

## Arabian Ranches 3 January Market Report

### News

Starting February 1, the UAE Central Bank's new policy requires buyers to pay the 4% Dubai Land Department (DLD) fee and 2% broker commission upfront, alongside their down payment. Historically, 80% of these costs could be included in the mortgage, but buyers will now need an additional 4.8% in available capital. While this doesn't increase property prices, it enhances financial transparency and preparedness, ensuring a more structured, sustainable, and confidence-driven real estate market in Dubai.

### White & Co News

Our in-house mortgage team can simplify your property financing journey. With direct connections to a wide network of banks, we can secure the best mortgage solutions, guide you through these changes, ensuring you understand how they impact your buying process.



### Mortgage Rates

| Interest rates starting from 3.94% Fixed for 1 & 2 Years |     |         |         |
|----------------------------------------------------------|-----|---------|---------|
|                                                          | LTV | 3 Years | 5 Years |
| Salaried                                                 | 80% | 3.94%   | 4.99%   |
| Self Employed                                            | 80% | 4.10%   | 4.44%   |
| Low Doc                                                  | 60% | 4.49%   | 4.49%   |
| Non Resident                                             | 60% | 4.99%   | 4.59%   |

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

[Get Started Here](#)

## Hot Properties for Sale

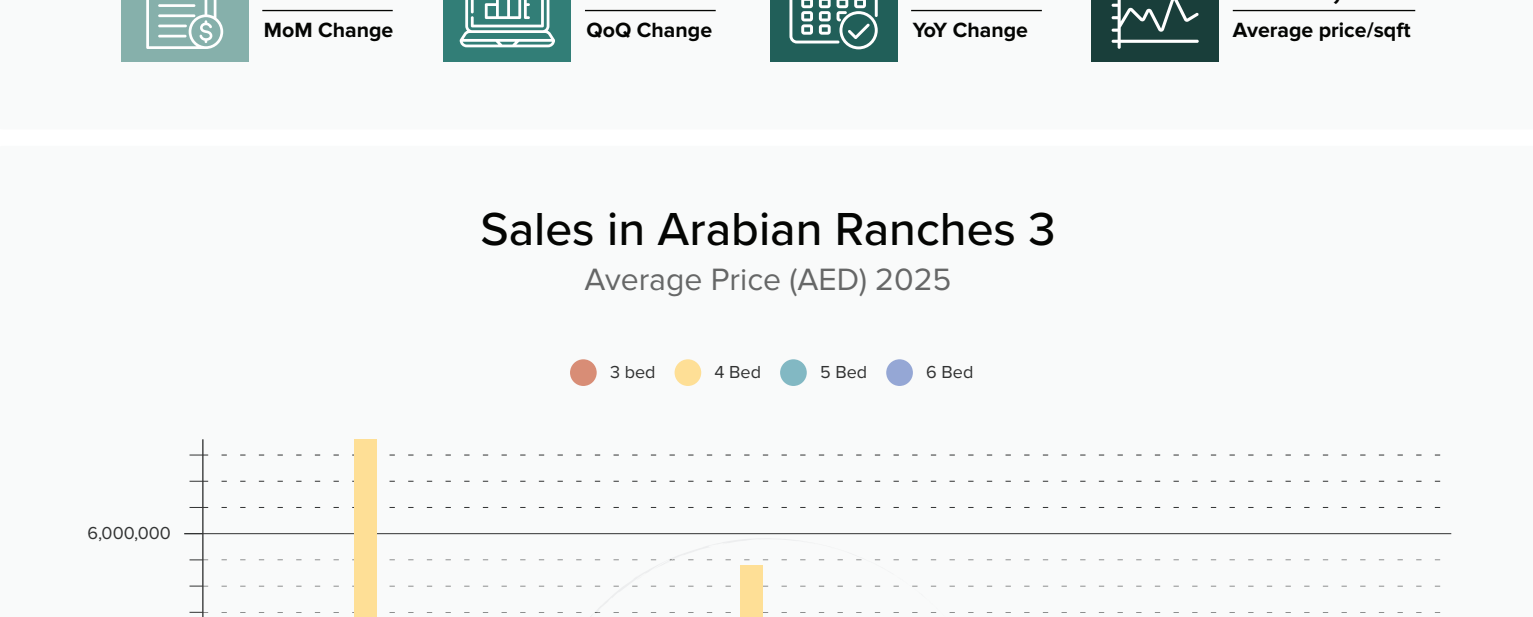
|                                                                            |                                                                           |                                                                           |                                                                           |                                                                             |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p>Anyya, Arabian Ranches 3</p> <p>3 4 1,559 sqft</p> <p>AED 2,700,000</p> | <p>Maya, Arabian Ranches 3</p> <p>3 4 1,559 sqft</p> <p>AED 2,950,000</p> | <p>Ruba, Arabian Ranches 3</p> <p>3 3 1,559 sqft</p> <p>AED 2,950,000</p> | <p>Maya, Arabian Ranches 3</p> <p>5 4 2,400 sqft</p> <p>AED 4,000,000</p> | <p>June 2, Arabian Ranches 3</p> <p>4 5 3,090 sqft</p> <p>AED 5,850,000</p> |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------|

## Recent White & Co Sales

|                                                                            |                                                                            |                                                                           |                                                                           |                                                                                 |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <p>Bliss, Arabian Ranches 3</p> <p>3 4 2,205 sqft</p> <p>AED 2,650,000</p> | <p>Bliss, Arabian Ranches 3</p> <p>3 4 2,171 sqft</p> <p>AED 2,700,000</p> | <p>Caya, Arabian Ranches 3</p> <p>4 5 4,097 sqft</p> <p>AED 5,500,000</p> | <p>Caya, Arabian Ranches 3</p> <p>5 4 4,440 sqft</p> <p>AED 5,500,000</p> | <p>Terra Nova, Arabian Ranches 3</p> <p>6 5 5,126 sqft</p> <p>AED 5,749,995</p> |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|

## Dubai House Price Timeline

January 2025



-0.57%  
MoM Change

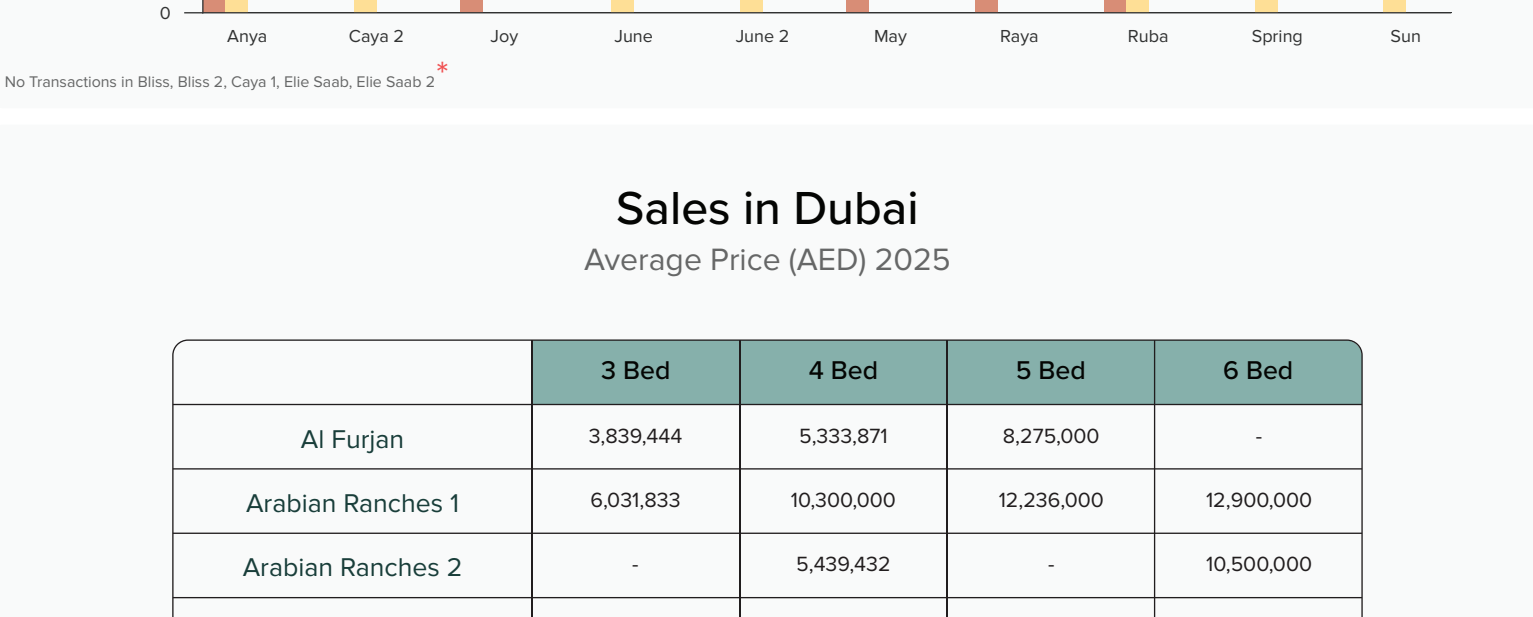
+0.79%  
QoQ Change

+15.64%  
YoY Change

AED 1,484  
Average price/sqft

## Sales in Arabian Ranches 3

Average Price (AED) 2025



No Transactions in Bliss, Bliss 2, Caya 1, Elle Saab, Elle Saab 2 \*

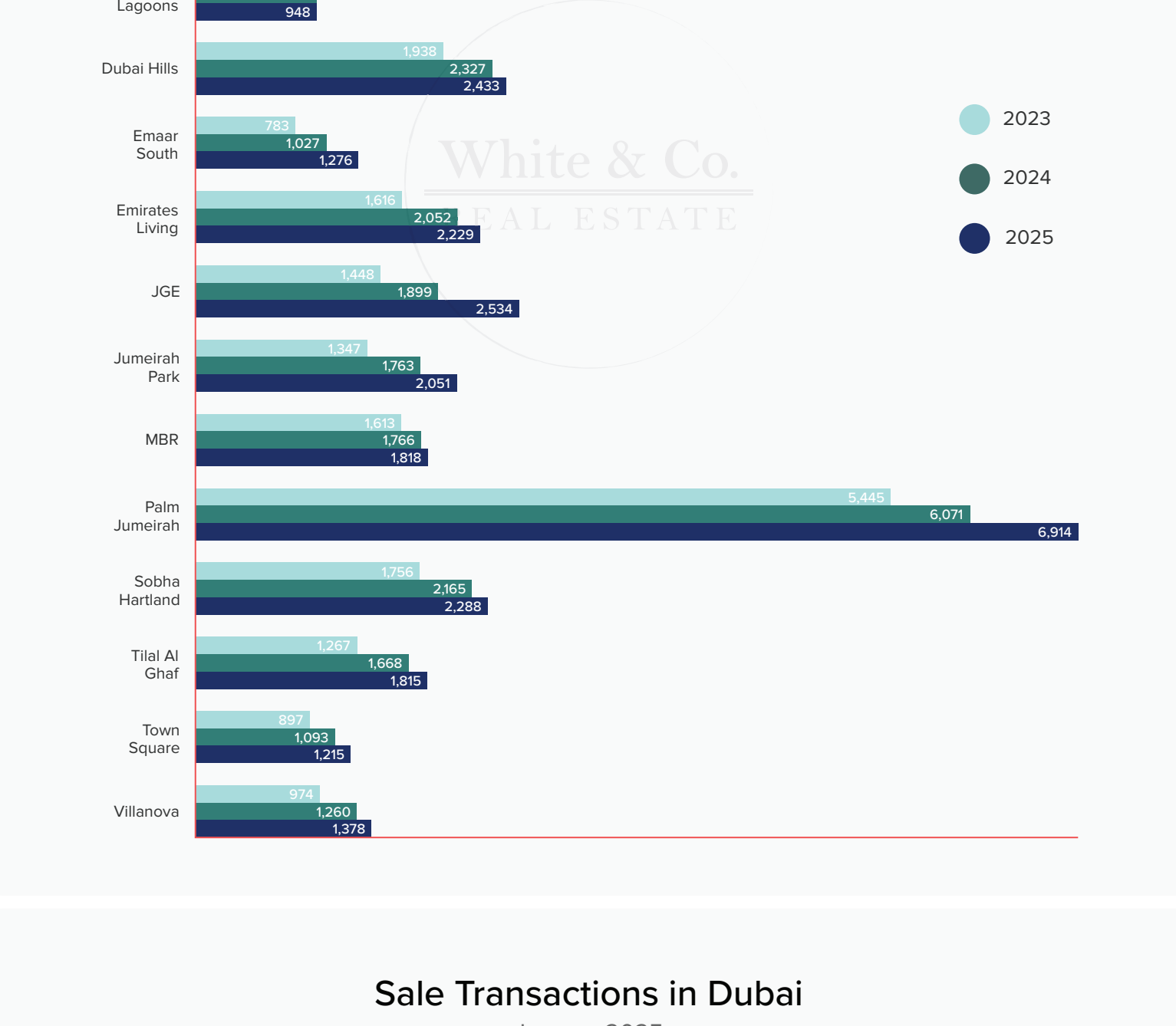
## Sales in Dubai

Average Price (AED) 2025

|                   | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|-----------|------------|------------|------------|
| Al Furjan         | 3,839,444 | 5,333,871  | 8,275,000  | -          |
| Arabian Ranches 1 | 6,031,833 | 10,300,000 | 12,236,000 | 12,900,000 |
| Arabian Ranches 2 | -         | 5,439,432  | -          | 10,500,000 |
| Arabian Ranches 3 | 2,595,409 | 4,267,015  | -          | -          |
| DAMAC Hills 1     | 3,293,750 | 4,600,000  | 9,400,000  | 12,180,000 |
| DAMAC Hills 2     | 1,749,999 | 1,977,572  | 1,942,000  | 3,800,000  |
| DAMAC Lagoons     | -         | 2,192,579  | 3,100,739  | 7,170,000  |
| Dubai Hills       | 6,546,500 | 2,622,357  | 12,414,026 | 27,240,000 |
| Emaar South       | 2,457,921 | 3,835,611  | -          | -          |
| Emirates Living   | 5,524,483 | 13,121,429 | 11,712,500 | -          |
| JGE               | 4,547,000 | 11,257,143 | 18,408,333 | 21,300,000 |
| Jumeirah Park     | 7,814,167 | 9,420,000  | 13,056,250 | -          |
| MBR               | 3,535,000 | 6,273,429  | 14,816,667 | 27,638,000 |
| Palm Jumeirah     | -         | 34,691,815 | 24,500,000 | 64,000,000 |
| Sobha Hartland    | -         | -          | 22,200,000 | -          |
| Tilal Al Ghaf     | 3,477,857 | 6,679,692  | 13,466,667 | -          |
| Town Square       | 2,487,745 | 3,325,000  | -          | -          |
| Villanova         | 2,777,519 | 3,322,000  | 6,000,000  | -          |

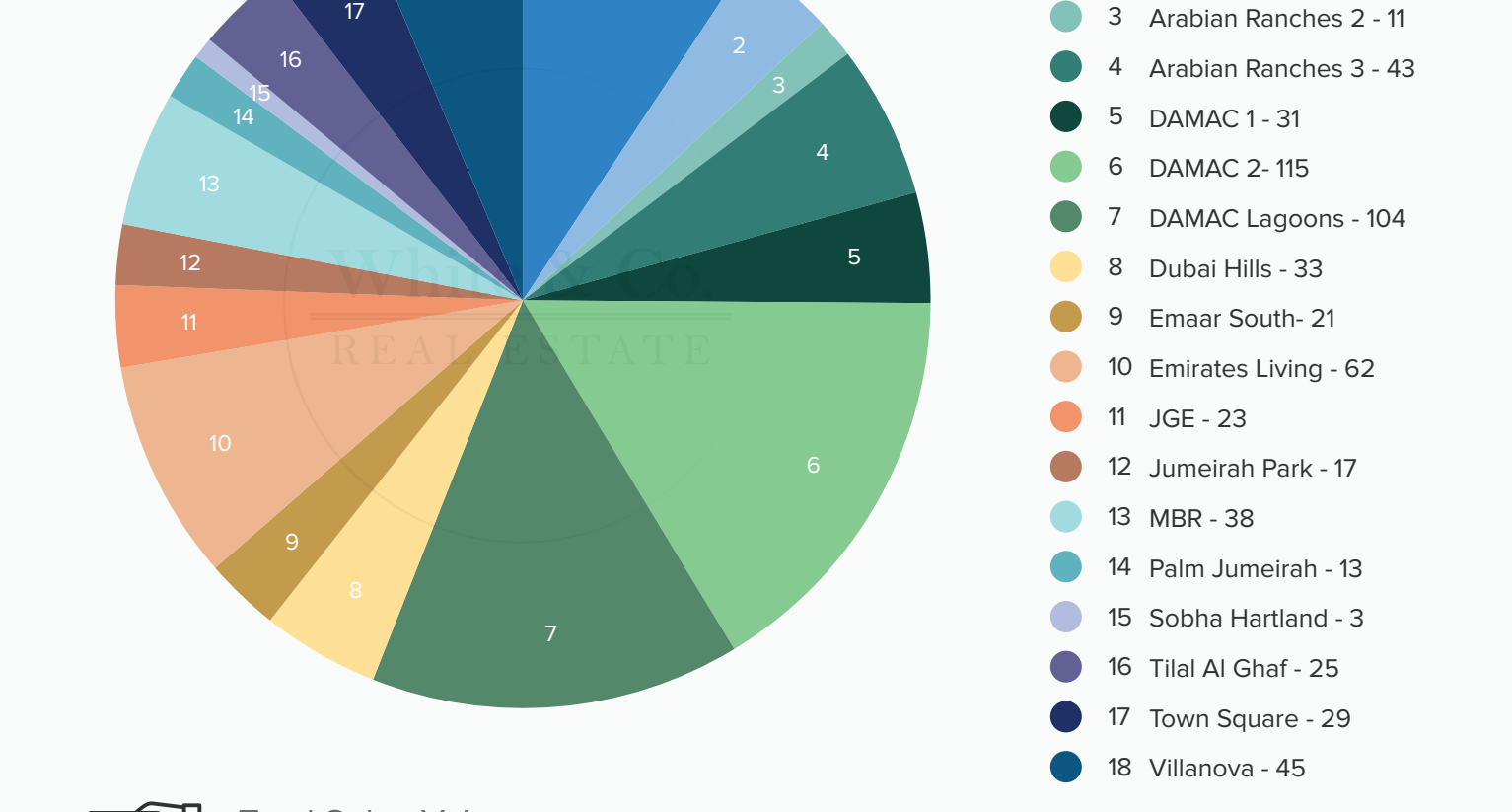
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025



## Sale Transactions in Dubai

January 2025



Total Sales Value

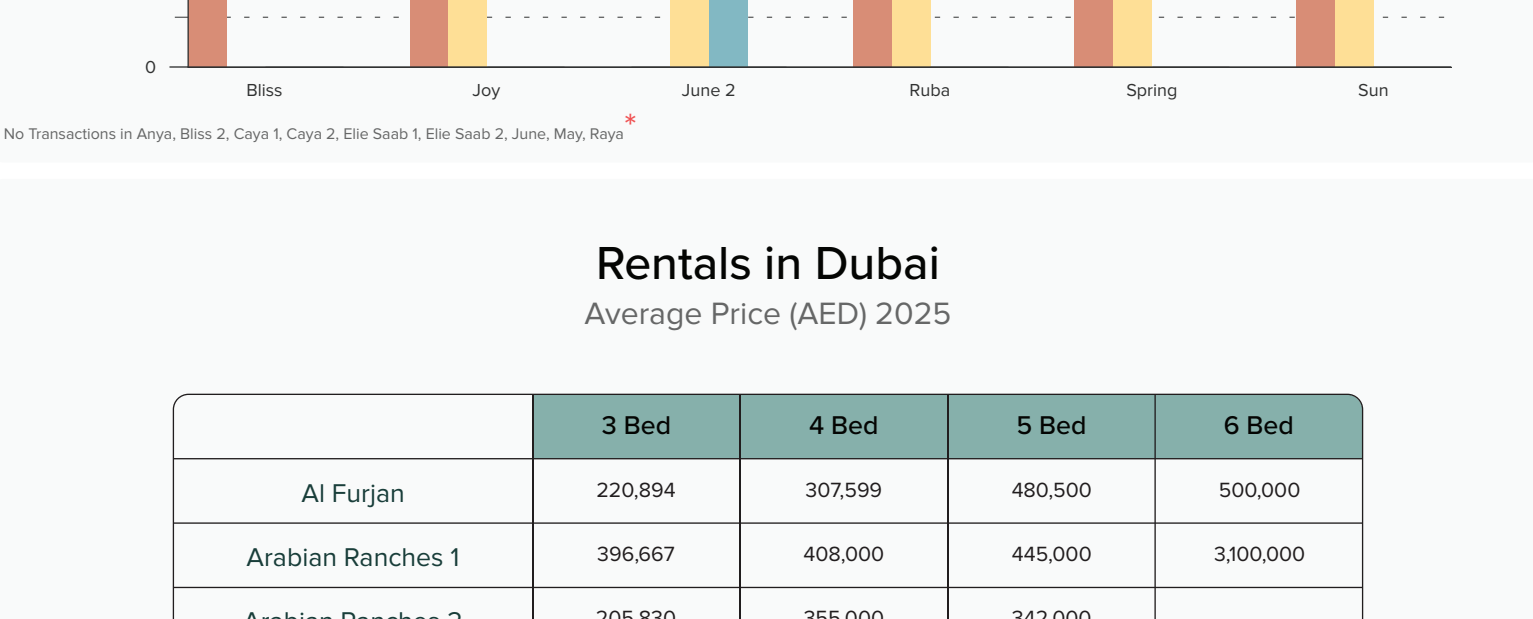
AED 6,948,979,553

## Hot Properties for Rent

|                                                                        |                                                                        |                                                                         |                                                                        |                                                                           |
|------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <p>Joy, Arabian Ranches 3</p> <p>3 3 1,941 sqft</p> <p>AED 160,000</p> | <p>Sun, Arabian Ranches 3</p> <p>3 4 1,384 sqft</p> <p>AED 160,000</p> | <p>Ruba, Arabian Ranches 3</p> <p>3 4 2,047 sqft</p> <p>AED 175,000</p> | <p>Sun, Arabian Ranches 3</p> <p>4 4 2,407 sqft</p> <p>AED 230,000</p> | <p>Spring, Arabian Ranches 3</p> <p>4 4 2,667 sqft</p> <p>AED 230,000</p> |
|------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------|

## Rentals in Arabian Ranches 3

Average Price (AED) 2025



No Transactions in Anyya, Bliss 2, Caya 1, Caya 2, Elle Saab 1, Elle Saab 2, June, May, Raya \*

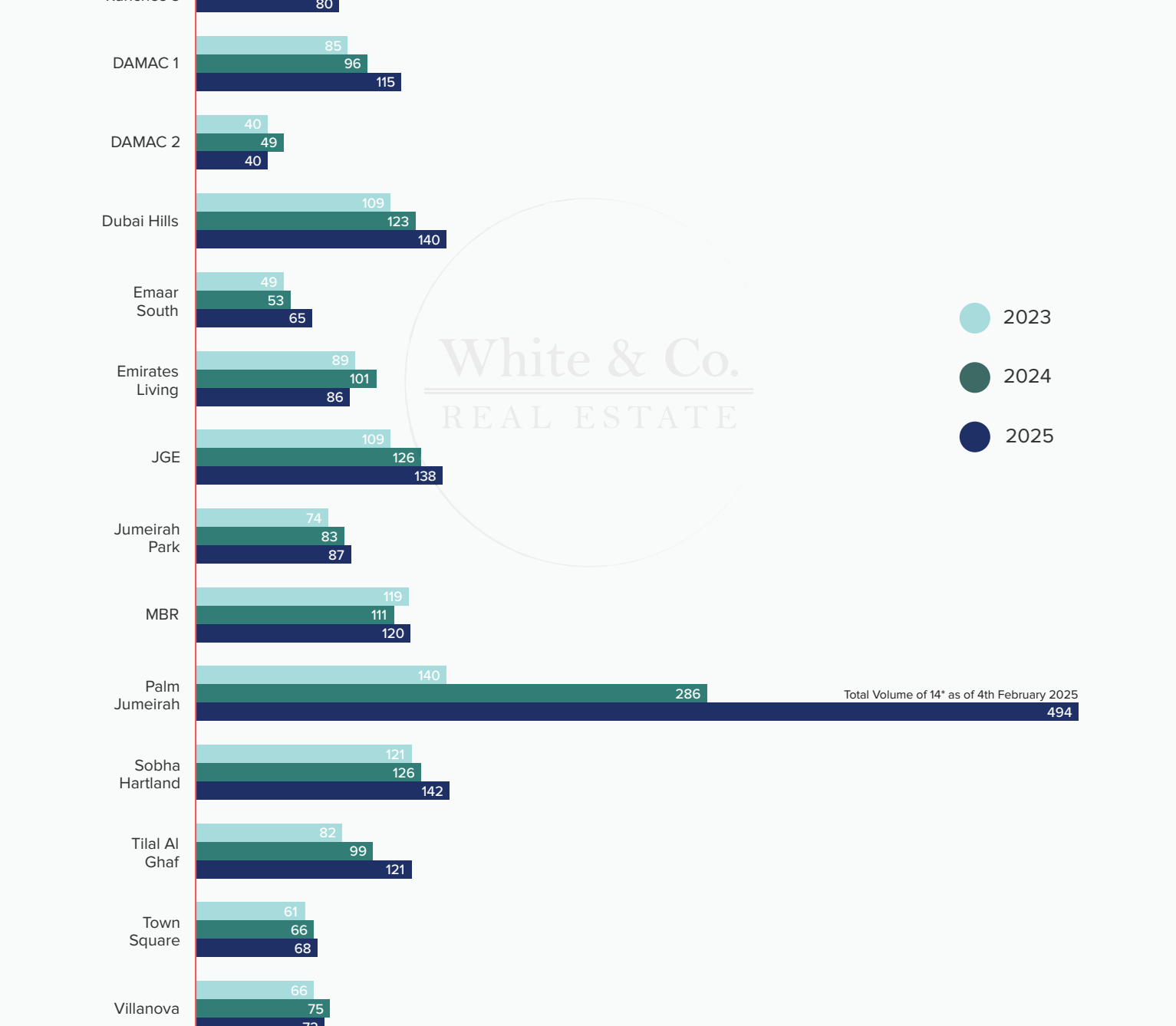
## Rentals in Dubai

Average Price (AED) 2025

|                   | 3 Bed   | 4 Bed   | 5 Bed     | 6 Bed     |
|-------------------|---------|---------|-----------|-----------|
| Al Furjan         | 220,894 | 307,599 | 480,500   | 500,000   |
| Arabian Ranches 1 | 396,667 | 408,000 | 445,000   | 3,100,000 |
| Arabian Ranches 2 | 206,830 | 355,000 | 342,000   | -         |
| Arabian Ranches 3 | 162,333 | 219,361 | 363,333   | -         |
| DAMAC Hills 1     | 208,806 | 283,243 | 418,750   | 520,000   |
| DAMAC Hills 2     | 97,341  | 115,729 | 136,250   | 207,500   |
| DAMAC Lagoons     | -       | 5,929   | -         | -         |
| Dubai Hills       | 319,308 | 395,590 | 459,000   | 1,518,000 |
| Emaar South       | 110,262 | 147,124 | -         | -         |
| Emirates Living   | 228,052 | 269,500 | 1,175,000 | -         |
| JGE               | 364,167 | 580,714 | 903,894   | 2,630,000 |
| Jumeirah Park     | 328,788 | 377,500 | 375,000   | -         |
| MBR               | 160,000 | 649,214 | 1,475,000 | -         |
| Palm Jumeirah     | -       | 920,000 | 1,764,036 | 2,166,667 |
| Sobha Hartland    | -       | 635,000 | -         | -         |
| Tilal Al Ghaf     | 217,000 | 346,921 | 645,000   | -         |
| Town Square       | 147,615 | 188,649 | -         | -         |
| Villanova         | 154,343 | 193,996 | -         | -         |

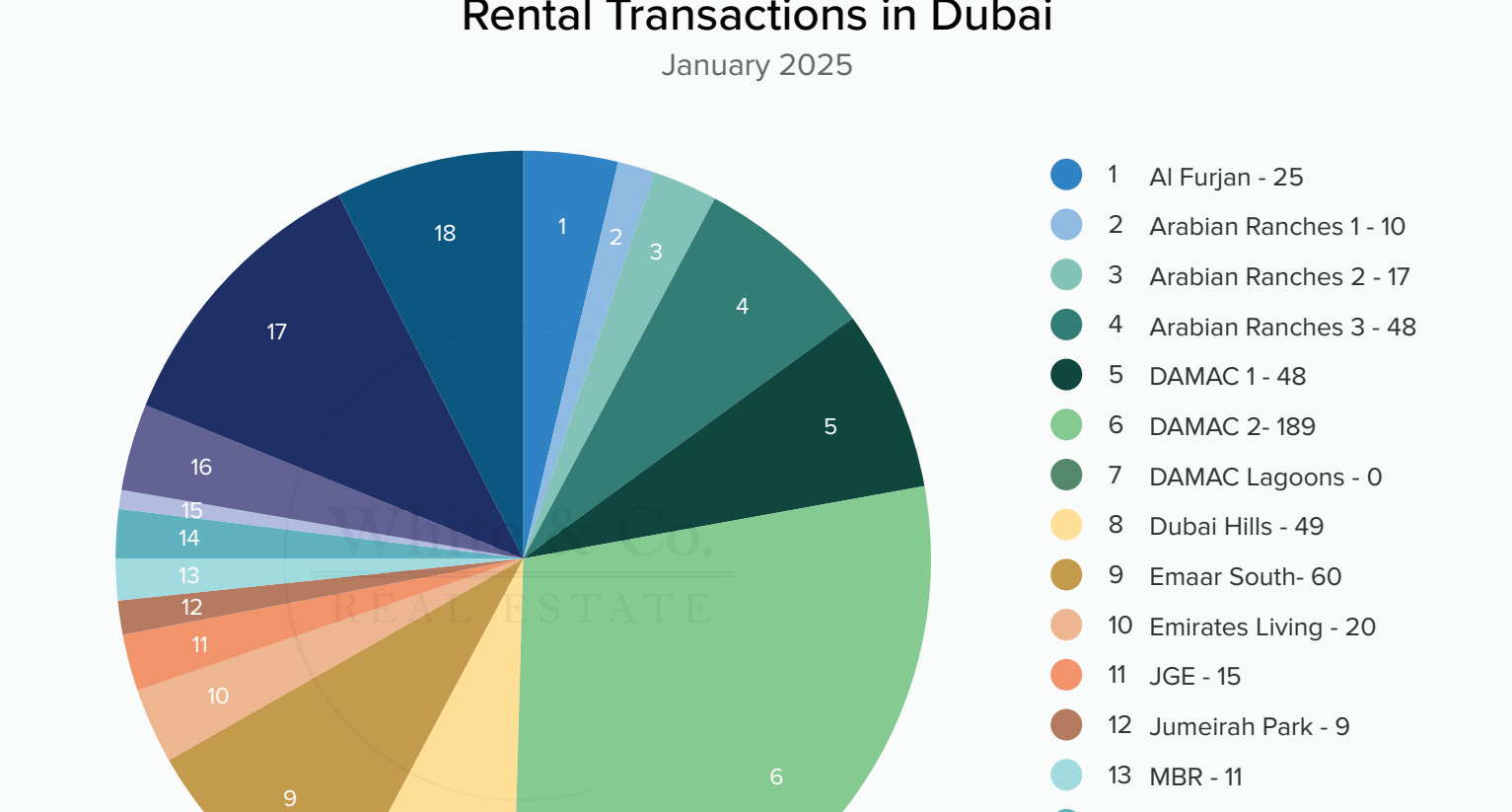
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025



## Rental Transactions in Dubai

January 2025



Total Rentals Value

AED 440,576,610

## Current Average Gross Yield

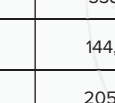
January 2025

| Community                                 | Community Type | Avg. Gross Yield |
|-------------------------------------------|----------------|------------------|
| Sobha Hartland                            | Villa          | 6.39 %           |
| Meydan                                    | Villa          | 6.27 %           |
| Jumeirah Golf Estates                     | Villa          | 6.24 %           |
| MBR                                       | Townhouse      | 5.99 %           |
| Town Square                               | Townhouse      | 5.82 %           |
| Al Furjan                                 | Villa          | 5.61 %           |
| DAMAC Hills                               | Villa          | 5.46 %           |
| Tilal Al Ghaf                             | Townhouse      | 5.20 %           |
| Arabian Ranches 2                         | Villa          | 5.00 %           |
| Dubai Hills Estate                        | Villa          | 4.83 %           |
| Emirates Living (Springs, Lakes, Meadows) | Villa          | 4.42 %           |
| Arabian Ranches                           | Villa          | 4.16 %           |
| Jumeirah Park                             | Villa          | 3.92 %           |
| Palm Jumeirah                             | Villa          | 3.27 %           |

## Total Sales & Rentals in Dubai

2025

| Sales             |              |             | Rentals           |              |             |
|-------------------|--------------|-------------|-------------------|--------------|-------------|
|                   | Total Volume | Total Value |                   | Total Volume | Total Value |
| DAMAC 2           | 115          | 214,273,964 | DAMAC 2           | 241          | 24,381,415  |
| DAMAC Lagoons     | 104          | 302,037,360 | Town Square       | 104          | 16,377,771  |
| Al Furjan         | 66           | 361,185,000 | Emaar South       | 80           | 9,779,387   |
| Emirates Living   | 62           | 930,756,999 | Arabian Ranches 3 | 67           | 25,562,808  |
| Villanova         | 45           | 133,738,000 | Dubai Hills       | 65           | 10,745,071  |
| Arabian Ranches 3 | 44           | 161,566,959 | DAMAC 1           | 52           | 14,039,658  |
| MBR               | 40           | 359,867,800 | Al Furjan         | 51           | 13,364,478  |
| Dubai Hills       | 33           | 538,916,810 | Tilal Al Ghaf     | 35           | 10,491,500  |
| DAMAC 1           | 31           | 144,695,000 | Emirates Living   | 25           | 7,183,767   |
| Arabian Ranches 1 | 29           | 935,400,700 | JGE               | 22           | 16,381,470  |
| Town Square       | 29           | 76,330,888  | Arabian Ranches 2 | 19           | 5,934,150   |
| Tilal Al Ghaf     | 25           | 175,681,000 | Palm Jumeirah     | 14           | 22,528,250  |
| JGE               | 23           | 335,400,700 | MBR               | 12           | 10,604,500  |
| Emaar South       | 22           | 65,095,776  | Arabian Ranches 1 | 11           | 7,883,000   |
| Jumeirah Park     | 17           | 161,335,000 | Jumeirah Park     | 11           | 3,903,941   |
| Palm Jumeirah     | 13           | 620,034,522 | Sobha Hartland    | 2            | 1,270,000   |
| Arabian Ranches 2 | 11           | 65,654,887  | DAMAC Lagoons     | 0            | 0           |
| Sobha Hartland    | 3            | 33,670,000  |                   |              |             |



PROPERTY MONITOR  
A Cavendish Maxwell Group Company



\*Data source: Property Monitor, as of 4th February 2025 Secondary Sales Only

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