

White & Co.
REAL ESTATE

Arabian Ranches 3 August Market Report

Newsletter

Why Invest in Arabian Ranches

- Arabian Ranches offers a solid 5% return on investment due to high demand.
- More affordable than central Dubai, with good potential for property value appreciation.

White & Co News

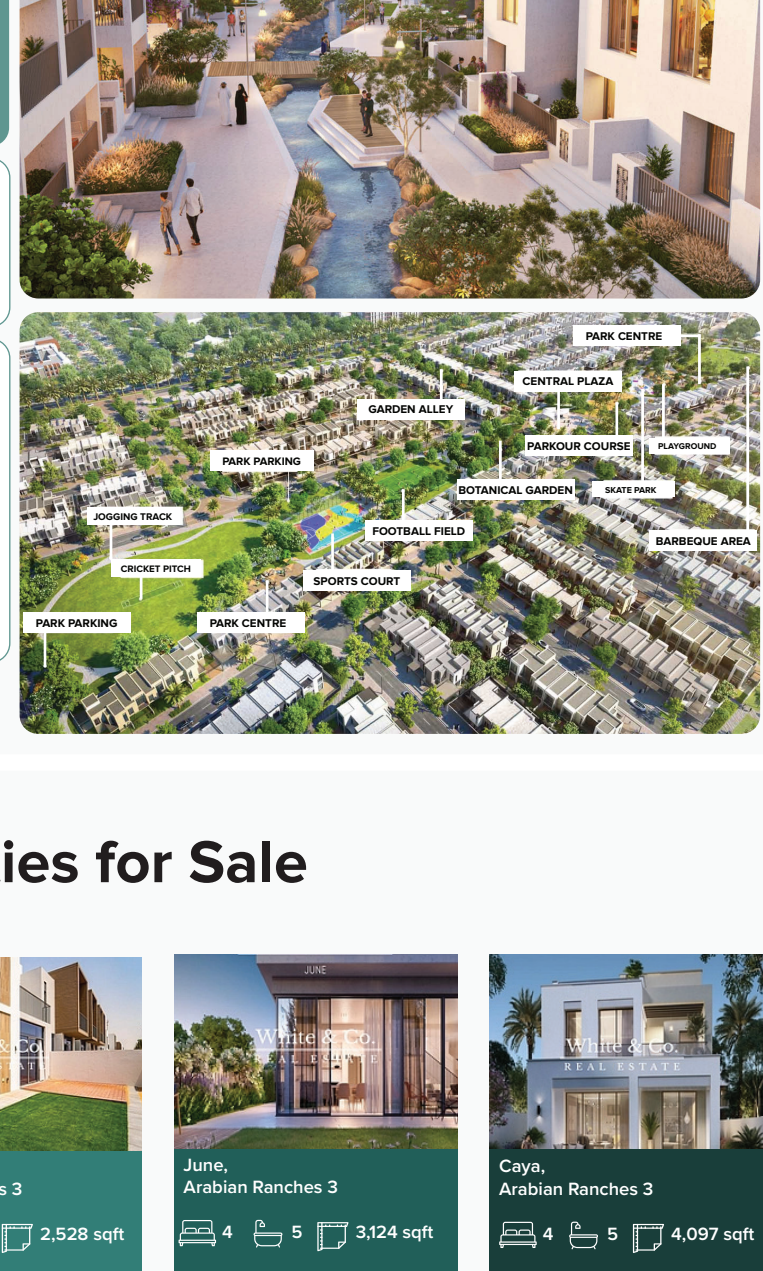
- White & Co continue to buck the trend of the summer months with consistent growth month on month.

Mortgage Updates

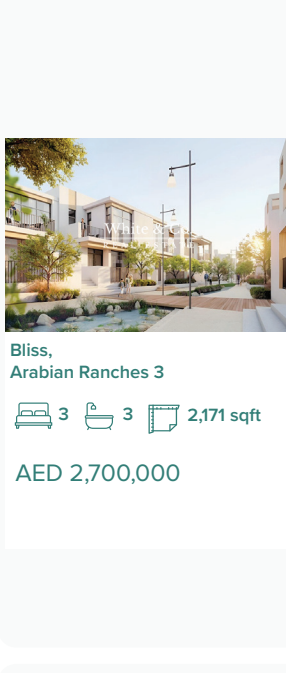
- Mortgage activity is up as banks lower rates, with Abu Dhabi Islamic Bank recently dropping below 4%. Four banks now offer rates under 4%, and more reductions are expected by year-end.
- After July's record in Dubai, transactions are surging as lower rates boost borrowing and attract more buyers.

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

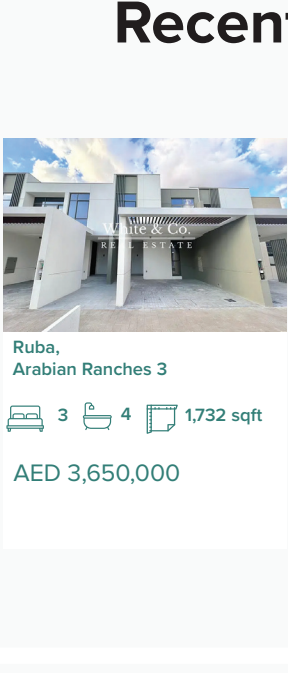
Get started here



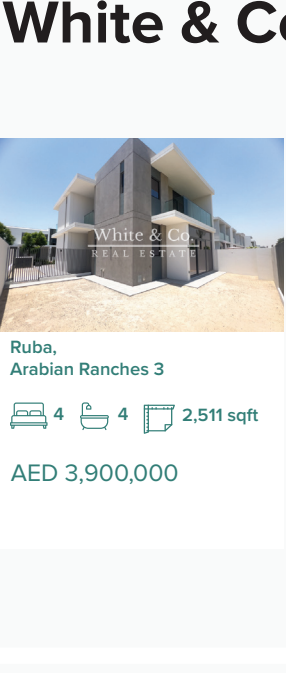
Hot Properties for Sale



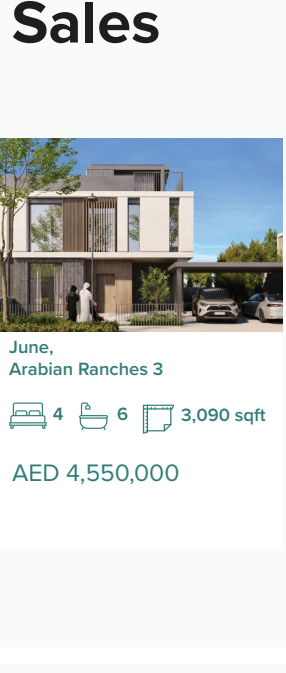
Ruba, Arabian Ranches 3
3 3 1,567 sqft
AED 2,850,000



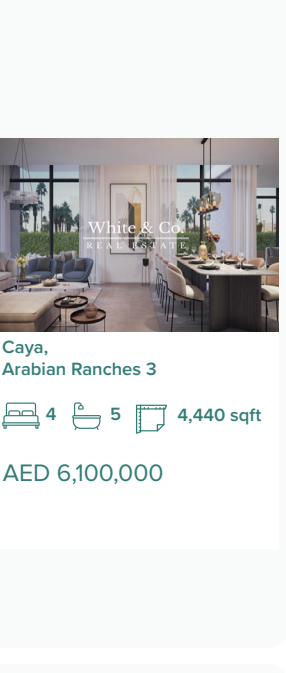
Spring, Arabian Ranches 3
4 4 2,600 sqft
AED 3,200,000



Spring, Arabian Ranches 3
4 4 2,528 sqft
AED 3,500,000

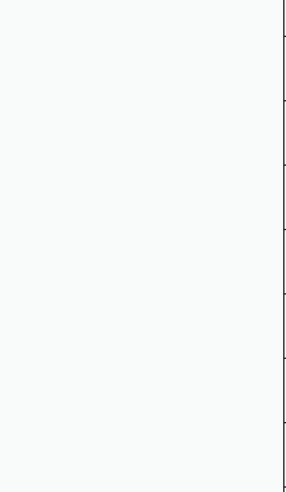


June, Arabian Ranches 3
4 5 3,124 sqft
AED 5,400,000

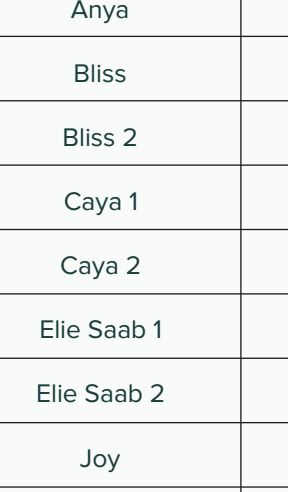


Caya, Arabian Ranches 3
4 5 4,097 sqft
AED 6,700,000

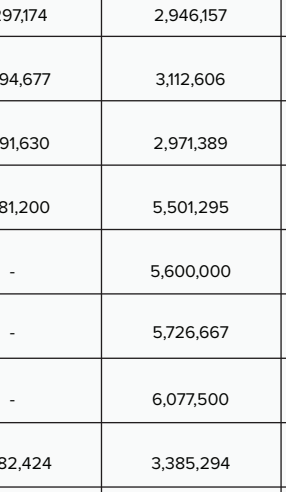
Recent White & Co Sales



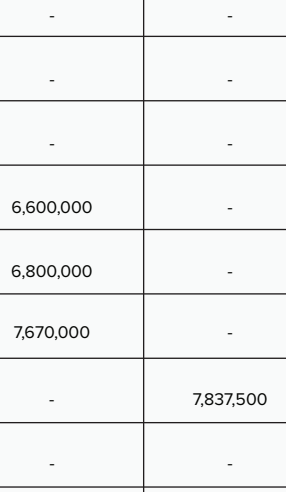
Bliss, Arabian Ranches 3
3 3 2,171 sqft
AED 2,700,000



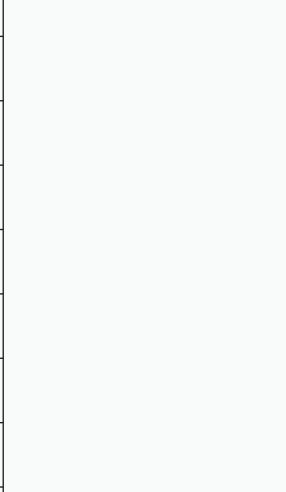
Ruba, Arabian Ranches 3
3 4 1,732 sqft
AED 3,650,000



Ruba, Arabian Ranches 3
4 4 2,511 sqft
AED 3,900,000



June, Arabian Ranches 3
4 6 3,090 sqft
AED 4,550,000



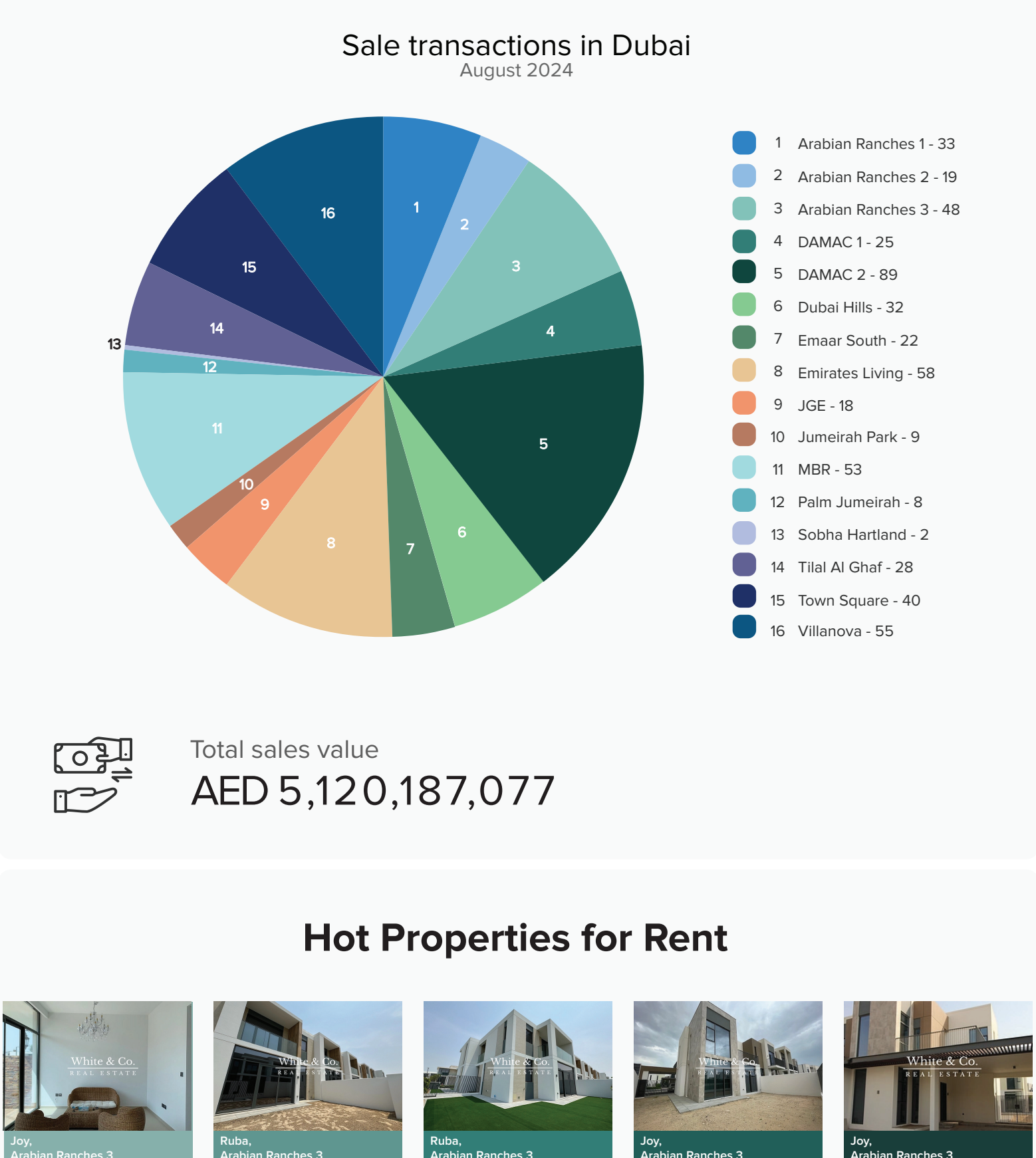
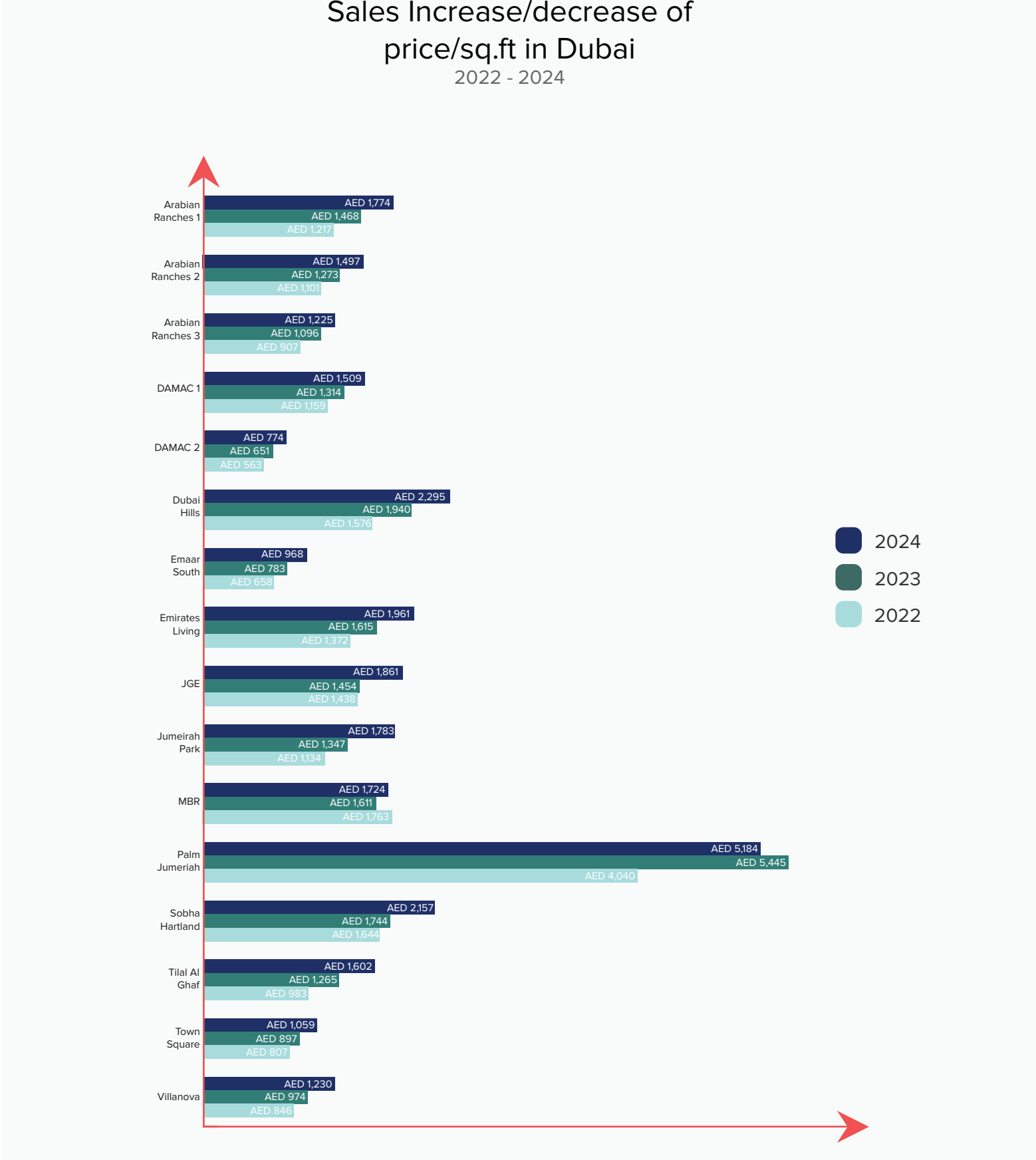
Caya, Arabian Ranches 3
4 5 4,440 sqft
AED 6,100,000

Sales in Arabian Ranches 3
Average price (AED) 2024

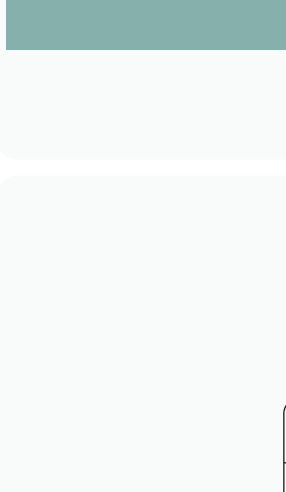
	3 Bed	4 Bed	5 Bed	6 Bed
Anya	2,297,774	2,946,157	-	-
Bliss	2,294,677	3,112,606	-	-
Bliss 2	2,391,630	2,971,389	-	-
Caya 1	4,481,200	5,501,295	6,600,000	-
Caya 2	-	5,600,000	6,800,000	-
Elie Saab 1	-	5,726,667	7670,000	-
Elie Saab 2	-	6,077,500	-	7,837,500
Joy	2,382,424	3,385,294	-	-
June	-	4,057,158	4,613,876	-
June 2	-	4,066,667	-	-
May	2,380,555	3,200,000	-	-
Raya	2,184,767	2,869,000	-	-
Ruba	2,599,022	3,405,126	-	-
Spring	2,278,000	3,270,000	-	-
Sun	2,414,286	3,307,778	-	-

Sales in Dubai
Average price (AED) 2024

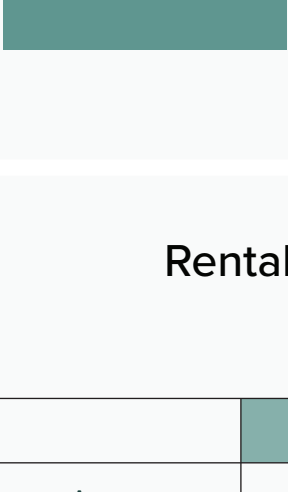
	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	5,174,361	8,201,538	10,599,942	13,755,869
Arabian Ranches 2	3,673,333	5,388,710	6,207,039	10,120,000
Arabian Ranches 3	2,450,104	4,045,345	6,264,768	-
DAMAC Hills 1	3,345,723	4,013,796	7,316,544	10,376,633
DAMAC Hills 2	1,400,041	2,136,507	1,942,945	3,488,744
Dubai Hills	5,580,046	6,984,119	14,754,273	31,152,381
Emaar South	1,893,859	2,634,576	6,793,196	-
Emirates Living	4,884,831	11,990,435	15,020,056	27,506,875
JGE	4,971,374	7,863,149	14,516,331	14,172,636
Jumeirah Park	7027,461	7,841,290	10,410,714	-
MBR	3,234,375	6,323,972	17,376,015	37,848,182
Palm Jumeirah	22,987,500	28,728,675	34,126,542	38,183,425
Sobha Hartland	-	9,663,925	18,421,104	-
Tilal Al Ghaf	3,362,298	5,809,467	14,940,999	20,800,000
Town Square	2,242,374	2,785,521	-	-
Villanova	2,382,546	3,018,821	5,163,600	-



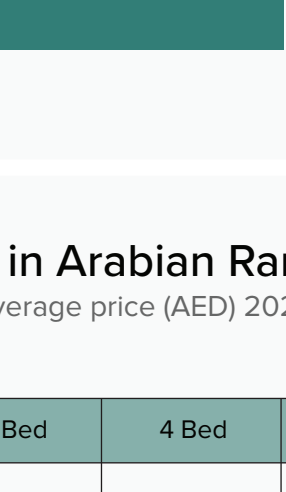
Hot Properties for Rent



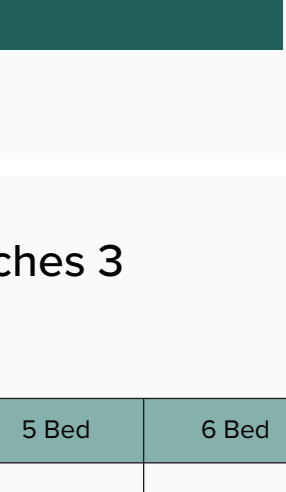
Joy, Arabian Ranches 3
3 3 1,941 sqft
AED 160,000



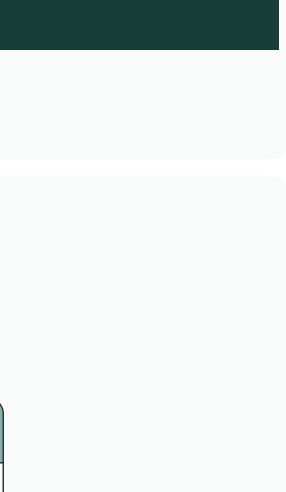
Ruba, Arabian Ranches 3
3 4 1,565 sqft
AED 170,000



Ruba, Arabian Ranches 3
4 5 2,508 sqft
AED 200,000



Joy, Arabian Ranches 3
4 5 2,720 sqft
AED 200,000



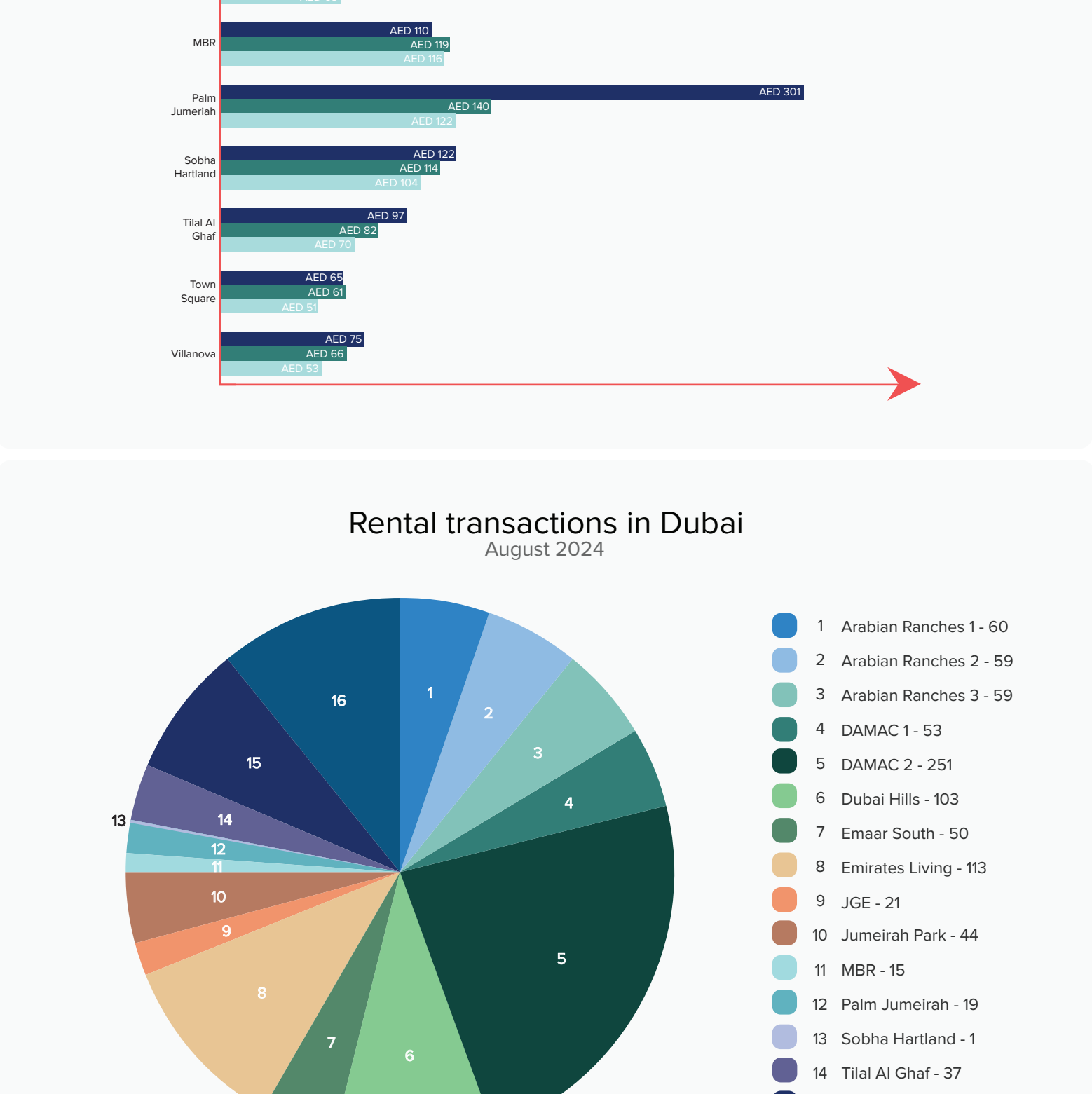
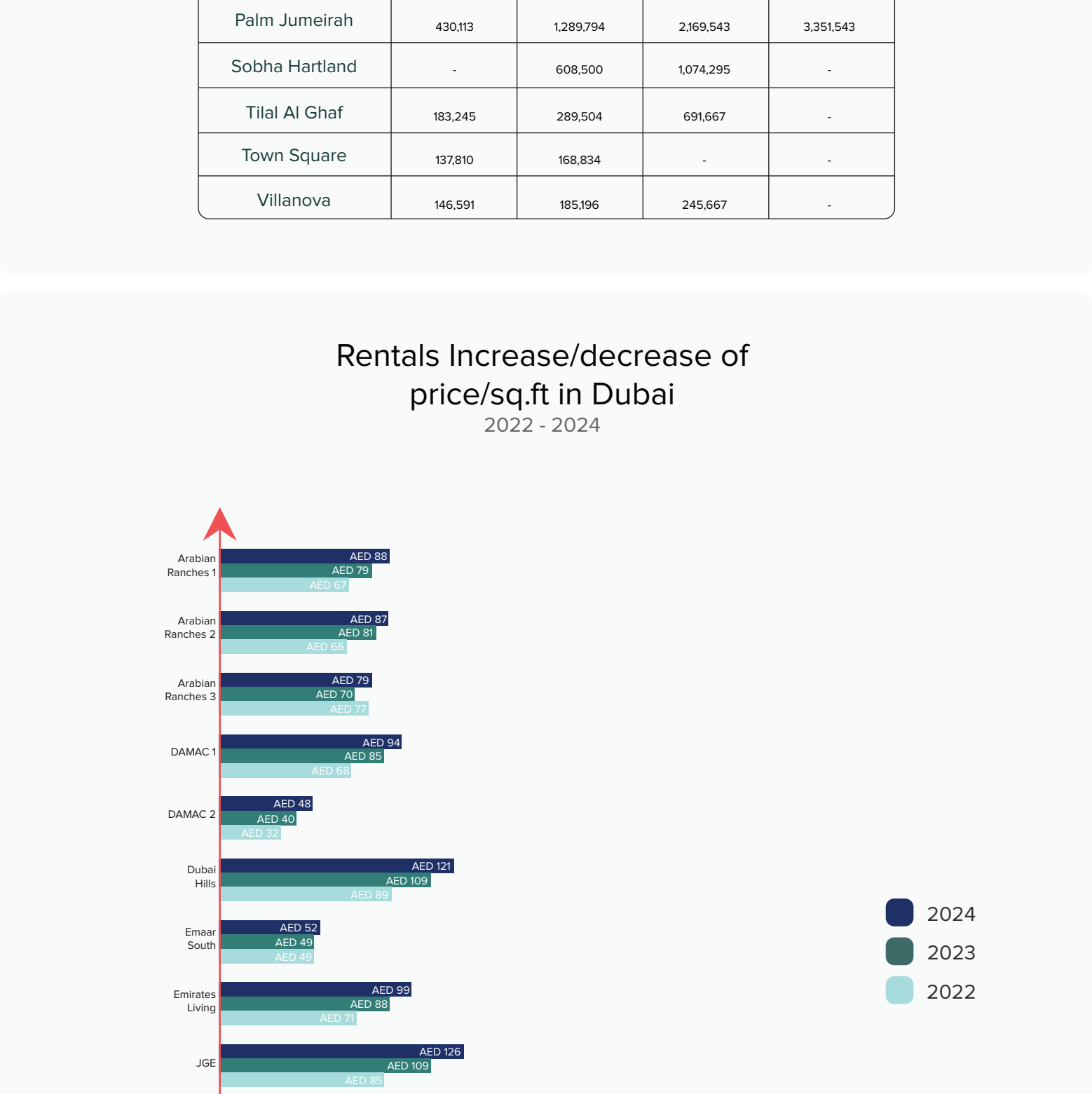
Joy, Arabian Ranches 3
4 4 2,727 sqft
AED 200,000

Rentals in Arabian Ranches 3
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Anya	-	-	-	-
Bliss	-	-	-	-
Bliss 2	-	-	-	-
Caya 1	-	-	-	-
Caya 2	-	-	-	-
Elie Saab 1	-	-	-	-
Elie Saab 2	-	-	-	-
Joy	139,920	190,060	-	-
June	-	-	-	-
June 2	-	-	-	-
May	-	-	-	-
Raya	-	-	-	-
Ruba	159,819	219,638	-	-
Spring	144,276	195,000	-	-
Sun	141,270	186,457	-	-

Rentals in Dubai
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	255,822	407,379	457,944	663,158
Arabian Ranches 2	199,454	286,013	357,545	635,505
Arabian Ranches 3	146,517	194,231	-	-
DAMAC Hills 1	213,831	285,419	402,816	465,994
DAMAC Hills 2	88,204	105,952	128,853	218,270
Dubai Hills	290,346	362,576	478,484	1,762,625
Emaar South	96,996	138,770	250,000	-
Emirates Living	250,497	399,980	515,115	1,110,714
JGE	348,173	485,549	960,904	783,300
Jumeirah Park	314,265	368,354	381,636	-
MBR	176,992	485,405	1,269,280	2,964,970
Palm Jumeirah	430,113	1,289,794	2,369,543	3,351,543
Sobha Hartland	-	608,500	1,074,295	-
Tilal Al Ghaf	183,245	269,504	691,667	-
Town Square	137,810	168,834	-	-
Villanova	146,591	185,196	245,667	-



Current Average Gross Yield
August 2024

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	8.22 %
JGE	Villa	6.38 %
DAMAC Hills 1	Villa	5.78 %
Tilal Al Ghaf	Townhouse	5.65 %
Town Square	Townhouse	5.05 %
Arabian Ranches 2	Villa	4.97 %
Arabian Ranches 1	Villa	4.66 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.09 %
Jumeirah Park	Villa	3.40 %
Palm Jumeirah	Villa	2.78 %

Total Sales & Rentals in Dubai
2024

Sales

	Total Volume	Total Value
DAMAC Hills 2	553	907,344,992
Emirates Living	514	3,891,957,476
Villanova	449	1,199,226,385
Arabian Ranches 3	413	1,367,006,425
Tilal Al Ghaf	352	2,918,580,679
MBR	323	3,442,381,020
Town Square	312	737,121,964
Dubai Hills	292	3,880,913,872
Emaar South	286	661,450,635
Arabian Ranches 1	282	1,882,821,016
DAMAC Hills 1	260	1,164,688,307
JGE	146	1,562,055,320
Jumeirah Park	144	1,166,559,624
Arabian Ranches 2	129	670,721,885
Palm Jumeirah	123	4,475,820,854
Sobha Hartland	30	315,805,659

Rentals

	Total Volume	Total Value
DAMAC Hills 2	1,687	158,347,437
Villanova	820	130,262,346
Emirates Living	816	211,318,522
Town Square	649	93,285,576
Dubai Hills	570	214,815,598
Emaar South	556	61,560,173
Arabian Ranches 1	375	116,266,013
Arabian Ranches 3	321	53,043,801
DAMAC Hills 1	314	86,047,302
Tilal Al Ghaf	307	79,108,487
Jumeirah Park	290	100,676,452
Arabian Ranches 2	263	68,144,669
MBR	148	86,394,033
JGE	129	77,647,148
Palm Jumeirah	115	233,834,672
Sobha Hartland	16	11,599,181