

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

JUMEIRAH GOLF ESTATES



No. Of Transfers

35

In Jumeirah Golf Estates, there were 35 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 40 M

In accordance with the data collected, the highest transfer registered was a 6 BR in Hillside that sold for AED 40,000,000.

Lowest Transfer

AED 1.3 M

The lowest transfer recorded was a 1 BR in Al Andalus D that sold for AED 1,300,000.

Average Sale Price
(APARTMENT)

AED 1.87 M

Currently, the average sales price in Jumeirah Golf Estates is AED 1,877,778. The average price per sq.ft. is AED 1,294.

Average Sale Price
(VILLAS & TOWNHOUSES)

AED 11.26 M

Currently, the average sales price in Jumeirah Golf Estates is AED 11,262,654. The average price per sq.ft. is AED 2,040.

OUR ACTIVE BUYER REQUIREMENTS



73+

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.

FLAME TREE RIDGE - BUDGET AED 18,000,000

Augusta | 5 Bedroom | Golf Course View

WHISPERING PINES - BUDGET AED 9,500,000

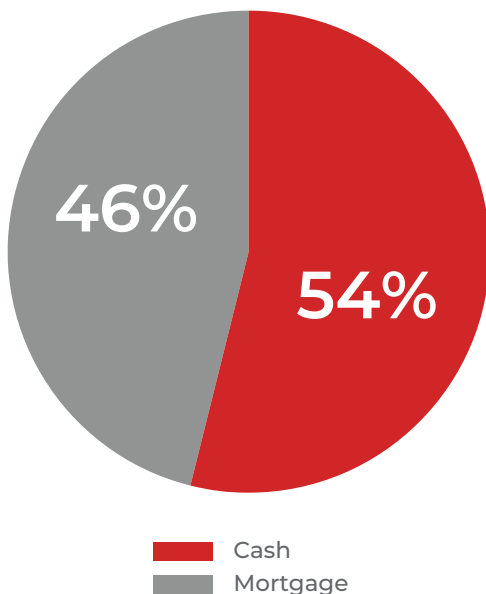
Doral/Sawgrass | 4 Bedroom | Not on Road

REDWOOD AVENUE - BUDGET AED 30,000,000

Valencia | 5 / 6 Bedroom | Golf Course View

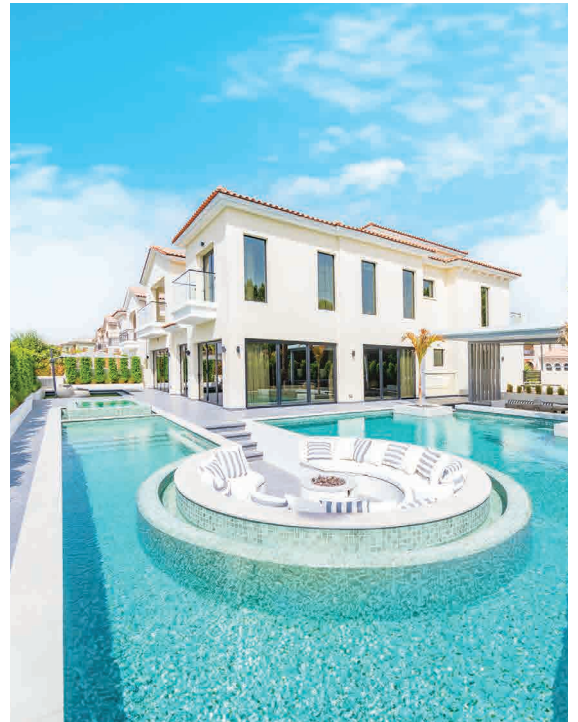
MORTGAGE VS CASH TRANSACTIONS

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 Jumeirah Golf Estates, 46% of transferred sales involved mortgage financing, whereas 54% were completed by cash buyers.

AVERAGE LOAN TO VALUE

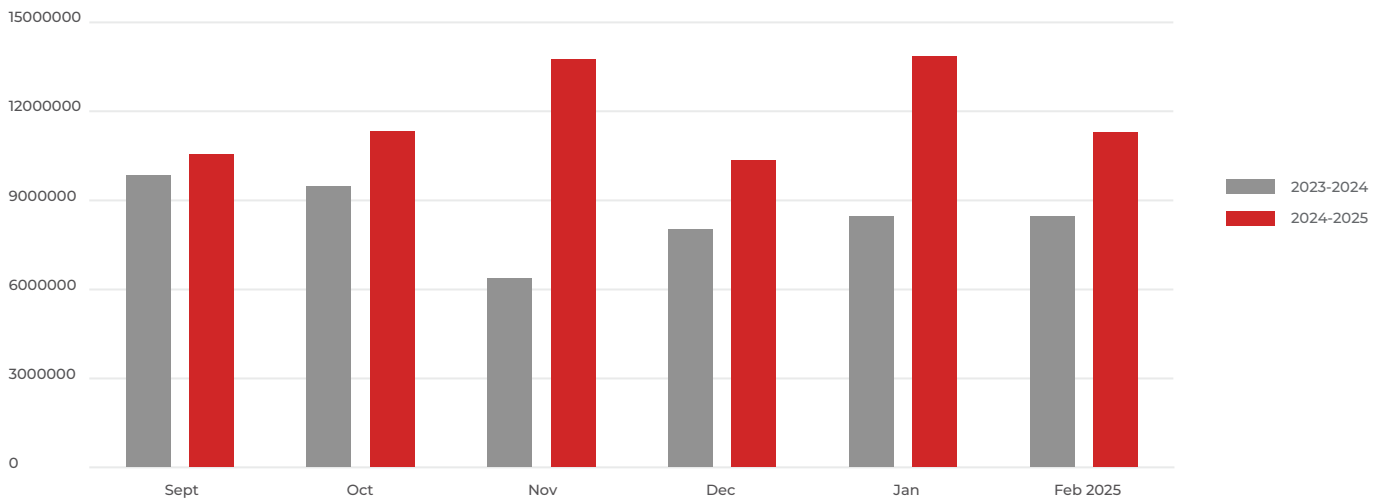


Jumeirah Golf Estates

74%

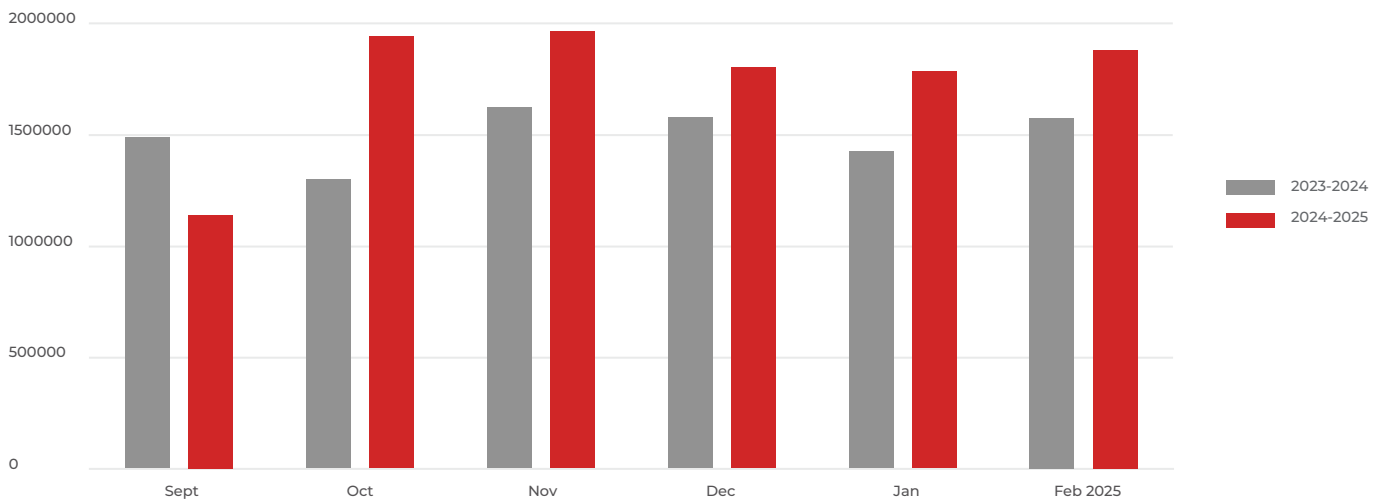
Community	LTV
Palm Jumeirah (V)	50%
Al Barari	53%
The Meadows	61%
Arabian Ranches 2	64%
Jumeirah Islands	65%
Jumeirah Park	66%
Victory Heights	66%
JBR	68%
Palm Jumeirah (A)	70%
Jumeirah Village Triangle	71%
Arabian Ranches	71%
Downtown Dubai	72%
Al Furjan	72%
Damac Hills	73%
The Lakes	73%
Dubai Hills 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 9,832,081.00	AED 9,461,263.00	AED 6,346,936.00	AED 8,014,429.00	AED 8,427,094.00	AED 8,429,611.00
2024-2025	AED 10,512,808.00	AED 11,297,410.00	AED 13,737,338.00	AED 10,335,333.00	AED 13,843,812.00	AED 11,262,654.00

TRAILING 6 MONTH AVERAGE PRICE - APARTMENTS



	September	October	November	December	January	February
2023-2024	AED 1,485,484.00	AED 1,297,408.00	AED 1,621,359.00	AED 1,575,859.00	AED 1,423,734.00	AED 1,572,450.00
2024-2025	AED 1,136,667.00	AED 1,937,600.00	AED 1,961,127.00	AED 1,800,400.00	AED 1,781,250.00	AED 1,877,778.00

RECENTLY SOLD IN JUMEIRAH GOLF ESTATES



Wildflower

SOLD FOR AED 17,225,000

TYPE C | GOLF COURSE VIEW
4 BEDROOM + MAIDS



Orange Lake

SOLD FOR AED 11,600,000

TYPE 27 | COMMUNITY VIEW
5 BEDROOMS + MAIDS + STUDY



Olive Point

SOLD FOR AED 14,000,000

VILLA | COMMUNITY VIEW
6 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



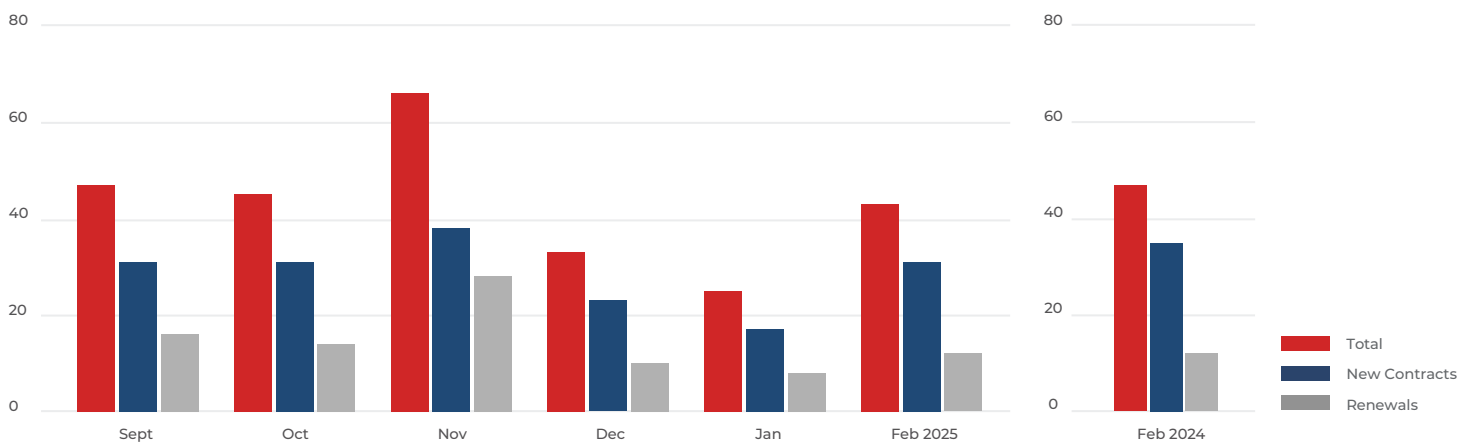
FEATURED LISTING



- 5 Bedroom + Maids
- BUA: 9,559 Sqft
- Plot: 13,808 Sqft

- Aberdeen
- Golf Course View
- Swimming Pool

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	47	45	66	33	25	43
New contracts	31	31	38	23	17	31
Renewals	16	14	28	10	8	12

February 2024	Change
47	▼ -9%
35	▼ -11%
12	0%