

ESPACE

REAL ESTATE

# JANUARY

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

ARABIAN RANCHES 2



### No. Of Transfers

7

In Arabian Ranches 2, there were 7 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED **9.9** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Rosa Villas that sold for AED 9,900,000.

### Lowest Transfer

AED **6.35** M

The lowest transfer recorded was a 4 BR in Casa that sold for AED 6,350,000.

### Average Sale Price

AED **7.28** M

Currently, the average sales price in Arabian Ranches 2 is AED 7,286,150. The average price per sq.ft. is AED 1,926.

## RECENT TRANSACTIONS IN ARABIAN RANCHES 2



### RECENT SALE TRANSACTIONS

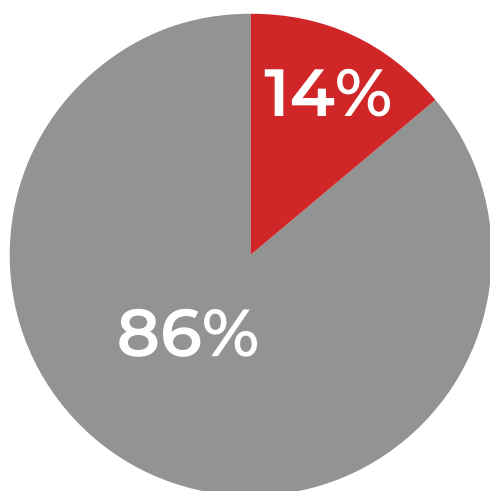
LILA VILLAS	5 BEDROOMS	VILLA	SOLD FOR AED 7,200,000
AZALEA VILLAS	4 BEDROOMS	VILLA	SOLD FOR AED 6,450,000

### RECENT RENTAL TRANSACTIONS

LILA VILLAS	3 BEDROOMS	VILLA	RENTED FOR AED 221,650
YASMIN VILLAS	4 BEDROOMS	VILLA	RENTED FOR AED 480,000

## MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	92%	8%
EMAAR Beachfront	86%	14%
Palm Jumeirah (V)	83%	17%
Al Barari	82%	18%
Dubai Hills Estate	78%	22%
JBR	74%	26%
Downtown Dubai	69%	31%
Palm Jumeirah (A)	68%	32%
Dubai Marina	62%	38%
Jumeirah Golf Estates	62%	38%
Jumeirah Park	62%	38%
Tilal Al Ghaf	57%	43%
Damac Hills	52%	48%
Jumeirah Islands	50%	50%
The Meadows	47%	53%
Jumeirah Lake Towers	46%	54%
The Lakes	40%	60%
The Springs	40%	60%
The Greens / The Views	39%	61%
Arabian Ranches 3	36%	64%
Emaar South	33%	67%
Al Furjan	32%	68%
Arabian Ranches 1	32%	68%
Green Community	27%	73%
JVT	23%	77%
Victory Heights	22%	78%
Mira Oasis	15%	85%
<b>Arabian Ranches 2</b>	<b>14%</b>	<b>86%</b>
Mira	12%	88%
Town Square	11%	89%
Mudon Al Ranim	3%	97%



■ Cash  
■ Mortgage

In Arabian Ranches 2, 14% of transferred sales were completed by cash buyers whereas 86% involved mortgage financing.

## AVERAGE LOAN TO VALUE

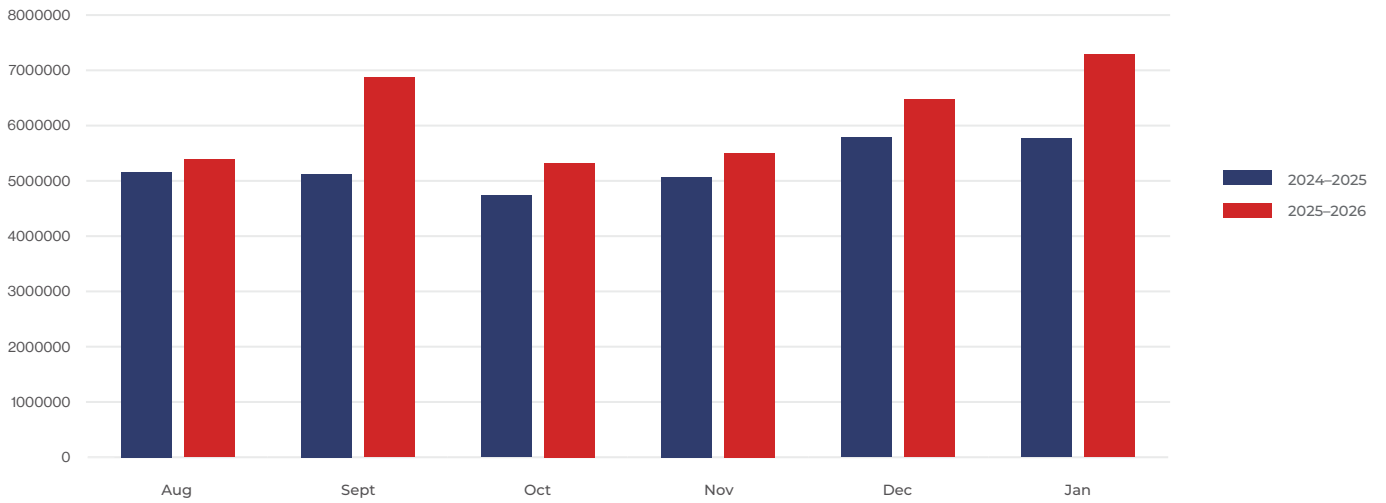


Arabian Ranches 2

**64%**

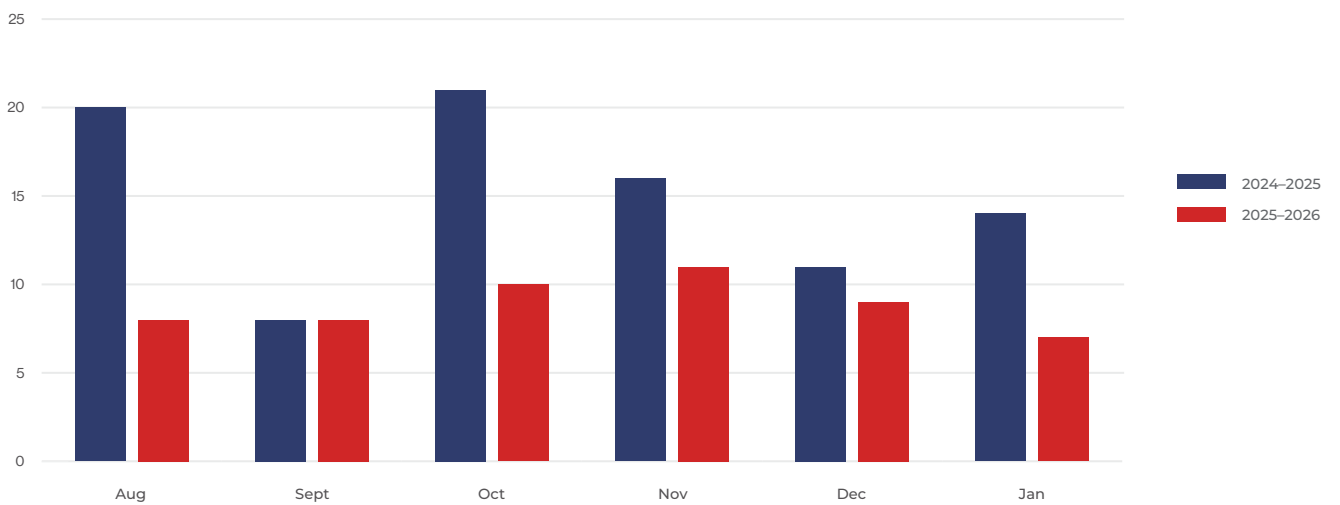
Community	LTV
Bluewaters Island	51%
Jumeirah Park	57%
Palm Jumeirah (V)	57%
The Lakes	57%
Jumeirah Islands	59%
Al Barari	62%
JBR	62%
The Meadows	63%
<b>Arabian Ranches 2</b>	<b>64%</b>
Victory Heights	64%
Green Community	65%
Al Furjan	66%
Arabian Ranches 1	66%
Palm Jumeirah (A)	66%
Dubai Hills Estate	67%
Jumeirah Golf Estates	68%
The Springs	68%
EMAAR Beachfront	69%
Damac Hills	71%
Dubai Marina	71%
Downtown Dubai	73%
Mira	73%
Jumeirah Lake Towers	74%
Tilal Al Ghaf	74%
Arabian Ranches 3	75%
JVT	75%
The Greens / The Views	75%
Town Square	75%
Emaar South	77%
Mudon Al Ranim	77%
Mira Oasis	79%

## TRAILING 6 MONTH AVERAGE SALE PRICE



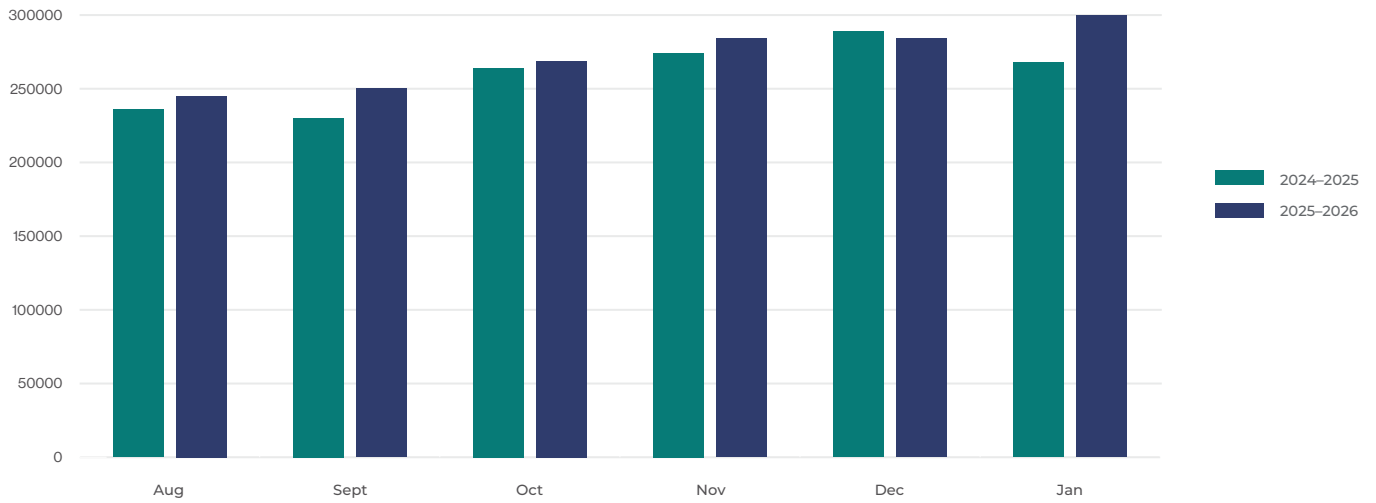
	August	September	October	November	December	January
2024-2025	AED 5,158,500	AED 5,123,111	AED 4,739,146	AED 5,071,556	AED 5,788,636	AED 5,763,921
2025-2026	AED 5,384,375	AED 6,866,250	AED 5,326,250	AED 5,504,545	AED 6,475,000	AED 7,286,150

## TRAILING 6 MONTH SALE TRANSACTIONS



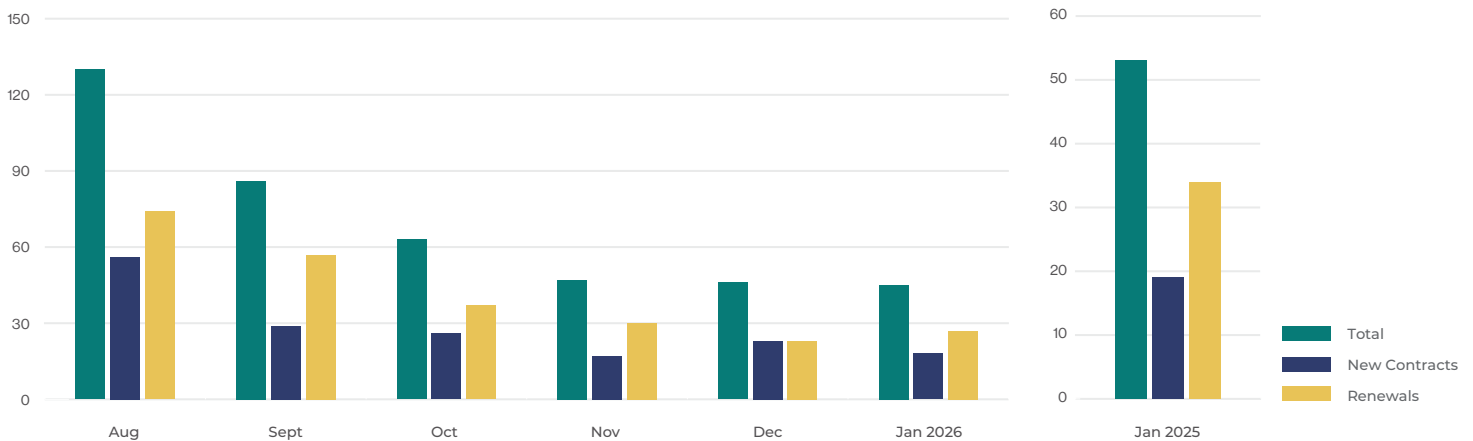
	August	September	October	November	December	January
2024-2025	20	8	21	16	11	14
2025-2026	8	8	10	11	9	7

## TRAILING 6 MONTH AVERAGE RENTAL PRICE



	August	September	October	November	December	January
2024-2025	AED 235,973	AED 230,252	AED 263,919	AED 274,335	AED 288,707	AED 267,915
2025-2026	AED 244,970	AED 250,174	AED 268,909	AED 283,975	AED 284,188	AED 299,713

## TRAILING 6 MONTH RENTAL TRANSACTIONS



2025-2026	August	September	October	November	December	January 2026
Total	130	86	63	47	46	45
New Contracts	56	29	26	17	23	18
Renewals	74	57	37	30	23	27

January 2025
53
19
34

- ▼ -15%\*
- ▼ -5%
- ▼ -21%

\*These percentages indicate the difference in rental transactions across 2025 and 2026 numbers for January.