



Jumeirah Village Circle  
Market Report  
Q1 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.



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# JUMEIRAH VILLAGE CIRCLE

## LOCATION OVERVIEW

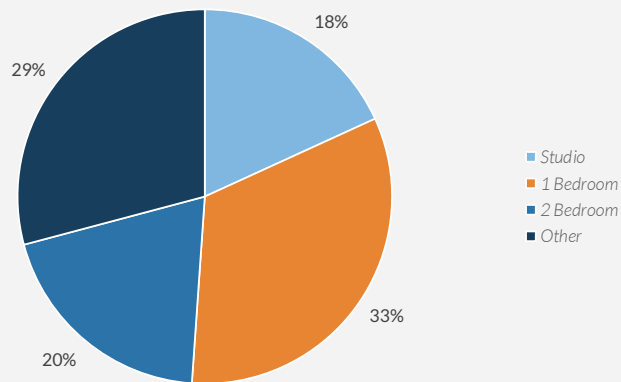
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the sales and rental performance and aim to highlight any key trends.

The Jumeirah Village Circle (JVC) rental market showed strong signs of stabilisation after a stable quarter, Q2 like Q1 witnessed some of its best results within the past year. The rental market witnessed compression of only 1.39 percent on Q1. Two-bedroom units performed the best with a rise of 2.38 percent on the previous quarter. Studios and two-bedroom units softened by 4.82 and 1.72 percent respectively.

Ready sales transactions in JVC increased by only 6% compared to Q1, again providing evidence that the market is stable and that demand throughout the area remains healthy. Sales prices also increased across the three typologies by an average of 4.53 percent, with studio units showing the biggest change with a 11.03 percent increase on Q1.

With more than 13,000 units in the pipeline, the supply fallacy should raise some awareness for investors. With significant construction in the area, choosing the most profitable investment proves to be challenging. We expect volatility in the area to remain high until construction begins to slow and more apartments are complete.

### Unit Distribution



### < Stock delivered in Q2 2019

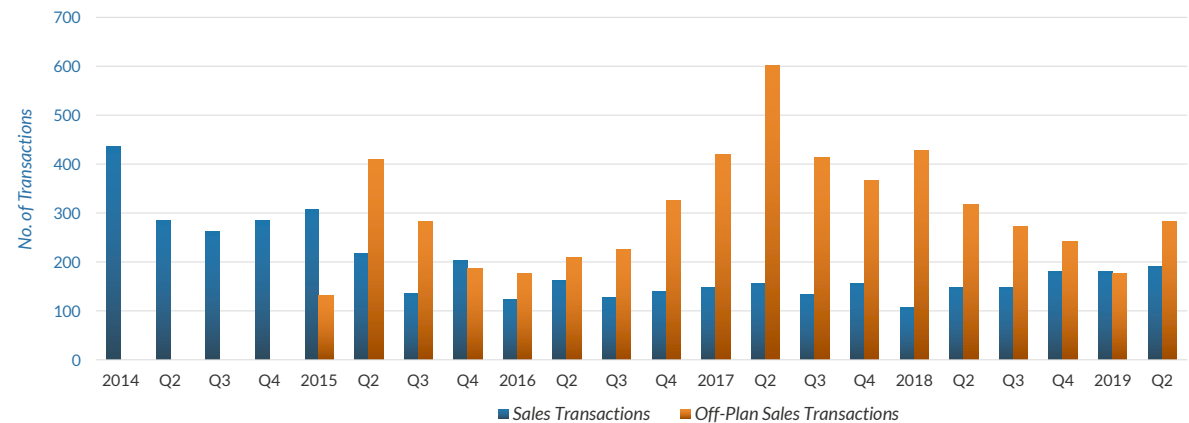


8  
Project



877  
Units

### < Transaction History





# SUPPLY ANALYSIS

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

**109**

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

**13,978**

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

**84**

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

**13,554**

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Belgravia 2	24	29	19	28	18	26
Botanica	20	26	13	15	14	16
Crystal Residences	18	25	15	21	17	19
Diamond Views	16	21	14	21	13	16
Emirates Gardens 2	16	17	12	15	12	15
Fortunato	20	21	14	20	15	16
Kensington Manor	20	24	15	18	15	18
Knightsbridge Court	21	23	15	18	15	15
Oxford Residences			16	19	15	19
Sandoval Gardens	17	21	15	20	17	17
Shamal Residences	20	21	18	23	18	19

(\*) 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



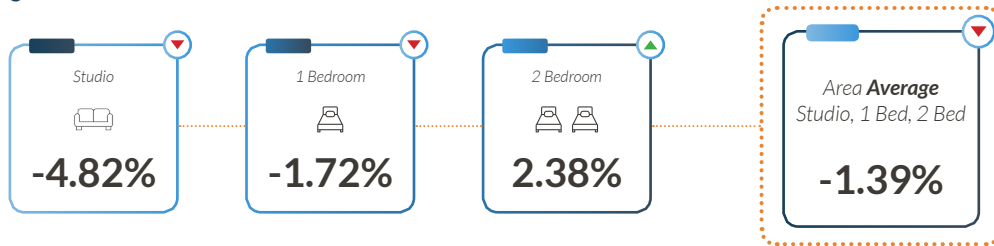
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Belgravia	293	301	244	301	211	288
Botanica	230	247	203	222	233	255
Crystal Residences	249	258	205	247	201	242
Hyati Residences	229	260	164	257	192	232
Kensington Manor	164	219	148	207	161	186
Knightsbridge Court	214	216	175	236	170	219
Mar Residences	244	279	170	258	200	230
National Bonds Residences	230	301	200	203	151	197
Orchidea Residence	230	301	203	258	214	247
Oxford Residences	208	238	241	268	159	255
Shamal Residences	233	268	216	274	252	274

(\*) 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.

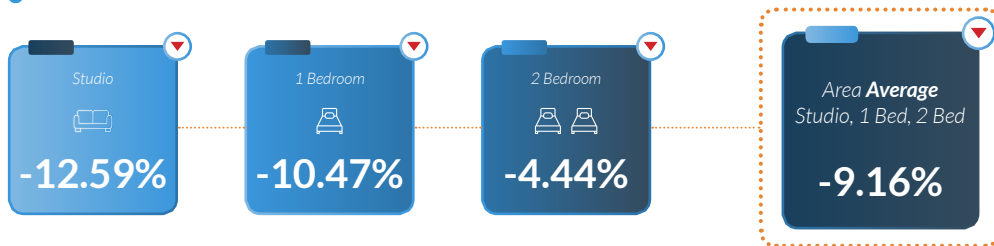
# RENTAL RATES

## Analysis

### RENTAL RATES Q2 2019 vs Q1 2019

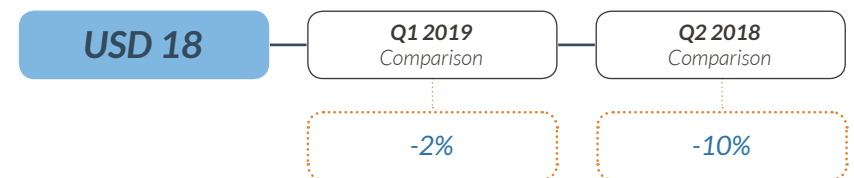


### RENTAL RATES Q2 2019 vs Q1 2018



## Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year



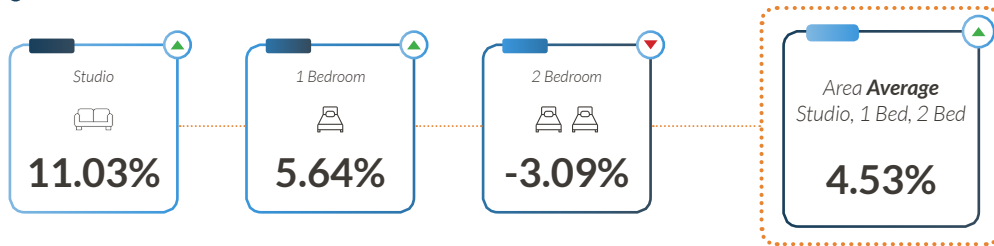
\*Source: REIDIN, Dubai Land Department



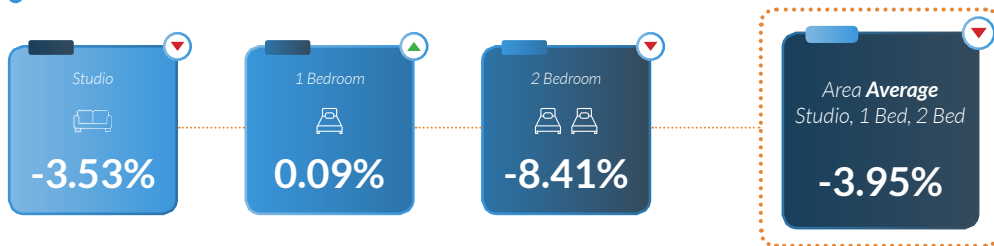
# SALES PRICES

## Analysis

### SALES PRICES Q2 2019 vs Q1 2019

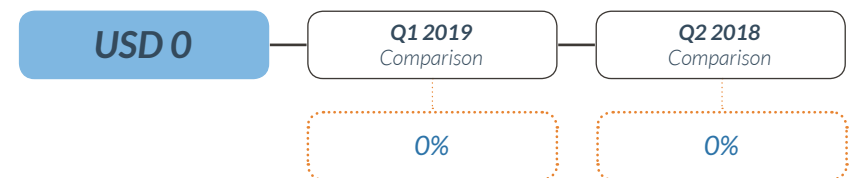


### SALES PRICES Q2 2019 vs Q2 2018



## 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 >



54

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

181 - 247

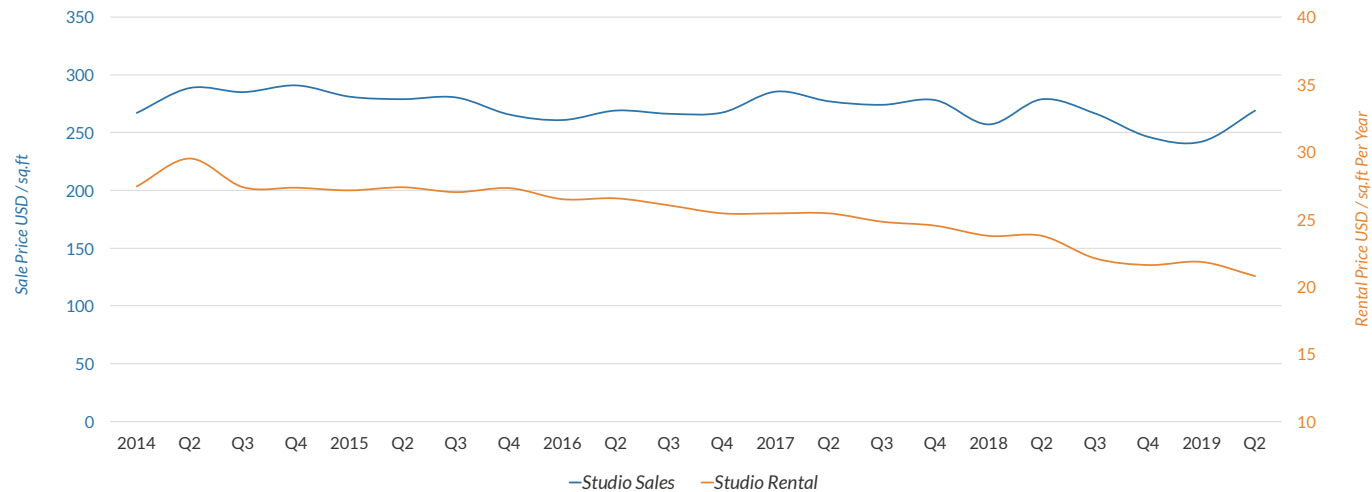
Mid to High End

247 - 286

High to Luxury

286 - 312

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



89

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

173 - 228

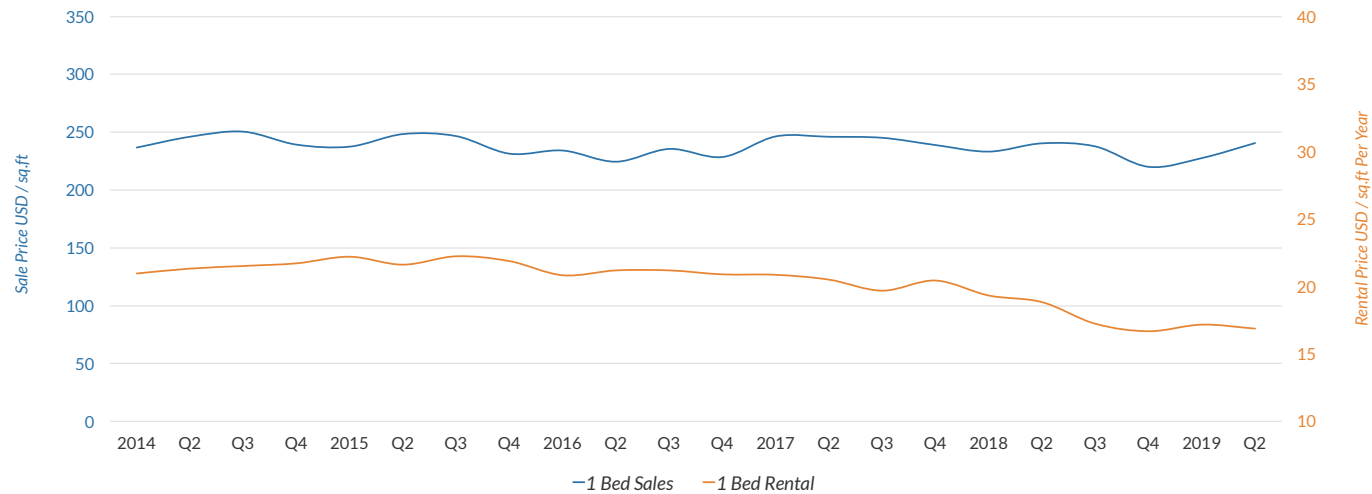
Mid to High End

228 - 260

High to Luxury

260 - 292

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



37

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

153 - 212

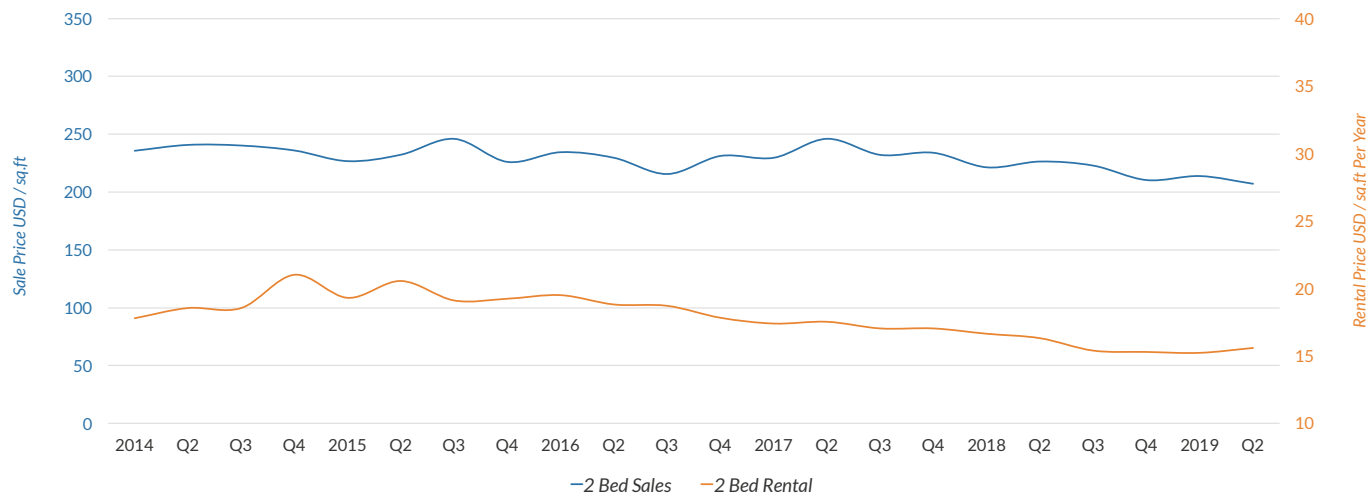
Mid to High End

212 - 248

High to Luxury

248 - 283

Sales Prices & Rental Rates >



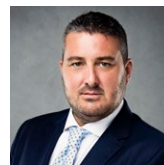
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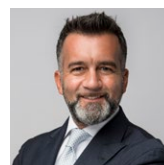
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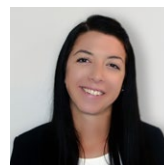
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