

Arabian Ranches 2 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

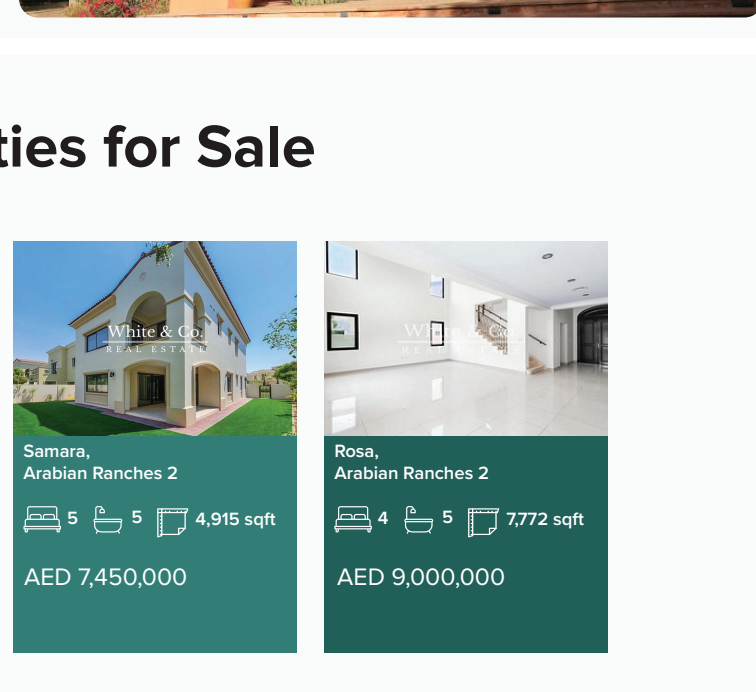
- As property investments rise, White and Co. has seen more landlords seeking property management services to manage landlord-tenant relations.

Mortgage Updates

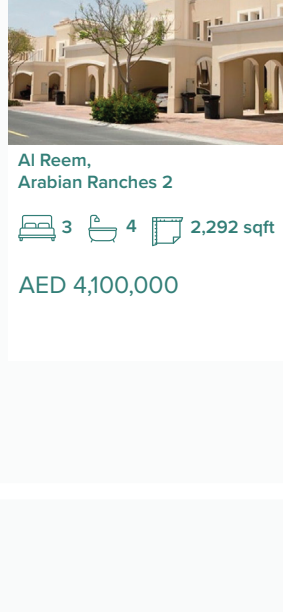
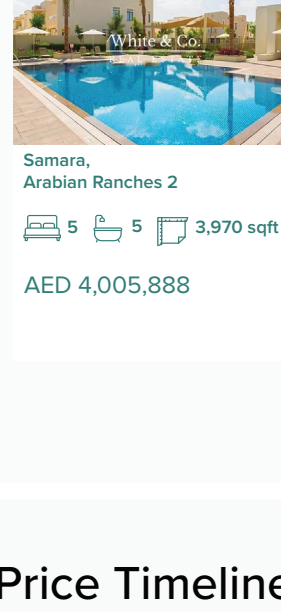
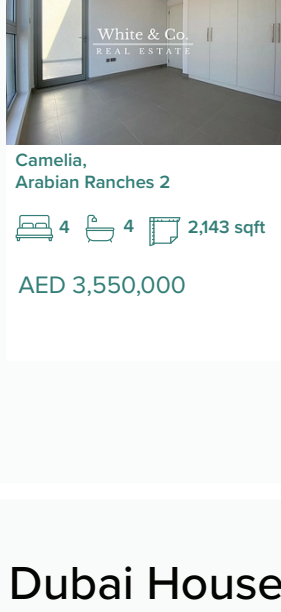
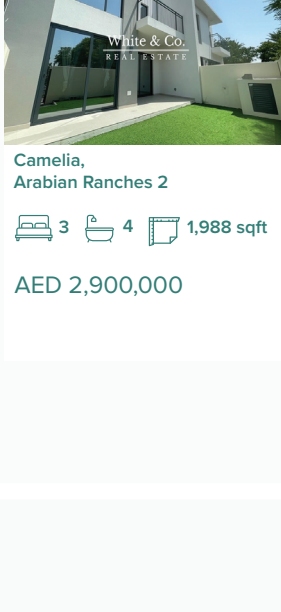
- UAE mortgage rates have dropped to 3.75%, the lowest since 2022, boosting transactions.
- Borrowing limits are also increasing; for example, a AED 30,000 monthly salary now allows borrowing of AED 2,250,000, up from AED 2,000,000 last year, subject to existing credit commitments and mortgage terms.

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

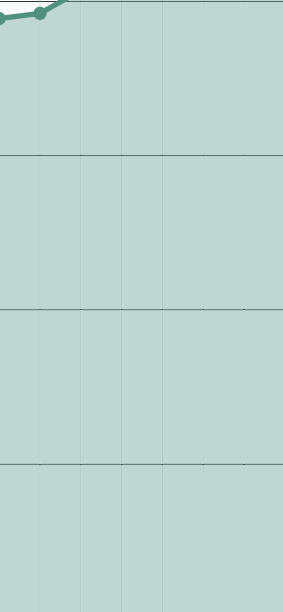
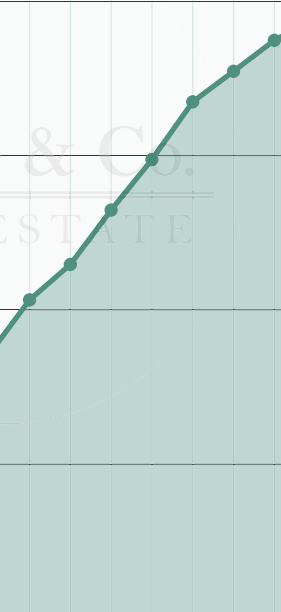
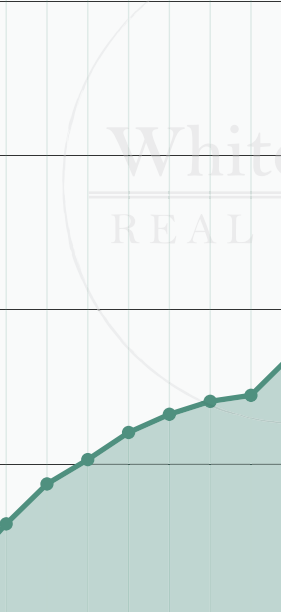
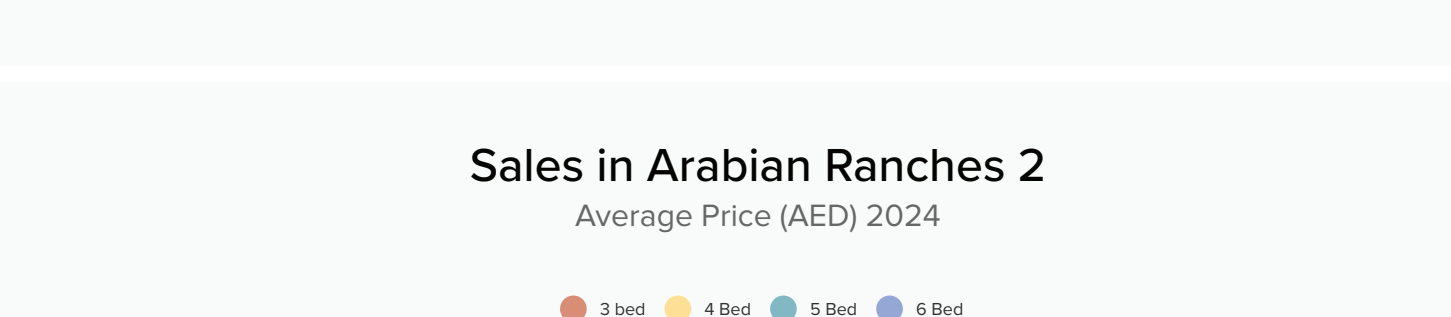
Get Started Here



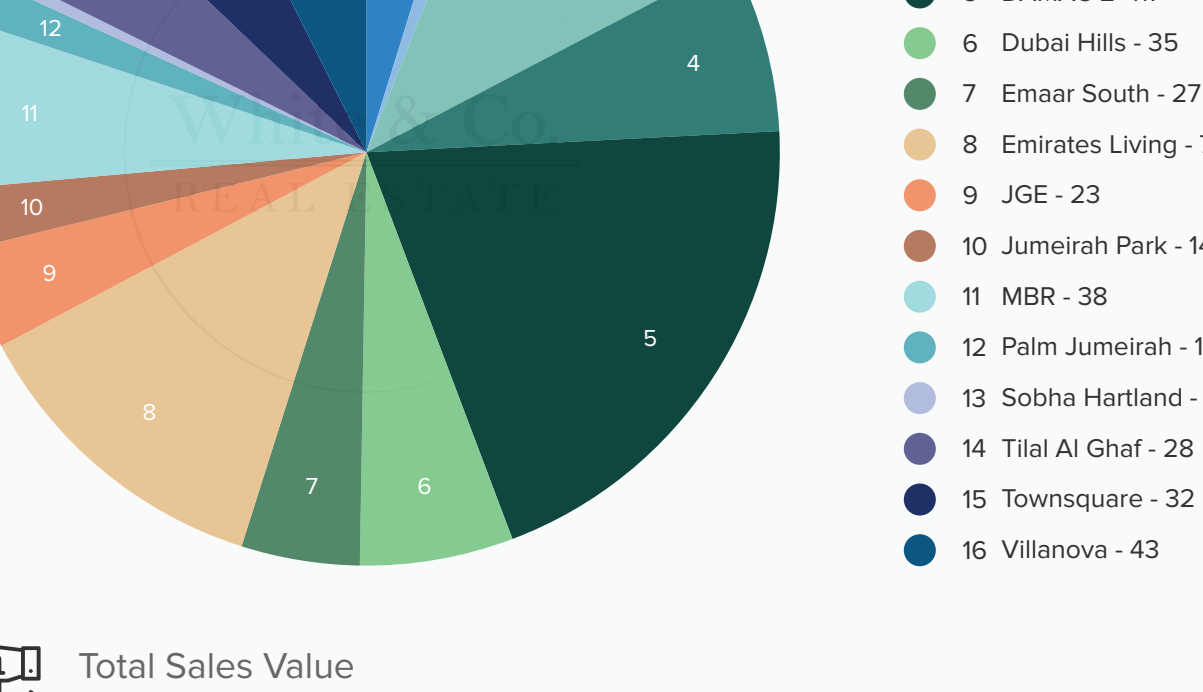
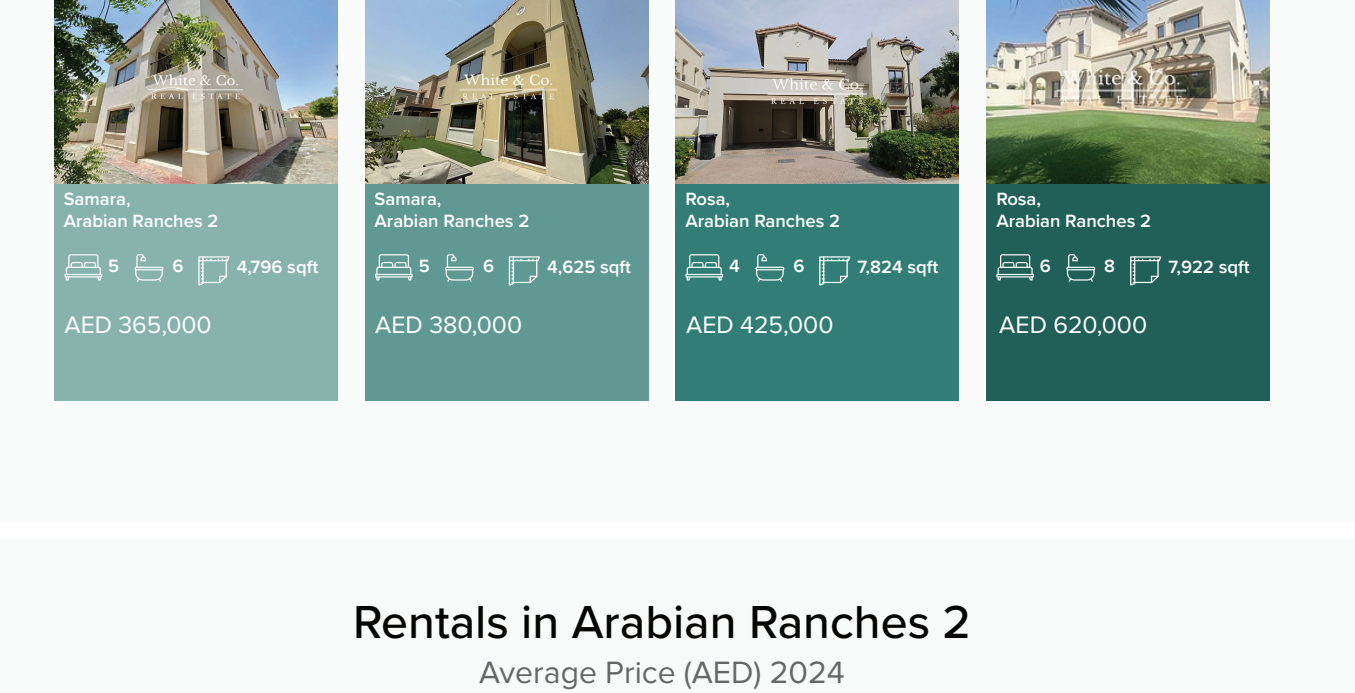
Hot Properties for Sale



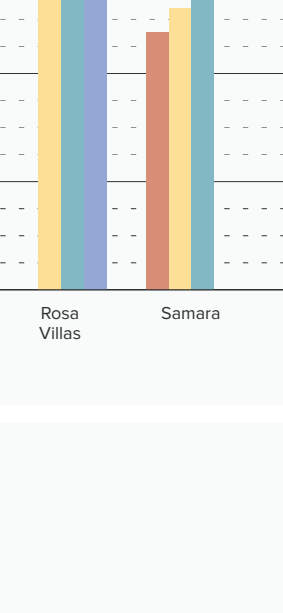
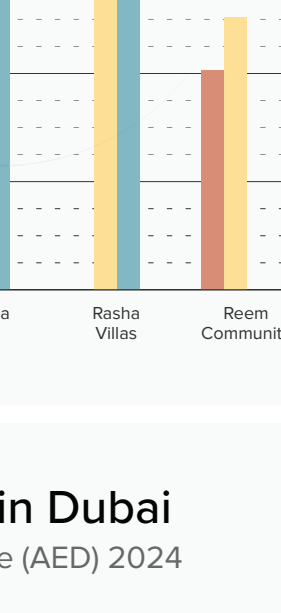
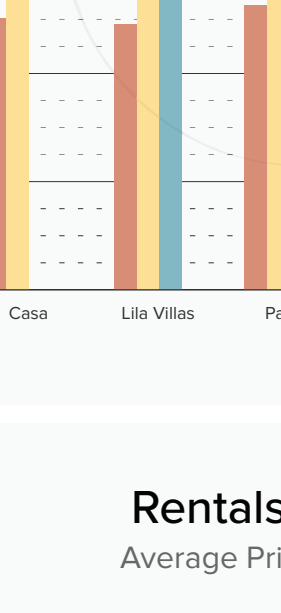
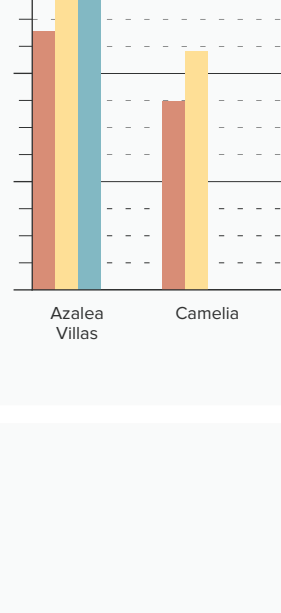
Recent White & Co Sales

Dubai House Price Timeline
September 2024+1.14%
MoM Change+4.92%
QoQ Change+16.52%
YoY ChangeAED 1,448
Average price/sqftSales in Arabian Ranches 2
Average Price (AED) 2024Sales in Dubai
Average Price (AED) 2024

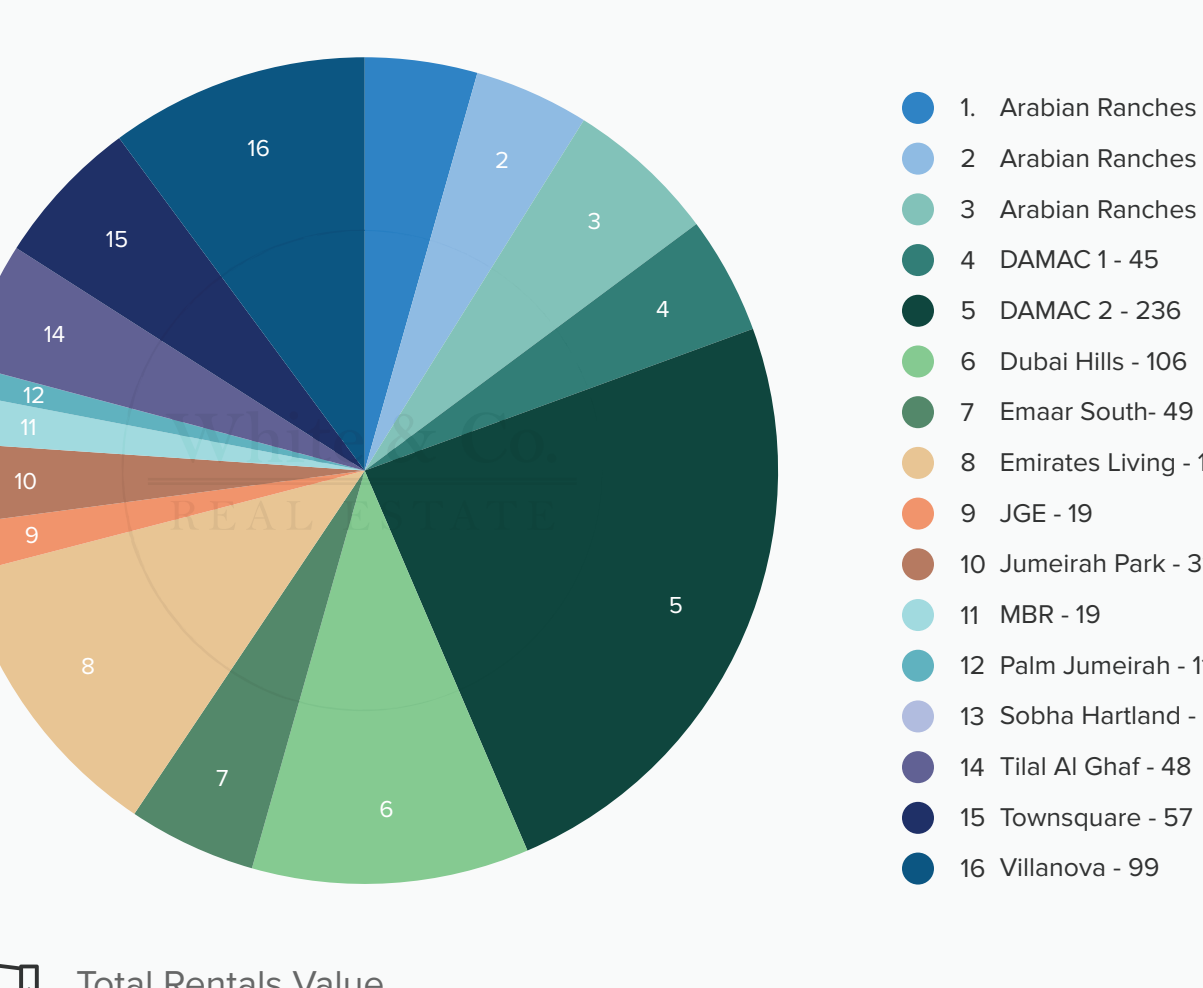
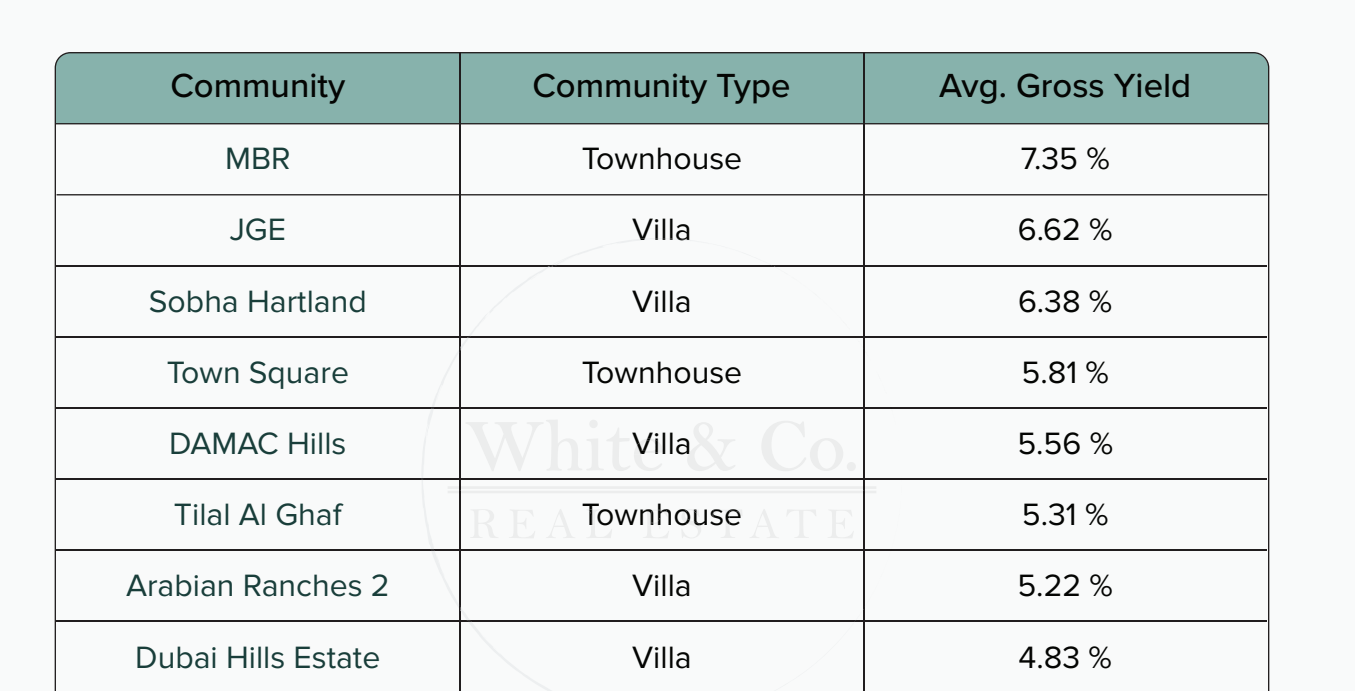
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,262,352	8,181,111	10,806,088	13,398,672
Arabian Ranches 2	3,642,805	5,330,868	6,207,039	10,120,000
Arabian Ranches 3	2,465,395	4,044,026	6,264,768	-
DAMAC Hills 1	3,384,875	4,539,640	7,375,890	10,376,633
DAMAC Hills 2	1,413,239	2,092,801	1,942,945	3,478,656
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	-	9,663,925	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) 2024Sale Transactions in Dubai
September 2024Total Sales Value
AED 5,781,527,689

Hot Properties for Rent

Rentals in Arabian Ranches 2
Average Price (AED) 2024Rentals 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	299,483	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) 2024Rental Transactions in Dubai
September 2024Total Rentals Value
AED 511,452,388Current 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	Rentals	Total Volume	Total Value
DAMAC 2	676	1,117,804,962	DAMAC 2	1,944	182,943,498
Emirates Living	588	4,405,368,336	Emirates Living	942	256,058,507
Villanova	492	1,322,022,385	Villanova	933	149,210,536
Arabian Ranches 3	479	1,573,521,939	Townsquare	713	102,992,676
MBR	362	3,937,728,600	Dubai Hills	690	259,035,118
Townsquare	344	817,452,852	Emaar South	607	67,691,668
Tilal al Ghaf	340	2,950,954,179	Arabian Ranches 1	415	129,754,113
Dubai Hills	329	4,447,196,847	Arabian Ranches 3	383	63,373,011
Emaar South	314	750,345,457	DAMAC 1	362	99,153,897
Arabian Ranches 1	310	2,089,601,016	Tilal al Ghaf	349	93,033,845
DAMAC 1	302	1,374,932,007	Jumeirah Park	323	112,294,452
JGE	170	1,819,095,230	Arabian Ranches 2	309	79,328,190
Jumeirah Park	159	1,275,030,870	MBR	167	96,267,433
Arabian Ranches 2	137	705,215,885	JGE	152	88,123,883
Palm Jumeirah	101	3,968,336,854	Palm Jumeirah	136	260,893,083
Sobha Hartland	33	338,405,659	Sobha Hartland	17	12,499,381

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

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