

ESPACE

REAL ESTATE

NOVEMBER

COMMUNITY REPORTS & RECENT
TRANSACTIONS

DUBAI HILLS ESTATE



No. Of Transfers

112

In Dubai Hills Estate, there were 112 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **200** M

In accordance with the data collected, the highest transfer registered was a unit in Dubai Hills Grove that sold for AED 200,000,000.

Lowest Transfer

AED **1.05** M

The lowest transfer recorded was a 1 BR in Collective 2.0 - Tower B that sold for AED 1,050,000.

Average Sale Price
(APARTMENT)

AED **2.10** M

Currently, the average sales price in Dubai Hills Estate is AED 2,103,144. The average price per sq.ft. is AED 2,232.

Average Sale Price
(VILLAS & TOWNHOUSES)

AED **15.44** M

Currently, the average sales price in Dubai Hills Estate is AED 15,441,786. The average price per sq.ft. is AED 2,446.

OUR ACTIVE BUYER REQUIREMENTS



134+

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.

SIDRA - BUDGET AED 8,700,000

Type E3 | 4 Bedroom | Internal Location

MAPLE - BUDGET AED 5,750,000

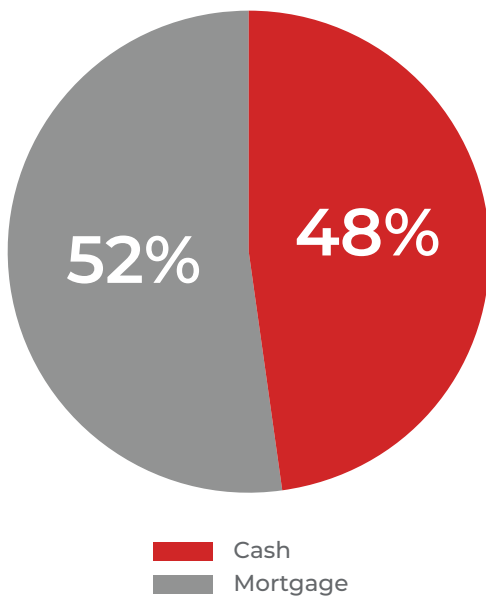
Type 3E | 5 Bedroom | Greenery Belt View

SIDRA - BUDGET AED 7,700,000

Type E1 | 3 Bedroom | Back to Back

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Jumeirah Park	70%	30%
Downtown Dubai	69%	31%
The Meadows	68%	32%
Palm Jumeirah (V)	67%	33%
Palm Jumeirah (A)	64%	36%
Dubai Marina	62%	38%
JBR	59%	41%
Jumeirah Islands	57%	43%
Al Barari	50%	50%
Dubai Hills Estate	48%	52%
The Greens / The Views	42%	58%
The Springs	41%	59%
Jumeirah Golf Estates	34%	66%
Jumeirah Village Triangle	31%	69%
Damac Hills	28%	72%
Green Community	27%	73%
Arabian Ranches 2	25%	75%
Mudon	24%	76%
Arabian Ranches 1	22%	78%
Victory Heights	22%	78%
Town Square	20%	80%
Al Furjan	15%	85%
Mira Oasis	14%	86%
The Lakes	0%	100%
Mira	0%	100%



In Dubai Hills Estate, 52% of transferred sales involved mortgage financing, whereas 48% were completed by cash buyers.

AVERAGE LOAN TO VALUE

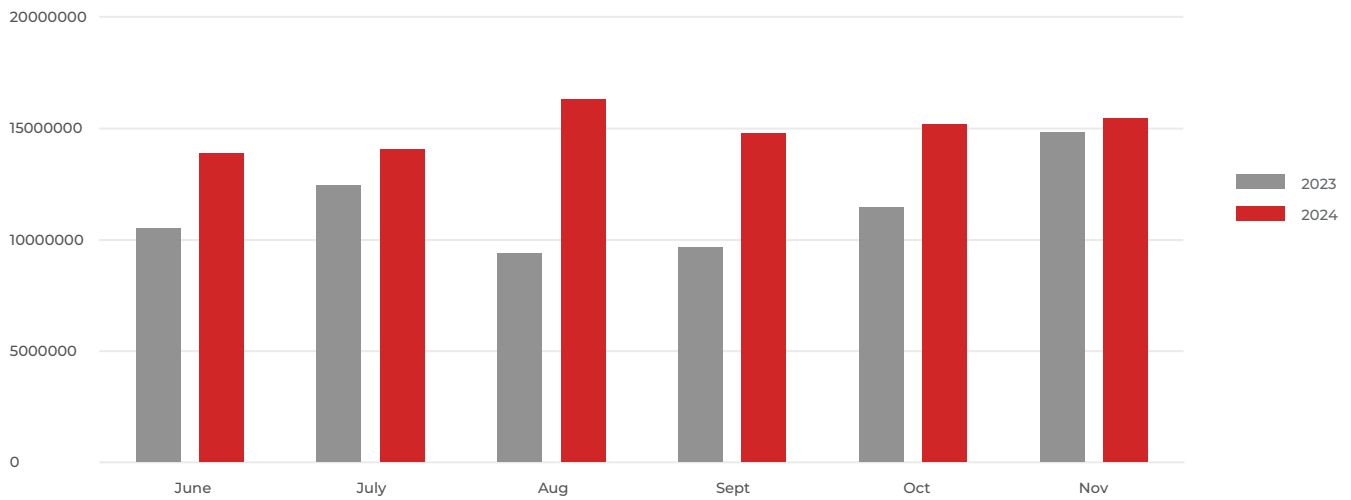


Dubai Hills Estate

75%

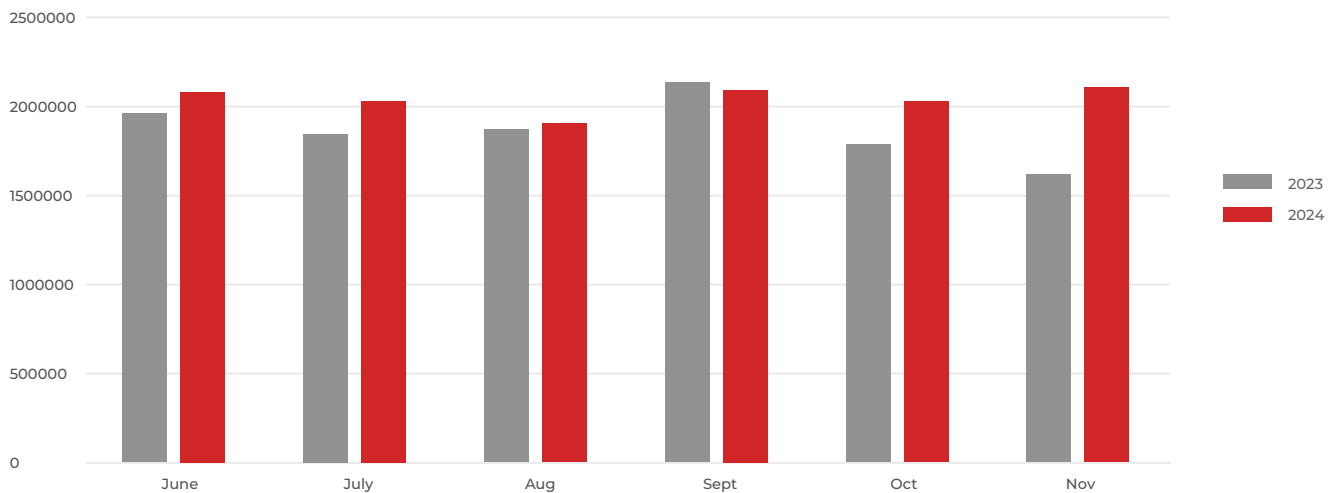
Community	LTV
Jumeirah Islands	55%
Al Barari	60%
The Meadows	62%
Palm Jumeirah (V)	64%
Victory Heights	67%
The Springs	69%
Arabian Ranches 2	70%
Jumeirah Park	70%
The Lakes	70%
Palm Jumeirah (A)	71%
Al Furjan	72%
JBR	73%
Damac Hills	73%
The Greens / The Views	73%
Dubai Hills Estate	75%
Green Community	75%
Jumeirah Golf Estates	75%
Dubai Marina	75%
Arabian Ranches 1	76%
Downtown Dubai	76%
Jumeirah Village Triangle	77%
Town Square	77%
Mira Oasis	81%
Mudon	81%
Mira	82%

TRAILING 6 MONTH AVERAGE PRICE - VILLAS/TOWNHOUSES



	June	July	August	September	October	November
2023	AED 10,509,308.00	AED 12,418,511.00	AED 9,352,670.00	AED 9,614,969.00	AED 11,410,570.00	AED 14,820,254.00
2024	AED 13,869,068.00	AED 14,021,786.00	AED 16,298,275.00	AED 14,737,514.00	AED 15,151,729.00	AED 15,441,786.00

TRAILING 6 MONTH AVERAGE PRICE - APARTMENTS



	June	July	August	September	October	November
2023	AED 1,957,955.00	AED 1,842,835.00	AED 1,866,107.00	AED 2,132,085.00	AED 1,783,147.00	AED 1,616,591.00
2024	AED 2,078,518.00	AED 2,027,712.00	AED 1,900,035.00	AED 2,089,227.00	AED 2,026,389.00	AED 2,103,144.00

RECENTLY SOLD IN DUBAI HILLS ESTATE



Mulberry 2 - A2

SOLD FOR AED 1,950,000

APARTMENT | BOULEVARD VIEW
1 BEDROOM



Sidra 2

SOLD FOR AED 10,000,000

TYPE 3 | SINGLE ROW
4 BEDROOMS + MAIDS



Sidra 3

SOLD FOR AED 7,250,000

TYPE E1 | BACK TO BACK
3 BEDROOMS + MAIDS

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

3.94%

3 years fixed

5.10%

Variable Rate



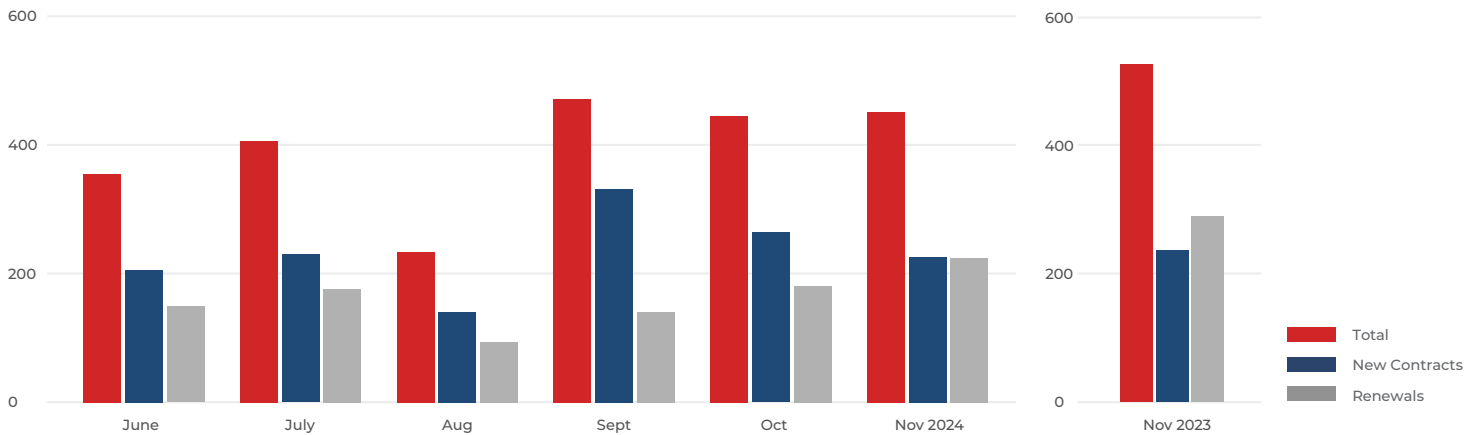
FEATURED LISTING **EXCLUSIVE**



- 4 Bedroom + Maids
- BUA: 3,367 Sqft
- Plot: 3,352 Sqft

- Type THB
- Golf Course View
- Extended & Upgraded

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	June	July	August	September	October	November
Total	355	406	234	472	445	451
New contracts	206	230	140	332	264	226
Renewals	149	176	94	140	181	225

November 2023	% Change
527	▼ -14%
237	▼ -5%
290	▼ -22%