

Arabian Ranches 2 July Market Report

Newsletter

New Entrance In Arabian Ranches 2

- New entrance located between Camelia 1 and 2, providing access to Sheikh Zayed Bin Al Nahyan street.

White & Co News

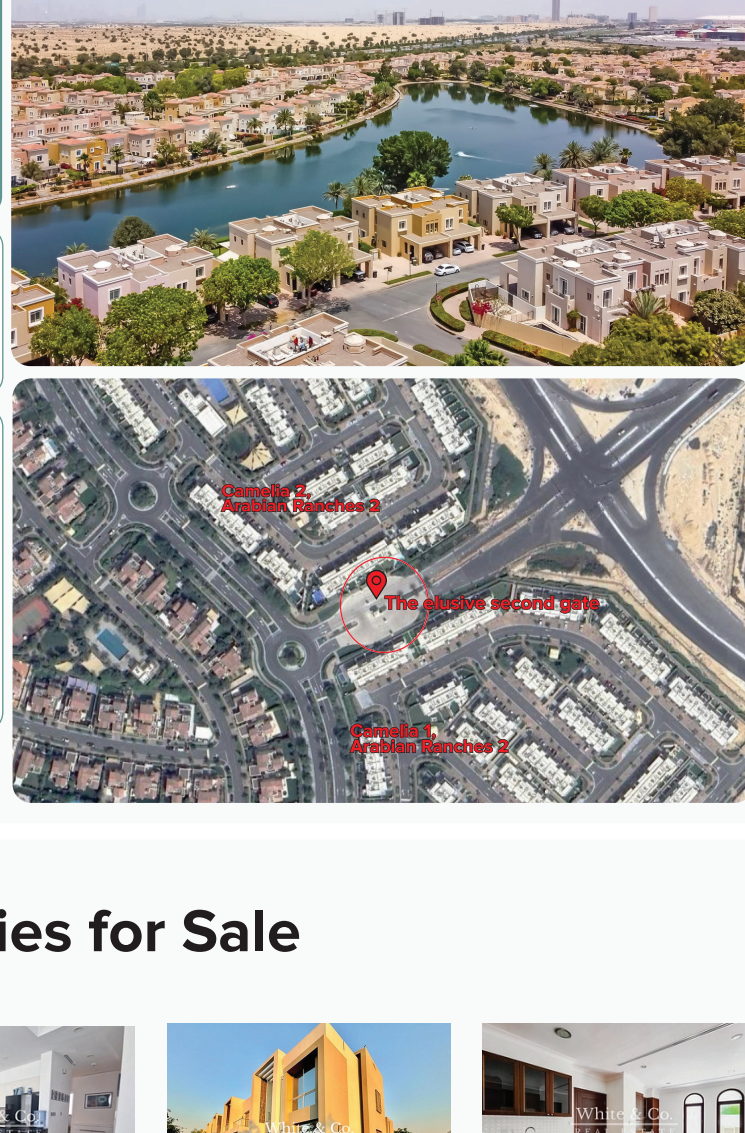
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

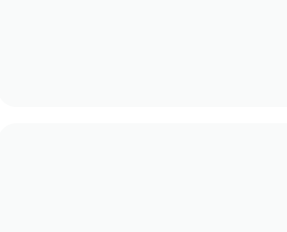
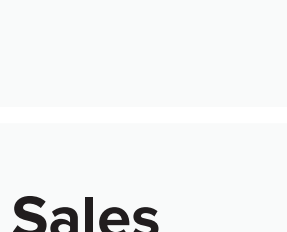
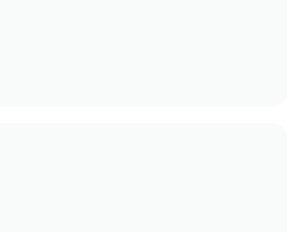
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

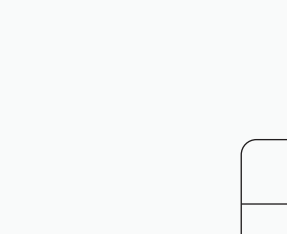
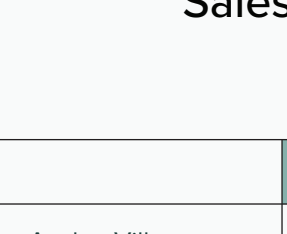
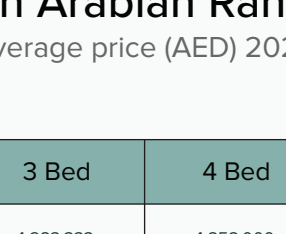
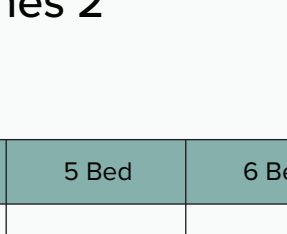
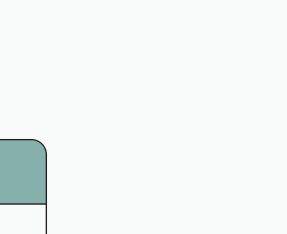
Get started here



Hot Properties for Sale

 Camelia 1, Arabian Ranches 2 3 3 3 1,969 sqft AED 2,925,000	 Camelia 1, Arabian Ranches 2 3 4 4 1,883 sqft AED 2,999,000	 Camelia 2, Arabian Ranches 2 3 3 3 1,632 sqft AED 3,150,000	 Reem Community, Arabian Ranches 2 4 3 3 2,986 sqft AED 4,600,000	 Rosa, Arabian Ranches 2 4 5 6 7,772 sqft AED 9,000,000
--	---	---	--	--

Recent White & Co Sales

 Camelia, Arabian Ranches 2 4 4 4 2,143 sqft AED 3,550,000	 Lila, Arabian Ranches 2 4 4 4 3,334 sqft AED 3,550,000	 Samara, Arabian Ranches 2 4 4 4 4,281 sqft AED 3,700,000	 Samara, Arabian Ranches 2 5 5 5 3,970 sqft AED 4,005,888	 Azalea, Arabian Ranches 2 5 5 5 3,851 sqft AED 4,250,000
---	---	---	---	---

Sales in Arabian Ranches 2

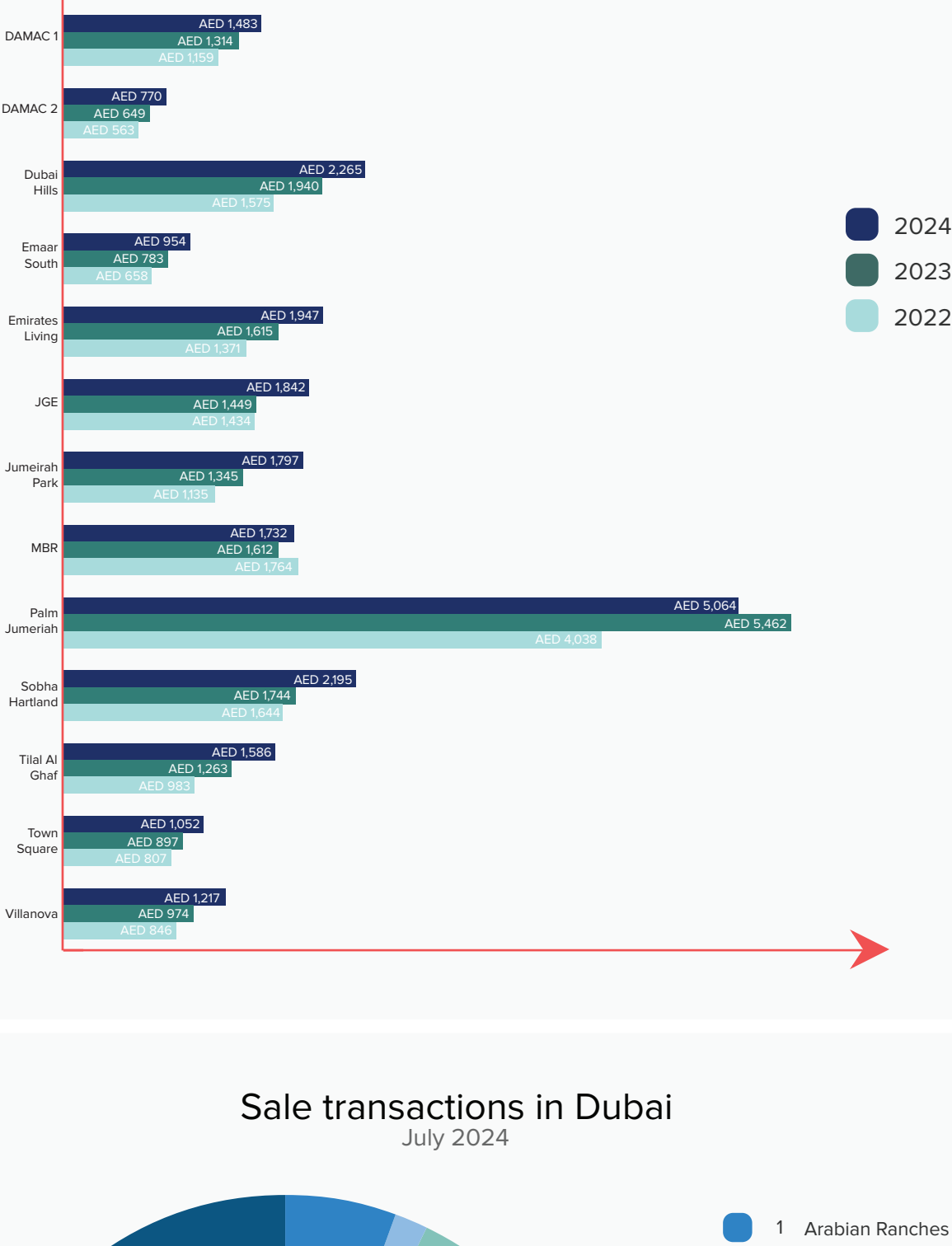
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Azalea Villas	4,283,333	4,858,000	-	-
Camelia	2,621,500	3,518,000	-	-
Casa	4,425,714	5,125,000	-	8,800,000
Lila Villas	-	4,495,000	4,950,000	4,340,000
Palma	4,437,500	-	5,072,500	-
Rasha Villas	-	6,832,000	8,900,000	-
Reem Community	3,240,000	3,980,714	-	-
Rosa Villas	-	6,500,833	8,100,000	9,566,667
Samara	4,225,000	4,850,000	5,940,629	-
Yasmin Villas	-	8,081,500	-	13,100,000

Sales Increase/decrease of

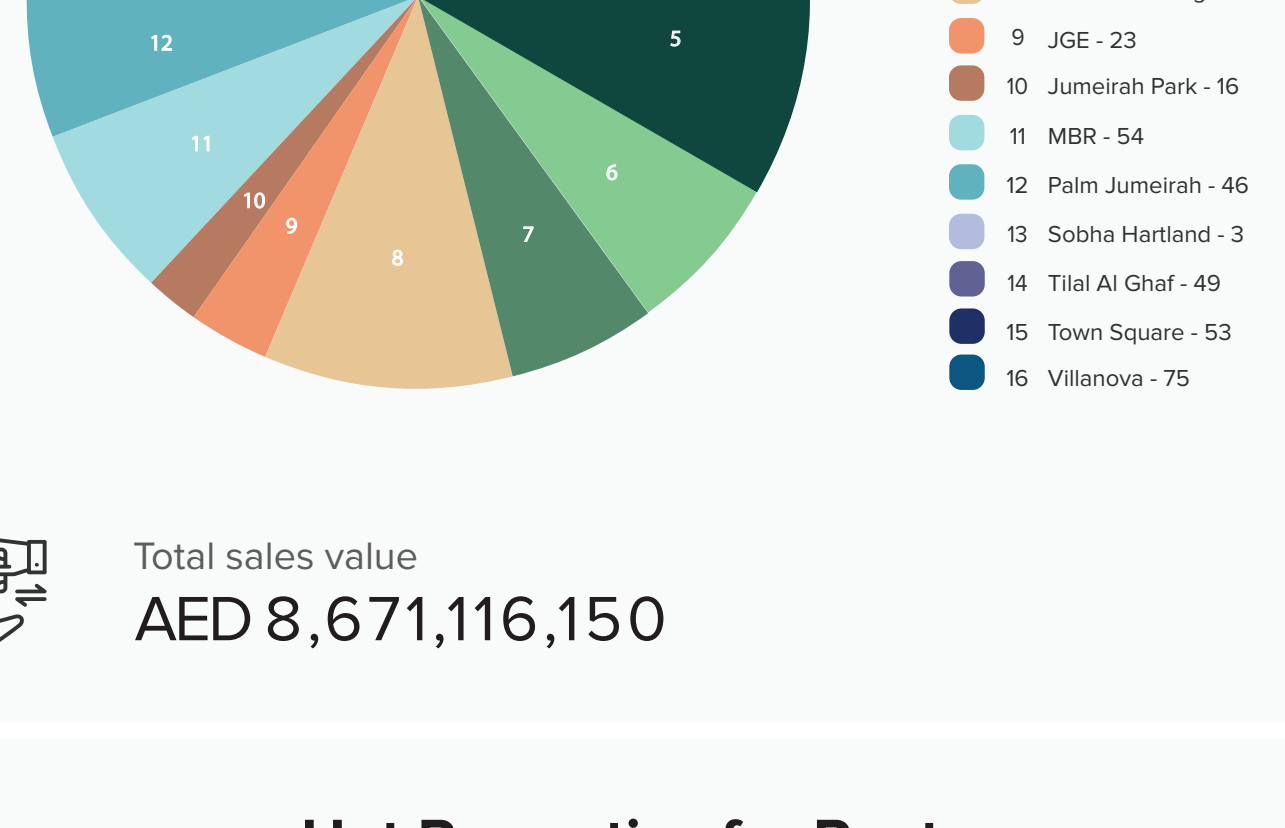
price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

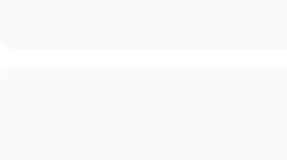
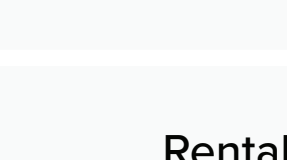
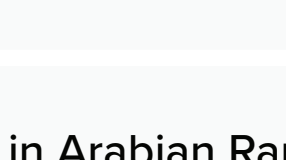
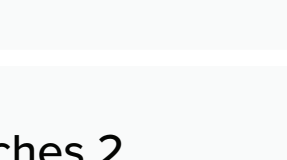
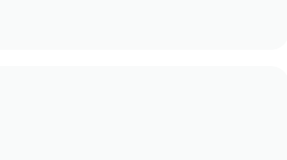
July 2024



Total sales value

AED 8,671,116,150

Hot Properties for Rent

 Reem Community, Arabian Ranches 2 4 5 5 2,986 sqft AED 250,000	 Palma, Arabian Ranches 2 3 3 3 4,360 sqft AED 250,000	 Lila, Arabian Ranches 2 3 4 4 4,359 sqft AED 280,000	 Lila, Arabian Ranches 2 4 4 4 4,359 sqft AED 320,000	 Rosa, Arabian Ranches 2 4 6 6 7,824 sqft AED 425,000
--	--	---	---	---

Rentals in Arabian Ranches 2

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Azalea Villas	205,000	283,750	390,000	-
Camelia	173,676	221,269	-	-
Casa	240,546	296,000	-	-
Lila Villas	237,143	287,917	359,167	-
Palma	266,667	311,000	320,200	-
Rasha Villas	-	390,909	550,000	-
Reem Community	199,395	256,111	-	-
Rosa Villas	-	341,967	-	620,000
Samara	237,619	236,454	327,000	-
Yasmin Villas	-	253,333	-	650,000

Rentals Increase/decrease of

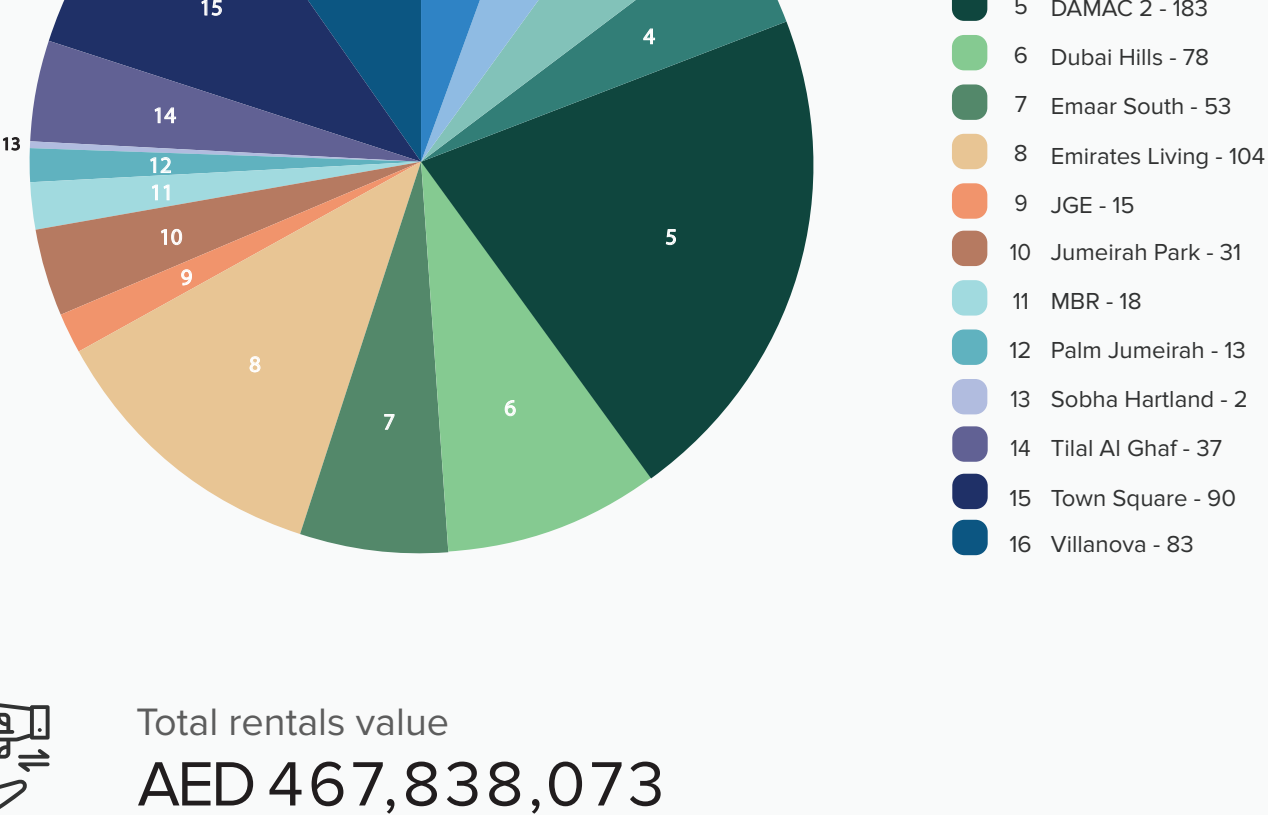
price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

July 2024



Total rentals value

AED 467,838,073

Current Average Gross Yield

July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14 %
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
Emirates Living	455	3,513,033,476	DAMAC Hills 2	1,397	129,379,990
DAMAC Hills 2	454	745,490,851	Villanova	694	109,209,569
Villanova	393	1,039,221,385	Emirates Living	689	175,997,950
Arabian Ranches 3	363	1,202,344,688	Townsquare	555	79,445,073
Tilal Al Ghaf	323	2,699,705,679	Emaar South	506	55,420,169
Townsquare	269	631,774,964	Dubai Hills	453	176,639,956
MBR	268	2,859,148,510	Arabian Ranches 1	310	95,301,772
Emaar South	263	593,528,971	Tilal Al Ghaf	258	63,536,995
Dubai Hills	259	3,339,578,525	DAMAC Hills 1	251	69,048,690
Arabian Ranches 1	248	1,663,086,016	Arabian Ranches 3	248	40,512,175
DAMAC Hills 1	231	1,030,563,708	Jumeirah Park	239	81,480,898
Jumeirah Park	135	1,102,754,624	Arabian Ranches 2	198	51,678,603
JGE	127	1,360,117,342	MBR	132	74,075,433
Palm Jumeirah	114	4,119,017,854	JGE	110	66,449,648
Arabian Ranches 2	110	572,876,886	Palm Jumeirah	91	147,985,110
Sobha Hartland	28	300,105,659	Sobha Hartland	15	10,299,181

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

Find out the current value of your property with a free, online valuation in minutes

Get started here

www.whiteandcogroup.com