



Downtown  
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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# DOWNTOWN LOCATION OVERVIEW

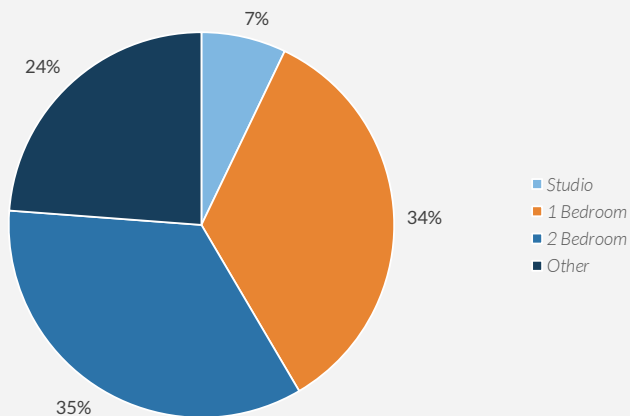
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the sales and rental performance and aim to highlight any key trends.

The Dubai Downtown rental market once again showed good signs of stabilisation after almost a year of negative compression, Q2 like Q1 witnessed some of its best rental rate performance within the past year. The rental rates witnessed an overall compression of only 0.20 percent on Q1. Studio units showed positive results after a turbulent year with a rise of 0.44 percent. All three typologies witnessed less than a one percent change compared to the Q1 performance.

Ready sales transactions in Downtown increased by 8% compared to Q1, once again providing evidence that the market is on the road to stabilisation and that the demand remains healthy. Sales prices softened across the board compared to Q1 by an average of 8.57 percent, with studios showing the least change with a 6.99 percent decrease.

With more than 9,000 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.

## Unit Distribution



## Stock delivered in Q2 2019

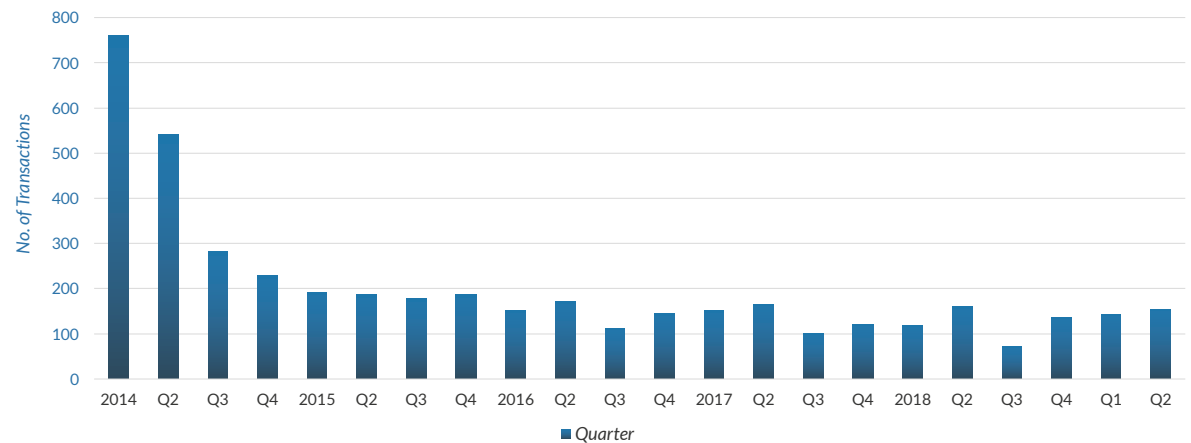


2  
Project



577  
Units

## Transaction History





# SUPPLY ANALYSIS

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

92

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

13,800

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

21

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

9,593

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
29 Burj Boulevard - 1	36	38	28	34	22	31
8 Boulevard Walk	28	33	17	25	17	23
Boulevard Central Towers - 1			24	28	24	28
Burj Al Nujoom	27	34	19	26	16	19
Burj Views - Tower A			20	26	20	24
Claren Tower 1	34	34	23	32	24	30
Miska 3*			17	29	24	25
South Ridge Towers - 1*			23	27	23	24
South Ridge Towers - 5*			23	26	23	24
Standpoint Towers - 1	37	42	24	35	23	28
The Signature*			22	29	21	23

(\*) 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



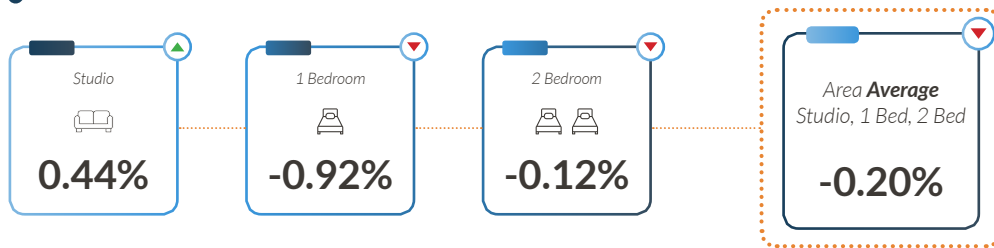
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
29 Burj Boulevard - 1	479	507	392	452	405	575
8 Boulevard Walk	384	433	274	351	271	334
Boulevard Central Towers - 1*	521	658	411	521	425	452
Burj Al Nujoom	318	370	266	342	268	288
Burj Views - Tower A	312	375	274	356	285	370
Claren Tower 1	479	548	326	452	353	403
Miska 3*					433	438
South Ridge Towers - 1*	353	397	342	389	340	479
South Ridge Towers - 5*			321	356	356	452
Standpoint Towers - 1			414	479	411	523
The Signature*			274	384	370	384

(\*) 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.

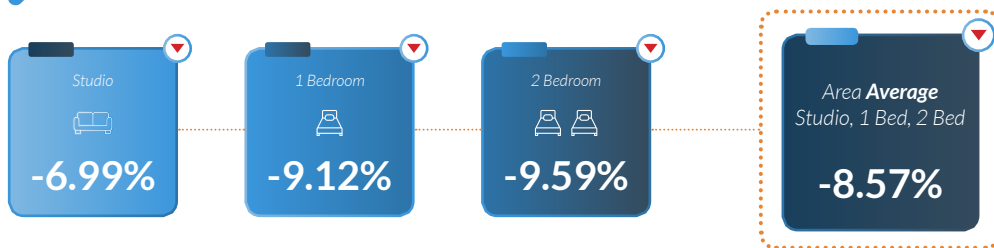
# RENTAL RATES

## Analysis

### RENTAL RATES Q2 2019 vs Q1 2019

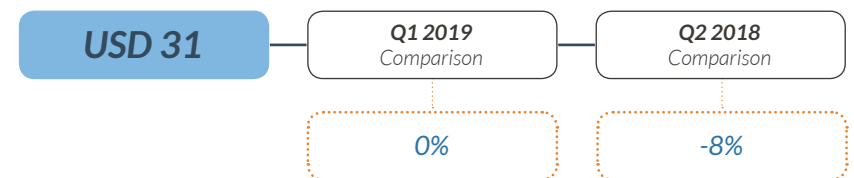


### RENTAL RATES Q2 2019 vs Q1 2018



## Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year



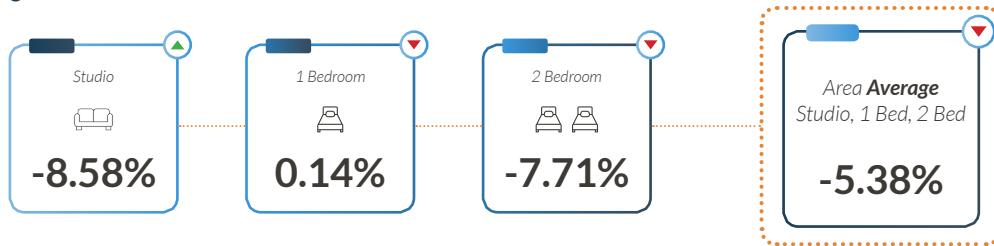
\*Source: REIDIN, Dubai Land Department



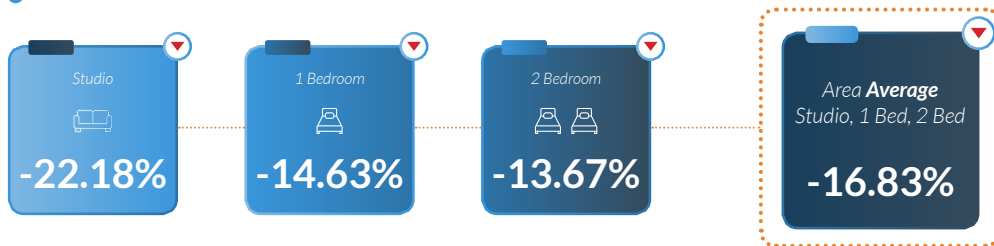
# SALES PRICES

## Analysis

### SALES PRICES Q2 2019 vs Q1 2019

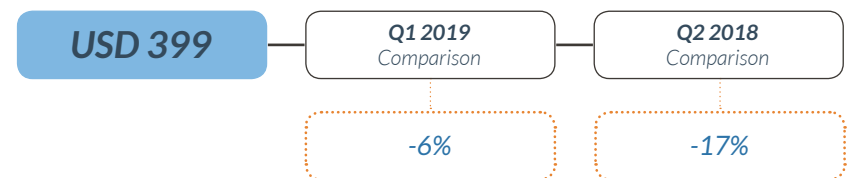


### SALES PRICES Q2 2019 vs Q2 2018



## 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 >



18

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

305 - 410

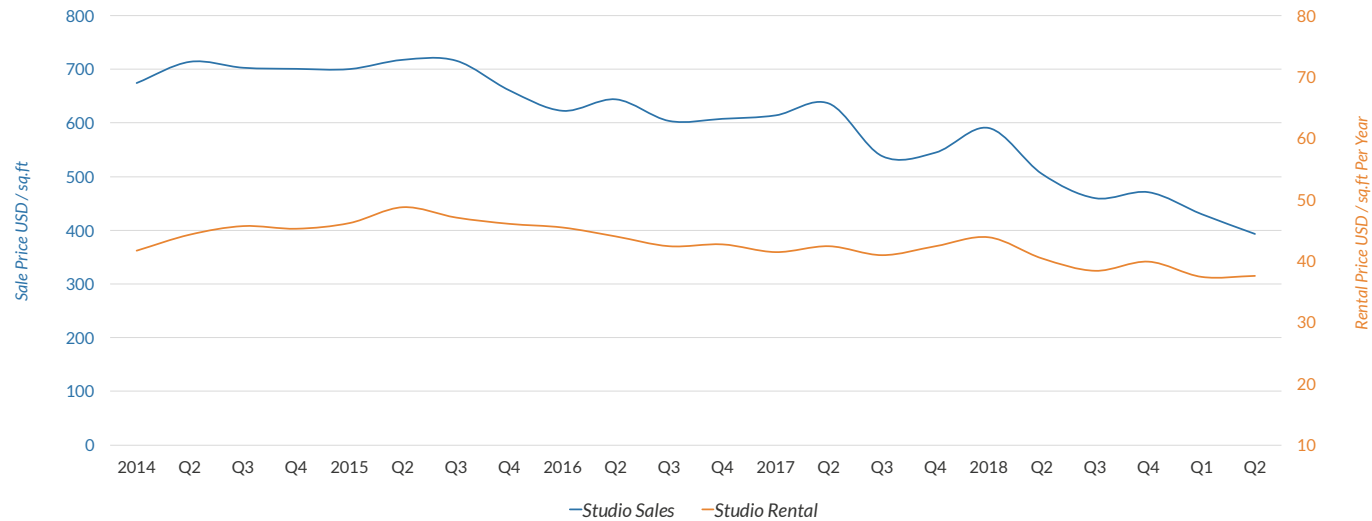
Mid to High End

410 - 618

High to Luxury

618 - 826

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



69

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

281 - 413

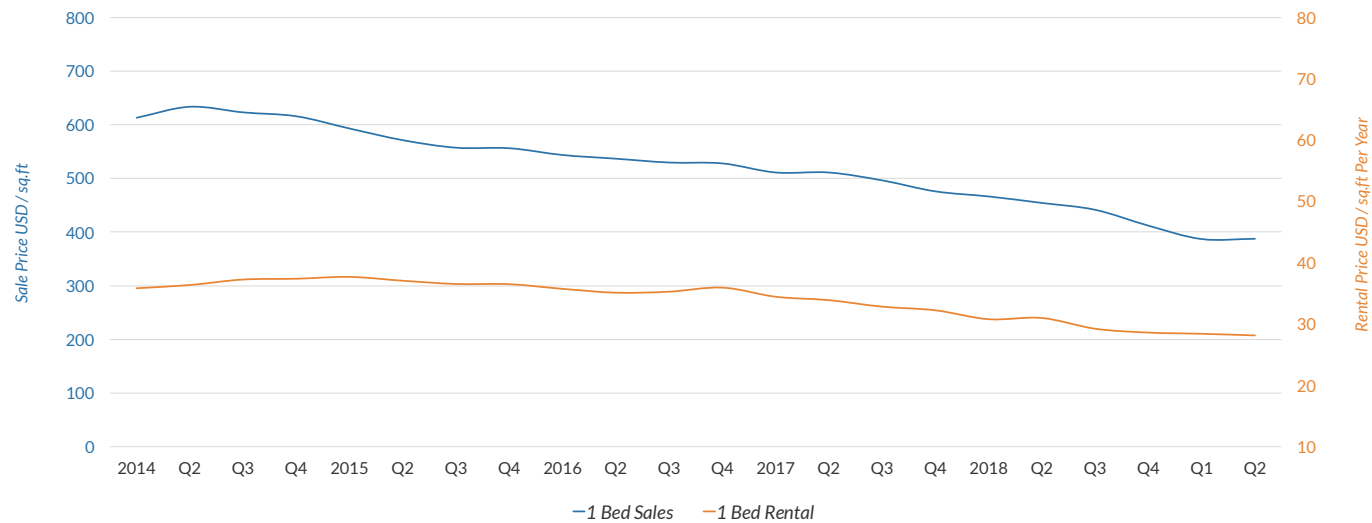
Mid to High End

413 - 544

High to Luxury

544 - 719

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



44

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

244 - 375

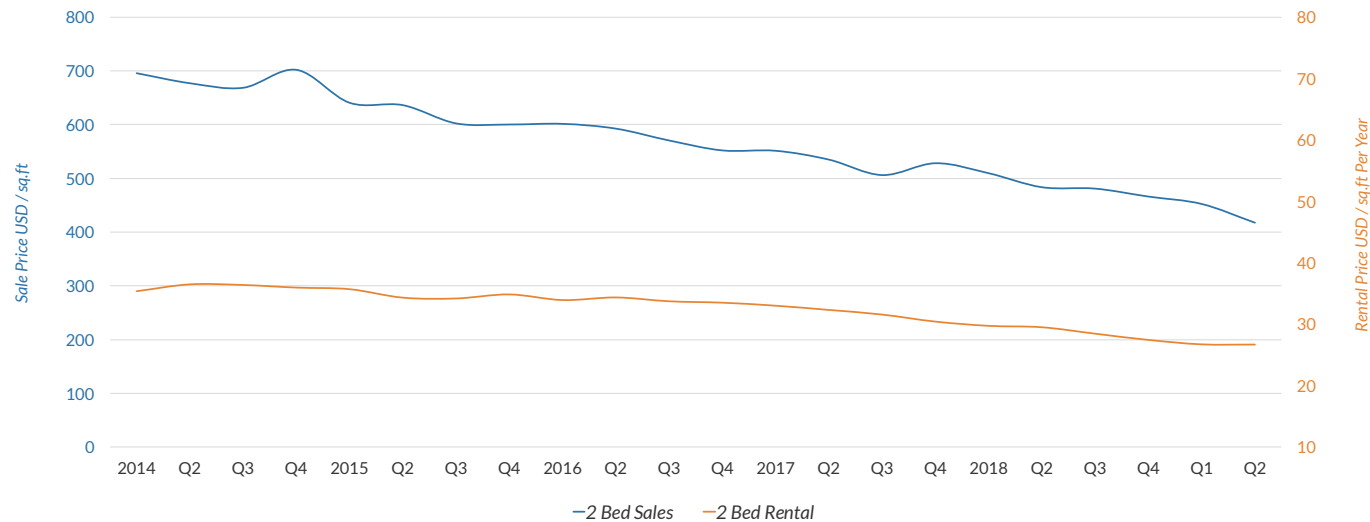
Mid to High End

375 - 594

High to Luxury

594 - 857

Sales Prices & Rental Rates >



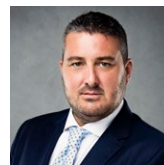
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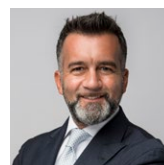
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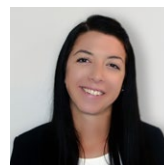
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