



Sports City
Market Report
Q2 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.



CONTENT

04

*Location
Overview*

05

*Supply
Analysis*

06

*Rental
Rates*

07

*Sales
Prices*

08

*Rental Rates
Analysis*

09

*Sales Prices
Analysis*

10

*Studio Apartment
Analysis*

11

*One Bedroom Apartment
Analysis*

12

*Two Bedroom
Analysis*

13

*Two Bedroom
Analysis*

14

*Two Bedroom
Analysis*

SPORTS CITY

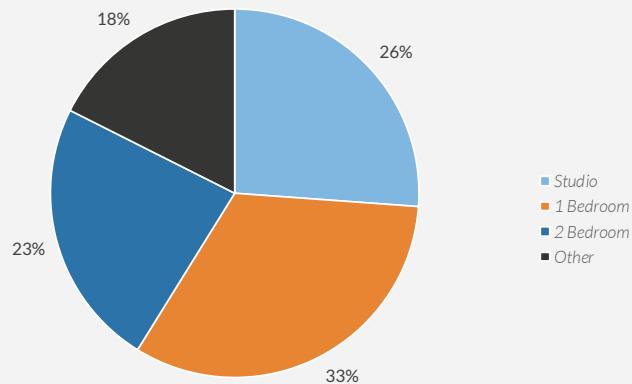
LOCATION OVERVIEW

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

Sports City rental rates saw an overall compression of 2.97% on Q1 2019. Two-bedroom apartments witnessed the biggest change throughout the three typologies with a 4.22 percent decrease on Q1. In comparison to the same period last year the Sports City rental market has witnessed a 12.55 percent softening, as rental rates soften widely across the city compared to previous years.

In the sales market prices also softened compared to Q1 with a drop of 4.94 percent; one-bedrooms performed the most promising with only a 1.12% softening. Supply in and around the area could be seen as a mitigating factor and lead to price decrease for the already completed units. Compared to Q2 2018 Sports City has witnessed a 20 percent softening throughout the three typologies with studio apartments taking the biggest change of -22.63 percent.

Unit Distribution



< Stock delivered in Q2 2019

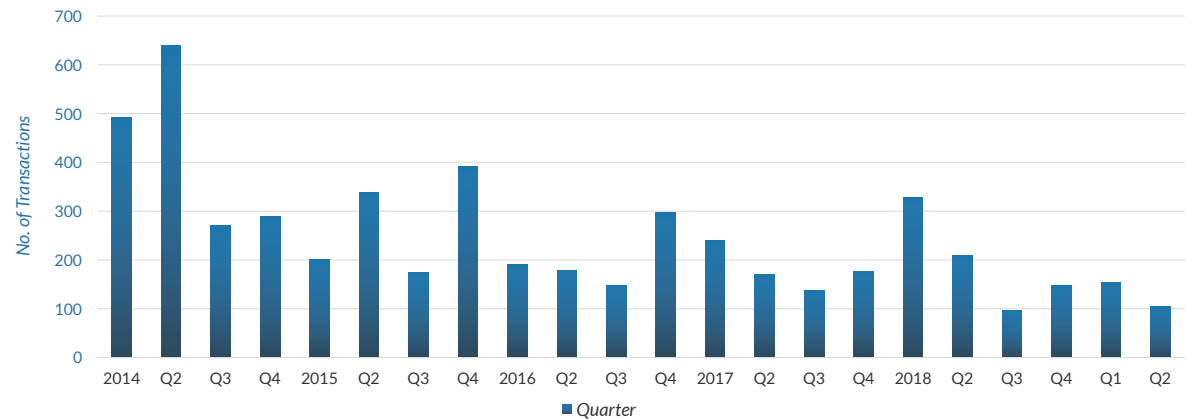


1
Project



212
Units

< Transaction History





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

48

Total No. of
Residential Units
(Apartment only)

10,916

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

14

No. of Units
Under Construction
(Within 5 years)

4,330

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments	18	19	16	16		
Canal Residence*	16	19	15	19	13	15
Elite Sports Residence 1	18	21	13	17	13	17
Elite Sports Residence 2	18	21	14	16	15	14
Elite Sports Residence 3	17	20	13	15	12	13
Elite Sports Residence 4	17	20	11	15	12	13
Giovanni Boutique Suites*	22	26			18	23
Olympic Park 2*			14	17	13	14
The Bridge	19	24	19	22	17	18
The Matrix	17	23	15	20	15	17
The Medalist*			17	18		
The Spirit*			19	27	19	20

(*) 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



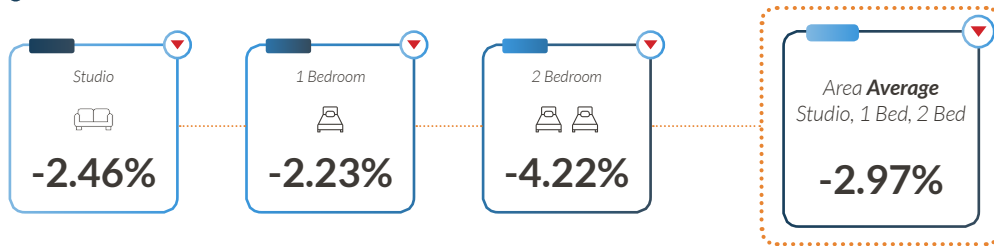
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments*	181	219	219	230	170	181
Canal Residence	178	241	173	230	170	181
Elite Sports Residence 1*	173	222	193	226	141	210
Elite Sports Residence 2	222	236	151	173	161	170
Elite Sports Residence 3*	208	241	159	219	155	175
Elite Sports Residence 4	227	247	192	208		
Giovanni Boutique Suites	225	279			219	247
Olympic Park 2*			195	208	164	173
The Bridge*	192	253	230	266	214	274
The Matrix*	252	258	178	263	0	0
The Medalist			192	227	238	250
The Spirit*	219	241				

(*) 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.

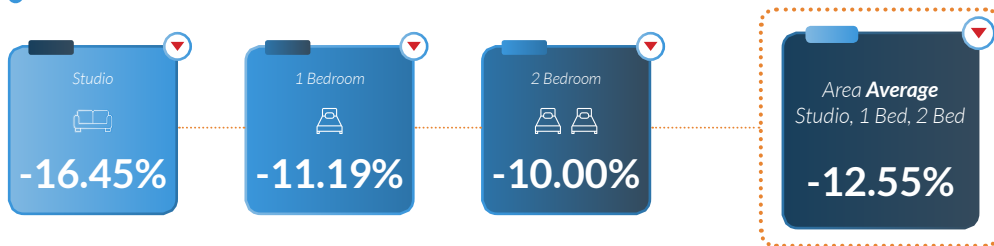
RENTAL RATES

Analysis

RENTAL RATES Q2 2019 vs Q1 2019

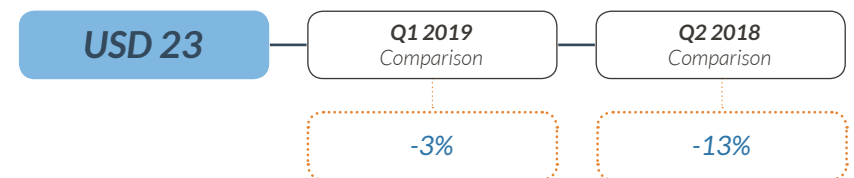


RENTAL RATES Q2 2019 vs Q1 2018



Q2 AVERAGE RENTAL RATE

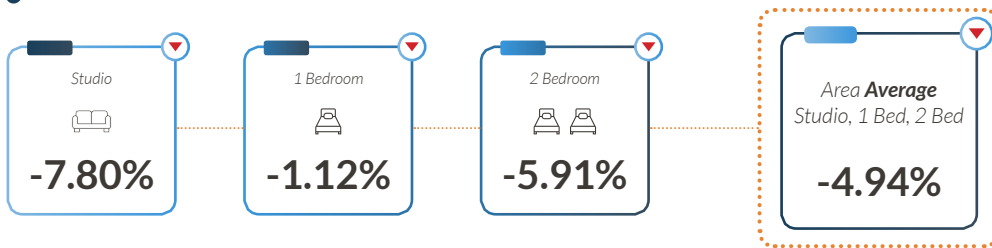
USD sq.ft / Per Year



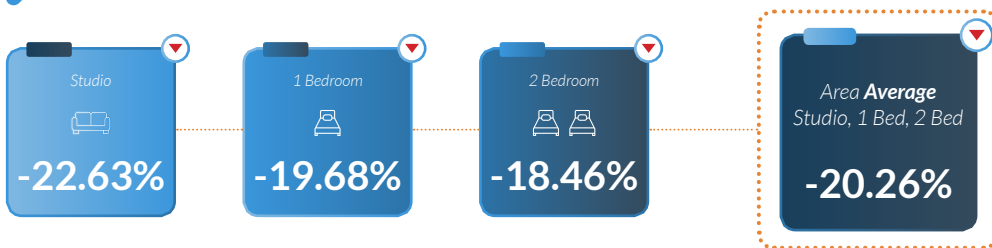
SALES PRICES

Analysis

SALES PRICES Q2 2019 vs Q1 2019

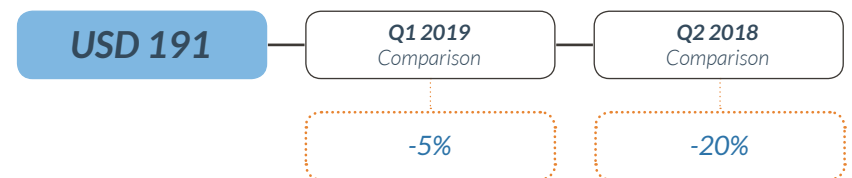


SALES PRICES Q2 2019 vs Q2 2018



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 >



37

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

145 - 210

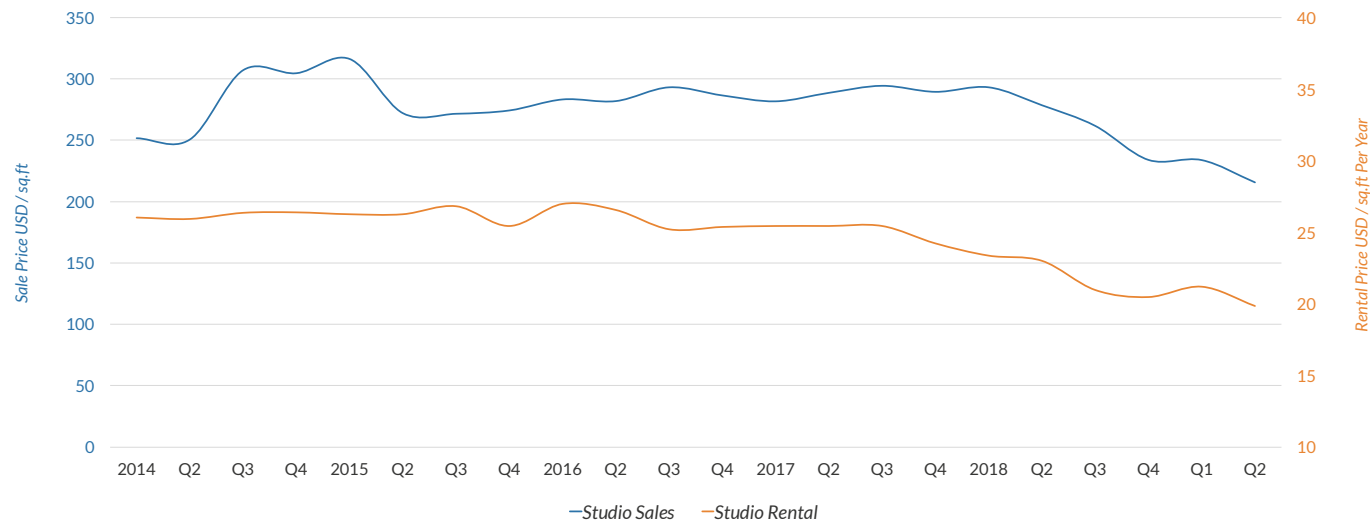
Mid to High End

210 - 254

High to Luxury

254 - 301

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



55

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

135 - 178

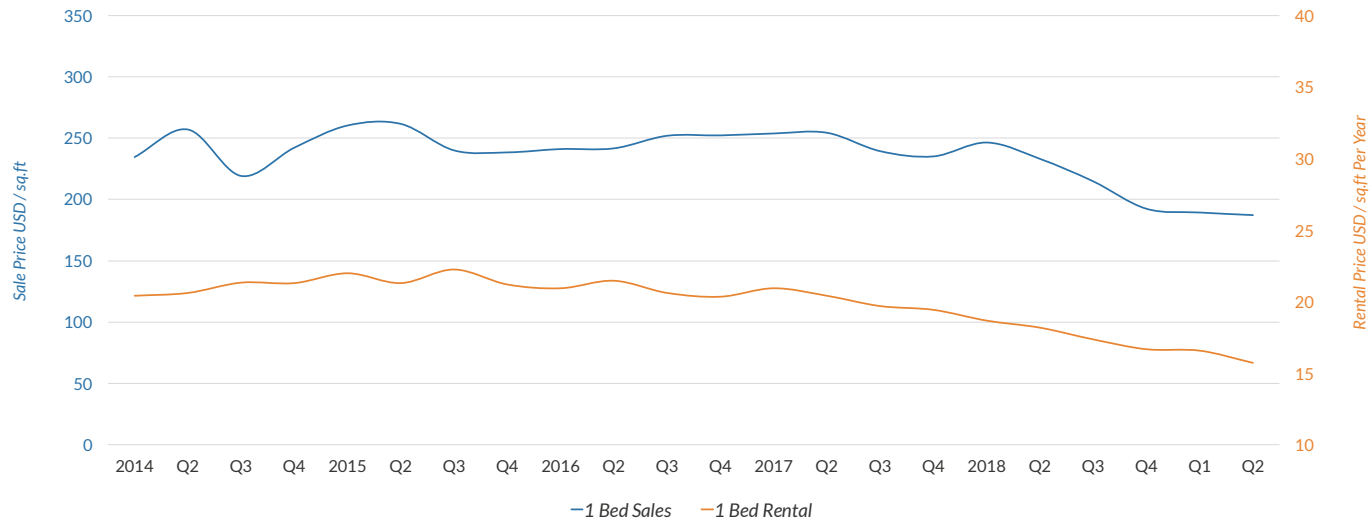
Mid to High End

178 - 236

High to Luxury

236 - 295

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



13

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

131 - 174

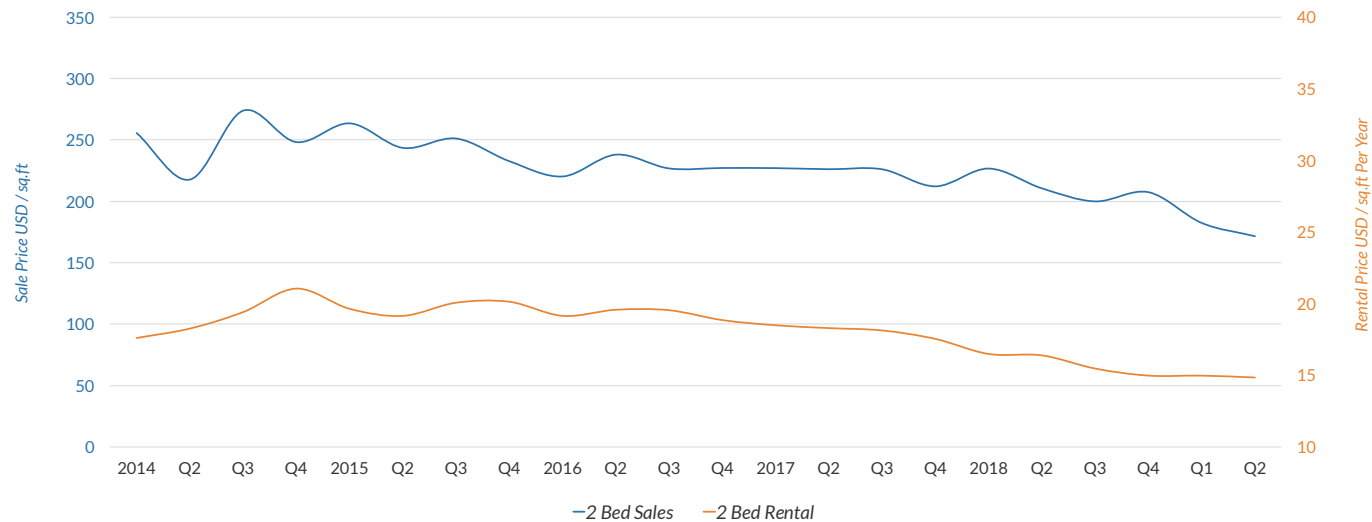
Mid to High End

174 - 216

High to Luxury

216 - 281

Sales Prices & Rental Rates >



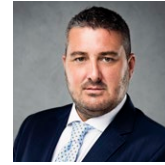
ABOUT US

Dubai asset management is High Yield Advisors' passion, helping our clients to build profitable growth is the core of our business. We offer a unique set of services where we generate innovative and tailor-made real estate investments portfolios to meet each of our clients' individual needs and risk profile.

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.

This report is for general informative purpose only. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent. Whilst every effort has been made to ensure its accuracy, High Yield Advisors accepts no liability whatsoever for any direct or consequential loss arising from its use. The content is strictly copyright and reproduction of the whole or part of this document is prohibited without the written consent from High Yield Advisors team. © High Yield Advisors.



Patrick Parmeggiani

Founder

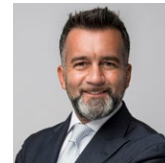
patrick@highyieldadvisors.com



Marcello Arcangeli

Founder

marcello@highyieldadvisors.com



Giovanni Caradonna

Partner

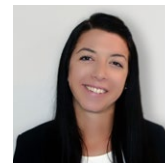
giovanni@highyieldadvisors.com



Tom Fawcett

Marketing Manager

marketing@highyieldadvisors.com



Jlenia Dominici

Financial Analyst & Research

sales@highyieldadvisors.com

*"We build a unique investment experience
by producing profitable growth
and peace of mind."*

Contact

+971 4 368 21 68

www.highyieldadvisors.com

info@highyieldadvisors.com

Location

Office P4-23
Marina Terrace
Dubai Marina
Dubai
UAE

Connect



[@highyieldadvisors](#)



DISCLAIMER: The information contained in this report has been obtained from and is based upon sources that High Yield Advisors believes to be reliable; however, no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. High Yield Advisors will not be held responsible for any third-party contributions. All opinions and estimates included in this report constitute High Yield Advisors judgment, as of the date of this report and are subject to change without notice. Figures contained in this report are derived from a number of locations highlighted in this report (ReidIn) and therefore represent a snapshot of the UAE market. High Yield Advisors is a trademark owned by Your Place Real Estate Broker - Brokers Rera No. 11651