

Dubai Sports City
Market Report
Q2 2018

Publication

This document was produced in July 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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SPORTS CITY

LOCATION OVERVIEW

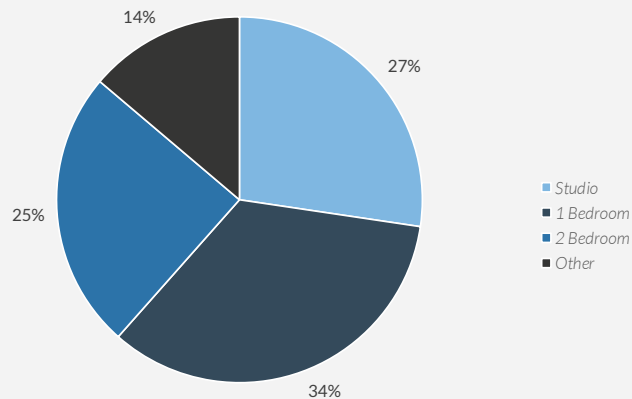
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the performance of the sales and rental market and aim to highlight any key trends.

Sports City rental rates were exposed to some rental compression, however the community remained one of the best performing observation areas of High Yield Advisors Research. Rental rates softened an average of only 1.6 percent comparing to the previous quarter. One-bedroom apartments witnessed the most change within the three typologies with a 2.6 percent decrease on Q1. In comparison to the same period last year Sports City has witnessed a 10.3 percent fall, as rental rates soften widely across the city compared with 2017, mostly due to new supply and a more constant demand.

In the sales market prices also softened compared to Q1 with a drop of 5.8 percent. Supply in the area could be seen as a mitigating factor and lead to price decrease for the already completed units. Furthermore, extensive maintenance works within the area throughout the duration of Q2 could offer some explanation for the further drop in the market, the road network has been severely disrupted as works to fulfil the completion of the water canal have commenced.

The future of Sports City would seem promising as significant improvements are being made to its infrastructure.

Unit Distribution



< Stock delivered in Q2 2018

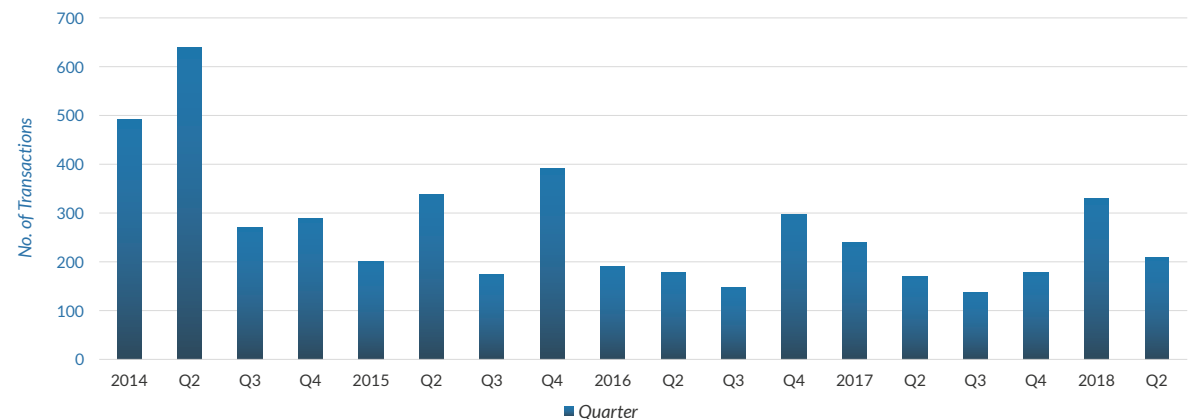


0
Project



0
Units

< History of Total Sales Transactions





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

47

Total No. of
Residential Units
(Apartment only)

10,400

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

17

No. of Units
Under Construction
(Within 5 years)

4,832

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments	19	24	18	19	16	18
Canal Residence*			16	19	16	17
Elite Sports Residence 1	19	24	22	22	14	20
Elite Sports Residence 2	18	24	13	14	14	19
Elite Sports Residence 3	17	22	15	19	14	15
Elite Sports Residence 4	17	24	14	16	14	16
Giovanni Boutique Suites*	21	30			22	26
Olympic Park 2*			17	18	13	16
The Bridge	23	25	20	23	20	22
The Matrix	18	25	17	21	15	15
The Medalist*			19	20	18	19
The Spirit*	20	25	22	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



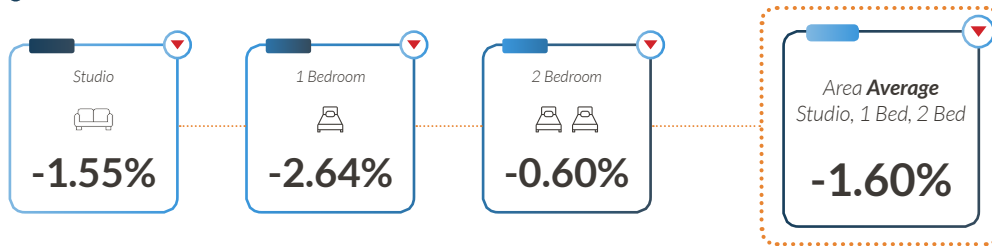
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments*	236	250	225	252		
Canal Residence	269	269	211	283	221	253
Elite Sports Residence 1*			236	255		
Elite Sports Residence 2	300	308	179	194	244	244
Elite Sports Residence 3*	234	326	200	247		
Elite Sports Residence 4	275	312	209	228	168	196
Giovanni Boutique Suites	312	402			341	348
Olympic Park 2*			186	199	164	181
The Bridge*	244	288				
The Matrix*	298	330	260	293		
The Medalist	232	232	272	288	228	261
The Spirit*	260	285	292	292		

(*) 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.

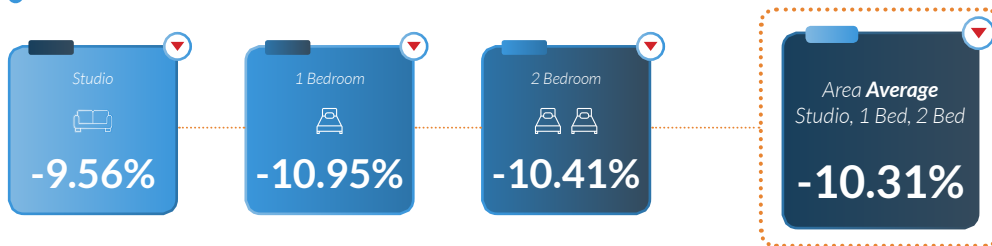
RENTAL RATES

Analysis

RENTAL RATES Q2 2018 vs Q1 2018

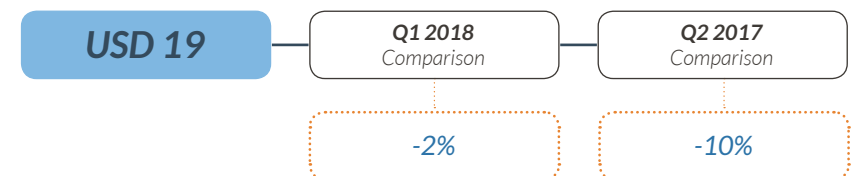


RENTAL RATES Q2 2018 vs Q2 2017



Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year

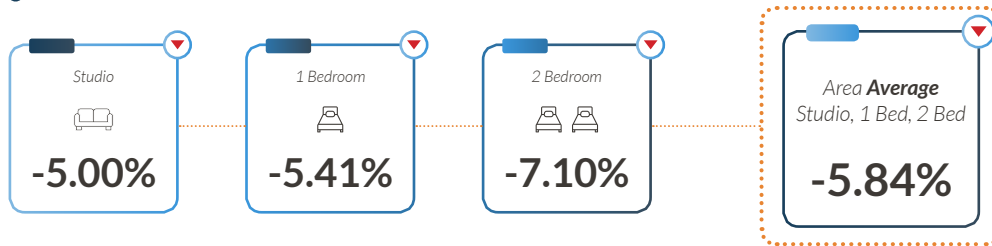


*Source: REIDIN, Dubai Land Department

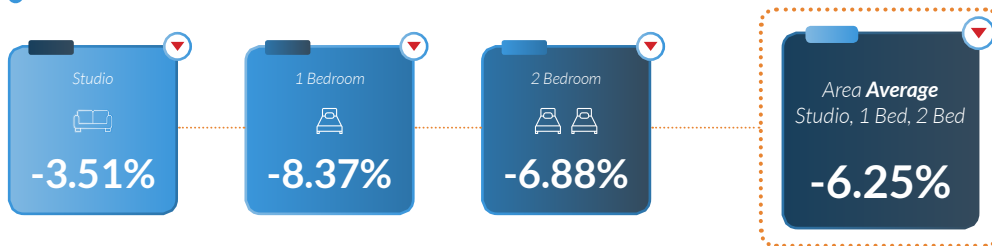
SALES PRICES

Analysis

SALES PRICES Q2 2018 vs Q1 2018

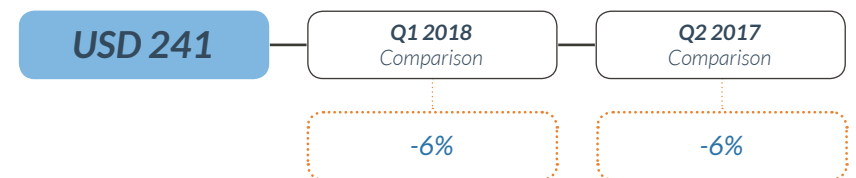


SALES PRICES Q2 2018 vs Q2 2017



Q2 AVERAGE SALES PRICES

USD sq.ft



*Source: REIDIN, Dubai Land Department



Q2 Sales Transactions Based on Ready Properties >



101

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

162 - 239

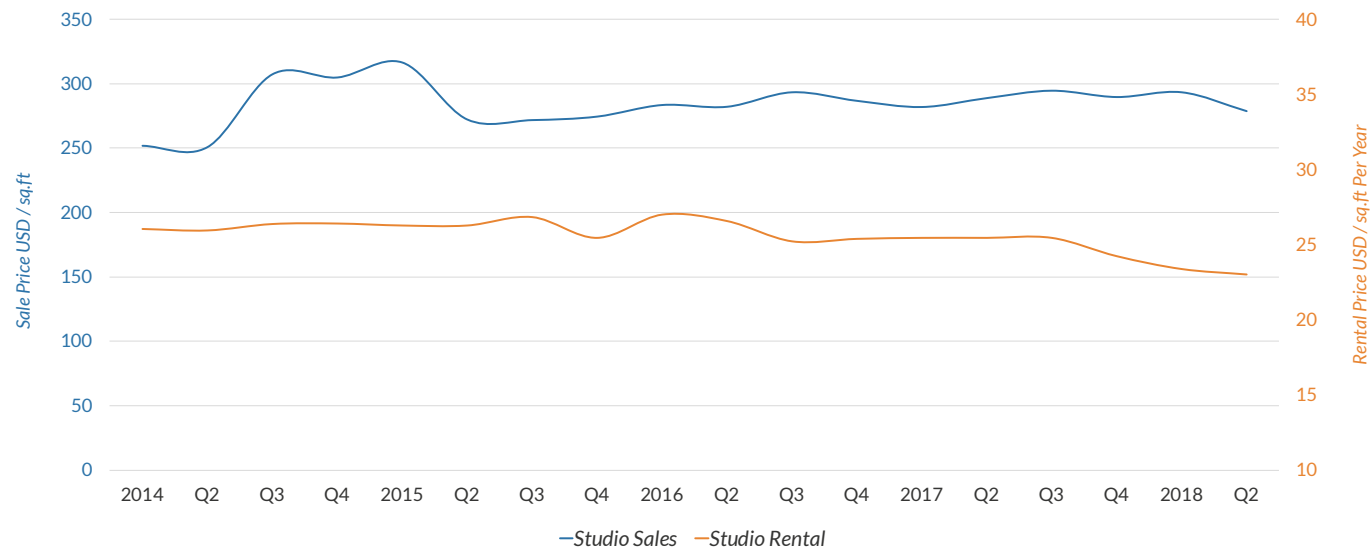
Mid to High End

239 - 278

High to Luxury

278 - 469

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



82

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

133 - 223

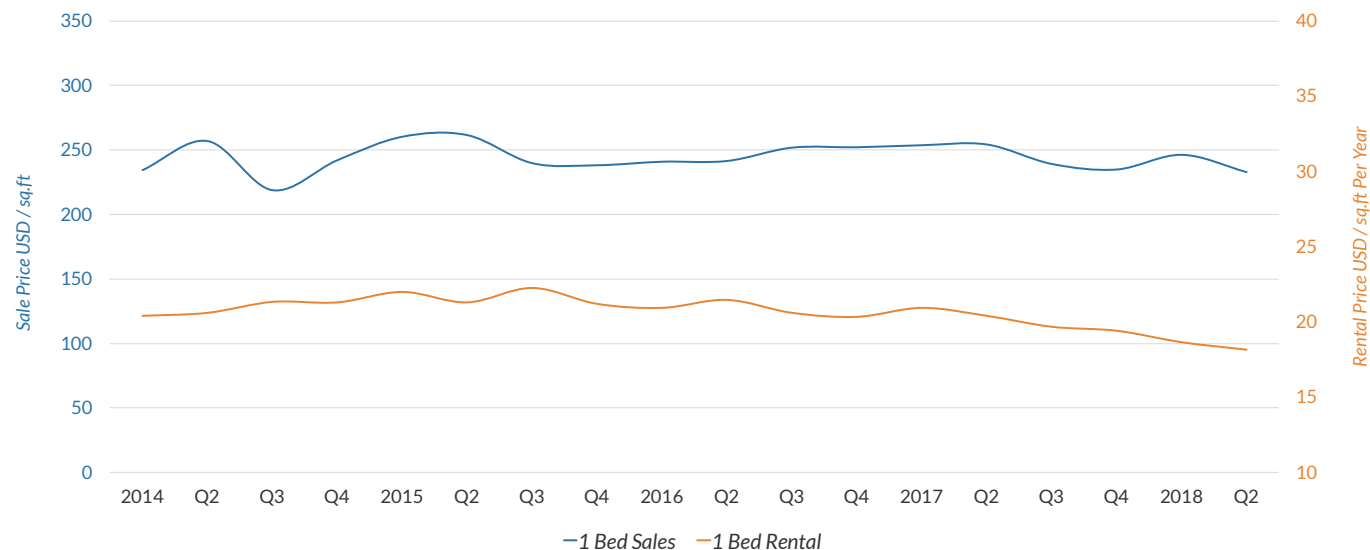
Mid to High End

223 - 253

High to Luxury

253 - 404

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



28

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

139 - 191

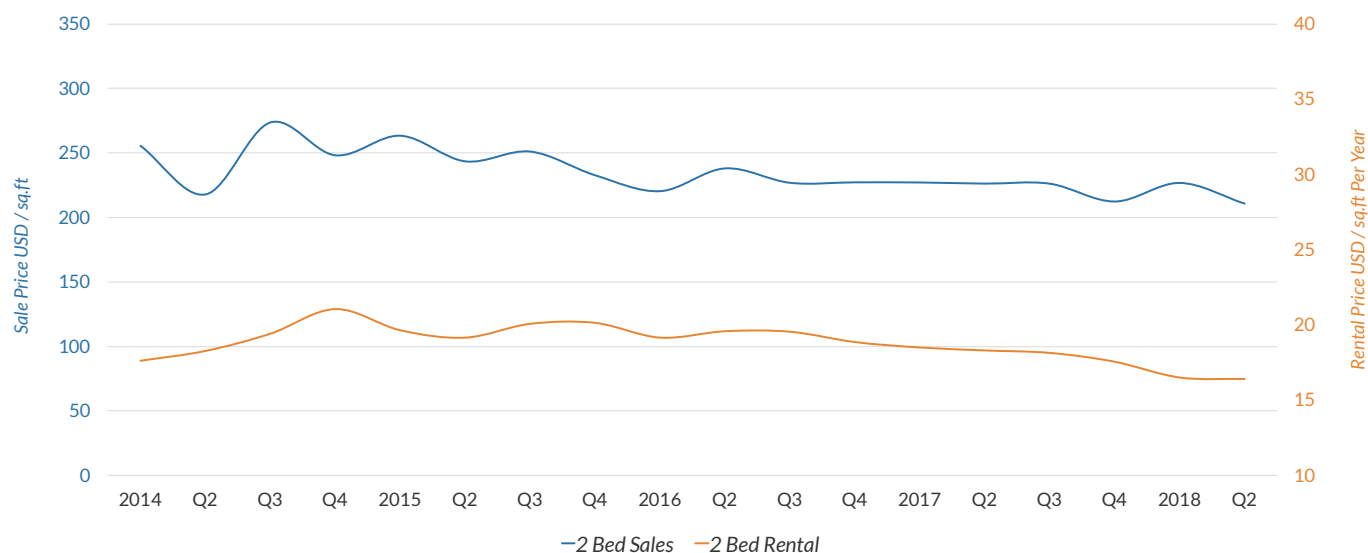
Mid to High End

191 - 243

High to Luxury

243 - 346

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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by producing profitable growth
and peace of mind."*

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