White & Co.
REAL ESTATE

Arabian Ranches 3 February Market Report

News

Arabian Ranches 3 Sub Opens with New Amenities

Arabian Ranches 3 Sub is now open, featuring either a community pool or a children's pool, depending on the layout and provision of outdoor cooling mechanisms, such as misters. The new hub offers convenient shopping and dining options, with a dedicated pathway linking it to the community.

White & Co News

Will you need to subjective or lease your own?

The Mortgage Rate for non-Emiratis, and all Expat Arab Nations (Arabic Speakers) on January 2, 2025 is now changed. It's designed to ensure stability and fairness in the market, with the goal of making it easier for expats to secure financing and, with the rebate benefit, it can bring options for mortgages.

Mortgage Rate

Interest calculation based on Dubai Interbank Offered Rate (Dibor) 3 Years

	Fixed	Variable	Cap
Non-Arab Nationals	4.5%	5.25%	5.25%
Arab Nationals	4.0%	4.75%	4.75%
Emirati Nationals	3.75%	4.25%	4.25%
Non-Resident Nationals	5.0%	5.75%	5.75%

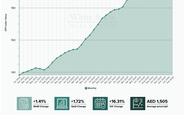
Rate Rebate Scheme

	Rate	Rebate
Non-Arab Nationals	5.25%	0.75%
Arab Nationals	4.75%	0.75%
Emirati Nationals	4.25%	0.75%
Non-Resident Nationals	5.75%	0.75%

Hot Properties for Sale

Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
4 Br	4 Br	4 Br	4 Br	4 Br
AED 2,000,000	AED 1,750,000	AED 1,850,000	AED 1,900,000	AED 2,000,000
Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
4 Br	4 Br	4 Br	4 Br	4 Br
AED 2,150,000	AED 2,300,000	AED 2,350,000	AED 3,350,000	AED 3,500,000

Recent White & Co Sales



Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
4 Br	4 Br	4 Br	4 Br	4 Br
AED 2,000,000	AED 1,750,000	AED 1,850,000	AED 1,900,000	AED 2,000,000
Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
4 Br	4 Br	4 Br	4 Br	4 Br
AED 2,150,000	AED 2,300,000	AED 2,350,000	AED 3,350,000	AED 3,500,000

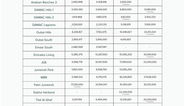
Dubai House Price Timeline

February 2025

+1.87%	+7.5%	1000 - 1500	+16.3%	AED 1,505
Monthly Change	Yearly Change	Sales Volume	YoY Change	Average price/sqft

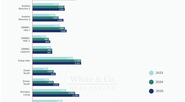
Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Total Deals), February 2025



Sales in Arabian Ranches 3

Average Price (2023-2025) - to date



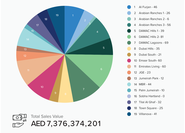
Sales in Dubai

Average Price (2023-2025) - to date

	3 Mon	6 Mon	1 Year	5 Year
Al Furjan	2,412,000	2,412,000	2,412,000	
Arabian Ranches 1	3,500,000	3,500,000	3,500,000	10,500,000
Arabian Ranches 2	3,510,000	3,245,407	10,000,000	10,000,000
Arabian Ranches 3	2,600,000	2,600,000	2,600,000	
DAMAC Hills 2	2,000,000	2,000,000	8,000,000	10,000,000
DAMAC Hills 2 - 2	3,414,000	3,801,676	8,000,000	3,000,000
DAMAC Lagoons	2,000,000	2,000,000	2,000,000	2,000,000
Dubai Hills	6,000,000	7,750,000	16,000,000	21,000,000
Dubai South	1,800,000	1,800,000	1,800,000	
Emaar South	2,000,000	2,000,000		
Emirates Living	3,000,000	15,000,000	15,000,000	15,000,000
JVC	4,000,778	15,000,000	15,000,000	21,000,000
Jumeirah Park	2,000,000	2,000,000	10,000,000	
MBR	2,000,000	12,750,000	16,000,000	27,000,000
Palm Jumeirah	17,000,000	12,000,000	12,000,000	12,000,000
Sobha Hartland				15,000,000
The Al Shaf	2,000,000	2,000,000	12,000,000	20,000,000
Town Square	2,000,000	2,000,000		
Villanova	2,900,000	2,000,000		

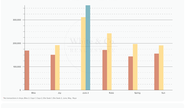
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (2023-2025) - to date



Sale Transactions in Dubai

February 2025



Total Sales Value
AED 7,376,374,201

Hot Properties for Rent

Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
4+ Br	5+ Br	4+ Br	5+ Br	4+ Br
AED 200,000	AED 180,000	AED 180,000	AED 200,000	AED 200,000
Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3	Villa, Maple 3
5+ Br	4+ Br	5+ Br	4+ Br	5+ Br
AED 200,000	AED 180,000	AED 180,000	AED 200,000	AED 200,000

Rentals in Arabian Ranches 3

Average Price (2023-2025) - to date

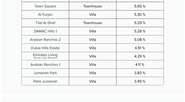
Rentals in Dubai

Average Price (2023-2025) - to date

	3 Mon	6 Mon	1 Year	5 Year
Al Furjan	250,000	250,000	250,000	500,000
Arabian Ranches 1	300,000	300,000	300,000	300,000
Arabian Ranches 2	250,000	300,000	300,000	300,000
Arabian Ranches 3	150,000	150,000	150,000	
DAMAC Hills 2	210,000	270,000	300,000	300,000
DAMAC Hills 2 - 2	96,707	96,000	150,000	200,000
DAMAC Lagoons	150,000	150,000		
Dubai Hills	200,000	287,667	400,000	500,000
Dubai South	150,000			150,000
Emaar South	150,000	150,000		
Emirates Living	200,000	200,000	200,000	300,000
JVC	400,000	350,000	350,000	350,000
Jumeirah Park	400,000	400,000	400,000	
MBR	400,000	750,000	1,000,000	2,000,000
Palm Jumeirah		1,000,000	1,000,000	2,000,000
Sobha Hartland		500,000	500,000	
The Al Shaf	200,000	250,000	300,000	
Town Square	100,000	100,000		
Villanova	150,000	150,000		

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

Average Price (2023-2025) - to date



Rental Transactions in Dubai

February 2025

Total Rentals Value
AED 425,295,124

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.24 %
Jumeirah Golf Estates	Villa	6.22 %
Mayslon	Villa	6.03 %
Sobha Hartland	Villa	5.98 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.85 %
Al Furjan	Villa	5.35 %
The Al Shaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.26 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.99 %
Emirates Living - Emirates Hills	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.63 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai

2025 - to date

Area	Total Sales	Total Rents
DAMAC Lagoons	70	98 Deals
Al Furjan	46	46 Deals
Emirates Living	45	75 Deals
Al Furjan	46	46 Deals
Arabian Ranches 2	40	13 Deals
MBR	36	29 Deals
Emirates Living	34	60 Deals
Arabian Ranches 3	34	48 Deals
Dubai Hills	31	10 Deals
Sobha Hartland	29	3 Deals
The Al Shaf	27	27 Deals
Jumeirah Park	25	6 Deals
Town Square	24	17 Deals
Sobha Hartland	18	3 Deals
DAMAC Hills 2	18	18 Deals

Area	Total Sales	Total Rents
DAMAC Hills 2	18	16 Deals
Arabian Ranches 1	17	2 Deals
Dubai South	16	14 Deals
Emaar South	16	10 Deals
Villanova	15	46 Deals
Jumeirah Golf Estates	14	20 Deals
Al Furjan	13	250 Deals
Dubai Hills Estate	13	30 Deals
Palm Jumeirah	13	1 Deals
Mayslon	12	1 Deals
Dubai Hills	10	10 Deals
Sobha Hartland	9	3 Deals
DAMAC Lagoons	9	3 Deals

PROPERTY MONITOR
A Crowdsourced Market Monitor

Data source: Property Monitor, as of **06 March 2025** (Excludes Sales Data)

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