



Q3 Community Report and Recent Transactions

Arabian Ranches 1

HOUSE
HUNTERS



Arabian Ranches 1

Q3 Community Report & Recent Transactions

2024

No. of Transfers

107

▲ In Arabian Ranches, there were 107 transfers registered at the Dubai Land Department during the last quarter.

Highest Transfer

AED **22** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Polo Homes that sold for AED 22,000,000

Lowest Transfer

AED **2** M

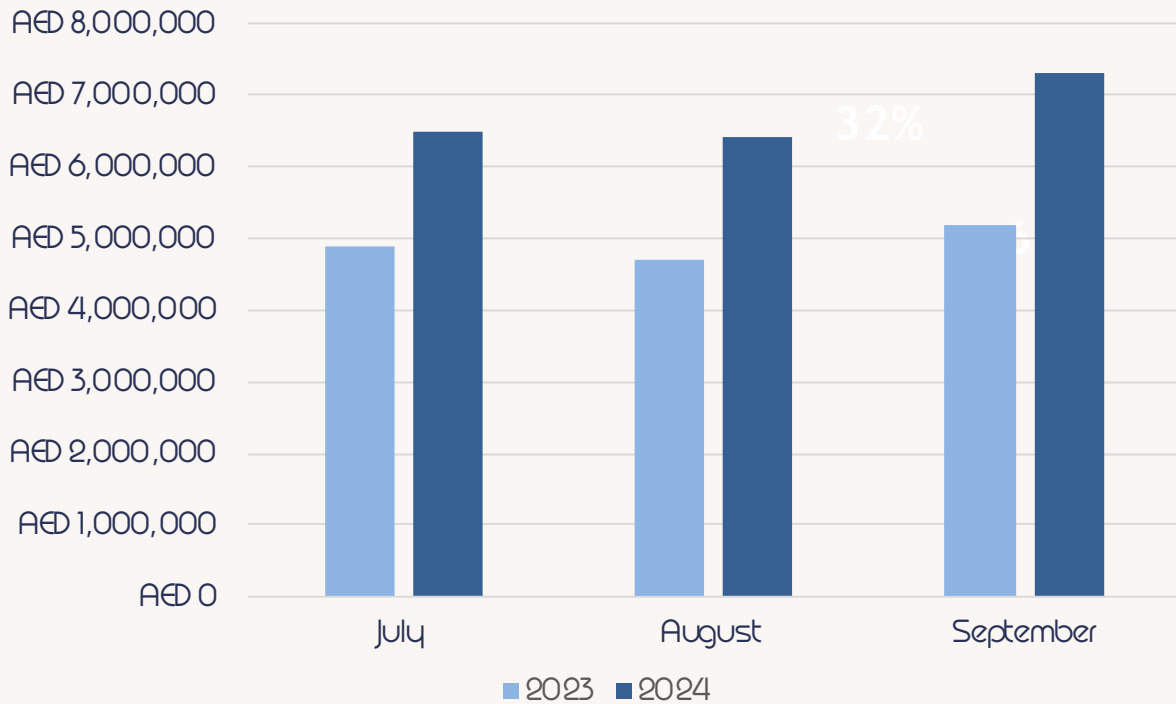
The lowest transfer recorded was a 2 BR in Al Reem that sold for AED 2,000,000.

Average Price

AED **6.7** M

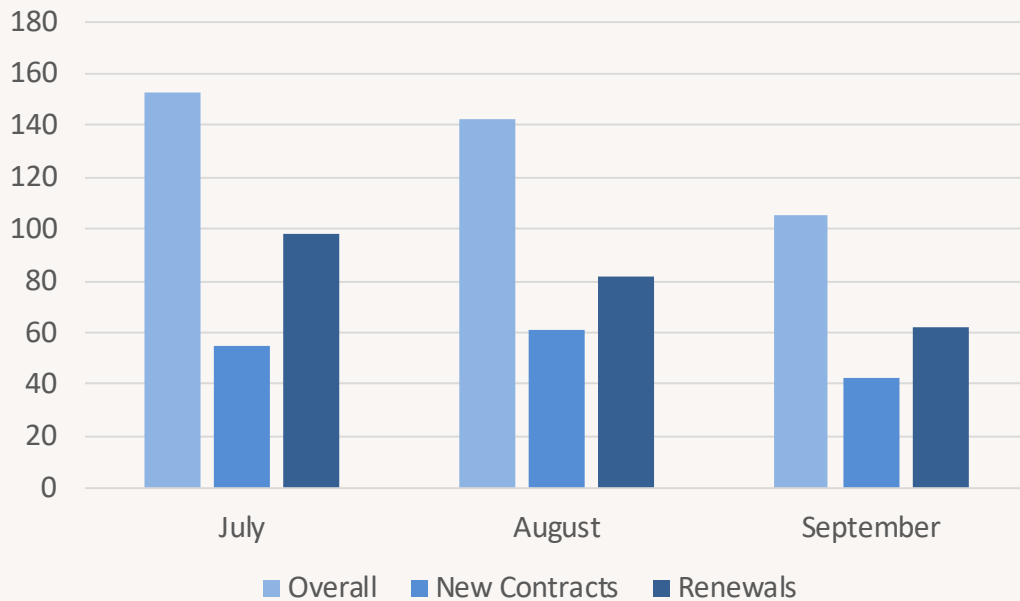
Currently, the average sales price in Arabian Ranches is AED 6,700,000. The average price per sqft is AED 1,900.

Trailing 3 Months Average Price – Villas & Townhouses



Year	July	August	September
2023	AED 4,900,000	AED 4,700,000	AED 5,200,000
2024	AED 6,500,000	AED 6,400,000	AED 7,300,000

Trailing 3 Months Rental Transactions



	Overall	New Contracts	Renewals
July	153	55	98
August	143	61	82
September	105	43	62

Our Active Clients Requirements

259+

ACTIVE QUALIFIED BUYERS

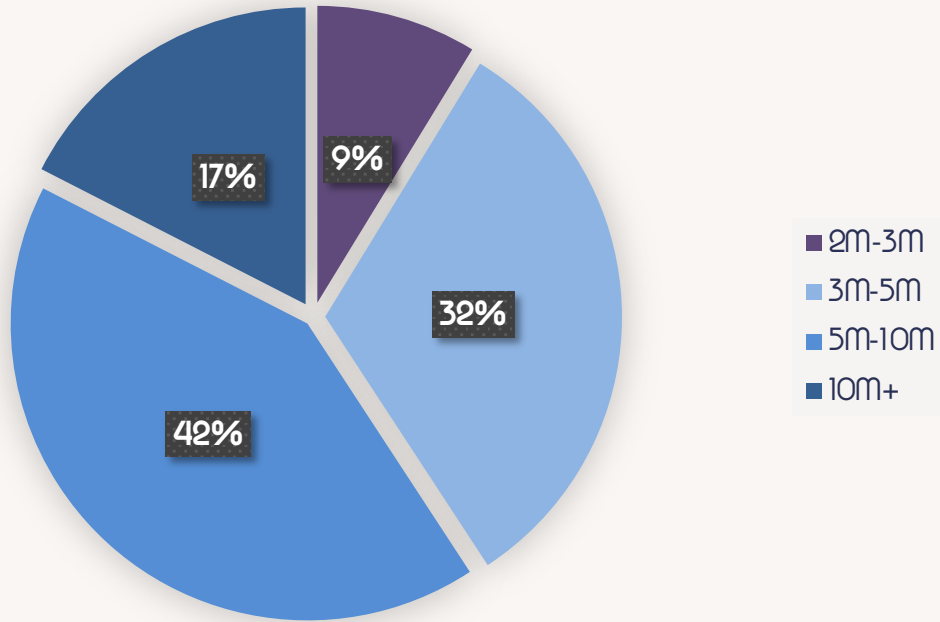
A "Qualified Buyer" refers to an individual who has expressed a keen interest in purchasing a property within the community and has been registered on our CRM system as a "qualified buyer" within the last 3 months.

We had over 173 inquiries for sale & 86 inquiries for rent, showing a massive increase in demand for buying properties in Arabian Ranches 1.



Transactions per Budget

Sales Price Mix



Budget	AED 2m-3m	AED 3m-5m	AED 5m-10m	AED 10+
No of Transactions	9	33	43	18



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House Hunters Real Estate is a multi-award winning boutique agency that was established in 2004. We specialize in Sales, Rentals, Property Management and Property Investments. We are experts in Arabian Ranches, The Villa, Victory Heights, Motor City and surrounding communities.

House Hunters was originally founded to help buyers navigate the mayhem that was the Dubai Property market. As an agency we instill in our RERA qualified agents the importance of going the extra mile for our clients. We focus on creating a streamlined journey for all of their property transactions, creating relationships that last a lifetime.