Arabian Ranches 2 March Market Report

By White & Co. Real Estate

News

Dubai's Top Family-Friendly Community in 2025

Arabian Ranches 2 is one of Dubai's top family-friendly communities, offering a vibrant lifestyle with parks, schools, sports, cycling trails, and strong amenities. Its connectivity to Sheikh Mohammed Bin Zayed Road and Dubai Marina's ease the commute.

White & Co News

Dubai's real estate market is having a solid. For years, investors across seem the potential to turn 20-30% residency and increase rental yields. Dubai's property market is now attracting global investors, driving a 20% increase in properties under management and 15% growth in AUM. The city's success stems from its stability, adaptability, competitive returns, and transition to a people, lifestyle-focused market. For 2025, we're confident, having a clear focus on the fundamentals.

Mortgage Rates

Interest rate starting from 4.49% Fixed for 2 Years

	2 Years	3 Years	5 Years
Emirates Islamic	4.49%	4.49%	4.49%
Mashreq	4.49%	4.49%	4.49%
Dubai First	4.49%	4.49%	4.49%
Ajman Bank	4.49%	4.49%	4.49%
Mortgage Value	2M - 5M	5M - 10M	10M - 25M

Hot Properties for Sale

Villa	Villa	Villa
Arabian Ranches 2	Arabian Ranches 2	Arabian Ranches 2
2Br	3Br	4Br
AED 6,250,000	AED 7,000,000	AED 9,900,000

Recent White & Co Sales

Villa	Villa	Villa
Arabian Ranches 2	Arabian Ranches 2	Arabian Ranches 2
2Br	3Br	4Br
AED 6,250,000	AED 7,000,000	AED 9,900,000

Dubai House Price Timeline

March 2025

+1.95% Last Month | +2.80% Last Quarter | +10.83% Last Year | AED 1,535 Average per sqm

Total Sales Volume / Total Sales Price

Volume on Transitional Sales (This Month), March 2025

Sales in Arabian Ranches 2

Average Price (AED) 2025 - to date

Sales in Dubai

Average Price (AED) 2025 - to date

	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	1,414,000	2,164,000	3,300,000	-
Arabian Ranches 2	6,499,000	12,295,000	9,900,000	10,000,000
Arabian Ranches 3	2,700,000	3,500,000	4,500,000	5,000,000
Arabian Ranches 3	2,767,000	4,272,750	6,400,000	-
DAMAC Hills 2	1,000,000	1,400,000	1,675,000	10,750,000
DAMAC Hills - 2A	1,099,000	1,284,240	1,623,000	2,800,000
DAMAC Lagoons	1,000,000	1,400,000	1,675,000	1,410,000
Dubai Hills	6,450,000	7,500,000	8,000,000	16,000,000
Dubai Land	1,007,000	1,320,000	2,000,000	14,000,000
Emaar South	2,341,000	2,900,000	3,500,000	-
Emirates Living	3,473,000	15,300,000	19,000,000	16,000,000
JVC	1,000,000	1,400,000	1,675,000	16,000,000
Jumeirah Park	3,000,000	5,000,000	9,750,000	-
MBR	2,000,000	4,607,000	16,750,000	27,000,000
Mudon	1,900,000	2,750,000	-	-
Park Jumeirah	2,000,000	10,250,000	19,000,000	10,250,000
Sobha Hartland	-	-	7,000,000	-
The Al Shaf	3,000,000	5,250,000	10,000	16,250,000
Town Square	1,000,000	1,300,000	-	-
Villanova	1,000,000	2,000,000	4,000,000	-

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

Average Price (AED) 2025 - to date

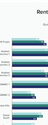
Sale Transactions in Dubai

March 2025

Total Sales Value

AED7,586,980,327

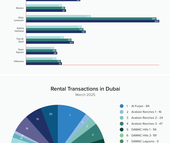
Hot Properties for Rent



Villa	Villa	Villa
Arabian Ranches 2	Arabian Ranches 2	Arabian Ranches 2
2Br	3Br	4Br
AED 150,000	AED 170,000	AED 220,000

Rentals in Arabian Ranches 2

Average Price (AED) 2025 - to date



Rentals in Dubai

Average Price (AED) 2025 - to date

	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	83,000	115,000	170,000	410,000
Arabian Ranches 2	150,000	180,000	250,000	500,000
Arabian Ranches 3	60,000	85,000	110,000	150,000
Arabian Ranches 3	90,000	125,000	150,000	-
DAMAC Hills 2	108,000	145,000	190,000	300,000
DAMAC Hills - 2A	95,000	115,000	150,000	250,000
DAMAC Lagoons	95,000	115,000	150,000	-
Dubai Hills	180,000	300,000	450,000	1,000,000
Emaar South	90,000	115,000	-	-
Emirates Living	170,000	300,000	500,000	-
JVC	100,000	140,000	190,000	300,000
Jumeirah Park	200,000	300,000	450,000	1,000,000
MBR	150,000	250,000	1,000,000	2,000,000
Mudon	100,000	120,000	170,000	300,000
Park Jumeirah	-	120,000	170,000	1,000,000
Sobha Hartland	-	300,000	1,000,000	-
The Al Shaf	210,000	270,000	450,000	-
Town Square	60,000	120,000	-	-
Villanova	150,000	180,000	-	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

March 2025

Total Rentals Value

AED414,796,832

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Mirdif	Villa	5.89 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
The Al Shaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.91 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living	Villa	4.72 %
Arabian Ranches	Villa	4.52 %
Jumeirah Park	Villa	3.68 %
Park Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales			Rentals		
Community	Total Sales	Total Volume	Community	Total Rentals	Total Volume
DAMAC Lagoons	1,163	AED 1,786,000,000	DAMAC Lagoons	2,000	AED 300,000,000
DAMAC Z	449	AED 1,000,000,000	Emaar South	1,000	AED 170,000,000
Al Furjan	1,000	AED 1,000,000,000	Al Furjan	1,000	AED 170,000,000
Emirates Living	725	AED 1,000,000,000	DAMAC Z	1,000	AED 150,000,000
Arabian Ranches 3	1,000	AED 1,000,000,000	Dubai South	1,000	AED 150,000,000
Dubai Hills Estate	1,000	AED 1,000,000,000	Emirates Living	1,000	AED 150,000,000
Villanova	1,000	AED 1,000,000,000	Villanova	1,000	AED 150,000,000
Emaar South	1,000	AED 1,000,000,000	Dubai Hills Estate	1,000	AED 150,000,000
The Al Shaf	1,000	AED 1,000,000,000	Arabian Ranches 3	1,000	AED 150,000,000
DAMAC Hills	1,000	AED 1,000,000,000	Mudon	1,000	AED 150,000,000
Dubai South	1,000	AED 1,000,000,000	Arabian Ranches 2	1,000	AED 150,000,000
Arabian Ranches 2	1,000	AED 1,000,000,000	Jumeirah Park	1,000	AED 150,000,000
JVC	1,000	AED 1,000,000,000	JVC	1,000	AED 150,000,000
Town Square	1,000	AED 1,000,000,000	MBR	1,000	AED 150,000,000
Dubai Hills Estate	1,000	AED 1,000,000,000	Mirdif	1,000	AED 150,000,000
Park Jumeirah	1,000	AED 1,000,000,000	Sobha Hartland	1,000	AED 150,000,000
Sobha Hartland	1,000	AED 1,000,000,000	DAMAC Lagoons	1,000	AED 150,000,000

PROPERTY MONITOR
A Constant Growth Group Company

*Data source: Property Monitor, as of 2nd April 2025

Get Started Now

www.whitandcoproperties.com