

ESPACE

REAL ESTATE

JANUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

BLUEWATERS ISLAND



No. Of
Transfers

13

In Bluewaters Island, there were 13 transfers registered at the Dubai Land Department during this month.

Highest
Transfer

AED 20 M

In accordance with the data collected, the highest transfer registered was a 3 BR in Bluewaters 8 that sold for AED 20,000,000

Lowest
Transfer

AED 5.82 M

The lowest transfer recorded was a 1 BR in Bluewaters Residences that sold for AED 5,825,000.

Average
Sale Price

AED 10.63 M

Currently, the average sales price in Bluewaters Island is AED 10,636,315. The average price per sq.ft. is AED 5,798.

RECENT TRANSACTIONS IN BLUEWATERS ISLAND



RECENT SALE TRANSACTIONS

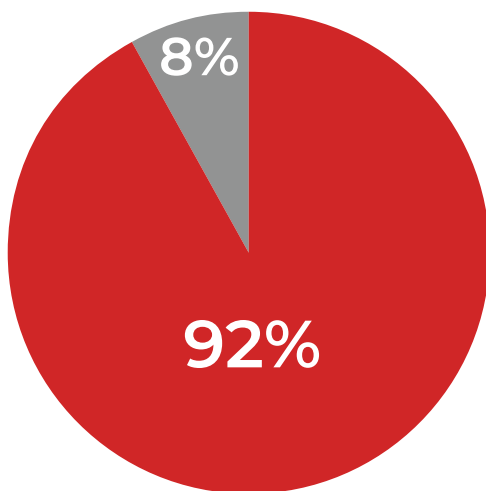
BLUEWATERS 8	2 BEDROOMS	APARTMENT	SOLD FOR AED 7,150,000
BLUEWATERS 4	3 BEDROOMS	APARTMENT	SOLD FOR AED 12,000,000

RECENT RENTAL TRANSACTIONS

BLUEWATERS 3	2 BEDROOMS	APARTMENT	RENTED FOR AED 515,000
BLUEWATERS 4	1 BEDROOM	APARTMENT	RENTED FOR AED 300,000

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%
Arabian Ranches 2	14%	86%
Mira	12%	88%
Town Square	11%	89%
Mudon Al Ranim	3%	97%



■ Cash
■ Mortgage

In Bluewaters Island, 92% of transferred sales were completed by cash buyers whereas 8% involved mortgage financing.

AVERAGE LOAN TO VALUE

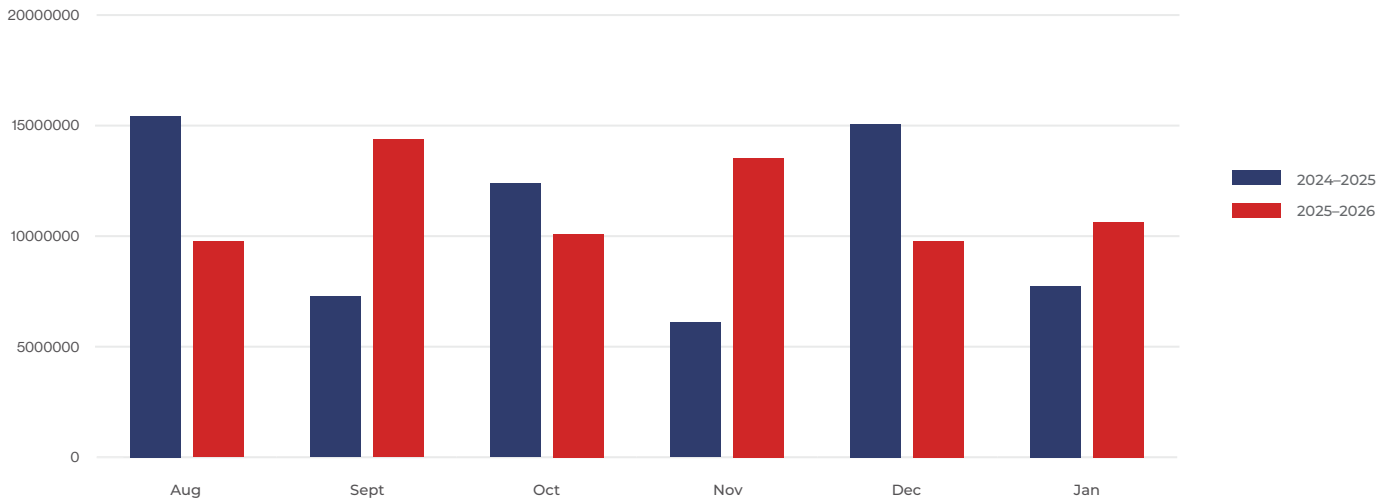


Bluewaters Island

51%

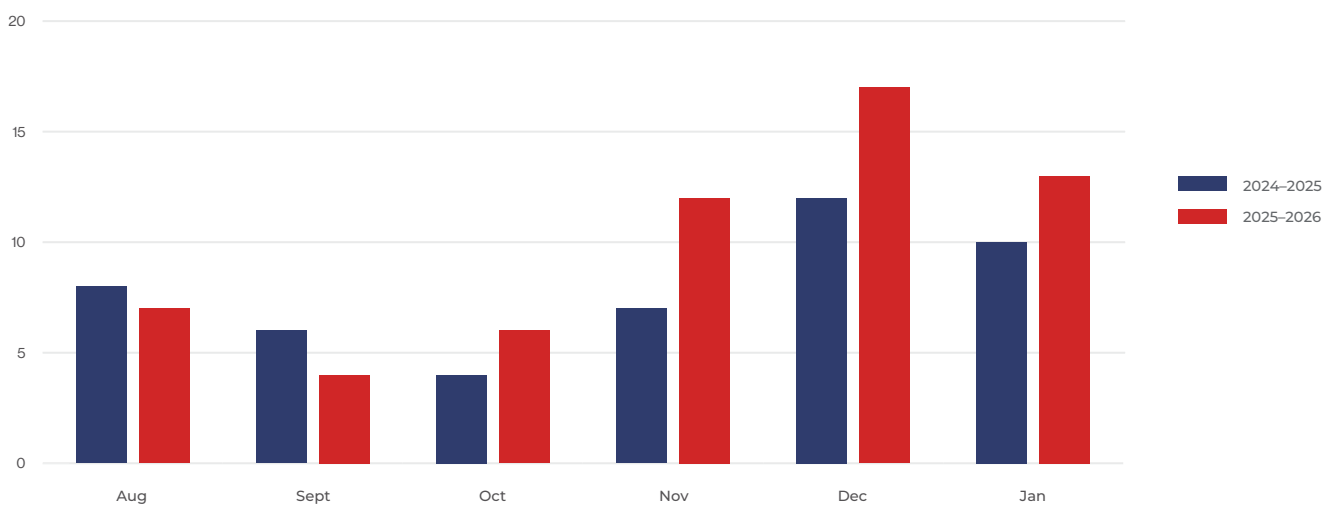
Community	LTV
Bluewaters Island	51%
Jumeirah Park	57%
Palm Jumeirah (V)	57%
The Lakes	57%
Jumeirah Islands	59%
Al Barari	62%
JBR	62%
The Meadows	63%
Arabian Ranches 2	64%
Victory Heights	64%
Green Community	65%
Al Furjan	66%
Arabian Ranches 1	66%
Palm Jumeirah (A)	66%
Dubai Hills Estate	67%
Jumeirah 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



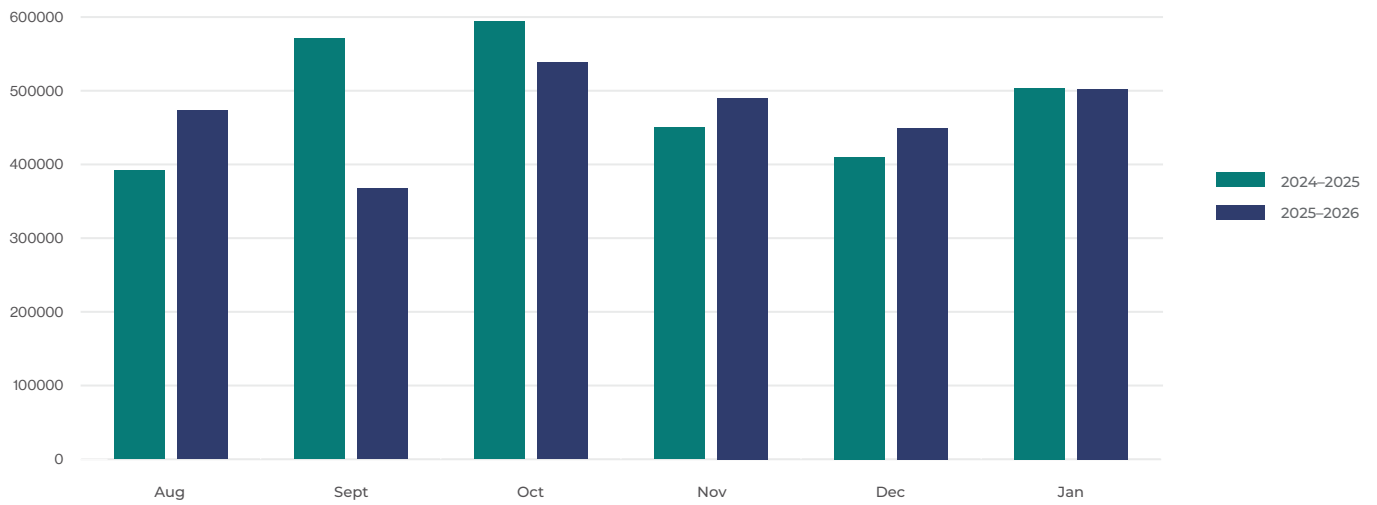
	August	September	October	November	December	January
2024-2025	AED 15,443,750	AED 7,275,000	AED 12,370,833	AED 6,085,714	AED 15,075,000	AED 7,741,000
2025-2026	AED 9,750,000	AED 14,375,000	AED 10,100,000	AED 13,530,833	AED 9,781,219	AED 10,636,315

TRAILING 6 MONTH SALE TRANSACTIONS



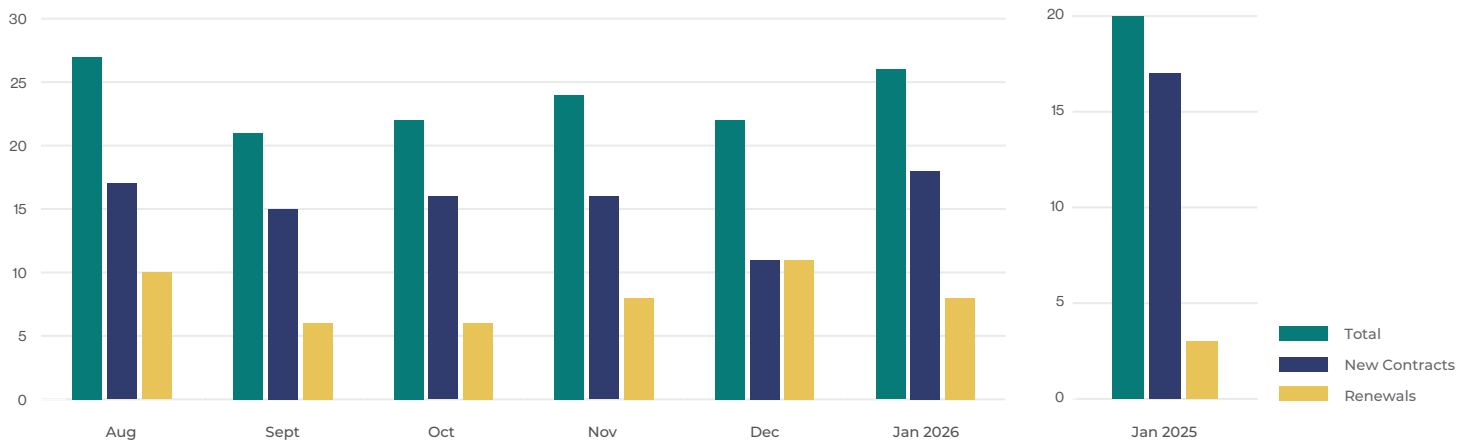
	August	September	October	November	December	January
2024-2025	8	6	4	7	12	10
2025-2026	7	4	6	12	17	13

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	August	September	October	November	December	January
2024-2025	AED 391,466	AED 570,959	AED 593,803	AED 450,096	AED 410,176	AED 503,705
2025-2026	AED 473,077	AED 367,232	AED 538,507	AED 489,853	AED 449,635	AED 502,287

TRAILING 6 MONTH RENTAL TRANSACTIONS



2025-2026	August	September	October	November	December	January 2026
Total	27	21	22	24	22	26
New Contracts	17	15	16	16	11	18
Renewals	10	6	6	8	11	8

January 2025
20
17
3

- ▲ 30%*
- ▲ 6%
- ▲ 167%

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