

Publication

This document was produced in 2019.

The data used in the tables and charts is the latest available at the time of publishing. Data sources are included for all the charts. We have detailed what we believe to be an accurate snapshot of the current market.



CONTENT

04

*Location
Overview*

05

*Supply
Analysis*

06

*Rental
Rates*

07

*Sales
Prices*

08

*Rental Rates
Analysis*

09

*Sales Prices
Analysis*

10

*Studio Apartment
Analysis*

11

*One Bedroom Apartment
Analysis*

12

*Two Bedroom
Analysis*

13

*Two Bedroom
Analysis*

14

*Two Bedroom
Analysis*

PALM JUMEIRAH

LOCATION OVERVIEW

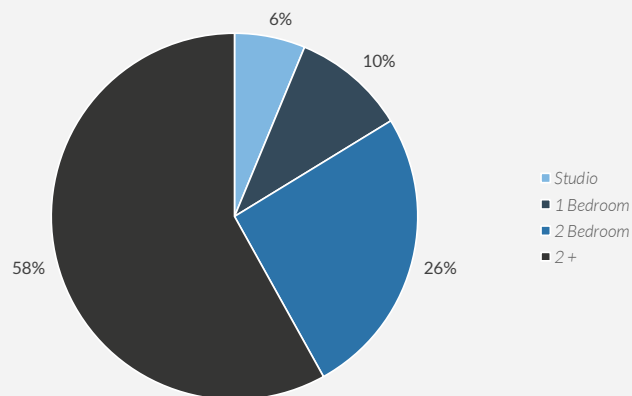
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the performance of the sales and rental market and aim to highlight any key trends.

A positive quarter for The Palm Jumeirah as again it secures its place as one of the best performing observation area of High Yield Advisors research for Q1. As witnessed in Q4 the rental rate decline was starting to stabilise, the same can be said for Q1 with an increase of 0.31 percent. One-bedroom apartments increased the most after a weak Q4. In addition, studio apartments seem to of aligned to the market after a turbulent year; limited supply can be seen as a contributing factor to the increased volatility of the studios rental rate performance.

Transactions were again back on the rise for Q1 after an improvement in Q4, producing the most transactions since Q1 2014. After further transaction analysis HYA discovered that 144 of Q4's transactions were related to Anantara Residences, most probably due to the title deeds being released and the land department classifying these as transactions, resulting in the high volume recorded. Sales prices across all typologies softened an average of 5.37 percent comparing to Q4, two-bedrooms declined the most at 6.79.

Like Dubai Marina the Palm Jumeirah offers a unique and one of a kind investment opportunity, therefore we expect that in a softening market these locations will remain the least volatile.

Unit Distribution



< Stock delivered in Q1 2019

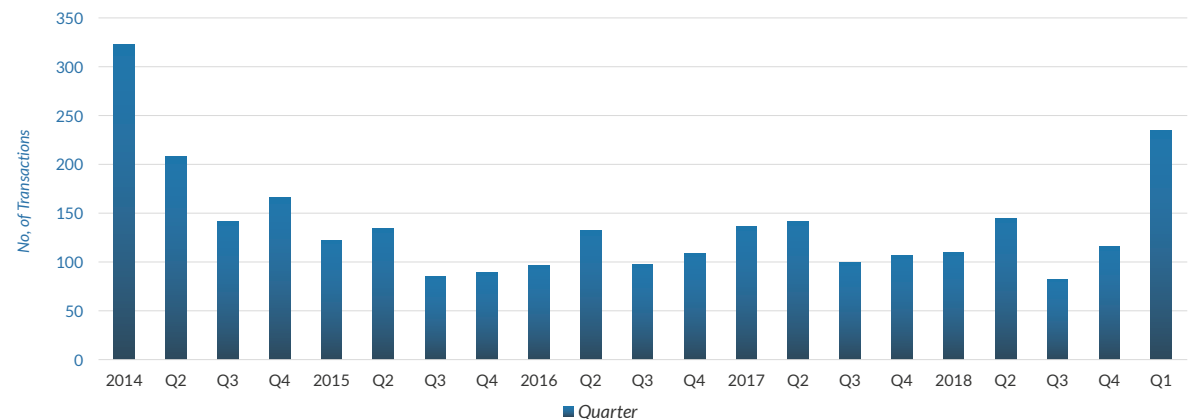


0
Project



0
Units

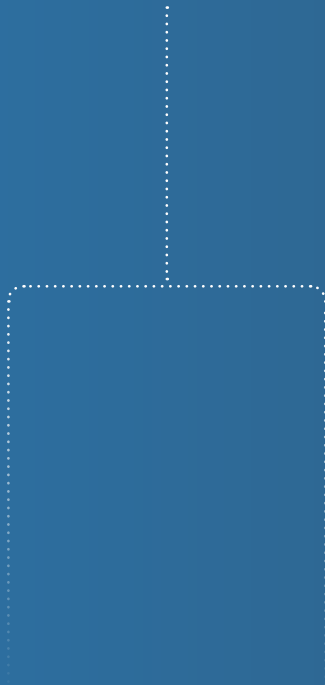
< Transaction History



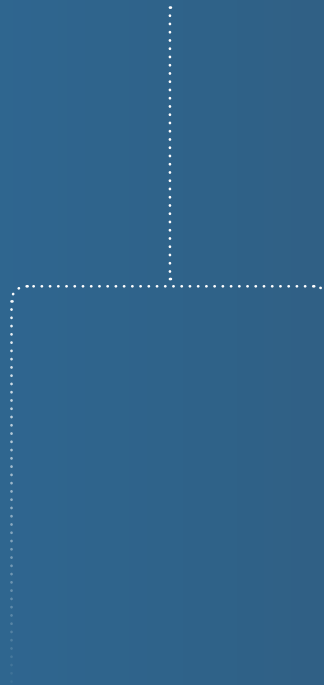


SUPPLY ANALYSIS

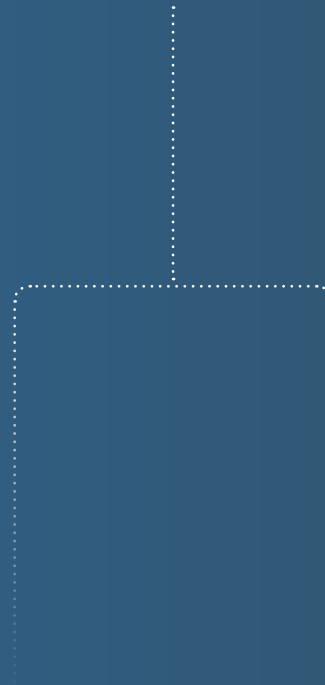
Total No. of
Completed Buildings
(Apartment only)



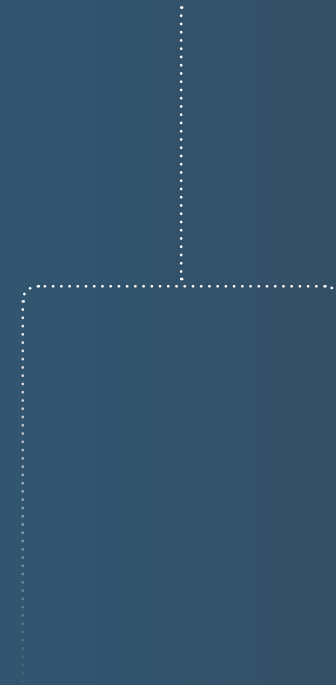
Total No. of
Residential Units
(Apartment only)



No. of
On-going Projects
(Within 5 years)



No. of Units
Under Construction
(Within 5 years)



Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					15	26
Marina Residence 5*					19	20
Oceana Baltic*			26	29	23	28
Oceana Carribean*			25	29	25	30
Oceana Pacific*			20	29	29	31
Palm Views West*	29	40	43	49		
Shoreline Al Khudrawi*			28	30	21	26
Shoreline Hatmi*			26	37	26	30
Shoreline Sultana*					25	28
Shoreline Basri*					20	27
Tiara Diamond*			31	36		
Tiara Ruby*			22	31	29	29

(*) Tables that contain missing data is a result of the particular tower not supporting that specific type of unit or insufficient data is available for the quarter.

Sales Prices

USD / sq.ft



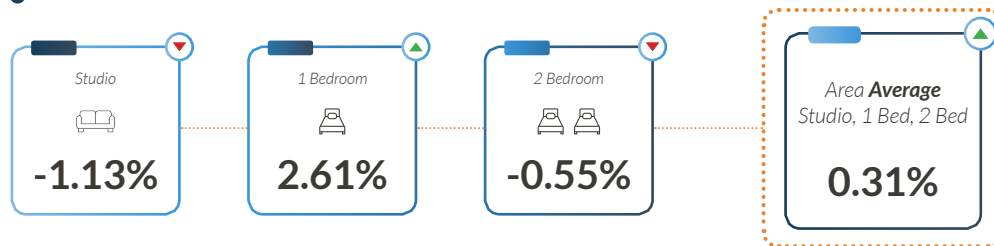
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					241	411
Marina Residence 5*					278	301
Oceana Baltic*					371	438
Oceana Carribean*			306	493		
Oceana Pacific*			354	507	529	575
Palm Views West*	411	548	477	526	364	425
Shoreline Al Khudrawi*			504	510	329	438
Shoreline Hatmi*					404	562
Shoreline Sultana*			416	548	548	553
Shoreline Basri*			397	474	282	479
Tiara Diamond*			482	529	545	575
Tiara Ruby*			411	521	526	553

(*) Tables that contain missing data is a result of the particular tower not supporting that specific type of unit or insufficient data is available for the quarter.

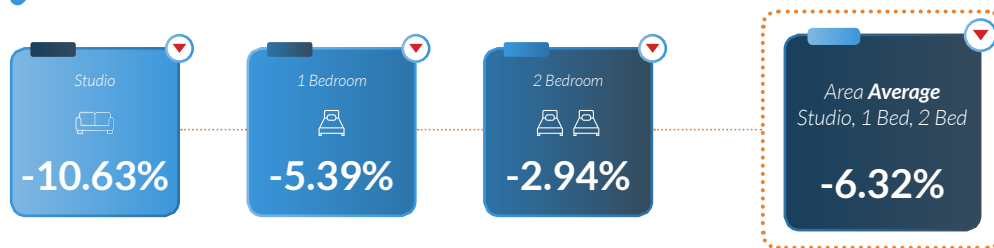
RENTAL RATES

Analysis

RENTAL RATES Q1 2019 vs Q4 2018

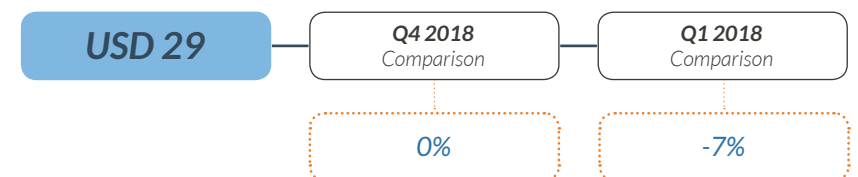


RENTAL RATES Q1 2019 vs Q1 2018



Q1 AVERAGE RENTAL RATE

USD sq.ft / Per Year

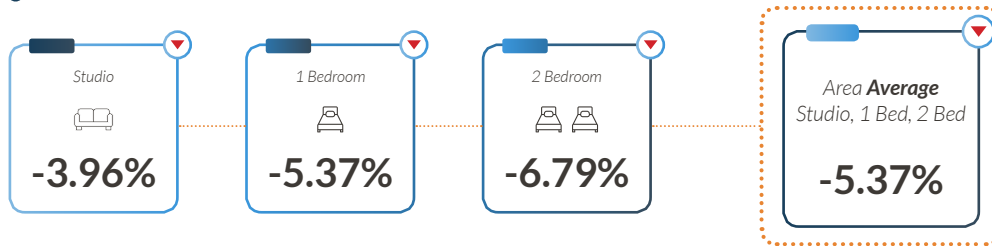


*Source: REIDIN, Dubai Land Department

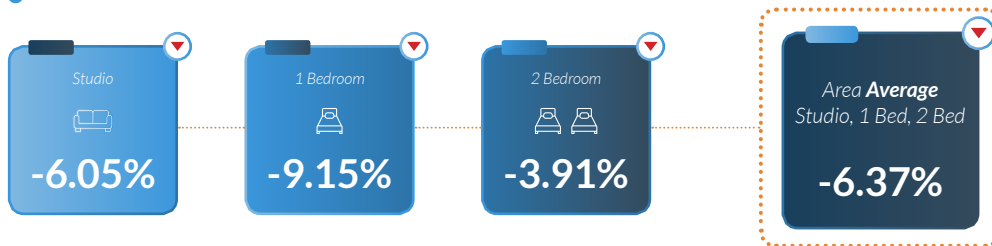
SALES PRICES

Analysis

SALES PRICES Q1 2018 vs Q4 2018

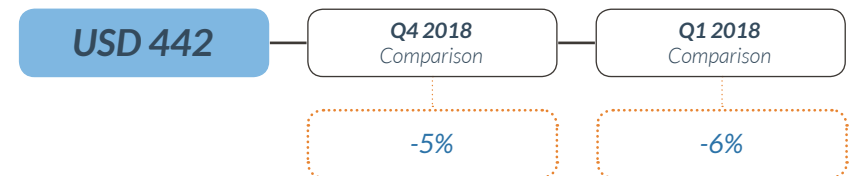


SALES PRICES Q1 2019 vs Q1 2018



Q1 AVERAGE SALES PRICES

USD sq.ft / Per Year



*Source: REIDIN, Dubai Land Department

STUDIO APARTMENTS

Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



23

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

413 - 569

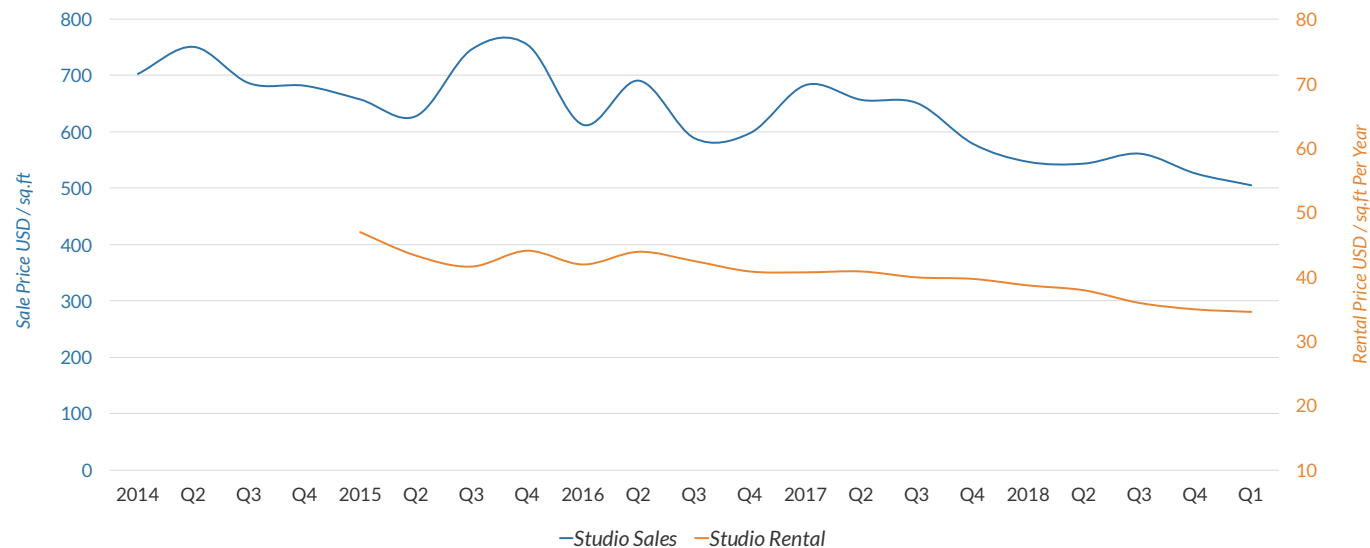
Mid to High End

569 - 881

High to Luxury

881 - 1,194

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



23

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

240 - 396

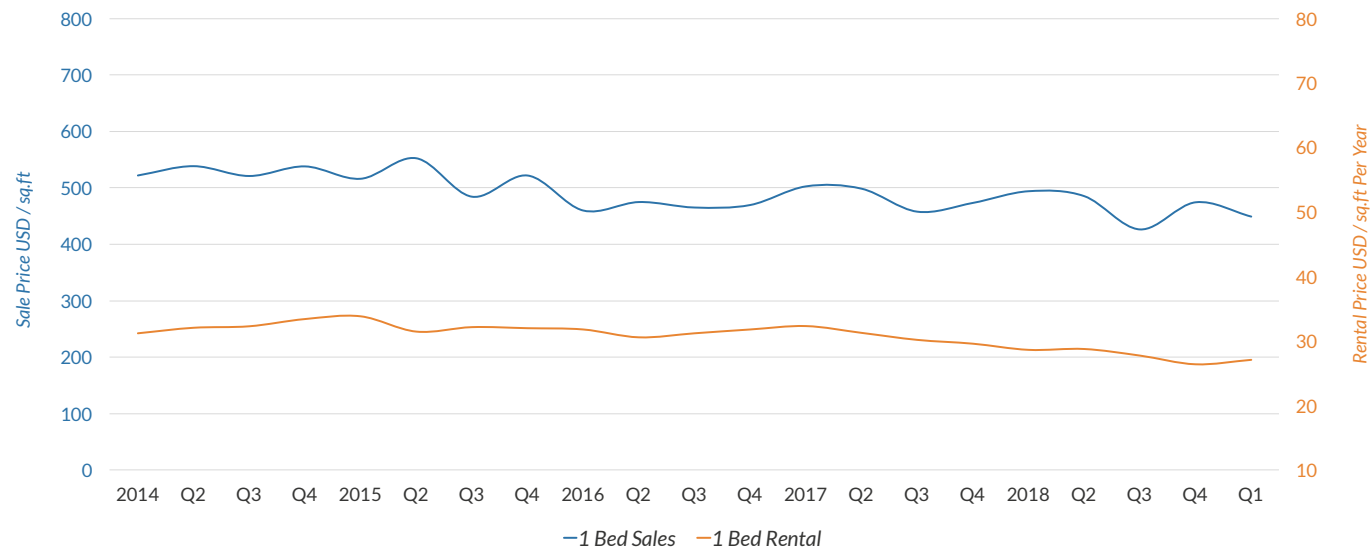
Mid to High End

396 - 604

High to Luxury

604 - 1,229

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



579

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

159 - 263

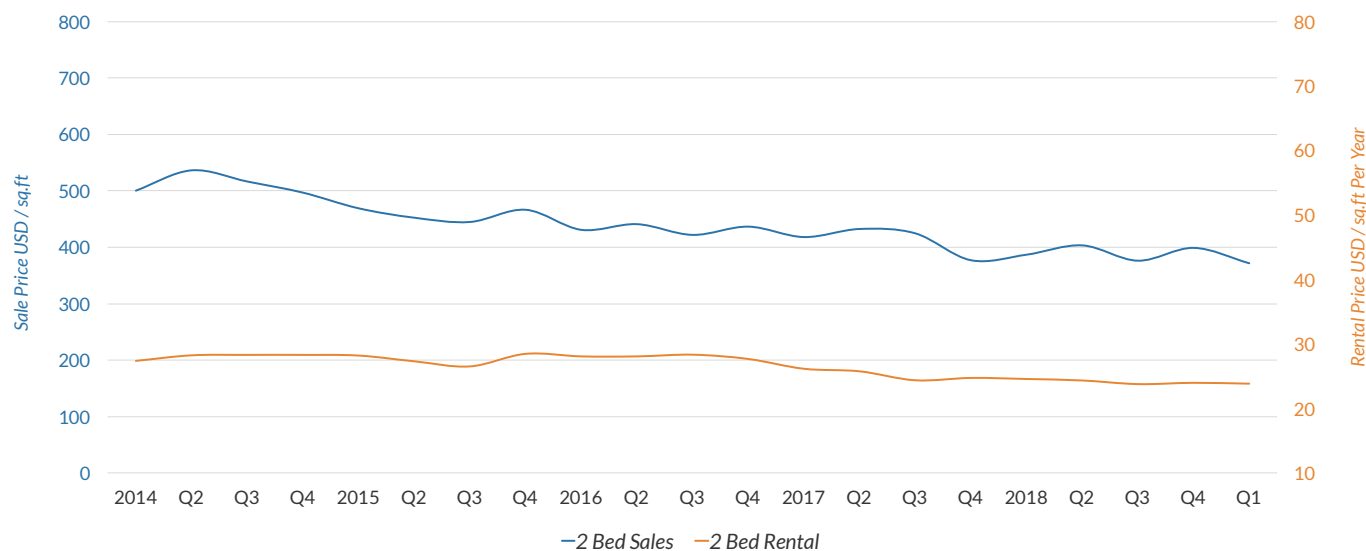
Mid to High End

263 - 419

High to Luxury

419 - 1,356

Sales Prices & Rental Rates >



ABOUT US

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With a cumulative 50 years of wealth management experience of which 20 years have been in the UAE, our team has a true understanding and a real capability to select the best investment opportunities.

We have revolutionized the way we build real estate investment portfolios for our clients with the development and application of an advanced mathematical algorithm, the matrix runs over 1.3 million simulations for the selection and acquisition of the most profitable and risk-controlled real estate for our clients' portfolios.

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*"We build a unique investment experience
by producing profitable growth
and peace of mind."*

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