# White & Co.
## Arabian Ranches 3 October Market Report

**Highlights**

**New Data Shows the Average New Home is Smaller in a Decade**

- This year's average home size is only 1,870 sq.ft, down from 2,087 sq.ft in 2014 and down over 10% from a record-high 2,087 sq.ft in 2015.

**White & Co News**

- Up to House Compromising been ensures all transactions are fully compliant with the new RERA and DLD requirements, the DLD is secure your special transfer date.

**Mortgage Rates**

Interest rates starting from 1.1% Aug-24 | Sep-24 | 3.75% Oct-24 | Sept

| | Aug | Sept | Oct |
|---|---|---|---|
| Standard | 4M+ | 3.85% | 4M+ |
| Self Employed | 4M+ | 4.25% | 4.25% |
| Islamic | 4M+ | 4.25% | 4.25% |
| Top Mortgages | 4.25% | 3.75% | 3.75% |

Source: Dubai Land Department, Central Bank of UAE

**Get Started Now**

## Hot Properties for Sale

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,350,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,750,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,850,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,550,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,750,000

## Recent White & Co Sales

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,650,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,750,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,850,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,550,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 1,750,000

## Dubai House Price Timeline

October 2024

| Villas | Apartments | Villas | Apartments |
|---|---|---|---|
| +17.73% | +1.14% | +17.19% | AED 1,473 |
| 1M Change | 1M Change | 1Y Change | Average per sqft |

## Sales in Arabian Ranches 3

Average Price (AED) 2024

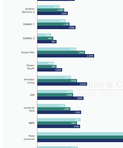
## Sales in Dubai

Average Price (AED) 2024

| | 1 Year | 6 Year | 5 Year | 4 Year |
|---|---|---|---|---|
| Arabian Ranches 1 | 1,018,000 | 1,409,000 | 10,168,000 | 11,843,000 |
| Arabian Ranches 2 | 1,042,000 | 1,419,000 | 9,267,000 | 10,550,000 |
| Arabian Ranches 3 | 2,476,000 | 4,612,000 | 9,355,000 | |
| DAMAC Hills 1 | 1,456,000 | 2,411,000 | 3,918,000 | 10,278,000 |
| DAMAC Hills 2 | 1,145,000 | 2,073,000 | 1,872,000 | 3,490,000 |
| Dubai Hills | 3,779,000 | 3,991,000 | 9,910,000 | 10,000,000 |
| Emaar South | 1,159,000 | 2,812,000 | 6,893,000 | |
| Emirates Living | 3,381,000 | 10,396,000 | 19,926,000 | 26,973,000 |
| JGE | 5,000,000 | 3,973,000 | 14,000,000 | 15,000,000 |
| Jumeirah Park | 6,985,000 | 9,616,707 | 16,000,000 | |
| MBR | 2,992,000 | 3,400,000 | 15,000,000 | 20,000,000 |
| Palm Jumeirah | 20,000,000 | 28,000,000 | 40,000,000 | 60,000,000 |
| Sobha Hartland | | 9,138,138 | 18,000,000 | |
| The Al Ghaf | 3,137,750 | 5,000,000 | 9,000,000 | 24,000,000 |
| Town Square | 2,396,000 | 2,000,000 | | |
| Villanova | 2,425,000 | 3,664,000 | 5,375,000 | |

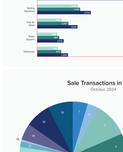
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2024




## Sale Transactions in Dubai

October 2024




Total Sales Value

**AED 7,139,122,925**

## Hot Properties for Rent

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 150,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 150,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 150,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 150,000

**Villa - Arabian Ranches 3**
2Br | 3+1 | 2,000 sqft
AED 150,000

## Rentals in Arabian Ranches 3

Average Price (AED) 2024

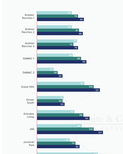
## Rentals in Dubai

Average Price (AED) 2024

| | 1 Year | 6 Year | 5 Year | 4 Year |
|---|---|---|---|---|
| Arabian Ranches 1 | 158,974 | 163,041 | 165,979 | 163,169 |
| Arabian Ranches 2 | 199,017 | 189,017 | 189,170 | 192,233 |
| Arabian Ranches 3 | 150,190 | 148,137 | | |
| DAMAC Hills 1 | 113,697 | 113,779 | 103,453 | 109,413 |
| DAMAC Hills 2 | 85,175 | 92,526 | 106,239 | 114,879 |
| Dubai Hills | 191,422 | 194,060 | 187,742 | 232,233 |
| Emaar South | 150,000 | 139,475 | 250,000 | |
| Emirates Living | 258,108 | 278,135 | 304,615 | 339,687 |
| JGE | 170,000 | 170,000 | 170,000 | 190,000 |
| Jumeirah Park | 112,938 | 163,550 | 155,000 | |
| MBR | 170,804 | 159,679 | 1,222,000 | 3,808,182 |
| Palm Jumeirah | 400,000 | 1,275,000 | 185,231 | 3,249,750 |
| Sobha Hartland | | 616,855 | 616,438 | |
| The Al Ghaf | 167,000 | 167,000 | 139,677 | |
| Town Square | 106,250 | 106,090 | | |
| Villanova | 198,254 | 167,517 | 250,800 | |

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

Average Price (AED) 2024




## Rental Transactions in Dubai

October 2024

Total Rentals Value

**AED 508,605,294**

## Current Average Gross Yield

October 2024

| Community | Community Type | Avg. Gross Yield |
|---|---|---|
| Meydan | Villa | 6.96 % |
| MBR | Townhouse | 6.85 % |
| JGE | Villa | 6.58 % |
| Sobha Hartland | Villa | 6.25 % |
| Town Square | Townhouse | 5.90 % |
| DAMAC I | Villa | 5.45 % |
| The Al Ghaf | Townhouse | 5.32 % |
| Arabian Ranches 2 | Villa | 5.21 % |
| Dubai Hills | Villa | 4.86 % |
| Emirates Living | Villa | 4.70 % |
| Arabian Ranches 1 | Villa | 4.35 % |
| Jumeirah Park | Villa | 3.96 % |
| Palm Jumeirah | Villa | 3.47 % |

## Total Sales & Rentals in Dubai

2024

| Sales | | |
|---|---|---|
| | Total Volume | Total Sales |
| DAMAC 2 | 7.9 | 1,119 AED 1,119 |
| Villanova | 7.6 | 1,107 AED 1,107 |
| Arabian Ranches 3 | 5.0 | 1,062 AED 1,062 |
| Meydan | 4.8 | 1,000 AED 1,000 |
| MBR | 4.6 | 1,000 AED 1,000 |
| Town Square | 3.8 | 1,000 AED 1,000 |
| The Al Ghaf | 3.5 | 1,000 AED 1,000 |
| Dubai Hills | 3.5 | 1,000 AED 1,000 |
| DAMAC 1 | 3.0 | 1,000 AED 1,000 |
| Emaar South | 2.8 | 1,000 AED 1,000 |
| Arabian Ranches 1 | 2.6 | 1,000 AED 1,000 |
| Sobha Hartland | 2.5 | 1,000 AED 1,000 |
| Arabian Ranches 2 | 2.4 | 1,000 AED 1,000 |
| Palm Jumeirah | 2.3 | 1,000 AED 1,000 |
| Sobha Hartland | 1.8 | 1,000 AED 1,000 |

| Rentals | | |
|---|---|---|
| | Total Volume | Total Rentals |
| DAMAC 2 | 2,123 | 1,119 AED 1,119 |
| Villanova | 1,107 | 1,107 AED 1,107 |
| Emirates Living | 1,062 | 1,062 AED 1,062 |
| Town Square | 1,000 | 1,000 AED 1,000 |
| Dubai Hills | 1,000 | 1,000 AED 1,000 |
| Emaar South | 1,000 | 1,000 AED 1,000 |
| Arabian Ranches 1 | 1,000 | 1,000 AED 1,000 |
| Arabian Ranches 3 | 1,000 | 1,000 AED 1,000 |
| DAMAC 1 | 1,000 | 1,000 AED 1,000 |
| The Al Ghaf | 1,000 | 1,000 AED 1,000 |
| Jumeirah Park | 1,000 | 1,000 AED 1,000 |
| Arabian Ranches 2 | 1,000 | 1,000 AED 1,000 |
| Meydan | 1,000 | 1,000 AED 1,000 |
| JGE | 1,000 | 1,000 AED 1,000 |
| Palm Jumeirah | 1,000 | 1,000 AED 1,000 |
| Sobha Hartland | 1,000 | 1,000 AED 1,000 |


**Data source:** Property Monitor, as of **4th October 2024** Transactions Sales Only

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

**Get Started Here**

www.whitandcoproperties.com