

Arabian Ranches 3 July Market Report

Newsletter

Increase In Sale Prices.

- The sale prices in Arabian Ranches have increased by 2.37%.
- Landscaping: Underway in 8 locations across Dubai, focusing on enhancing roadsides and medians.

White & Co News

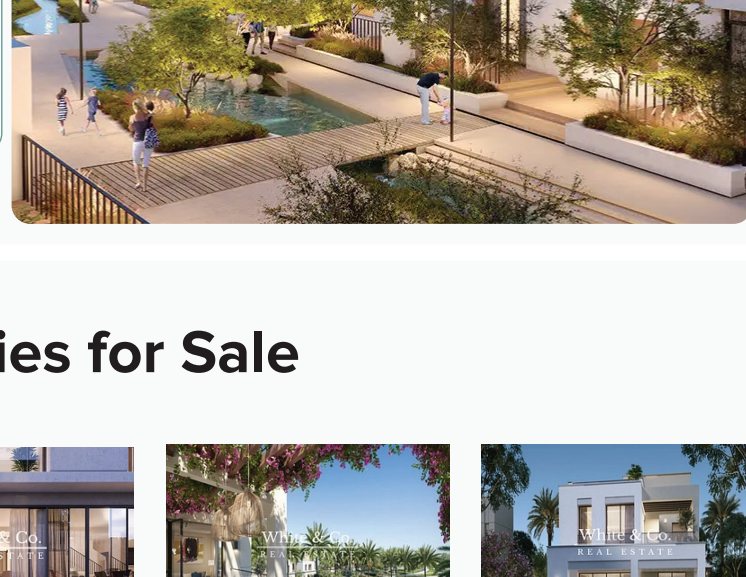
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

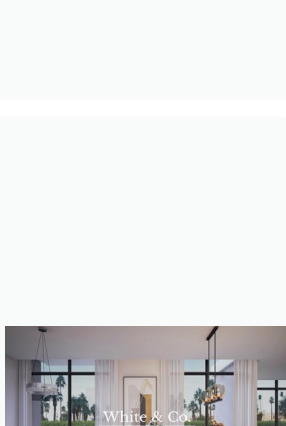
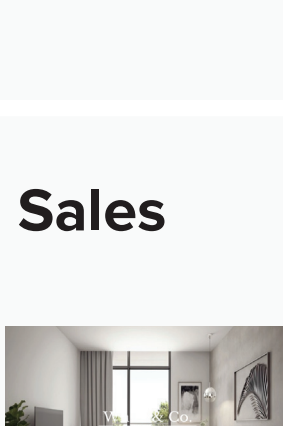
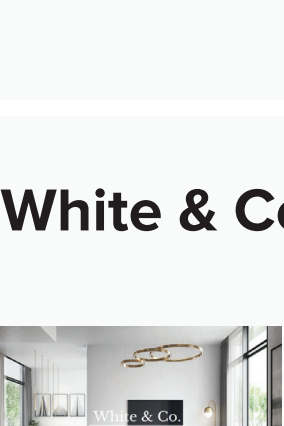
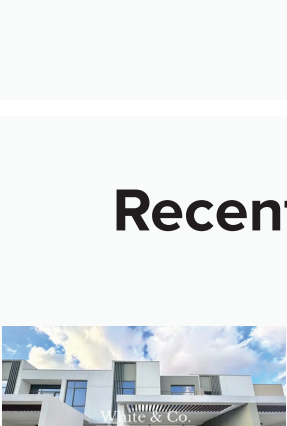
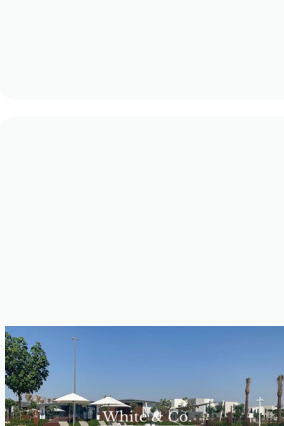
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

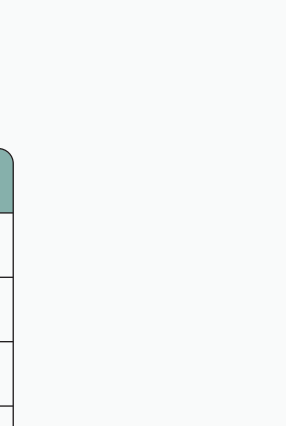
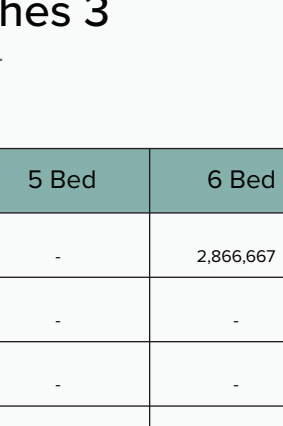
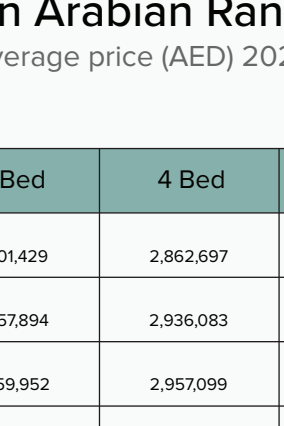
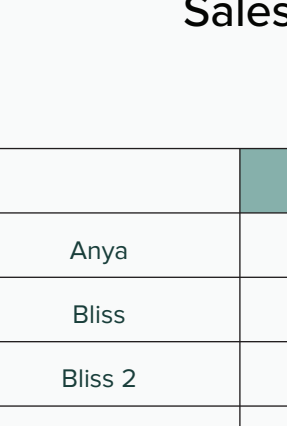
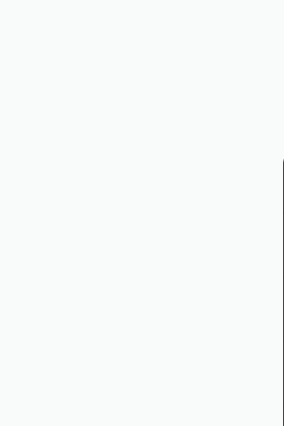
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Hot Properties for Sale



Recent White & Co Sales



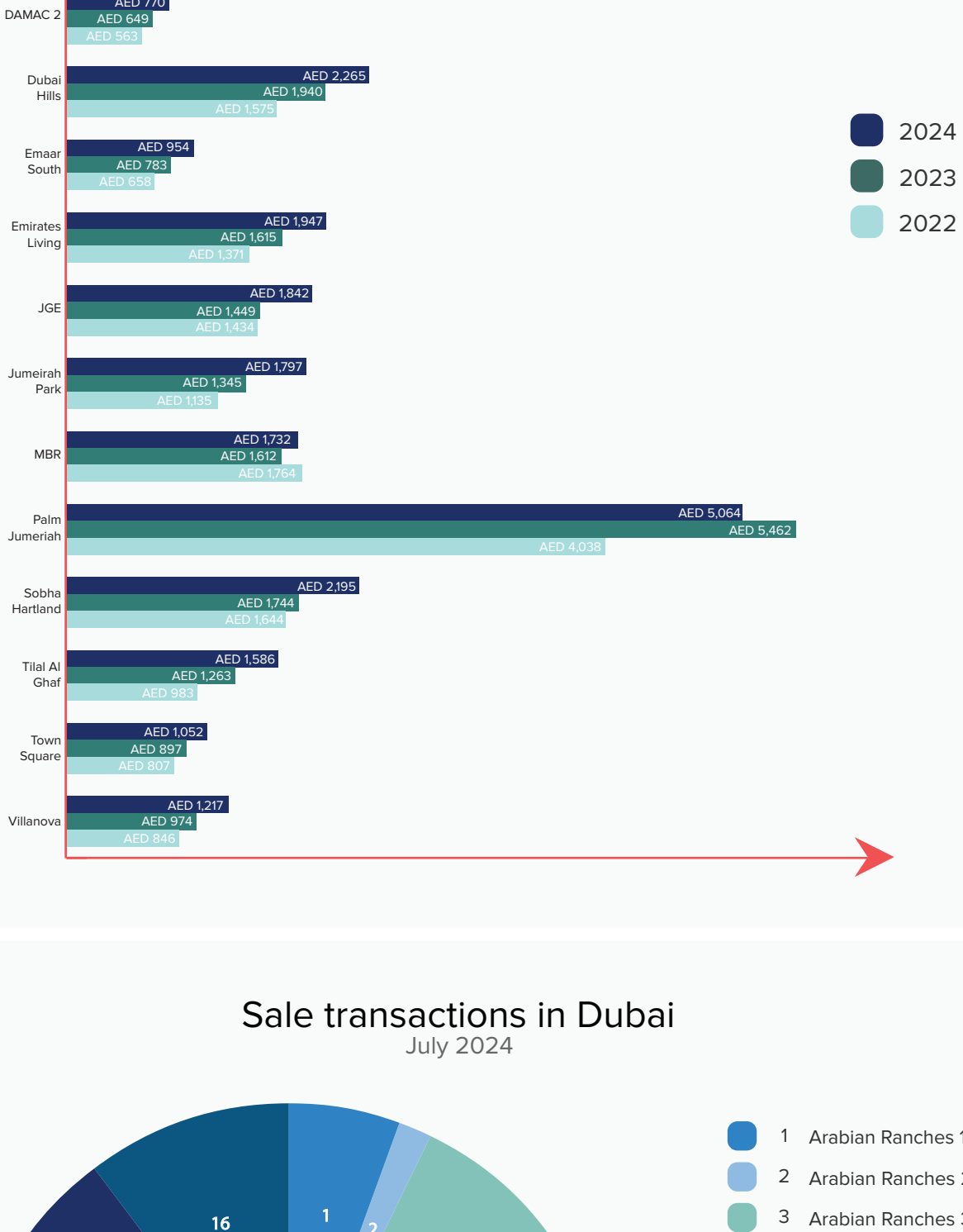
Sales in Arabian Ranches 3

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Anya	2,301,429	2,862,697	-	2,866,667
Bliss	2,257,894	2,936,083	-	-
Bliss 2	2,359,952	2,957,099	-	-
Caya 1	4,357,440	5,419,595	6,600,000	-
Caya 2	-	5,600,000	6,800,000	-
Elie Saab 1	-	5,726,667	7,350,000	-
Elie Saab 2	-	6,011,818	-	7,837,500
Joy	2,381,875	3,385,294	-	-
June	-	4,066,516	4,613,876	-
June 2	-	4,066,667	-	-
May	2,380,555	-	-	-
Raya	2,176,955	2,873,750	-	-
Ruba	2,581,098	3,347,280	-	-
Spring	2,261,667	3,254,000	-	-
Sun	2,385,000	3,321,250	-	-

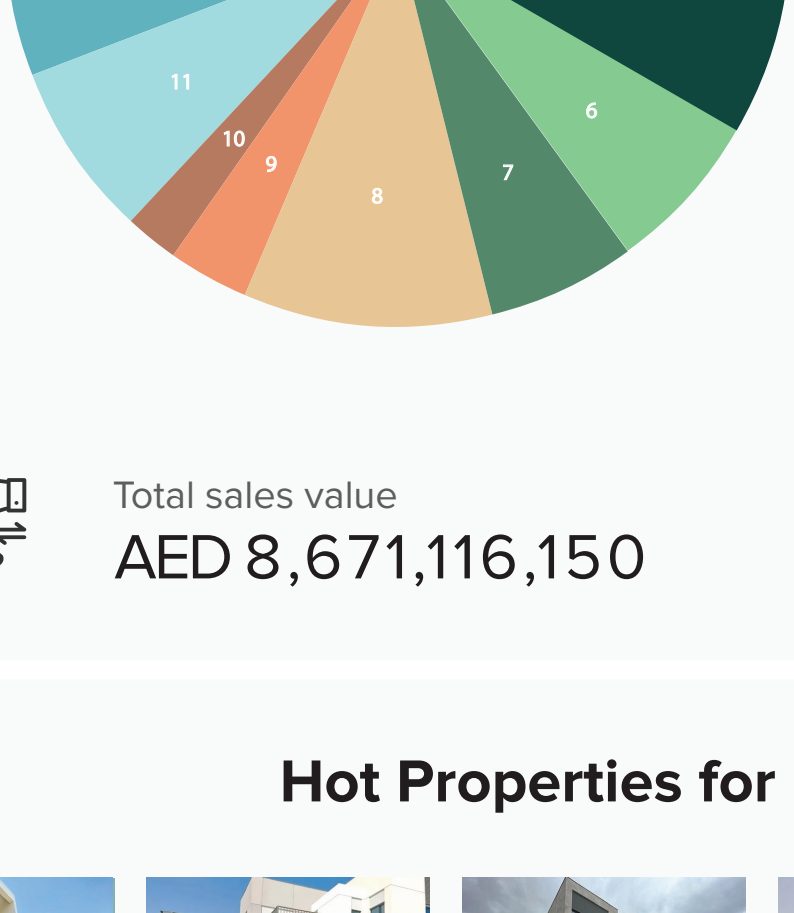
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

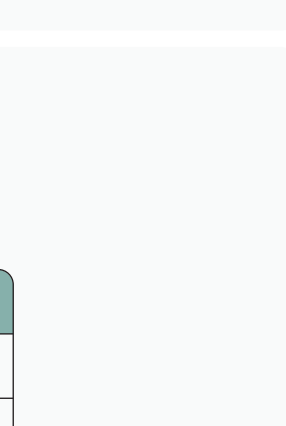
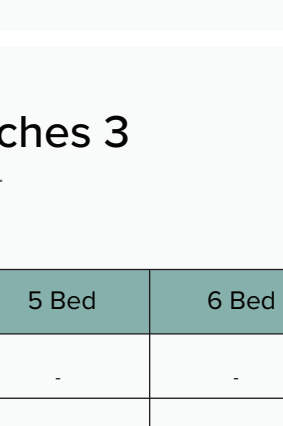
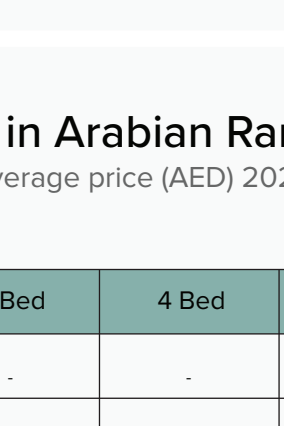
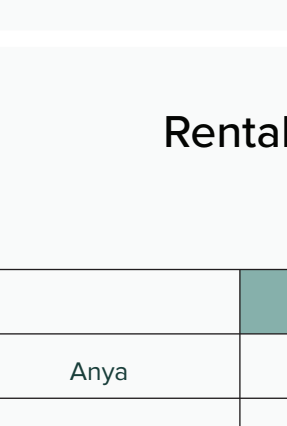
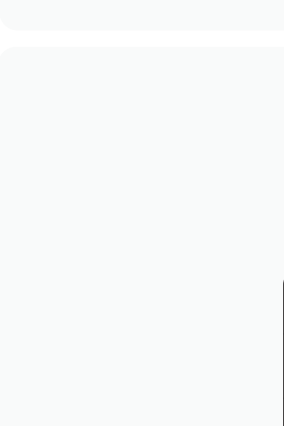
July 2024



Total sales value

AED 8,671,116,150

Hot Properties for Rent



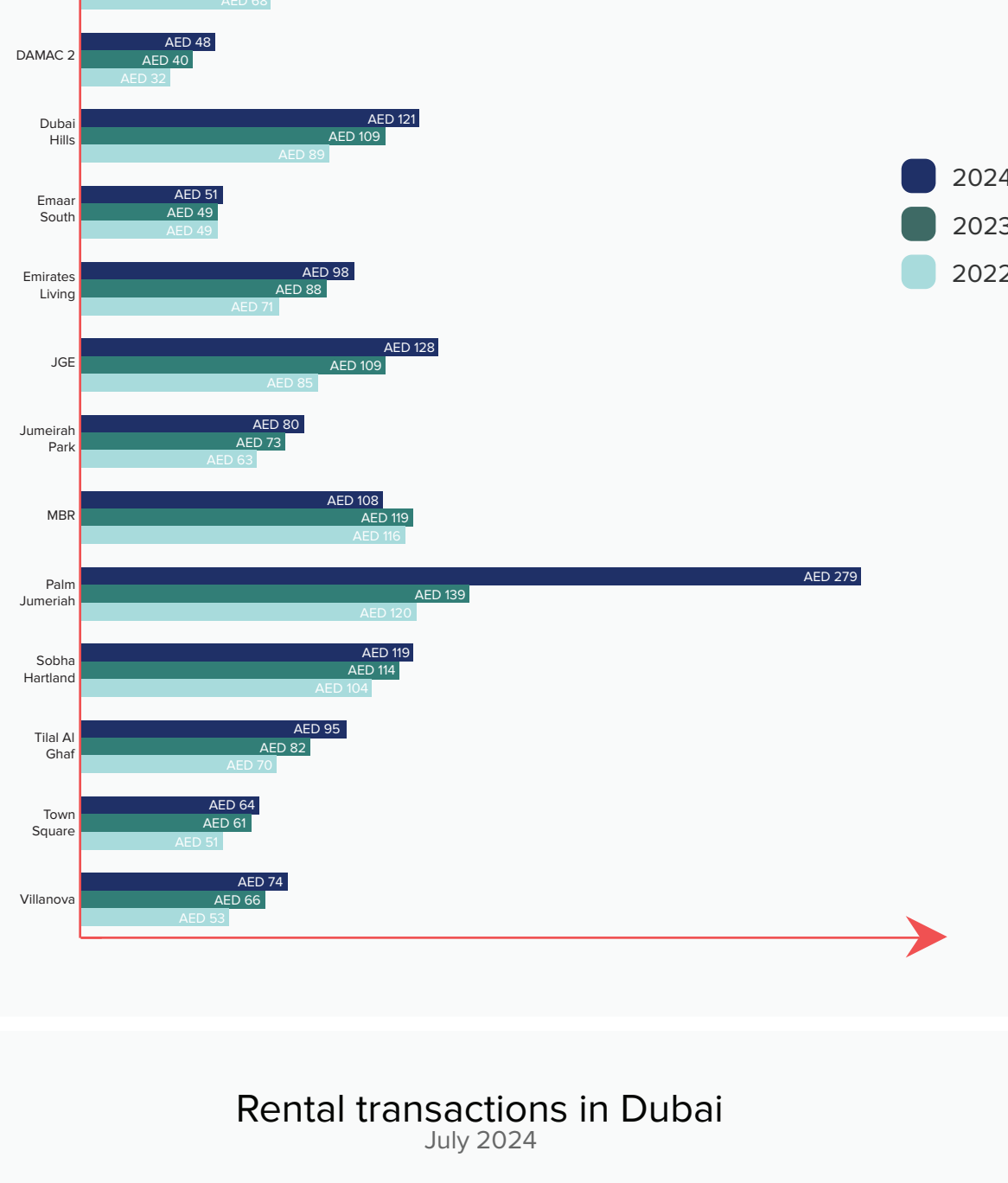
Rentals in Arabian Ranches 3

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	140,003	189,727	-	-
June	-	-	-	-
June 2	-	-	-	-
May	-	-	-	-
Raya	-	-	-	-
Ruba	157,471	219,545	-	-
Spring	142,118	195,556	-	-
Sun	139,064	184,692	-	-

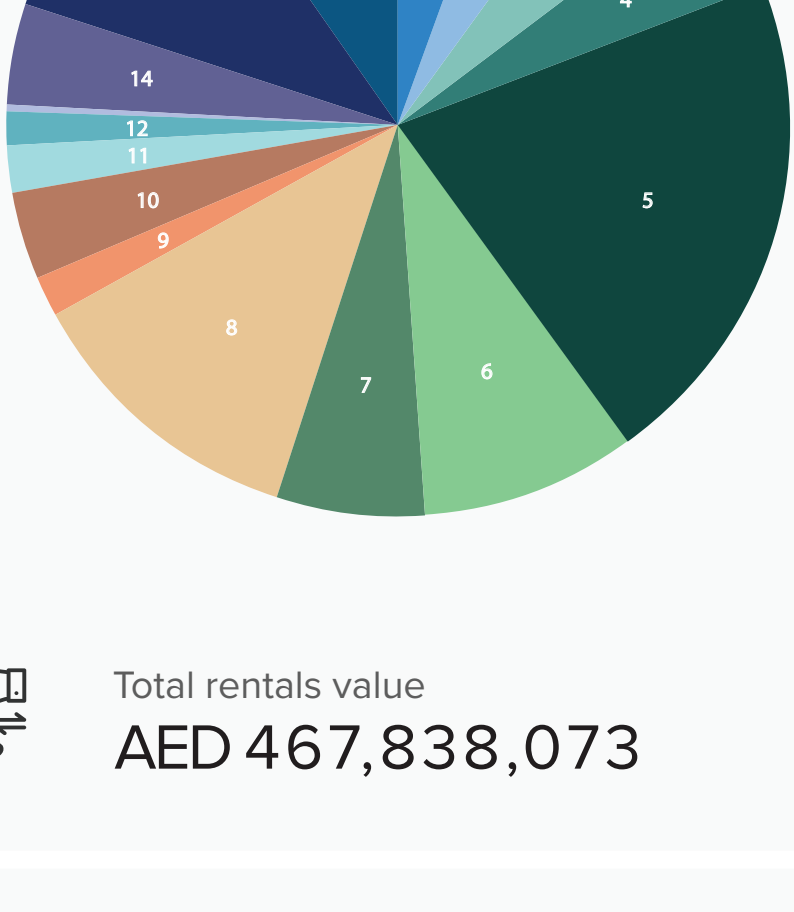
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

July 2024



Total rentals value

AED 467,838,073

Current Average Gross Yield

July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeirah Park	Villa	3.69 %
Meydan	Villa	5.14 %
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value
Emirates Living	455	3,513,033,476
DAMAC Hills 2	454	745,490,851
Villanova	393	1,039,221,385
Arabian Ranches 3	363	1,202,344,688
Tilal Al Ghaf	323	2,699,705,679
Townsquare	269	631,074,964
MBR	268	2,859,486,510
Emaar South	263	593,528,971
Dubai Hills	259	3,339,578,525
Arabian Ranches 1	248	1,663,086,016
DAMAC Hills 1	231	1,030,563,708
Jumeirah Park	135	1,002,754,624
JGE	127	1,360,117,342
Palm Jumeirah	114	4,119,017,854
Arabian Ranches 2	110	572,876,886
Sobha Hartland	28	300,105,659

Rentals	Total Volume	Total Value
DAMAC Hills 2	1,397	129,378,990
Villanova	694	109,209,569
Emirates Living	689	175,997,950
Townsquare	555	79,445,073
Emaar South	506	55,420,169
Dubai Hills	453	176,639,956
Arabian Ranches 1	310	95,301,772
Tilal Al Ghaf	258	63,536,995
DAMAC Hills 1	251	69,048,690
Arabian Ranches 3	248	40,512,175
Jumeirah Park	239	81,480,898
Arabian Ranches 2	198	51,678,603
MBR	132	74,075,433
JGE	110	66,449,648
Palm Jumeirah	91	147,985,110
Sobha Hartland	15	10,299,981

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

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