

No. of Transfers

225

▲ In Dubai Marina, there were 225 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **19.75** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Jumeirah Living Marina Gate that sold for AED 19,750,000.

Lowest Transfer

AED **560** K

The lowest transfer recorded was a studio in DEC Tower Podium that sold for AED 560,337.

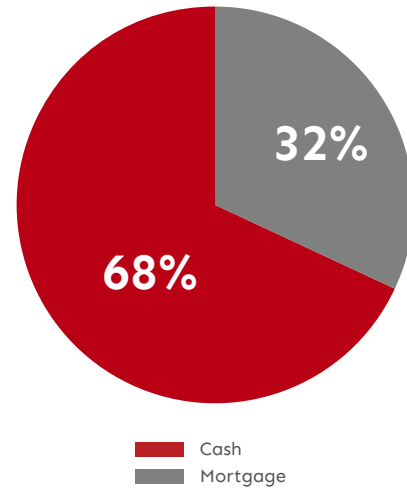
Average Price

AED **2.1** M

Currently, the average sales price in Dubai Marina is AED 2,192,250. The average price per sq.ft is AED 1,625.

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

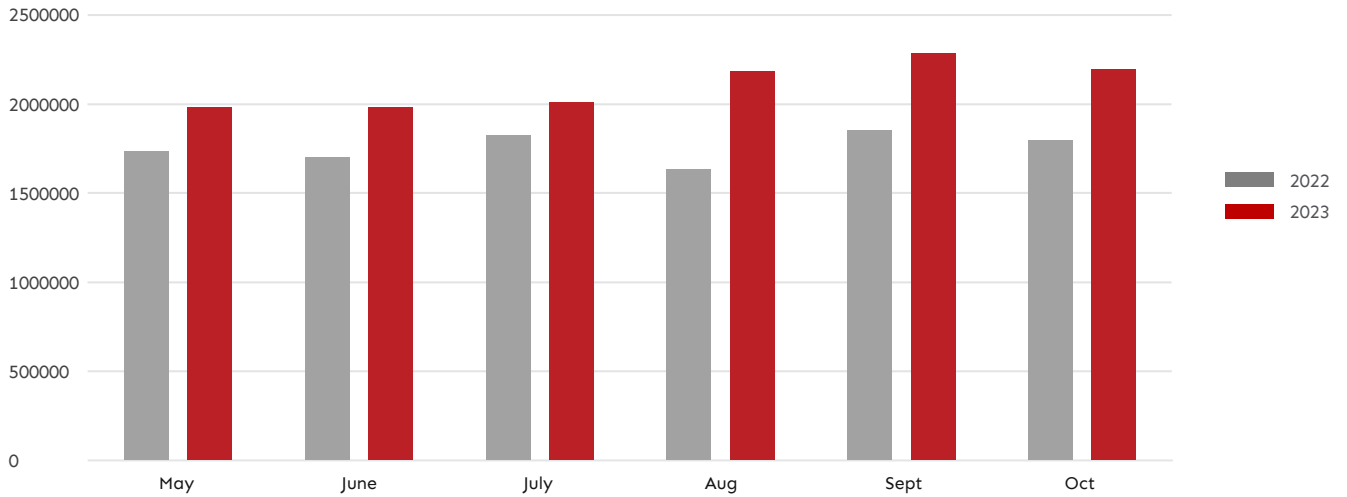
Dubai Marina

75%

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 1,729,200.00	AED 1,695,512.00	AED 1,819,754.00	AED 1,631,321.00	AED 1,851,381.00	AED 1,794,488.00
2023	AED 1,978,631.00	AED 1,978,631.00	AED 2,005,245.00	AED 2,180,447.00	AED 2,279,949.00	AED 2,192,250.00

Our Active Buyers In The Area

120+
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 Dubai Marina



MAG 218

SOLD FOR AED 2,500,000

APARTMENT | COMMUNITY VIEW
2 BEDROOMS + MAIDS



ORRA HARBOUR RESIDENCES

SOLD FOR AED 1,825,000

APARTMENT | MARINA VIEW
1 BEDROOM



MARINA GATE 2

SOLD FOR AED 2,075,000

APARTMENT | COMMUNITY VIEW
1 BEDROOM

ESPACE Mortgage Services

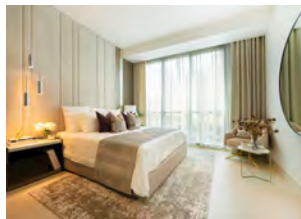
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

4.24%
3 years fixed

4.44%
5 years fixed

5.73%
Variable Rate

Featured Property **EXCLUSIVE**



LIV RESIDENCE

AED 2,700,000

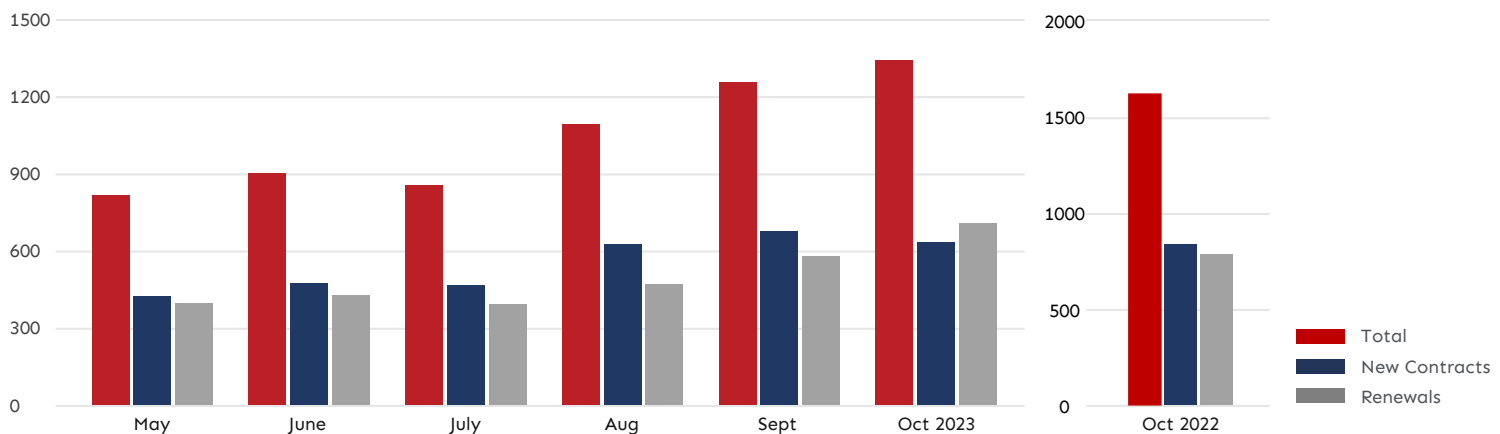
1 Bedroom

KEY FEATURES:

- Balcony
- BUA: 840 Sqft
- Marina & Golf Course Views
- Separate Powder Room

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	815	898	853	1092	1252	1339
New contracts	422	472	463	623	676	632
Renewals	393	426	390	469	576	707

October 2022
1617
833
784

- Total
 - New Contracts
 - Renewals
- ▼ -17%
- ▼ -24%
- ▼ -10%