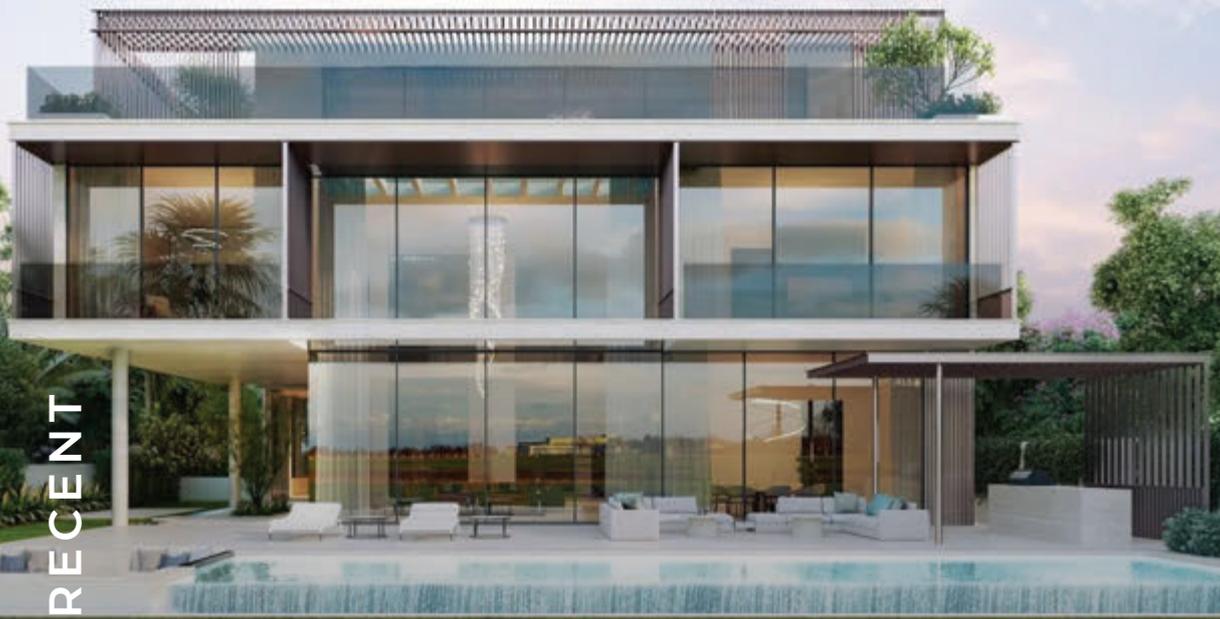


ESPACE

REAL ESTATE

H2 2025

COMMUNITY REPORTS & RECENT
TRANSACTIONS



DAMAC HILLS
VILLAS & TOWNHOUSES



No. Of Transfers

239

In Damac Hills, there were 239 transfers registered at the Dubai Land Department during H2.

Highest Transfer

AED **30.7** M

In accordance with the data collected, the highest transfer registered was a 7 BR villa in Cavalli Estates that sold for AED 30,700,000.

Lowest Transfer

AED **2.8** M

The lowest transfer recorded was a 3 BR townhouse in Trinity that sold for AED 2,800,000.

Average Sale Price

AED **5.93** M

Currently, the average sales price in Damac Hills is AED 5,931,372.00. The average price per sq.ft. is AED 1,771.

RECENT TRANSACTIONS IN DAMAC HILLS



RECENT SALE TRANSACTIONS

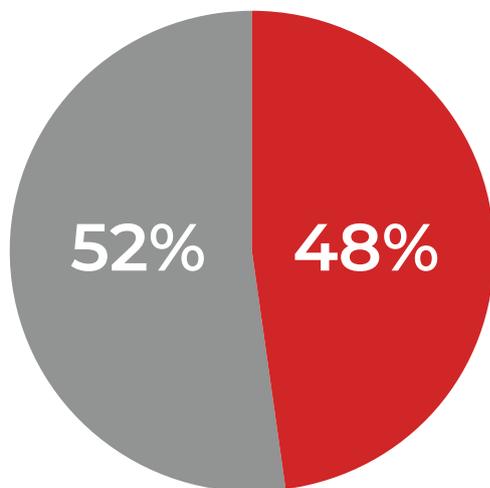
AUTOGRAPH COLLECTION	4 BEDROOMS	VILLA	SOLD FOR AED 17,176,000
BROOKFIELD 1	4 BEDROOMS	VILLA	SOLD FOR AED 6,000,000

RECENT RENTAL TRANSACTIONS

BROOKFIELD 2	5 BEDROOMS	VILLA	RENTED FOR AED 462,400
PARK RESIDENCES 1	3 BEDROOMS	TOWNHOUSE	RENTED FOR AED 158,000

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 Damac Hills, 48% of transferred sales were completed by cash buyers whereas 52% involved mortgage financing.

AVERAGE LOAN TO VALUE

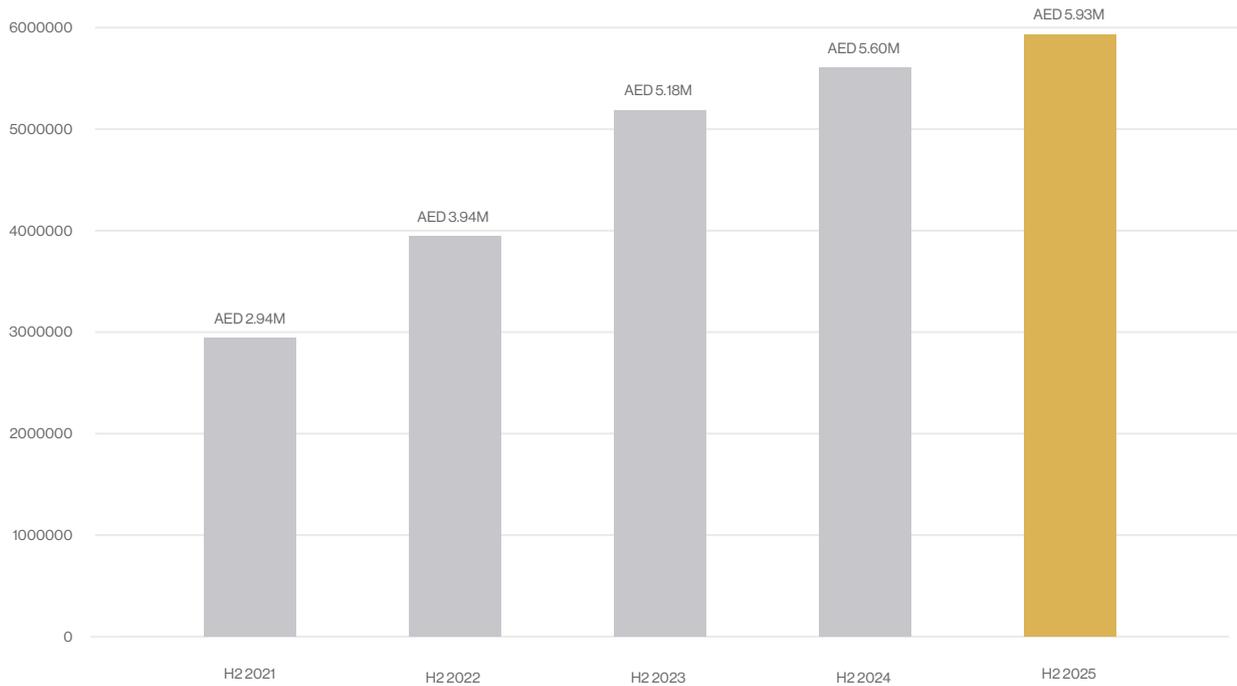


Damac Hills

73%

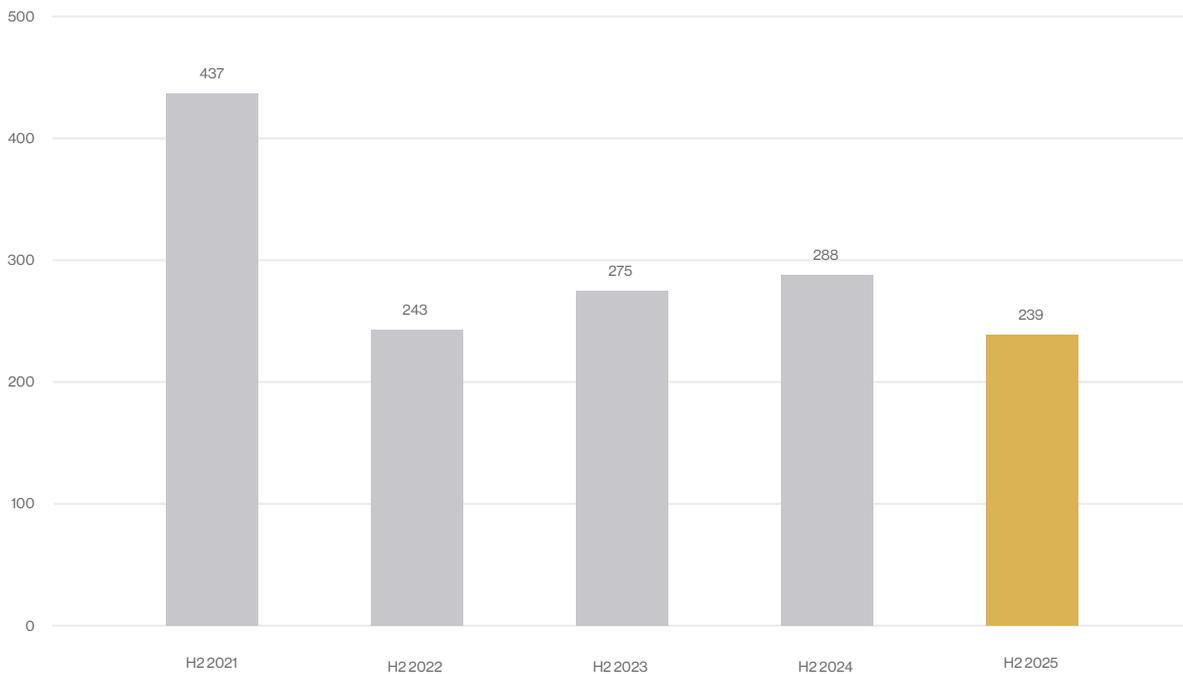
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
Al Barari	60%
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan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



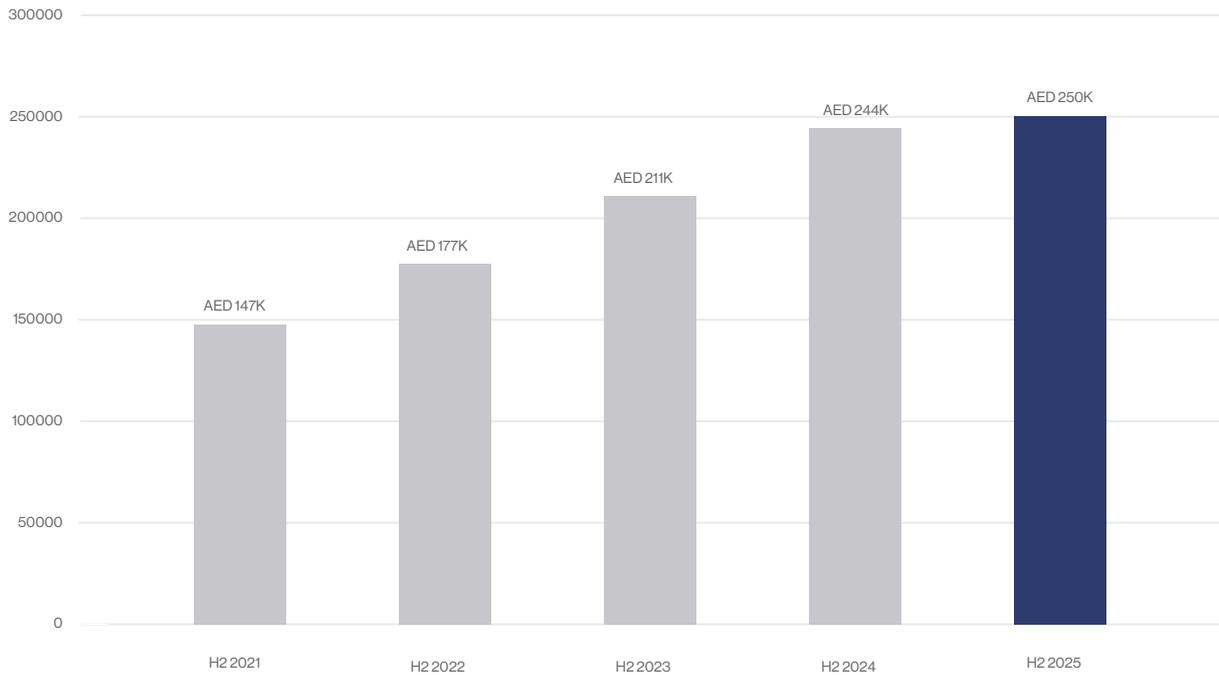
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 2,946,473	AED 3,943,340	AED 5,183,506	AED 5,603,374	AED 5,931,372

TRAILING 5 YEAR SALE TRANSACTIONS



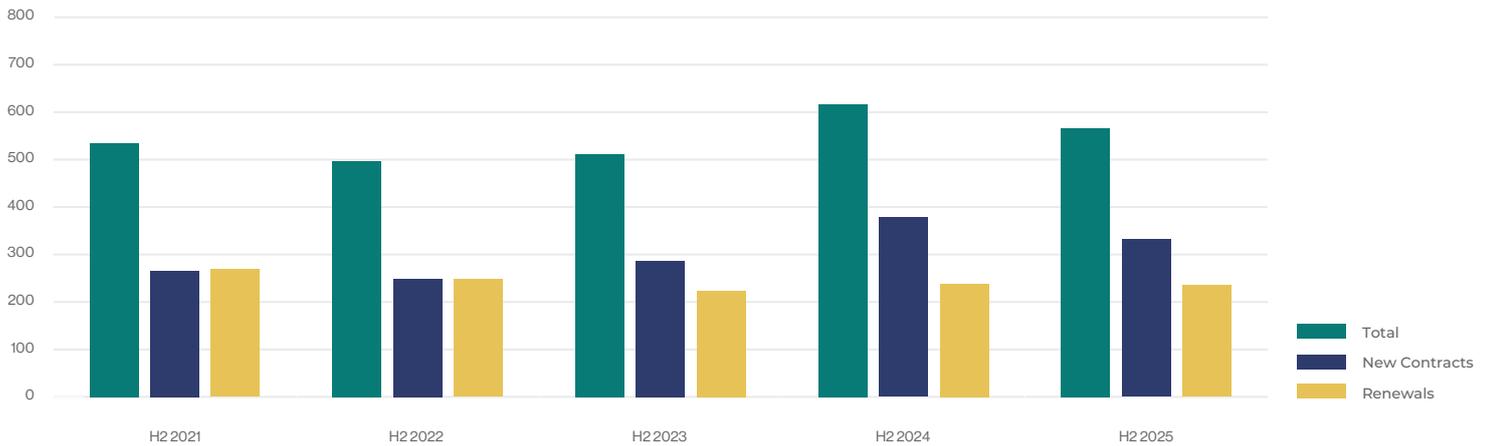
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
437	243	275	288	239

TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 147,755	AED 177,438	AED 211,105	AED 244,224	AED 250,297

TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	534	497	511	616	567
New contracts	265	249	287	378	332
Renewals	269	248	224	238	235