

No. of Transfers

55

▲ In Jumeirah Golf Estates, there were 55 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **32** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Sanctuary Falls that sold for AED 32,000,000.

Lowest Transfer

AED **867** K

The lowest transfer recorded was a 1 BR in Al Andalus G that sold for AED 867,777.

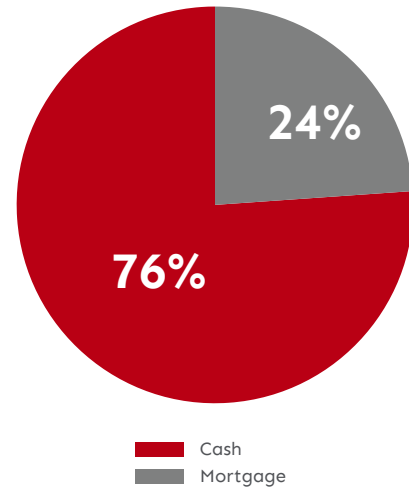
Average Price

AED **6.9** M

Currently, the average sales price in Jumeirah Golf Estates is AED 6,937,890. The average price per sq.ft is AED 1,516.

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%



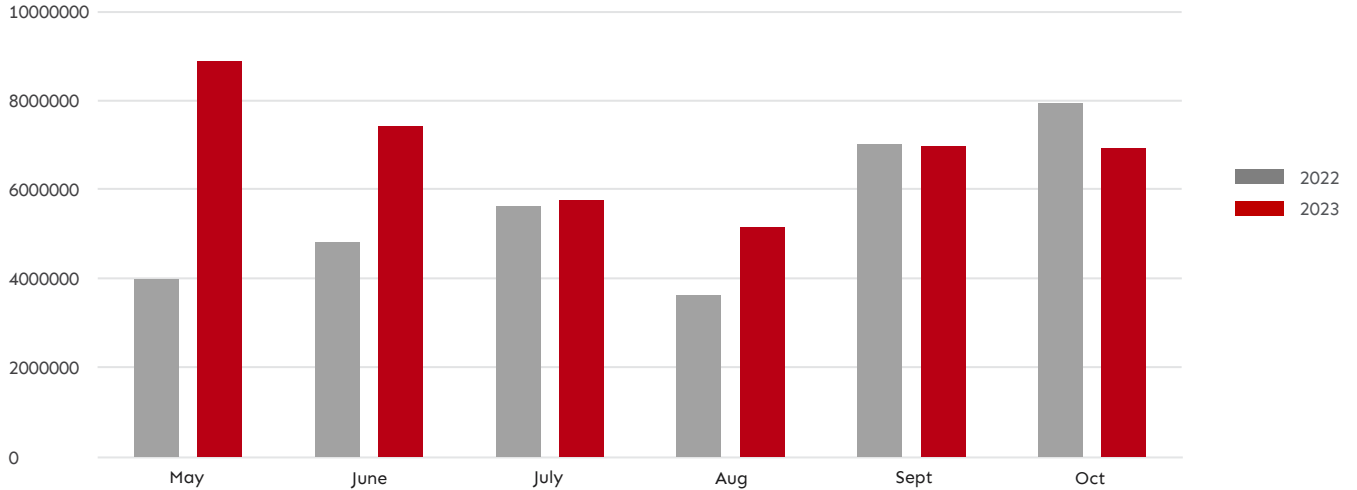
Average Loan to Value

JGE
72%

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 3,989,815.00	AED 4,826,433.00	AED 5,621,962.00	AED 3,616,135.00	AED 7,013,884.00	AED 7,935,485.00
2023	AED 8,877,802.00	AED 7,413,245.00	AED 5,754,282.00	AED 5,157,670.00	AED 6,976,666.00	AED 6,937,890.00

Our Active Buyer Requirements

58+

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

Flame Tree Ridge		BUDGET AED 12,500,000
Augusta	🛏️ 5 Bedroom	Golf Course View
Whispering Pines		BUDGET AED 7,000,000
Doral/Sawgrass	🛏️ 4 Bedroom	Not On Road
Lime Tree Valley		BUDGET AED 10,750,000
Almeria	🛏️ 5 Bedroom	Golf Course View

Recently Sold in Jumeirah Golf Estates



WILDFLOWER

SOLD FOR AED 24,500,000

UNIQUE | GOLF COURSE VIEW
6 BEDROOMS + MAIDS



SUNDIALS

SOLD FOR AED 23,500,000

PRIMAVERA | BACK TO BACK
5 BEDROOMS + MAIDS



WHISPERING PINES

SOLD FOR AED 7,400,000

VILLA | COMMUNITY VIEW
4 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**



SIENNA LAKES

AED 14,500,000

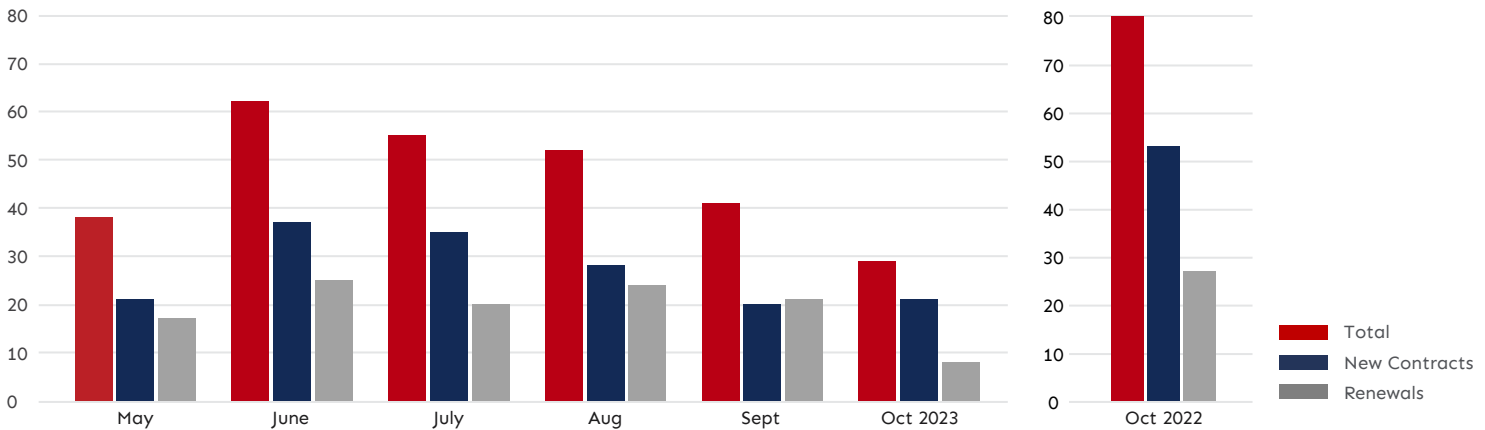
4 Bedrooms + Maids

KEY FEATURES:

- Vista
- BUA: 7,626 sqft
- Plot: 7,500 sqft
- Golf Course & Lake View
- Private Pool

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	38	62	55	52	41	29
New contracts	21	37	35	28	20	21
Renewals	17	25	20	24	21	8

October 2022	% Change
80	-64%
53	-60%
27	-70%