

ESPACE

REAL ESTATE

H2 2025

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

AL BARARI  
VILLAS & TOWNHOUSES



**No. Of Transfers**

**47**

In Al Barari, there were 47 transfers registered at the Dubai Land Department during H2.

**Highest Transfer**

AED **80** M

In accordance with the data collected, the highest transfer registered was 6 BR in Jasmine Leaf 5 that sold for AED 80,000,000.

**Lowest Transfer**

AED **7.4** M

The lowest transfer recorded was a 4 BR townhouse in Ixora that sold for AED 7,400,000 .

**Average Sale Price**

AED **26.32** M

Currently, the average sales price in Al Barari is AED 26,321,913. The average price per sq.ft. is AED 2,680.

**RECENT TRANSACTIONS IN AL BARARI**



**RECENT SALE TRANSACTIONS**

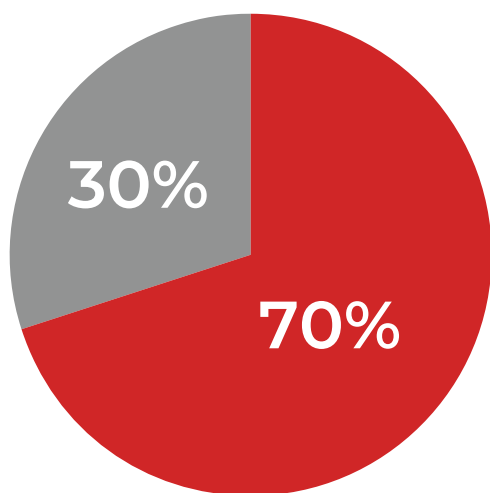
<b>IXORA 1</b>	4 BEDROOMS	VILLA	<b>SOLD FOR AED 9,500,000</b>
<b>CHORISIA VILLAS 2</b>	5 BEDROOMS	VILLA	<b>SOLD FOR AED 15,200,000</b>

**RECENT RENTAL TRANSACTIONS**

<b>IXORA 1</b>	4 BEDROOMS	VILLA	<b>RENTED FOR AED 575,000</b>
<b>THE COLLECTION</b>	4 BEDROOMS	VILLA	<b>RENTED FOR AED 2,300,000</b>

## MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	94%	6%
Jumeirah Islands	77%	23%
EMAAR Beachfront	72%	28%
Palm Jumeirah (V)	71%	29%
<b>Al Barari</b>	<b>70%</b>	<b>30%</b>
Jumeirah Golf Estates	69%	31%
Downtown Dubai	67%	33%
Dubai Marina	62%	38%
JBR	62%	38%
Palm Jumeirah (A)	62%	38%
Dubai Hills Estate	59%	41%
Jumeirah Lake Towers	53%	47%
Tilal Al Ghaf	53%	47%
The Meadows	50%	50%
Damac Hills	48%	52%
The Greens / The Views	43%	57%
Green Community	41%	59%
JVT	41%	59%
Jumeirah Park	38%	62%
Emaar South	33%	67%
Victory Heights	33%	67%
The Springs	32%	68%
Arabian Ranches 3	29%	71%
Arabian Ranches 1	28%	72%
The Lakes	28%	72%
Al Furjan	25%	75%
Mudon Al Ranim	18%	82%
Arabian Ranches 2	17%	83%
Mira	14%	86%
Mira Oasis	12%	88%
Town Square	10%	90%



■ Cash  
■ Mortgage

In Al Barari, 70% of transferred sales were completed by cash buyers whereas 30% involved mortgage financing.

## AVERAGE LOAN TO VALUE

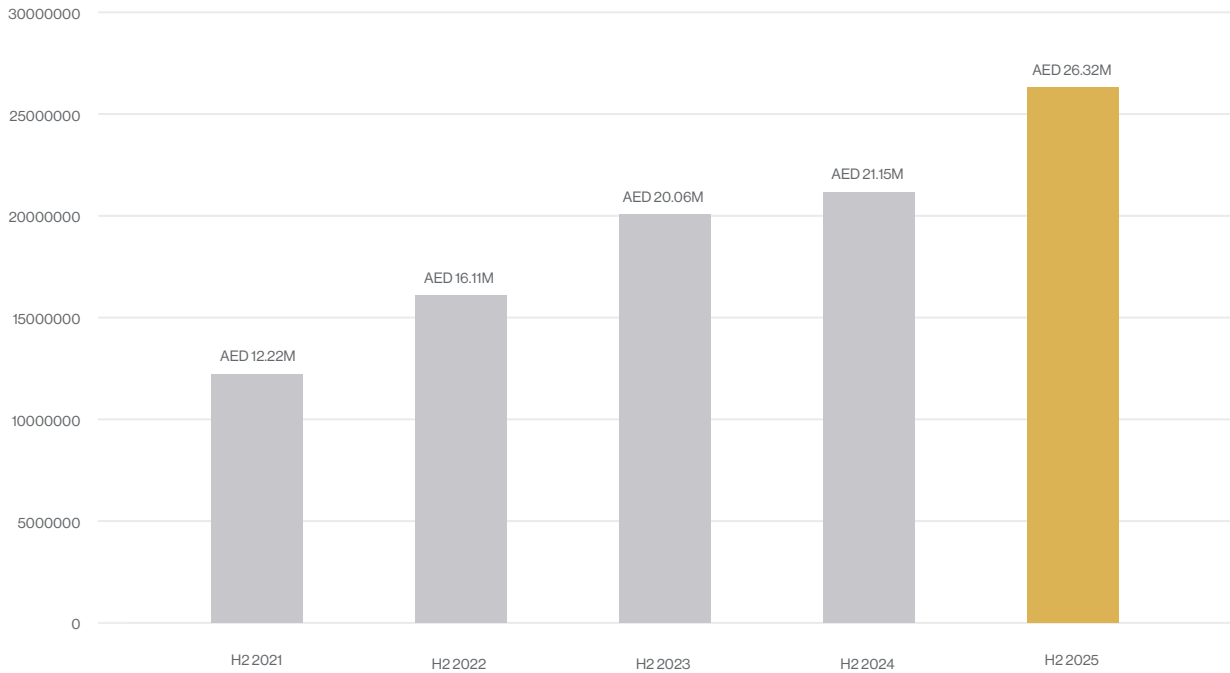


Al Barari

**60%**

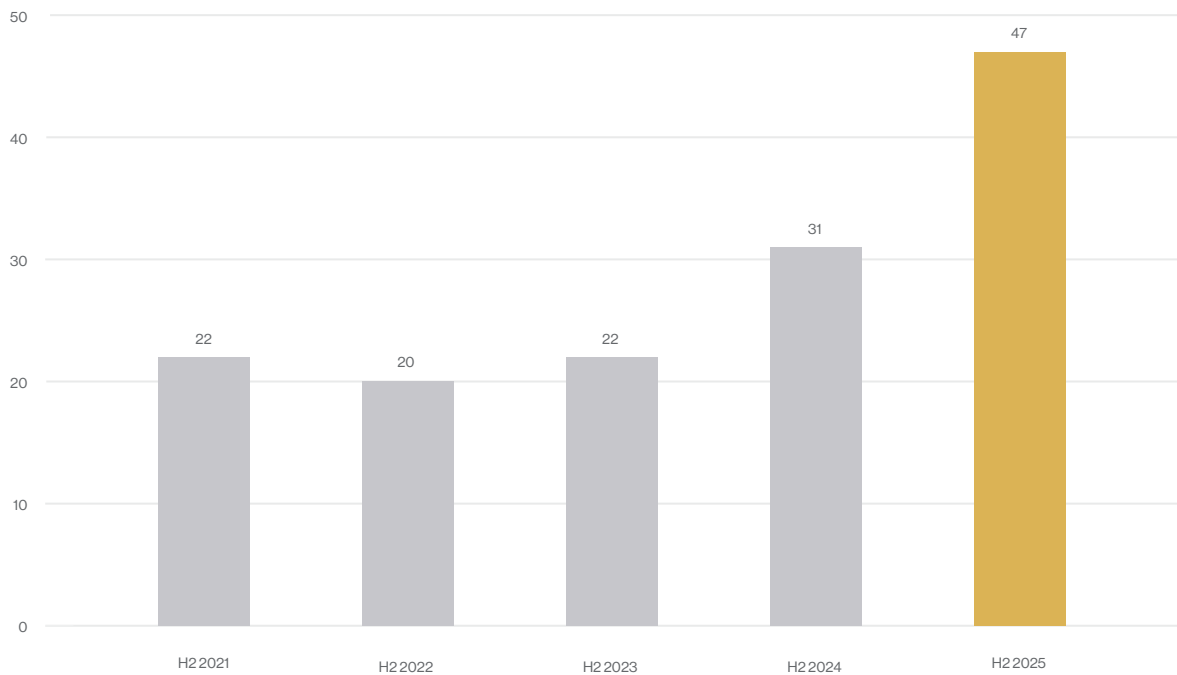
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
<b>Al Barari</b>	<b>60%</b>
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan	70%
Tilal Al Ghaf	70%
Green Community	71%
JBR	71%
JVT	71%
The Springs	71%
Downtown Dubai	72%
Arabian Ranches 3	73%
Damac Hills	73%
Dubai Marina	73%
Jumeirah Lake Towers	74%
The Greens / The Views	74%
Town Square	74%
Emaar South	76%
Mudon Al Ranim	76%
Mira	77%
Mira Oasis	77%

## TRAILING 5 YEAR AVERAGE SALE PRICE



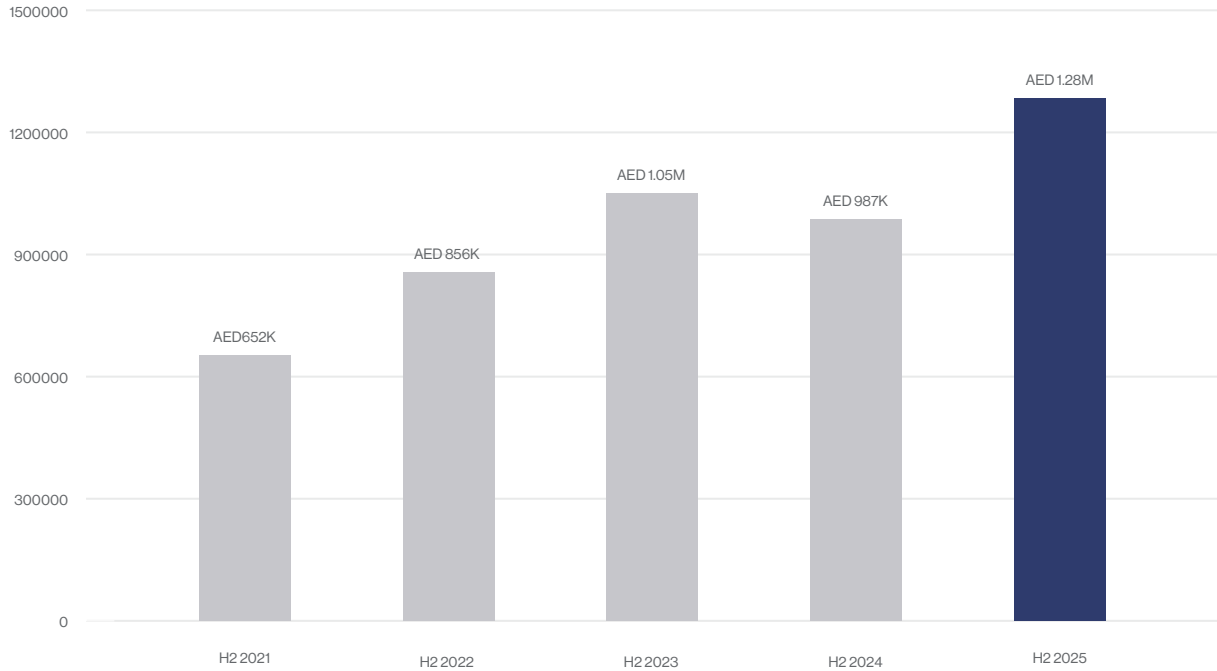
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 12,228,804.00	AED 16,113,399.00	AED 20,060,240.00	AED 21,149,565.00	AED 26,321,913.00

## TRAILING 5 YEAR SALE TRANSACTIONS



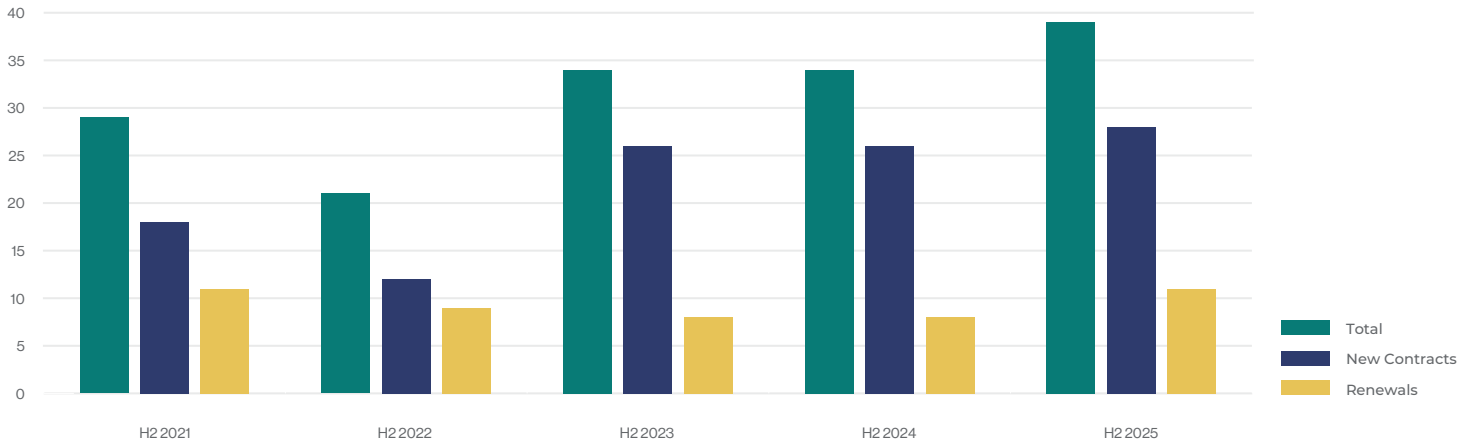
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
22	20	22	31	47

## TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 652,105.00	AED 856,616.00	AED 1,050,707.00	AED 987,389.00	AED 1,283,347.00

## TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	29	21	34	34	39
New contracts	18	12	26	26	28
Renewals	11	9	8	8	11