

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.



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PALM JUMEIRAH

LOCATION OVERVIEW

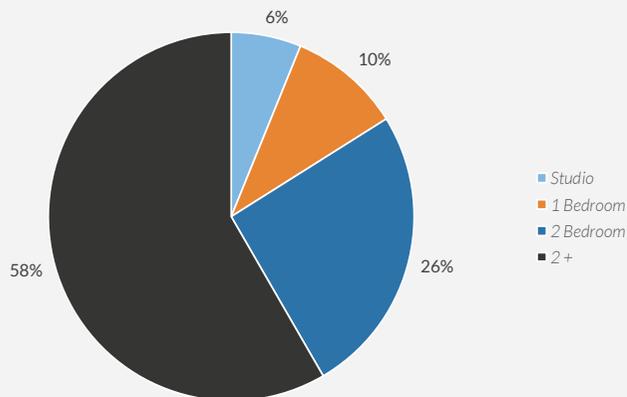
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the sales and rental performance and aim to highlight any key trends.

A slow quarter for The Palm Jumeirah, after a promising 6 months the hot spot showed signs of stabilisation throughout the three typologies, Q2 saw an overall rental compression of 5.78 percent. One-bedroom apartments witnessed the most softening after a strong Q1. In addition, studio apartments seem to be 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.

Ready property transactions were the lowest for sometime, with a total of 59 throughout the entire apartment sector could be a result of entering into summer months. Sales prices across all typologies softened an average of only 2.17 percent comparing to Q1, two-bedrooms declined the most at 8.42 percent. With only 1 recorded transaction for studio units, the price increased 6.49 percent compared to Q1.

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 Q2 2019

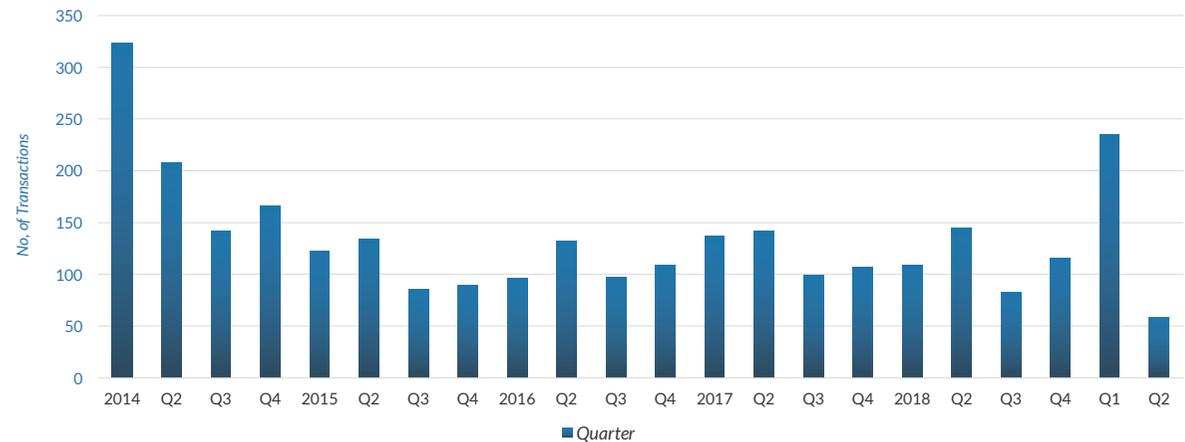


1
Project



104
Units

Transaction History





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

74

Total No. of
Residential Units
(Apartment only)

9,237

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

6

No. of Units
Under Construction
(Within 5 years)

3,318

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					16	24
Marina Residence 5*					16	23
Oceana Baltic*			26	30	21	27
Oceana Carribean*			33	33	27	30
Oceana Pacific*			20	24	28	32
Palm Views West*	28	43				
Shoreline Al Khudrawi*			25	29	18	25
Shoreline Hatmi*			28	28	23	28
Shoreline Sultana*			26	31	19	27
Shoreline Basri*			23	26	23	28
Tiara Diamond*			31	34	31	33
Tiara Ruby*			21	28	26	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
Marina Residence 1*					278	379
Marina Residence 5*					260	312
Oceana Baltic*			359	542	318	479
Oceana Carribean*			315	393	603	608
Oceana Pacific*			318	507	466	597
Palm Views West*	438	521	471	477	575	589
Shoreline Al Khudrawi*			384	474	356	444
Shoreline Hatmi*			395	411	328	477
Shoreline Sultana*			392	499	548	553
Shoreline Basri*			378	395	260	405
Tiara Diamond*			466	488	732	762
Tiara Ruby*			315	329	427	548

(*) 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

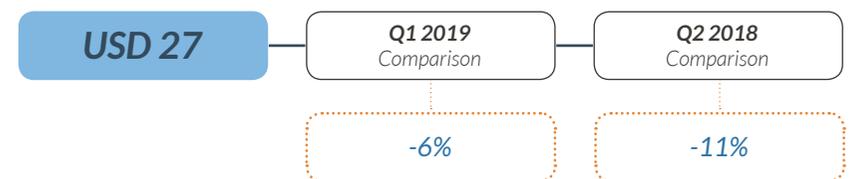


RENTAL RATES Q2 2019 vs Q1 2018



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 >



1

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

424 - 556

Mid to High End

556 - 819

High to Luxury

819 - 1,082

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



23

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

314 - 451

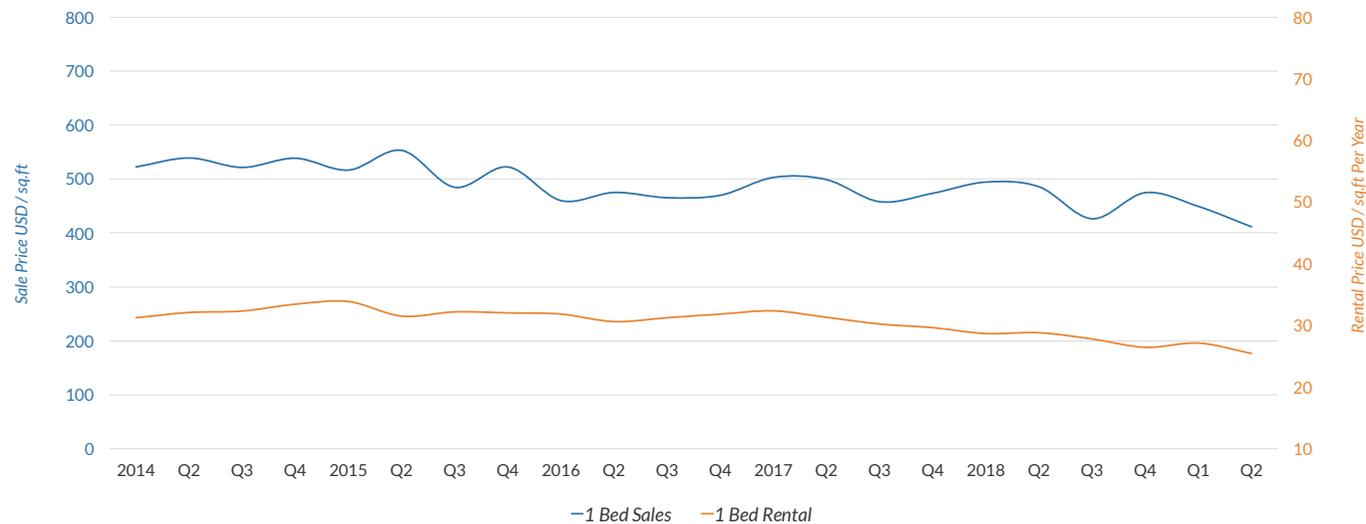
Mid to High End

451 - 656

High to Luxury

656 - 930

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



35

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

245 - 344

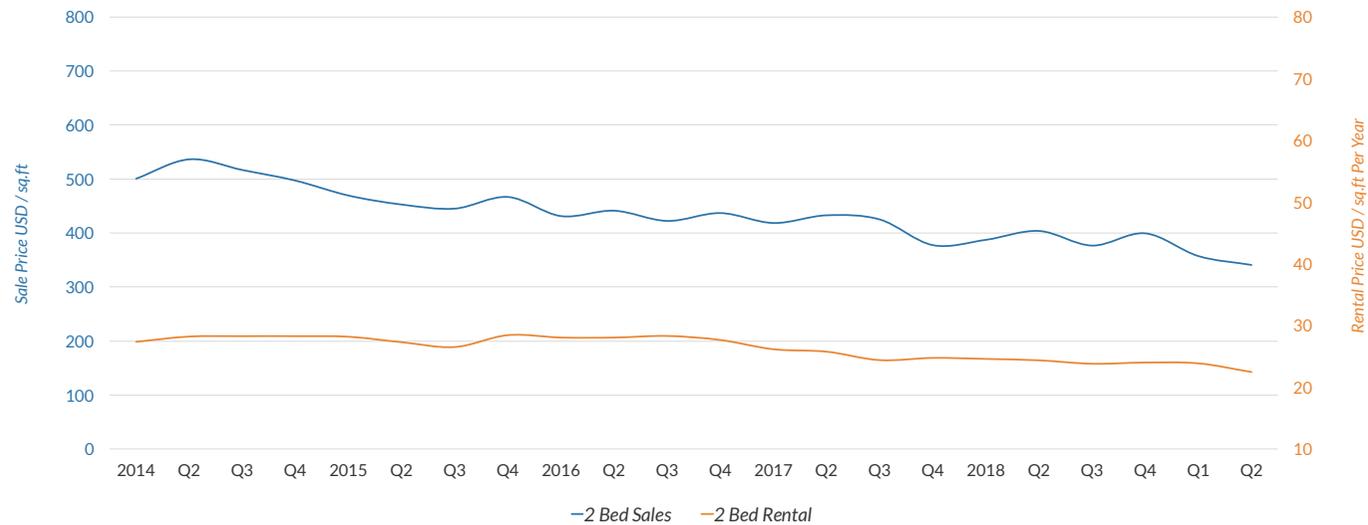
Mid to High End

344 - 541

High to Luxury

541 - 788

Sales Prices & Rental Rates >



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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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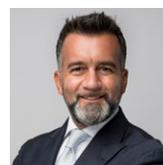
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