

ESPACE

REAL ESTATE

H2 2025

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

DUBAI MARINA



No. Of  
Transfers

**1,119**

In Dubai Marina, there were 1,119 transfers registered at the Dubai Land Department during H2.

Highest  
Transfer

AED **19.5** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Le Reve that sold for AED 19,500,000.

Lowest  
Transfer

AED **750** K

The lowest transfer recorded was a studio in Zumurud Tower that sold for AED 750,000.

Average  
Sale Price

AED **2.49** M

Currently, the average sales price in Dubai Marina is AED 2,491,530. The average price per sq.ft. is AED 1,990.

## RECENT TRANSACTIONS IN DUBAI MARINA



### RECENT SALE TRANSACTIONS

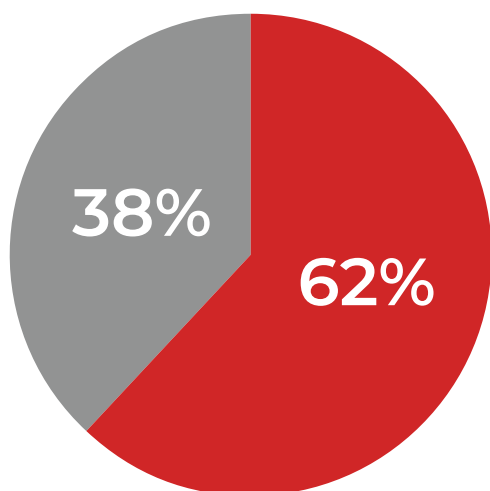
<b>AL YASS TOWER</b>	5 BEDROOMS	APARTMENT	<b>SOLD FOR AED 11,900,000</b>
<b>THE RESIDENCES AT MARINA GATE 2</b>	3 BEDROOMS	APARTMENT	<b>SOLD FOR AED 7,100,000</b>

### RECENT RENTAL TRANSACTIONS

<b>HORIZON TOWER</b>	4 BEDROOMS	APARTMENT	<b>RENTED FOR AED 230,000</b>
<b>DAMAC HEIGHTS</b>	2 BEDROOMS	APARTMENT	<b>RENTED FOR AED 170,000</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%
<b>Dubai Marina</b>	<b>62%</b>	<b>38%</b>
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 Dubai Marina, 62% of transferred sales were completed by cash buyers whereas 38% involved mortgage financing.

## AVERAGE LOAN TO VALUE

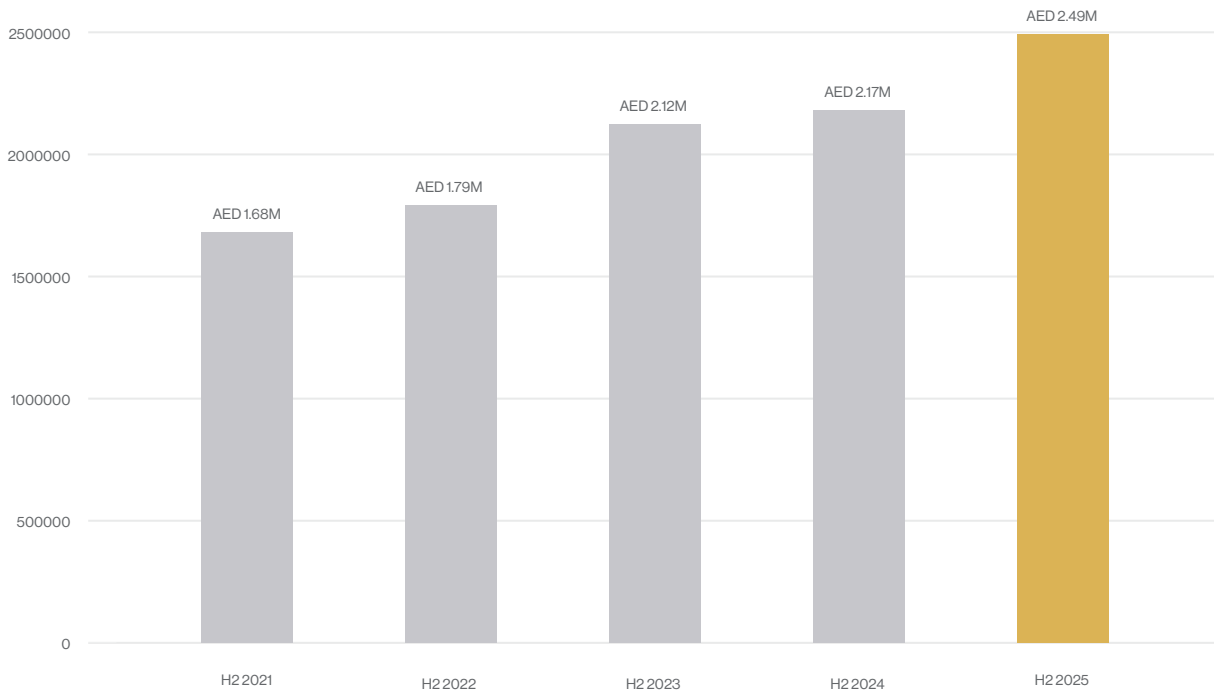


Dubai Marina

**73 %**

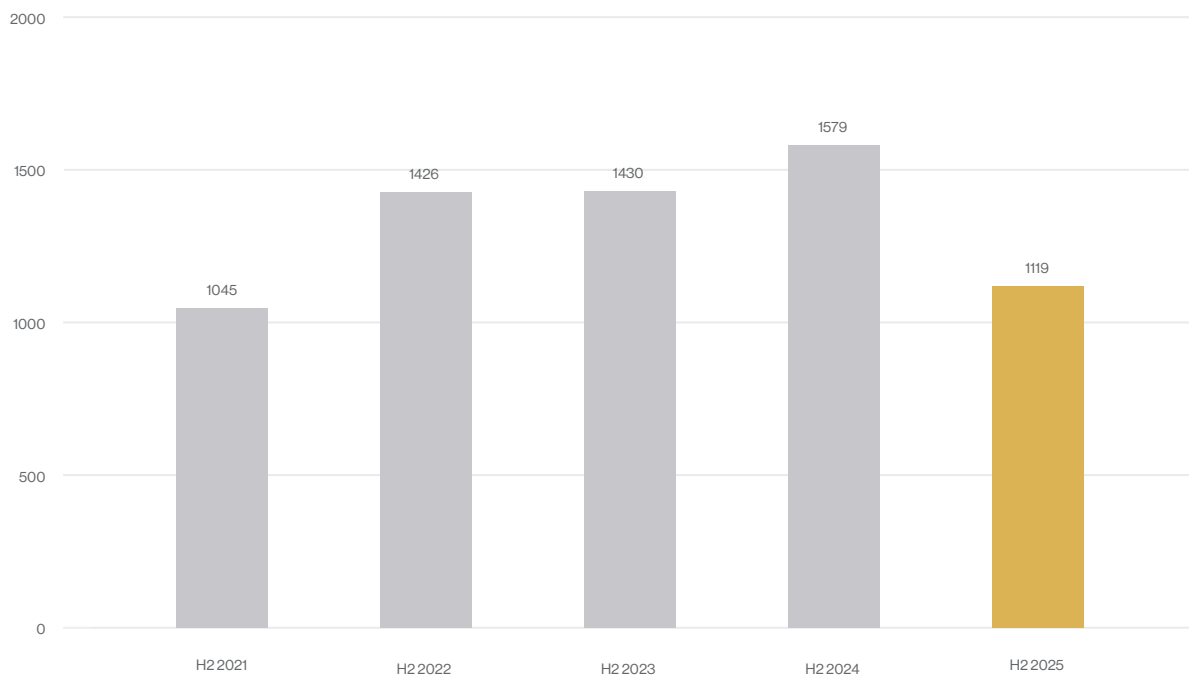
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
Al Barari	60%
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan	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%
<b>Dubai Marina</b>	<b>73%</b>
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



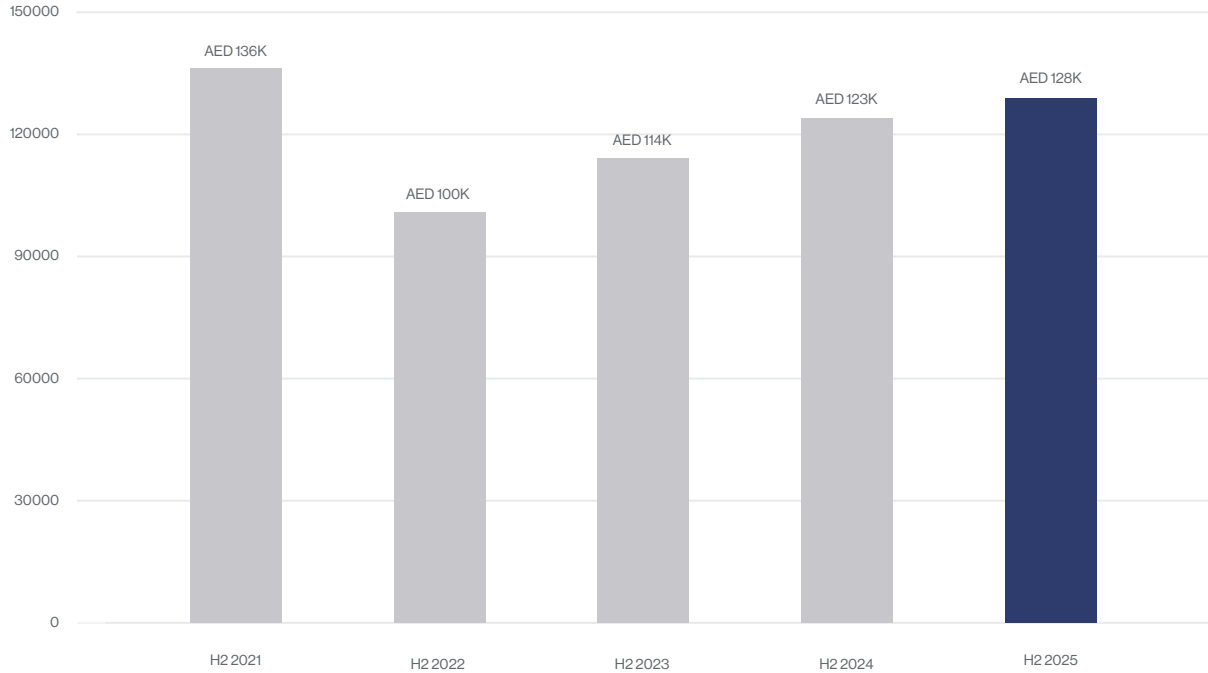
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 1,682,874	AED 1,792,523	AED 2,124,552	AED 2,178,617	AED 2,491,530

## TRAILING 5 YEAR SALE TRANSACTIONS



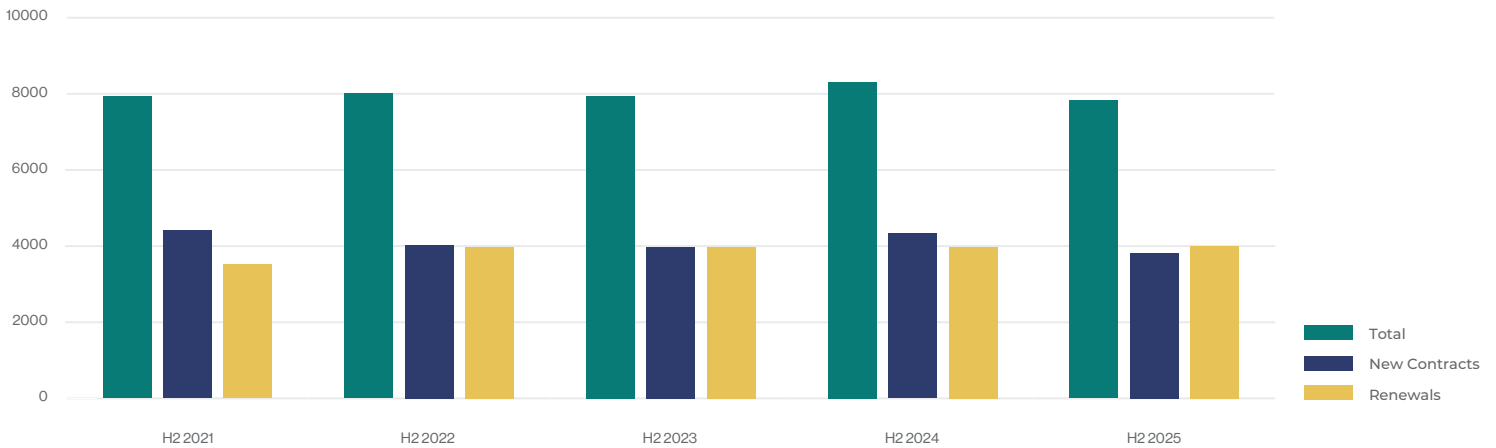
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
1045	1426	1430	1579	1119

## TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 136,220	AED 100,917	AED 114,145	AED 123,825	AED 128,941

## TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	7931	8008	7947	8318	7825
New contracts	4413	4023	3977	4335	3813
Renewals	3518	3985	3970	3983	4012