

No. of Transfers

11

▲ In Jumeirah Islands, there were 11 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **20** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Cluster 40 that sold for AED 20,000,000.

Lowest Transfer

AED **11.2** M

The lowest transfer recorded was a 4 BR in Cluster 26 that sold for AED 11,200,000.

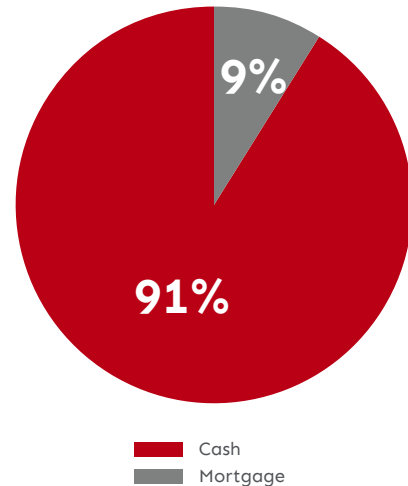
Average Price

AED **15.75** M

Currently, the average sales price in Jumeirah Islands is AED 15,759,091. The average price per sq.ft is AED 3,026.

Mortgage Vs Cash Transactions

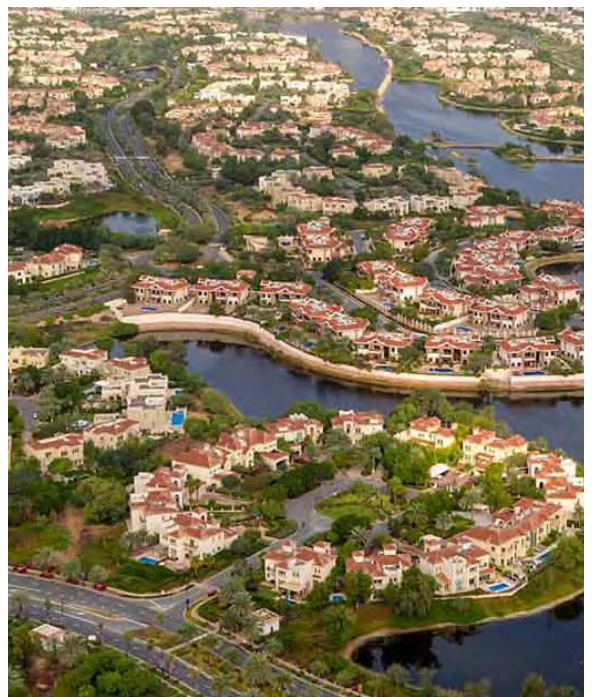
Community	Cash	Mortgages
Jumeirah Islands	91%	9%
The Meadows	88%	12%
Downtown Dubai	81%	19%
Jumeirah Golf Estates	76%	24%
Palm Jumeirah	72%	28%
Dubai Marina	68%	32%
JBR	67%	33%
Dubai Hills Estate	58%	42%
Victory Heights	43%	57%
Jumeirah Park	40%	60%
Arabian Ranches	36%	64%
The Lakes	33%	67%
The Springs	30%	70%
Green Community	29%	71%
Arabian Ranches 2	6%	94%



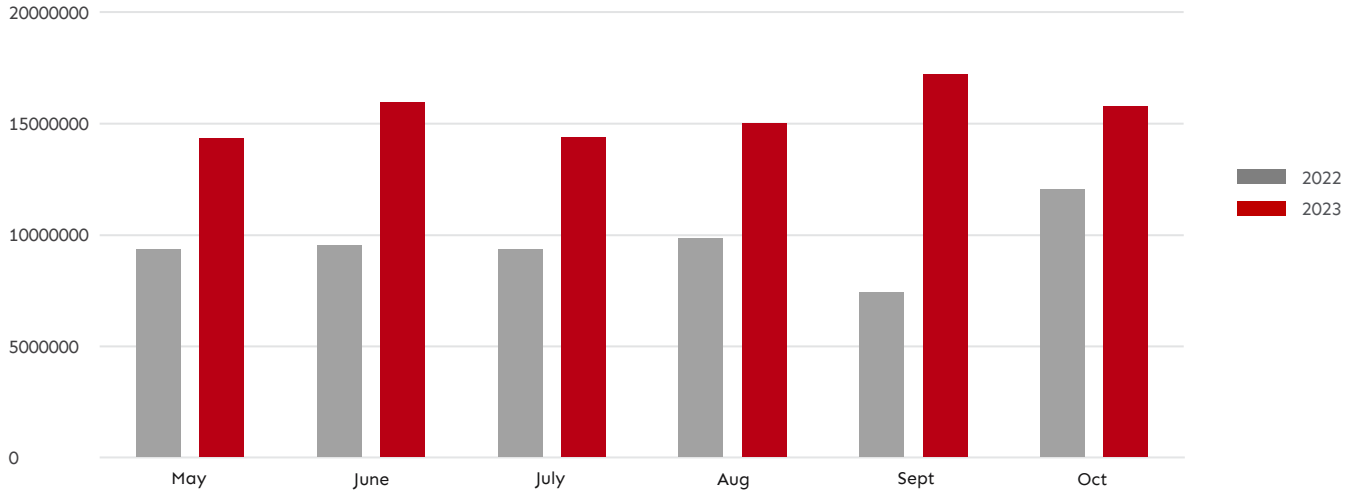
Average Loan to Value

Jumeirah Islands
61%

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 9,309,375.00	AED 9,507,143.00	AED 9,318,182.00	AED 9,800,000.00	AED 7,400,000.00	AED 12,025,000.00
2023	AED 14,325,000.00	AED 15,943,750.00	AED 14,341,500.00	AED 14,983,333.00	AED 17,183,333.00	AED 15,759,091.00

Our Active Buyer Requirements

51+

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.

TOP 3 BUYER REQUIREMENTS

Any		BUDGET AED 15,000,000
Type EF	4 Bedroom	Large Plot/Nice View
Vastu Buyer		BUDGET AED 22,000,000
Type EF	4 Bedroom	Anything Vastu + Upgraded
Any		BUDGET AED 23,000,000
Master View	5 Bedroom	Main Lake View Standard

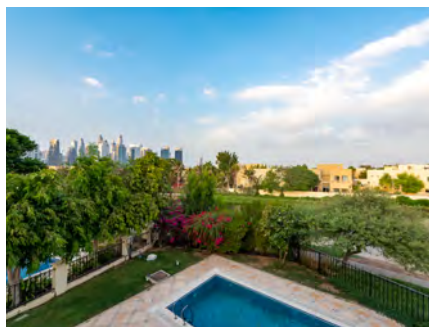
Recently Sold in Jumeirah Islands



CLUSTER 24

SOLD FOR AED 13,500,000

GARDEN HALL | POOL VIEW
4 BEDROOMS + MAIDS



CLUSTER 5

SOLD FOR AED 18,000,000

ENTERTAINMENT FOYER | LAKE VIEW
4 BEDROOMS + MAIDS



CLUSTER 44

SOLD FOR AED 17,700,000

GARDEN HALL | LAKE VIEW
4 BEDROOMS + MAIDS + STUDY

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**



JUMEIRAH ISLANDS

AED 16,999,950

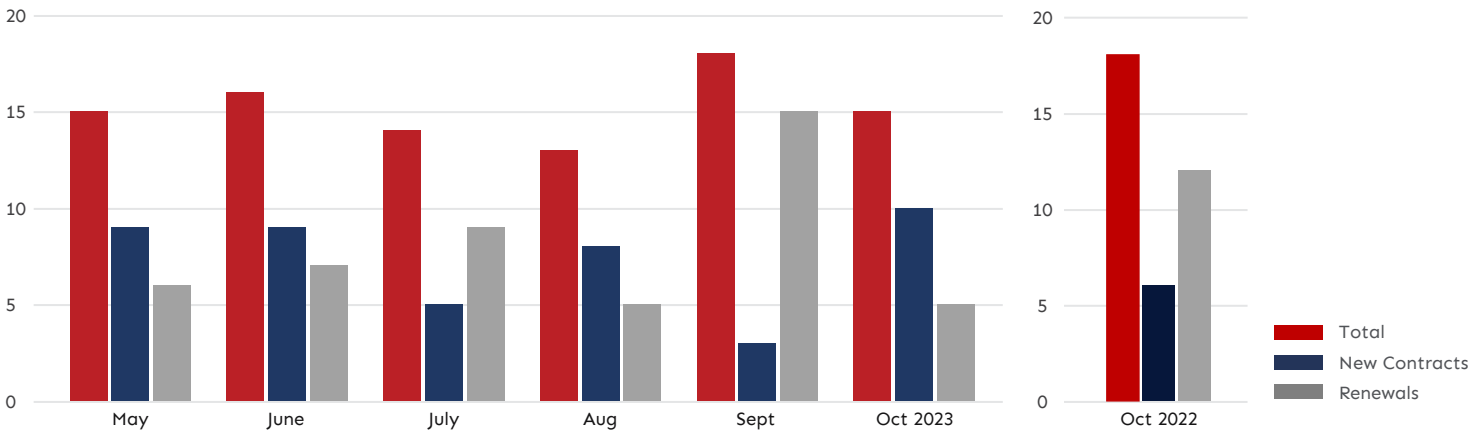
4 Bedrooms + Maids

KEY FEATURES:

- Entertainment Foyer
- BUA: 5,242 Sqft
- Plot: 8,800 Sqft
- Extended Garage
- Park View

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	15	16	14	13	18	15
New contracts	9	9	5	8	3	10
Renewals	6	7	9	5	15	5

October 2022	% Change
18	▼ -17%
6	▲ 67%
12	▼ -58%