

No. of
Transfers

32

▲ In the Springs, there were 32 transfers registered at the Dubai Land Department during this month.

Highest
Transfer

AED 5.35 M

In accordance with the data collected, the highest transfer registered was a 3 BR in Spings 11 that sold for AED 5,350,000.

Lowest
Transfer

AED 2 M

The lowest transfer recorded was a 2 BR in Springs 3 that sold for AED 2,000,000.

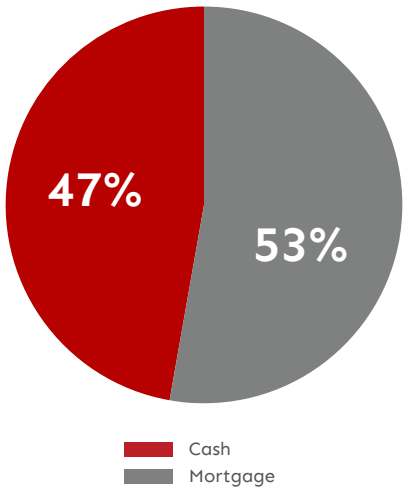
Average
Price

AED 3.35 M

Currently, the average sales price in the Springs is AED 3,350,625. The average price per sq.ft is AED 1,597.

Mortgage Vs Cash Transactions

Community	Cash	Mortgages
Palm Jumeirah (Villas)	83%	17%
Green Community	80%	20%
Jumeirah Golf Estates	78%	22%
Jumeirah Beach Residence	76%	24%
Dubai Marina	75%	25%
Palm Jumeirah (Apt)	73%	27%
Downtown Dubai	72%	28%
Dubai Hills Estate	71%	29%
Jumeirah Islands Villas	67%	33%
The Meadows	60%	40%
Arabian Ranches	48%	52%
The Springs	47%	53%
Arabian Ranches 2	46%	54%
Victory Heights	43%	57%
The Lakes	27%	73%
Jumeirah Park	25%	75%



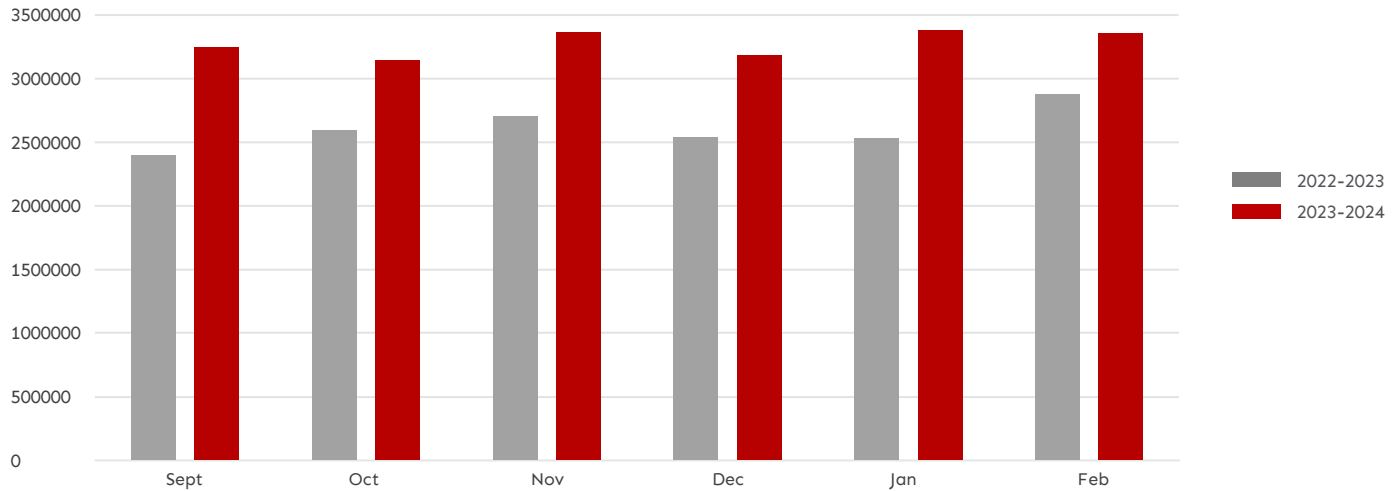
Average Loan to Value

The Springs
78%

Community	LTV (%)
Jumeirah Golf Estates	58%
The Meadows	63%
The Lakes	65%
Jumeirah Park	67%
Jumeirah Islands Villas	67%
Arabian Ranches	70%
Victory Heights	71%
Palm Jumeirah (Apt)	71%
Downtown Dubai	73%
Dubai Hills Estate	73%
Dubai Marina	75%
The Springs	78%
Arabian Ranches 2	78%
Jumeirah Beach Residence	80%
Palm Jumeirah (Villas)	83%
Green Community	84%



Trailing 6 Months Average Price



	September	October	November	December	January	February
2022-2023	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	AED 2,873,333.00
2023-2024	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	AED 3,350,625.00

Our Active Buyer Requirements

275+
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.

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 3,900,000
Type 3M	3 Bedroom	Back to Back & VoT

Recently Sold in The Springs



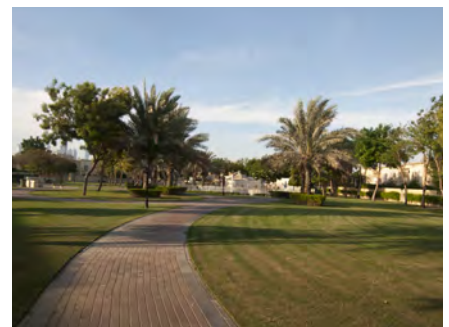
SPRINGS 11
SOLD FOR AED 5,350,000

TYPE 1E | LAKE VIEW
3 BEDROOMS + MAIDS + STUDY



SPRINGS 2
SOLD FOR AED 2,500,000

TYPE 4M | BACK TO BACK
2 BEDROOMS + STUDY



SPRINGS 2
SOLD FOR AED 2,500,000

TYPE 4M | BACK TO BACK
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.

3.89%

3 years fixed

3.99%

5 years fixed

5.90%

Variable Rate

Featured Property **EXCLUSIVE**



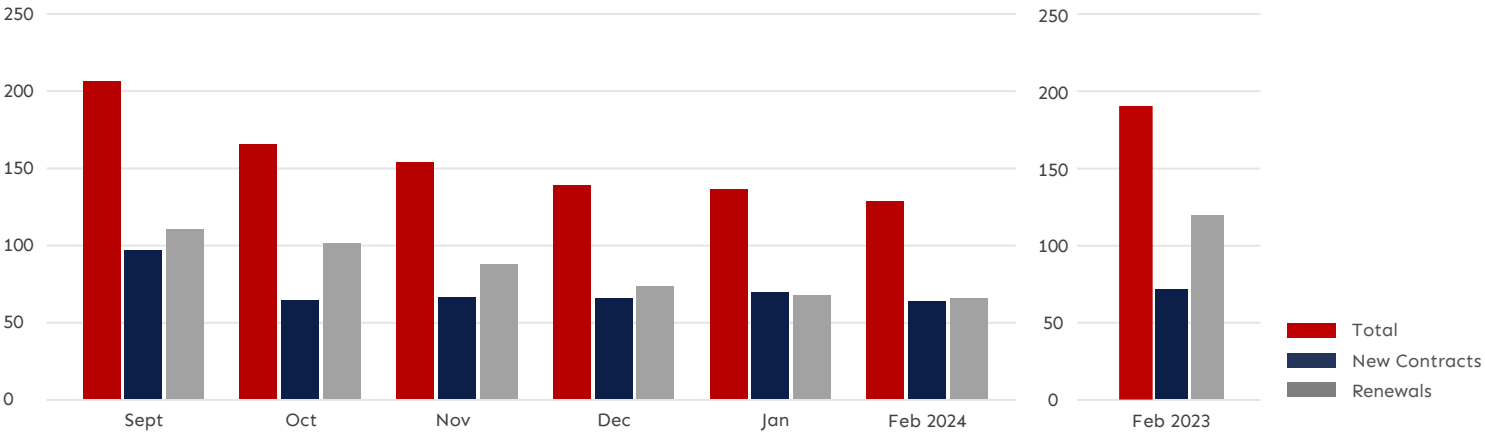
SPRINGS 11
AED 5,200,000
4 Bedrooms + Maids + Study

KEY FEATURES:

- Type 2E
- BUA: 2,800 Sqft
- Plot: 4,564 Sqft
- Townhouse
- Renovated

[Learn More](#)

Trailing 6 Months Rental Transactions



2023 - 2024	September	October	November	December	January	February
Total	206	165	153	138	136	128
New contracts	96	64	66	65	69	63
Renewals	110	101	87	73	67	65

February 2023
190
71
119

▼ -33%
▼ -11%
▼ -45%