

ESPACE

REAL ESTATE

JULY

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

JUMEIRAH PARK



**No. Of Transfers**

**17**

In Jumeirah Park, there were 17 transfers registered at the Dubai Land Department during this month.

**Highest Transfer**

AED **11** M

In accordance with the data collected, the highest transfer registered was a 5 BR in District 2 that sold for AED 11,000,000.

**Lowest Transfer**

AED **5.37** M

The lowest transfer recorded was a 3 BR in District 8 that sold for AED 5,370,625.

**Average Sale Price**

AED **8.87** M

Currently, the average sales price in Jumeirah Park is AED 8,870,919. The average price per sq.ft. is AED 2,089.

**OUR ACTIVE BUYER REQUIREMENTS**



**52+**

**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.

**DISTRICT 3/4 - BUDGET AED 8,200,000**

Type 4 Large | 4 BR | Back to Back / Park

**DISTRICT 7/8 - BUDGET AED 5,800,000**

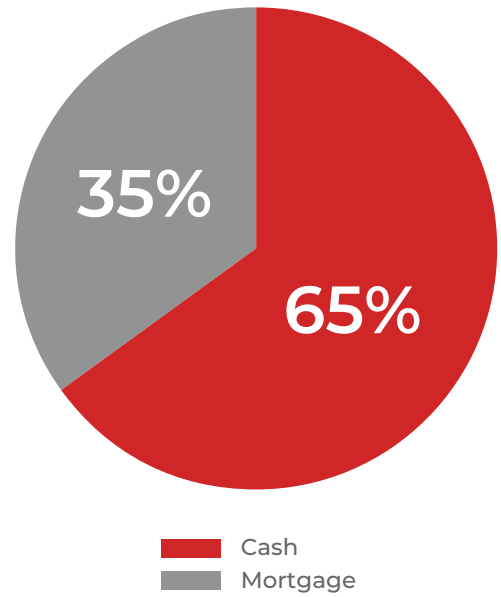
Type 3 Small | 3 BR | Back to Back / Park

**DISTRICT 1/2 - BUDGET AED 10,000,000**

Type 5 Bed | 5 BR | Not a Road View

## 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%
Damac Hills	37%	63%
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 Jumeirah Park, 35% of transferred sales involved mortgage financing, whereas 65% were completed by cash buyers.

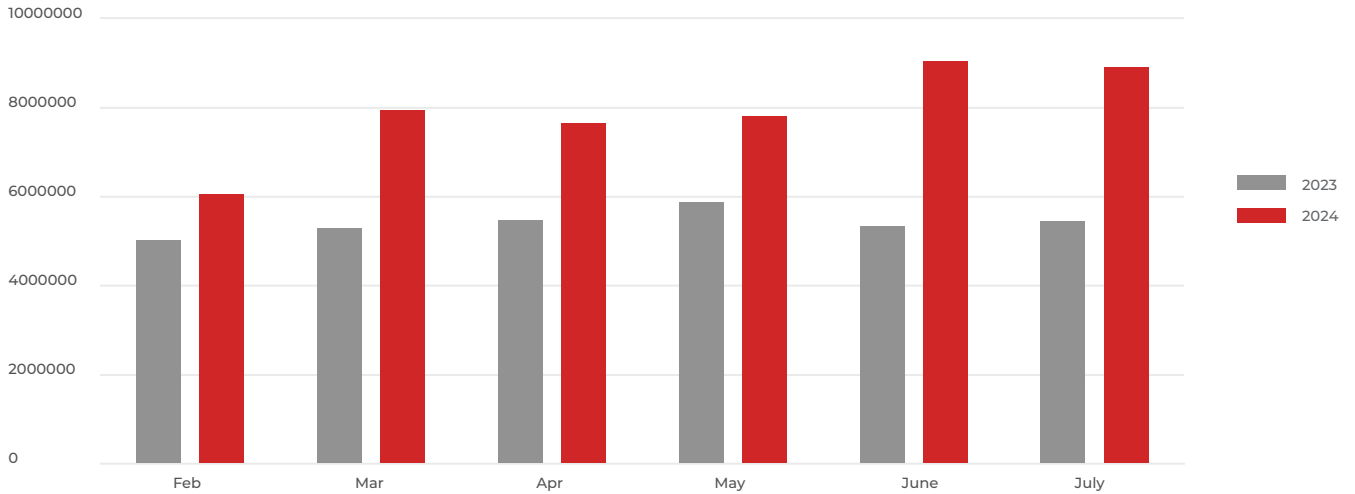
## AVERAGE LOAN TO VALUE

Jumeirah Park
<b>63%</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%
Damac Hills	76%
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 5,001,140.00	AED 5,271,056.00	AED 5,452,763.00	AED 5,855,417.00	AED 5,306,242.00	AED 5,424,243.00
2024	AED 6,021,875.00	AED 7,921,000.00	AED 7,628,823.00	AED 7,772,000.00	AED 9,018,000.00	AED 8,870,919.00

## RECENTLY SOLD IN JUMEIRAH PARK



### District 8

**SOLD FOR AED 6,000,000**

LEGACY SMALL 3BR | SINGLE ROW  
3 BEDROOMS + MAIDS



### District 9

**SOLD FOR AED 7,350,000**

VILLA | COMMUNITY VIEW  
4 BEDROOMS



### District 6

**SOLD FOR AED 10,920,000**

VILLA | COMMUNITY VIEW  
3 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.

**3.94%**  
2 years fixed

**3.98%**  
5 years fixed

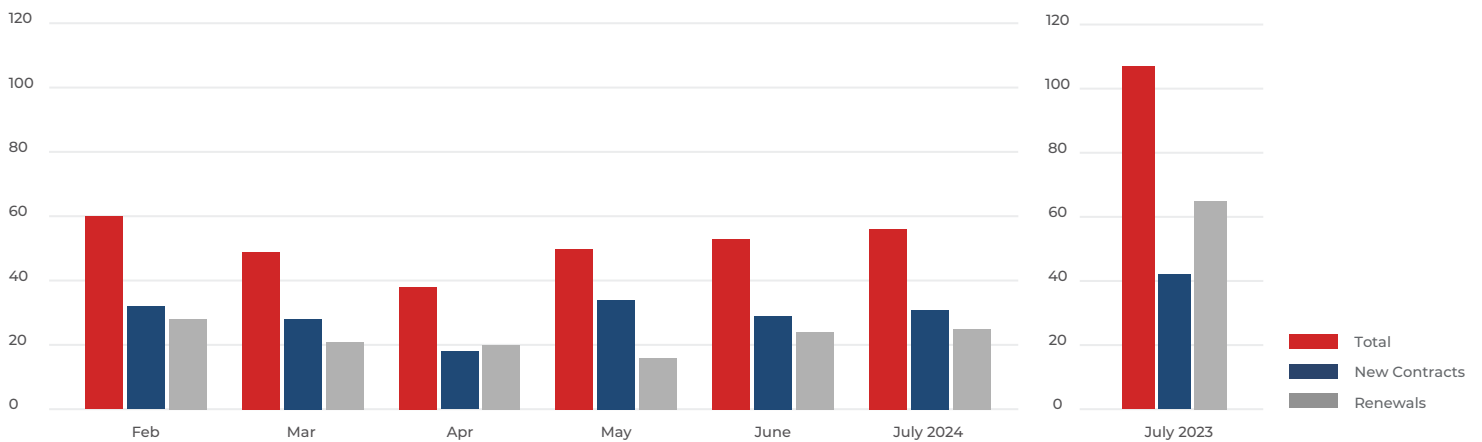
**5.90%**  
Variable Rate



- 3 Bedroom + Maids
- BUA: 3,527 Sqft
- Plot: 6,400 Sqft

- Back to Back
- Large Plot
- Opposite Communal Park

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	February	March	April	May	June	July
Total	60	49	38	50	53	56
New contracts	32	28	18	34	29	31
Renewals	28	21	20	16	24	25

July 2023	% Change
107	▼ -48%
42	▼ -26%
65	▼ -62%