

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

EMIRATES LIVING SPRINGS



No. Of Transfers

31

In The Springs, there were 31 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 6.9 M

In accordance with the data collected, the highest transfer registered was a 3 BR in Springs 1 that sold for AED 6,900,000.

Lowest Transfer

AED 2.6 M

The lowest transfer recorded was a 2 BR in Springs 3 that sold for AED 2,600,000.

Average Sale Price

AED 4 M

Currently, the average sales price in The Springs is AED 4,012,683. The average price per sq.ft. is AED 1,944.

OUR ACTIVE BUYER REQUIREMENTS



242+
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.

SPRINGS 1 TO 5 - BUDGET AED 3,400,000

Type 4M | 2 Bedroom | Away From Road

ANY SPRINGS - BUDGET AED 7,250,000

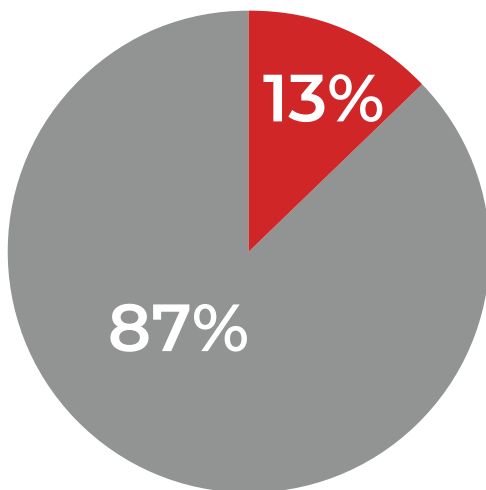
Type 1E | 3 Bedroom | Lake View

ANY SPRINGS - BUDGET AED 5,500,000

Type 3E | 3 Bedroom | Large Plot Over 5,000 sqft

MORTGAGE VS CASH TRANSACTIONS

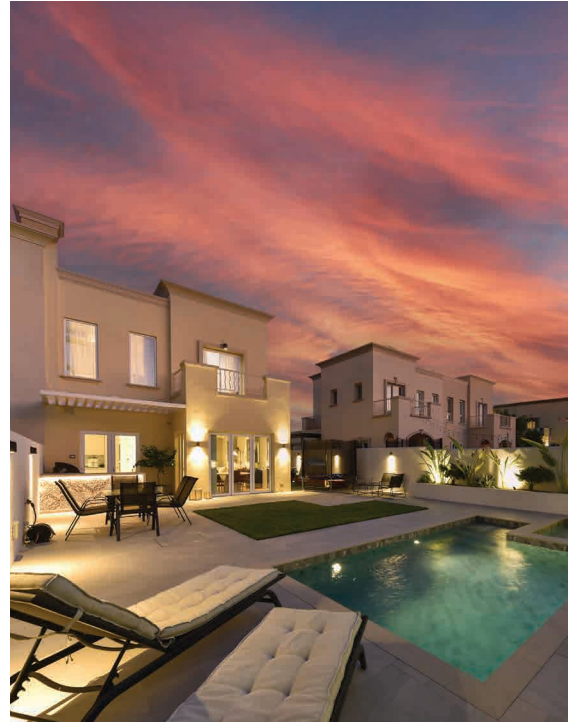
Community	Cash	Mortgages
Al Barari	83%	17%
Palm Jumeirah (V)	78%	22%
Mira Oasis	76%	24%
JBR	75%	25%
Palm Jumeirah (A)	67%	33%
Jumeirah Islands	67%	33%
Downtown Dubai	65%	35%
Dubai Marina	63%	37%
Dubai Hills Estate	61%	39%
Victory Heights	60%	40%
JGE	54%	46%
The Greens / The Views	47%	53%
Damac Hills	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%



■ Cash
■ Mortgage

In The Springs, 87% of transferred sales involved mortgage financing, whereas 13% were completed by cash buyers.

AVERAGE LOAN TO VALUE

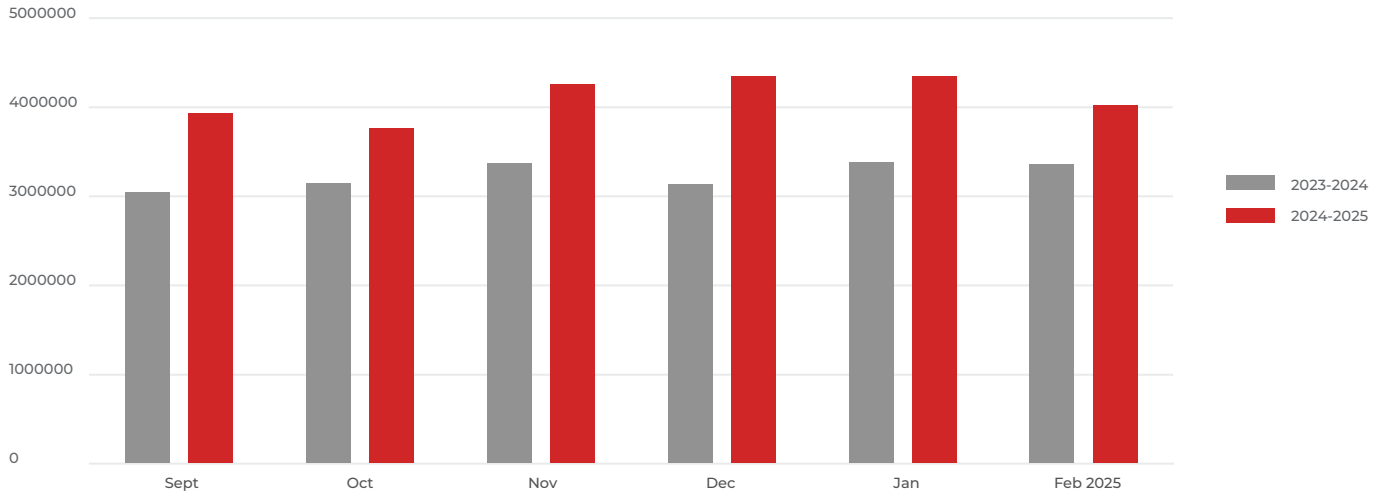


The Springs

76%

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 3,041,271.00	AED 3,136,163.00	AED 3,360,455.00	AED 3,125,968.00	AED 3,374,222.00	AED 3,350,625.00
2024-2025	AED 3,925,146.00	AED 3,757,437.00	AED 4,253,594.00	AED 4,336,100.00	AED 4,344,175.00	AED 4,012,683.00

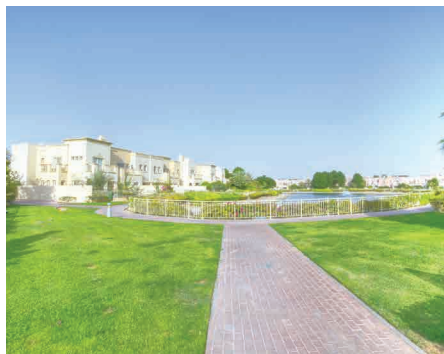
RECENTLY SOLD IN THE SPRINGS



Springs 3

SOLD FOR AED 4,950,000

TYPE 2E | BACK TO BACK
3 BEDROOMS + MAIDS + STUDY



Springs 2

SOLD FOR AED 3,387,000

TOWNHOUSE
2 BEDROOMS



Springs 5

SOLD FOR AED 6,050,000

TOWNHOUSE
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



Springs 11, Springs

AED 5,450,000

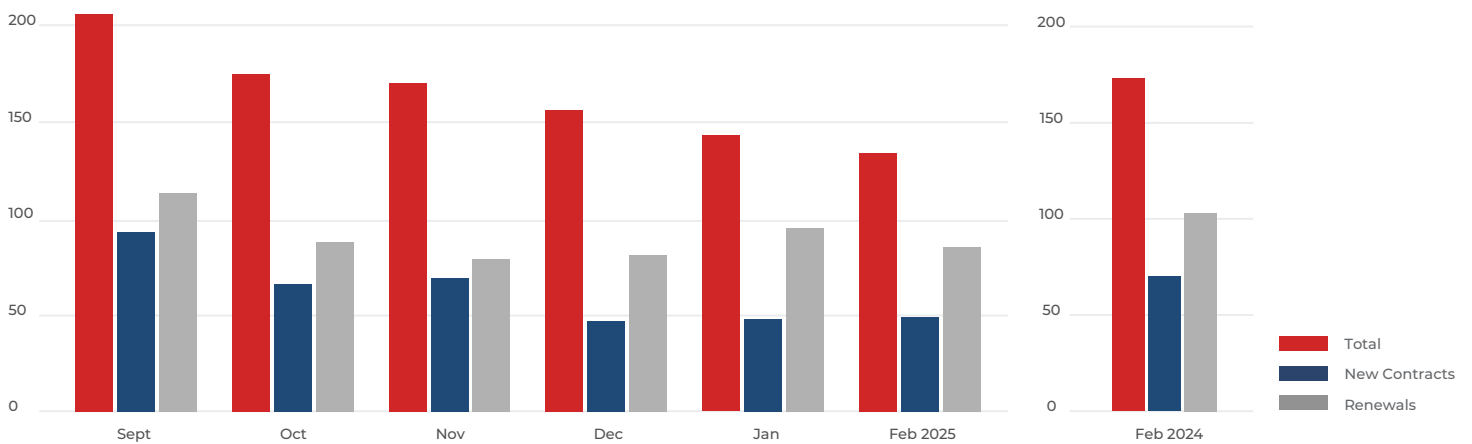
[Learn More](#)



- 3 Bedroom + Maids + Study
- BUA: 2,455 Sqft
- Plot: 2,745 Sqft

- Type 3M
- Large Garden
- Vacant

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	206	175	170	156	143	134
New contracts	93	66	69	47	48	49
Renewals	113	88	79	81	95	85

February 2024	Change
173	▼ -23%
70	▼ -30%
103	▼ -17%