



Sports City
Market Report
Q3 2018

Publication

This document was produced in 2018.
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.



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*Two Bedroom
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*Two Bedroom
Analysis*

SPORTS CITY

LOCATION OVERVIEW

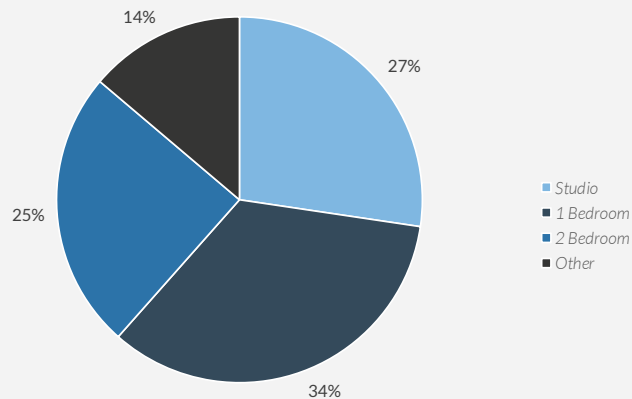
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the performance of the sales and rental market and aim to highlight any key trends.

Sports City rental rates were exposed to some rental compression, however the community remains positive. Rental rates softened an average of only 6.3 percent comparing to the previous quarter. One-bedroom apartments witnessed the least change within the three typologies with a 4.5 percent decrease on Q2. In comparison to the same period last year Sports City has witnessed a 15 percent fall, as rental rates soften widely across the city compared with 2017, mostly due to other macroeconomics.

In the sales market prices also softened compared to Q2 with a drop of 6 percent. Supply in the area could be seen as a mitigating factor and lead to price decrease for the already completed units. Furthermore, the extensive maintenance works within the area continued throughout the duration of Q3 could offer some explanation for the further drop in the market, the road network has been severely disrupted as works to fulfil the completion of the water canal have commenced.

The water canal is due to be filled in December, with this planned we expect to see a stronger 12 months for Sports City.

Unit Distribution



< Stock delivered in Q3 2018

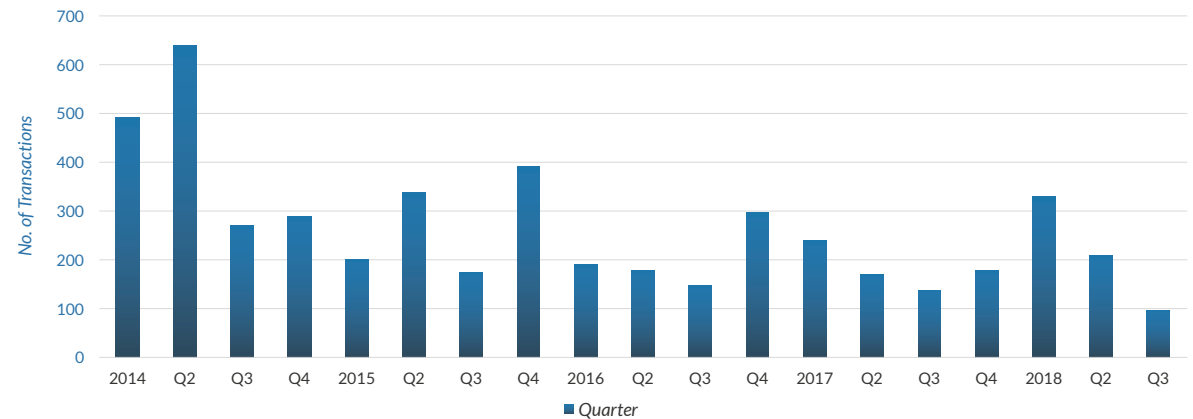


0
Project



0
Units

< Transaction History



SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

47

Total No. of
Residential Units
(Apartment only)

10,400

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

16

No. of Units
Under Construction
(Within 5 years)

4,692

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments	19	20	15	18	11	16
Canal Residence*	16	19	14	20	16	17
Elite Sports Residence 1	20	21	15	15		
Elite Sports Residence 2	17	24	14	17	15	15
Elite Sports Residence 3	18	24	15	17	13	15
Elite Sports Residence 4	18	24	16	18	12	15
Giovanni Boutique Suites*	21	26			16	23
Olympic Park 2*			16	17	13	15
The Bridge	20	22	17	26	19	21
The Matrix	18	23	17	22	15	16
The Medalist*			17	23	18	20
The Spirit*	17	26	19	28		

(*) 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



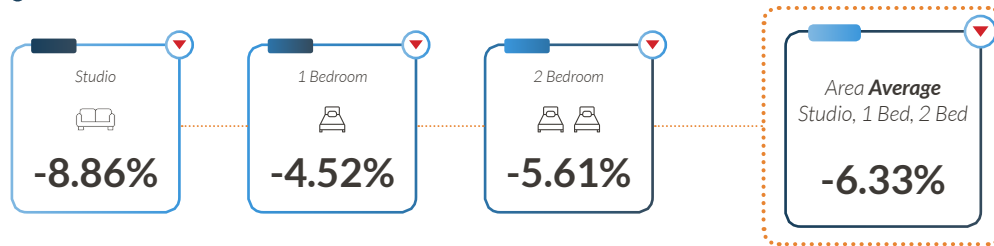
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments*	223	236	210	243		
Canal Residence	203	212	192	234	204	225
Elite Sports Residence 1*	192	247	193	247	192	247
Elite Sports Residence 2	246	288	164	210	210	210
Elite Sports Residence 3*	221	293	192	231	175	185
Elite Sports Residence 4	221	279	209	212	169	169
Giovanni Boutique Suites	276	342			276	310
Olympic Park 2*			176	216	164	192
The Bridge*	230	260	260	312	238	290
The Matrix*	278	301	211	370		
The Medalist	199	200	233	301	241	279
The Spirit*	259	266	255	255		

(*) 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.

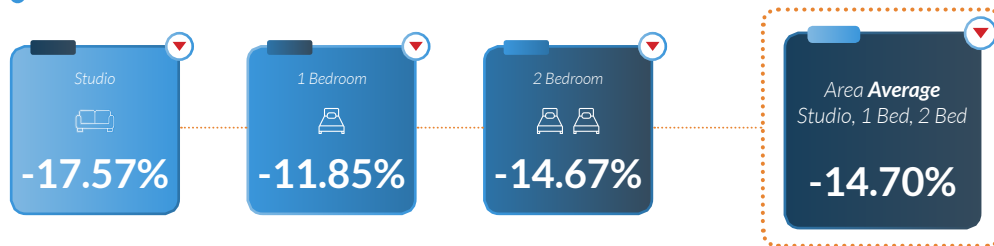
RENTAL RATES

Analysis

RENTAL RATES Q3 2018 vs Q2 2018

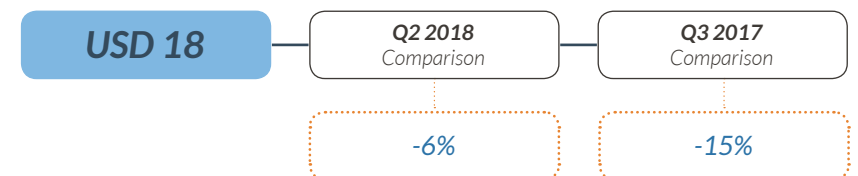


RENTAL RATES Q3 2018 vs Q3 2017



Q3 AVERAGE RENTAL RATE

USD sq.ft / Per Year

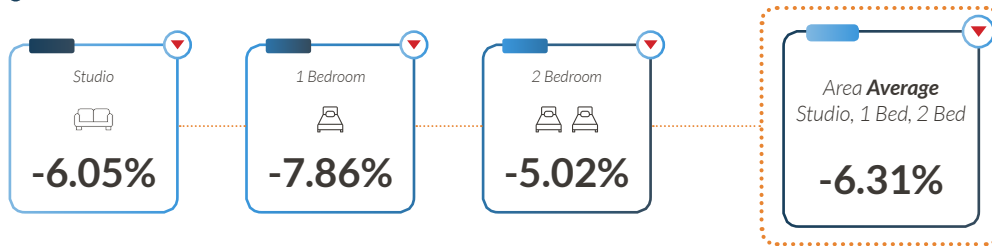


*Source: REIDIN, Dubai Land Department

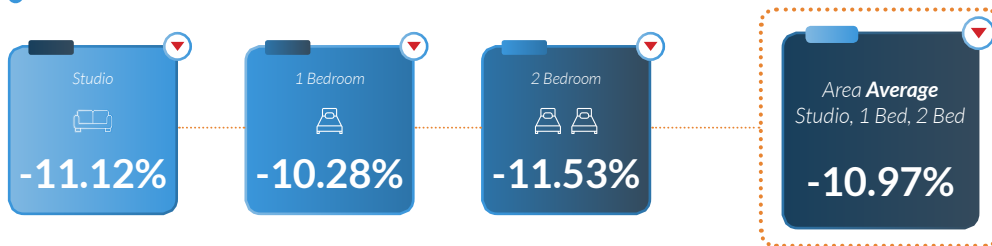
SALES PRICES

Analysis

SALES PRICES Q3 2018 vs Q2 2018

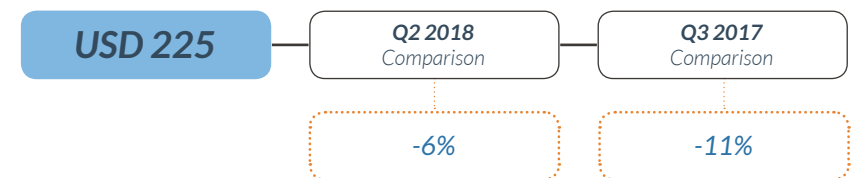


SALES PRICES Q3 2018 vs Q3 2017



Q3 AVERAGE SALES PRICES

USD sq.ft / Per Year



*Source: REIDIN, Dubai Land Department



Q3 Sales Transactions Based on Ready Properties >



33

SALES PRICES
Alternative Units USD / Sq.ft

Affordable

593 - 809

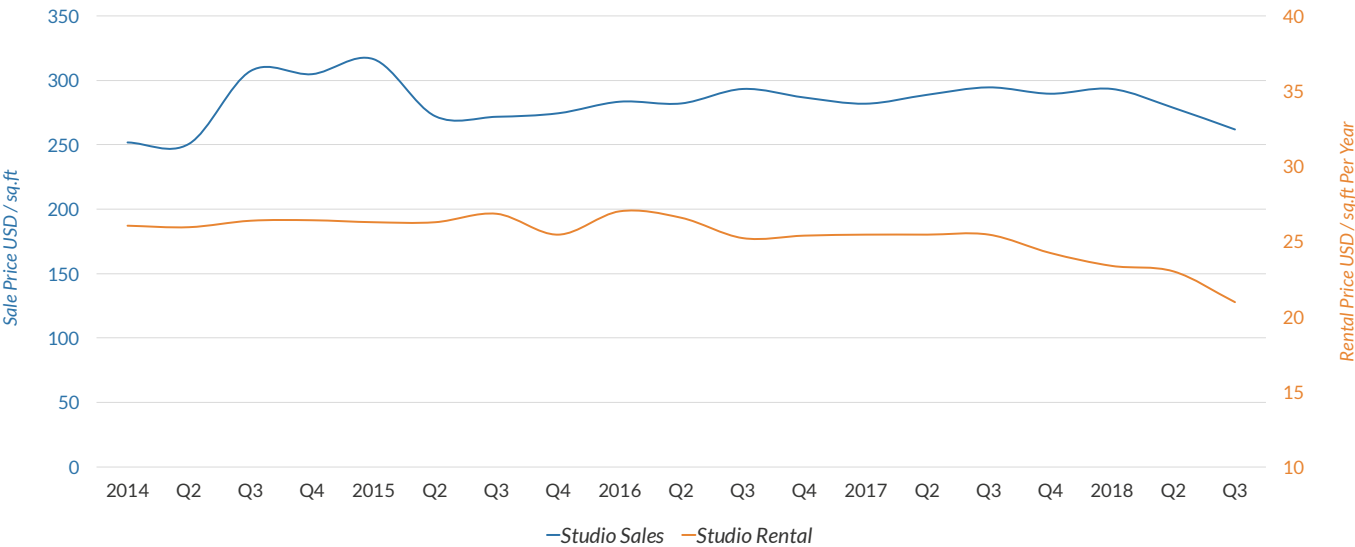
Mid to High End

809 - 1025

High to Luxury

1025 - 1601

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



52

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

477 - 615

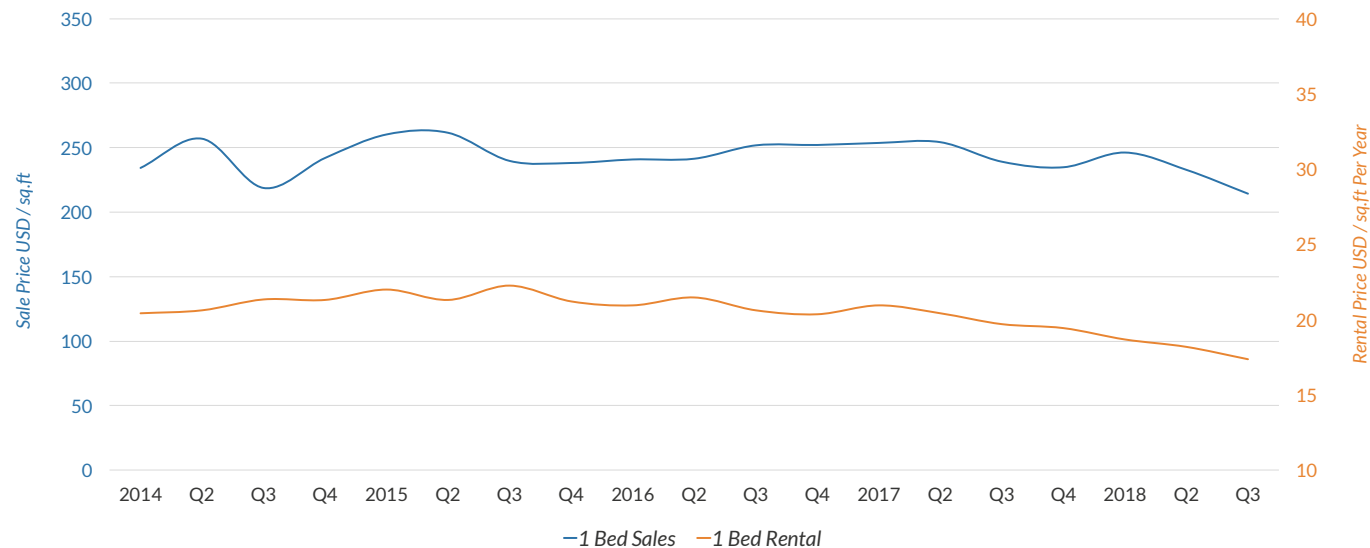
Mid to High End

615 - 891

High to Luxury

891 - 1443

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



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SALES PRICES

Alternative Units USD / Sq.ft

Affordable

455 - 656

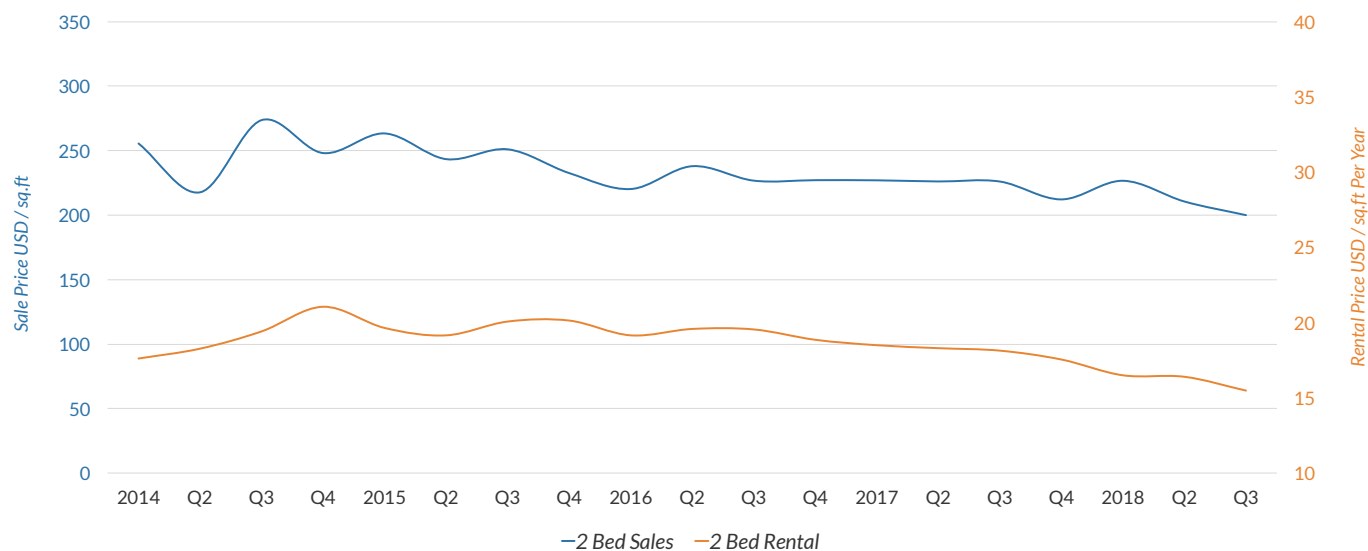
Mid to High End

656 - 924

High to Luxury

924 - 1393

Sales Prices & Rental Rates >



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