



Monthly Community Report & Recent Transactions Arabian Ranches 1

October 2024

HOUSE
HUNTERS



Arabian Ranches

Monthly Community Report & Recent Transactions

October 2024

No. of Transfers

32

In Arabian Ranches there were 32 transfers registered at the Dubai Land Department during the last month

Highest transfer

22.5m

In accordance with the data collected, the highest transfer registered was a 6 BR in Polo Homes that sold for AED 22,500,000

Lowest transfer

AED **2.1m**

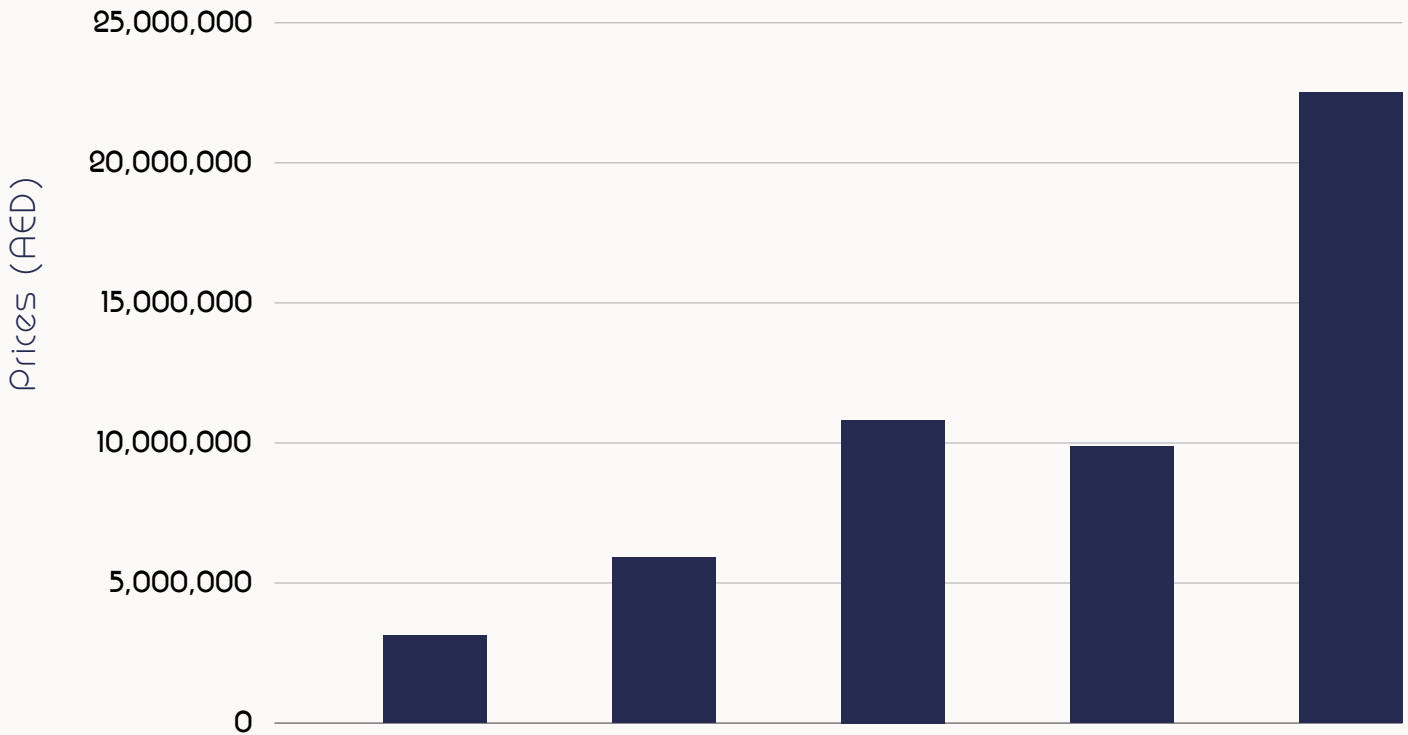
The lowest transfer recorded was a 3 BR townhouse in Al Reem

Average Price

AED **6.77m**

Currently, the average sales price in Arabian ranches is AED 6.77m. The average price per sq.ft is AED 1,975

Average Price per Bedroom



Average Price per Bedroom

AED 3,121,000

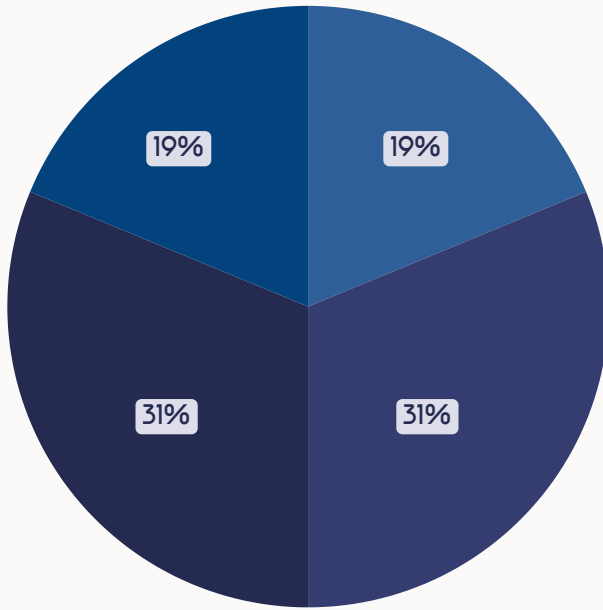
AED 5,925,000

AED 10,820,000

AED 9,867,000

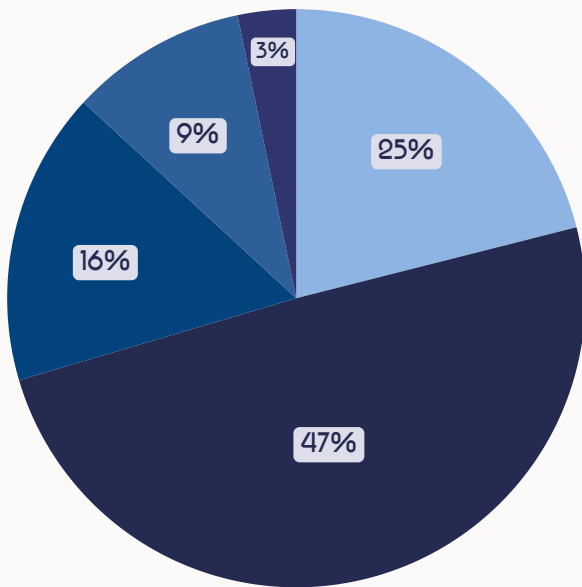
AED 22,500,000

Sales Price Mix



Prices (AED)	2m - 3m	3m - 5m	5m - 10m	10m+
No. Of transactions	6	10	10	6

Bedroom Mix

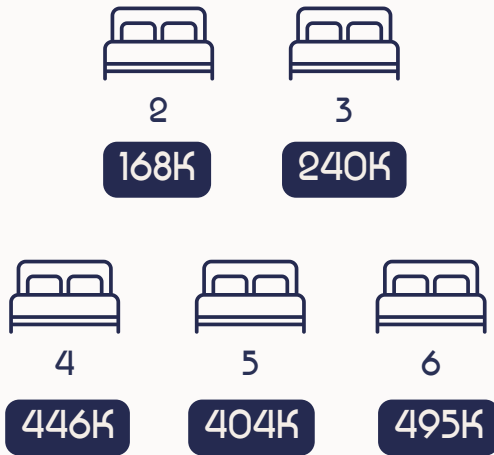


	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
No. Of transactions	8	15	5	3	1

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



Total Contracts



97

New Contracts

42

Renewal

55

Average Rent - Villas

AED 382,000

Average Rent - Townhouses

AED 196,000

Current rental Yields

4.6%



ADRIAN POPICA

Area Manager - Arabian Ranches

+971 50 242 7380

adrian@househuntersdubai.com

Broker No. 37845

Office F01 Union Coop Mall

Motor City, Dubai UAE

+971 4 452 2007

www.househuntersdubai.com

ORN 294

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.



+97150 281 8286

ops@househuntersdubai.com

www.househuntersdubai.com