



Monthly Community Report & Recent Transactions Arabian Ranches 1

November 2024

HOUSE
HUNTERS



Arabian Ranches 1

Monthly Community Report & Recent Transactions

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No. of Transfers

32

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

Highest transfer

AED **22.2 m**

In accordance with the data collected, the highest transfer registered was a 6 BR in Polo Homes that sold for AED 22,250,000

Lowest transfer

AED **2.8 m**

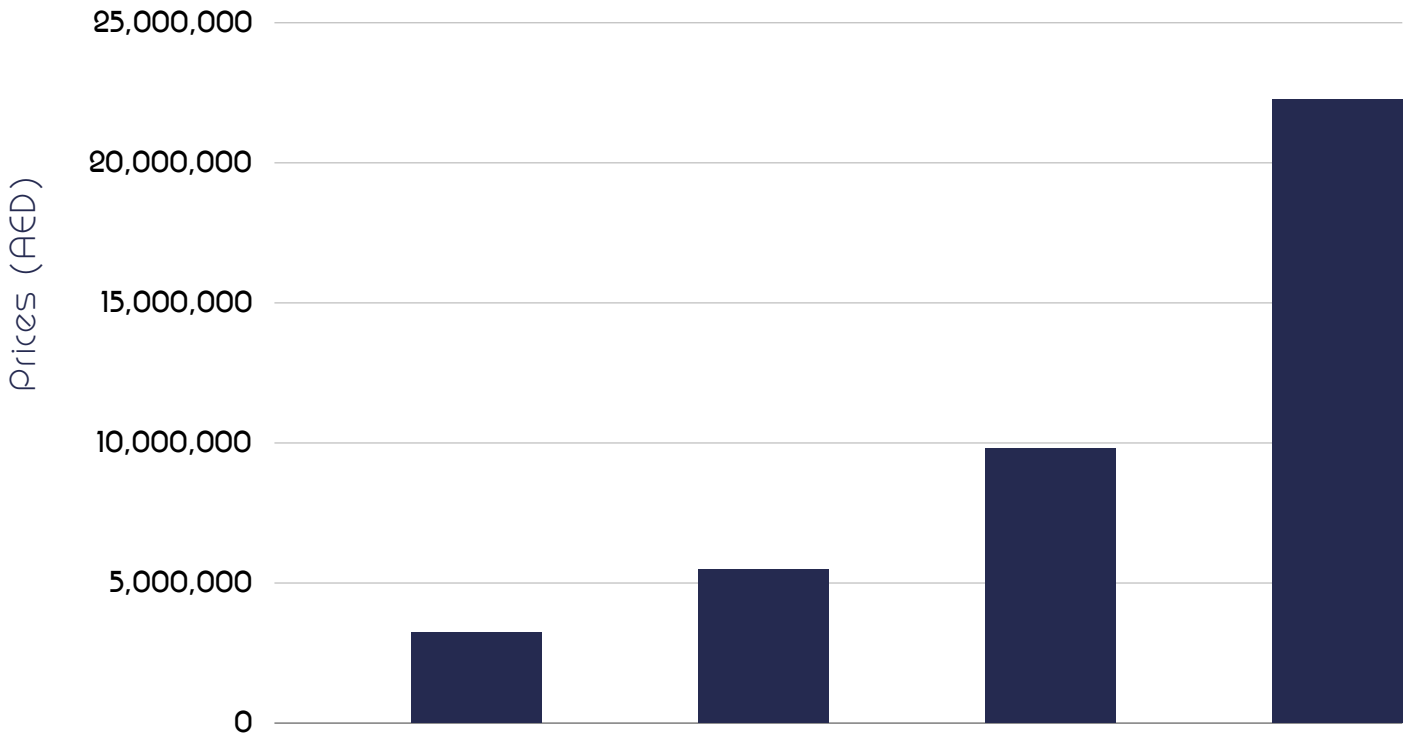
The lowest transfer recorded was a 2 BR townhouse in Al Reem 2

Average Price

AED **6.06 m**

Currently, the average sales price in Arabian ranches is AED 6.06 m. The average price per sq.ft is AED 1,878

Average Price per Bedroom



2 Bed

3 Bed

4 Bed

6 Bed

Average Price per Bedroom

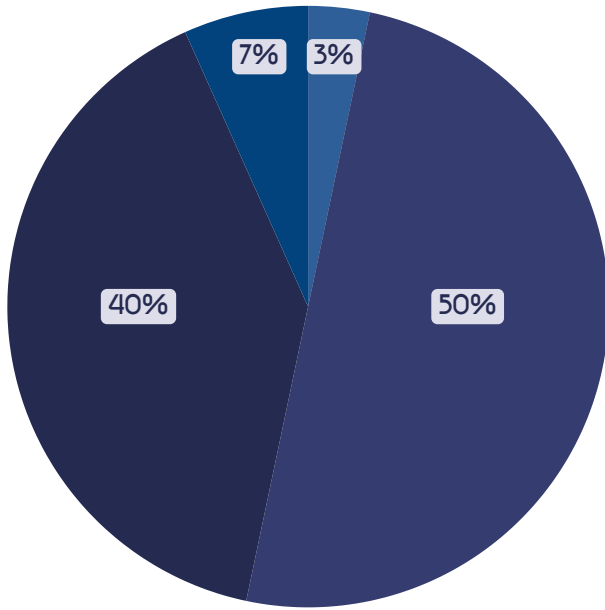
AED 3,229,000

AED 5,488,000

AED 9,800,000

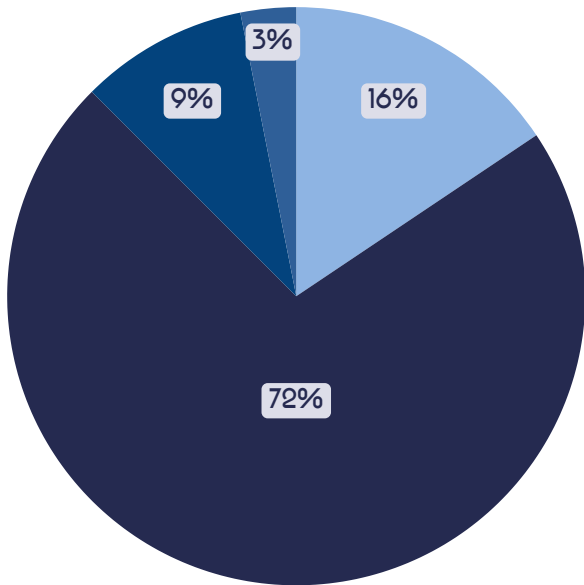
AED 22,250,000

Sales Price Mix



Prices (AED)	2m - 3m	3m - 5m	5m - 10m	10m+
No. Of transactions	1	15	12	2

Bedroom Mix

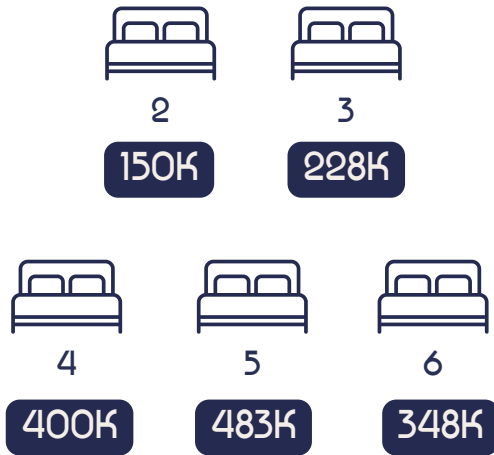


	2 Bed	3 Bed	4 Bed	6 Bed
No. Of transactions	5	23	3	1

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



Total Contracts



69

New Contracts

25

Renewal

44

Average Rent - Villas

AED 188,000

Average Rent - Townhouses

AED 372,000

Current rental Yields

4.6%



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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.