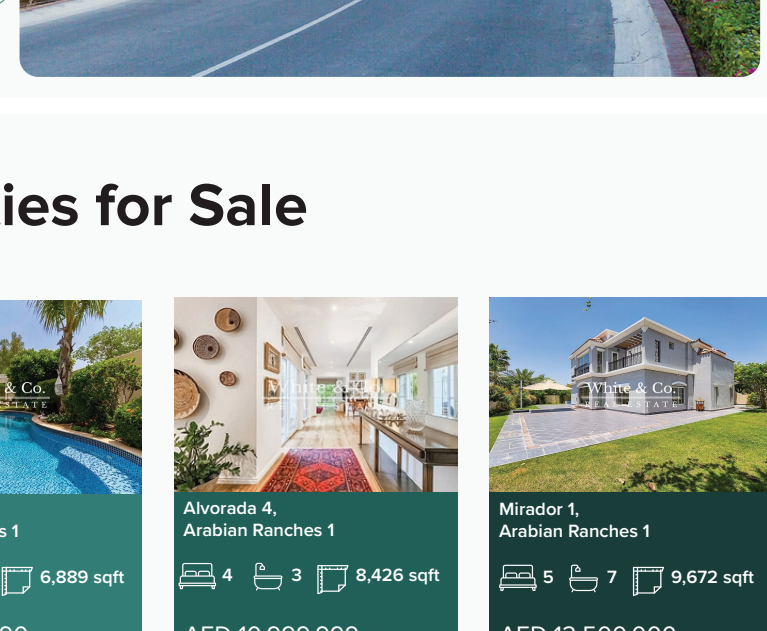
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

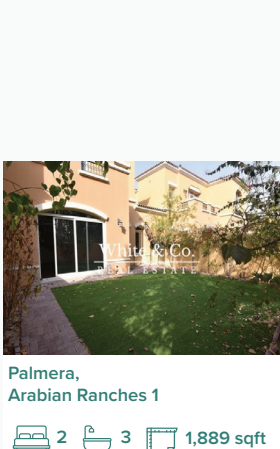
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

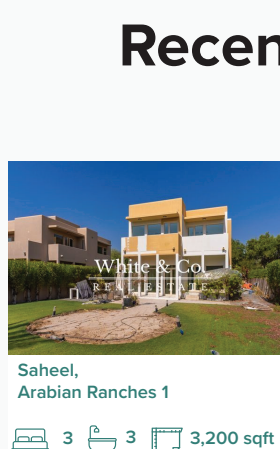
Get started here



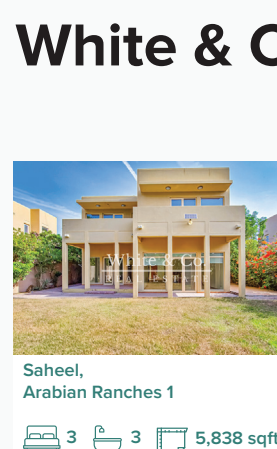
Hot Properties for Sale



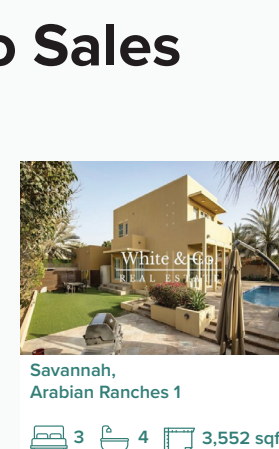
Al Reem 3, Arabian Ranches 1
2 2 2 1,857 sqft
AED 2,700,000



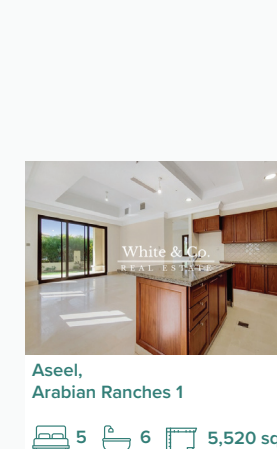
Al Reem 1, Arabian Ranches 1
3 3 3 2,460 sqft
AED 4,200,000



Terra Nova, Arabian Ranches 1
4 4 3 6,889 sqft
AED 7,799,990

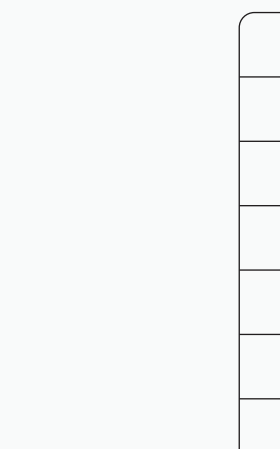


Alvorada 4, Arabian Ranches 1
4 4 3 8,426 sqft
AED 10,999,999

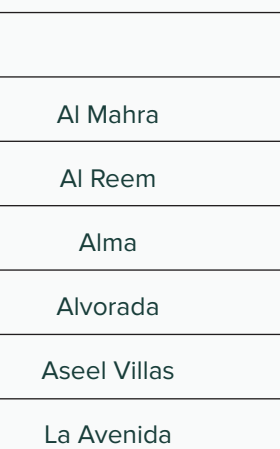


Mirador 1, Arabian Ranches 1
5 6 7 9,672 sqft
AED 12,500,000

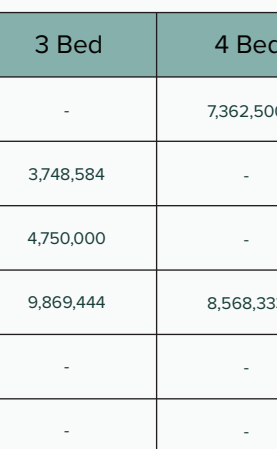
Recent White & Co Sales



Palmera, Arabian Ranches 1
2 2 3 1,889 sqft
AED 2,900,000



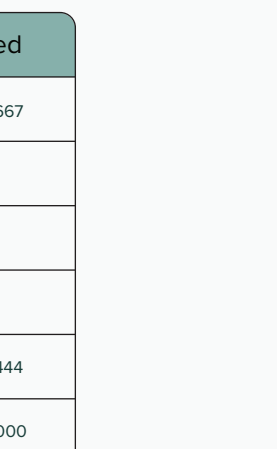
Saheel, Arabian Ranches 1
3 3 3 3,200 sqft
AED 5,000,000



Saheel, Arabian Ranches 1
3 3 3 5,838 sqft
AED 6,200,000



Savannah, Arabian Ranches 1
3 4 3 3,552 sqft
AED 7,000,000



Aseel, Arabian Ranches 1
5 6 6 5,520 sqft
AED 8,700,000

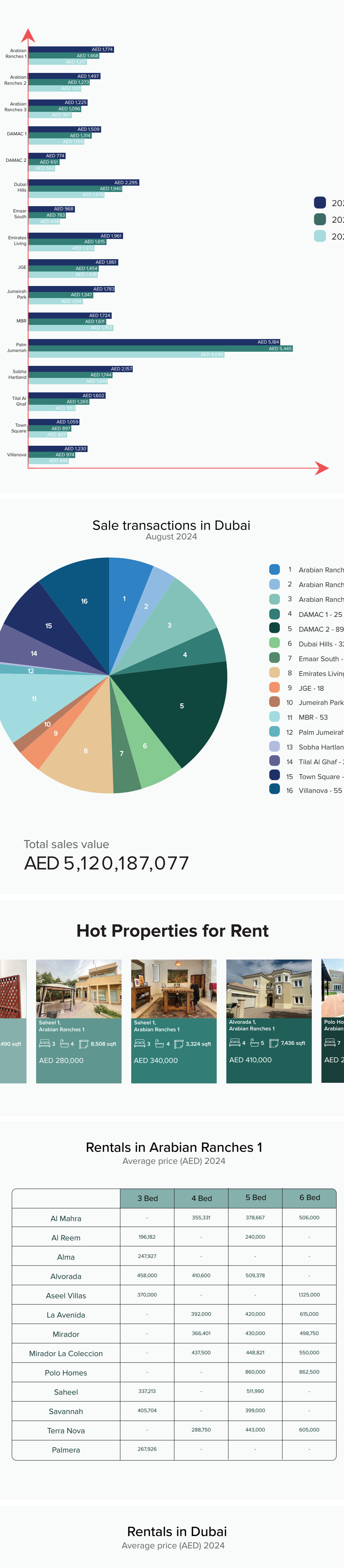
Sales in Arabian Ranches 1
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Mahra	-	7,362,500	9,328,571	9,766,667
Al Reem	3,748,584	-	-	-
Alma	4,750,004	-	-	-
Alvorada	9,869,444	8,568,333	9,575,000	-
Aseel Villas	-	-	8,380,506	8,687,444
La Avenida	-	-	10,850,000	11,850,000
Mirador	-	7,492,857	10,750,000	9,750,000
Mirador La Coleccion	-	9,037,500	9,770,000	11,500,000
Polo Homes	-	-	20,412,500	26,500,000
Saheel	6,607,967	-	9,876,190	-
Savannah	7,952,778	-	-	-
Terra Nova	-	-	6,700,000	10,150,000
Palmera	5,215,625	-	-	-

Sales in Dubai
Average price (AED) 2024

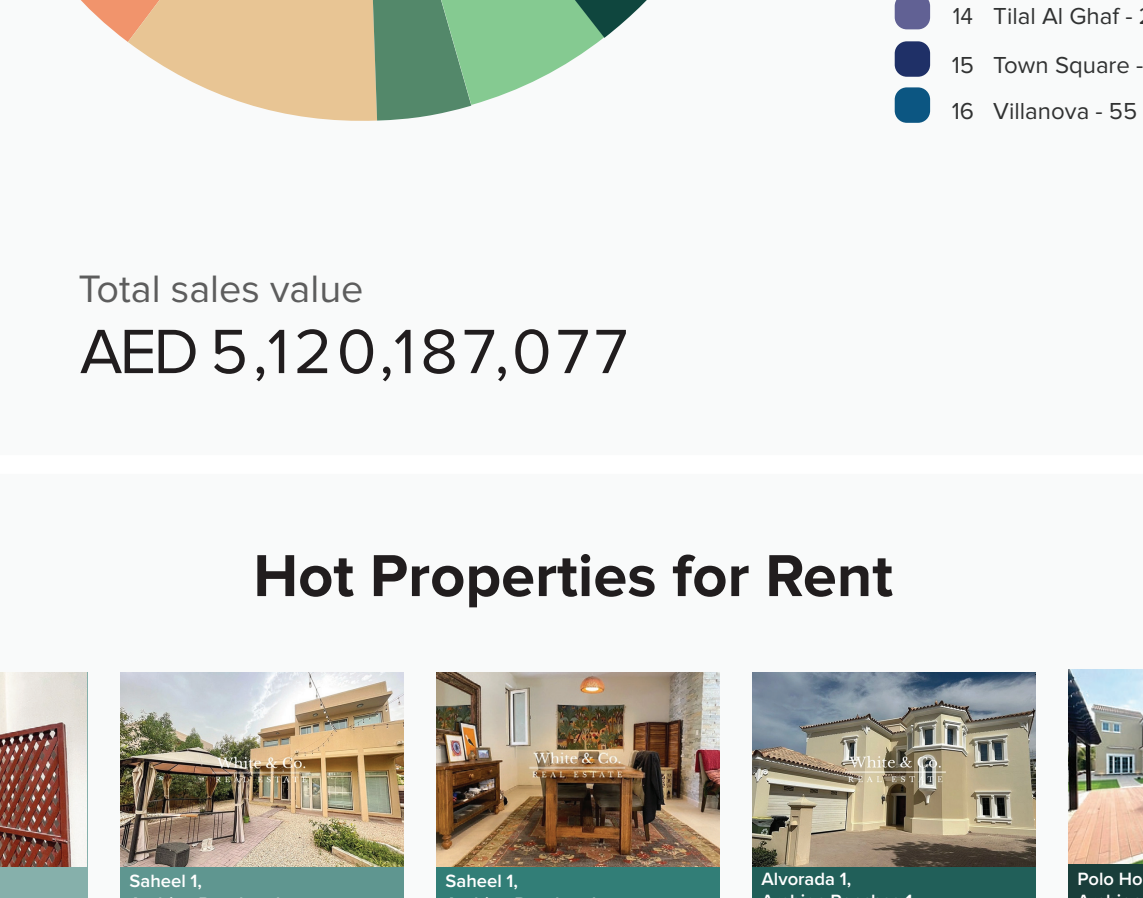
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,174,361	8,201,538	10,599,942	13,755,869
Arabian Ranches 2	3,673,333	5,388,710	6,207,039	10,120,000
Arabian Ranches 3	2,450,004	4,045,345	6,264,768	-
DAMAC Hills 1	3,345,723	4,013,786	7,316,544	10,376,633
DAMAC Hills 2	1,400,041	2,136,507	1,942,945	3,488,744
Dubai Hills	5,580,046	6,984,119	14,754,273	31,952,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,990,435	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	5,163,600	-

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 1,299
Arabian Ranches 2	AED 1,497	AED 1,223	AED 1,086
Arabian Ranches 3	AED 1,225	AED 1,096	AED 901
DAMAC 1	AED 1,509	AED 1,314	AED 1,162
DAMAC 2	AED 774	AED 691	AED 583
Dubai Hills	AED 2,286	AED 1,940	AED 1,526
Emaar South	AED 1,943	AED 2,111	AED 958
Emirates Living	AED 1,965	AED 1,615	AED 1,096
JGE	AED 1,801	AED 1,584	AED 1,391
Jumeirah Park	AED 1,721	AED 1,347	AED 1,158
MBR	AED 1,724	AED 1,611	AED 1,455
Palm Jumeirah	AED 5,104	AED 5,445	AED 4,080
Sobha Hartland	AED 2,197	AED 1,744	AED 1,388
Tilal Al Ghaf	AED 1,602	AED 1,540	AED 943
Town Square	AED 1,059	AED 897	AED 708
Villanova	AED 1,230	AED 944	AED 848

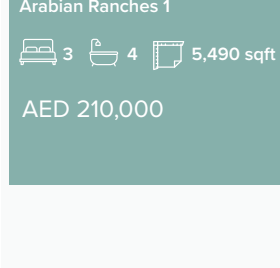
Sale transactions in Dubai
August 2024



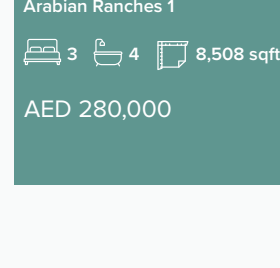
Community	Count
1 Arabian Ranches 1 - 33	1
2 Arabian Ranches 2 - 19	2
3 Arabian Ranches 3 - 48	3
4 DAMAC 1 - 25	4
5 DAMAC 2 - 89	5
6 Dubai Hills - 32	6
7 Emaar South - 22	7
8 Emirates Living - 58	8
9 JGE - 18	9
10 Jumeirah Park - 9	10
11 MBR - 53	11
12 Palm Jumeirah - 8	12
13 Sobha Hartland - 2	13
14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

Total sales value
AED 5,120,187,077

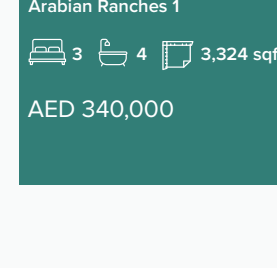
Hot Properties for Rent



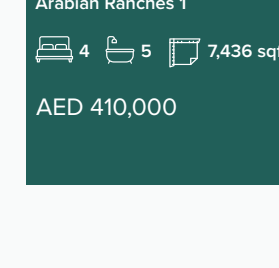
Al Reem 1, Arabian Ranches 1
3 4 4 5,490 sqft
AED 210,000



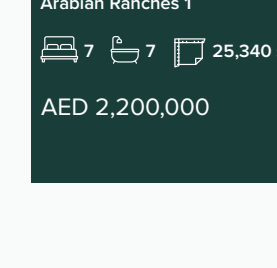
Saheel 1, Arabian Ranches 1
3 3 4 8,508 sqft
AED 280,000



Saheel 1, Arabian Ranches 1
3 3 4 3,324 sqft
AED 340,000



Alvorada 1, Arabian Ranches 1
4 5 7 7,436 sqft
AED 410,000



Polo Homes, Arabian Ranches 1
7 7 7 25,340 sqft
AED 2,200,000

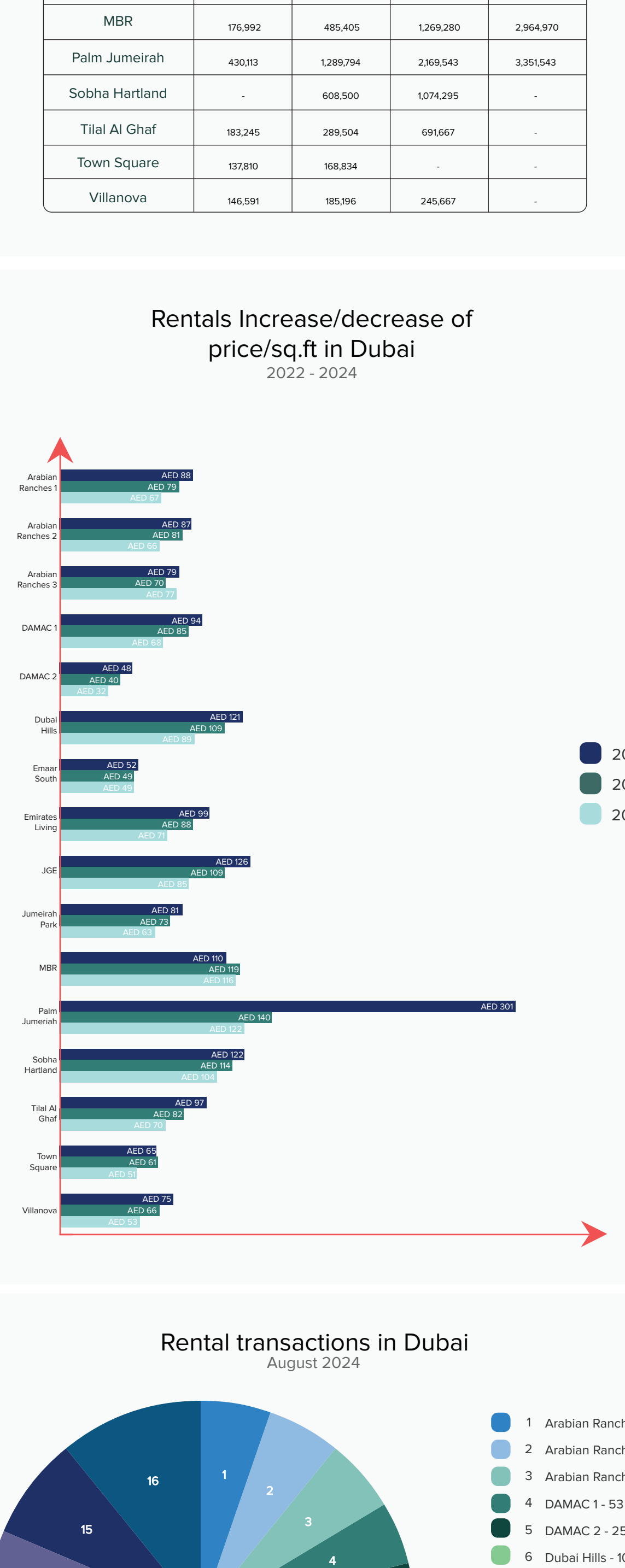
Rentals in Arabian Ranches 1
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Mahra	-	355,331	378,667	506,000
Al Reem	196,182	-	240,000	-
Alma	247,927	-	-	-
Alvorada	458,000	410,600	509,378	-
Aseel Villas	370,000	-	-	1125,000
La Avenida	-	392,000	420,000	615,000
Mirador	-	366,401	430,000	498,750
Mirador La Coleccion	-	437,500	448,821	550,000
Polo Homes	-	-	860,000	862,500
Saheel	337,213	-	511,990	-
Savannah	405,704	-	399,000	-
Terra Nova	-	288,750	443,000	605,000
Palmera	267,926	-	-	-

Rentals in Dubai
Average price (AED) 2024

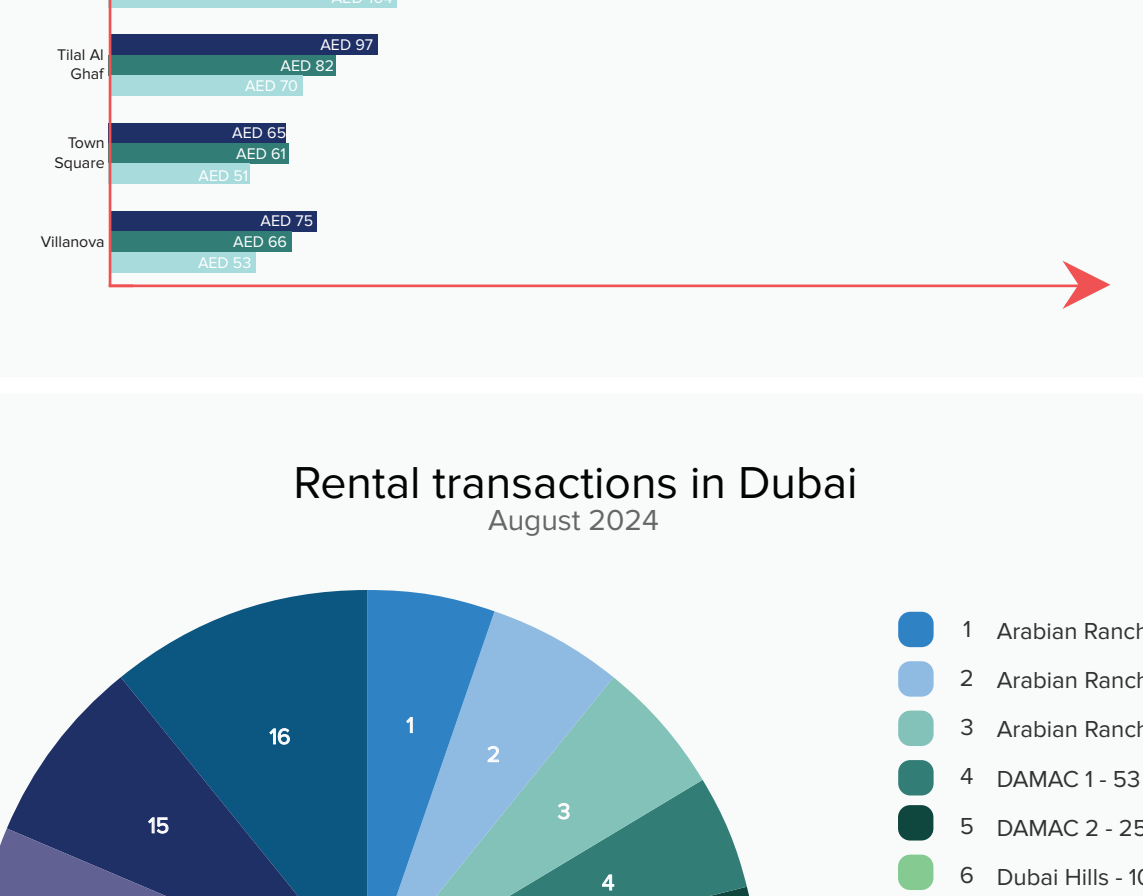
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	255,822	407,379	457,944	663,158
Arabian Ranches 2	199,454	286,013	357,545	635,000
Arabian Ranches 3	146,517	194,231	-	-
DAMAC Hills 1	213,831	285,419	402,816	465,994
DAMAC Hills 2	88,204	105,952	128,853	218,270
Dubai Hills	290,346	362,576	478,484	1,762,625
Emaar 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	2,369,543	3,381,543
Sobha Hartland	-	608,500	1,074,295	-
Tilal Al Ghaf	183,245	288,504	691,667	-
Town Square	137,810	168,834	-	-
Villanova	146,591	185,196	245,667	-

Rentals Increase/decrease of price/sq.ft in Dubai
2022 - 2024



Community	2024	2023	2022
Arabian Ranches 1	AED 84	AED 79	AED 67
Arabian Ranches 2	AED 81	AED 81	AED 76
Arabian Ranches 3	AED 78	AED 78	AED 77
DAMAC 1	AED 94	AED 88	AED 78
DAMAC 2	AED 45	AED 44	AED 37
Dubai Hills	AED 121	AED 106	AED 98
Emaar South	AED 52	AED 51	AED 45
Emirates Living	AED 54	AED 53	AED 71
JGE	AED 106	AED 95	AED 82
Jumeirah Park	AED 81	AED 72	AED 63
MBR	AED 110	AED 115	AED 108
Palm Jumeirah	AED 140	AED 132	AED 122
Sobha Hartland	AED 122	AED 114	AED 104
Tilal Al Ghaf	AED 57	AED 54	AED 47
Town Square	AED 65	AED 61	AED 55
Villanova	AED 75	AED 66	AED 55

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	1,999,226,385
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	737,721,964
Dubai Hills	292	3,880,913,872
Emaar South	286	661,450,635
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	61,560,173
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	77,647,748
Palm Jumeirah	115	233,834,672
Sobha Hartland	16	11,599,181