

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 LAKE TOWERS

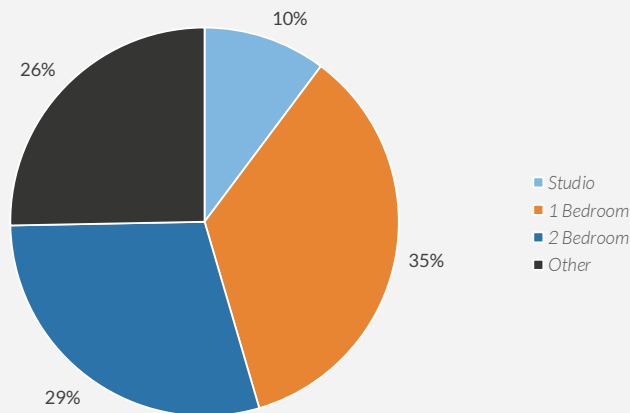
LOCATION OVERVIEW

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.

Signs of stabilisation are imminent as rental compression compared to Q1 reduced to only 2.97 percent. One-bedroom units witnessed the least change with only a 2.23 percent softening, studio and two-bedroom units followed closely with a 2.46 and 4.22 percent decrease respectively on Q1. In comparison to the same period last year JLT has seen average rental compression of 12.55 percent with studio units softening the most at 15.45 percent.

In the sales market Jumeirah Lake Towers continued its downwards projectory throughout Q2 with the three typologies softening an average of 4.00 percent compared to Q1, a rate that has slowly reduced throughout the past 9 months which can give investors confidence that stabilisation within the market is imminent for the rest of 2019. One and two-bedroom apartments remained the most consistent in comparison to Q1 with only a -4.62 and 2.44 percent adjustment. Compared to Q2 2018 JLT has witnessed a 17 percent softening throughout the three typologies with studio apartments taking the biggest change of -21.49 percent.

Unit Distribution



< Stock delivered in Q2 2019

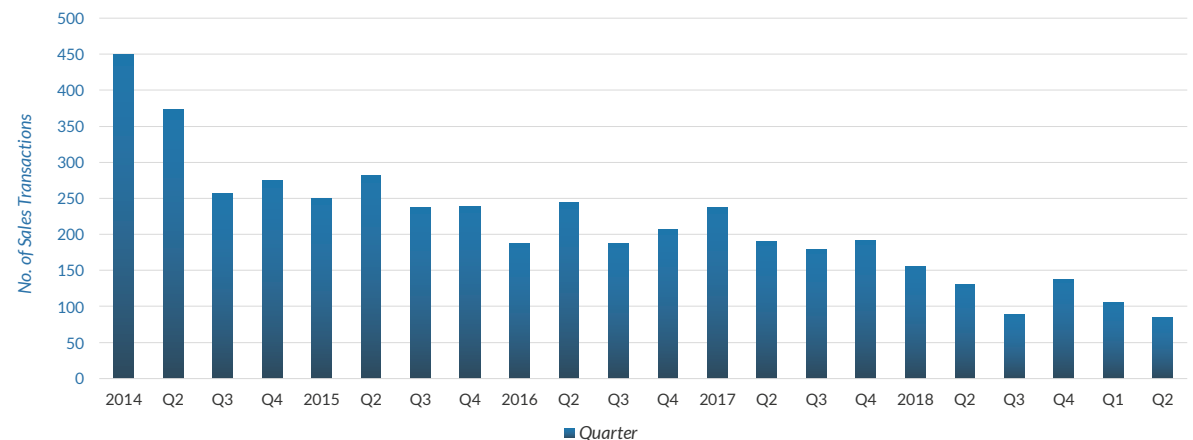


0
Project



0
Units

< Transaction History





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Residential only)

42

Total No. of
Residential Units
(Residential only)

13,565

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

8

No. of Units
Under Construction
(Within 5 years)

4,367

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Waleed Paradise	21	27	16	24	19	22
Arch Tower	22	37	16	22	18	22
Armada Tower 1	25	26	18	25	17	19
Gold Crest Executive	28	33	23	30		
Goldcrest Views V1	27	32	21	23	19	25
Goldcrest Views V2	25	40	20	26	19	24
Green Lakes Towers S1*			20	24	17	20
Green Lakes Towers S2*			21	24	19	22
Green Lakes Towers S3*			20	24	19	21
Lake Point Tower			14	20	15	18
Lake Shore Tower	26	27	18	23	16	23
Lake Terrace	24	28	23	31	18	20
Lake View			14	24	15	19
Madina Tower*			19	24	15	17
O2 Tower			19	29	17	19
Saba 2	24	31	20	27	18	20
Saba 3	26	33	21	27	17	22
V3			20	24	16	22
X1 Bay	23	33	18	24	16	21

(*) 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



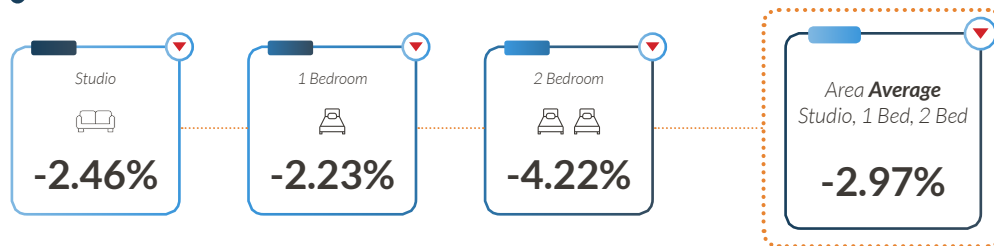
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Waleed Paradise	297	316	264	288	245	261
Arch Tower	330	370	197	299	221	295
Armada Tower 1			247	310	208	247
Gold Crest Executive						
Goldcrest Views V1	340	384	258	301	260	285
Goldcrest Views V2	355	411	260	312	227	310
Green Lakes Towers S1*			274	329	247	279
Green Lakes Towers S2*			290	334	268	326
Green Lakes Towers S3*			296	325	228	279
Lake Point Tower			192	238	192	247
Lake Shore Tower			227	290	219	263
Lake Terrace	315	356	271	329	214	288
Lake View			219	307	236	271
Madina Tower*			266	288	219	266
O2 Tower			211	274	247	315
Saba 2	384	385	274	375	263	293
Saba 3	389	392	277	356	260	292
V3*			238	279	219	248
X1 Bay	326	330	219	288	205	252

(*) 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.

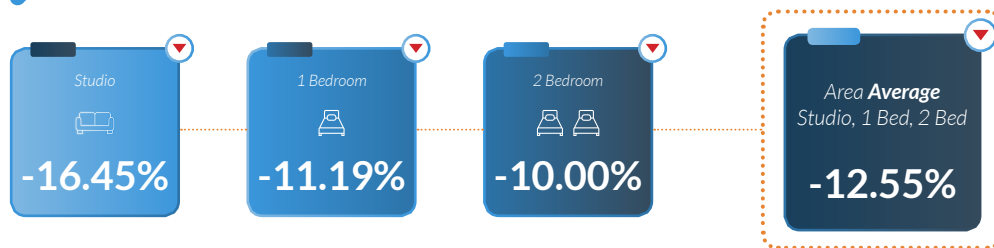
RENTAL RATES

Analysis

RENTAL RATES Q2 2019 vs Q1 2019

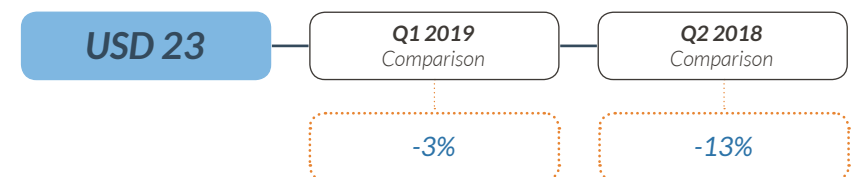


RENTAL RATES Q2 2019 vs Q1 2018



Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year

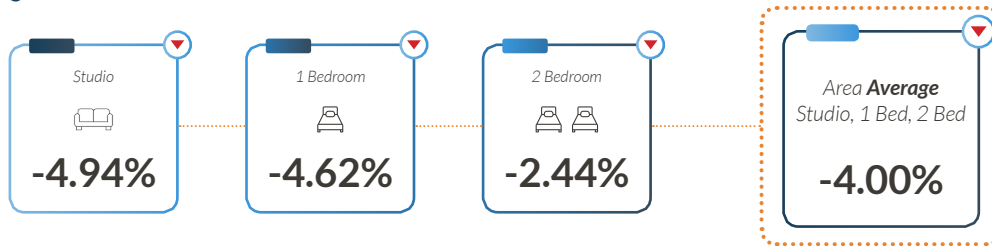


*Source: REIDIN, Dubai Land Department

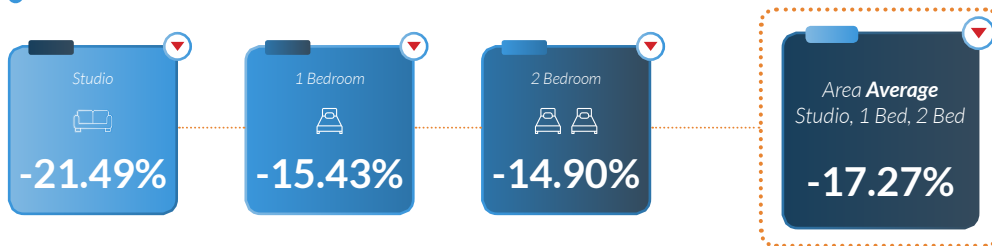
SALES PRICES

Analysis

SALES PRICES Q2 2019 vs Q1 2019

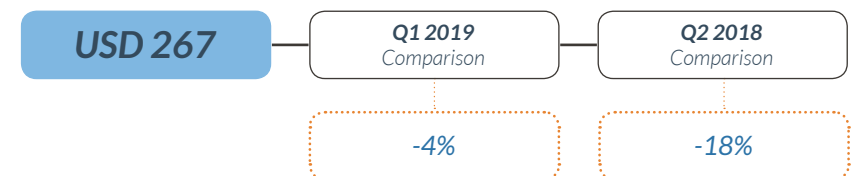


SALES PRICES Q2 2019 vs Q2 2018



Q2 AVERAGE SALES PRICES

USD sq.ft / Per Year



STUDIO APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



19

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

225 - 290

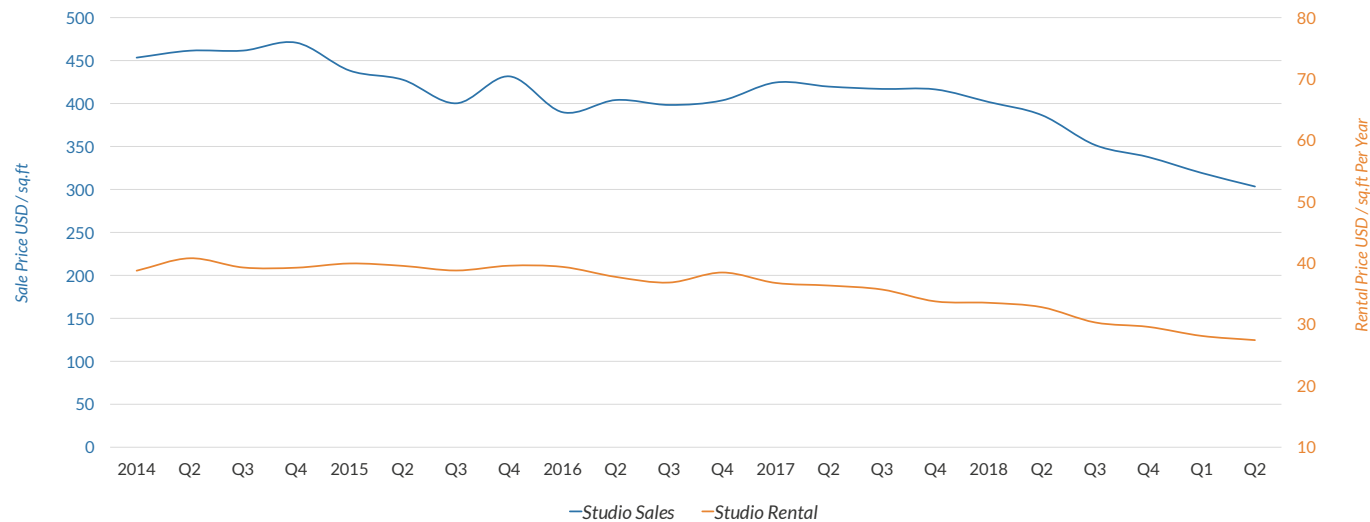
Mid to High End

290 - 356

High to Luxury

356 - 521

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



28

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

175 - 245

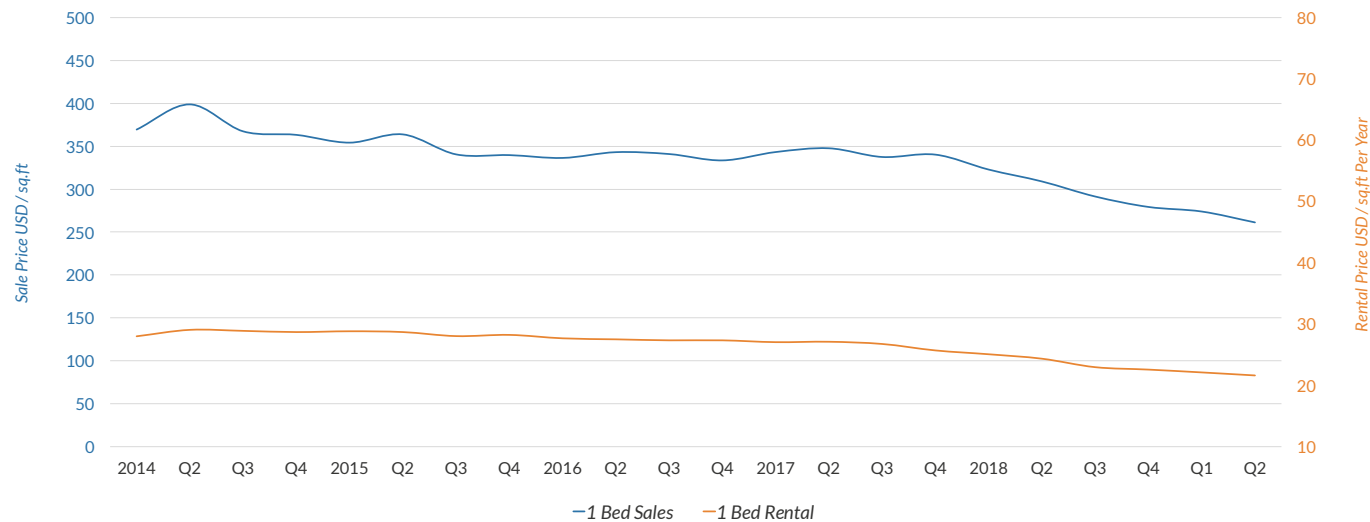
Mid to High End

245 - 298

High to Luxury

298 - 456

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



30

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

176 - 211

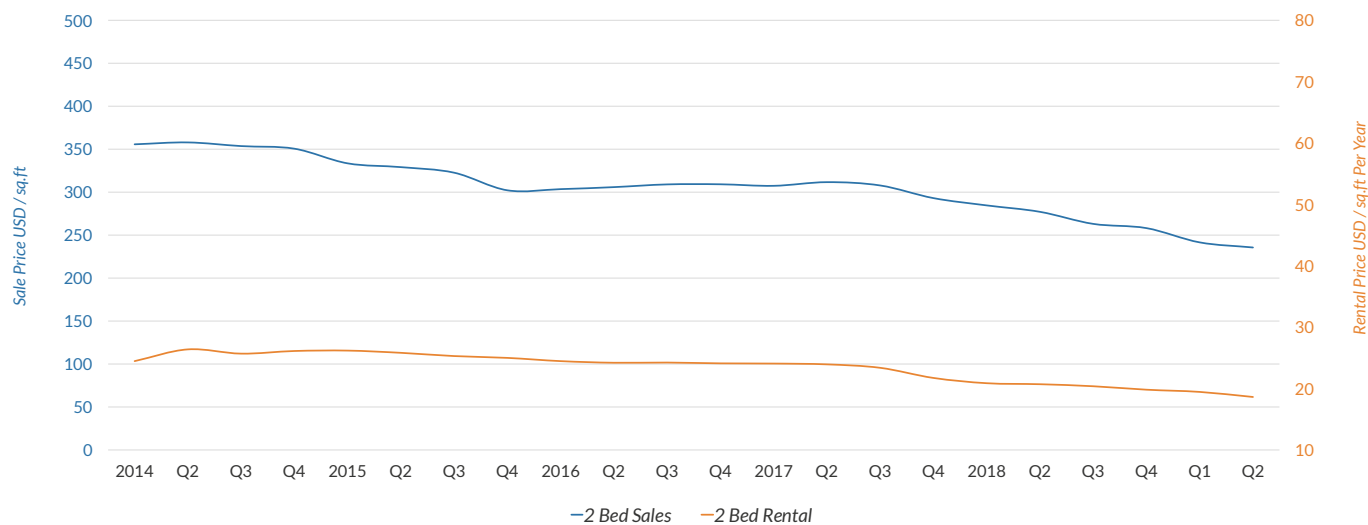
Mid to High End

211 - 282

High to Luxury

282 - 389

Sales Prices & Rental Rates >



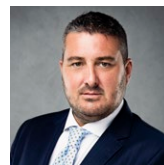
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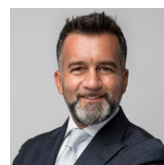
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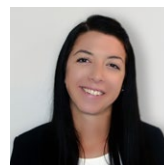
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