

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

GREEN COMMUNITY



No. Of Transfers

12

In Green Community, there were 12 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 8.35 M

In accordance with the data collected, the highest transfer registered was a 4 BR in Green Community West that sold for AED 8,350,000.

Lowest Transfer

AED 960 K

The lowest transfer recorded was a 1 BR in Northwest Apartments 5 that sold for AED 960,000.

Average Sale Price
(APARTMENT)

AED 1.4 M

Currently, the average sales price in Green Community is AED 1,405,000. The average price per sq.ft. is AED 973.

Average Sale Price
(VILLAS & TOWNHOUSES)

AED 6.45 M

Currently, the average sales price in Green Community is AED 6,451,000. The average price per sq.ft. is AED 1,335.

OUR ACTIVE BUYER REQUIREMENTS



79+

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.

Green Community West - **BUDGET AED 6,300,000**

Bungalow | 4 Bedroom | Internal Location

Green Community West - **BUDGET AED 8,000,000**

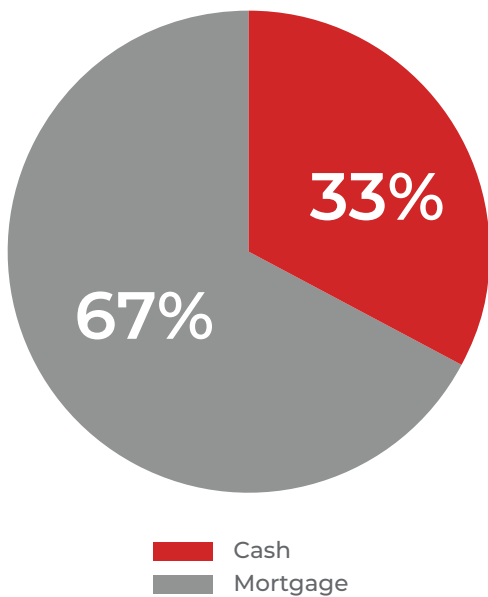
Family Villa | 5 Bedroom | Standard, Internal

Green Community West - **BUDGET AED 11,000,000**

Luxury Villa | 6 Bedroom | Standard, Large Plot

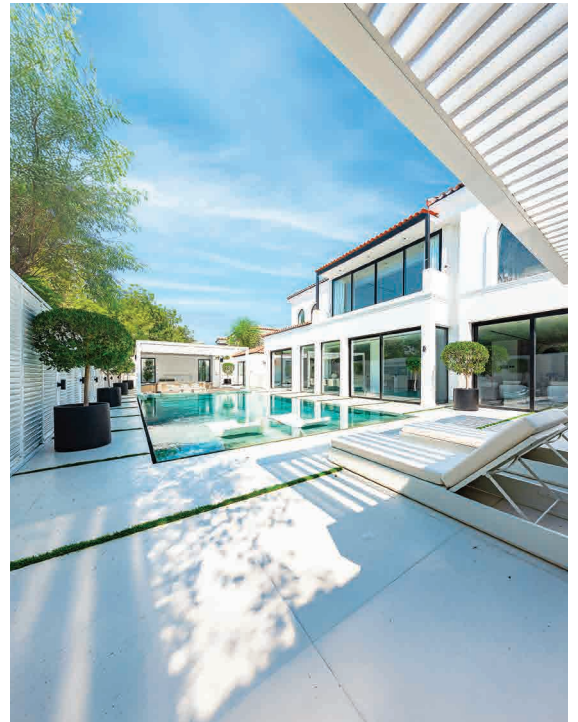
MORTGAGE VS CASH TRANSACTIONS

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 Green Community, 67% of transferred sales involved mortgage financing, whereas 33% were completed by cash buyers.

AVERAGE LOAN TO VALUE

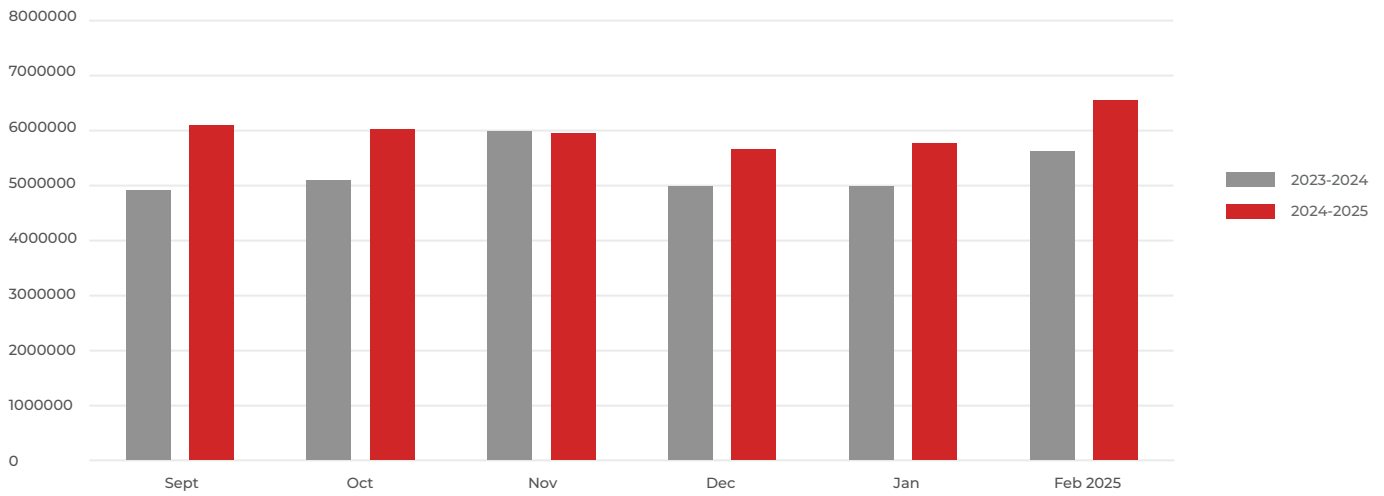


Green Community

78%

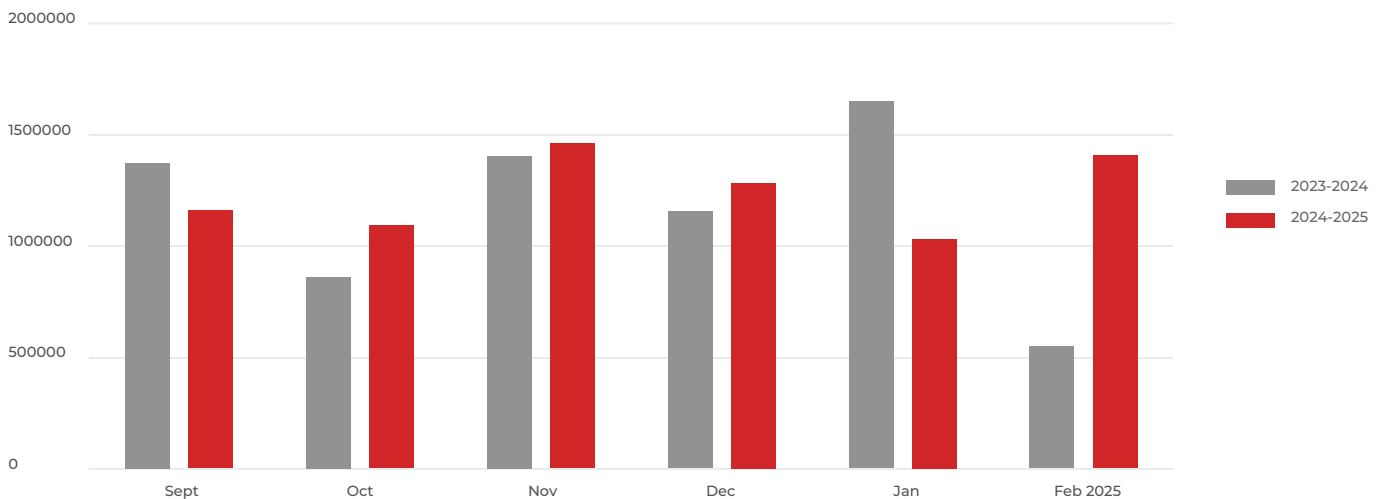
Community	LTV
Palm Jumeirah (V)	50%
Al Barari	53%
The Meadows	61%
Arabian Ranches 2	64%
Jumeirah Islands	65%
Jumeirah Park	66%
Victory Heights	66%
JBR	68%
Palm Jumeirah (A)	70%
Jumeirah Village Triangle	71%
Arabian Ranches	71%
Downtown Dubai	72%
Al Furjan	72%
Damac Hills	73%
The Lakes	73%
Dubai Hills 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 PRICE - VILLAS/TOWNHOUSES



	September	October	November	December	January	February
2023-2024	AED 4,849,964.00	AED 5,025,000.00	AED 5,900,000.00	AED 4,920,000.00	AED 4,907,344.00	AED 5,537,500.00
2024-2025	AED 6,007,136.00	AED 5,938,750.00	AED 5,859,995.00	AED 5,578,750.00	AED 5,681,125.00	AED 6,451,000.00

TRAILING 6 MONTH AVERAGE PRICE - APARTMENTS



	September	October	November	December	January	February
2023-2024	AED 1,370,000.00	AED 858,333.00	AED 1,401,667.00	AED 1,152,000.00	AED 1,647,083.00	AED 547,500.00
2024-2025	AED 1,156,000.00	AED 1,089,250.00	AED 1,459,000.00	AED 1,281,000.00	AED 1,029,000.00	AED 1,405,000.00

RECENTLY SOLD IN GREEN COMMUNITY



Green Community West

SOLD FOR AED 5,700,000

BUNGALOW | BACK TO BACK
4 BEDROOMS + MAIDS



Green Community West

SOLD FOR AED 5,650,000

VILLA | COMMUNITY VIEW
4 BEDROOMS



Green Community East

SOLD FOR AED 4,760,000

BUNGALOW | COMMUNITY VIEW
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

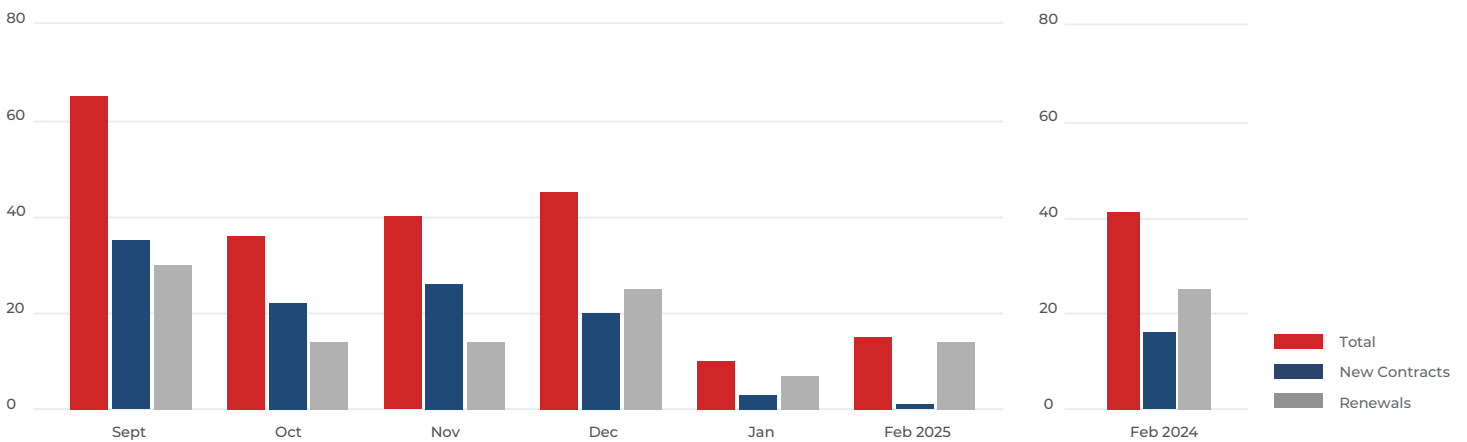




- 4 Bedroom + Maids
- BUA: 4,200 Sqft
- Plot: 9,795 Sqft

- Bungalow
- Huge Plot
- Upgraded

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	65	36	40	45	10	15
New contracts	35	22	26	20	3	1
Renewals	30	14	14	25	7	14

February 2024	Change
41	▼ -63%
16	▼ -94%
25	▼ -44%