

# Arabian Ranches 1 February Market Report

## News

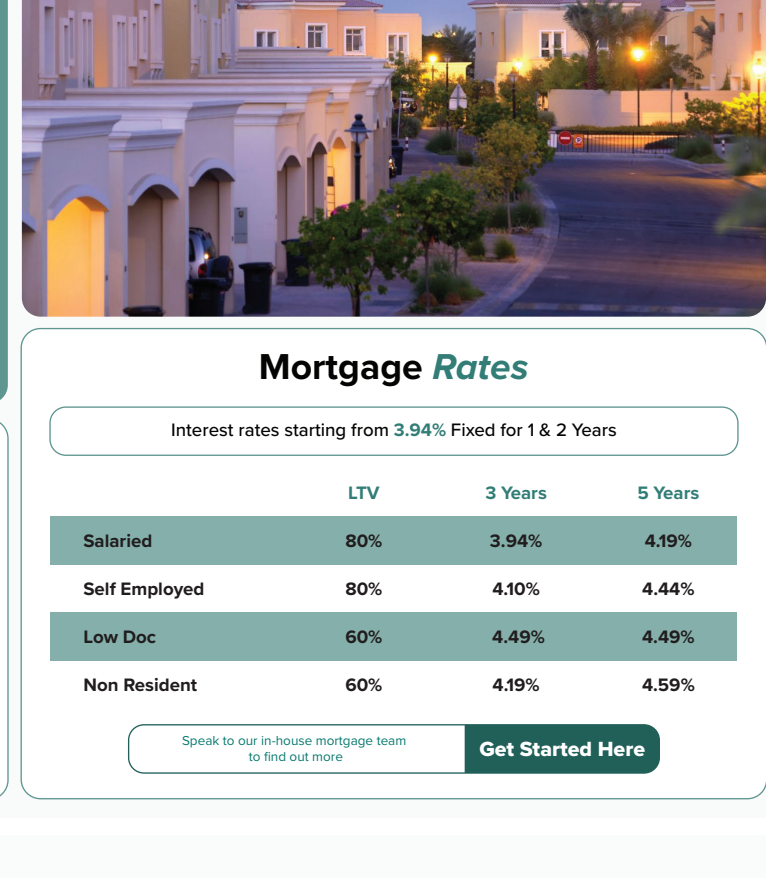
### Arabian Ranches 3 Souk Opens with New Amenities

Arabian Ranches 3 Souk is now open, featuring coffee shops, restaurants, and a Spinneys supermarket. The Souk also promises a pilates studio, expected to open soon. The new hub offers convenient shopping and dining options, becoming a central gathering place for the community.

## White & Co News

### Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index launched on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.



## Mortgage Rates

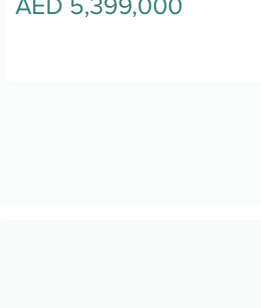
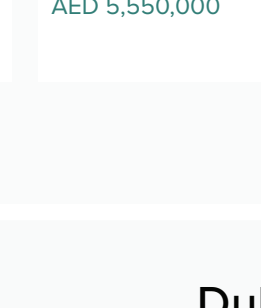
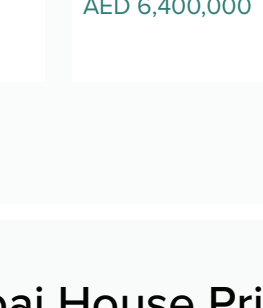
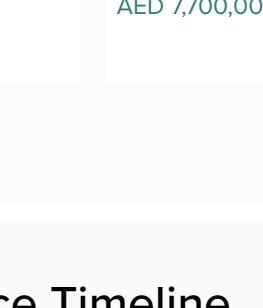
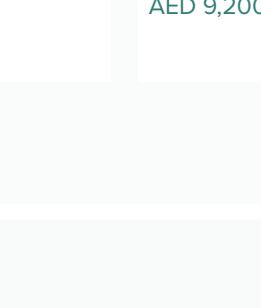
Interest rates starting from 3.94% Fixed for 1 & 2 Years

|               | LTV | 3 Years | 5 Years |
|---------------|-----|---------|---------|
| Salaried      | 80% | 3.94%   | 4.19%   |
| Self Employed | 80% | 4.90%   | 4.44%   |
| Low Doc       | 60% | 4.49%   | 4.49%   |
| Non Resident  | 60% | 4.99%   | 4.59%   |

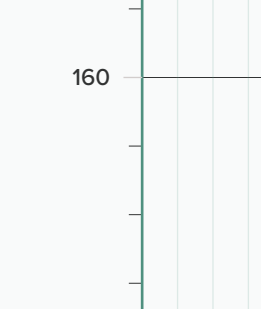
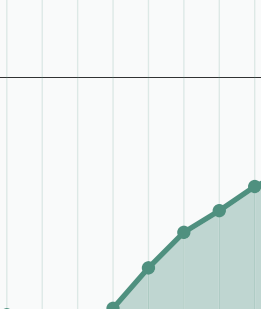
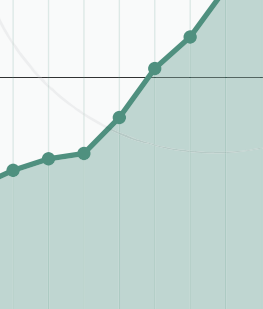
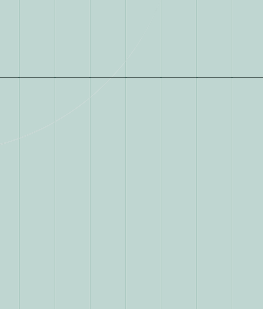
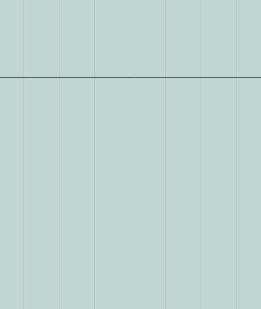
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## Hot Properties for Sale

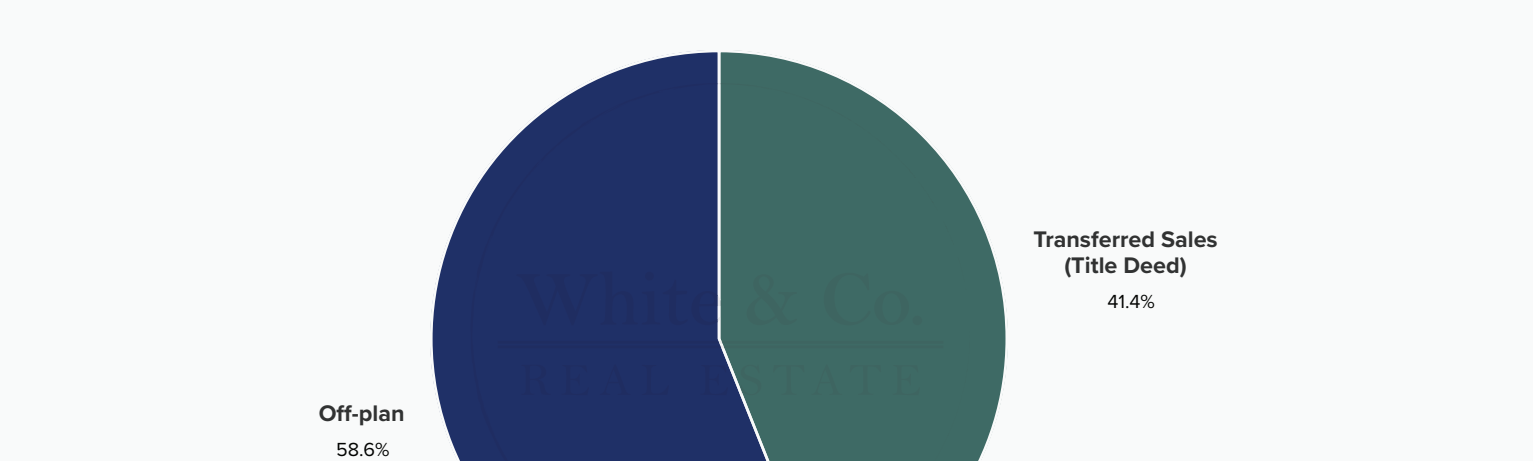
|                                                                                                                                                    |                                                                                                                                                       |                                                                                                                                                       |                                                                                                                                                      |                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Asseel, Arabian Ranches 1<br>5 5 6,015 sqft<br>AED 8,750,000 | <br>Al Mahra, Arabian Ranches 1<br>5 5 2,436 sqft<br>AED 9,999,000 | <br>Mirador, Arabian Ranches 1<br>5 6 9,672 sqft<br>AED 12,000,000 | <br>Asseel, Arabian Ranches 1<br>6 7 8,087 sqft<br>AED 13,500,000 | <br>Mirador, Arabian Ranches 1<br>6 7 3,857 sqft<br>AED 16,400,000 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

## Recent White & Co Sales

|                                                                                                                                                     |                                                                                                                                                      |                                                                                                                                                      |                                                                                                                                                      |                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Al Reem, Arabian Ranches 1<br>4 4 3,060 sqft<br>AED 5,399,000 | <br>Al Reem, Arabian Ranches 1<br>4 4 2,436 sqft<br>AED 5,550,000 | <br>Al Reem, Arabian Ranches 1<br>5 5 7,000 sqft<br>AED 6,400,000 | <br>Mirador, Arabian Ranches 1<br>5 5 3,909 sqft<br>AED 7,700,000 | <br>Mirador, Arabian Ranches 1<br>4 4 3,851 sqft<br>AED 9,200,000 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

## Dubai House Price Timeline

February 2025



Monthly

+1.41% MoM Change

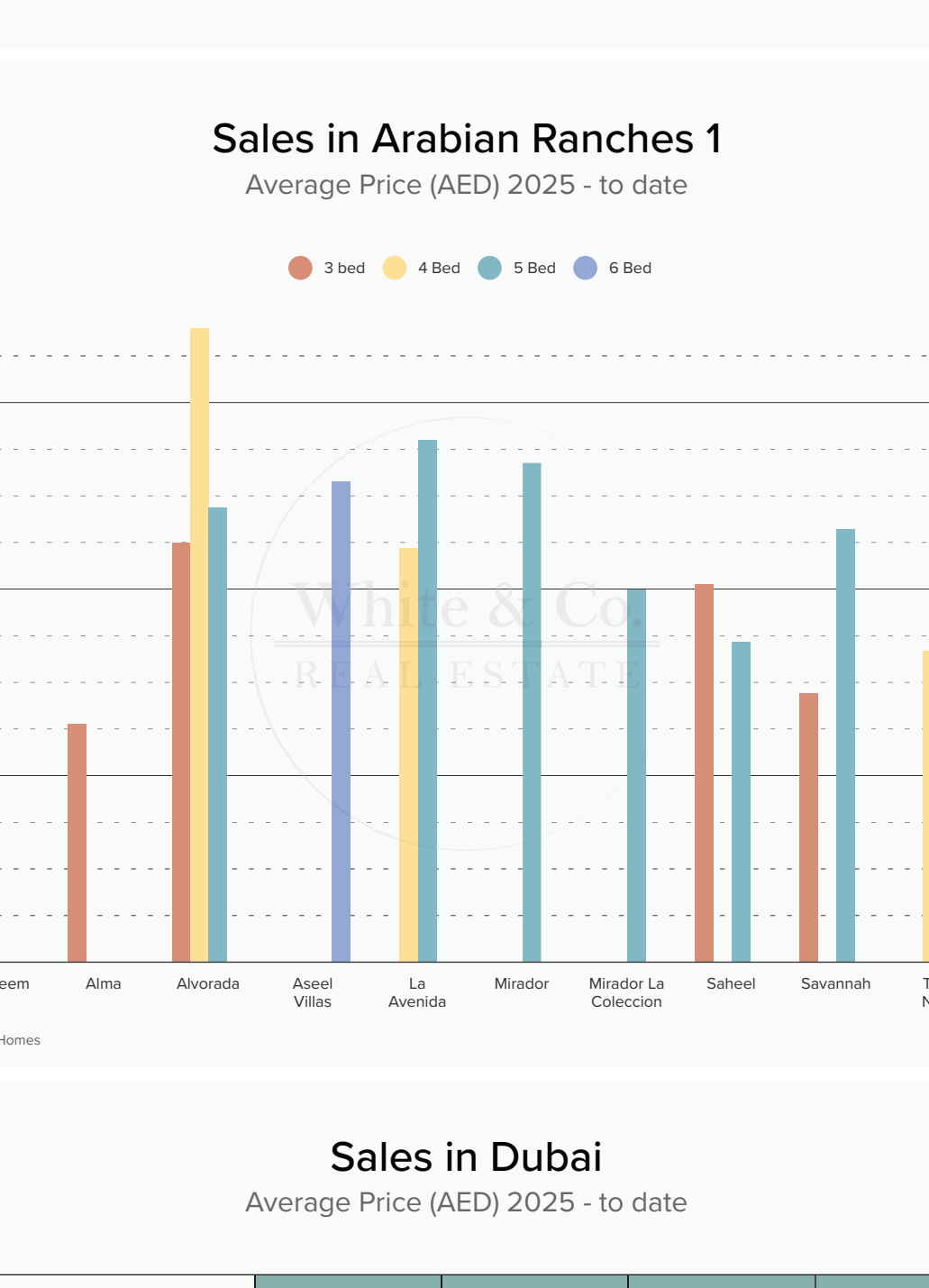
+1.72% QoQ Change

+16.31% YoY Change

AED 1,505 Average price/sqft

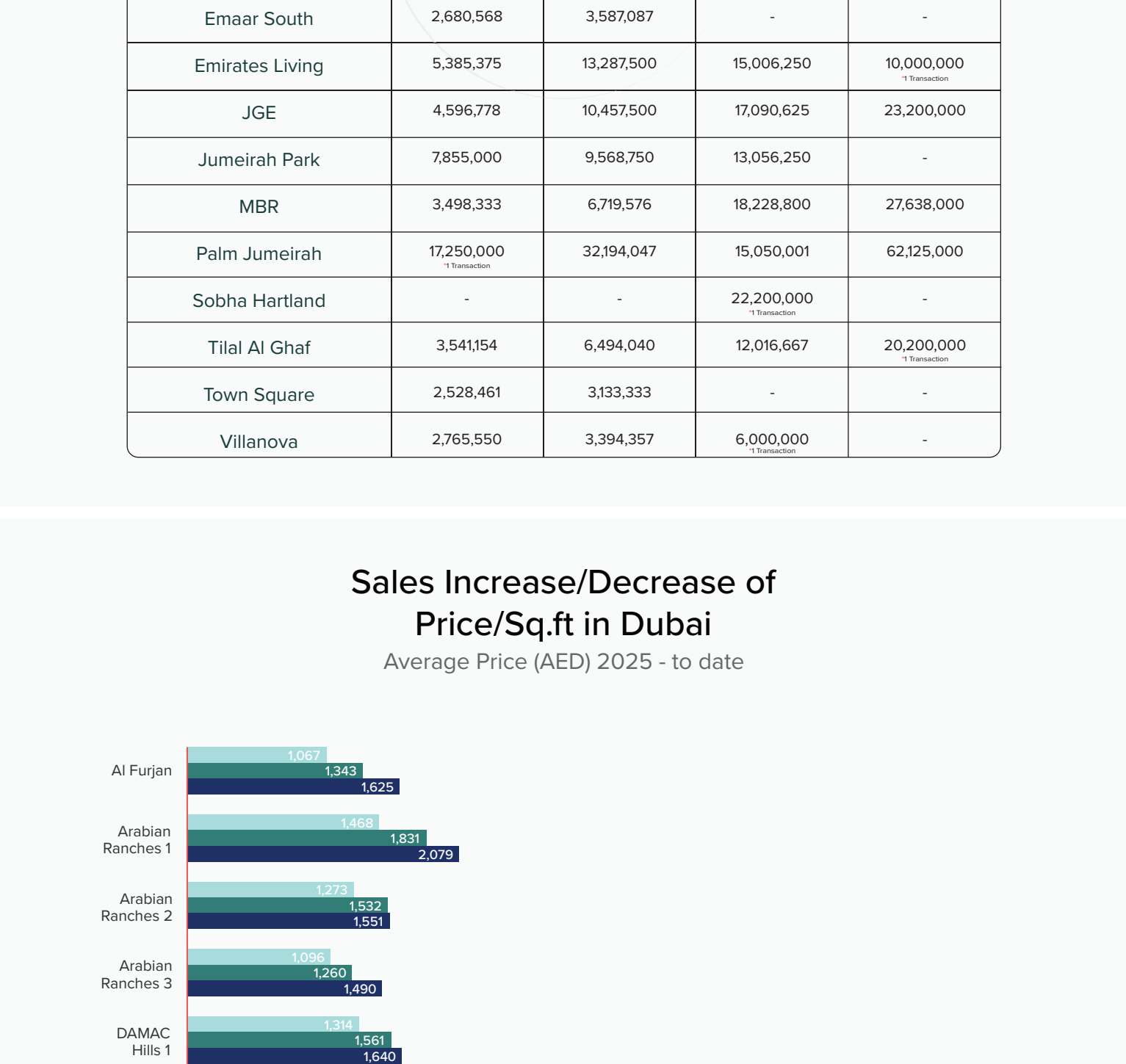
## Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), February 2025



## Sales in Arabian Ranches 1

Average Price (AED) 2025 - to date



\*No transactions in Al Mahra, Polo Homes

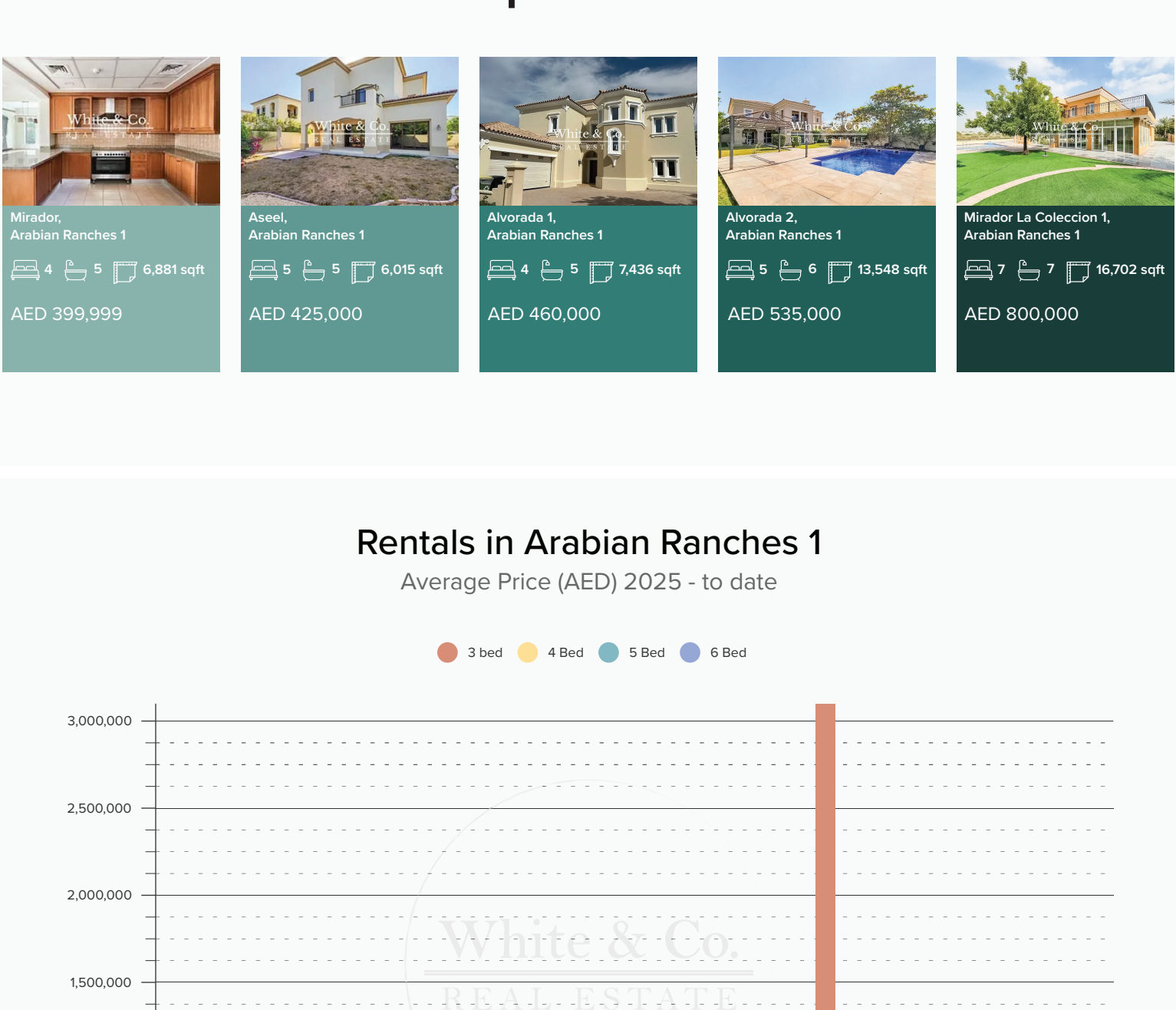
## Sales in Dubai

Average Price (AED) 2025 - to date

|                   | 3 Bed                         | 4 Bed      | 5 Bed                         | 6 Bed                          |
|-------------------|-------------------------------|------------|-------------------------------|--------------------------------|
| Al Furjan         | 3,957,857                     | 5,253,887  | 7,750,000                     | -                              |
| Arabian Ranches 1 | 5,913,100                     | 12,356,000 | 11,668,571                    | 12,900,000<br>(1 Transaction)  |
| Arabian Ranches 2 | 3,000,000                     | 5,245,407  | -                             | 10,500,000<br>(1 Transaction)  |
| Arabian Ranches 3 | 2,683,896                     | 4,308,168  | 3,930,000<br>(1 Transaction)  | -                              |
| DAMAC Hills 1     | 3,093,393                     | 3,940,000  | 8,800,000                     | 12,180,000<br>(1 Transaction)  |
| DAMAC Hills 2     | 1,614,868                     | 1,883,676  | 630,000                       | 3,933,333                      |
| DAMAC Lagoons     | 2,130,000                     | 2,220,313  | 3,018,651                     | 7,000,000                      |
| Dubai Hills       | 6,335,167                     | 7,762,575  | 10,348,827                    | 33,413,333<br>(3 Transactions) |
| Dubai South       | 2,805,417                     | 3,840,000  | 4,616,667                     | -                              |
| Emaar South       | 2,680,568                     | 3,587,087  | -                             | -                              |
| Emirates Living   | 5,385,375                     | 13,287,500 | 15,006,250                    | 10,000,000<br>(1 Transaction)  |
| JGE               | 4,596,778                     | 10,457,500 | 17,090,625                    | 23,200,000                     |
| Jumeirah Park     | 7,855,000                     | 9,568,750  | 13,056,250                    | -                              |
| MBR               | 3,498,333                     | 6,719,576  | 18,228,800                    | 27,638,000                     |
| Palm Jumeirah     | 17,250,000<br>(1 Transaction) | 32,194,047 | 15,050,001                    | 62,125,000                     |
| Sobha Hartland    | -                             | -          | 22,200,000<br>(1 Transaction) | -                              |
| Tilal Al Ghaf     | 3,541,154                     | 6,494,040  | 12,016,667                    | 20,200,000<br>(1 Transaction)  |
| Town Square       | 2,528,461                     | 3,133,333  | -                             | -                              |
| Villanova         | 2,765,550                     | 3,394,357  | 6,000,000                     | -                              |

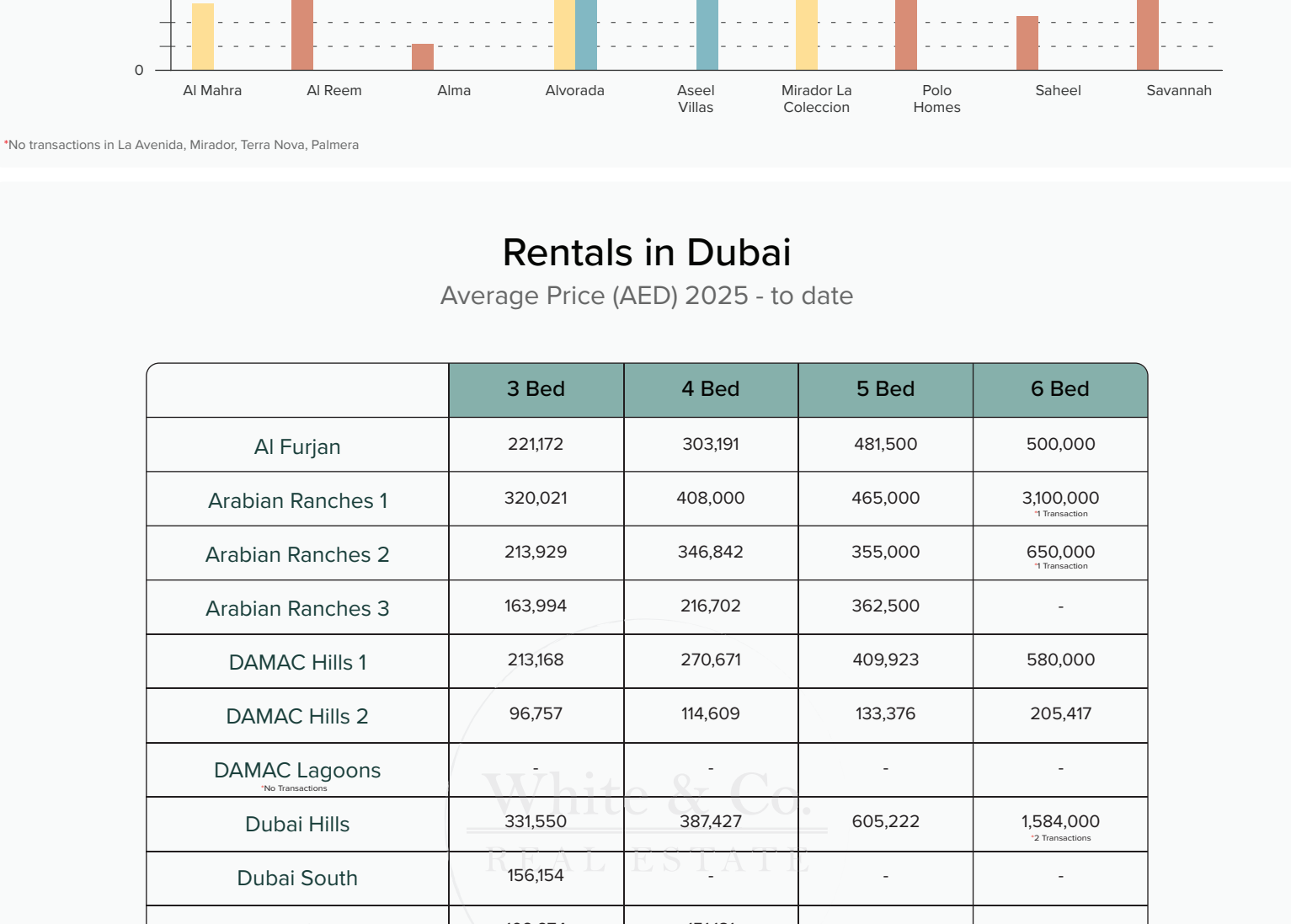
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



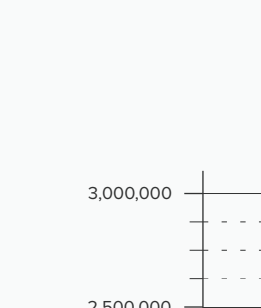
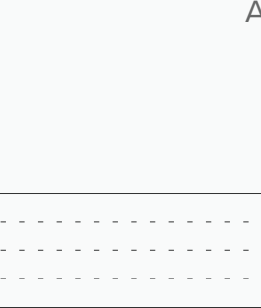
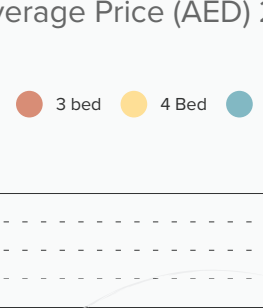
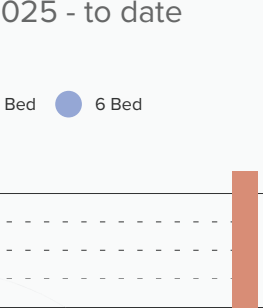
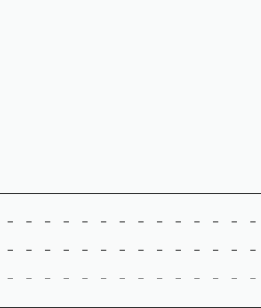
## Sale Transactions in Dubai

February 2025



Total Sales Value  
**AED 7,376,374,201**

## Hot Properties for Rent

|                                                                                                                                                   |                                                                                                                                                   |                                                                                                                                                       |                                                                                                                                                        |                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Mirador, Arabian Ranches 1<br>5 5 6,881 sqft<br>AED 399,999 | <br>Asseel, Arabian Ranches 1<br>5 5 6,015 sqft<br>AED 425,000 | <br>Alvorada 1, Arabian Ranches 1<br>5 5 7,436 sqft<br>AED 460,000 | <br>Alvorada 2, Arabian Ranches 1<br>5 6 13,548 sqft<br>AED 535,000 | <br>Mirador La Coleccion 1, Arabian Ranches 1<br>7 7 16,702 sqft<br>AED 800,000 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Rentals in Arabian Ranches 1

Average Price (AED) 2025 - to date



\*No transactions in La Avenida, Mirador, Terra Nova, Palmera

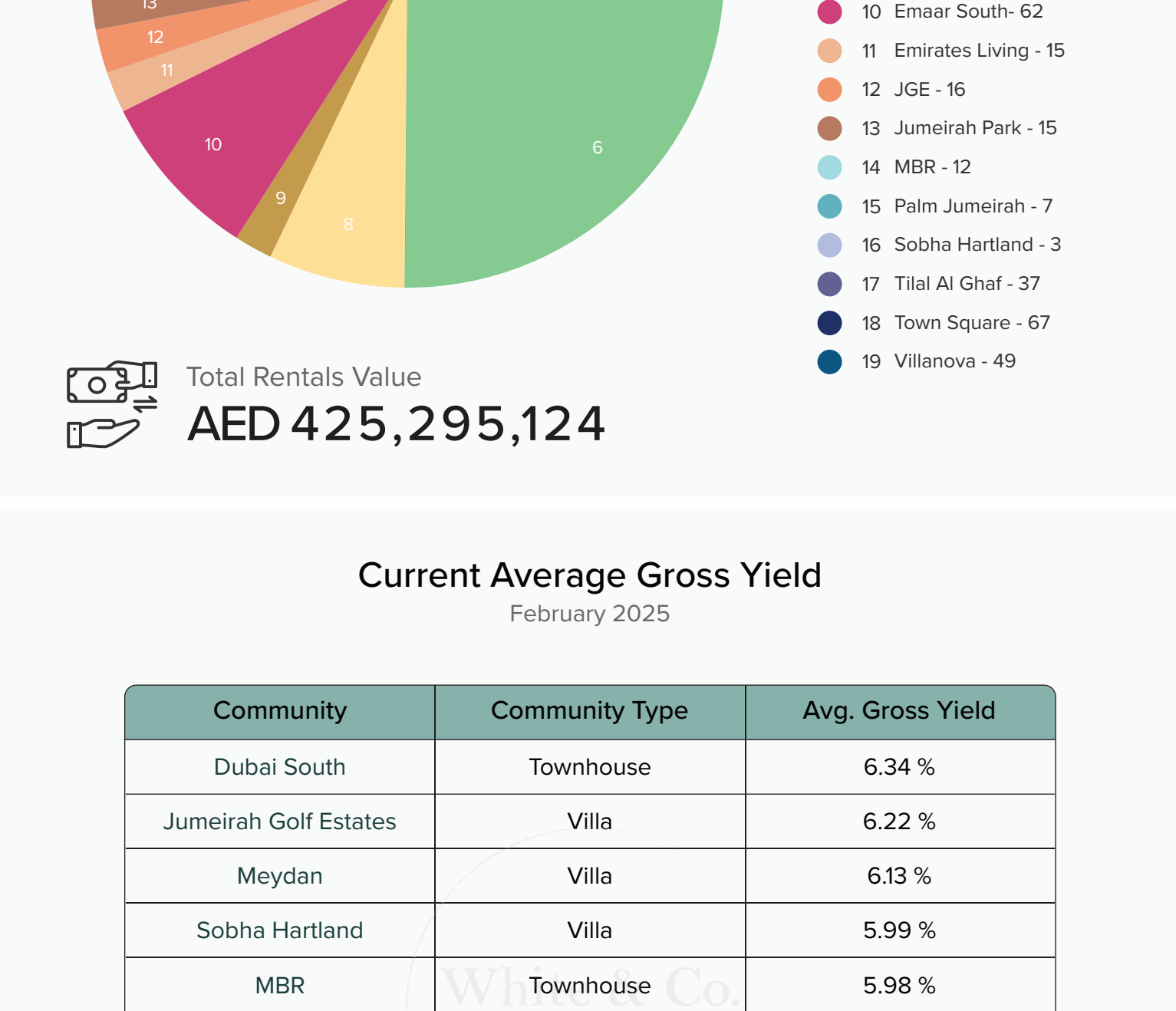
## Rentals in Dubai

Average Price (AED) 2025 - to date

|                   | 3 Bed                      | 4 Bed     | 5 Bed                        | 6 Bed                         |
|-------------------|----------------------------|-----------|------------------------------|-------------------------------|
| Al Furjan         | 221,172                    | 303,191   | 481,500                      | 500,000                       |
| Arabian Ranches 1 | 320,021                    | 408,000   | 465,000                      | 3,100,000                     |
| Arabian Ranches 2 | 121,929                    | 346,842   | 355,000                      | 650,000<br>(1 Transaction)    |
| Arabian Ranches 3 | 163,994                    | 216,702   | 362,500                      | -                             |
| DAMAC Hills 1     | 213,168                    | 270,671   | 409,923                      | 580,000                       |
| DAMAC Hills 2     | 96,757                     | 114,609   | 133,376                      | 205,417                       |
| DAMAC Lagoons     | -                          | -         | -                            | -                             |
| Dubai Hills       | 331,550                    | 387,427   | 505,222                      | 1,584,000<br>(2 Transactions) |
| Dubai South       | 156,154                    | -         | -                            | -                             |
| Emaar South       | 109,674                    | 151,181   | -                            | -                             |
| Emirates Living   | 261,942                    | 364,542   | 937,500                      | 1,150,000                     |
| JGE               | 400,556                    | 512,253   | 1,003,245                    | 2,630,000                     |
| Jumeirah Park     | 325,993                    | 406,823   | 435,714                      | -                             |
| MBR               | 160,000<br>(1 Transaction) | 716,735   | 1,440,000                    | 2,500,000                     |
| Palm Jumeirah     | -                          | 1,002,221 | 1,414,341                    | 2,420,000                     |
| Sobha Hartland    | -                          | 578,000   | 1,210,000<br>(1 Transaction) | -                             |
| Tilal Al Ghaf     | 208,724                    | 375,775   | 643,382                      | -                             |
| Town Square       | 146,415                    | 183,831   | -                            | -                             |
| Villanova         | 157,624                    | 196,673   | -                            | -                             |

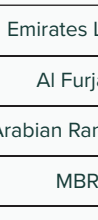
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



## Rental Transactions in Dubai

February 2025



Total Rentals Value  
**AED 425,295,124**

## Current Average Gross Yield

February 2025

| Community                                  | Community Type | Avg. Gross Yield |
|--------------------------------------------|----------------|------------------|
| Dubai South                                | Townhouse      | 6.34 %           |
| Jumeirah Golf Estates                      | Villa          | 6.22 %           |
| Meydan                                     | Villa          | 6.13 %           |
| Sobha Hartland                             | Villa          | 5.99 %           |
| MBR                                        | Townhouse      | 5.98 %           |
| Town Square                                | Townhouse      | 5.65 %           |
| Al Furjan                                  | Villa          | 5.30 %           |
| Tilal Al Ghaf                              | Townhouse      | 5.29 %           |
| DAMAC Hills 1                              | Villa          | 5.28 %           |
| Arabian Ranches 2                          | Villa          | 5.08 %           |
| Dubai Hills Estate                         | Villa          | 4.91 %           |
| Emirates Living<br>(Spring Lakes, Meadows) | Villa          | 4.29 %           |
| Arabian Ranches 1                          | Villa          | 4.11 %           |
| Jumeirah Park                              | Villa          | 3.83 %           |
| Palm Jumeirah                              | Villa          | 3.49 %           |

## Total Sales & Rentals in Dubai

2025 - to date

| Sales             | Total Volume | Total Value   | Rentals           | Total Volume | Total Value |
|-------------------|--------------|---------------|-------------------|--------------|-------------|
| DAMAC Lagoons     | 171          | 488,384,019   | DAMAC Hills 2     | 453          | 46,323,668  |
| DAMAC Hills 2     | 162          | 278,325,710   | 168               | 26,094,379   |             |
| Emirates Living   | 122          | 1,847,967,498 | DAMAC Hills 1     | 161          | 42,003,571  |
| Al Furjan         | 116          | 625,319,900   | Emaar South       | 143          | 17,343,601  |
| Arabian Ranches 3 | 100          | 344,919,804   | Dubai Hills       | 122          | 63,678,480  |
| MBR               | 85           | 891,040,922   | Villanova         | 114          | 18,949,171  |
| Emaar South       | 80           | 281,937,374   | Arabian Ranches 3 | 113          | 20,748,472  |
| Villanova         | 77           | 227,948,000   | Al Furjan         | 109          | 28,708,636  |
| DAMAC Hills 1     | 70           | 340,515,000   | Tilal Al Ghaf     | 83           | 27,415,284  |
| Dubai Hills       | 70           | 1,054,362,898 | Arabian Ranches 2 | 42           | 13,357,190  |
| Tilal Al Ghaf     | 58           | 446,852,000   | Emirates Living   | 41           | 44,182,279  |
| Town Square       | 56           | 102,335,261   | JGE               | 34           | 22,593,015  |
| Arabian Ranches 1 | 54           | 399,063,626   | MBR               | 29           | 29,244,500  |
| JGE               | 45           | 594,964,700   | Palm Jumeirah     | 27           | 44,182,279  |
| Dubai Park        | 30           | 102,335,261   | Jumeirah Park     | 26           | 10,052,166  |
| Jumeirah Park     | 29           | 260,260,000   | Dubai South       | 25           | 3,389,413   |
| Palm Jumeirah     | 26           | 113,984,523   | Arabian Ranches 1 | 17           | 9,463,123   |
| Arabian Ranches 2 | 18           | 110,394,887   | Sobha Hartland    | 6            | 4,100,000   |
| Sobha Hartland    | 3            | 33,670,000    | DAMAC Lagoons     | 0            | 0           |