

White & Co.
REAL ESTATE

Arabian Ranches 1 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

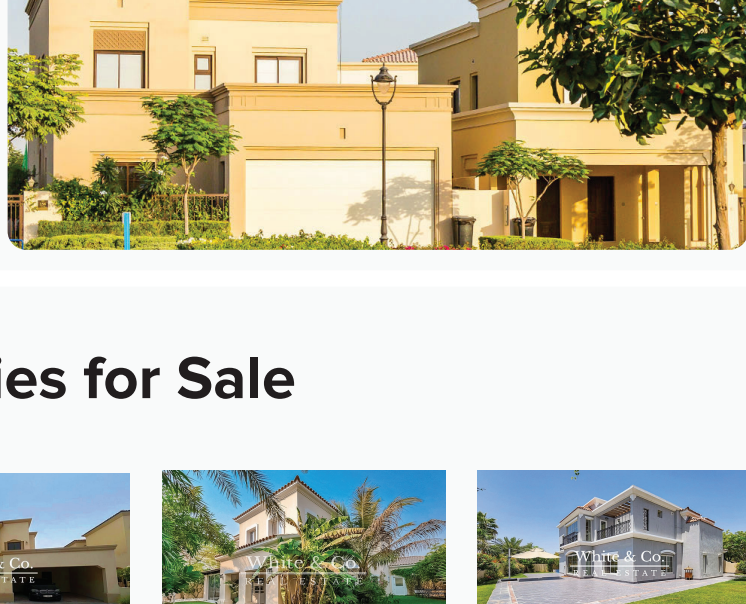
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

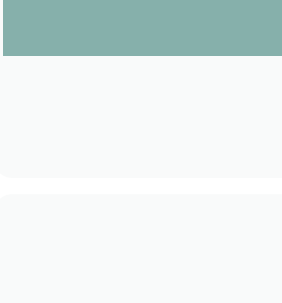
- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

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

Get started here



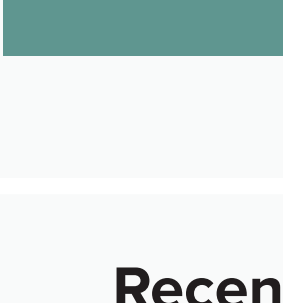
Hot Properties for Sale



Al Reem 1,
Arabian Ranches 1

3,505 sqft

AED 5,500,000



Mirador 1,
Arabian Ranches 1

6,886 sqft

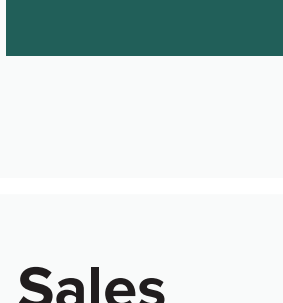
AED 7,000,000



Aseel,
Arabian Ranches 1

3,680 sqft

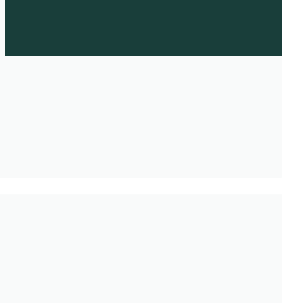
AED 8,750,000



Alvorada 4,
Arabian Ranches 1

8,426 sqft

AED 10,999,999

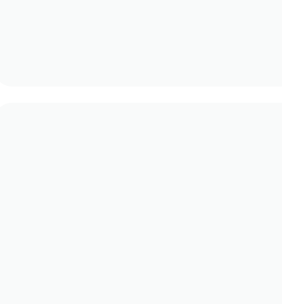


Mirador 1,
Arabian Ranches 1

9,672 sqft

AED 12,500,000

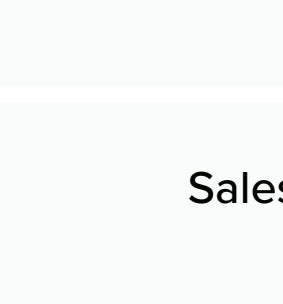
Recent White & Co Sales



Al Reem 1,
Arabian Ranches 1

2,292 sqft

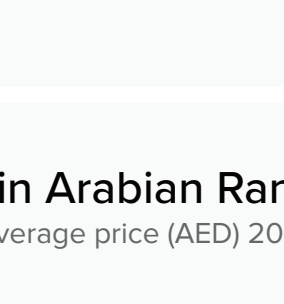
AED 4,100,000



Saheel,
Arabian Ranches 1

3,200 sqft

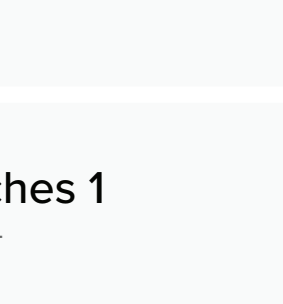
AED 5,000,000



Saheel,
Arabian Ranches 1

5,838 sqft

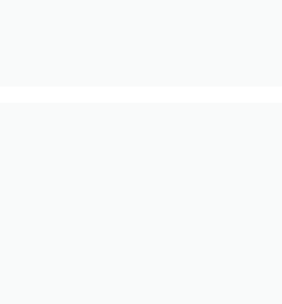
AED 6,200,000



Savannah,
Arabian Ranches 1

3,552 sqft

AED 7,000,000



Aseel,
Arabian Ranches 1

5,520 sqft

AED 8,700,000

Sales in Arabian Ranches 1
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Mahra	-	7,516,667	9,328,571	8,500,000
Al Reem	3,719,415	-	-	-
Alma	4,586,111	-	-	-
Alvorada	9,760,714	8,568,333	9,575,000	-
Aseel Villas	-	-	8,907,341	8,687,444
La Avenida	-	-	10,850,000	11,850,000
Mirador	-	7,492,857	10,750,000	9,750,000
Mirador La Coleccion	-	9,037,500	9,770,000	11,150,000
Polo Homes	-	-	19,883,333	26,500,000
Saheel	6,570,360	-	9,577,778	-
Savannah	7,952,778	-	-	-
Terra Nova	-	-	6,700,000	10,150,000
Palmera	4,890,000	-	-	-

Sales Increase/decrease of price/sq.ft in Dubai
2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 1757	AED 1468	AED 1462
Arabian Ranches 2	AED 1482	AED 1275	AED 1188
Arabian Ranches 3	AED 1209	AED 1098	AED 907
DAMAC 1	AED 1483	AED 1314	AED 1059
DAMAC 2	AED 770	AED 649	AED 689
Dubai Hills	AED 2,265	AED 1940	AED 1796
Emaar South	AED 954	AED 762	AED 696
Emirates Living	AED 1547	AED 1618	AED 1311
JGE	AED 1349	AED 1449	AED 1434
Jumeirah Park	AED 1797	AED 1345	AED 1134
MBR	AED 1732	AED 1617	AED 1523
Palm Jumeirah	AED 5,064	AED 5,462	AED 5,036
Sobha Hartland	AED 2,195	AED 1744	AED 1649
Tilal Al Ghaf	AED 1586	AED 1263	AED 983
Town Square	AED 1052	AED 897	AED 861
Villanova	AED 127	AED 914	AED 846

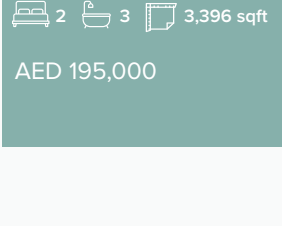
Sale transactions in Dubai
July 2024

Community	Count
1 Arabian Ranches 1 - 42	1
2 Arabian Ranches 2 - 13	2
3 Arabian Ranches 3 - 65	3
4 DAMAC 1 - 41	4
5 DAMAC 2 - 85	5
6 Dubai Hills - 50	6
7 Emaar South - 45	7
8 Emirates Living - 76	8
9 JGE - 23	9
10 Jumeirah Park - 16	10
11 MBR - 54	11
12 Palm Jumeirah - 46	12
13 Sobha Hartland - 3	13
14 Tilal Al Ghaf - 49	14
15 Town Square - 53	15
16 Villanova - 75	16

Total sales value

AED 8,671,116,150

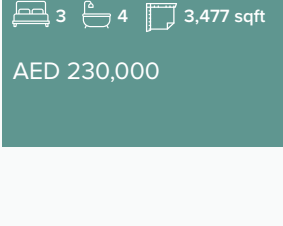
Hot Properties for Rent



Alma 2,
Arabian Ranches 1

3,396 sqft

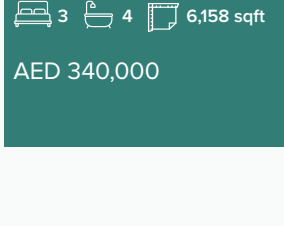
AED 195,000



Al Reem 3,
Arabian Ranches 1

3,477 sqft

AED 230,000



Saheel 1,
Arabian Ranches 1

6,158 sqft

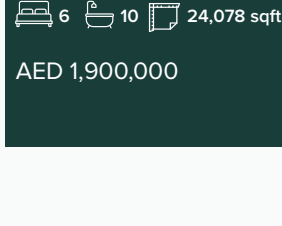
AED 340,000



Alvorada 1,
Arabian Ranches 1

7,436 sqft

AED 410,000



Polo Homes,
Arabian Ranches 1

24,078 sqft

AED 1,900,000

Rentals in Arabian Ranches 1
Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Al Mahra	-	380,000	400,000	516,250
Al Reem	196,228	-	-	-
Alma	248,620	-	-	-
Alvorada	352,500	422,857	501,129	-
Aseel Villas	-	-	-	1,125,000
La Avenida	-	550,000	420,000	615,000
Mirador	-	351,202	417,500	498,750
Mirador La Coleccion	-	428,333	448,526	-
Polo Homes	-	-	860,000	800,000
Saheel	349,231	-	533,267	-
Savannah	422,947	-	377,500	-
Terra Nova	-	288,750	448,750	605,000
Palmera	269,849	-	-	-

Rentals Increase/decrease of price/sq.ft in Dubai
2022 - 2024

Community	2024	2023	2022
Arabian Ranches 1	AED 88	AED 78	AED 67
Arabian Ranches 2	AED 87	AED 81	AED 66
Arabian Ranches 3	AED 78	AED 70	AED 57
DAMAC 1	AED 94	AED 85	AED 59
DAMAC 2	AED 48	AED 40	AED 34
Dubai Hills	AED 121	AED 105	AED 89
Emaar South	AED 51	AED 49	AED 45
Emirates Living	AED 88	AED 85	AED 71
JGE	AED 128	AED 109	AED 96
Jumeirah Park	AED 80	AED 75	AED 58
MBR	AED 108	AED 119	AED 115
Palm Jumeirah	AED 279	AED 189	AED 120
Sobha Hartland	AED 119	AED 114	AED 94
Tilal Al Ghaf	AED 95	AED 82	AED 70
Town Square	AED 64	AED 61	AED 51
Villanova	AED 74	AED 64	AED 53

Rental transactions in Dubai
July 2024

Community	Count
1 Arabian Ranches 1 - 50	1
2 Arabian Ranches 2 - 38	2
3 Arabian Ranches 3 - 41	3
4 DAMAC 1 - 40	4
5 DAMAC 2 - 183	5
6 Dubai Hills - 78	6
7 Emaar South - 53	7
8 Emirates Living - 104	8
9 JGE - 15	9
10 Jumeirah Park - 31	10
11 MBR - 18	11
12 Palm Jumeirah - 13	12
13 Sobha Hartland - 2	13
14 Tilal Al Ghaf - 37	14
15 Town Square - 90	15
16 Villanova - 83	16

Total rentals value

AED 467,838,073

Current Average Gross Yeild
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	631,774,964
MBR	268	2,859,148,510
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	1,102,754,624
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	129,379,990
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	10,299,181