

Arabian Ranches 1 September Market Report

Newsletter

Areas to Live Near Schools: Admissions Open 1st of October

- Arabian Ranches has seen a growth in appeal and is home to Jumeirah English Speaking School.

White & Co News

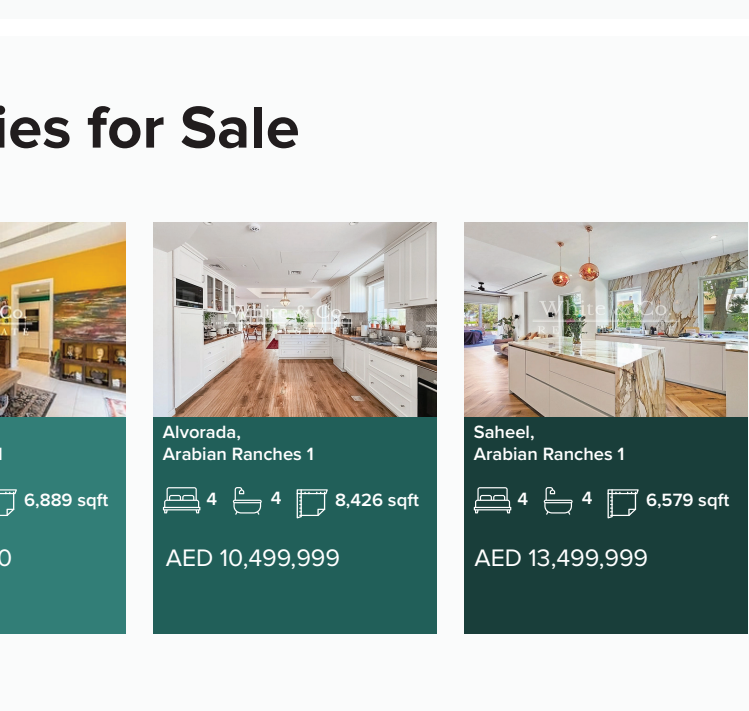
- As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

Mortgage Updates

- UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.
- Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

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

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Hot Properties for Sale

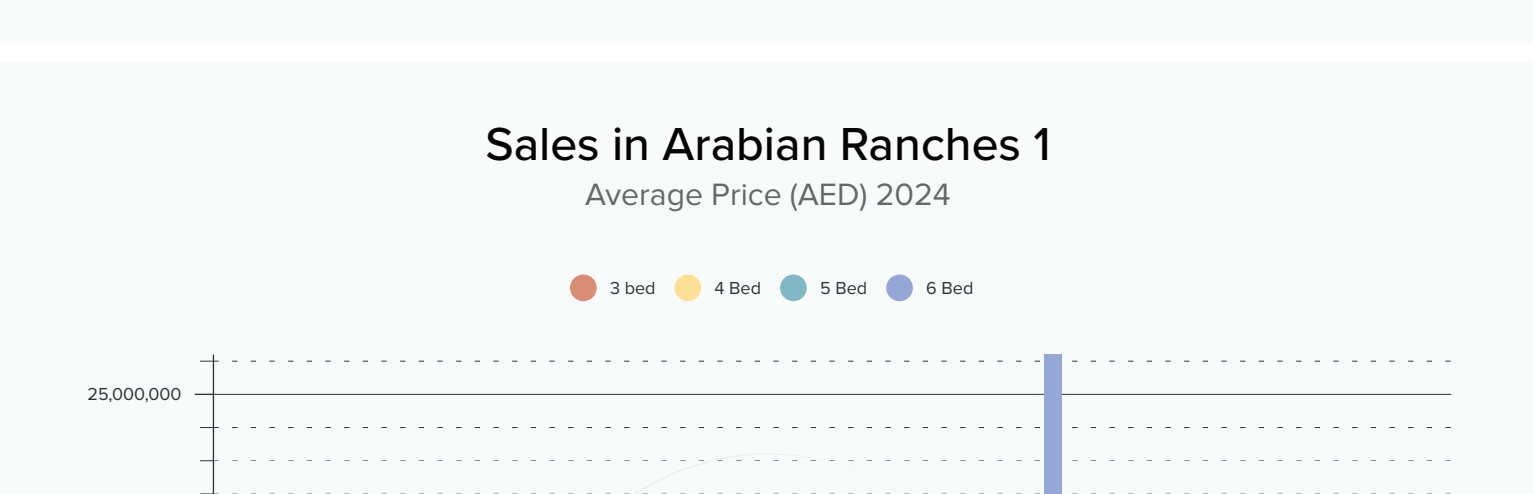
Al Reem, Arabian Ranches 1 3 3 2,292 sqft AED 3,400,000	Al Reem, Arabian Ranches 1 3 3 2,460 sqft AED 4,350,000	Terra Nova, Arabian Ranches 1 4 4 3 6,889 sqft AED 7,799,990	Alvorada, Arabian Ranches 1 5 5 4 8,426 sqft AED 10,499,999	Saheel, Arabian Ranches 1 4 4 4 6,579 sqft AED 13,499,999
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Recent White & Co Sales

Al Reem, Arabian Ranches 1 3 2 1,857 sqft AED 2,700,000	Palmira, Arabian Ranches 1 2 2 3 1,889 sqft AED 2,900,000	Mirador, Arabian Ranches 1 4 4 4 9,200,000 AED 9,200,000	Al Mahra, Arabian Ranches 1 5 5 4 4,238 sqft AED 10,000,000	Alvorada, Arabian Ranches 1 4 4 4 4,400 sqft AED 10,650,000
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Dubai House Price Timeline

September 2024



+1.14%
MoM Change



+4.92%
QoQ Change



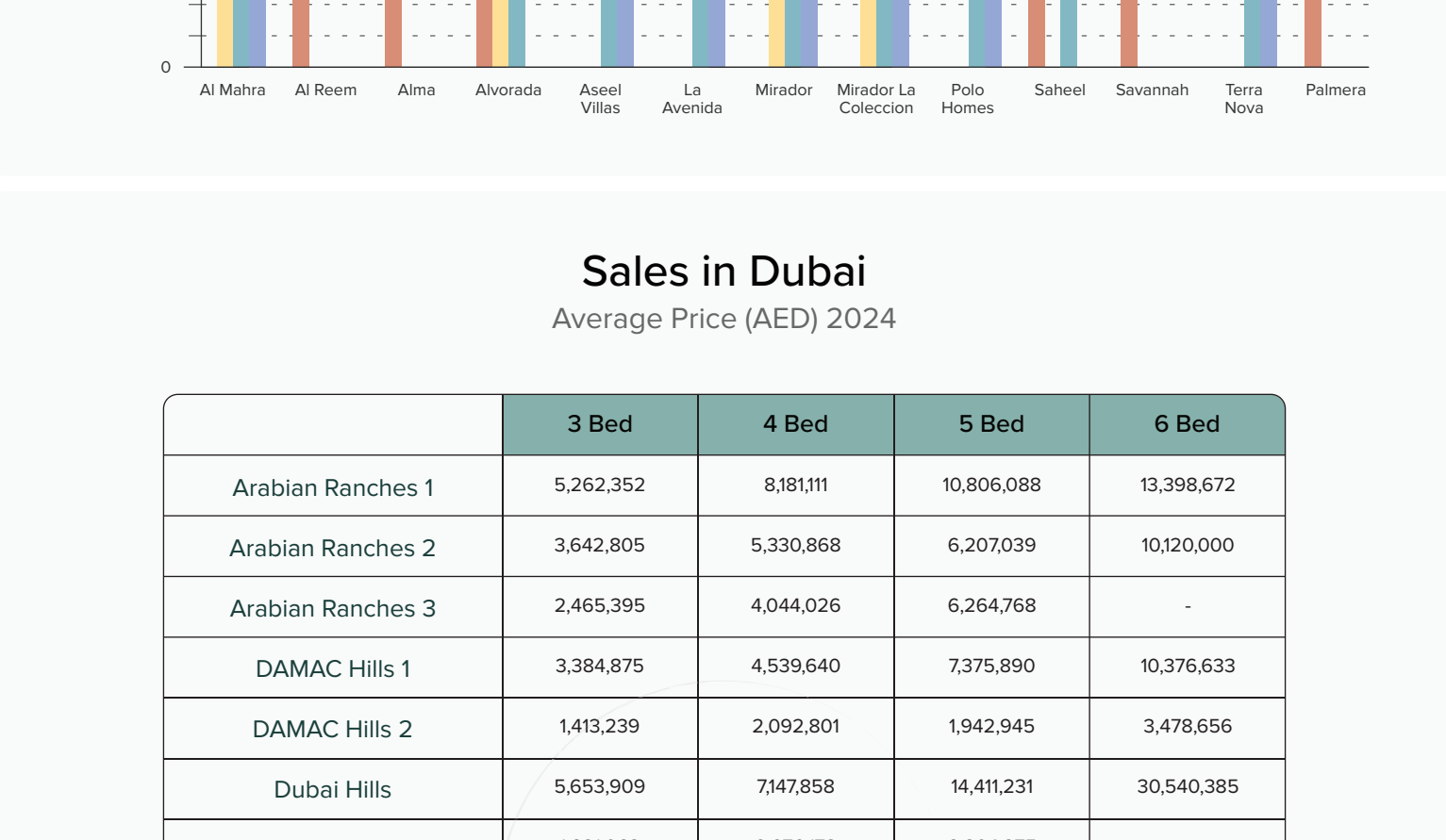
+16.52%
YoY Change



AED 1,448
Average price/sqft

Sales in Arabian Ranches 1

Average Price (AED) 2024



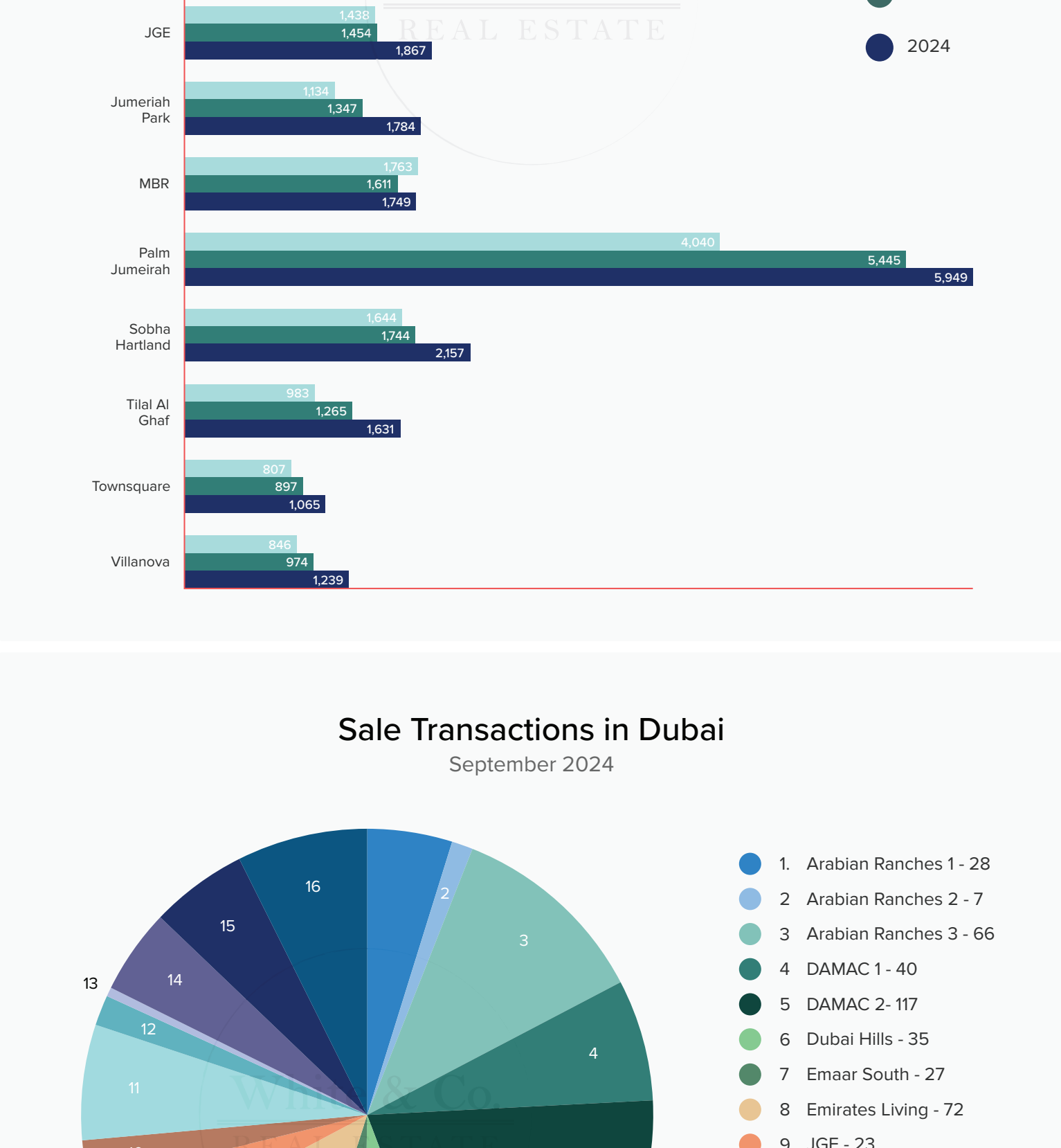
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,262,352	8,181,111	10,806,088	13,398,672
Arabian Ranches 2	3,642,805	5,330,868	6,207,039	10,120,000
Arabian Ranches 3	2,465,395	4,044,026	6,264,768	-
DAMAC Hills 1	3,384,875	4,539,640	7,375,890	10,376,633
DAMAC Hills 2	1,413,239	2,092,801	1,942,945	3,478,656
Dubai Hills	5,653,909	7,147,858	14,411,231	30,540,385
Emaar South	1,931,063	2,676,178	6,804,375	-
Emirates Living	4,872,476	11,272,710	14,958,719	27,035,882
JGE	5,045,978	7,892,875	14,619,715	13,941,720
Jumeirah Park	6,963,364	7,544,848	10,327,051	-
MBR	3,177,778	6,471,049	17,402,877	37,515,000
Palm Jumeirah	21,490,000	28,350,195	39,182,353	60,739,882
Sobha Hartland	-	9,563,925	18,421,104	-
Tilal Al Ghaf	3,453,304	5,380,966	15,148,961	30,050,000
Town Square	2,246,968	2,796,299	-	-
Villanova	2,416,066	3,031,242	5,163,600	-

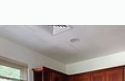
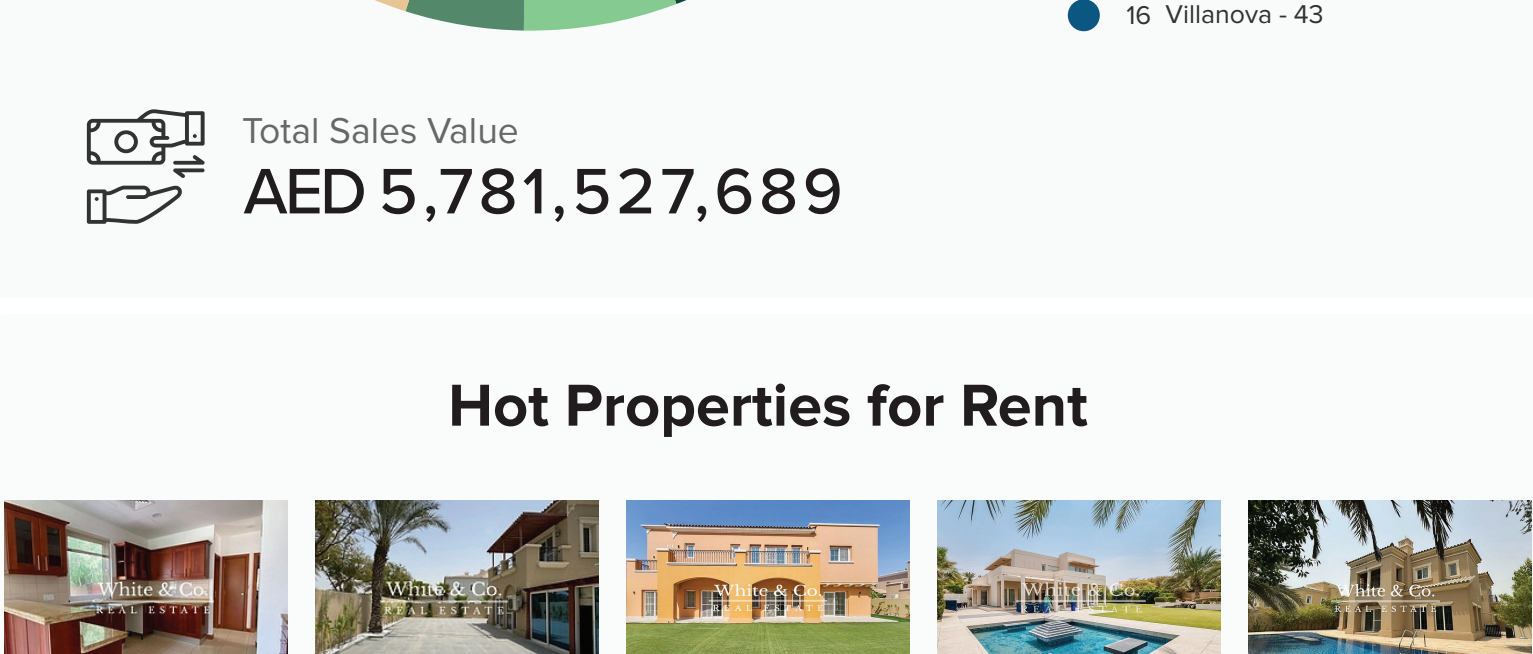
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

September 2024



Total Sales Value

AED 5,781,527,689

Hot Properties for Rent

Saheel, Arabian Ranches 1 4 4 6,331 sqft AED 330,000	Alvorada, Arabian Ranches 1 4 4 4 7,819 sqft AED 405,000	Mirador, Arabian Ranches 1 6 6 6 8,267 sqft AED 530,000	Saheel, Arabian Ranches 1 5 5 6 13,809 sqft AED 630,000	Alvorada, Arabian Ranches 1 5 5 6 8,343 sqft AED 650,000
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Rentals in Arabian Ranches 1

Average Price (AED) 2024



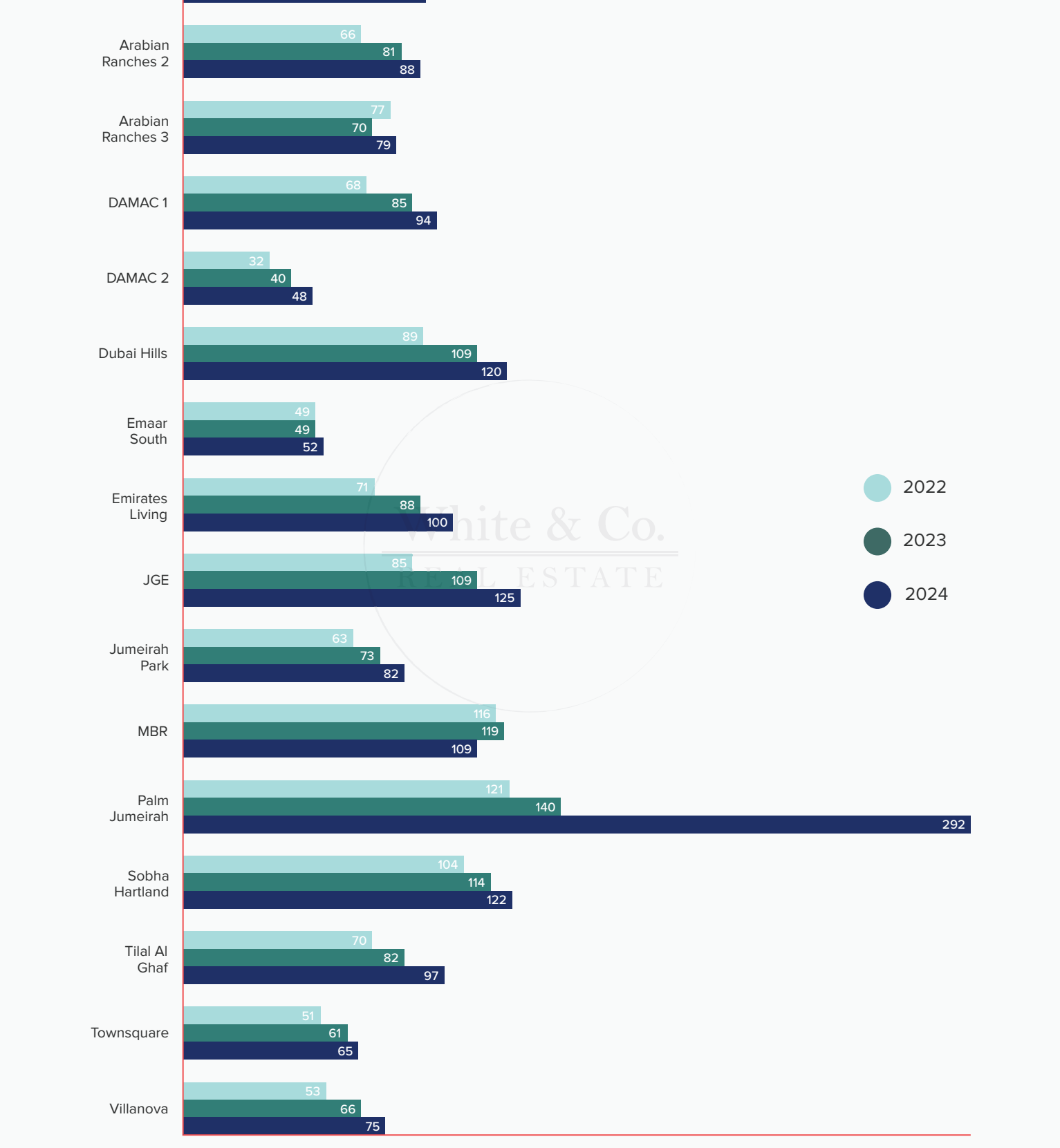
Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	259,617	404,209	478,175	672,500
Arabian Ranches 2	198,268	284,720	360,240	635,000
Arabian Ranches 3	147,936	195,215	-	-
DAMAC Hills 1	214,220	275,874	403,778	439,423
DAMAC Hills 2	88,429	106,536	128,905	217,899
Dubai Hills	295,029	363,719	485,002	1,762,625
Emaar South	98,624	138,393	250,000	-
Emirates Living	253,638	433,787	547,441	1,600,167
JGE	359,197	487,213	954,944	811,565
Jumeirah Park	316,768	369,590	376,561	-
MBR	176,447	502,615	1,253,493	3,447,455
Palm Jumeirah	430,113	1,242,131	1,986,612	3,491,868
Sobha Hartland	-	630,923	1,074,295	-
Tilal Al Ghaf	185,542	239,483	709,583	-
Town Square	138,264	169,542	-	-
Villanova	147,460	185,858	263,800	-

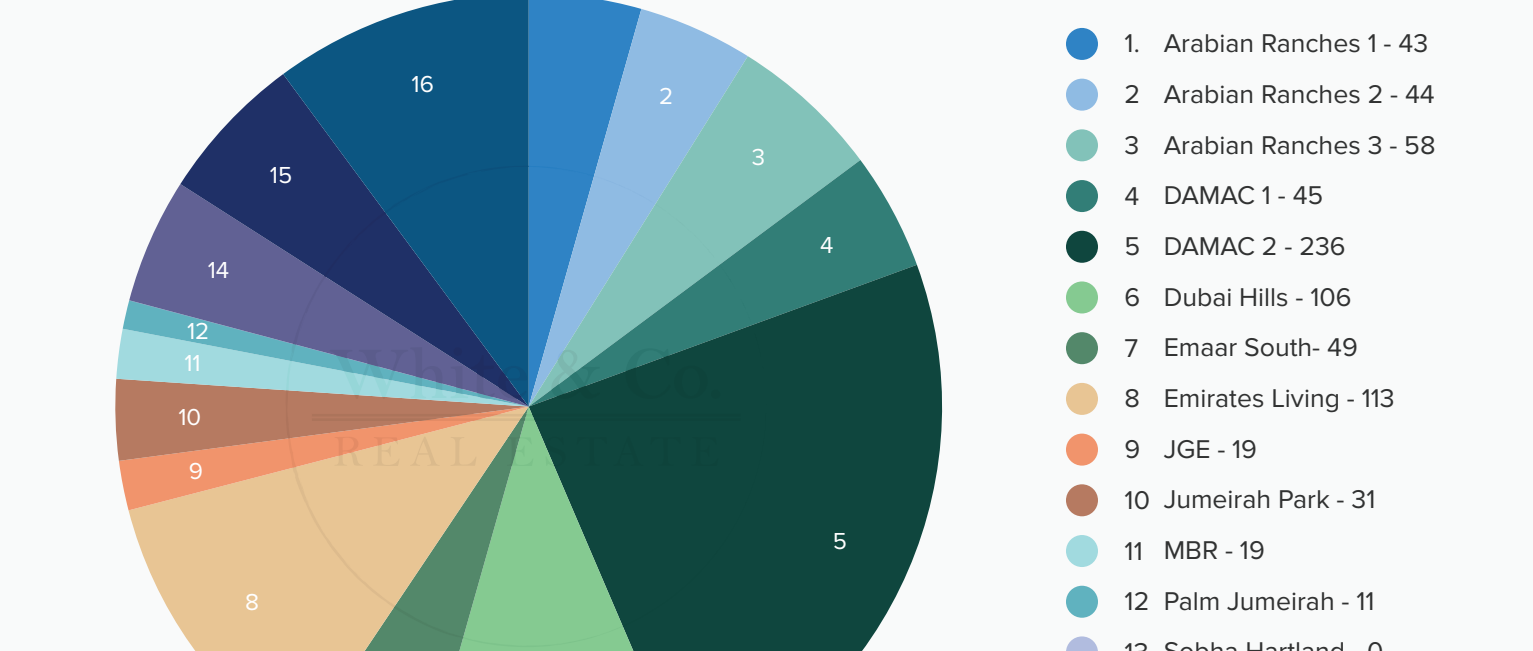
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

September 2024



Total Rentals Value

AED 511,452,388

Current Average Gross Yield

September 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.35 %
JGE	Villa	6.62 %
Sobha Hartland	Villa	6.38 %
Town Square	Townhouse	5.81 %
DAMAC Hills	Villa	5.56 %
Tilal Al Ghaf	Townhouse	5.31 %
Arabian Ranches 2	Villa	5.22 %
Dubai Hills Estate	Villa	4.83 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.79 %
Arabian Ranches 1	Villa	4.45 %
Jumeirah Park	Villa	4.03 %
Palm Jumeirah	Villa	3.76 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC 2	676	1,917,804,962
Emirates Living	588	4,405,368,336
Villanova	492	1,322,022,385
Arabian Ranches 3	479	1,573,921,939
MBR	362	3,937,728,600
Townsquare	344	817,452,852
Tilal al Ghaf	340	2,950,554,379
Dubai Hills	329	1,275,030,870
Emaar South	314	750,345,457
Arabian Ranches 1	310	2,089,601,016
DAMAC 1	302	1,374,932,007
JGE	170	1,819,095,230
Jumeirah Park	159	1,275,030,870
Arabian Ranches 2	137	705,215,885
Palm Jumeirah	101	3,968,336,854
Sobha Hartland	33	338,405,659

Rentals

	Total Volume	Total Value
DAMAC 2	1,944	182,943,498
Emirates Living	942	256,058,507
Villanova	933	149,210,536
Townsquare	713	102,992,676
Dubai Hills	690	259,035,118
Emaar South	607	67,691,668
Arabian Ranches 1	415	129,754,113
Arabian Ranches 3	383	63,373,011
DAMAC 1	362	99,953,897
Tilal al Ghaf	349	93,033,845
Jumeirah Park	323	72,294,452
Arabian Ranches 2	309	79,328,190
MBR	167	96,267,433
JGE	162	88,123,883
Palm Jumeirah	136	260,893,083
Sobha Hartland	17	12,499,181

*Data source: Property Monitor, as of 2nd September 2024 Secondary Sales Only

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