

No. of Transfers

8

▲ In the Meadows, there were 8 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **14.7** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Meadows 5 that sold for AED 14,700,000.

Lowest Transfer

AED **6.75** M

The lowest transfer recorded was a 3 BR in Meadows 9 that sold for AED 6,750,000.

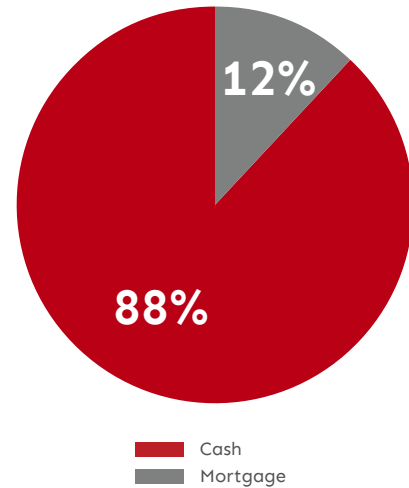
Average Price

AED **8.5** M

Currently, the average sales price in the Meadows is AED 8,593,750. The average price per sq.ft is AED 2,145.

Mortgage Vs Cash Transactions

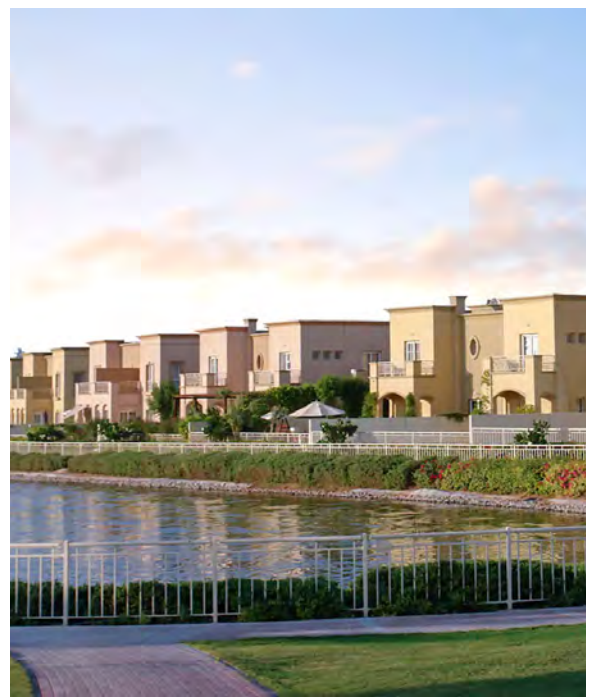
Community	Cash	Mortgages
Jumeirah Islands	91%	9%
The Meadows	88%	12%
Downtown Dubai	81%	19%
Jumeirah Golf Estates	76%	24%
Palm Jumeirah	72%	28%
Dubai Marina	68%	32%
JBR	67%	33%
Dubai Hills Estate	58%	42%
Victory Heights	43%	57%
Jumeirah Park	40%	60%
Arabian Ranches	36%	64%
The Lakes	33%	67%
The Springs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



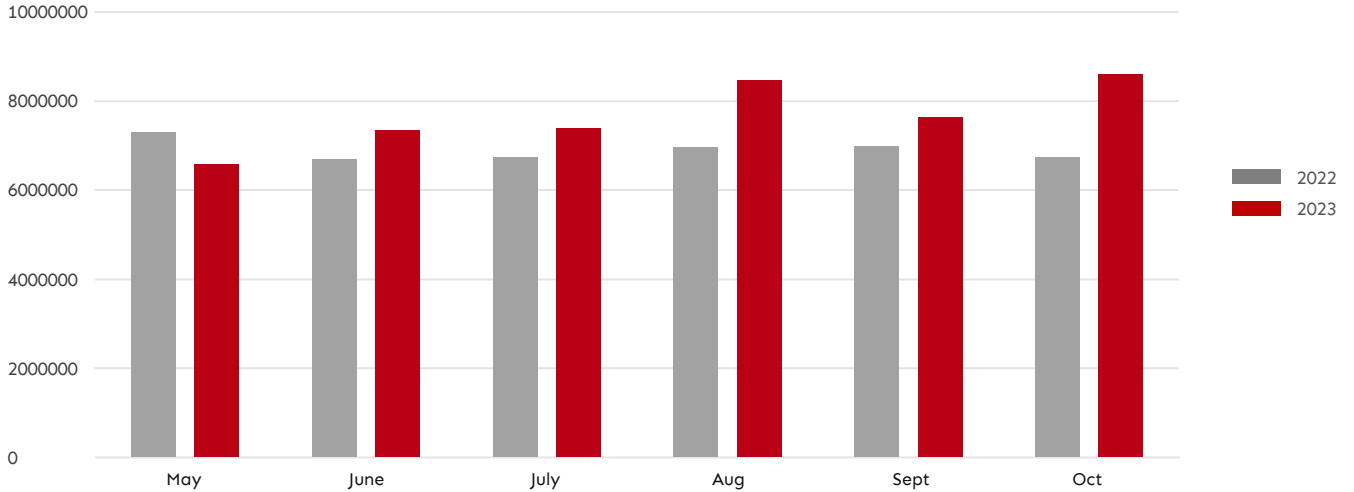
Average Loan to Value

The Meadows
51%

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 7,289,091.00	AED 6,688,636.00	AED 6,735,769.00	AED 6,950,714.00	AED 6,977,778.00	AED 6,719,118.00
2023	AED 6,573,524.00	AED 7,336,667.00	AED 7,384,667.00	AED 8,457,895.00	AED 7,631,364.00	AED 8,593,750.00

Our Active Buyer Requirements

176+
ACTIVE GREEN BUYERS

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

Meadows 9 BUDGET AED 6,300,000		
Any Type	3 Bedroom	Not Near Cables
Meadows 1/2 BUDGET AED 7,500,000		
Type 6/12	4 Bedroom	Back to Back
Meadows 5/6 BUDGET AED 8,500,000		
Any Type	4/5 Bedroom	VoT

Recently Sold in The Meadows



MEADOWS 9
SOLD FOR AED 6,750,000

TYPE 5 | BACK TO BACK
3 BEDROOMS + MAIDS + STUDY



MEADOWS 2
SOLD FOR AED 7,850,000

TYPE 10 | BACK TO BACK
5 BEDROOMS + MAIDS



MEADOWS 1
SOLD FOR AED 7,000,000

TYPE 14 | BACK TO BACK
4 BEDROOMS + MAIDS

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**



MEADOWS 9

AED 7,100,000

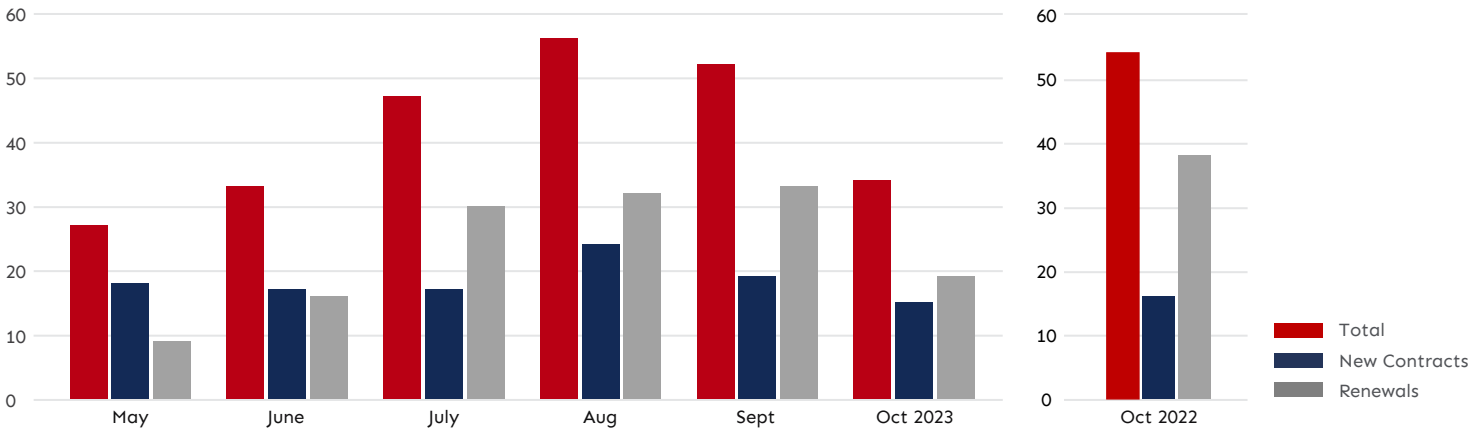
4 Bedrooms + Maids

KEY FEATURES:

- Type 6
- BUA: 3,578 sqft
- Plot: 7,000 sqft
- Beautiful Landscaped Garden
- Private Swimming Pool

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	27	33	47	56	52	34
New contracts	18	17	17	24	19	15
Renewals	9	16	30	32	33	19

October 2022	% Change
54	▼ -37%
16	▼ -6%
38	▼ -50%