

Arabian Ranches 2 October Market Report

Newsletter

New Data Shows the Average New Home is the Smallest in a Decade

- This year's average home size was 1,450 sq ft, down from 2,087 sq ft in 2021, while prices rose to a record AED 1,490 per sq ft from AED 889 in 2012.

White & Co News

- Our in-house Conveyancing team ensures all transactions are managed from contract signing to the transfer appointment at the DLD to secure your desired transfer date.

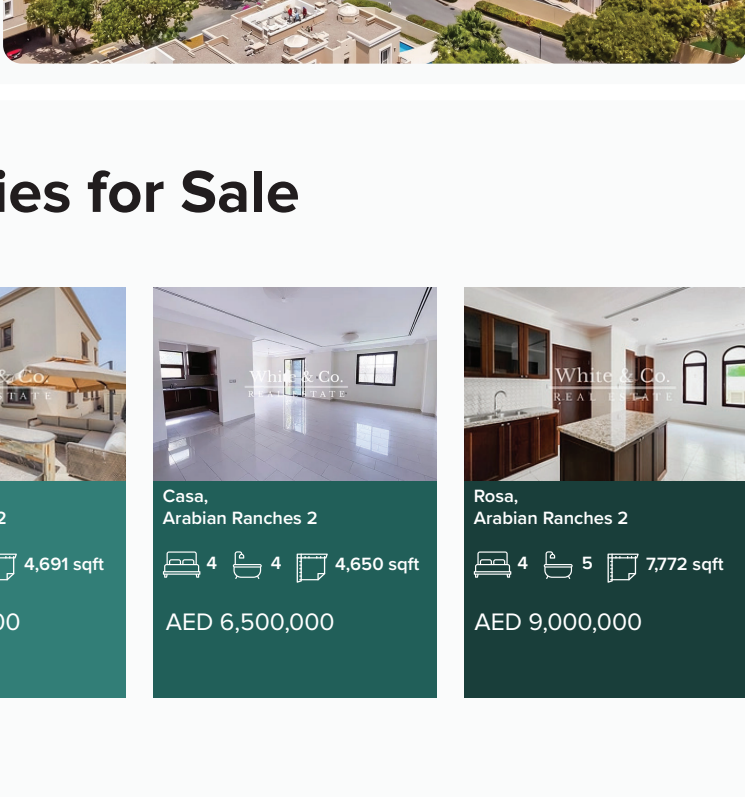
Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.79% Fixed for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.99%	4.18%
Self Employed	80%	3.99%	4.20%
Low Doc	60%	4.79%	4.90%
Non Resident	60%	4.19%	4.50%

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

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Hot Properties for Sale

Camelia 2, Arabian Ranches 2

3 3 1,632 sqft

AED 3,150,000

Reem Community, Arabian Ranches 2

4 4 2,986 sqft

AED 4,500,000

Lila, Arabian Ranches 2

3 4 4,691 sqft

AED 5,400,000

Casa, Arabian Ranches 2

4 4 4,650 sqft

AED 6,500,000

Rosa, Arabian Ranches 2

4 4 4,360 sqft

AED 9,000,000

Recent White & Co Sales

Camelia 2, Arabian Ranches 2

3 4 1,988 sqft

AED 2,900,000

Camelia, Arabian Ranches 2

4 4 2,143 sqft

AED 3,550,000

Samara, Arabian Ranches 2

5 5 3,970 sqft

AED 4,005,888

Al Reem, Arabian Ranches 2

3 4 2,292 sqft

AED 4,100,000

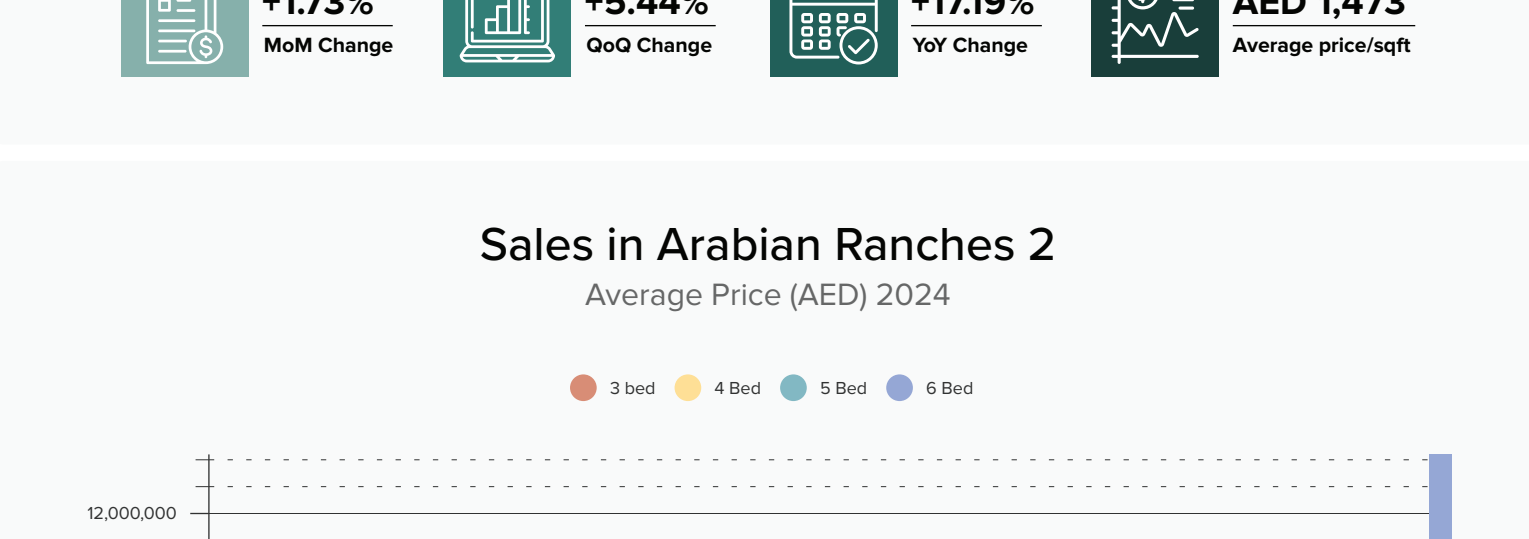
Yasmine, Arabian Ranches 2

4 4 4,360 sqft

AED 5,050,000

Dubai House Price Timeline

October 2024



+1.73%
MoM Change

+5.44%
QoQ Change

+17.19%
YoY Change

AED 1,473
Average price/sqft

Sales in Arabian Ranches 2

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



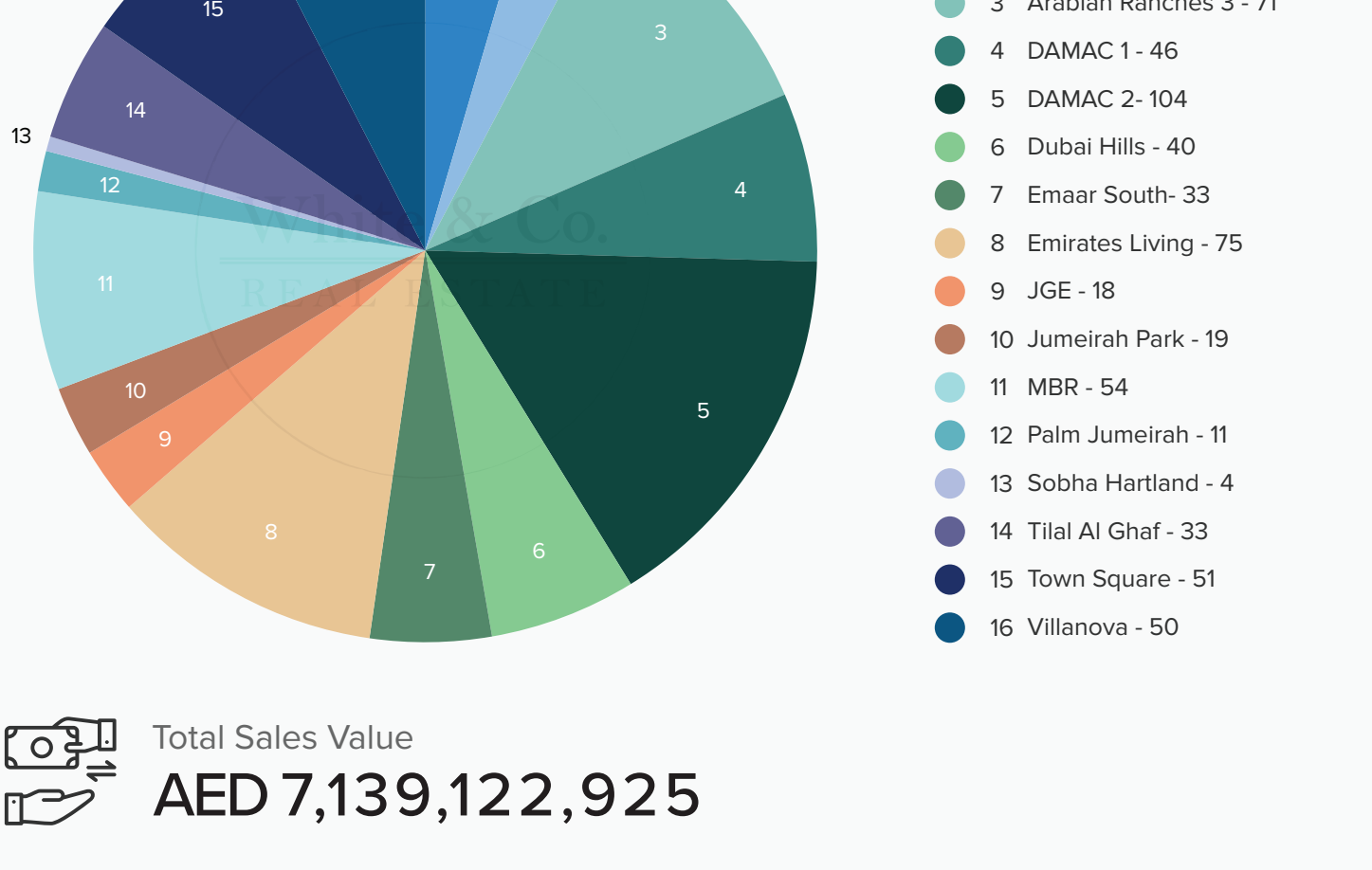
Sales in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,308,806	8,489,688	10,788,933	13,853,739
Arabian Ranches 2	3,645,588	5,303,753	6,287,291	10,120,000
Arabian Ranches 3	2,475,766	4,103,774	6,093,265	-
DAMAC Hills 1	3,418,599	4,451,531	7,338,500	10,376,633
DAMAC Hills 2	1,419,086	2,077,093	1,972,434	3,495,386
Dubai Hills	5,579,822	7,086,462	14,190,210	30,968,483
Emaar South	1,956,639	2,812,278	6,851,030	-
Emirates Living	4,981,477	10,946,290	15,926,375	26,073,750
JGE	5,061,647	7,975,794	14,668,198	13,941,496
Jumeirah Park	6,885,434	7,646,757	10,363,929	-
MBR	3,195,319	6,589,626	17,687,800	38,621,071
Palm Jumeirah	20,158,333	28,820,006	43,584,211	60,921,000
Sobha Hartland	-	9,728,238	18,421,104	-
Tilal Al Ghaf	3,577,719	5,369,843	14,849,052	34,033,333
Town Square	2,266,539	2,809,609	-	-
Villanova	2,420,269	3,066,635	5,374,000	-

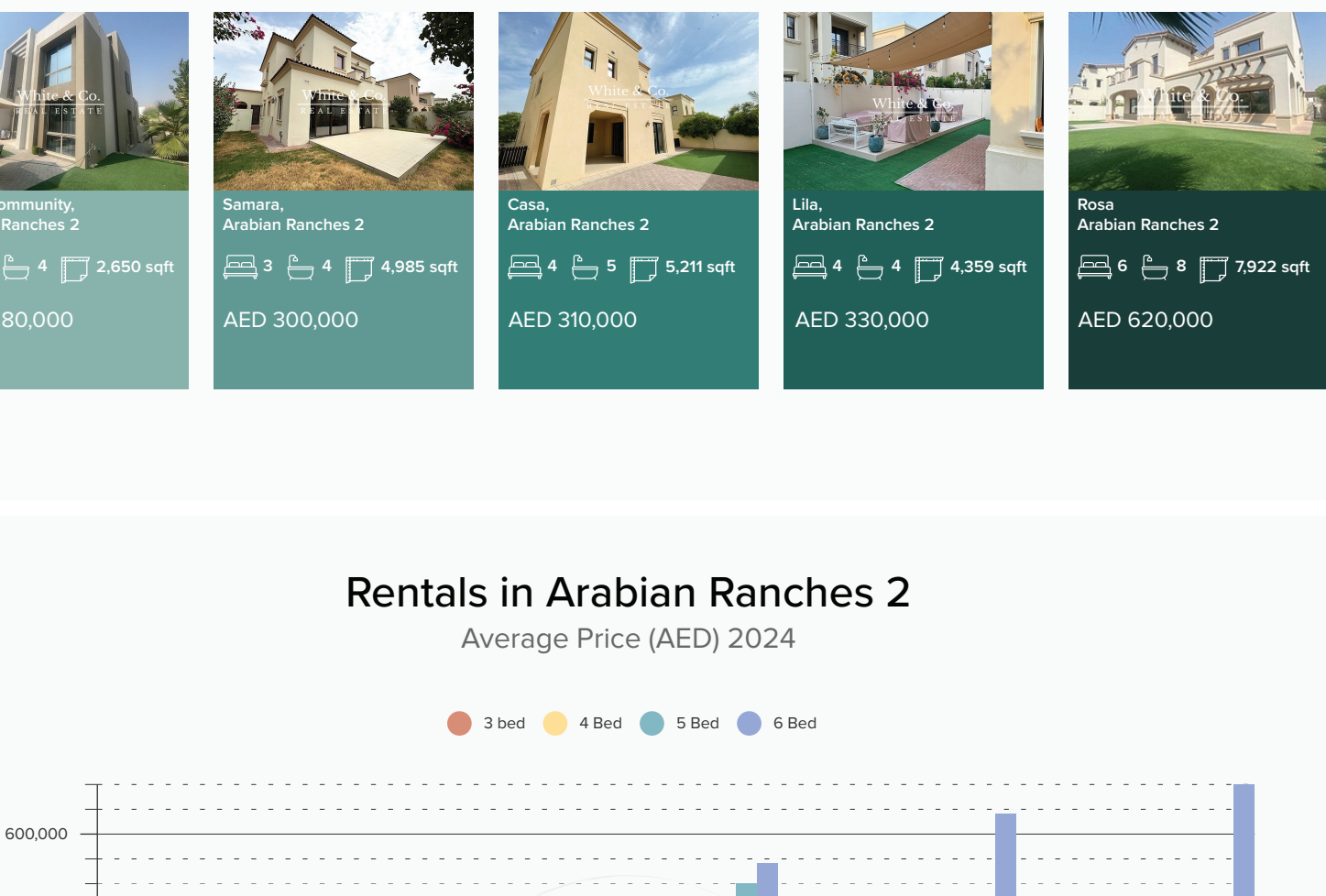
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Sale Transactions in Dubai

October 2024



Total Sales Value
AED 7,139,122,925

Hot Properties for Rent

Reem Community, Arabian Ranches 2

4 4 2,650 sqft

AED 280,000

Samara, Arabian Ranches 2

3 4 4,985 sqft

AED 300,000

Casa, Arabian Ranches 2

4 5 5,211 sqft

AED 310,000

Lila, Arabian Ranches 2

4 4 4,359 sqft

AED 330,000

Rosa, Arabian Ranches 2

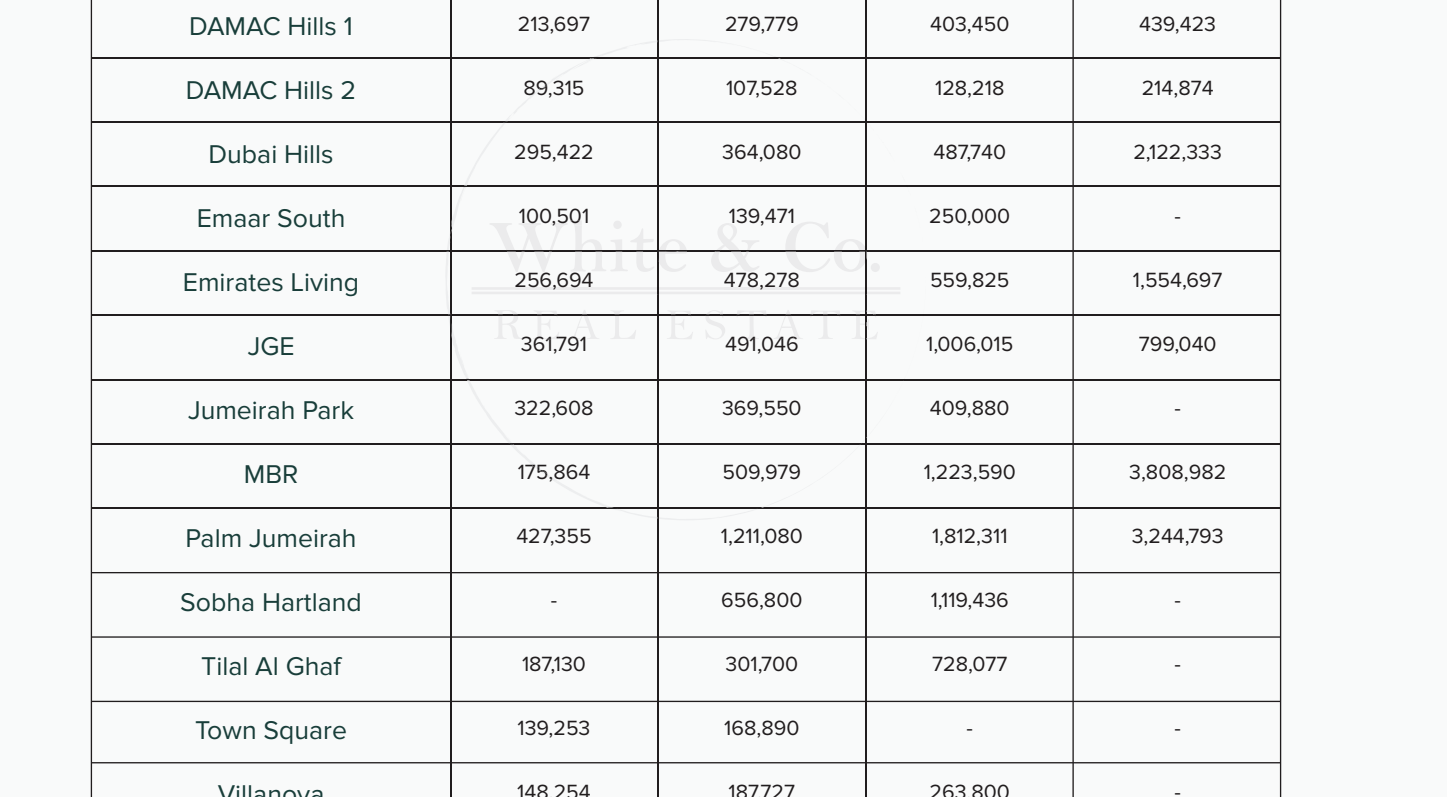
6 8 2,922 sqft

AED 620,000

Rentals in Arabian Ranches 2

Average Price (AED) 2024

3 Bed 4 Bed 5 Bed 6 Bed



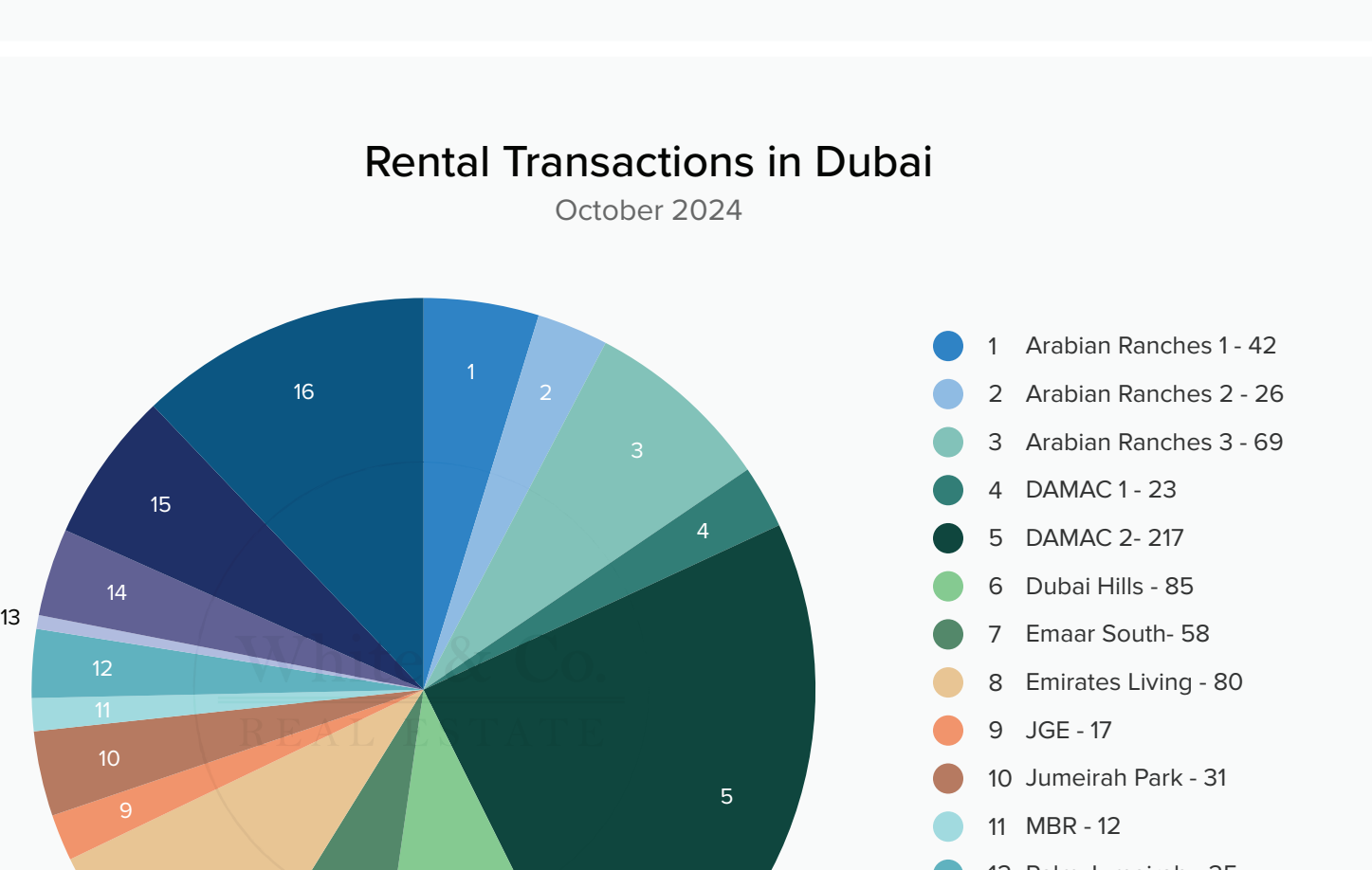
Rentals in Dubai

Average Price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	258,974	401,041	480,979	653,409
Arabian Ranches 2	198,027	284,137	338,135	613,333
Arabian Ranches 3	150,388	198,531	-	-
DAMAC Hills 1	213,697	279,779	403,450	439,423
DAMAC Hills 2	89,315	107,528	128,218	214,874
Dubai Hills	295,452	364,071	487,740	2,122,333
Emaar South	100,501	139,480	250,000	-
Emirates Living	256,694	478,278	559,825	1,554,697
JGE	361,791	491,046	1,006,015	799,040
Jumeirah Park	322,608	369,550	409,880	-
MBR	175,864	509,979	1,223,590	3,808,982
Palm Jumeirah	427,355	1,211,080	1,812,311	3,244,793
Sobha Hartland	-	656,800	1,119,436	-
Tilal Al Ghaf	187,130	301,700	728,077	-
Town Square	139,253	168,990	-	-
Villanova	148,254	187,727	263,800	-

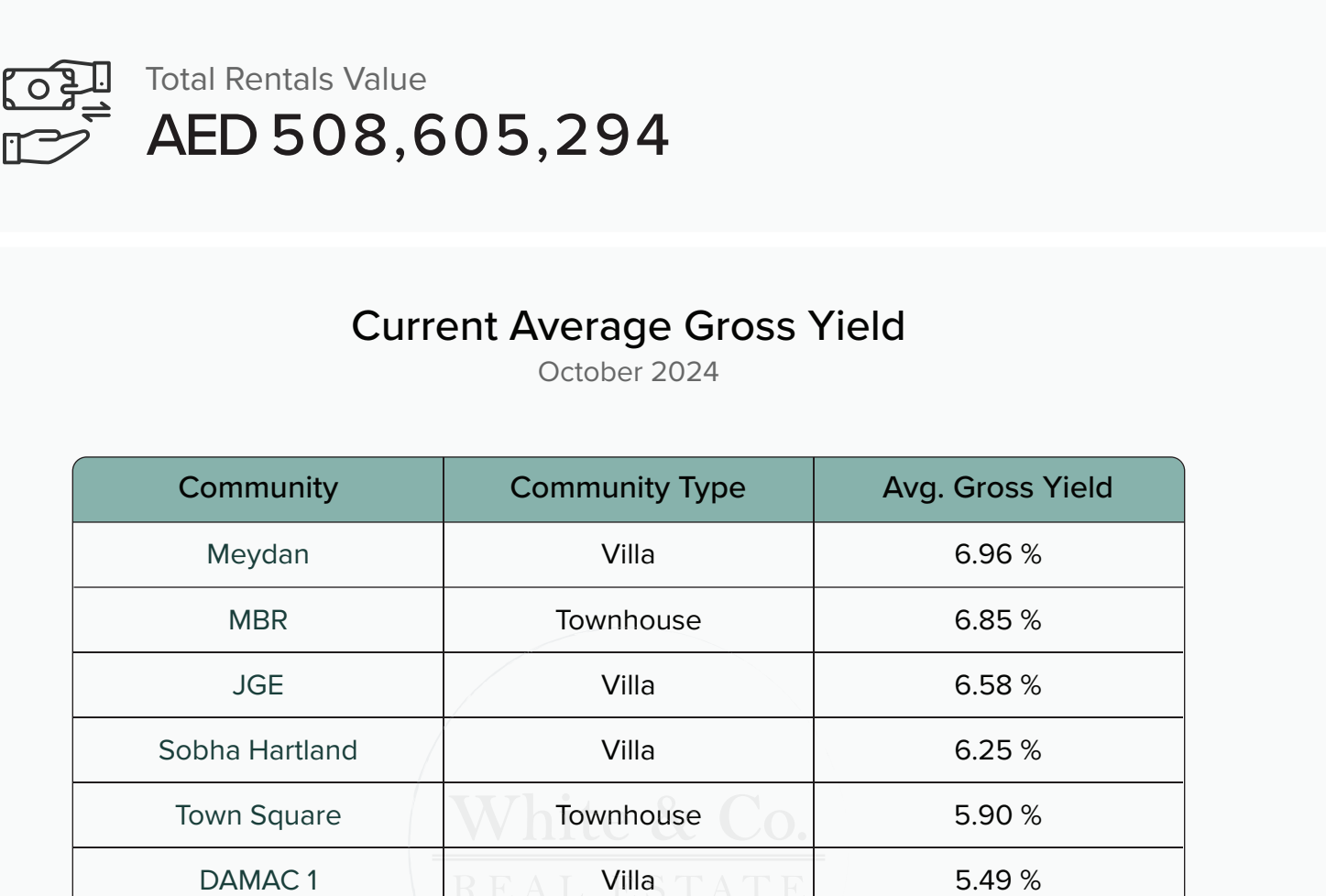
Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024



Rental Transactions in Dubai

October 2024



Total Rentals Value
AED 508,605,294

Current Average Gross Yield

October 2024

Community	Community Type	Avg. Gross Yield
Meydan	Villa	6.96 %
MBR	Townhouse	6.85 %
JGE	Villa	6.58 %
Sobha Hartland	Villa	6.25 %
Town Square	Townhouse	5.90 %
DAMAC 1	Villa	5.49 %
Tilal Al Ghaf	Townhouse	5.32 %
Arabian Ranches 2	Villa	5.21 %
Dubai Hills	Villa	4.86 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.70 %
Arabian Ranches 1	Villa	4.35 %
Jumeirah Park	Villa	3.90 %
Palm Jumeirah	Villa	3.47 %

Total Sales & Rentals in Dubai

2024

Sales

	Total Volume	Total Value
DAMAC 2	779	1,278,842,072
Emirates Living	665	5,138,569,783
Arabian Ranches 3	552	1,826,979,659
Villanova	544	1,471,541,385
MBR	416	4,431,382,755
Town Square	398	950,415,783
Tilal Al Ghaf	373	3,248,252,679
Dubai Hills	370	5,062,547,735
DAMAC 1	348	1,567,958,007
Emaar South	347	851,569,009
Arabian Ranches 1	341	2,295,375,256
JGE	181	2,019,808,605
Jumeirah Park	178	1,471,541,385
Arabian Ranches 2	158	804,737,960
Palm Jumeirah	111	4,476,836,854
Sobha Hartland	37	367,775,659

Rentals

	Total Volume	Total Value
DAMAC 2	2,203	209,075,807
Villanova	1,033	165,937,809
Emirates Living	1,025	287,533,991
Town Square	786	114,194,838
Dubai Hills	770	293,876,697
Emaar South	667	75,585,440
Arabian Ranches 1	460	141,890,006
Arabian Ranches 3	458	76,580,482
DAMAC 1	392	107,419,982
Tilal Al Ghaf	383	102,991,788
Jumeirah Park	354	125,878,911
Arabian Ranches 2	337	86,080,044
MBR	183	114,593,933
JGE	172	102,990,883
Palm Jumeirah	165	295,970,783
Sobha Hartland	20	15,449,181

*Data source: Property Monitor, as of 4th October 2024 Secondary Sales Only

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