

No. of Transfers

42

▲ In the Springs, there were 42 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **5.05** M

In accordance with the data collected, the highest transfer registered was a 3 BR in Spings 8 that sold for AED 5,050,000.

Lowest Transfer

AED **2** M

The lowest transfer recorded was a plot in Springs 15 that sold for AED 2,000,000.

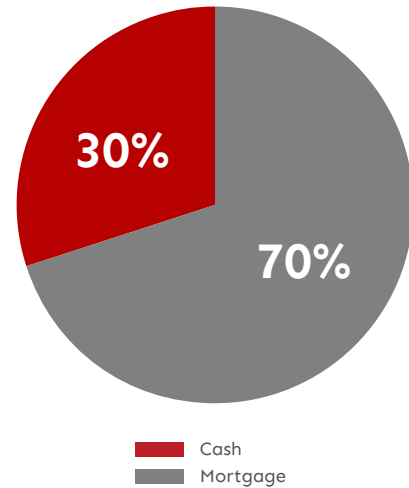
Average Price

AED **3.1** M

Currently, the average sales price in the Springs is AED 3,177,500. The average price per sq.ft is AED 1,477.

Mortgage Vs Cash Transactions

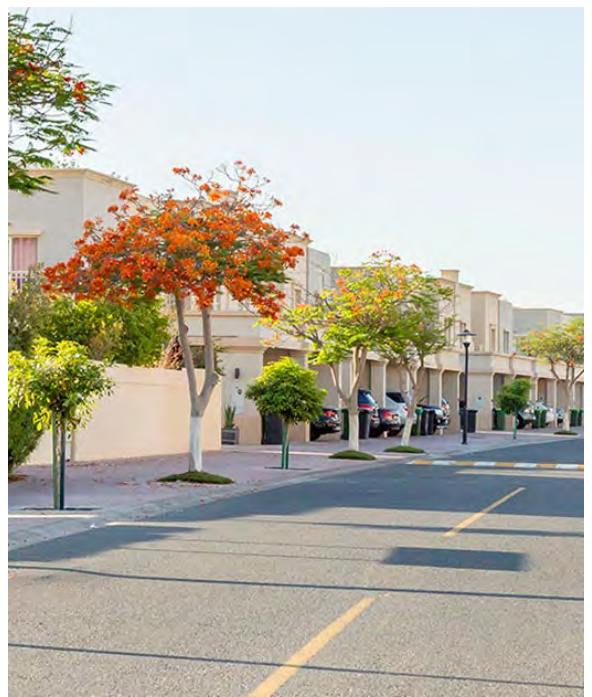
Community	Cash	Mortgages
Jumeirah Islands	91%	9%
The Meadows	88%	12%
Downtown Dubai	81%	19%
Jumeirah Golf Estates	76%	24%
Palm Jumeirah	72%	28%
Dubai Marina	68%	32%
JBR	67%	33%
Dubai Hills Estate	58%	42%
Victory Heights	43%	57%
Jumeirah Park	40%	60%
Arabian Ranches	36%	64%
The Lakes	33%	67%
The Springs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



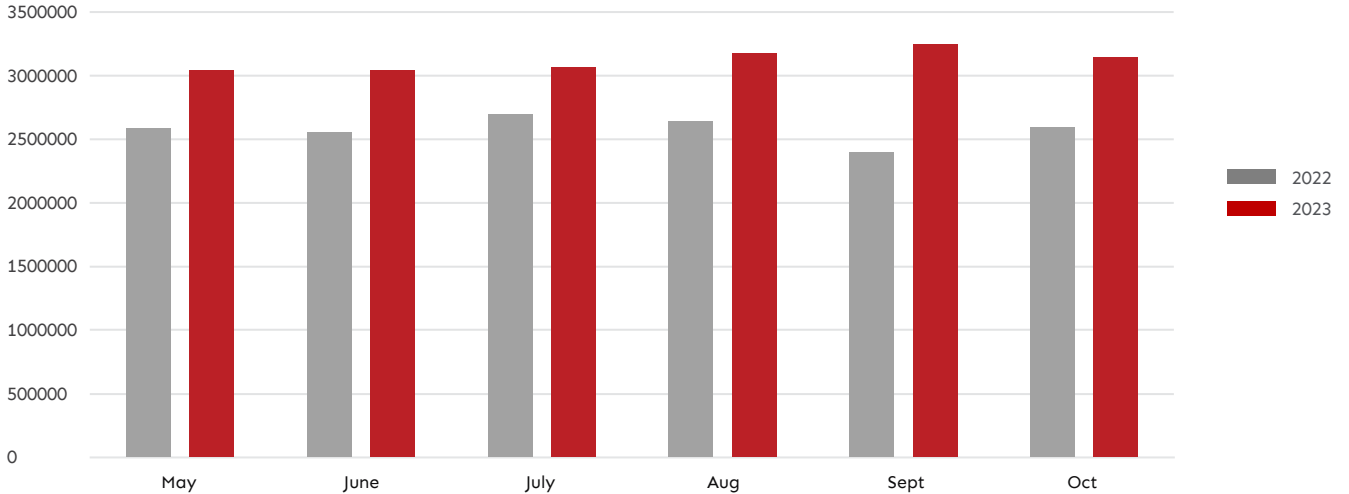
Average Loan to Value

The Springs
76%

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 2,580,727.00	AED 2,549,081.00	AED 2,691,400.00	AED 2,633,844.00	AED 2,390,083.00	AED 2,590,561.00
2023	AED 3,035,441.00	AED 3,039,696.00	AED 3,063,750.00	AED 3,168,490.00	AED 3,243,261.00	AED 3,136,163.00

Our Active Buyer Requirements

248+
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

Any Springs		BUDGET AED 2,600,000
2 Bed	2 Bedroom	Away From Road
Any Springs		BUDGET AED 5,000,000
Type 1E	3 Bedroom	Lake View & Standard
Any Springs		BUDGET AED 3,750,000
Type 3M	3 Bedroom	Back to Back & VoT

Recently Sold in The Springs



SPRINGS 4
SOLD FOR AED 2,125,000

TYPE 4E | SINGLE ROW
2 BEDROOMS + STUDY



SPRINGS 9
SOLD FOR AED 4,500,000

TYPE 2E | BACK TO BACK
3 BEDROOMS + MAIDS + STUDY



SPRINGS 11
SOLD FOR AED 4,550,000

TYPE 1M | BACK TO BACK
3 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**



SPRINGS 3
AED 4,999,999

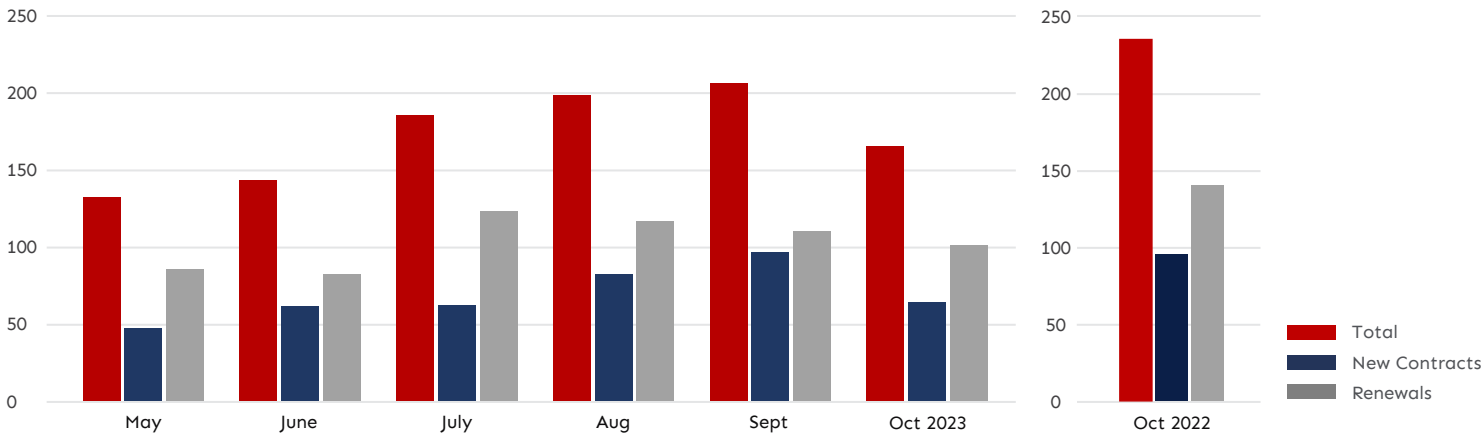
3 Bedrooms + Maids + Study

KEY FEATURES:

- Type 2E
- BUA: 2,637 Sqft
- Plot: 3,728 Sqft
- Upgraded
- Back to Back

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	May	June	July	August	September	October
Total	132	143	185	198	206	165
New contracts	47	61	62	82	96	64
Renewals	85	82	123	116	110	101

October 2022
235
95
140

- Total
- New Contracts
- Renewals
- ▼ -30%
- ▼ -33%
- ▼ -28%