

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

JUMEIRAH VILLAGE TRIANGLE



No. Of
Transfers

10

In JVT, there were 10 transfers registered at the Dubai Land Department during this month.

Highest
Transfer

AED 4.8 M

In accordance with the data collected, the highest transfer registered was a 2 BR in District 4E that sold for AED 4,800,000.

Lowest
Transfer

AED 2.28 M

The lowest transfer recorded was a 1 BR Villa in District 8 that sold for AED 2,280,000.

Average
Sale Price

AED 3.55 M

Currently, the average sales price in JVT is AED 3,552,500. The average price per sq.ft. is AED 1,014.

OUR ACTIVE BUYER REQUIREMENTS



109+
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.

DISTRICT 1 - 9 - BUDGET AED 5,800,000

3 Bedroom Villa | Not On Orchid Street

DISTRICT 4 - 9 - BUDGET AED 5,000,000

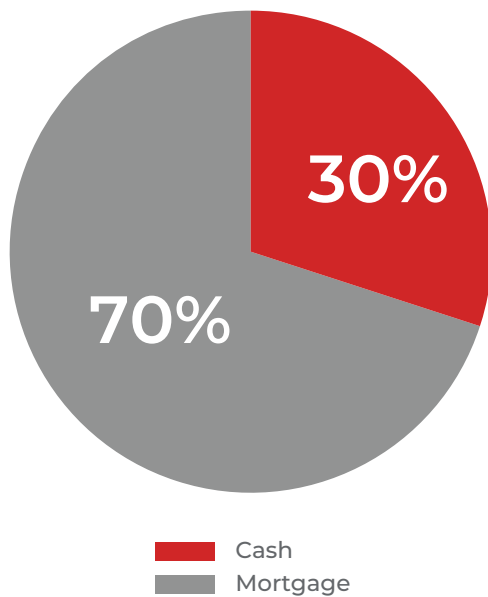
2 Bedroom Villa | Not On Orchid Street

DISTRICT 3 - 9 - BUDGET AED 3,800,000

2 Bedroom Townhouse | Central Location

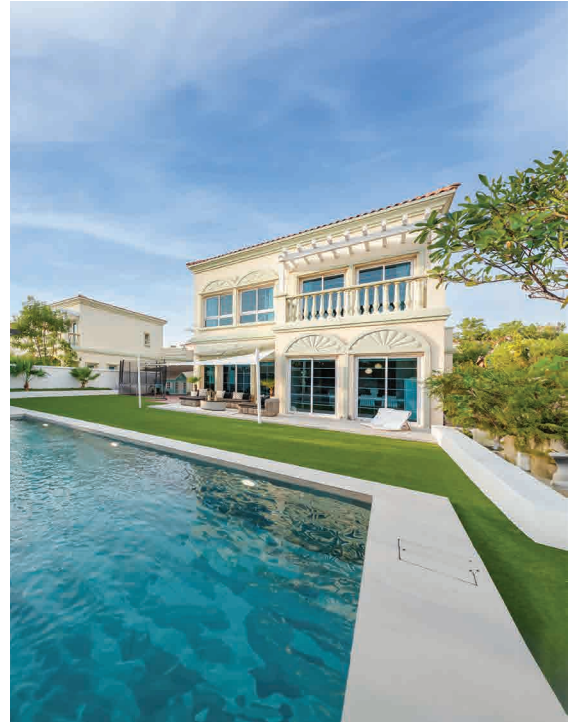
MORTGAGE VS CASH TRANSACTIONS

| 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 JVT, 70% of transferred sales involved mortgage financing, whereas 30% were completed by cash buyers.

AVERAGE LOAN TO VALUE

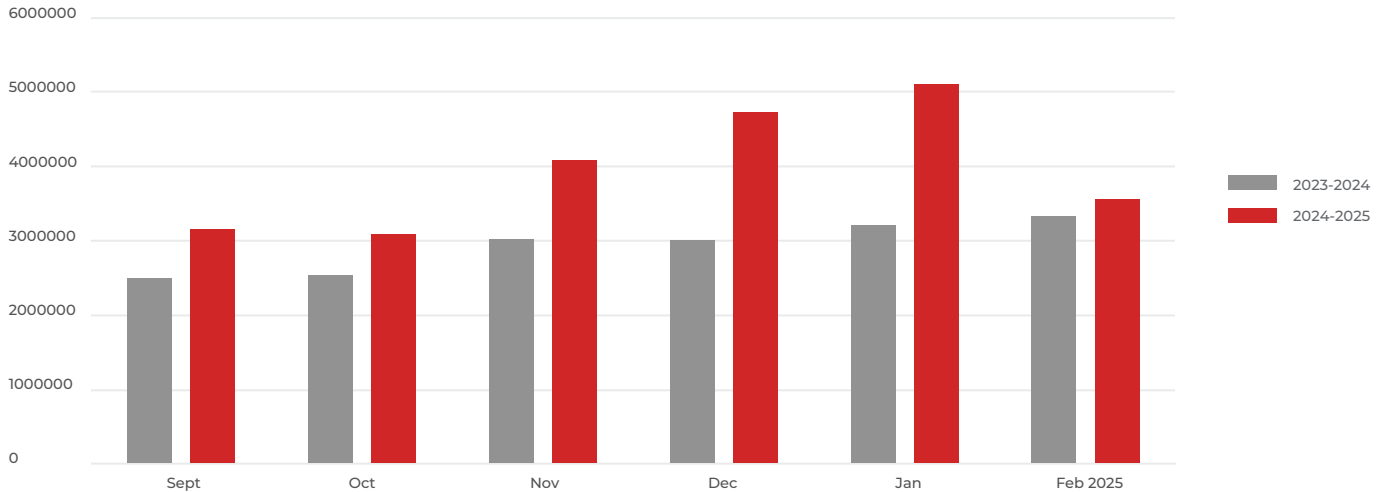


JVT

71%

| 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 2,484,902.00 | AED 2,521,730.00 | AED 3,005,230.00 | AED 2,991,389.00 | AED 3,204,524.00 | AED 3,325,833.00 |
| 2024-2025 | AED 3,149,145.00 | AED 3,080,298.00 | AED 4,079,375.00 | AED 4,721,250.00 | AED 5,099,083.00 | AED 3,552,500.00 |

RECENTLY SOLD IN JUMEIRAH VILLAGE TRIANGLE



District 5F

SOLD FOR AED 2,425,000

TOWNHOUSE
1 BEDROOM



District 9E

SOLD FOR AED 3,500,000

TOWNHOUSE
2 BEDROOMS



District Villas

SOLD FOR AED AED4,700,000

VILLA
5 BEDROOMS

SPACE MORTGAGE SERVICES

At Space 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



Jumeirah Village Triangle

AED 11,500,000

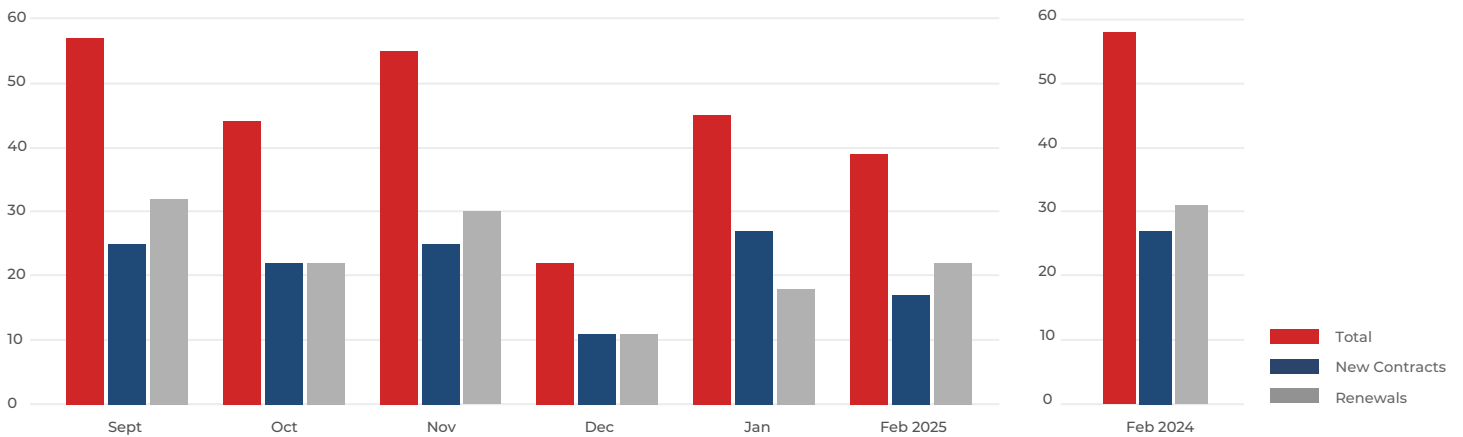
[Learn More](#)



- 5 Bedroom + Maids
- BUA: 3,967 Sqft
- Plot: 7,002 Sqft

- Mediterranean
- Fully Renovated
- Extended

TRAILING 6 MONTH RENTAL TRANSACTIONS



| 2024-2025 | September | October | November | December | January | February |
|---------------|-----------|---------|----------|----------|---------|----------|
| Total | 57 | 44 | 55 | 22 | 45 | 39 |
| New contracts | 25 | 22 | 25 | 11 | 27 | 17 |
| Renewals | 32 | 22 | 30 | 11 | 18 | 22 |

| February 2024 | Change |
|---------------|--------|
| 58 | ▼ -33% |
| 27 | ▼ -37% |
| 31 | ▼ -29% |