



Dubai Marina  
Market Report  
Q2 2019

## ***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*

# DUBAI MARINA

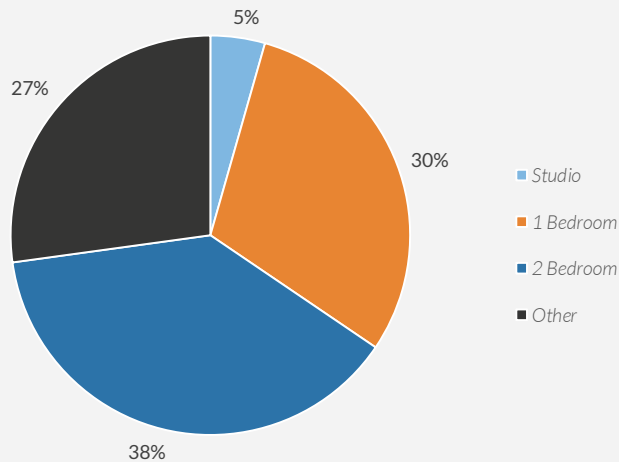
## LOCATION OVERVIEW

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

With minimal rental compression, Dubai Marina remains consistent comparative to Q1, with an average area softening of only 1.33 percent. Studios were the most stable with a gradual increase 0.10 percent. One-bedrooms saw a softening of only 0.74% on Q1, two bedrooms witnessed the most compression comparing to the previous quarter of 3.36 percent. In comparison to the same quarter last year Dubai Marina remains one of the least volatile areas with rental rates only declining 10 percent.

In the sales market the three typologies continued their downward projectory, with a decline 4.59 percent on Q1. Studio apartments witnessed the highest compression of 7.64 percent after a promising start to the year, one-bedrooms softened the least maintaining momentum from a relatively stable first quarter. Transactions were also promising, with a total of 306 throughout the entire apartment sector shows consistency and good demand even though we are entering the summer months.

### Unit Distribution



### Stock delivered in Q2 2019

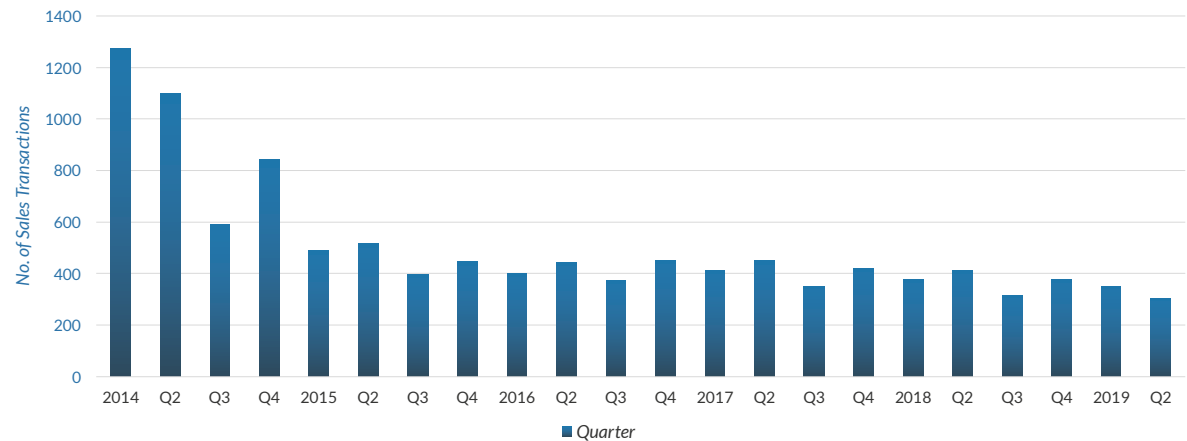


2  
Project



740  
Units

### Transaction History





# SUPPLY ANALYSIS

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

**164**

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

**35,078**

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

**12**

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

**4,597**

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			25	34	23	33
Bay Central	33	60	23	37	23	33
Botanica	27	36	23	36	20	26
Cayan Tower	28	34	29	47	23	33
Elite Residence*			20	33	17	28
Mag 218*			20	27	16	21
23 Marina*					20	24
Marina Diamond	21	30	16	28	17	26
Marina Heights*			20	35	20	28
Marina Gate 1*			33	43	26	37
Marina Quays*			24	32	24	30
Ocean Heights*			19	29	17	28
Park Island*			26	33	24	30
Silverene	33	41	30	48	26	38
Skyview Tower	29	34	26	33	18	26
The Jewels*			19	23	14	17
Torch Tower*			18	24	17	23
Trident Grand Residence*			23	24	20	29
West Avenue	39	61	28	42	25	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



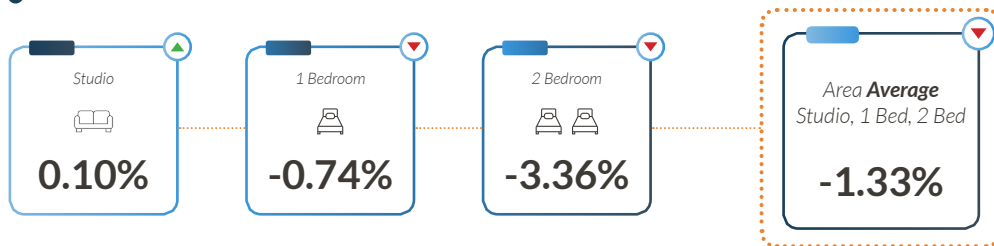
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			504	533	384	603
Bay Central	466	579	337	438	310	384
Botanica	427	493	356	463	333	425
Cayan Tower	403	416	425	658	359	502
Elite Residence*			271	379	266	466
Mag 218*			274	356	192	370
23 Marina*					255	329
Marina Diamond	274	381	244	397	219	329
Marina Heights*			295	370	274	384
Marina Gate 1*			438	616	433	534
Marina Quays*			321	493	411	521
Ocean Heights*			274	433	260	471
Park Island*			438	501	411	460
Silverene*	556	559	438	575	422	597
Skyview Tower*	466	470	331	397	299	315
The Jewels*			274	299	260	288
Torch Tower*			219	373	216	296
Trident Grand Residence*			384	485	356	493
West Avenue*	616	621	392	512	340	447

(\*) 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.

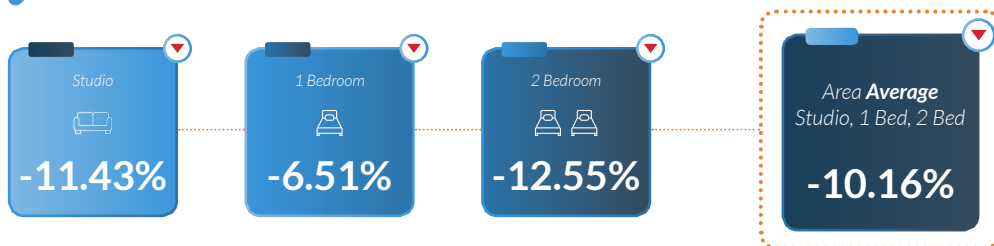
# RENTAL RATES

## Analysis

### RENTAL RATES Q2 2019 vs Q1 2019

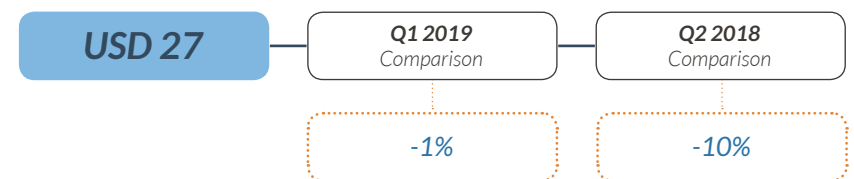


### RENTAL RATES Q2 2019 vs Q1 2018



## Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year



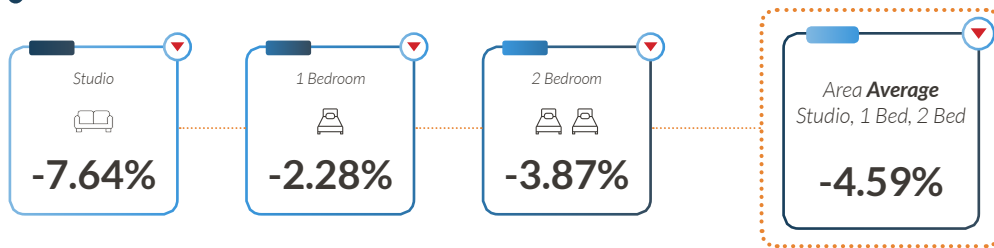
\*Source: REIDIN, Dubai Land Department



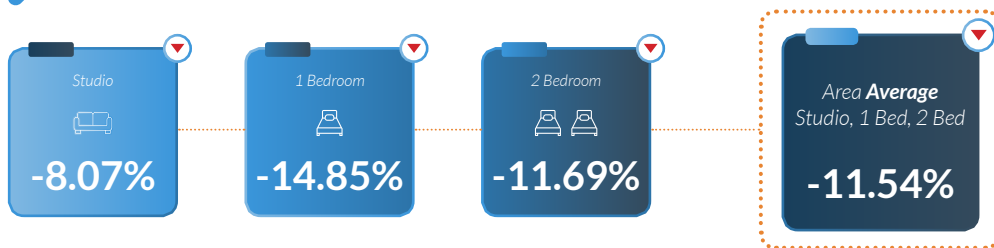
# SALES PRICES

## Analysis

### SALES PRICES Q2 2019 vs Q1 2019

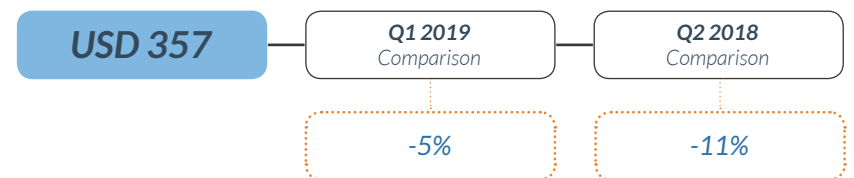


### SALES PRICES Q2 2019 vs Q2 2018



## Q2 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department

# STUDIO APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



28

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

245 - 365

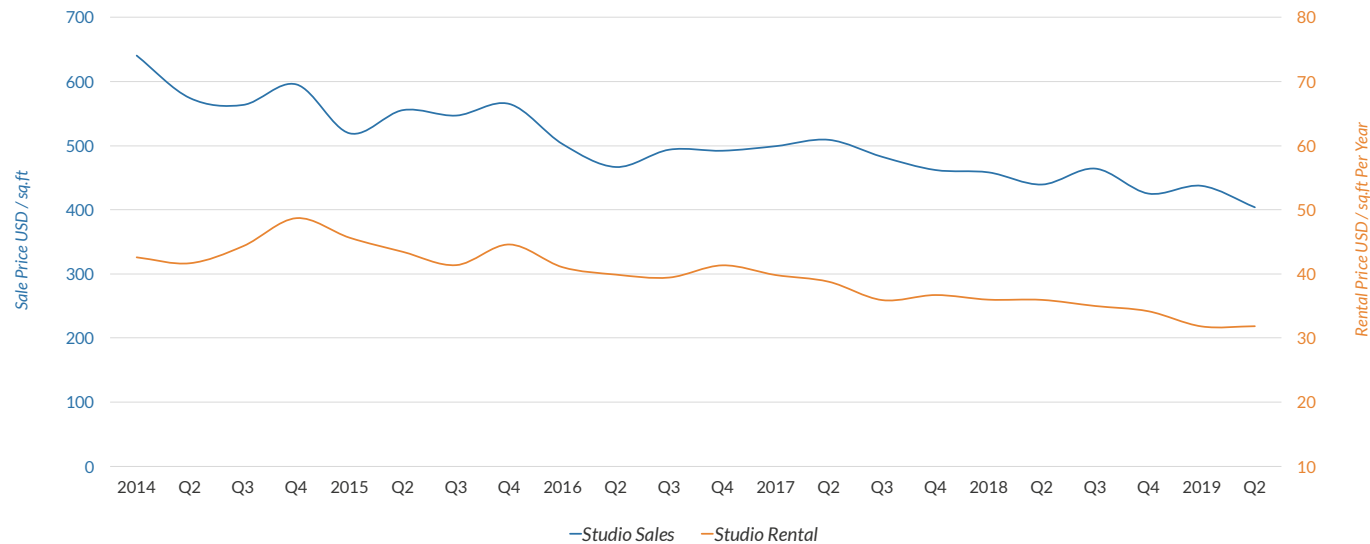
Mid to High End

365 - 606

High to Luxury

606 - 787

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



122

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

195 - 316

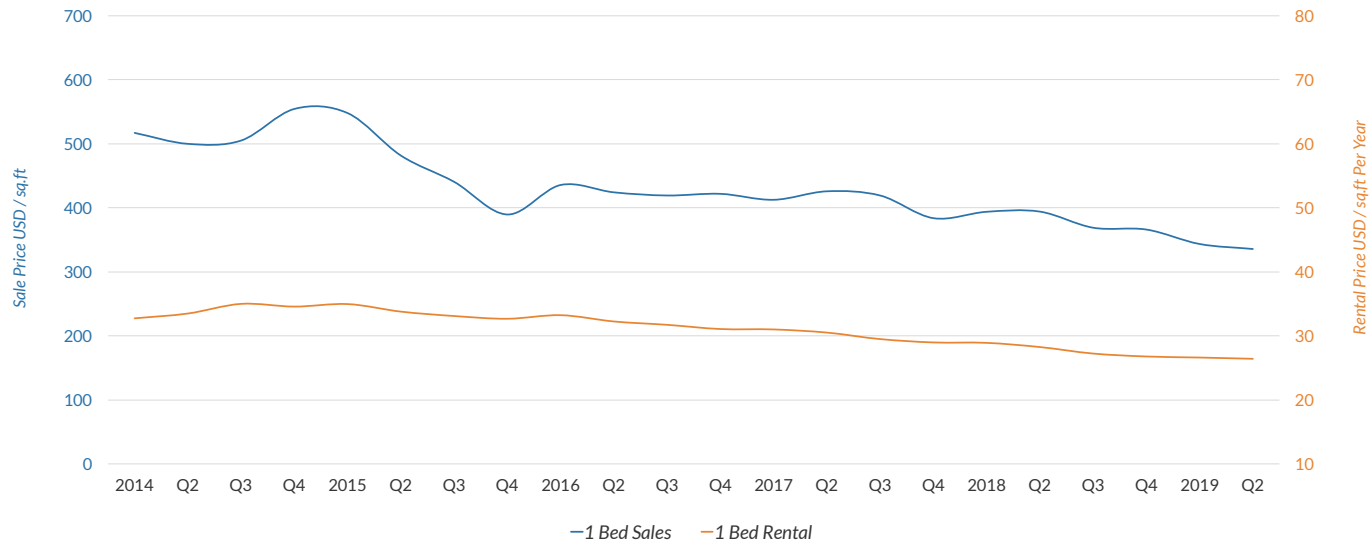
Mid to High End

316 - 467

High to Luxury

467 - 919

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



91

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

173 - 293

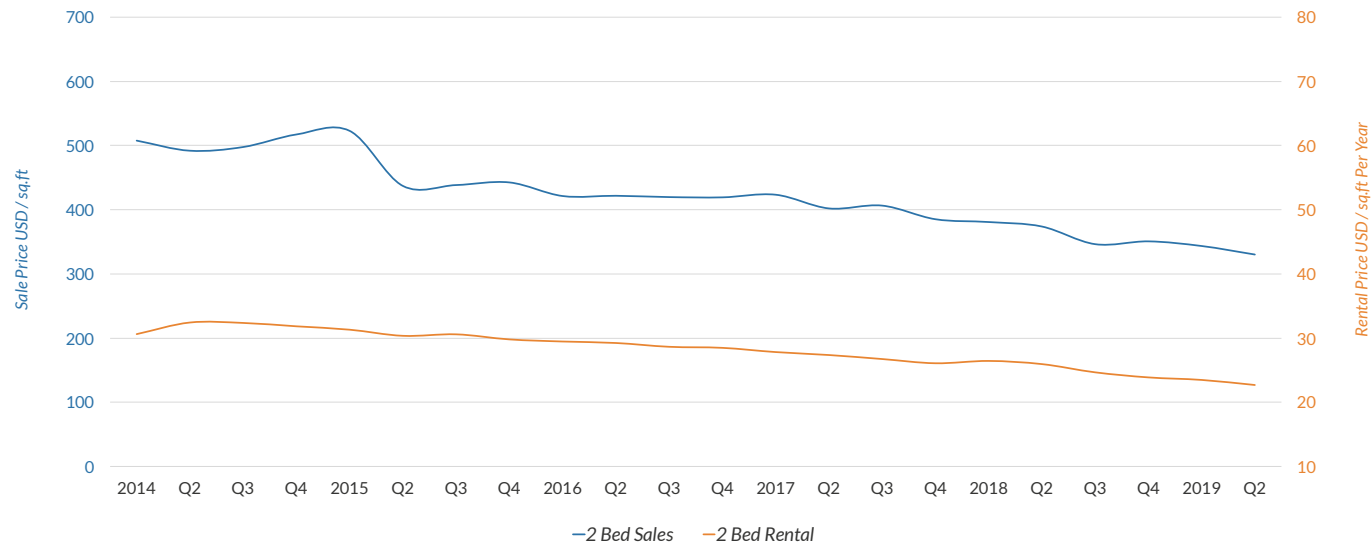
Mid to High End

293 - 474

High to Luxury

474 - 956

Sales Prices & Rental Rates >



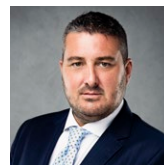
## ABOUT US

Dubai asset management is High Yield Advisors' passion, helping our clients to build profitable growth is the core of our business. We offer a unique set of services where we generate innovative and tailor-made real estate investments portfolios to meet each of our clients' individual needs and risk profile.

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.

This report is for general informative purpose only. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent. Whilst every effort has been made to ensure its accuracy, High Yield Advisors accepts no liability whatsoever for any direct or consequential loss arising from its use. The content is strictly copyright and reproduction of the whole or part of this document is prohibited without the written consent from High Yield Advisors team. © High Yield Advisors.



**Patrick Parmeggiani**

*Founder*

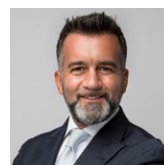
patrick@highyieldadvisors.com



**Marcello Arcangeli**

*Founder*

marcello@highyieldadvisors.com



**Giovanni Caradonna**

*Partner*

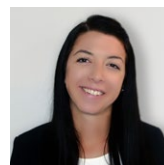
giovanni@highyieldadvisors.com



**Tom Fawcett**

*Marketing Manager*

marketing@highyieldadvisors.com



**Jlenia Dominici**

*Financial Analyst & Research*

sales@highyieldadvisors.com

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

## Contact

---

+971 4 368 21 68

[www.highyieldadvisors.com](http://www.highyieldadvisors.com)

[info@highyieldadvisors.com](mailto:info@highyieldadvisors.com)

## Location

---

Office P4-23  
Marina Terrace  
Dubai Marina  
Dubai  
UAE

## Connect

---



[@highyieldadvisors](#)



DISCLAIMER: The information contained in this report has been obtained from and is based upon sources that High Yield Advisors believes to be reliable; however, no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. High Yield Advisors will not be held responsible for any third-party contributions. All opinions and estimates included in this report constitute High Yield Advisors judgment, as of the date of this report and are subject to change without notice. Figures contained in this report are derived from a number of locations highlighted in this report (ReidIn) and therefore represent a snapshot of the UAE market. High Yield Advisors is a trademark owned by Your Place Real Estate Broker - Brokers Rera No. 11651