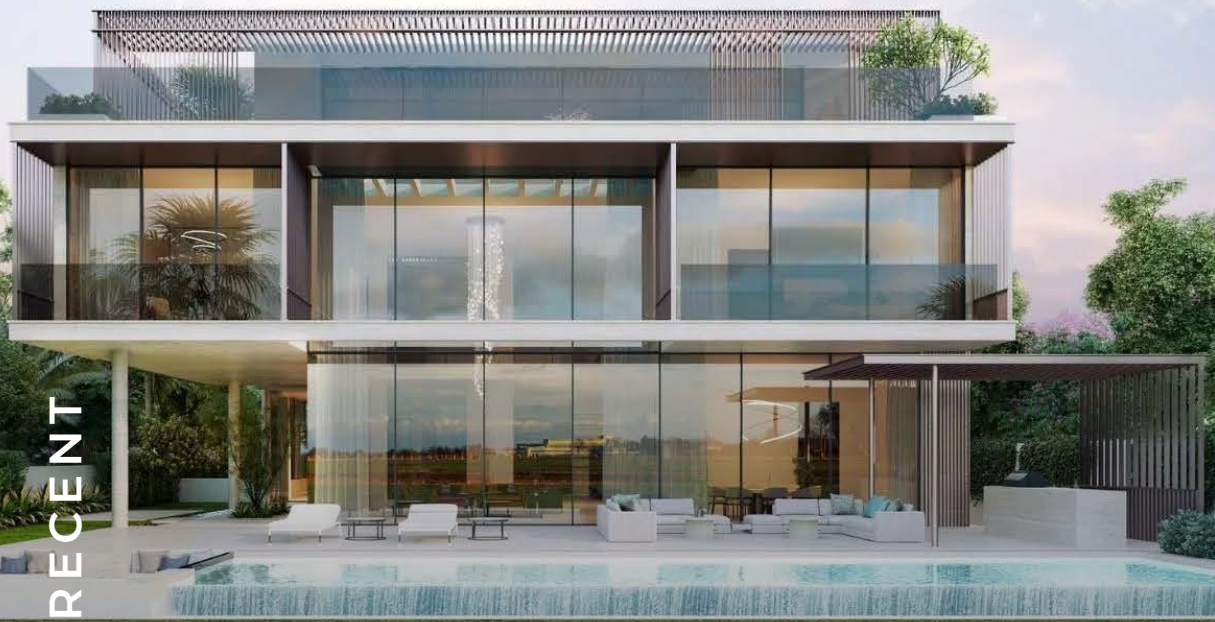


ESPACE

REAL ESTATE



JULY

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

DAMAC HILLS  
VILLAS & TOWNHOUSES



No. Of  
Transfers

46

In Damac Hills, there were 46 transfers registered at the Dubai Land Department during this month.

Highest  
Transfer

AED 15.8 M

In accordance with the data collected, the highest transfer registered was a 5 BR in The Field that sold for AED 15,800,000.

Lowest  
Transfer

AED 2.25 M

The lowest transfer recorded was a unit in Silver Springs that sold for AED 2,250,000.

Average  
Sale Price

AED 4.40 M

Currently, the average sales price in Damac Hills is AED 4,401,237. The average price per sq.ft. is AED 1,596.

## OUR ACTIVE BUYER REQUIREMENTS

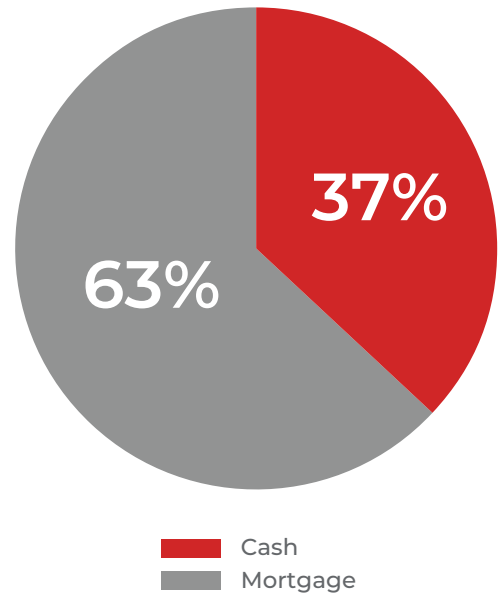


23+  
ACTIVE GREEN BUYERS

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
Palm Jumeirah (V)	93%	7%
Al Barari	80%	20%
Jumeirah Islands	70%	30%
Jumeirah Golf Estates	69%	31%
Jumeirah Park	65%	35%
Downtown Dubai	63%	37%
JBR	60%	40%
Dubai Marina	57%	43%
Dubai Hills Estate	53%	47%
Palm Jumeirah (A)	53%	47%
Green Community	50%	50%
The Lakes	50%	50%
The Meadows	47%	53%
<b>Damac Hills</b>	<b>37%</b>	<b>63%</b>
The Springs	33%	67%
Arabian Ranches 1	23%	77%
Arabian Ranches 2	15%	85%
Town Square	12%	88%
Mira Oasis	11%	89%
Victory Heights	7%	93%
Mudon	5%	95%
Mira	0%	100%



In Damac Hills, 63% of transferred sales involved mortgage financing, whereas 37% were completed by cash buyers.

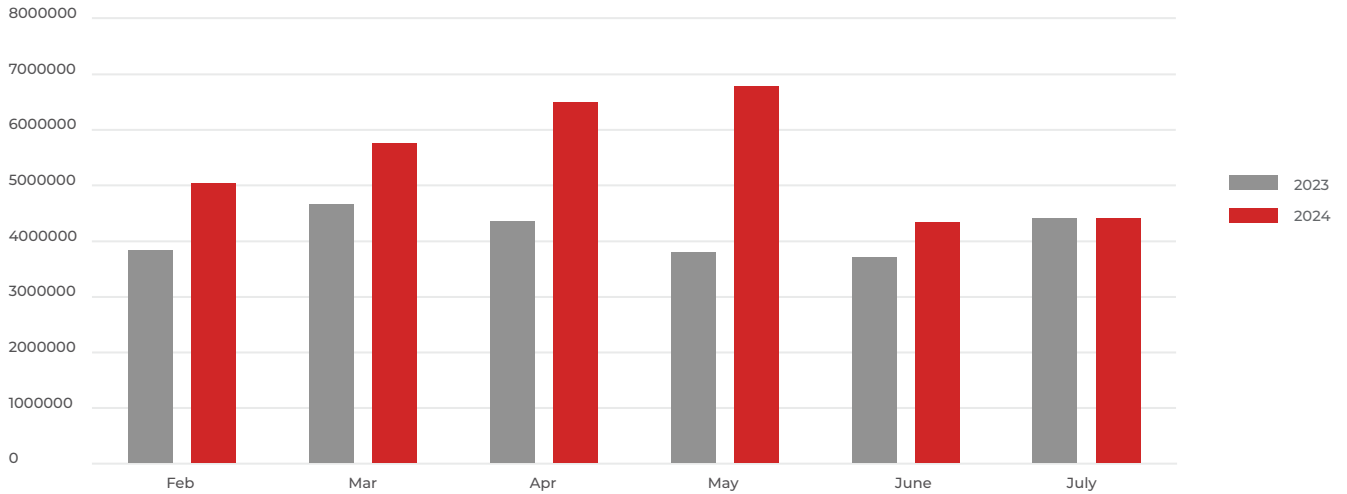
## AVERAGE LOAN TO VALUE

Damac Hills
<b>76%</b>

Community	LTV
Palm Jumeirah (V)	47%
The Meadows	58%
Al Barari	60%
Jumeirah Islands	63%
Jumeirah Park	63%
The Lakes	66%
Jumeirah Golf Estates	68%
Palm Jumeirah (A)	71%
Arabian Ranches 1	72%
Victory Heights	72%
Green Community	74%
JBR	74%
Dubai Hills Estate	75%
Downtown Dubai	76%
Dubai Marina	76%
<b>Damac Hills</b>	<b>76%</b>
Arabian Ranches 2	78%
The Springs	78%
Mira	79%
Mudon	80%
Mira Oasis	82%
Town Square	83%



## TRAILING 6 MONTH AVERAGE SALE PRICE



	February	March	April	May	June	July
2023	AED 3,818,512.00	AED 4,652,855.00	AED 4,342,997.00	AED 3,788,476.00	AED 3,698,178.00	AED 4,394,754.00
2024	AED 5,024,746.00	AED 5,740,159.00	AED 6,468,965.00	AED 6,767,975.00	AED 4,328,242.00	AED 4,401,237.00

## RECENTLY SOLD IN DAMAC HILLS



### Rochester

**SOLD FOR AED 2,950,000**

TYPE TH-M  
3 BEDROOMS + MAIDS



### Park Residences 1

**SOLD FOR AED 3,500,000**

TYPE TH26-E  
4 BEDROOMS + MAIDS



### Silver Springs

**SOLD FOR AED 4,080,000**

TYPE TH-K  
3 BEDROOMS + MAIDS + STUDY

## ESPACE MORTGAGE SERVICES

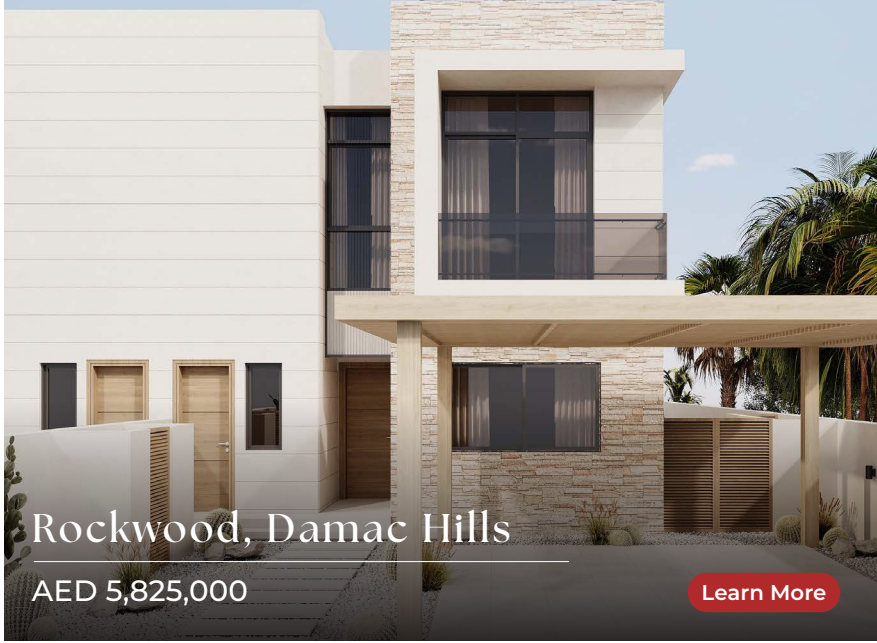
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

**3.94%**  
2 years fixed

**3.98%**  
5 years fixed

**5.90%**  
Variable Rate

## FEATURED LISTING

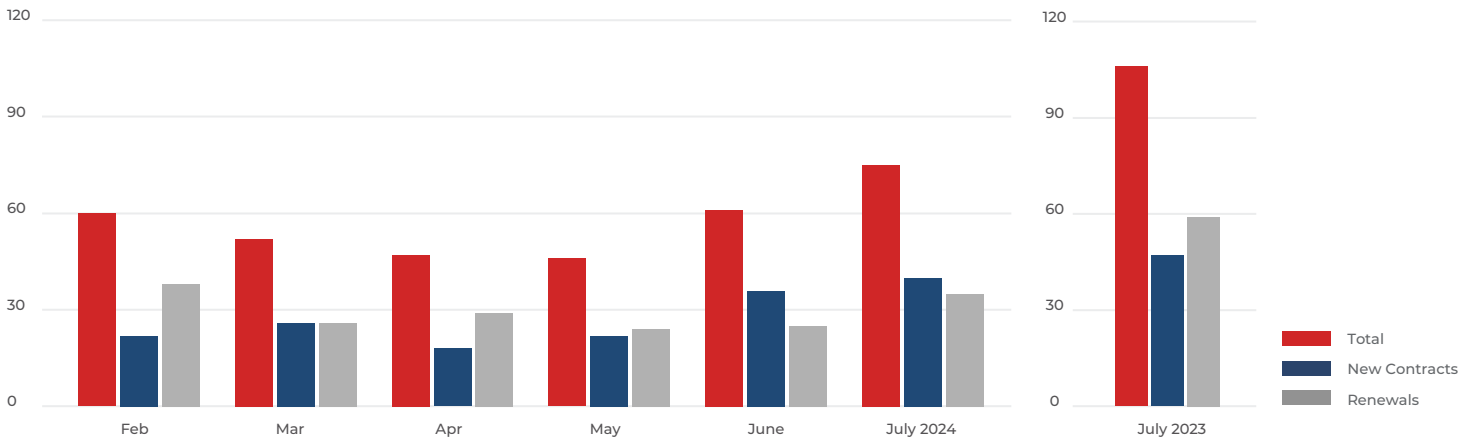


- 4 Bedrooms + Maids
- BUA: 2,578 Sqft
- Plot: 3,607 Sqft

[Learn More](#)

- TH-L
- Overflow Swimming Pool
- Vacant

## TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	February	March	April	May	June	July
Total	60	52	47	46	61	75
New contracts	22	26	18	22	36	40
Renewals	38	26	29	24	25	35

July 2023	% Change
106	▼ -29%
47	▼ -15%
59	▼ -41%