

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

THE GREENS
/ THE VIEWS



No. Of Transfers

53

In The Greens / The Views, there were 53 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **4** M

In accordance with the data collected, the highest transfer registered was a 3 BR in Panorama at The Views that sold for AED 4,000,000.

Lowest Transfer

AED **1.07** K

The lowest transfer recorded was a 1 BR in Al Dhafrah 4 at The Greens that sold for AED 1,070,000.

Average Sale Price

AED **1.79** M

Currently, the average sales price in The Greens / The Views is AED 1,790,877. The average price per sq.ft. is AED 1,670.

OUR ACTIVE BUYER REQUIREMENTS



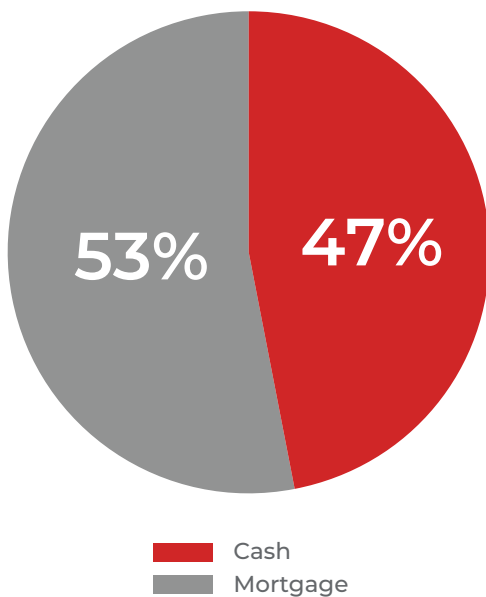
73+

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.

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 The Greens / The Views, 53% of transferred sales involved mortgage financing, whereas 47% were completed by cash buyers.

AVERAGE LOAN TO VALUE

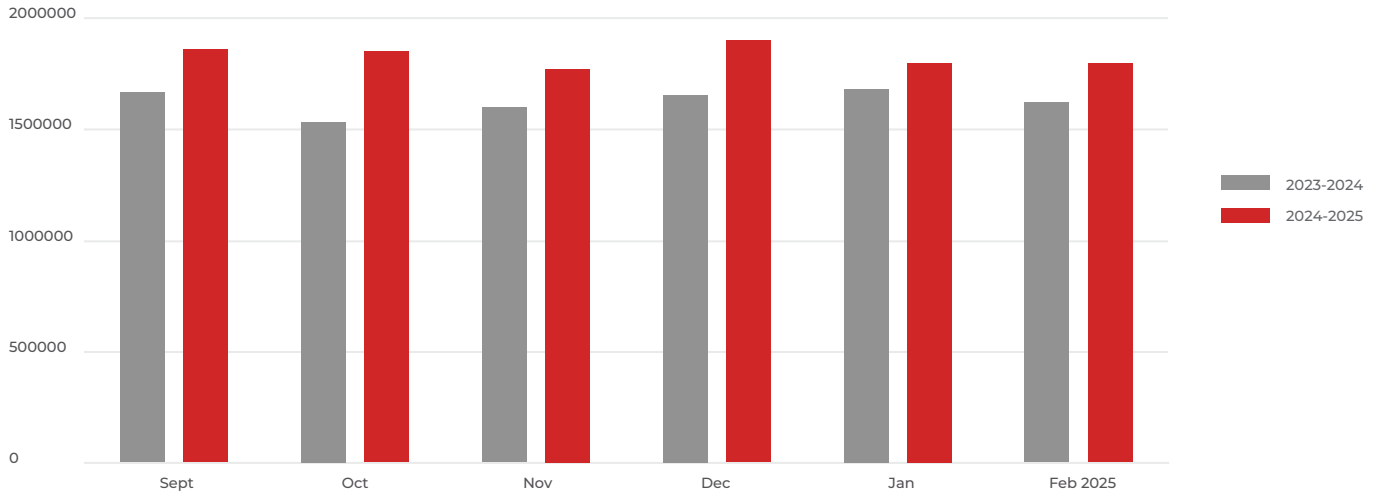


The Greens / The Views

73%

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 1,659,945.00	AED 1,527,520.00	AED 1,592,272.00	AED 1,648,967.00	AED 1,676,049.00	AED 1,615,882.00
2024-2025	AED 1,852,192.00	AED 1,845,668.00	AED 1,765,675.00	AED 1,894,614.00	AED 1,793,000.00	AED 1,790,877.00

RECENTLY SOLD IN THE GREENS / THE VIEWS



The Links West Tower

SOLD FOR AED 2,850,000

2 BEDROOM



Al Ghaf, The Greens

SOLD FOR AED 3,600,000

3 BEDROOMS



The Fairways, The Views

SOLD FOR AED 2,194,870

2 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



Al Samar 2, The Greens

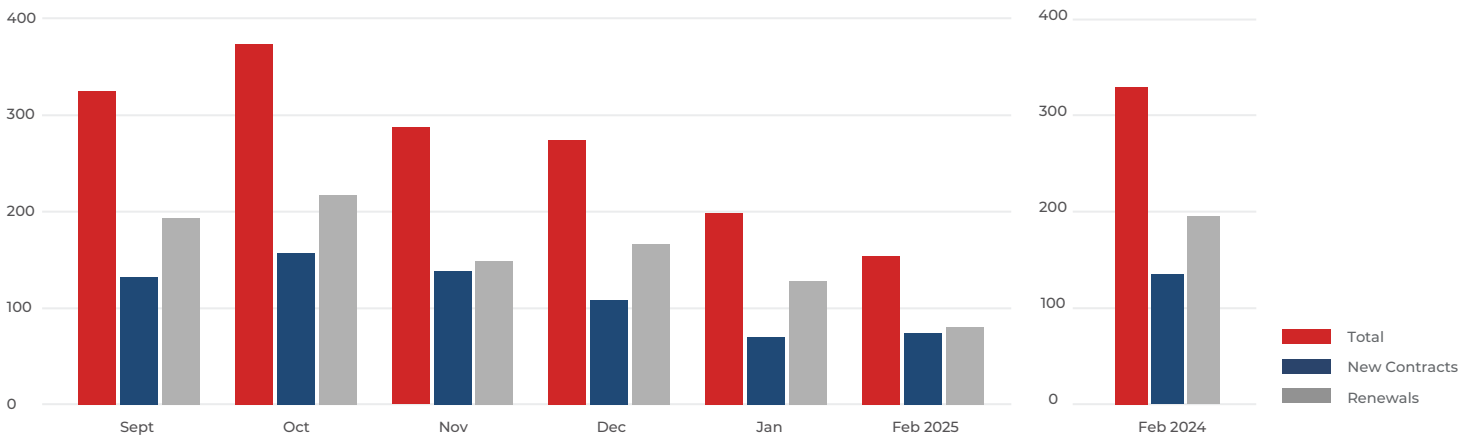
AED 1,600,000

[Learn More](#)

- 1 Bedroom
- BUA: 753 Sqft
- Spacious Unit

- Fully Upgraded
- Great Location
- Community View

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	325	374	287	274	198	154
New contracts	132	157	138	108	70	74
Renewals	193	217	149	166	128	80

February 2024	Change
330	▼ -53%
135	▼ -45%
195	▼ -59%