

No. of Transfers

7

▲ In Green Community, there were 7 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **6.25** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Green Community West that sold for AED 6,250,000.

Lowest Transfer

AED **745** K

The lowest transfer recorded was a 1 BR in Southwest Apartments 7 that sold for AED 745,000.

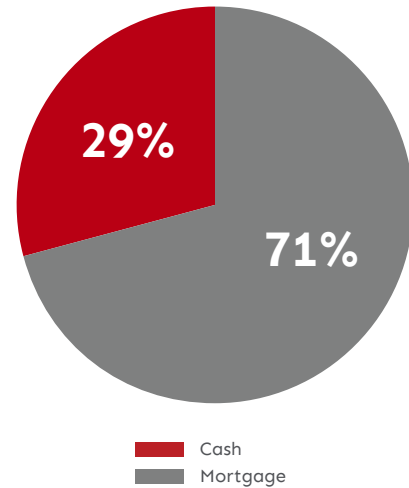
Average Price

AED **3.2** M

Currently, the average sales price in Green Community is AED 3,239,286. The average price per sq.ft is AED 963.

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%



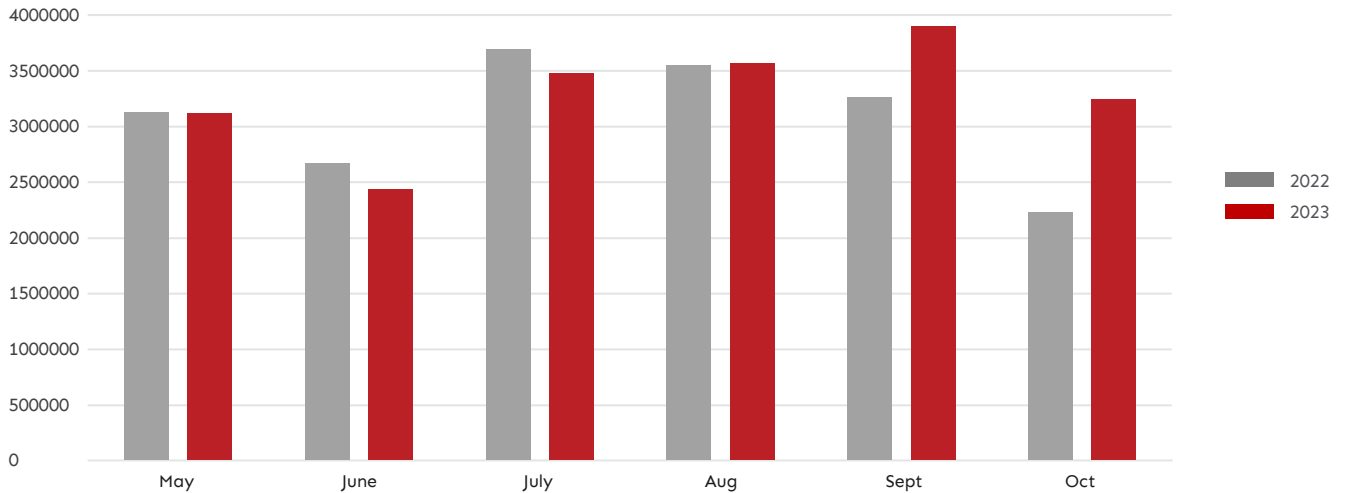
Average Loan to Value

Green Community
71%

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 3,122,717.00	AED 2,661,625.00	AED 3,691,850.00	AED 3,539,646.00	AED 3,255,563.00	AED 2,219,179.00
2023	AED 3,112,688.00	AED 2,427,844.00	AED 3,469,033.00	AED 3,563,520.00	AED 3,891,147.00	AED 3,239,286.00

Our Active Buyer Requirements

51+

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

Green Community West	BUDGET AED 4,700,000
Bungalow  4 Bedroom	Internal Location
Green Community West	BUDGET AED 5,600,000
Family Villa  5 Bedroom	Standard, Any Condition
Green Community West	BUDGET AED 8,000,000
Luxury Villa  6 Bedroom	Standard, Large Plot

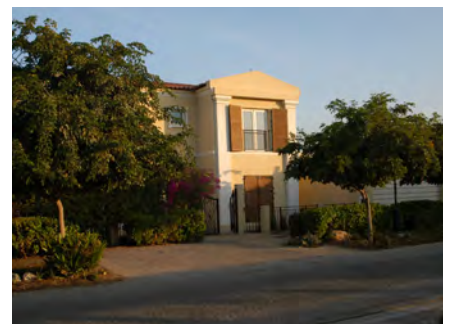
Recently Sold in Green Community



GREEN COMMUNITY WEST
SOLD FOR AED 5,900,000
 FAMILY VILLA | COMMUNITY VIEW
 5 BEDROOMS + MAIDS



LAKE APARTMENTS
SOLD FOR AED 1,250,000
 APARTMENT | COMMUNITY VIEW
 2 BEDROOMS



GREEN COMMUNITY EAST
SOLD FOR AED 3,800,000
 VILLA | COMMUNITY VIEW
 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.

4.24%
3 years fixed

4.44%
5 years fixed

5.73%
Variable Rate

Featured Property **EXCLUSIVE**



GREEN COMMUNITY EAST

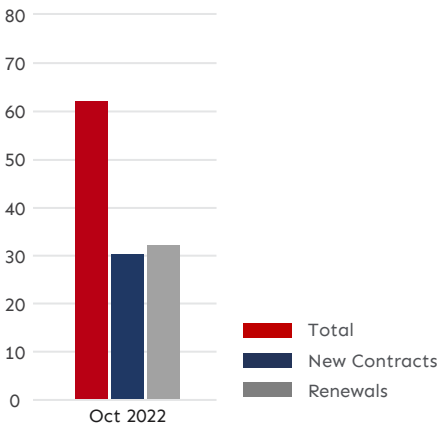
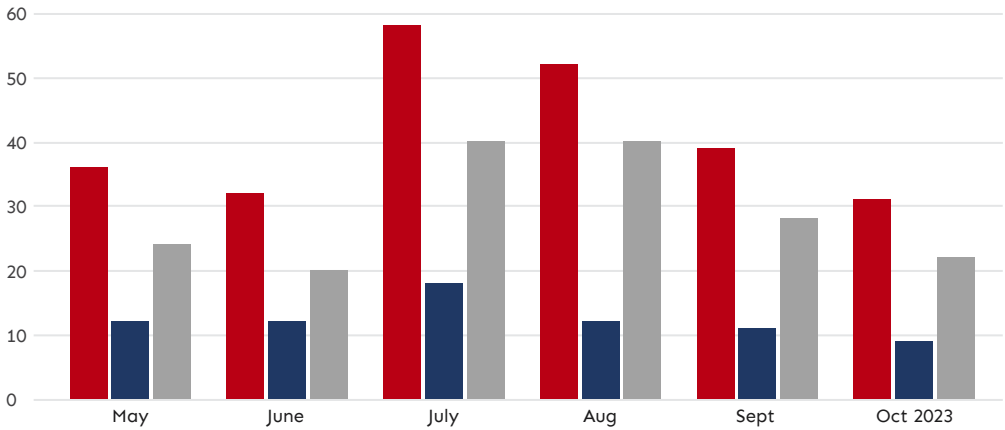
AED 4,600,000
3 Bedrooms + Maids + Study

KEY FEATURES:

- Townhouse
- BUA: 4,889 sqft
- Plot: 4,036 sqft
- Upgraded
- Fully-Equipped Kitchen

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	36	32	58	52	39	31
New contracts	12	12	18	12	11	9
Renewals	24	20	40	40	28	22

October 2022	Change
62	▼ -50%
30	▼ -70%
32	▼ -31%