

ESPACE
REAL ESTATE

NOVEMBER

COMMUNITY REPORTS & RECENT
TRANSACTIONS

JUMEIRAH BEACH RESIDENCE



No. Of Transfers

56

In JBR, there were 56 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **12.2** M

In accordance with the data collected, the highest transfer registered was a 4 BR in La Vie that sold for AED 12,200,000.

Lowest Transfer

AED **1** M

The lowest transfer recorded was a studio in Murjan 2 that sold for AED 1,000,000.

Average Sale Price

AED **3.20** M

Currently, the average sales price in JBR is AED 3,201,500. The average price per sq.ft. is AED 2,136.

OUR ACTIVE BUYER REQUIREMENTS



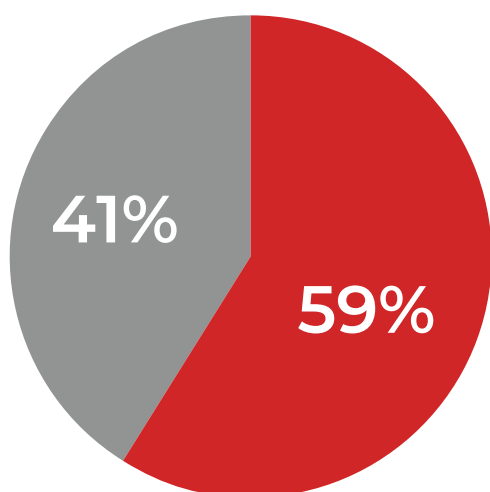
63+

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.

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%



■ Cash
■ Mortgage

In JBR, 41% of transferred sales involved mortgage financing, whereas 59% were completed by cash buyers.

AVERAGE LOAN TO VALUE

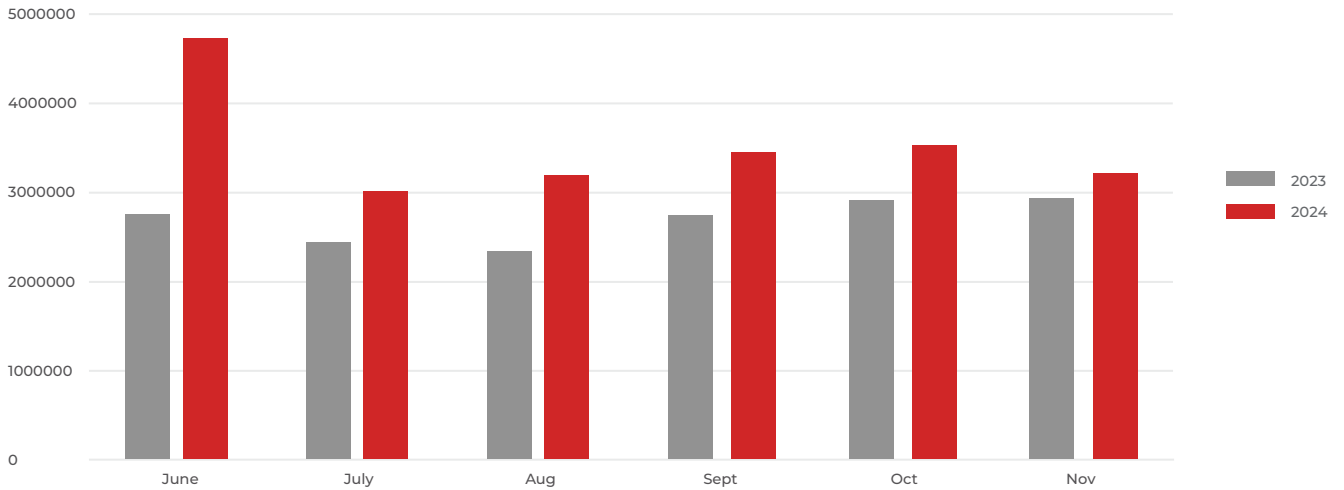


JBR

73%

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 SALE PRICE



	June	July	August	September	October	November
2023	AED 2,750,207.00	AED 2,430,056.00	AED 2,332,017.00	AED 2,732,018.00	AED 2,903,960.00	AED 2,930,608.00
2024	AED 4,725,056.00	AED 3,008,930.00	AED 3,186,702.00	AED 3,439,291.00	AED 3,524,113.00	AED 3,201,500.00

RECENTLY SOLD IN JUMEIRAH BEACH RESIDENCE



Sadaf 7

SOLD FOR AED 1,700,000

1 BEDROOM



Sadaf 4

SOLD FOR AED 2,950,000

3 BEDROOMS + MAIDS



Shams 2

SOLD FOR AED 8,858,500

4 BEDROOMS

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



**Al Bateen Residence,
Jumeirah Beach Residence**

AED 9,500,000

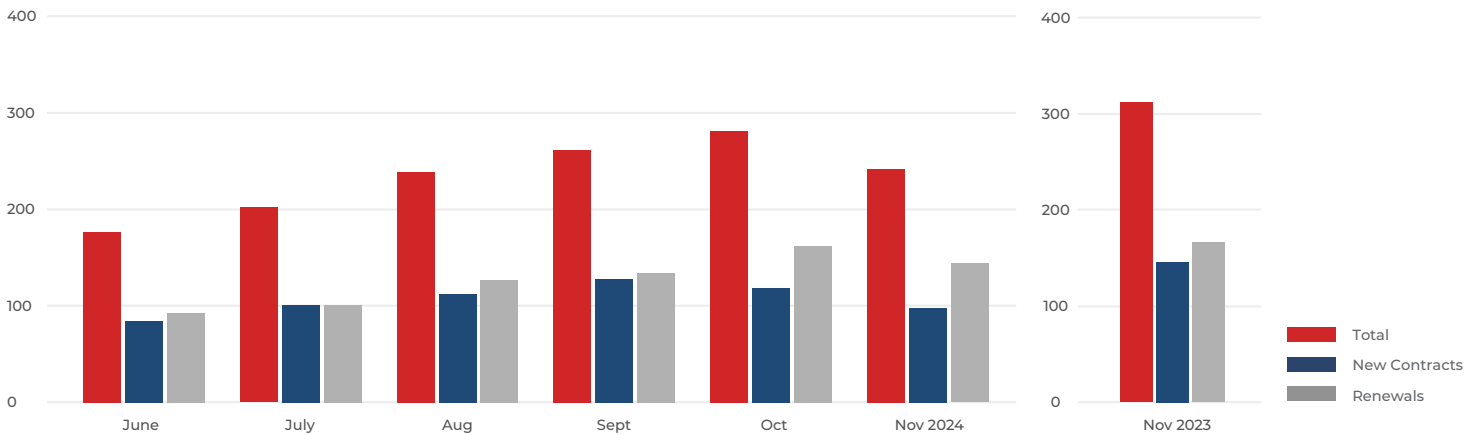
[Learn More](#)



- 3 Bedrooms + Maids
- BUA: 2,950 Sqft
- Palm, Bluewaters & Sea View

- High Floor
- Floor To Ceiling Windows
- 2 Parking Spaces

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	June	July	August	September	October	November
Total	177	202	239	262	281	242
New contracts	84	101	112	128	119	98
Renewals	93	101	127	134	162	144

November 2023	Change
312	▼ -22%
146	▼ -33%
166	▼ -13%