

### No. of Transfers

**159**

▲ In Dubai Hills Estate, there were 159 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED **125** M

In accordance with the data collected, the highest transfer registered was a plot in Dubai Hills View that sold for AED 125,000,000.

### Lowest Transfer

AED **940** K

The lowest transfer recorded was a 1 BR in Socio Tower 1 that sold for AED 940,495.

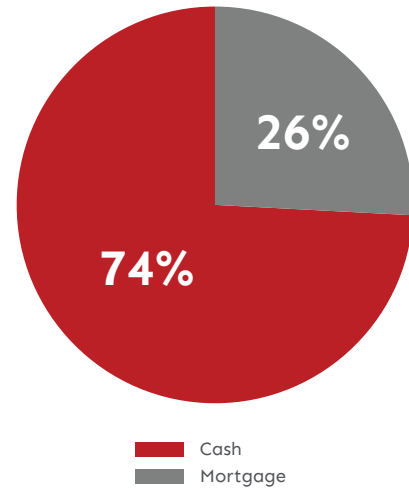
### Average Price

AED **5.1** M

Currently, the average sales price in Dubai Hills Estate is AED 5,112,045. The average price per sq.ft is AED 1,957.

## Mortgage Vs Cash Transactions

Community	Cash	Mortgages
Jumeirah Islands	100%	0%
Jumeirah Golf Estates	93%	7%
Palm Jumeirah (Villas)	82%	18%
<b>Dubai Hills Estate</b>	<b>74%</b>	<b>26%</b>
Downtown Dubai	71%	29%
Palm Jumeirah (Apt)	70%	30%
Dubai Marina	66%	34%
Green Community	64%	36%
The Meadows	60%	40%
Jumeirah Beach Residence	59%	41%
Victory Heights	41%	59%
Jumeirah Park	33%	67%
Arabian Ranches	30%	70%
The Springs	25%	75%
Arabian Ranches 2	18%	82%
The Lakes	14%	86%



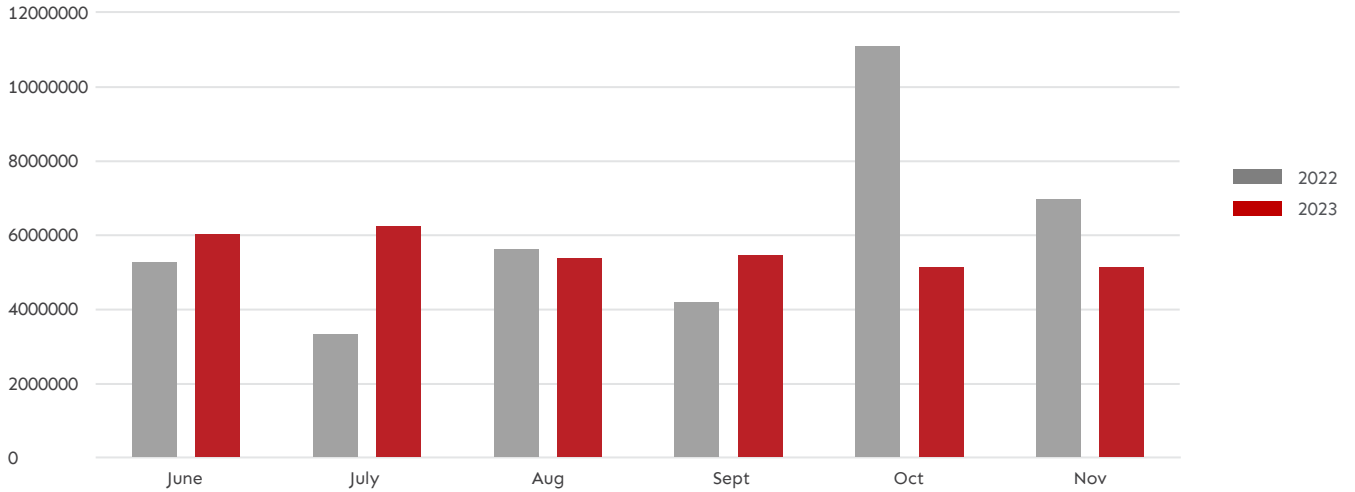
## Average Loan to Value

**Dubai Hills Estate**  
**73%**

Community	LTV (%)
Jumeirah Islands	0%
Palm Jumeirah (Villas)	44%
Jumeirah Park	63%
The Meadows	65%
Palm Jumeirah (Apt)	68%
The Lakes	68%
Jumeirah Golf Estates	70%
Victory Heights	70%
Arabian Ranches	72%
Arabian Ranches 2	73%
<b>Dubai Hills Estate</b>	<b>73%</b>
Downtown Dubai	74%
Dubai Marina	74%
Green Community	74%
Jumeirah Beach Residence	74%
The Springs	80%



## Trailing 6 Months Average Price



	June	July	August	September	October	November
2022	AED 5,244,110.00	AED 3,309,825.00	AED 5,595,260.00	AED 4,155,658.00	AED 11,049,635.00	AED 6,927,819.00
2023	AED 6,002,391.00	AED 6,201,501.00	AED 5,358,470.00	AED 5,439,689.00	AED 5,112,256.00	AED 5,112,045.00

## Our Active Buyer Requirements

**129+**  
ACTIVE GREEN BUYERS

Espace Real Estate defines a green buyer as an individual who has expressed interest in purchasing a property within the past two months or is actively engaged in viewing properties.

### TOP 3 BUYER REQUIREMENTS

<b>Sidra</b>	<b>BUDGET AED 8,000,000</b>	
Type E3	3 Bedroom	Internal Location
<b>Maple</b>	<b>BUDGET AED 5,000,000</b>	
Type 3E	5 Bedroom	Greenery Belt View
<b>Sidra</b>	<b>BUDGET AED 5,850,000</b>	
Type E1	3 Bedroom	Back to Back

## Recently Sold in Dubai Hills Estate



**MAPLE 1**  
**SOLD FOR AED 4,950,000**

TYPE 3E | SINGLE ROW  
5 BEDROOMS + MAIDS



**PARK RIDGE TOWER C**  
**SOLD FOR AED 2,000,000**

APARTMENT | PARK & POOL VIEW  
2 BEDROOMS



**SOCIO TOWER**  
**SOLD FOR AED 998,777**

APARTMENT | COMMUNITY VIEW  
1 BEDROOM

# 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.

**4.24%**  
3 years fixed

**4.44%**  
5 years fixed

**5.90%**  
Variable Rate

## Featured Property **EXCLUSIVE**

### PARK RIDGE TOWER C

**AED 1,450,000**

1 Bedroom

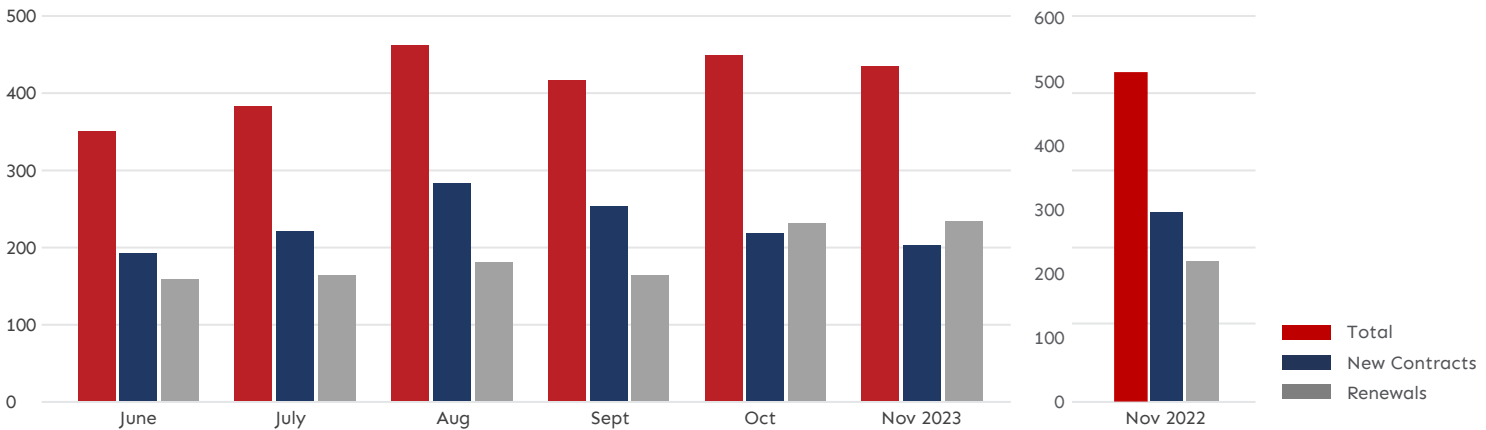
#### KEY FEATURES:

- Skyline View
- BUA: 648 sqft
- Immaculate Condition
- Fantastic Location
- Direct Park Access

[Learn More](#)



## Trailing 6 Months Rental Transactions



2023	June	July	August	September	October	November
Total	349	382	461	415	447	434
New contracts	191	219	282	252	217	201
Renewals	158	163	179	163	230	233

November 2022
512
294
218

- Total
- New Contracts
- Renewals
- ▼ -15%
- ▼ -32%
- ▲ 7%