

White & Co.
REAL ESTATE

Arabian Ranches 3 April Market Report

Villa | Townhouse

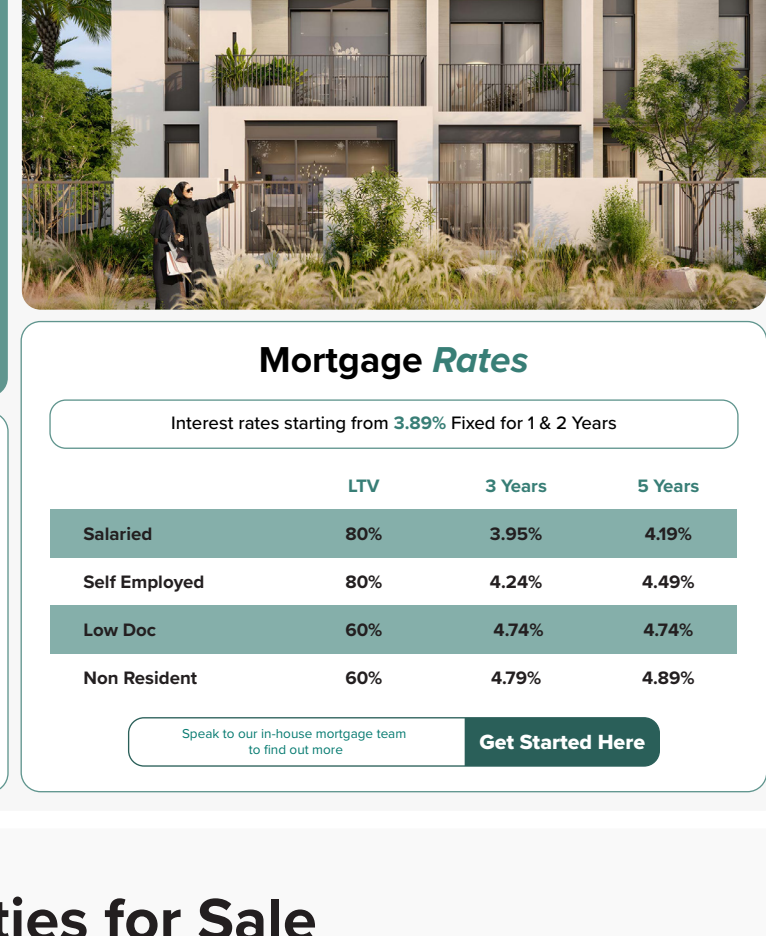
News

Casa Villas at Arabian Ranches 3

Casa Villas offer Moroccan-style architecture with 1 to 5-bedroom layouts. Priced between AED 2.7M and AED 24.8M, these luxury homes are set for delivery in Q2 2028—perfect for those seeking elegance and long-term investment.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.



Mortgage Rates

Interest rates starting from 3.89% Fixed for 1 & 2 Years			
	LTV	3 Years	5 Years
Salaried	80%	3.98%	4.19%
	80%	4.24%	4.49%
Self Employed	60%	4.74%	4.74%
	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%
	60%	4.79%	4.89%

Hot Properties for Sale

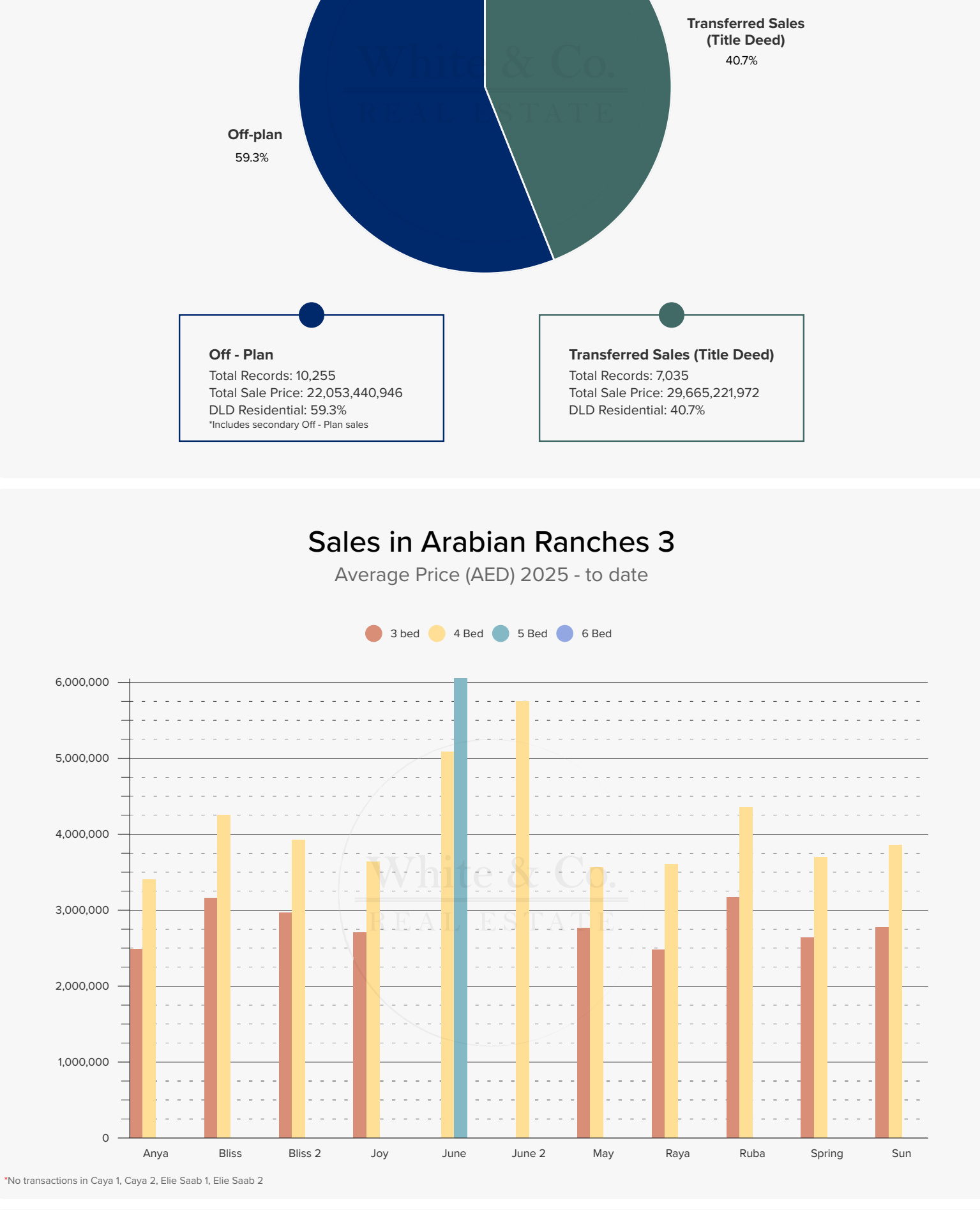
Anya 2, Arabian Ranches 3	Joy, Arabian Ranches 3	Bliss 2, Arabian Ranches 3	May, Arabian Ranches 3	June 2, Arabian Ranches 3
3 3 4 1,553 sqft	3 4 4 1,454 sqft	3 4 4 3,041 sqft	3 4 4 2,452 sqft	3 4 4 3,229 sqft
AED 2,900,000	AED 2,950,000	AED 3,700,000	AED 4,500,000	AED 5,800,000

Recent White & Co Sales

Anya 2, Arabian Ranches 3	Anya 2, Arabian Ranches 3	Reya, Arabian Ranches 3	June 2, Arabian Ranches 3	June 2, Arabian Ranches 3
3 3 3 1,663 sqft	3 4 5 2,806 sqft	3 4 5 3,041 sqft	3 5 6 3,444 sqft	3 5 6 3,444 sqft
AED 2,490,906	AED 3,310,000	AED 3,750,000	AED 6,375,000	AED 6,375,000

Dubai House Price Timeline

April 2025



Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 2025



Off - Plan Total Records: 10,255 Total Sale Price: 22,053,440,946 DLD Residential: 59.3% *Includes secondary Off - Plan sales	Transferred Sales (Title Deed) Total Records: 7,035 Total Sale Price: 29,665,221,972 DLD Residential: 40.7%
---	---

Sales in Arabian Ranches 3

Average Price (AED) 2025 - to date



*No transactions in Anya, Bliss 2, Coya 2, Elle Saab 1, Elle Saab 2

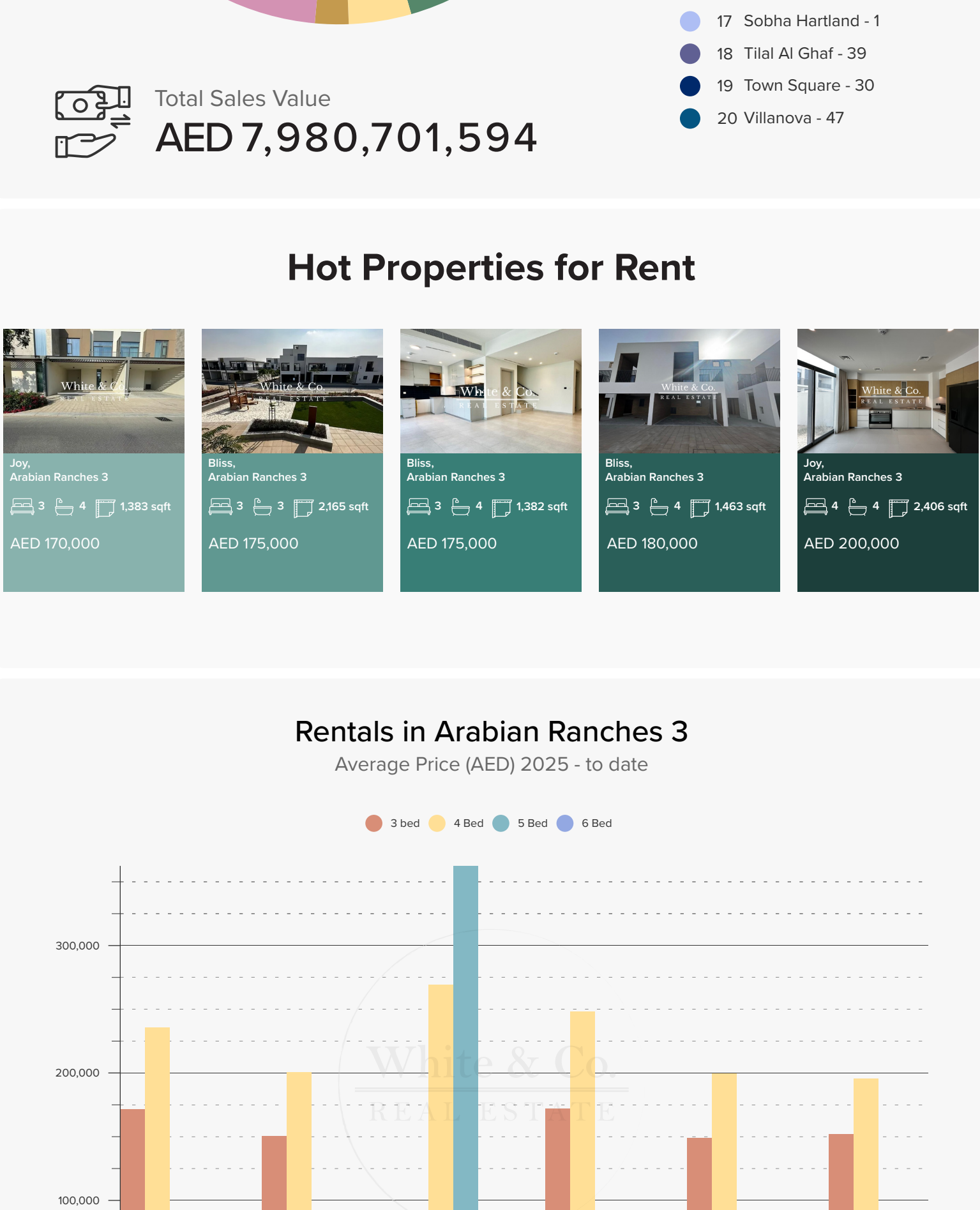
Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,553	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,438	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,568,334	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

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

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

April 2025

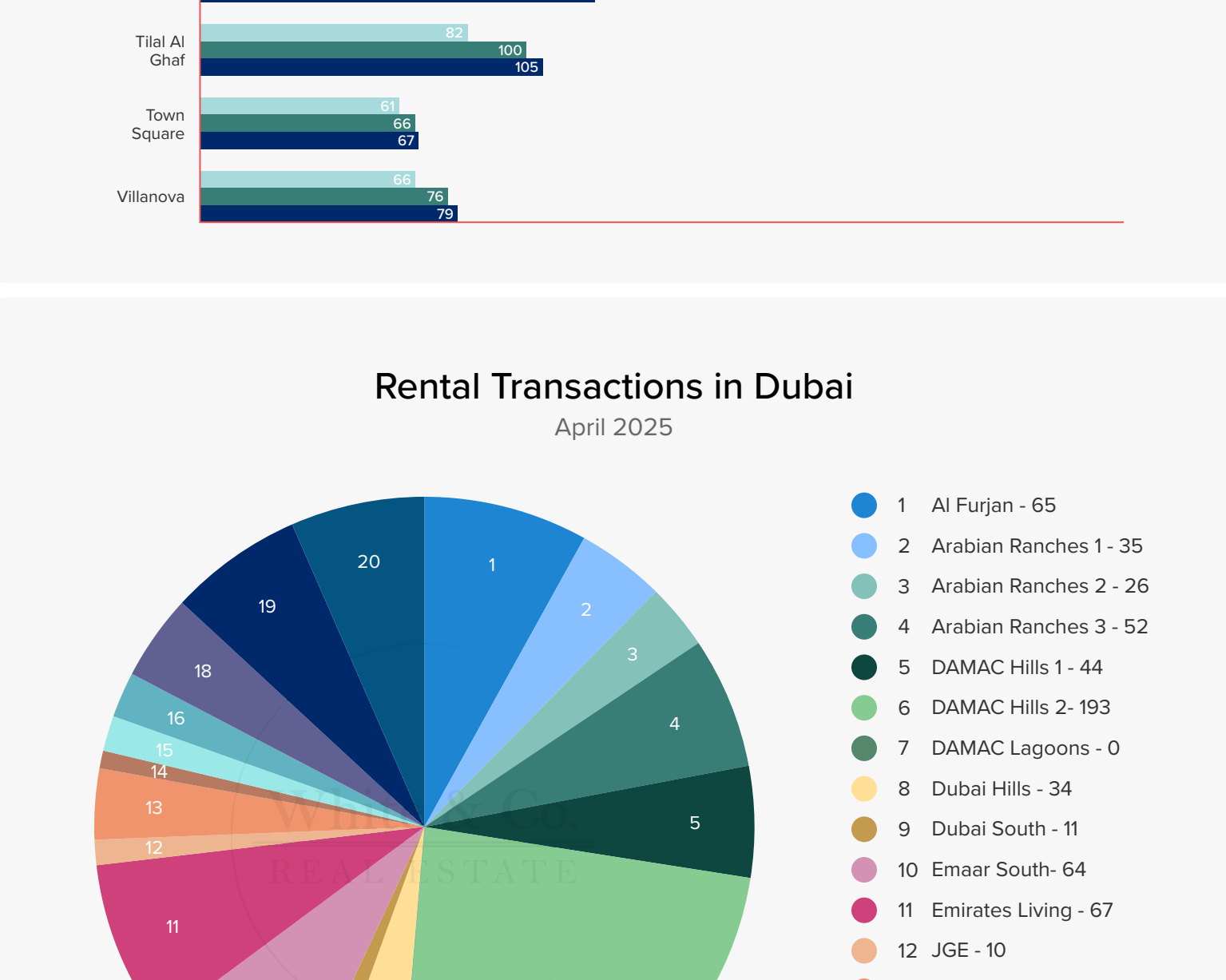


Hot Properties for Rent

Joy, Arabian Ranches 3	Bliss, Arabian Ranches 3	Ulla, Arabian Ranches 3	Ulla, Arabian Ranches 3	Joy, Arabian Ranches 3
3 4 4 1,383 sqft	3 3 3 2,165 sqft	3 4 4 1,382 sqft	3 4 4 1,463 sqft	3 4 4 2,406 sqft
AED 170,000	AED 175,000	AED 175,000	AED 180,000	AED 200,000

Rentals in Arabian Ranches 3

Average Price (AED) 2025 - to date



*No transactions in Anya, Bliss 2, Coya 2, Elle Saab 1, Elle Saab 2, June, May, Reya

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,544	688,233
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-

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

Average Price (AED) 2025 - to date



Rental Transactions in Dubai

April 2025

Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.25 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales		Rentals	
	Total Volume / Total Value		Total Volume / Total Value
DAMAC Lagoons	383 / 1,186,422,954	DAMAC 2	867 / 88,456,434
DAMAC 2	309 / 520,483,193	Emirates Living	355 / 106,507,902
Al Furjan	251 / 1,309,598,742	Al Furjan	295 / 73,782,779
Emirates Living	242 / 2,806,507,832	Emaar South	290 / 34,394,617
Arabian Ranches 3	198 / 708,941,723	Town Square	287 / 44,169,612
MBR	184 / 1,742,542,854	DAMAC 1	269 / 70,218,605
Villanova	178 / 551,397,444	Villanova	245 / 43,525,345
Emaar South	161 / 503,837,510	Arabian Ranches 3	209 / 38,609,181
Tilal Al Ghaf	151 / 1,352,612,660	Dubai Hills	209 / 106,643,229
DAMAC 1	145 / 6,777,386,000	Tilal Al Ghaf	162 / 54,905,564
Dubai Hills	132 / 2,033,642,698	Arabian Ranches 1	147 / 54,680,729
Mudon	117 / 387,019,719	Jumeirah Park	107 / 40,963,630
Town Square	115 / 303,475,452	Mudon	94 / 19,493,555
Arabian Ranches 1	111 / 91,692,118	Arabian Ranches 2	89 / 26,490,583
JGE	109 / 1,495,662,367	JGE	68 / 44,528,659
Dubai South	78 / 283,620,511	MBR	62 / 49,822,506
Jumeirah Park	63 / 551,610,301	Palm Jumeirah	61 / 10,765,418
Arabian Ranches 2	50 / 326,598,887	Dubai South	55 / 79,38,547
Palm Jumeirah	42 / 1,623,484,523	Sobha Hartland	7 / 5,900,000
Sobha Hartland	4 / 53,670,090	DAMAC Lagoons	0 / 0

White & Co. REAL ESTATE

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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

Get Started Here

www.whiteandcogroup.com