

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

DOWNTOWN DUBAI



No. Of Transfers

221

In Downtown Dubai, there were 221 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 25 M

In accordance with the data collected, the highest transfer registered was a 4 BR in The 118 that sold for AED 25,000,000.

Lowest Transfer

AED 850 K

The lowest transfer recorded was a studio in Burj Al Nujoom that sold for AED 850,000.

Average Sale Price

AED 3.59 M

Currently, the average sales price in Downtown Dubai is AED 3,599,163. The average price per sq.ft. is AED 2,702.

OUR ACTIVE BUYER REQUIREMENTS



138+

ACTIVE GREEN BUYERS

A "Green Buyer" refers to an individual who has expressed a keen interest in purchasing a property within the subject community and has been registered on our CRM system as a "qualified buyer" within the last two months. "Green Buyers" also include buyers who have been registered in the past but who have become actively engaged in the viewing process within the last two-month period.

DOWNTOWN - BUDGET AED 3,500,000

Podium | Podium Level, Min 1,800 sqft

DOWNTOWN - BUDGET AED 1,500,000

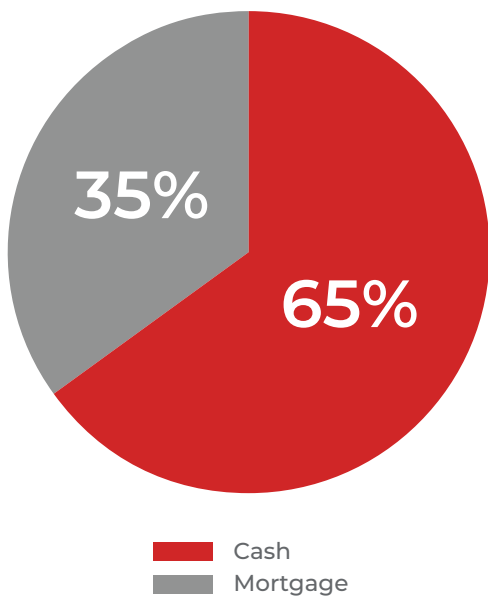
Apartment | Balcony, City or water views

DOWNTOWN - BUDGET AED 9,500,000

Apartment | Premium finishings and views, min 1,800 sqft

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Al Barari	83%	17%
Palm Jumeirah (V)	78%	22%
Mira Oasis	76%	24%
JBR	75%	25%
Palm Jumeirah (A)	67%	33%
Jumeirah Islands	67%	33%
Downtown Dubai	65%	35%
Dubai Marina	63%	37%
Dubai Hills Estate	61%	39%
Victory Heights	60%	40%
JGE	54%	46%
The Greens / The Views	47%	53%
Damac Hills	41%	59%
The Meadows	41%	59%
Green Community	33%	67%
Jumeirah Village Triangle	30%	70%
Town Square	28%	72%
Al Furjan	25%	75%
Jumeirah Park	25%	75%
The Lakes	25%	75%
Arabian Ranches	19%	81%
Arabian Ranches 2	17%	83%
Mira	14%	86%
The Springs	13%	87%
Mudon	12%	88%



In Downtown Dubai, 35% of transferred sales involved mortgage financing, whereas 65% were completed by cash buyers.

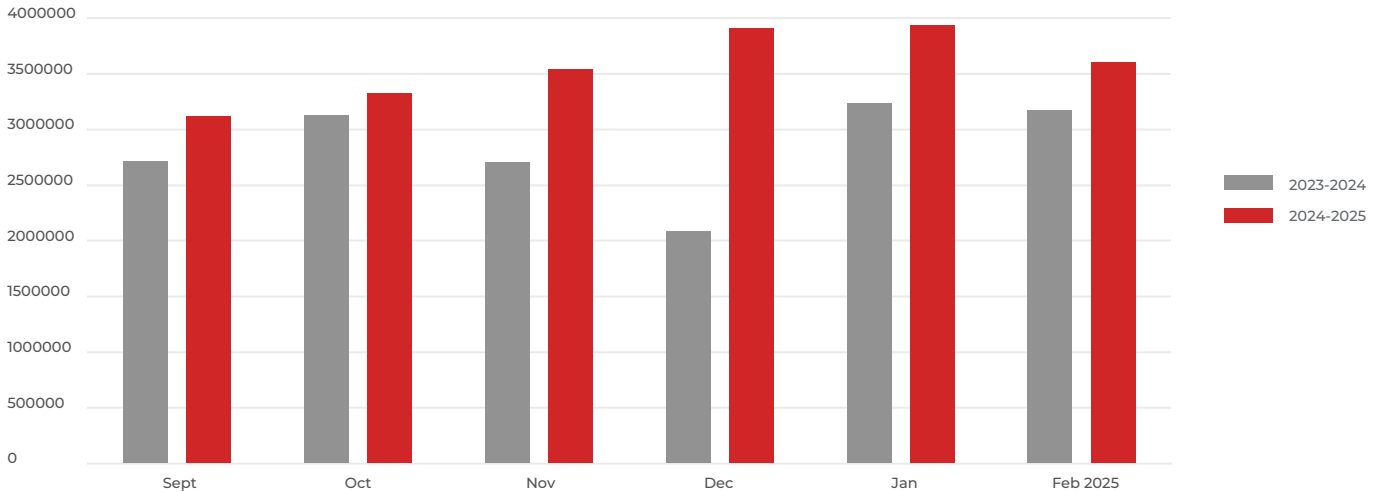
AVERAGE LOAN TO VALUE



Downtown Dubai
72%

Community	LTV
Palm Jumeirah (V)	50%
Al Barari	53%
The Meadows	61%
Arabian Ranches 2	64%
Jumeirah Islands	65%
Jumeirah Park	66%
Victory Heights	66%
JBR	68%
Palm Jumeirah (A)	70%
Jumeirah Village Triangle	71%
Arabian Ranches	71%
Downtown Dubai	72%
Al Furjan	72%
Damac Hills	73%
The Lakes	73%
Dubai Hills Estate	73%
The Greens / The Views	73%
JGE	74%
Dubai Marina	76%
The Springs	76%
Green Community	78%
Mudon	79%
Mira Oasis	80%
Mira	81%
Town Square	83%

TRAILING 6 MONTH AVERAGE SALE PRICE



	September	October	November	December	January	February
2023-2024	AED 2,706,164.00	AED 3,117,827.00	AED 2,695,515.00	AED 2,078,537.00	AED 3,229,251.00	AED 3,162,712.00
2024-2025	AED 3,112,257.00	AED 3,316,156.00	AED 3,535,268.00	AED 3,904,451.00	AED 3,934,046.00	AED 3,599,163.00

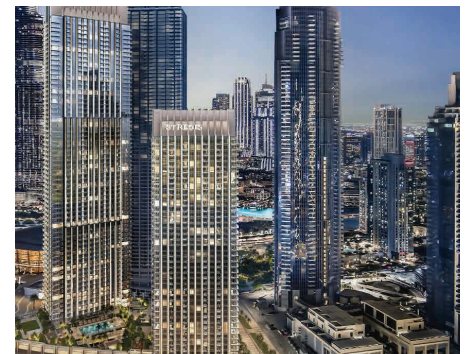
RECENTLY SOLD IN DOWNTOWN DUBAI



Claren Tower 2
SOLD FOR AED 2,100,000
 APARTMENT
 1 BEDROOM



Address - Dubai Opera
SOLD FOR AED 4,150,000
 APARTMENT
 2 BEDROOMS



St Regis Residences
SOLD FOR AED 8,600,000
 APARTMENT
 3 BEDROOMS

ESPACE MORTGAGE SERVICES

At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

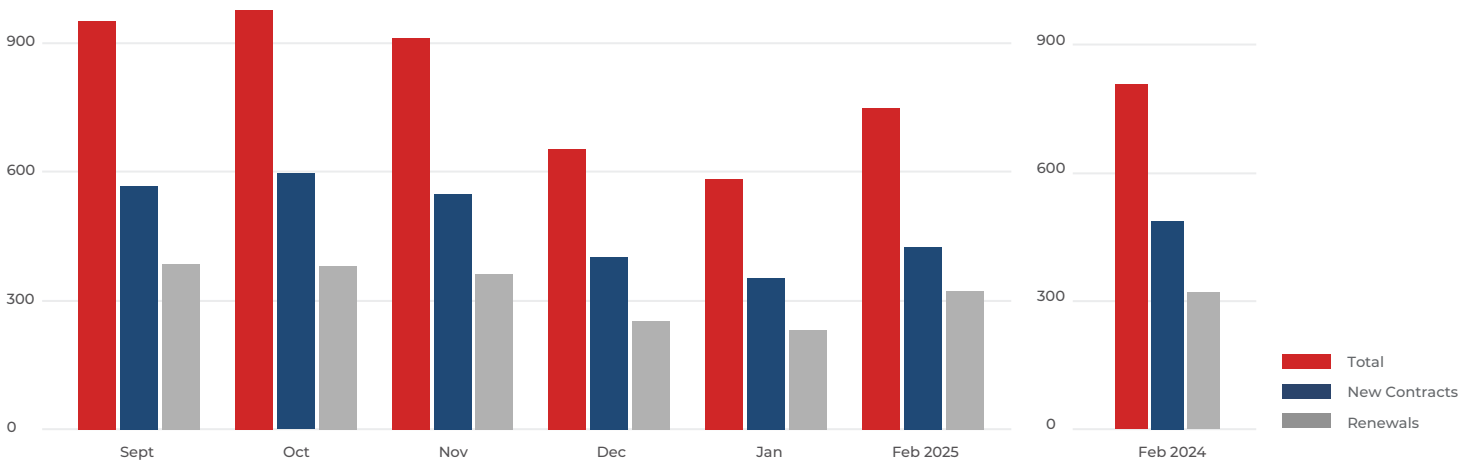
4.85%
Variable Rate



- 3 Bedrooms
- BUA: 1,892 Sqft
- Brand New

- High Floor
- Burj Khalifa Views
- Vacant

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	952	978	912	655	585	749
New contracts	567	597	550	403	354	426
Renewals	385	381	362	252	231	323

February 2024	Change
807	▲ +93%
487	▼ -7%
320	▲ +1%