

### No. of Transfers

**245**

▲ In Downtown Dubai, there were 245 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED **24 M**

In accordance with the data collected, the highest transfer registered was a 4 BR in The 118 that sold for AED 24,000,000.

### Lowest Transfer

AED **750 K**

The lowest transfer recorded was a studio in Burj Al Nujoom that sold for AED 750,000.

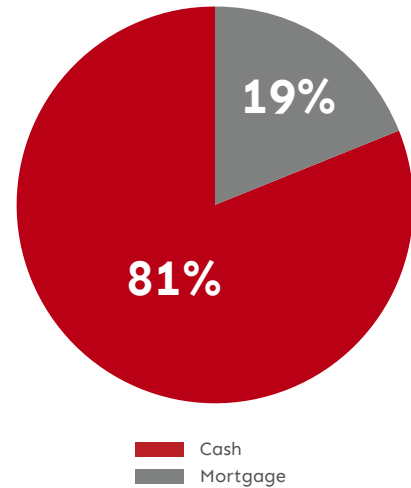
### Average Price

AED **3.1 M**

Currently, the average sales price in Downtown Dubai is AED 3,137,780. The average price per sq.ft is AED 2,328.

## Mortgage Vs Cash Transactions

Community	Cash	Mortgages
Jumeirah Islands	91%	9%
The Meadows	88%	12%
<b>Downtown Dubai</b>	<b>81%</b>	<b>19%</b>
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

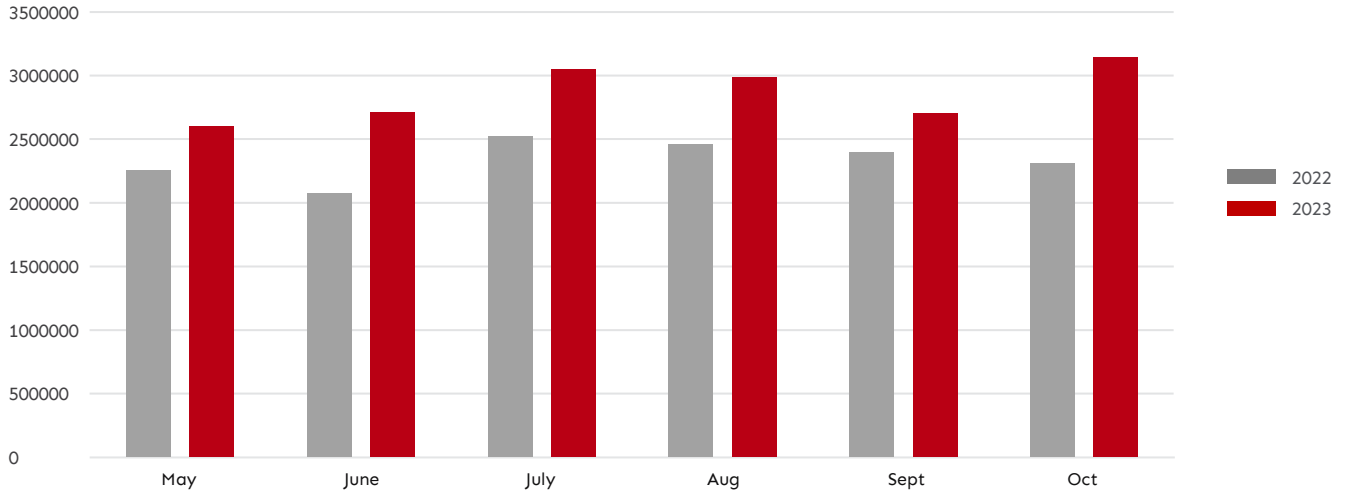
### Downtown Dubai

**71%**

Community	LTV (%)
The Meadows	51%
Jumeirah Islands	61%
Jumeirah Park	62%
Victory Heights	64%
Palm Jumeirah	67%
<b>Downtown Dubai</b>	<b>71%</b>
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 2,249,125.00	AED 2,073,689.00	AED 2,516,569.00	AED 2,457,049.00	AED 2,390,802.00	AED 2,308,957.00
2023	AED 2,601,598.00	AED 2,710,912.00	AED 3,042,415.00	AED 2,982,127.00	AED 2,703,368.00	AED 3,137,780.00

## Our Active Buyers In The Area

**107+**  
ACTIVE GREEN BUYERS

Espace Real Estate defines a 'green buyer' as an individual who has been registered as a buyer in this community within the past 2 months or is a previously registered buyer who has actively viewed a property within the past 2 months.



## Recently Sold in Downtown Dubai



**DOWNTOWN VIEWS II**  
**SOLD FOR AED 2,700,000**

APARTMENT | COMMUNITY VIEW  
2 BEDROOMS



**GRANDE**  
**SOLD FOR AED 5,725,000**

APARTMENT | COMMUNITY VIEW  
2 BEDROOMS



**THE ADDRESS LAKE HOTEL**  
**SOLD FOR AED 4,700,000**

APARTMENT | BURJ KHALIFA VIEW  
1 BEDROOM

# 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.

**4.24%**  
3 years fixed

**4.44%**  
5 years fixed

**5.73%**  
Variable Rate

## Featured Property **EXCLUSIVE**

### OLD TOWN- YANSON 6

**AED 1,650,000**

1 Bedroom

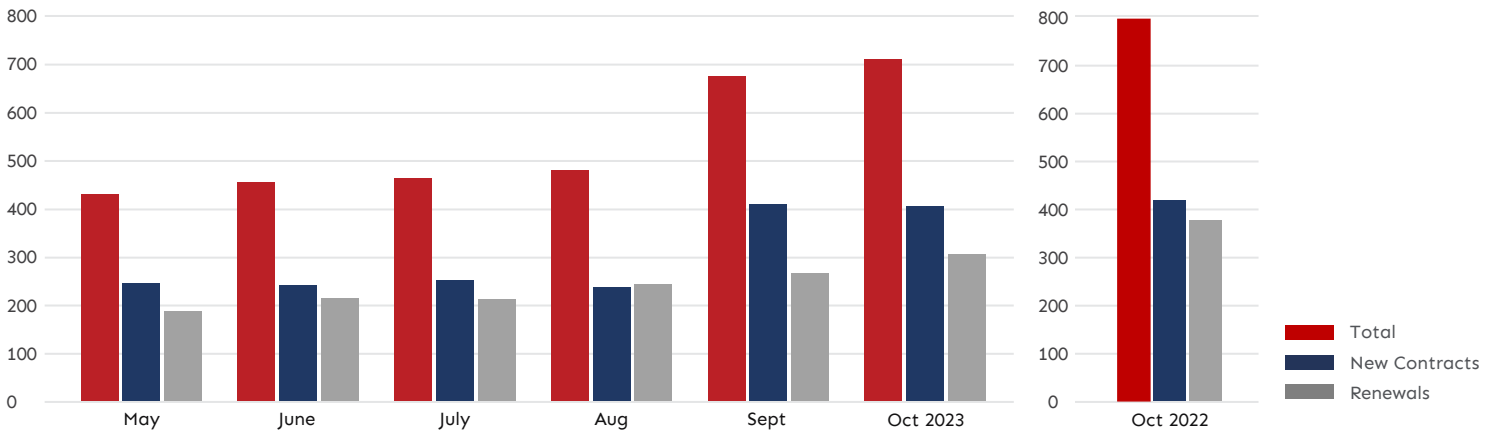
#### KEY FEATURES:

- Pet Friendly
- BUA: 803 Sqft
- Great Layout  
Community & Partial  
Burj Views

[Learn More](#)



## Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	428	453	461	477	673	707
New contracts	243	240	250	236	408	403
Renewals	185	213	211	241	265	304

October 2022	Change
794	▼ -11%
418	▼ -4%
376	▼ -19%