



MARKET REPORT

Arabian Ranches 1

January 2025

HOUSE
HUNTERS



Arabian Ranches 1

Community Report & Recent Transactions

January 2025

No. of Transfers

29

In Arabian Ranches there were 29 transfers registered at the Dubai Land Department in January 2025

Total sales price:

AED 216m

Highest transacting area

9

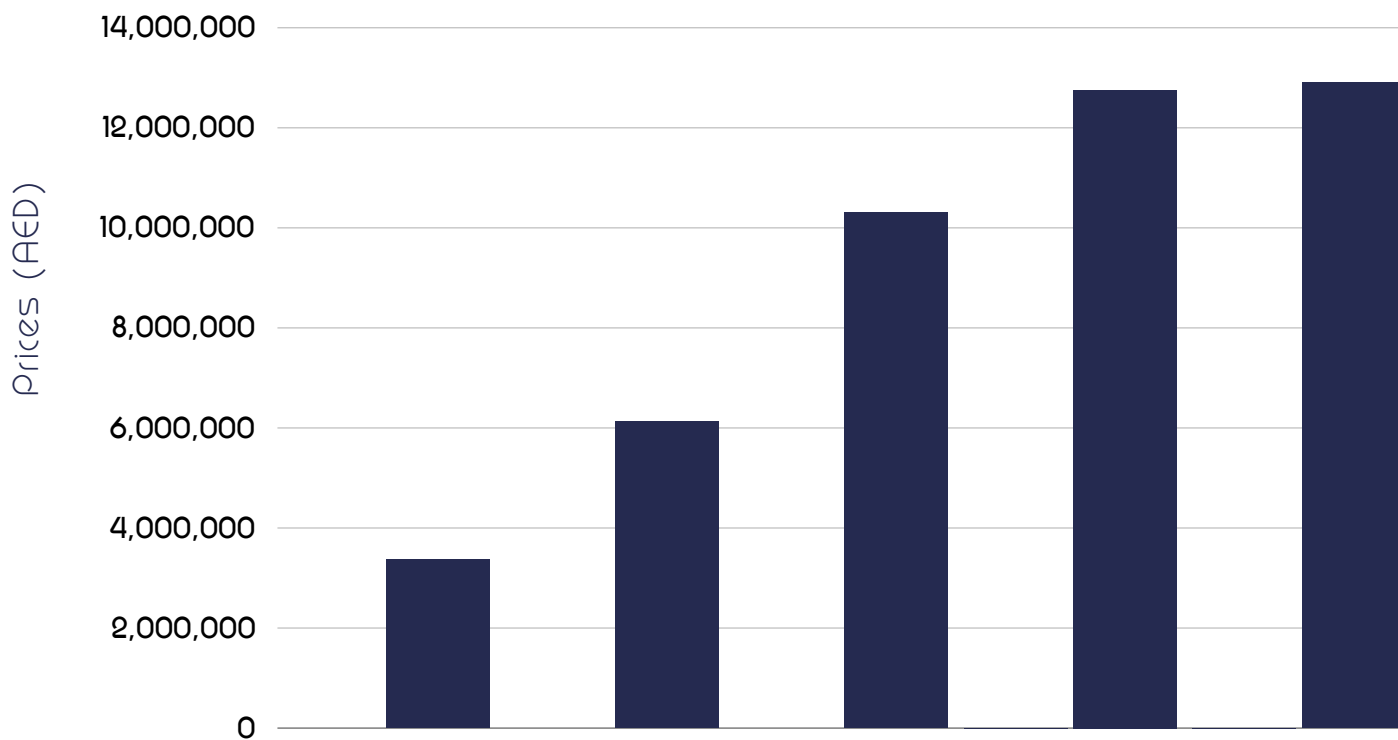
Al Reem, amounting to 31% of total transaction in Arabian Ranches 1

Average Price

AED 7.45m

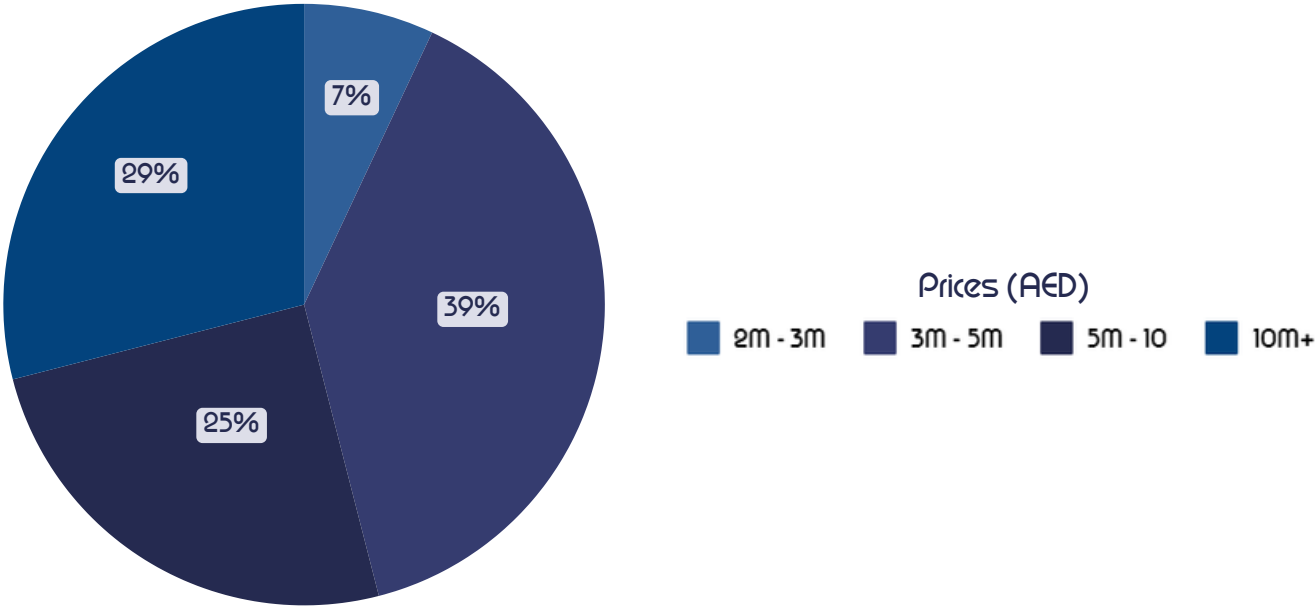
Currently, the average sales price in Arabian ranches is AED 7.45m. The average price per sq.ft is AED 2,070

Average Price per Bedroom



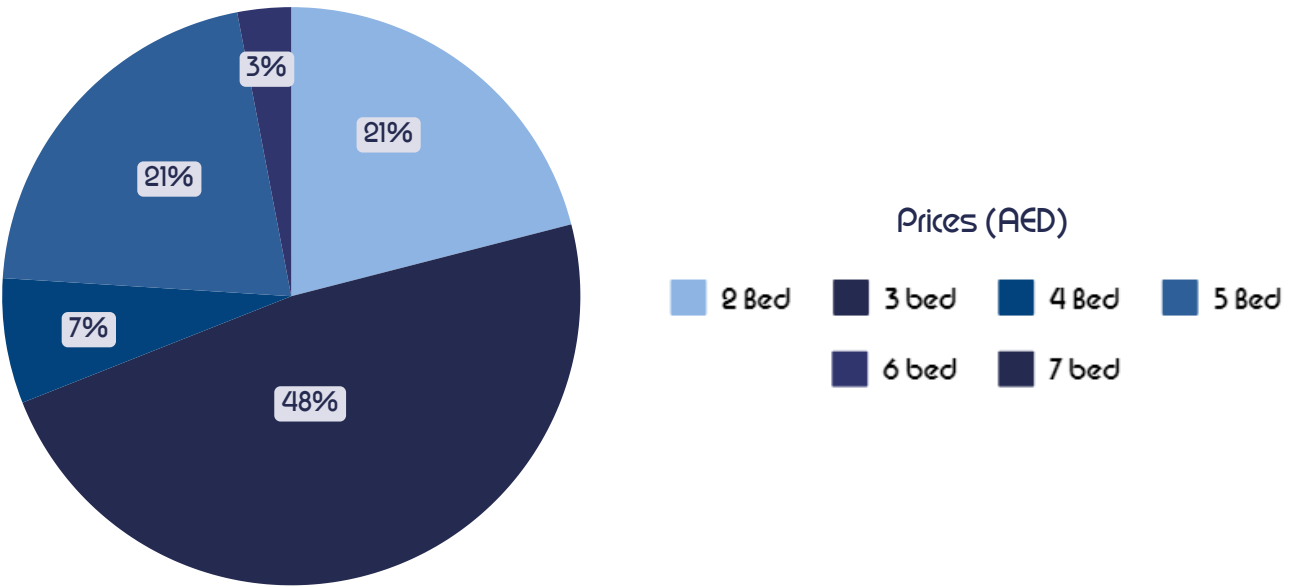
	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Average Price per Bedroom	AED 3,371,000	AED 6,135,000	AED 10,300,000	AED 12,755,000	AED 12,900,000

Sales Price Mix



Prices (AED)	2m - 3m	3m - 5m	5m - 10m	10m+
No. Of transactions	2	11	7	8

Bedroom Mix



	2 Bed	3 bed	4 Bed	5 Bed	6 bed
No. Of transactions	6	14	2	6	1

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



2

140K



3

239K



4

416K



5

352K



6

1.3m

Total Contracts



53

New Contracts

10

Renewals

43

Average Rent - Villas

AED 192,464

Average Rent - Townhouses

AED 383,534

Current rental Yields

4.34%



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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.



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