

No. of Transfers

39

▲ In Arabian Ranches, there were 39 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **10.7** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Saheel that sold for AED 10,725,000.

Lowest Transfer

AED **2.67** M

The lowest transfer recorded was a 3 BR in Al Reem 2 that sold for AED 2,675,000.

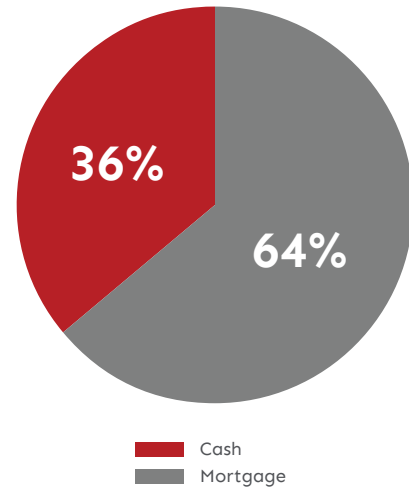
Average Price

AED **6.1** M

Currently, the average sales price in Arabian Ranches is AED 6,100,651. The average price per sq.ft is AED 1,703.

Mortgage Vs Cash Transactions

Community	Cash	Mortgages
Jumeirah Islands	91%	9%
The Meadows	88%	12%
Downtown Dubai	81%	19%
Jumeirah Golf Estates	76%	24%
Palm Jumeirah	72%	28%
Dubai Marina	68%	32%
JBR	67%	33%
Dubai Hills Estate	58%	42%
Victory Heights	43%	57%
Jumeirah Park	40%	60%
Arabian Ranches	36%	64%
The Lakes	33%	67%
The Springs	30%	70%
Green Community	29%	71%
Arabian Ranches 2	6%	94%



Average Loan to Value

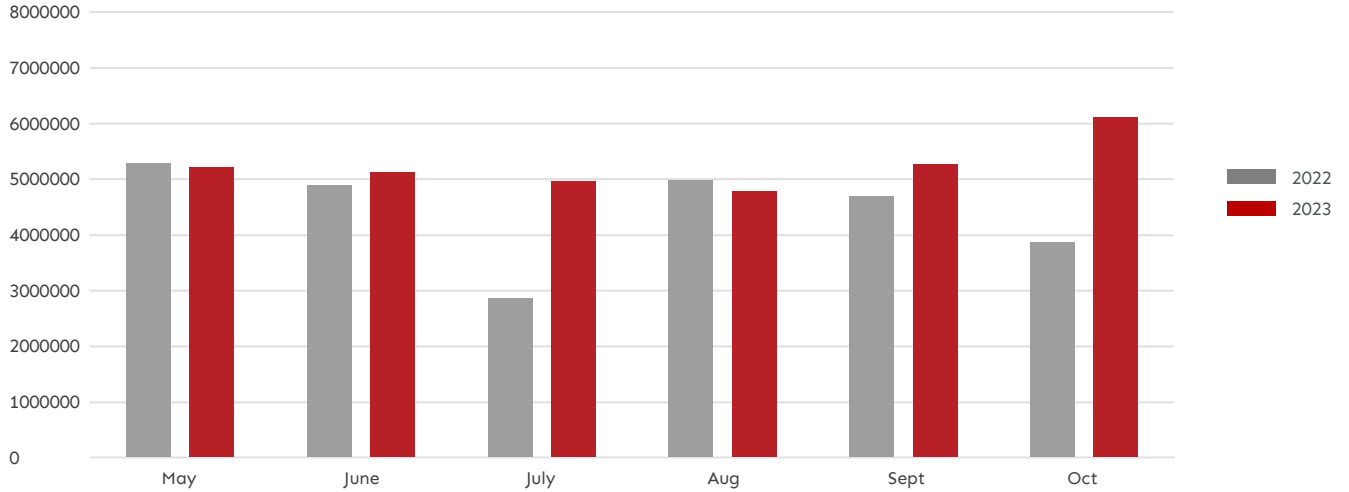
Arabian Ranches

73%

Community	LTV (%)
The Meadows	51%
Jumeirah Islands	61%
Jumeirah Park	62%
Victory Heights	64%
Palm Jumeirah	67%
Downtown Dubai	71%
Green Community	71%
Jumeirah Golf Estates	72%
Arabian Ranches	73%
JBR	74%
Arabian Ranches 2	75%
Dubai Hills Estate	75%
Dubai Marina	75%
The Springs	76%
The Lakes	81%



Trailing 6 Months Average Price



	May	June	July	August	September	October
2022	AED 5,275,783.00	AED 4,884,818.00	AED 3,843,598.00	AED 4,959,310.00	AED 4,680,535.00	AED 3,846,190.00
2023	AED 5,206,134.00	AED 5,106,821.00	AED 4,949,621.00	AED 4,773,750.00	AED 5,252,027.00	AED 6,100,651.00

Our Active Buyer Requirements

242+

Espace Real Estate defines a green buyer as an individual who has expressed interest in purchasing a property within the past two months or is actively engaged in viewing properties.

TOP 3 BUYER REQUIREMENTS

Saheel/Savannah		BUDGET AED 6,000,000
Type 7/8/9	3 Bedroom	Internal Location
Alvorada		BUDGET AED 8,750,000
Type C1	5 Bedroom	Back to Back
Al Reem		BUDGET AED 4,200,000
Type 1E/2E	3 Bedroom	Lake View

Recently Sold in Arabian Ranches



AL REEM 3
SOLD FOR AED 4,375,000

TYPE 2E | LAKE VIEW
4 BEDROOMS + STUDY + MAIDS



SAHEEL
SOLD FOR AED 8,100,000

TYPE 5 | PARK VIEW
5 BEDROOMS + STUDY + MAIDS



AL REEM 1
SOLD FOR AED 3,400,000

TYPE 3E | COMMUNITY VIEW
3 BEDROOMS

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4.24%
3 years fixed

4.44%
5 years fixed

5.73%
Variable Rate

Featured Property **EXCLUSIVE**



AL REEM 2
AED 3,100,000

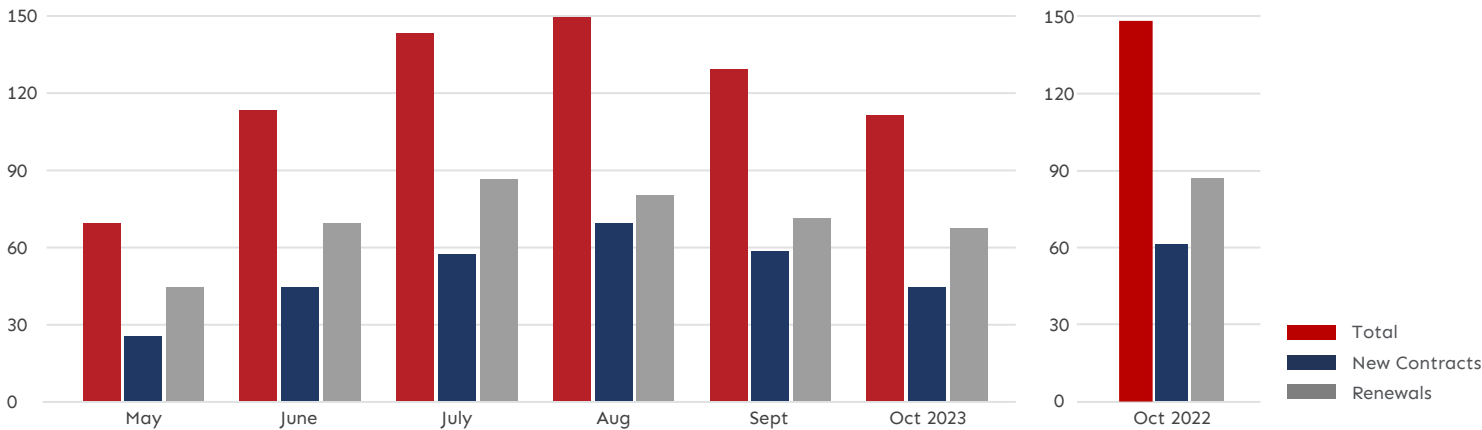
2 Bedrooms + Study

KEY FEATURES:

- Type 4E
- BUA: 1,759 sqft
- Plot: 3,212 sqft
- Italian Kitchen & Smart Home
- Upgraded & Extended

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	69	113	143	149	129	111
New contracts	25	44	57	69	58	44
Renewals	44	69	86	80	71	67

October 2022
148
61
87

- ▼ -25%
- ▼ -28%
- ▼ -23%