

ESPACE

REAL ESTATE

JANUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

PALM JUMEIRAH
VILLAS & TOWNHOUSES



No. Of Transfers

16

In Palm Jumeirah (V), there were 16 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **130** M

In accordance with the data collected, the highest transfer registered was a villa in Frond I that sold for AED 130,000,000.

Lowest Transfer

AED **24** M

The lowest transfer recorded was a 4 BR in Frond P that sold for AED 24,000,000.

Average Sale Price

AED **47.18** M

Currently, the average sales price in Palm Jumeirah (V) is AED 47,189,658. The average price per sq.ft. is AED 6,912.

OUR ACTIVE BUYER REQUIREMENTS

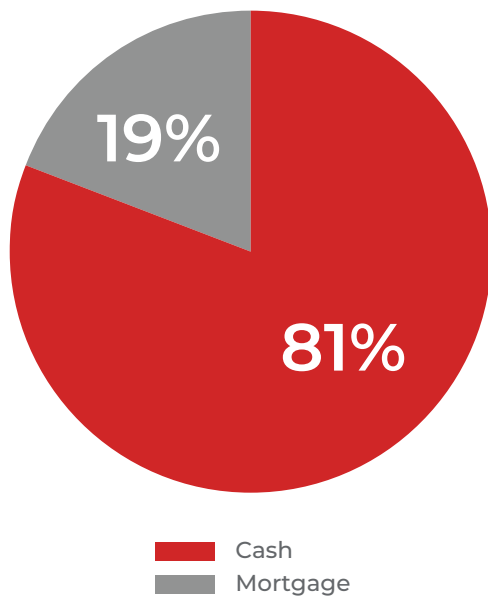


76+

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.

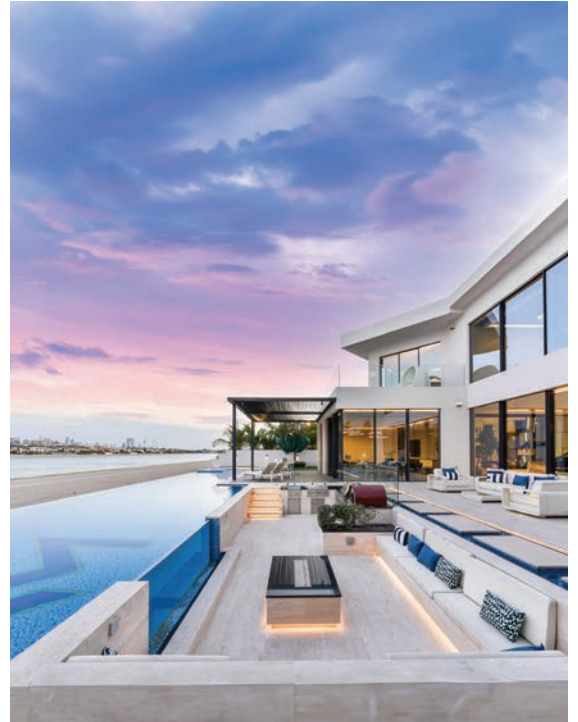
MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Palm Jumeirah (V)	81%	19%
The Meadows	77%	23%
The Lakes	75%	25%
Downtown Dubai	73%	27%
Palm Jumeirah (A)	64%	36%
Jumeirah Golf Estates	61%	39%
Dubai Hills Estate	58%	42%
Dubai Marina	58%	42%
Mira Oasis	58%	42%
JBR	53%	47%
The Greens / The Views	45%	55%
Jumeirah Islands	44%	56%
Al Barari	44%	56%
The Springs	40%	60%
Green Community	38%	62%
Victory Heights	38%	62%
Jumeirah Village Triangle	33%	67%
Arabian Ranches 1	32%	68%
Damac Hills	29%	71%
Jumeirah Park	28%	72%
Al Furjan	26%	74%
Arabian Ranches 2	23%	77%
Mira	6%	94%
Town Square	6%	94%
Mudon	0%	100%



In Palm Jumeirah (V), 19% of transferred sales involved mortgage financing, whereas 81% were completed by cash buyers.

AVERAGE LOAN TO VALUE

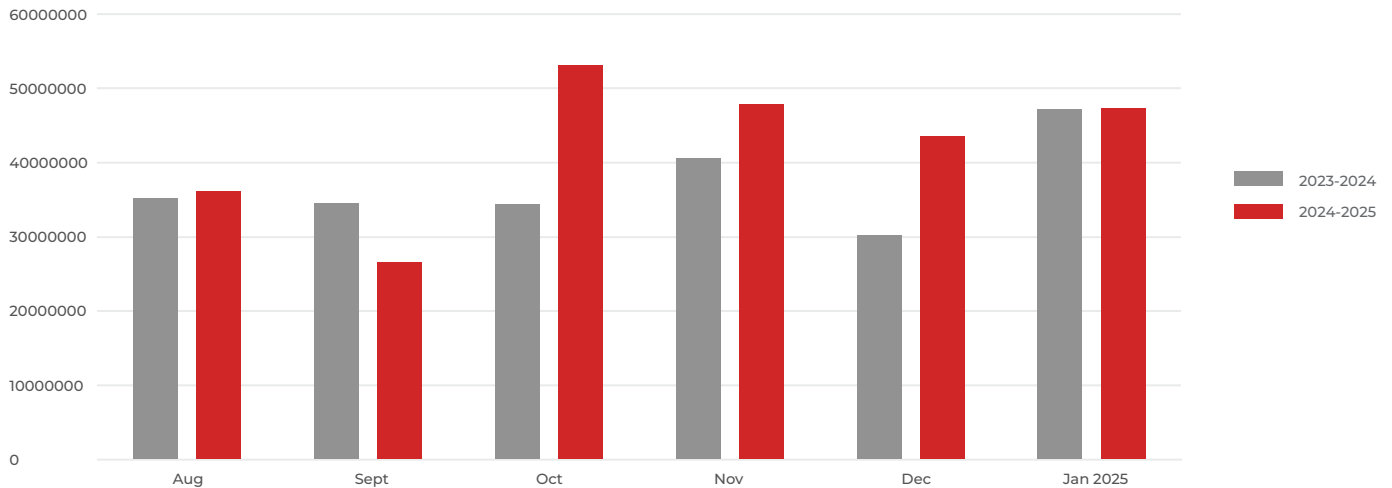


Palm Jumeirah (V)

66%

Community	LTV
Jumeirah Islands	50%
Al Barari	54%
The Meadows	65%
Palm Jumeirah (V)	66%
Jumeirah Park	67%
Arabian Ranches 2	70%
Dubai Hills Estate	70%
Victory Heights	70%
Arabian Ranches 1	72%
JBR	72%
The Greens / The Views	73%
Jumeirah Golf Estates	74%
Al Furjan	74%
Jumeirah Village Triangle	74%
The Lakes	74%
Downtown Dubai	75%
The Springs	76%
Dubai Marina	76%
Palm Jumeirah (A)	77%
Damac Hills	77%
Town Square	78%
Mira Oasis	80%
Mudon	81%
Mira	82%
Green Community	83%

TRAILING 6 MONTH AVERAGE SALE PRICE



	August	September	October	November	December	January
2023-2024	AED 35,038,235.00	AED 34,446,429.00	AED 34,260,000.00	AED 40,486,250.00	AED 30,144,000.00	AED 47,135,000.00
2024-2025	AED 35,981,250.00	AED 26,526,364.00	AED 53,045,455.00	AED 47,753,667.00	AED 43,430,933.00	AED 47,189,658.00

RECENTLY SOLD IN PALM JUMEIRAH (VILLAS)



FronD M

SOLD FOR AED 33,000,000

4 BEDROOMS + MAIDS



FronD D

SOLD FOR AED 60,000,000

4 BEDROOMS + MAIDS



FronD J

SOLD FOR AED 100,000,000

CUSTOM BUILT LUXURY VILLA

SPACE MORTGAGE SERVICES

At Space 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

3.94%
3 years fixed

4.85%
Variable Rate



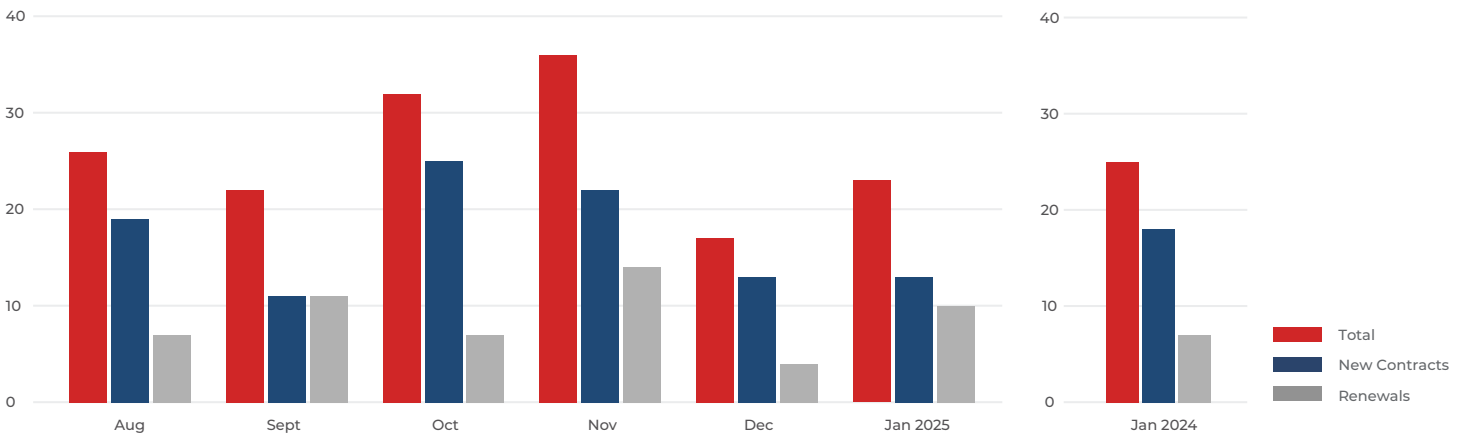
Fronde L, Palm Jumeirah

ASK FOR PRICE

[Learn More](#)

- 5 Bedroom + Maids
- BUA: 6,000 Sqft
- Plot: 6,679 Sqft
- Spacious Patio Deck
- Infinity Swimming Pool
- Direct Private Beach Access

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	August	September	October	November	December	January
Total	26	22	32	36	17	23
New contracts	19	11	25	22	13	13
Renewals	7	11	7	14	4	10

January 2024	Change
25	▼ -8%
18	▼ -28%
7	▲ +43%