

No. of Transfers

27

▲ In the Springs, there were 27 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **4.99** M

In accordance with the data collected, the highest transfer registered was a 3 BR in Spings 5 that sold for AED 4,999,000.

Lowest Transfer

AED **2.27** M

The lowest transfer recorded was a 2 BR in Springs 10 that sold for AED 2,275,000.

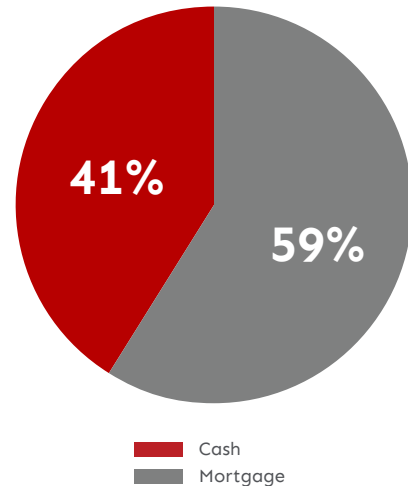
Average Price

AED **3.37** M

Currently, the average sales price in the Springs is AED 3,374,222. The average price per sq.ft is AED 1,620.

Mortgage Vs Cash Transactions

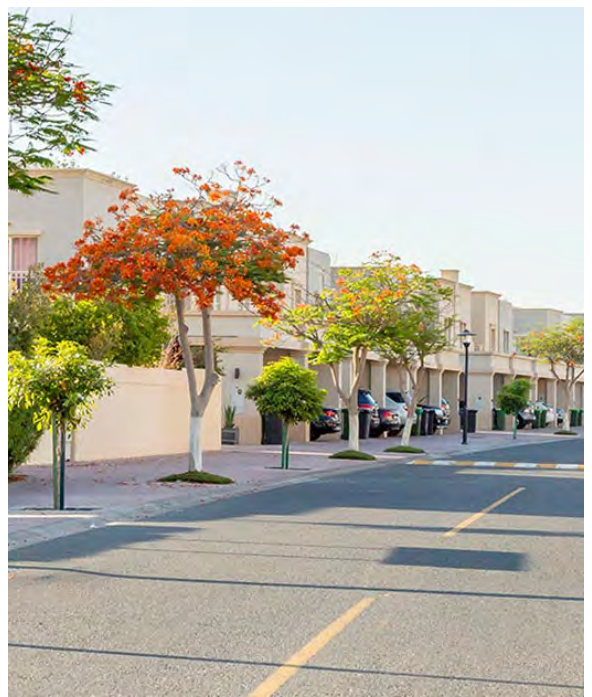
Community	Cash	Mortgages
Jumeirah Islands Villas	100%	0%
Downtown Dubai	80%	20%
Palm Jumeirah (Villas)	80%	20%
Palm Jumeirah (Apt)	79%	21%
Jumeirah Golf Estates	78%	22%
Dubai Hills Estate	75%	25%
Jumeirah Park	73%	27%
Dubai Marina	70%	30%
Jumeirah Beach Residence	67%	33%
The Meadows	57%	43%
Arabian Ranches	50%	50%
The Lakes	50%	50%
The Springs	41%	59%
Green Community	40%	60%
Victory Heights	39%	61%
Arabian Ranches 2	7%	93%



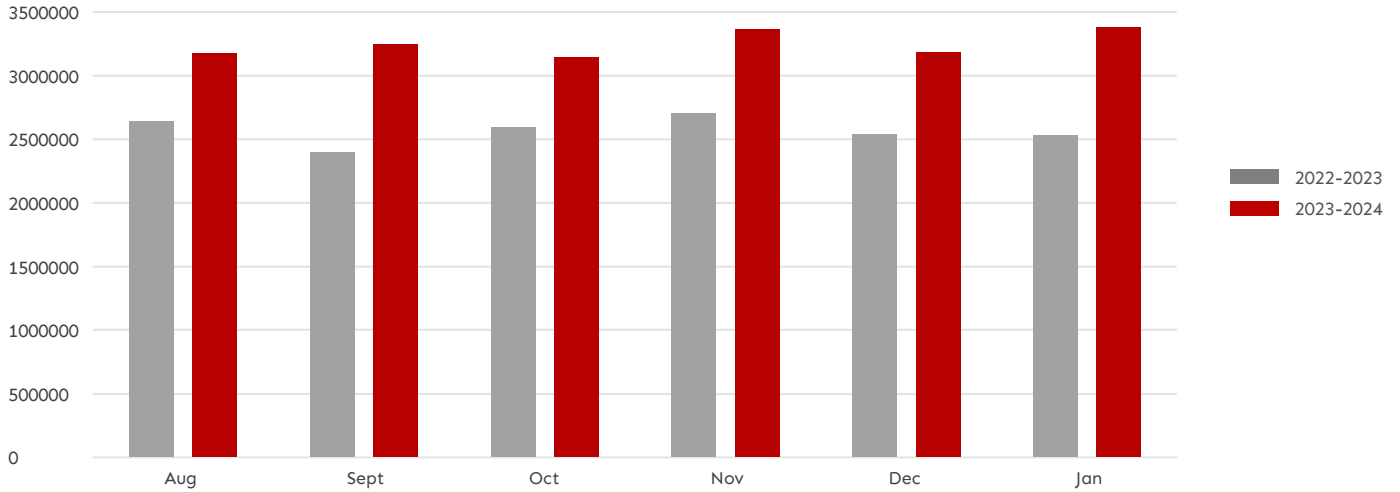
Average Loan to Value

The Springs
78%

Community	LTV (%)
Jumeirah Islands Villas	0%
Palm Jumeirah (Villas)	55%
Victory Heights	69%
Downtown Dubai	70%
The Lakes	70%
Arabian Ranches	72%
Dubai Marina	72%
The Meadows	73%
Dubai Hills Estate	74%
Palm Jumeirah (Apt)	74%
Arabian Ranches 2	75%
Green Community	76%
Jumeirah Beach Residence	77%
Jumeirah Golf Estates	78%
The Springs	78%
Jumeirah Park	80%



Trailing 6 Months Average Price



	August	September	October	November	December	January
2022-2023	AED 2,633,844.00	AED 2,390,083.00	AED 2,590,561.00	AED 2,700,679.00	AED 2,536,667.00	AED 2,528,200.00
2023-2024	AED 3,168,490.00	AED 3,243,261.00	AED 3,136,163.00	AED 3,360,455.00	AED 3,182,816.00	AED 3,374,222.00

Our Active Buyer Requirements

224+
ACTIVE GREEN BUYERS

A green buyer refers to a registered individual who has expressed a keen interest in purchasing property within the community and has been actively engaged in viewing properties for the past two months.

TOP 3 BUYER REQUIREMENTS

Any Springs		BUDGET AED 2,700,000
2 Bed	2 Bedroom	Away From Road
Any Springs		BUDGET AED 5,200,000
Type 1E	3 Bedroom	Lake View & Standard
Any Springs		BUDGET AED 3,750,000
Type 3M	3 Bedroom	Back to Back & VoT

Recently Sold in The Springs



SPRINGS 14

SOLD FOR AED 2,700,000

TYPE 4M | BACK TO BACK
2 BEDROOMS + STUDY



SPRINGS 2

SOLD FOR AED 5,400,000

TYPE 2E | LAKE VIEW
3 BEDROOMS + MAIDS + STUDY



SPRINGS 7

SOLD FOR AED 2,924,000

TYPE 4M | ROAD VIEW
2 BEDROOMS + 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

4.19%
5 years fixed

5.90%
Variable Rate

Featured Property **EXCLUSIVE**



SPRINGS 15

AED 5,500,000

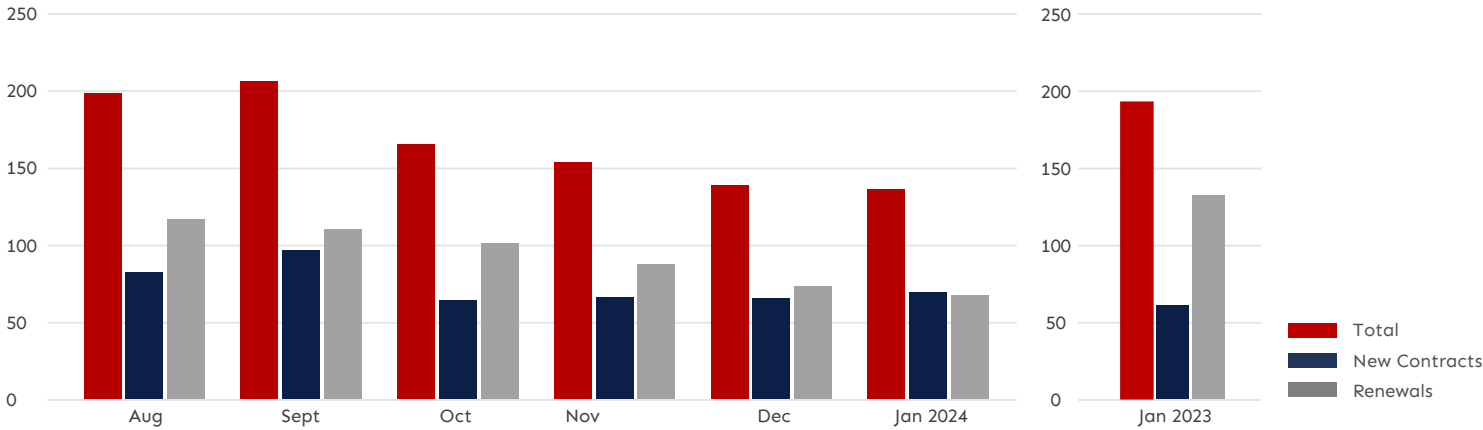
3 Bedrooms + Maids + Study

KEY FEATURES:

- Type 2E
- BUA: 2,637 Sqft
- Plot: 3,778 Sqft
- Lake View
- Fully Upgraded

[Learn More](#)

Trailing 6 Months Rental Transactions



2023 - 2024	August	September	October	November	December	January
Total	198	206	165	153	138	136
New contracts	82	96	64	66	65	69
Renewals	116	110	101	87	73	67

January 2023	Change
193	▼ -30%
61	▲ 13%
132	▼ -49%