

ESPACE

REAL ESTATE

AUGUST

COMMUNITY REPORTS & RECENT
TRANSACTIONS

ARABIAN RANCHES



No. Of Transfers

40

In Arabian Ranches, there were 40 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 19 M

In accordance with the data collected, the highest transfer registered was a 5 BR in Saheel that sold for AED 19,000,000.

Lowest Transfer

AED 3.2 M

The lowest transfer recorded was a 2 BR in Palmera 4 that sold for AED 3,200,000.

Average Sale Price

AED 7.71 M

Currently, the average sales price in Arabian Ranches is AED 7,719,000. The average price per sq.ft. is AED 2,201.

OUR ACTIVE BUYER REQUIREMENTS



256+
ACTIVE GREEN BUYERS

A "Green Buyer" refers to an individual who has expressed a keen interest in purchasing a property within the subject community and has been registered on our CRM system as a "qualified buyer" within the last two months. "Green Buyers" also include buyers who have been registered in the past but who have become actively engaged in the viewing process within the last two-month period.

SAHEEL / SAVANNAH - BUDGET AED 8,500,000

Type 7/8/9 | 3 Bedroom | Park View

PALMERA - BUDGET AED 6,500,000

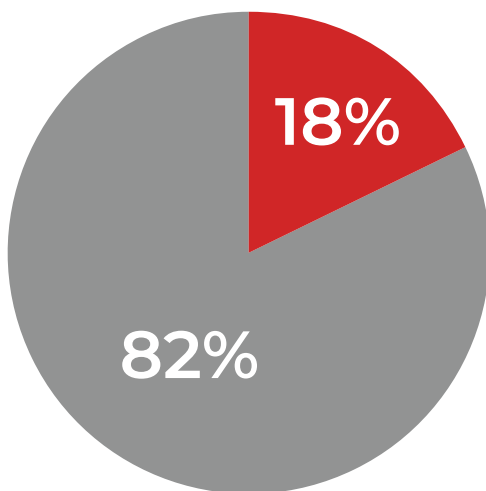
Type A | 3 Bedroom | Not Road Backing

AL REEM - BUDGET AED 4,500,000

Type 3E | 3 Bedroom | Back To Back

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	100%	0%
Jumeirah Golf Estates	81%	19%
Downtown Dubai	74%	26%
JVT	70%	30%
Jumeirah Islands	63%	37%
Dubai Marina	61%	39%
Palm Jumeirah (A)	61%	39%
EMAAR Beachfront	59%	41%
JBR	58%	42%
Jumeirah Lake Towers	58%	42%
Dubai Hills Estate	54%	46%
Al Barari	50%	50%
Tilal Al Ghaf	50%	50%
Damac Hills	42%	58%
The Springs	39%	61%
Arabian Ranches 2	38%	62%
Palm Jumeirah (V)	38%	62%
The Greens / The Views	35%	65%
Arabian Ranches 3	34%	66%
Jumeirah Park	31%	69%
Green Community	28%	72%
Al Furjan	25%	75%
Mira Oasis	25%	75%
Arabian Ranches 1	18%	82%
Mira	14%	86%
Victory Heights	14%	86%
The Meadows	13%	87%
Town Square	10%	90%
Mudon	7%	93%
The Lakes	0%	100%



■ Cash
■ Mortgage

In Arabian Ranches 1, 18% of transferred sales were completed by cash buyers whereas 82% involved mortgage financing.

AVERAGE LOAN TO VALUE

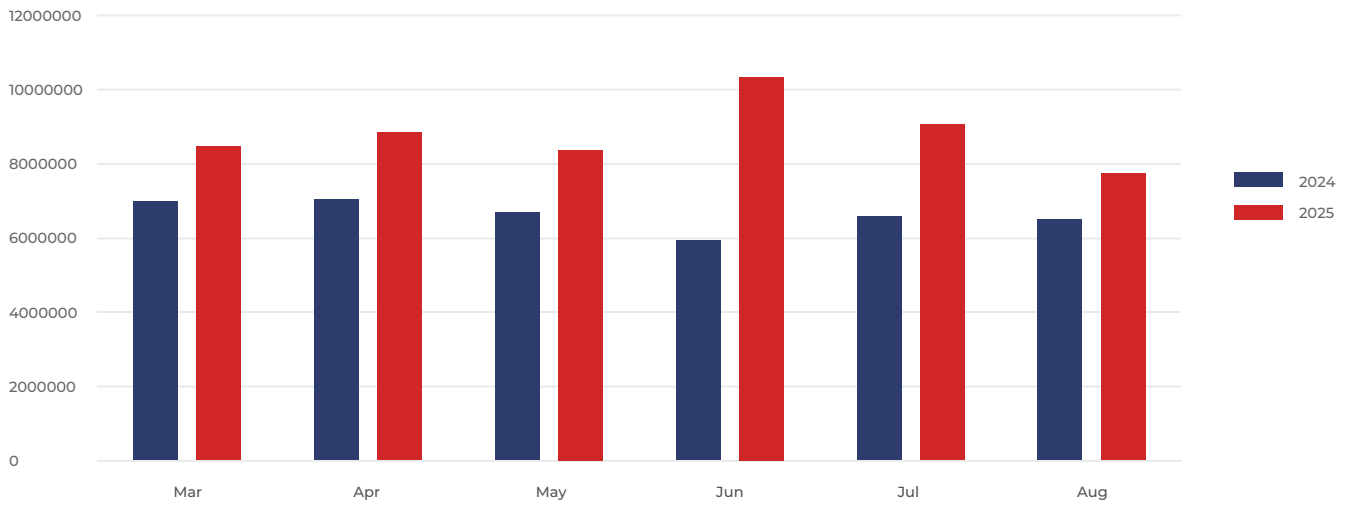


Arabian Ranches 1

70%

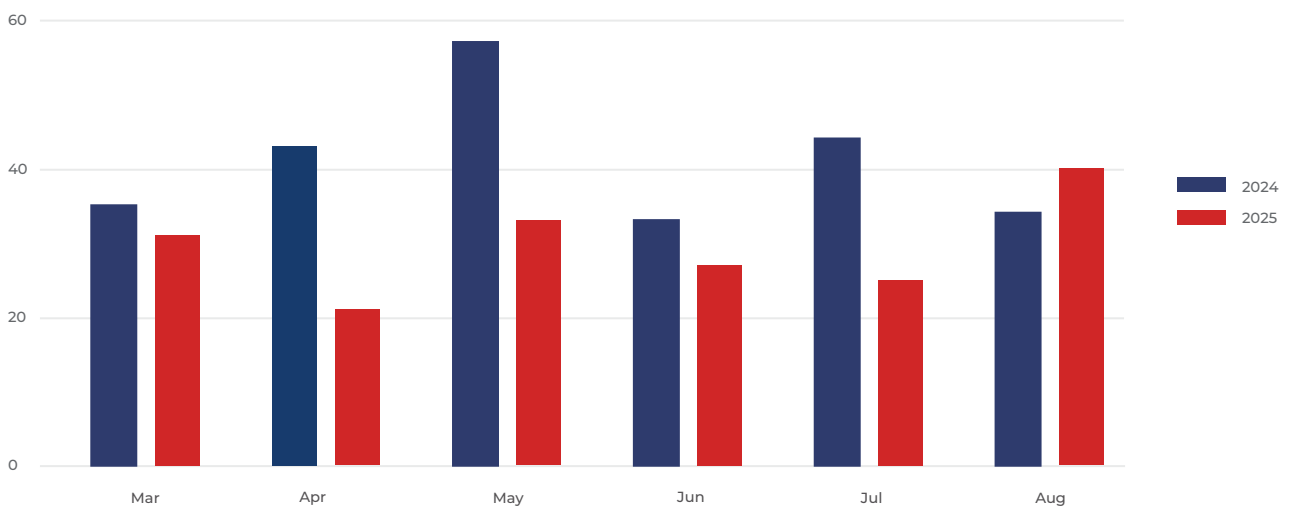
Community	LTV
Jumeirah Park	58%
Jumeirah Islands	59%
The Meadows	59%
Al Barari	60%
Palm Jumeirah (V)	60%
JVT	62%
Jumeirah Golf Estates	63%
Victory Heights	64%
EMAAR Beachfront	66%
The Lakes	66%
Dubai Hills Estate	68%
Palm Jumeirah (A)	69%
Town Square	69%
Al Furjan	70%
Arabian Ranches 1	70%
Arabian Ranches 2	70%
JBR	70%
The Springs	70%
Damac Hills	71%
Green Community	71%
Arabian Ranches 3	72%
Dubai Marina	74%
Jumeirah Lake Towers	75%
Mira Oasis	75%
Tilal Al Ghaf	75%
Downtown Dubai	76%
Mudon	76%
The Greens / The Views	77%
Mira	80%
Bluewaters Island	null

TRAILING 6 MONTH AVERAGE SALE PRICE



	March	April	May	June	July	August
2024	AED 6,977,277.00	AED 7,018,076.00	AED 6,675,259.00	AED 5,923,253.00	AED 6,560,199.00	AED 6,480,441.00
2025	AED 8,455,113.00	AED 8,829,130.00	AED 8,360,606.00	AED 10,325,296.00	AED 9,049,850.00	AED 7,719,000.00

TRAILING 6 MONTH SALE TRANSACTIONS



	March	April	May	June	July	August
2024	35	43	57	33	44	34
2025	31	21	33	27	25	40

FEATURED LISTING



- 4 Bedroom + Maids
- BUA: 4,020 Sqft
- Plot: 8,078 Sqft

- Fully Upgraded
- Corner Plot
- Landscaped Garden

RECENTLY SOLD IN ARABIAN RANCHES



PALMERA 1	3 BEDROOMS	VILLA	SOLD FOR AED 5,850,000
ALMA 2	3 BEDROOMS	VILLA	SOLD FOR AED 6,450,000
ALVORADA 4	4 BEDROOMS	VILLA	SOLD FOR AED 16,350,000

ESPACE MORTGAGE SERVICES

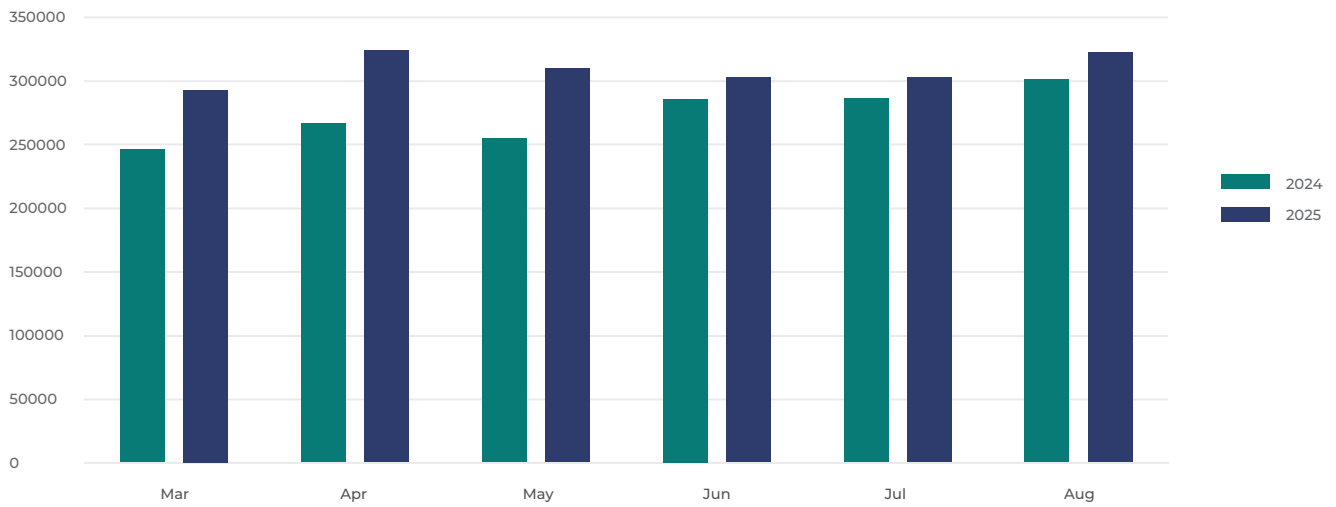
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

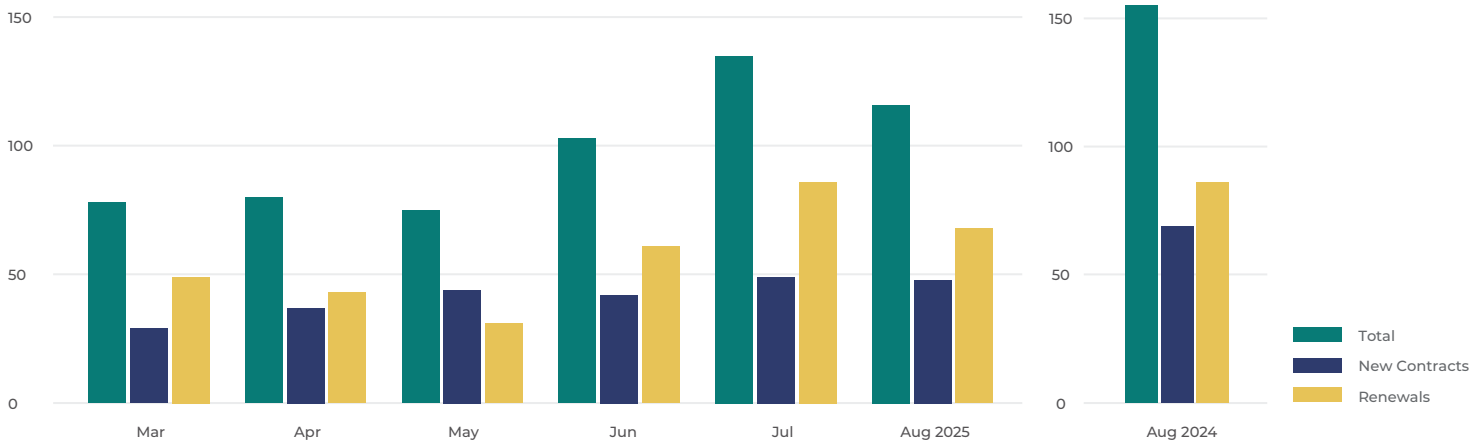
4.85%
Variable Rate

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	March	April	May	June	July	August
2024	AED 245,735.00	AED 266,394.00	AED 254,338.00	AED 285,434.00	AED 285,634.00	AED 300,661.00
2025	AED 292,576.00	AED 323,493.00	AED 309,669.00	AED 302,162.00	AED 302,261.00	AED 321,923.00

TRAILING 6 MONTH RENTAL TRANSACTIONS



2025	March	April	May	June	July	August 2025
Total	78	80	75	103	135	116
New contracts	29	37	44	42	49	48
Renewals	49	43	31	61	86	68

August 2024
155
69
86

▼ -25%*
▼ -30%
▼ -21%

*These percentages indicate the difference in rental transactions across 2024 and 2025 numbers for August.