



## ***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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# DUBAI MARINA

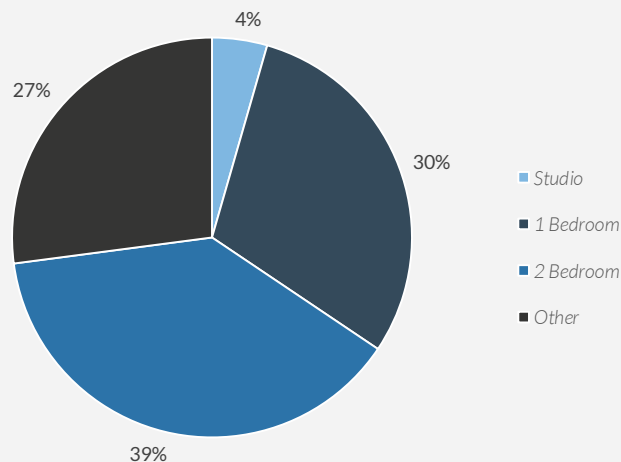
## LOCATION OVERVIEW

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.

With an overall rental compression, Dubai Marina has witnessed some softening from Q2, with an average of -3.73 percent. Studios remained the most stable with a compression of only -2.65 percent. One and two bedroom apartments also remained fairly constant with rates decreasing around 4 percent. In comparison to the same quarter last year Dubai Marina remains one of the least volatile areas with rental rates only subsiding 6 percent.

In the sales market compression was relatively low comparing to Q2, with an average softening of only 3 percent. Studio apartments showed signs of recovery with a positive rise of 5 percent comparing to Q2. Dubai Marina witnessed the lowest number of transactions in recent years, with a 23 percent decrease on Q2 shows the market demand was at a low through the summer months, and that we can expect an increase in activity throughout the final period of the year.

### Unit Distribution



< Stock delivered in Q3 2018

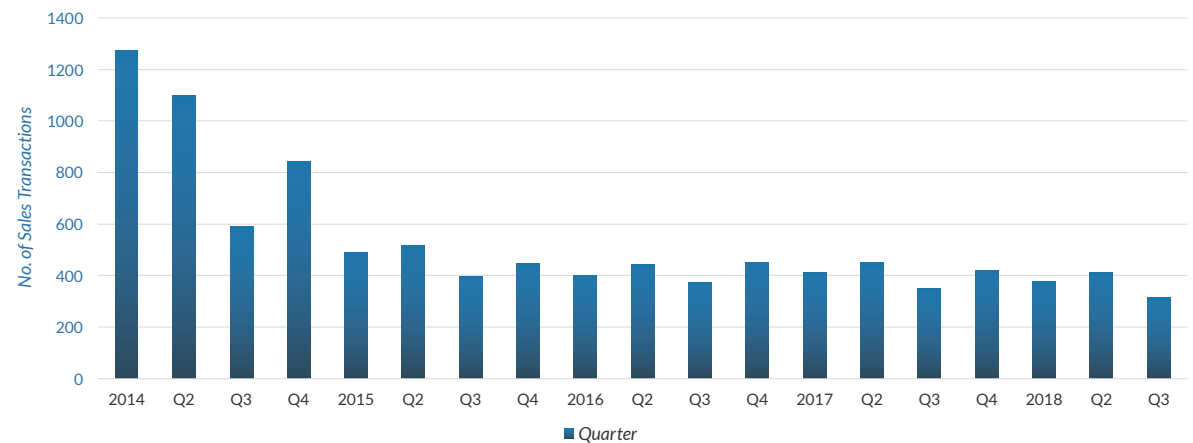


0  
Project



0  
Units

< Transaction History



## SUPPLY ANALYSIS

Total No. of  
Completed Buildings  
*(Apartment only)*

**158**

Total No. of  
Residential Units  
*(Apartment only)*

**32,369**

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

**18**

No. of Units  
Under Construction  
*(Within 5 years)*

**7,098**

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			31	36	22	44
Bay Central	37	39	28	42	21	33
Botanica	36	42	23	36	23	31
Cayan Tower*	30	31	32	45	23	33
Elite Residence*			19	34	18	32
Mag 218*			20	29	16	22
23 Marina*					20	27
Marina Diamond	29	36	19	24	21	24
Marina Heights*			22	31	19	28
Marina Promenade			23	30	22	29
Marina Quays*			24	36	19	31
Ocean Heights*			20	31	22	27
Park Island*			27	36	27	31
Silverene			32	46	30	38
Skyview Tower			18	33	24	28
The Jewels*			18	24	20	23
Torch Tower*			19	25	17	23
Trident Grand Residence*			25	26	21	30
West Avenue	39	43	29	39	28	32

(\*) 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



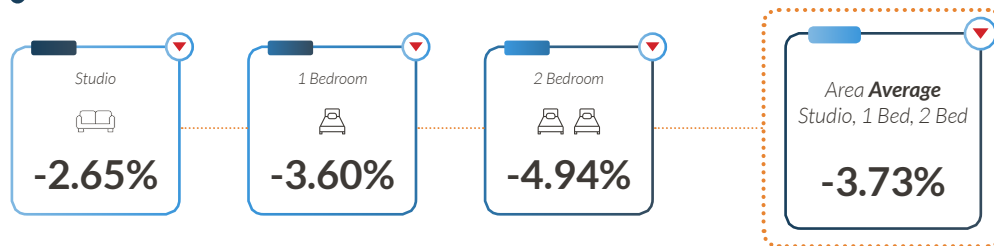
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			596	630	424	748
Bay Central	548	594	364	521	403	521
Botanica	573	681	384	556	329	479
Cayan Tower	466	636	438	644	370	627
Elite Residence*			301	513	308	466
Mag 218*			277	401	225	323
23 Marina*					293	364
Marina Diamond	367	444	274	356	258	301
Marina Heights*			329	411	274	384
Marina Promenade*			415	472	397	493
Marina Quays*			364	460	356	530
Ocean Heights*			318	438	321	518
Park Island*			483	486	431	507
Silverene*	636	652	504	658	466	636
Skyview Tower*	545	545	344	424	300	381
The Jewels*			274	375	286	342
Torch Tower*			274	323	230	301
Trident Grand Residence*			389	441	318	534
West Avenue			325	567	378	466

(\*) 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.

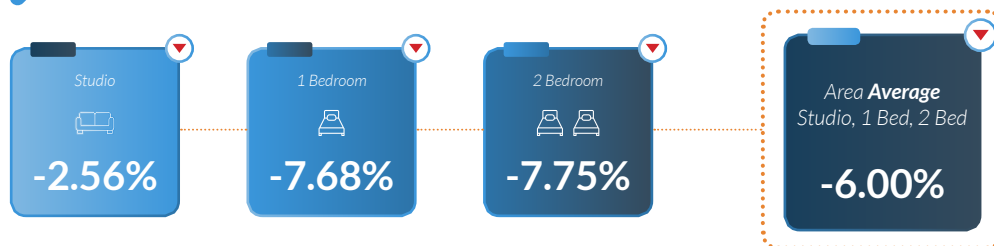
# RENTAL RATES

## Analysis

### RENTAL RATES Q3 2018 vs Q2 2018

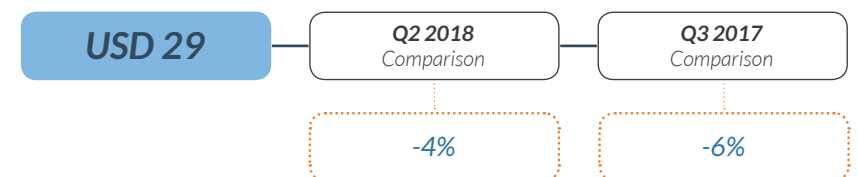


### RENTAL RATES Q3 2018 vs Q3 2017



## Q3 AVERAGE RENTAL RATE

USD sq.ft / Per Year



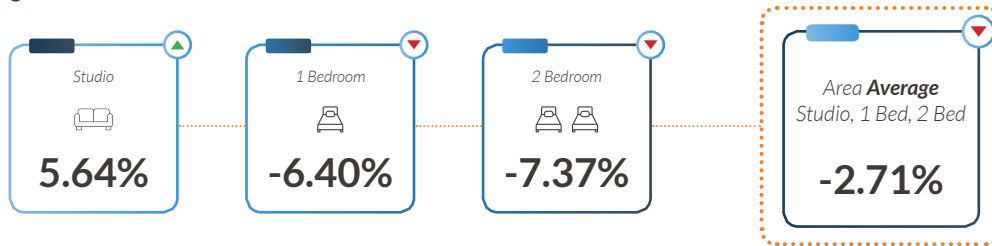
\*Source: REIDIN, Dubai Land Department



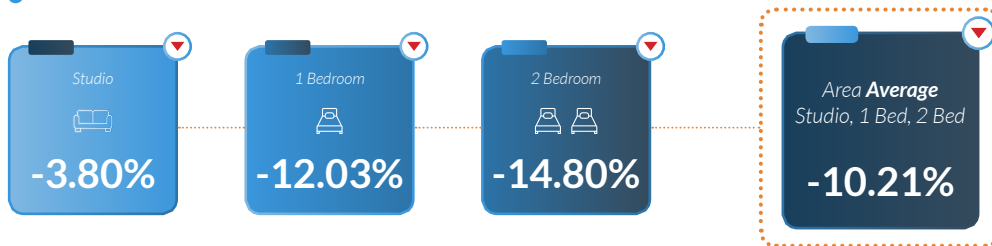
# SALES PRICES

## Analysis

### SALES PRICES Q3 2018 vs Q2 2018

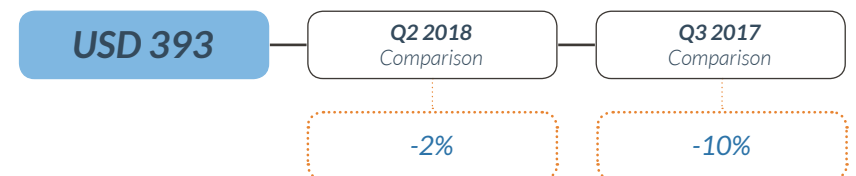


### SALES PRICES Q3 2018 vs Q3 2017



## Q3 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department



Q3 Sales Transactions Based on Ready Properties >



16

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

1051 - 1531

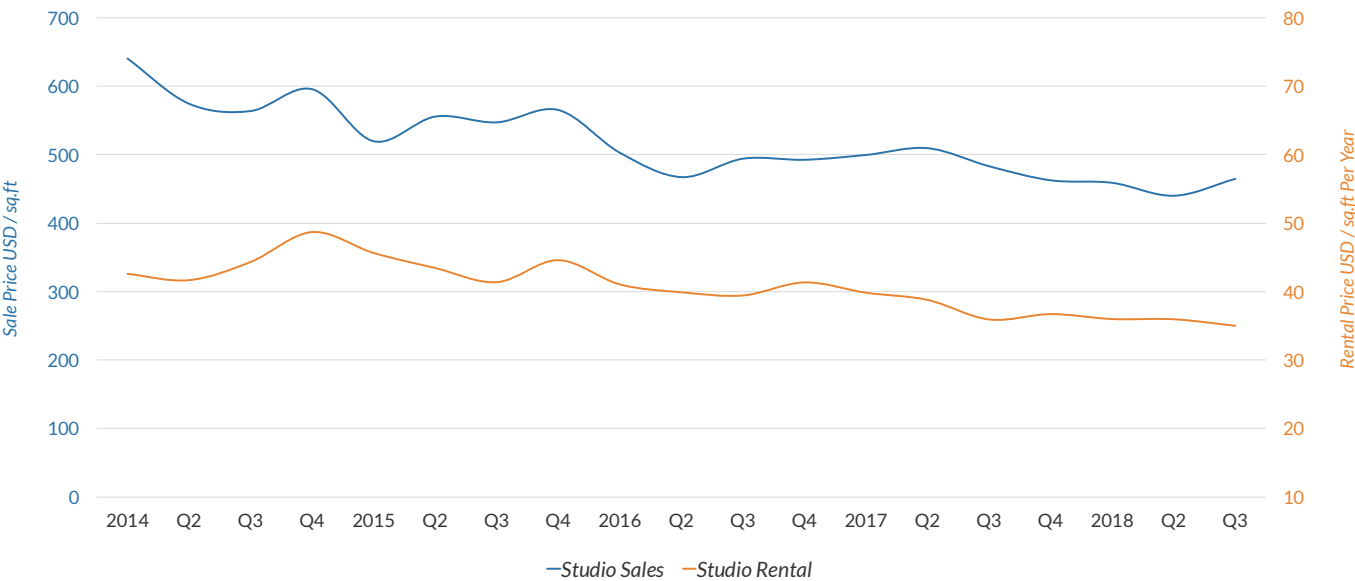
Mid to High End

1531-1771

High to Luxury

1771 - 3931

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



134

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

666 - 1449

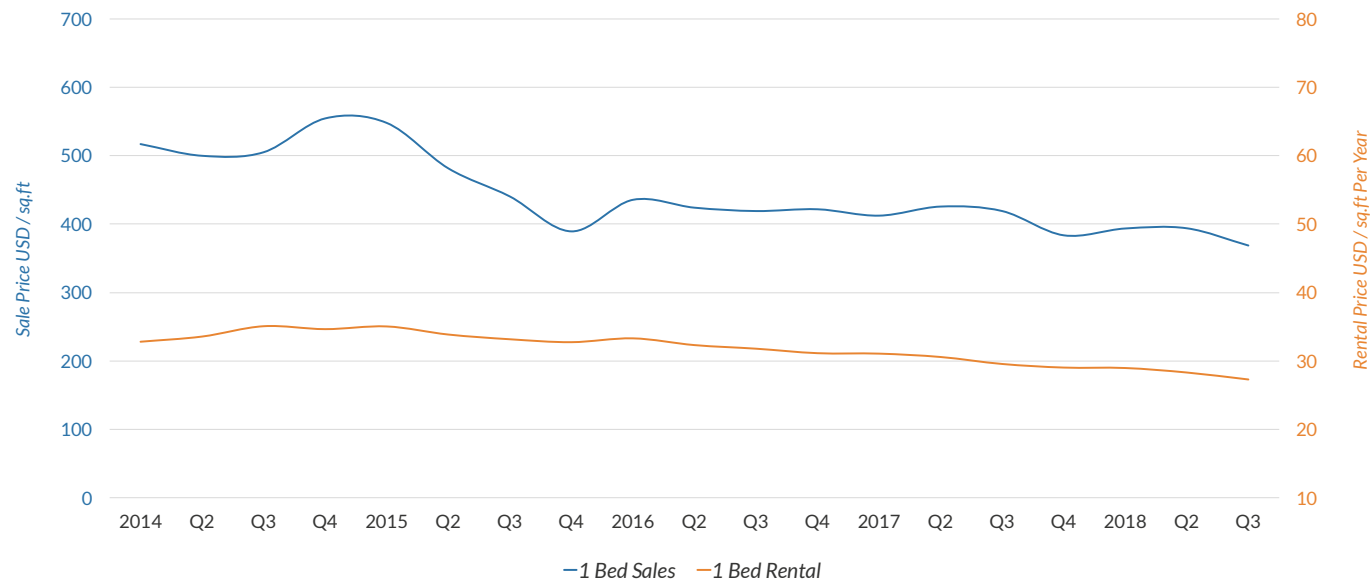
Mid to High End

1449 - 1710

High to Luxury

1710 - 3015

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



121

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

660 - 1268

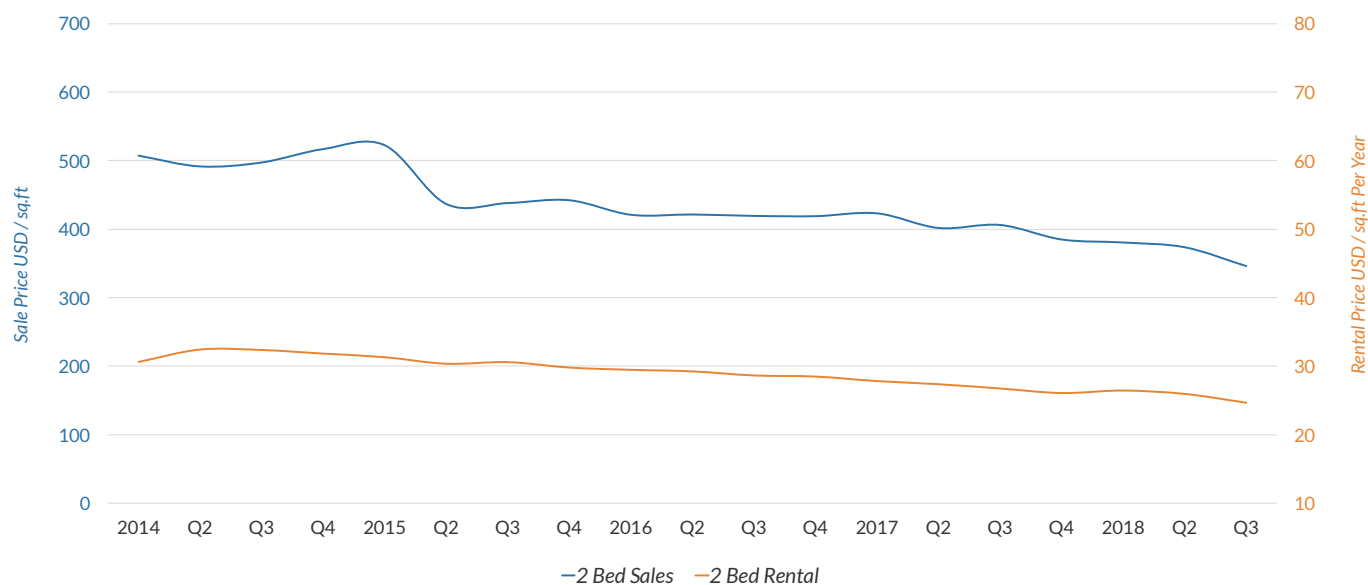
Mid to High End

1258 - 1496

High to Luxury

1496 - 3472

Sales Prices & Rental Rates >



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