

No. of Transfers

11

▲ In Palm Jumeirah Villas, there were 11 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **78** M

In accordance with the data collected, the highest transfer registered was a 6 BR in Frond E that sold for AED 78,000,000.

Lowest Transfer

AED **18.5** M

The lowest transfer recorded was a 4 BR in Frond D that sold for AED 18,500,000.

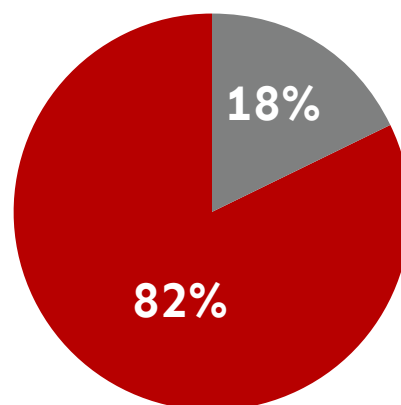
Average Price

AED **43.7** M

Currently, the average sales price in Palm Jumeirah Villas is AED 43,772,727. The average price per sq.ft is AED 5,603.

Mortgage Vs Cash Transactions

Community	Cash	Mortgages
Jumeirah Islands	100%	0%
Jumeirah Golf Estates	93%	7%
Palm Jumeirah (Villas)	82%	18%
Dubai Hills Estate	74%	26%
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%



■ Cash
■ Mortgage

Average Loan to Value

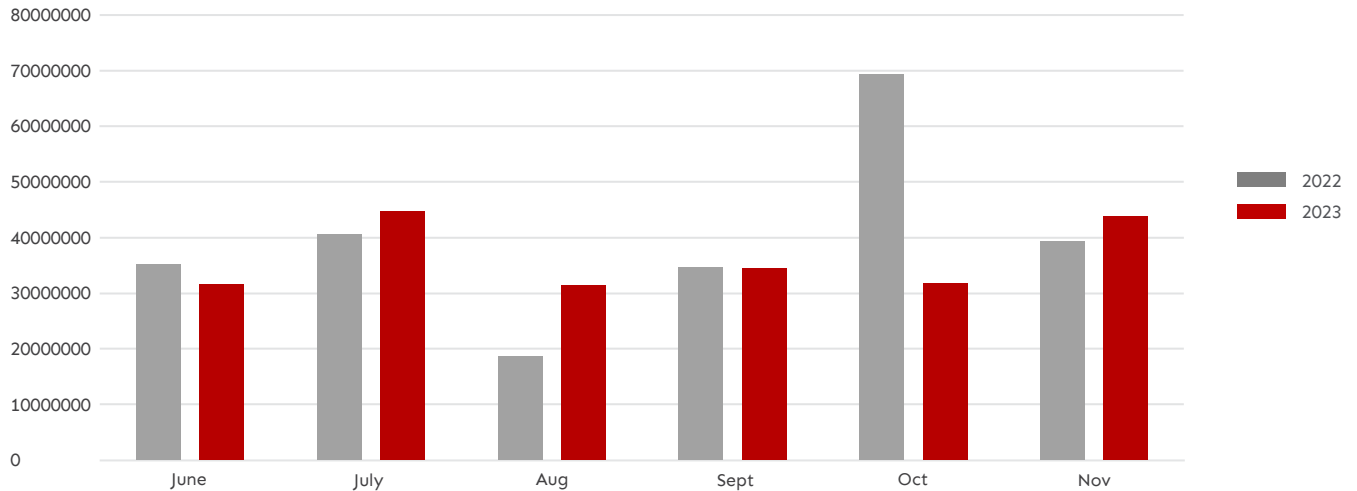
Palm Jumeirah (V)

44%

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%
Dubai Hills Estate	73%
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 35,143,421.00	AED 40,526,471.00	AED 18,654,545.00	AED 34,508,333.00	AED 69,275,000.00	AED 39,195,000.00
2023	AED 31,502,273.00	AED 44,711,364.00	AED 31,411,900.00	AED 34,446,429.00	AED 31,783,333.00	AED 43,772,727.00

Our Active Buyer Requirements

114+

ACTIVE GREEN BUYERS

Espace Real Estate defines a 'green buyer' as an individual who has been registered as a buyer in this community within the past 2 months or is a previously registered buyer who has actively viewed a property within the past 2 months.



Recently Sold in Palm Jumeirah (Villas)



FROND E

SOLD FOR AED 29,000,000

MEDITERRANEAN ATRIUM | SEA & ATLANTIS VIEW
5 BEDROOMS + MAIDS



FROND D

SOLD FOR AED 29,000,000

GARDEN HOME | SEA VIEW
5 BEDROOMS + MAIDS



FROND O

SOLD FOR AED 13,750,000

GARDEN HOME | SEA VIEW
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.

4.24%

3 years fixed

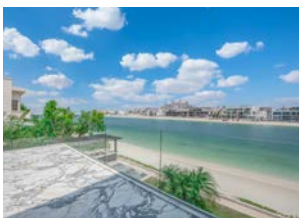
4.44%

5 years fixed

5.90%

Variable Rate

Featured Property **EXCLUSIVE**



FROND J **ASK FOR PRICE**

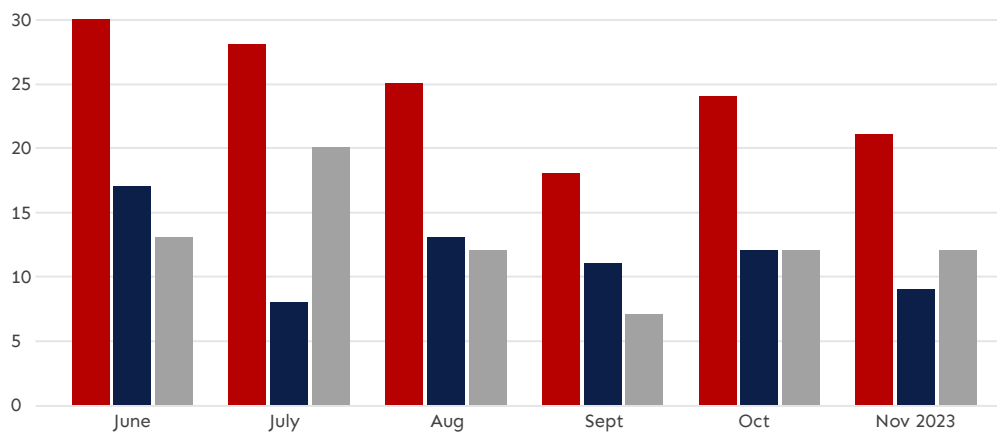
6 Bedrooms + Maids + Study

KEY FEATURES:

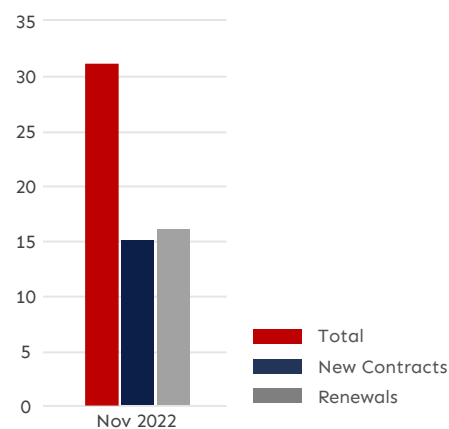
- Signature Villa
- BUA: 16,000 Sqft
- Plot: 15,500 Sqft
- Custom Modern 3 Story Villa
- Basement with Cinema & Spa

[Learn More](#)

Trailing 6 Months Rental Transactions



2023	June	July	August	September	October	November
Total	30	28	25	18	24	21
New contracts	17	8	13	11	12	9
Renewals	13	20	12	7	12	12



November 2022

31	▼ -32%
15	▼ -40%
16	▼ -25%