

ESPACE

REAL ESTATE

AUGUST

COMMUNITY REPORTS & RECENT
TRANSACTIONS

EMIRATES LIVING MEADOWS



No. Of Transfers

10

In The Meadows, there were 10 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 15.6 M

In accordance with the data collected, the highest transfer registered was a 4 BR in Meadows 6 that sold for AED 15,600,000.

Lowest Transfer

AED 6.5 M

The lowest transfer recorded was a 3 BR villa in Meadows 9 that sold for AED 6,500,000.

Average Sale Price

AED 9.08 M

Currently, the average sales price in The Meadows is AED 9,080,000. The average price per sq.ft. is AED 2,388.

OUR ACTIVE BUYER REQUIREMENTS



107+
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.

MEADOWS 9 - BUDGET AED 7,000,000

Any Type | 3 Bedroom | Not Near Cables

MEADOWS 1/2 - BUDGET AED 8,200,000

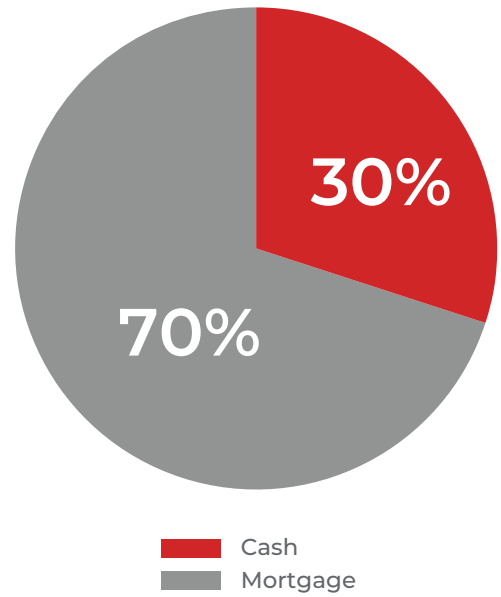
Type 6/12 | 4 Bedroom | Back to Back

ANY MEADOWS - BUDGET AED 9,000,000

Any Type | 4/5 Bedroom | VoT, Away From Road

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Jumeirah Islands	100%	0%
Palm Jumeirah (V)	75%	25%
Jumeirah Golf Estates	72%	28%
JBR	69%	31%
Downtown Dubai	66%	34%
Dubai Hills Estate	60%	40%
Dubai Marina	60%	40%
Palm Jumeirah (A)	59%	41%
Al Barari	50%	50%
Damac Hills	50%	50%
Jumeirah Park	42%	58%
Green Community	41%	59%
The Greens / The Views	35%	65%
The Meadows	30%	70%
Arabian Ranches 1	26%	74%
The Lakes	25%	75%
Mudon	19%	81%
Mira Oasis	18%	82%
Town Square	17%	83%
The Springs	15%	85%
Victory Heights	10%	90%
Mira	6%	94%
Arabian Ranches 2	5%	95%



In The Meadows, 70% of transferred sales involved mortgage financing, whereas 30% were completed by cash buyers.

AVERAGE LOAN TO VALUE

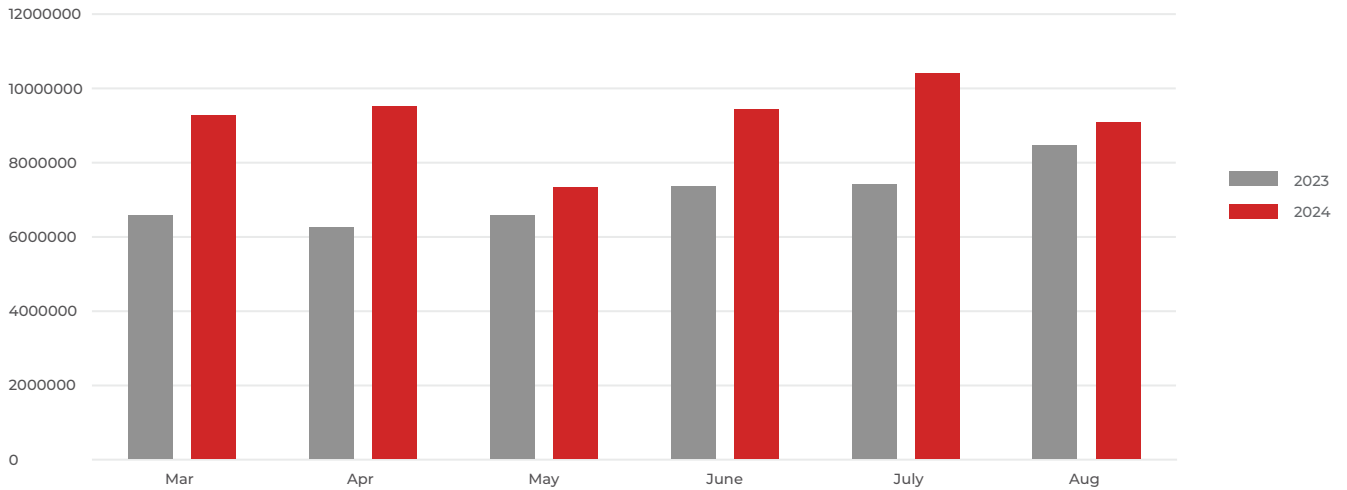
The Meadows

62%

Community	LTV
Jumeirah Islands	N/A
The Meadows	62%
Arabian Ranches 2	69%
The Lakes	69%
Arabian Ranches 1	70%
Palm Jumeirah (V)	70%
Al Barari	70%
Jumeirah Park	71%
Green Community	72%
Dubai Hills Estate	73%
Victory Heights	73%
Palm Jumeirah (A)	74%
Jumeirah Golf Estates	75%
JBR	75%
Downtown Dubai	76%
Dubai Marina	76%
Damac Hills	76%
The Greens / The Views	77%
Mira	77%
Mudon	77%
The Springs	78%
Town Square	80%
Mira Oasis	81%



TRAILING 6 MONTH AVERAGE SALE PRICE



	March	April	May	June	July	August
2023	AED 6,572,222.00	AED 6,247,917.00	AED 6,573,524.00	AED 7,336,667.00	AED 7,384,667.00	AED 8,457,895.00
2024	AED 9,267,500.00	AED 9,510,000.00	AED 7,309,257.00	AED 9,410,294.00	AED 10,398,158.00	AED 9,080,000.00

RECENTLY SOLD IN THE MEADOWS



Meadows 1

SOLD FOR AED 8,500,000

TYPE 5 | BACK TO BACK
3 BEDROOMS + STUDY



Meadows 1

SOLD FOR AED 9,200,000

TYPE 6 | SINGLE ROW
4 BEDROOMS + MAIDS



Meadows 2

SOLD FOR AED 9,300,000

TYPE 14 | BACK TO BACK
4 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.

3.94%
2 years fixed

3.98%
5 years fixed

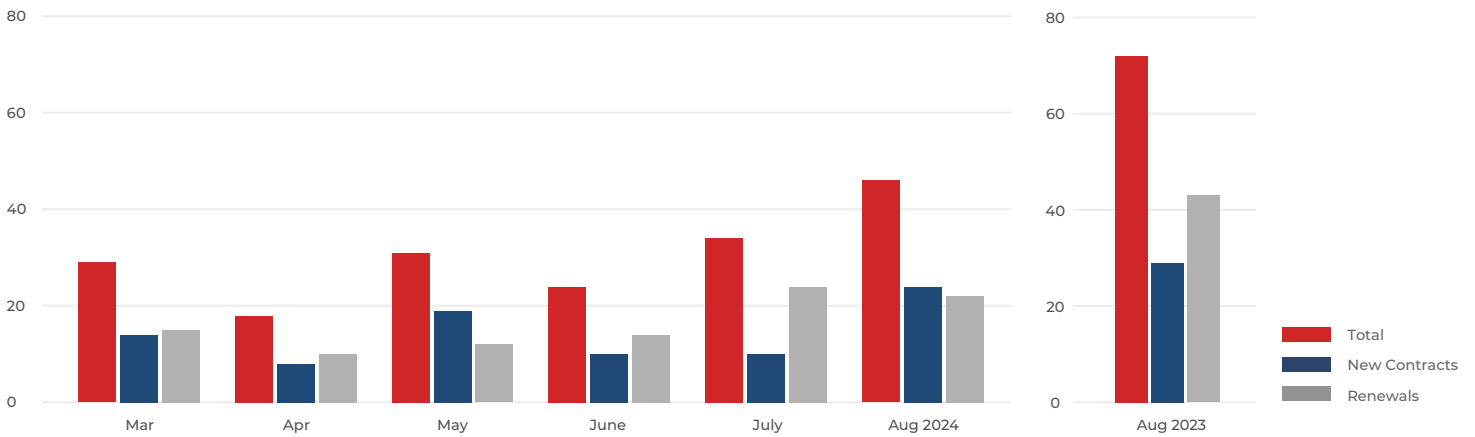
5.90%
Variable Rate



- 5 Bedroom + Maids
- BUA: 3,805 Sqft
- Plot: 5,942 Sqft

- Type 7
- Heated and chilled pool
- Renovated

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	March	April	May	June	July	August
Total	29	18	31	24	34	46
New contracts	14	8	19	10	10	24
Renewals	15	10	12	14	24	22

August 2023	% Change
72	▼ -36%
29	▼ -17%
43	▼ -49%