

ESPACE

REAL ESTATE

JULY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

ARABIAN RANCHES 3



No. Of Transfers

31

In Arabian Ranches 3, there were 31 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **6.45** M

In accordance with the data collected, the highest transfer registered was a 3 BR in Caya that sold for AED 6,450,000.

Lowest Transfer

AED **2.75** M

The lowest transfer recorded was a 3 BR in Spring that sold for AED 2,750,000.

Average Sale Price

AED **3.55** M

Currently, the average sales price in Arabian Ranches 3 is AED 3,553,177. The average price per sq.ft. is AED 1,543.

OUR ACTIVE BUYER REQUIREMENTS



40+

ACTIVE GREEN BUYERS

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.

CAYA COMMUNITY - BUDGET AED 7,000,000

4 Bedroom | Ready / Ready Soon

CAYA COMMUNITY - BUDGET AED 10,000,000

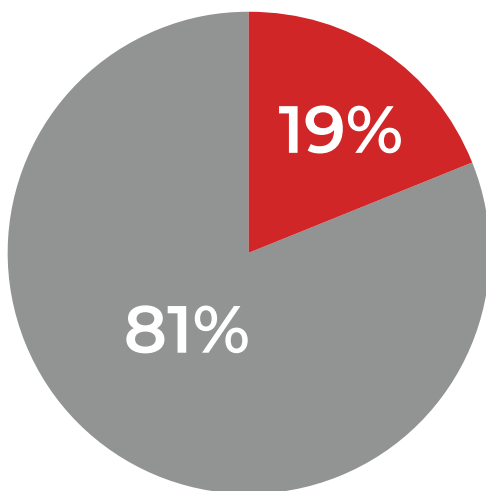
5 Bedroom | Single Row Only

SUN COMMUNITY - BUDGET AED 2,900,000

3 Bedroom | Vacant

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	100%	0%
Jumeirah Islands	100%	0%
Palm Jumeirah (V)	92%	8%
Al Barari	71%	29%
Jumeirah Golf Estates	69%	31%
Tilal Al Ghaf	68%	32%
JBR	67%	33%
Downtown Dubai	61%	39%
Palm Jumeirah (A)	61%	39%
The Lakes	60%	40%
Dubai Marina	58%	42%
Dubai Hills Estate	52%	48%
EMAAR Beachfront	52%	48%
The Meadows	50%	50%
The Greens / The Views	45%	55%
Jumeirah Lake Towers	44%	56%
JVT	44%	56%
The Springs	39%	61%
Jumeirah Park	36%	64%
Damac Hills	34%	66%
Victory Heights	33%	67%
Mira	23%	77%
Al Furjan	22%	78%
Mudon	21%	79%
Arabian Ranches 1	20%	80%
Arabian Ranches 2	20%	80%
Arabian Ranches 3	19%	81%
Mira Oasis	17%	83%
Town Square	9%	91%
Green Community	7%	93%



■ Cash
■ Mortgage

In Arabian Ranches 3, 19% of transferred sales were completed by cash buyers whereas 81% involved mortgage financing.

AVERAGE LOAN TO VALUE

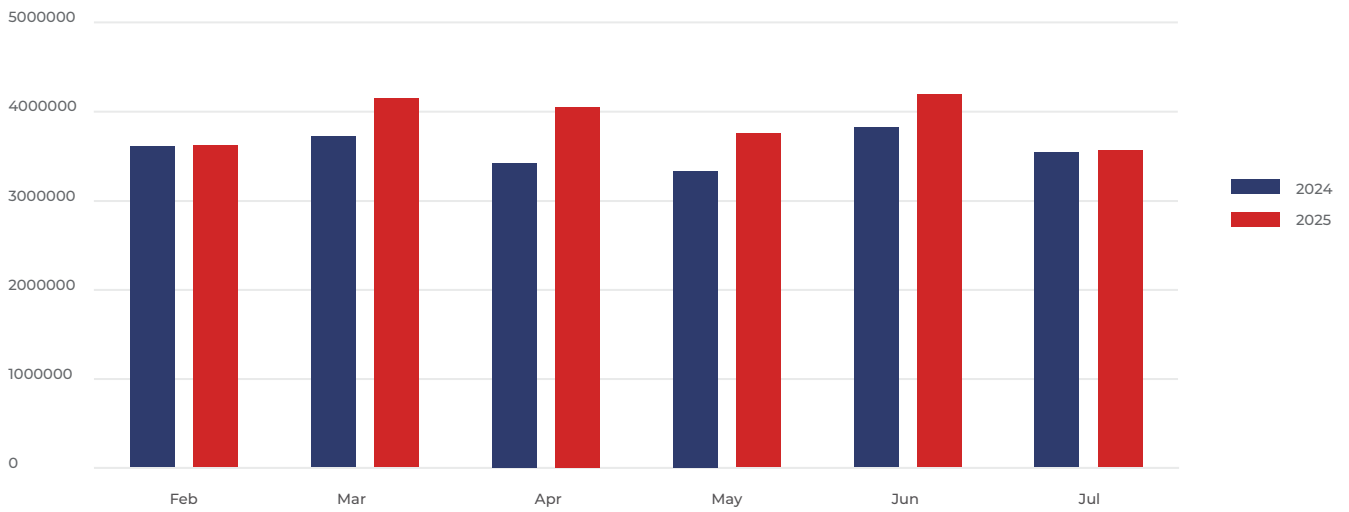


Arabian Ranches 3

77%

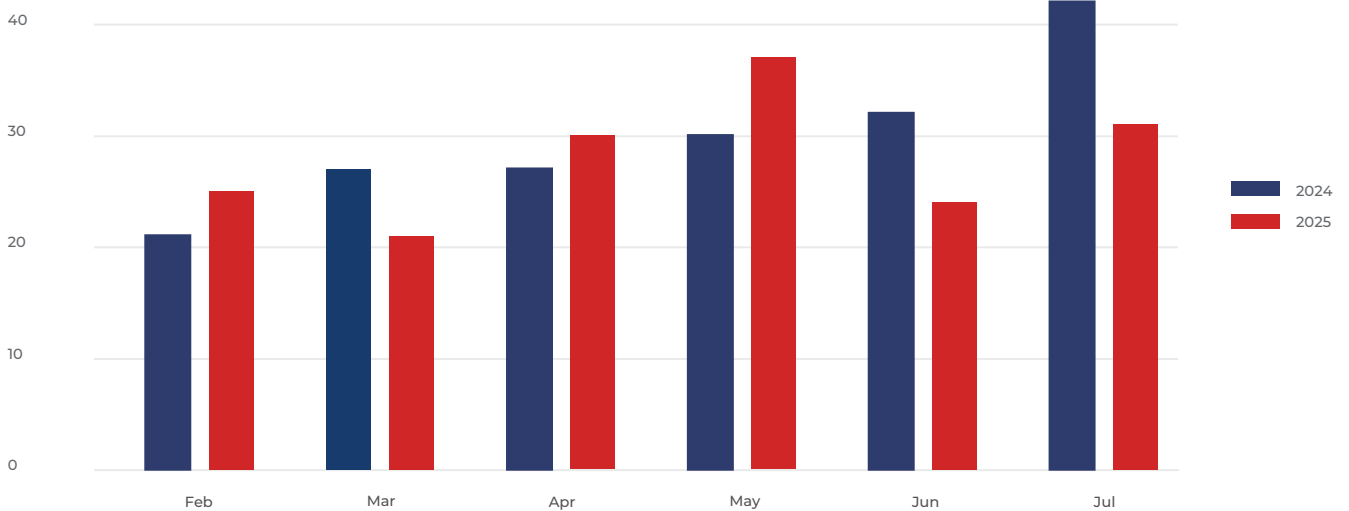
Community	LTV
Al Barari	60%
Jumeirah Park	62%
The Meadows	62%
Arabian Ranches 1	63%
Arabian Ranches 2	63%
Tilal Al Ghaf	66%
Dubai Hills Estate	68%
Palm Jumeirah (A)	68%
EMAAR Beachfront	69%
Victory Heights	69%
Downtown Dubai	70%
JVT	70%
Mudon	70%
The Lakes	70%
Al Furjan	71%
Green Community	71%
Damac Hills	72%
Palm Jumeirah (V)	72%
The Springs	72%
Dubai Marina	73%
The Greens / The Views	73%
JBR	74%
Jumeirah Lake Towers	74%
Town Square	74%
Jumeirah Golf Estates	75%
Mira	75%
Mira Oasis	75%
Arabian Ranches 3	77%
Bluewaters Island	null
Jumeirah Islands	null

TRAILING 6 MONTH AVERAGE SALE PRICE



	February	March	April	May	June	July
2024	AED 3,598,376.00	AED 3,714,501.00	AED 3,416,111.00	AED 3,325,833.00	AED 3,815,781.00	AED 3,529,643.00
2025	AED 3,611,800.00	AED 4,140,471.00	AED 4,045,800.00	AED 3,744,107.00	AED 4,186,458.00	AED 3,553,177.00

TRAILING 6 MONTH SALE TRANSACTIONS



	February	March	April	May	June	July
2024	21	27	27	30	32	42
2025	25	21	30	37	24	31

FEATURED LISTING



- 3 Bedroom + Maids
- BUA: 1,928 Sqft
- Plot: 1,625 Sqft

- Exclusive
- Single Row
- Big Plot

RECENTLY SOLD IN ARABIAN RANCHES 3



JUNE 2	5 BEDROOMS	TOWNHOUSE	SOLD FOR AED 6,350,000
BLISS	4 BEDROOMS	TOWNHOUSE	SOLD FOR AED 4,300,000
RUBA	3 BEDROOMS	TOWNHOUSE	SOLD FOR AED 3,250,000

ESPACE MORTGAGE SERVICES

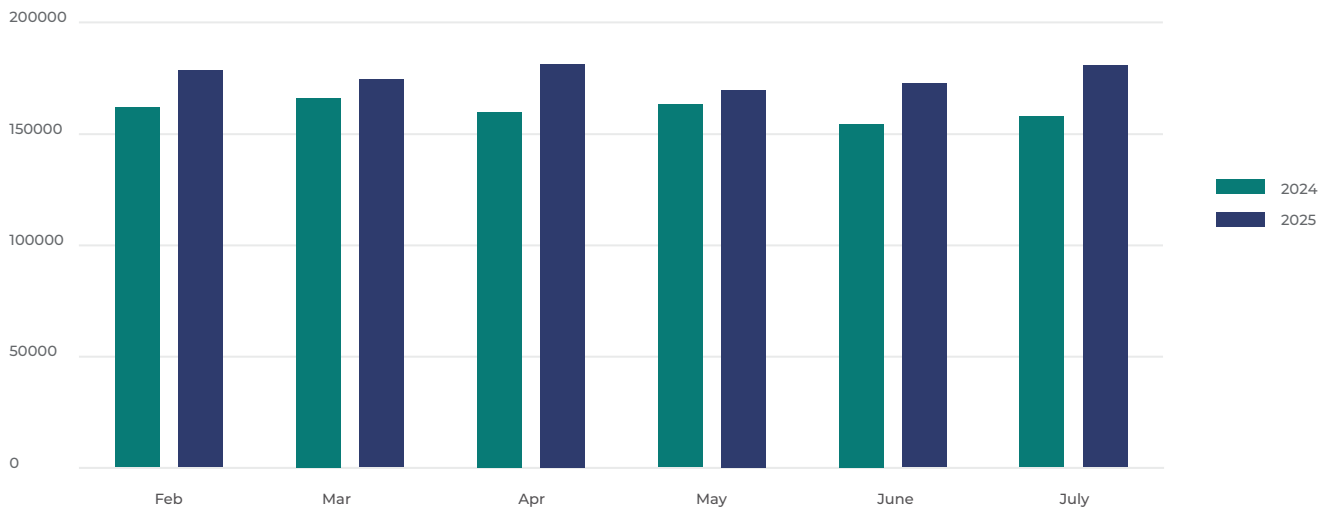
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

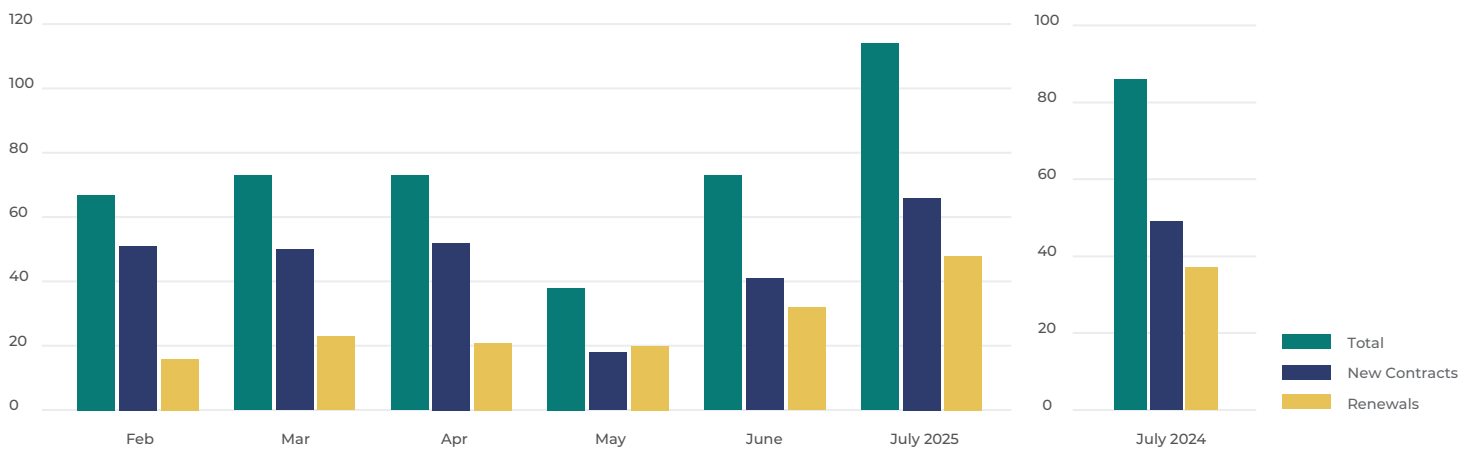
4.85%
Variable Rate

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	February	March	April	May	June	July
2024	AED 161,629.00	AED 165,843.00	AED 159,575.00	AED 162,902.00	AED 154,145.00	AED 157,431.00
2025	AED 178,093.00	AED 174,113.00	AED 181,025.00	AED 169,355.00	AED 172,273.00	AED 180,413.00

TRAILING 6 MONTH RENTAL TRANSACTIONS



2025	February	March	April	May	June	July 2025
Total	67	73	73	38	73	114
New contracts	51	50	52	18	41	66
Renewals	16	23	21	20	32	48

July 2024	Change (%)
86	▲ +33%*
49	▲ +35%
37	▲ +30%

*These percentages indicate the difference in rental transactions across 2024 and 2025 numbers for July.