

No. of Transfers

51

▲ In JBR, there were 51 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **21** M

In accordance with the data collected, the highest transfer registered was a 5 BR in La Vie that sold for AED 21,000,000.

Lowest Transfer

AED **1.08** M

The lowest transfer recorded was a studio in Murjan 2 that sold for AED 1,083,333.

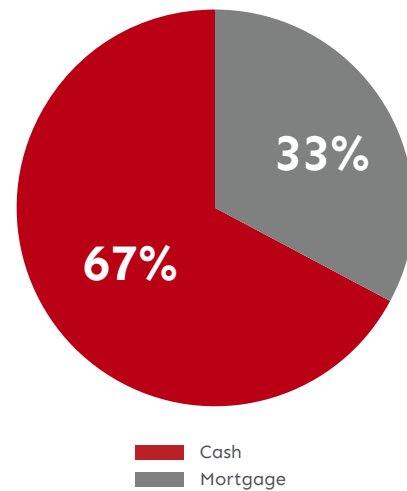
Average Price

AED **2.9** M

Currently, the average sales price in JBR is AED 2,991,366. The average price per sq.ft is AED 1,525.

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%



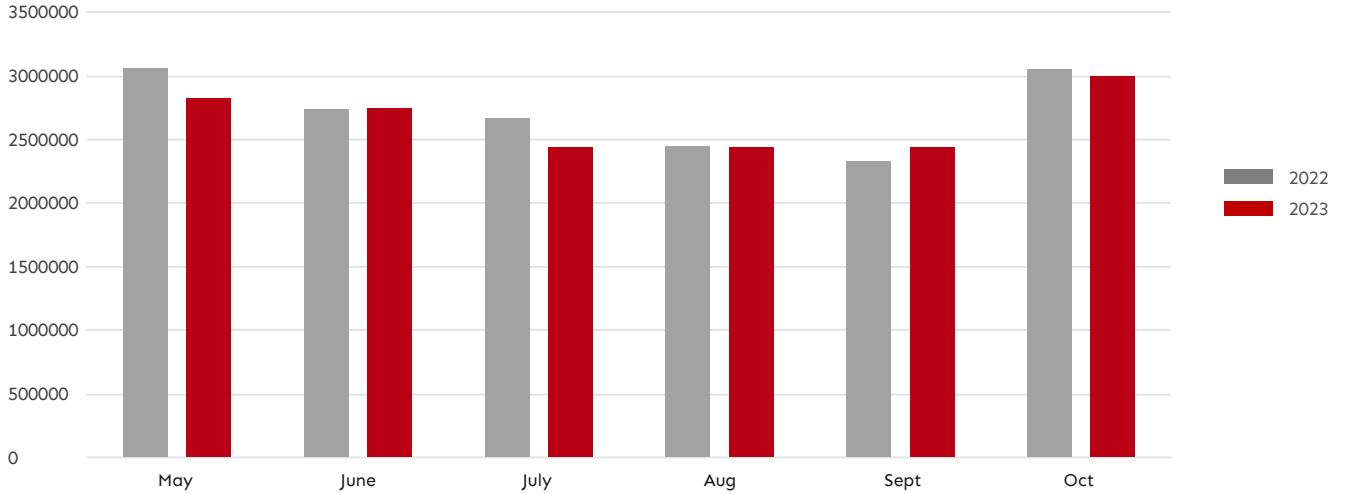
Average Loan to Value

JBR
74%

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 3,050,103.00	AED 2,733,810.00	AED 2,657,910.00	AED 2,441,579.00	AED 2,324,976.00	AED 3,043,829.00
2023	AED 2,817,803.00	AED 2,736,628.00	AED 2,430,056.00	AED 2,430,056.00	AED 2,430,056.00	AED 2,991,366.00

Our Active Buyers In The Area

54+

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 JBR



AL BATEEN RESIDENCE
SOLD FOR AED 3,850,000

APARTMENT | SEA VIEW
 2 BEDROOMS



JBR - MURJAN 6
SOLD FOR AED 2,350,000

APARTMENT | SEA VIEW
 3 BEDROOMS + MAIDS



ADDRESS JUMEIRAH TOWER 2
SOLD FOR AED 2,700,000

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**



AL BATEEN

AED 4,500,000

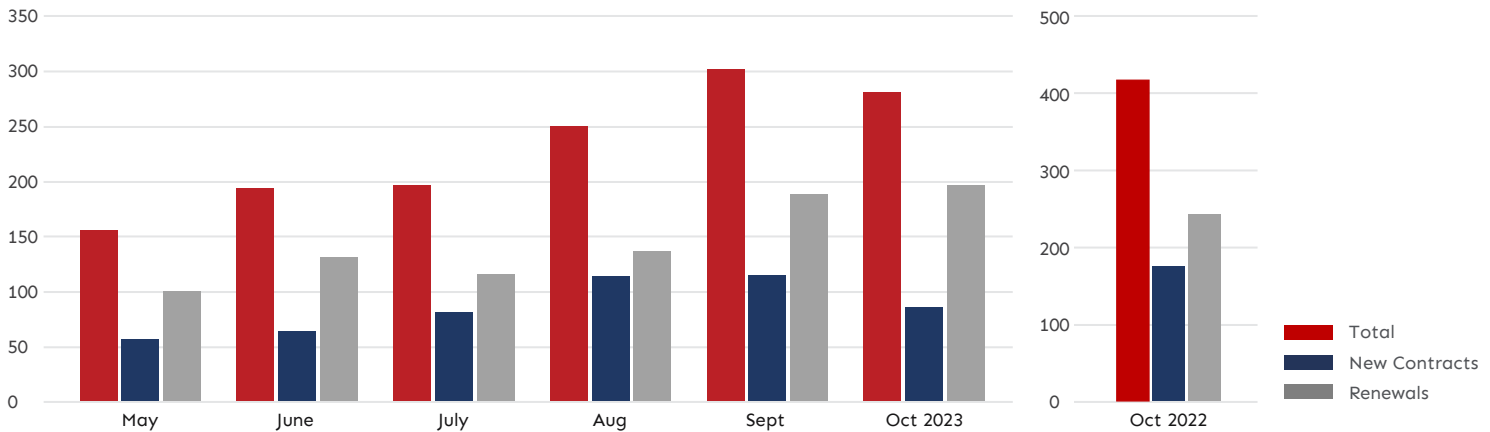
3 Bedrooms + Maids

KEY FEATURES:

- 2 Parking Spaces
- BUA: 2,406 Sqft
- Private Beach Access
- Sea View

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	155	193	195	249	301	280
New contracts	56	63	80	113	114	85
Renewals	99	130	115	136	187	195

October 2022	Change
417	▼ -33%
175	▼ -51%
242	▼ -19%