

# H2 2025

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

ARABIAN RANCHES 3



No. Of Transfers

**149**

In Arabian Ranches 3, there were 149 transfers registered at the Dubai Land Department during H2.

Highest Transfer

AED **11.35** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Caya that sold for AED 11,350,000.

Lowest Transfer

AED **2.75** M

The lowest transfer recorded was a 3 BR in Spring that sold for AED 2,750,000.

Average Sale Price

AED **4.79** M

Currently, the average sales price in Arabian Ranches 3 is AED 4,792,458. The average price per sq.ft. is AED 1,628.

## RECENT TRANSACTIONS IN ARABIAN RANCHES 3



### RECENT SALE TRANSACTIONS

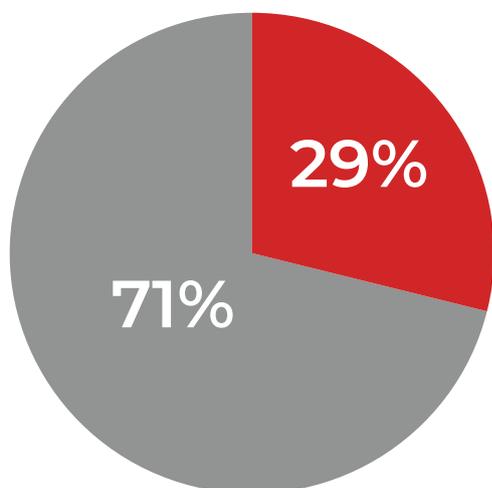
<b>JUNE</b>	4 BEDROOMS	TOWNHOUSE	<b>SOLD FOR AED 5,800,000</b>
<b>CAYA</b>	4 BEDROOMS	VILLA	<b>SOLD FOR AED 7,450,000</b>

### RECENT RENTAL TRANSACTIONS

<b>SUN</b>	3 BEDROOMS	TOWNHOUSE	<b>RENTED FOR AED 150,000</b>
<b>CAYA</b>	4 BEDROOMS	VILLA	<b>RENTED FOR AED 420,000</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%
Al Barari	70%	30%
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 Arabian Ranches 3, 29% of transferred sales were completed by cash buyers whereas 71% involved mortgage financing.

## AVERAGE LOAN TO VALUE

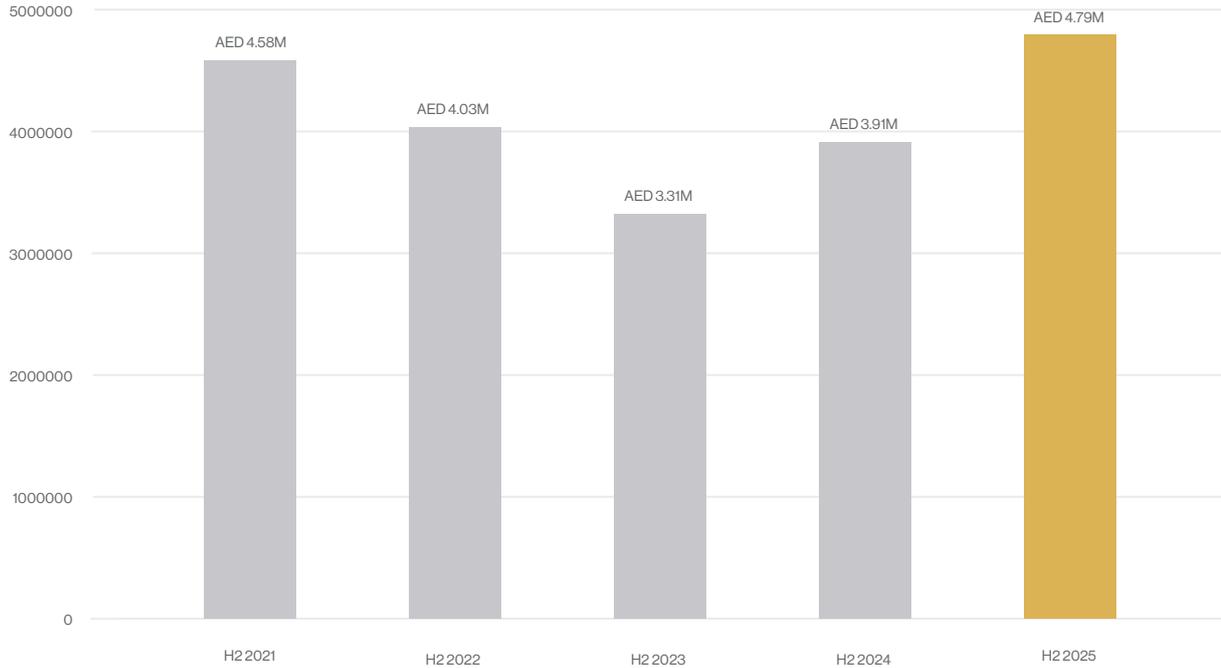


Arabian Ranches 3

**73%**

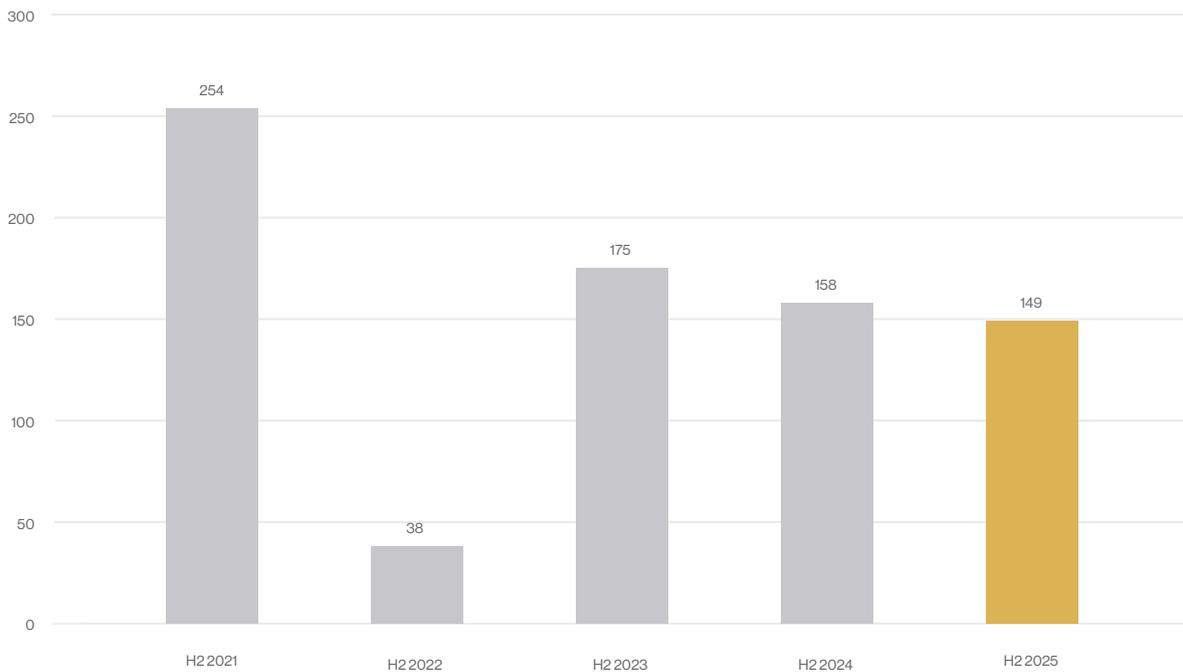
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
Al Barari	60%
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan	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



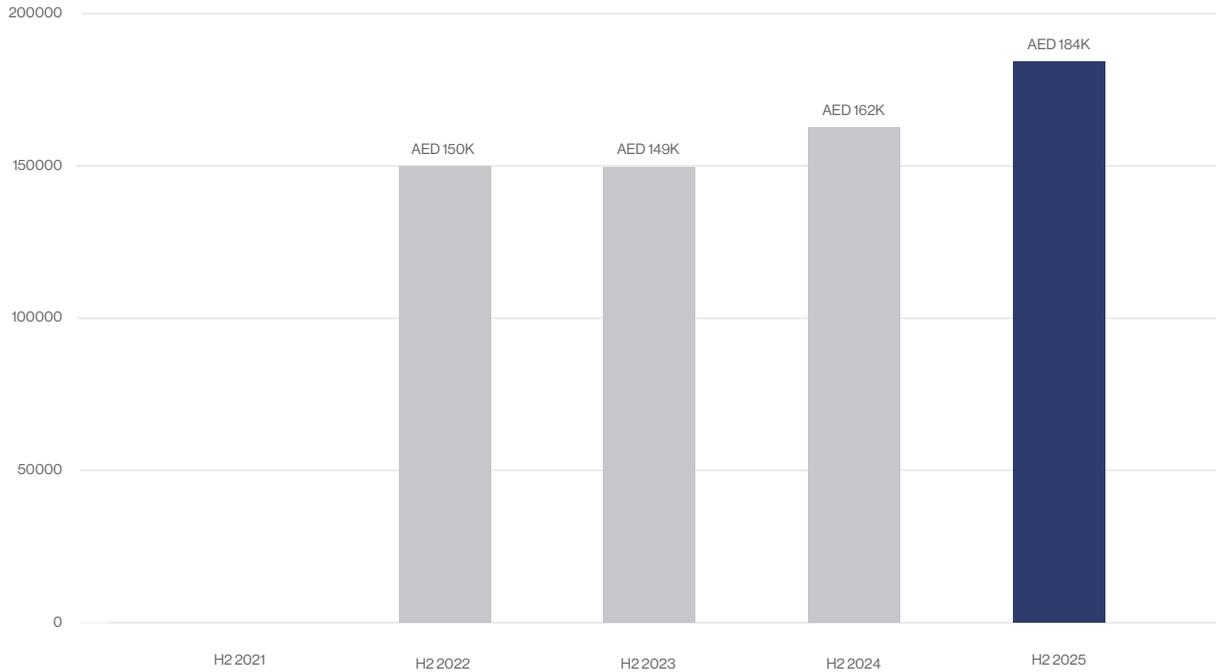
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 4,584,857	AED 4,031,835	AED 3,318,829	AED 3,914,335	AED 4,792,458

## TRAILING 5 YEAR SALE TRANSACTIONS



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
254	38	175	158	149

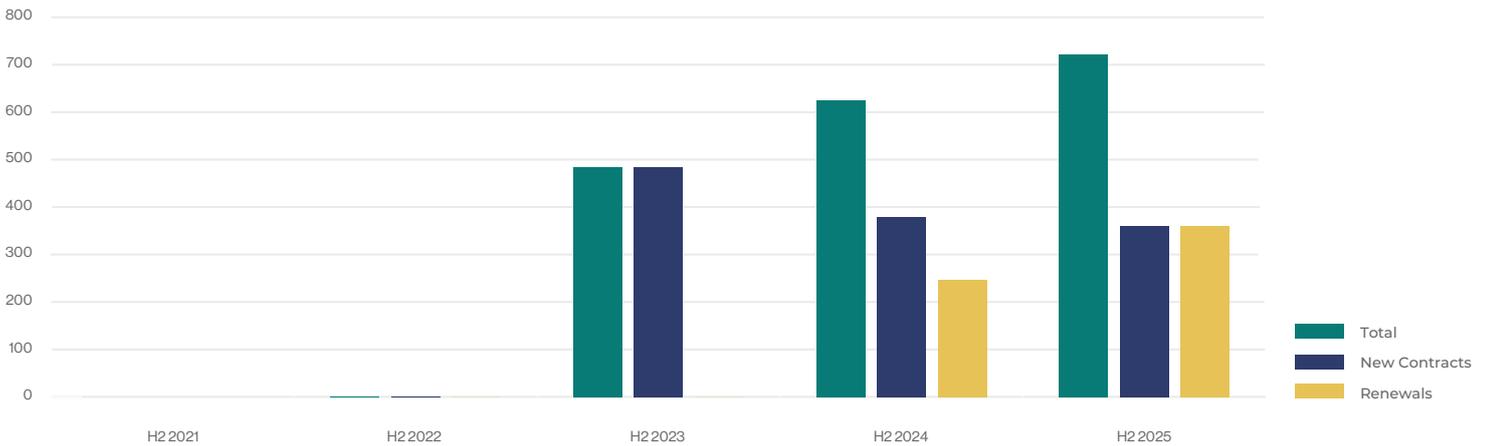
## TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
-	AED 150,000	AED 149,567	AED 162,659	AED 184,107

\*Historical market data is limited due to the community's completion date.

## TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	-	1	485	625	721
New contracts	-	1	485	379	360
Renewals	-	0	0	246	361

\*Historical market data is limited due to the community's completion date.