



Publication

This document was produced in 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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*Two Bedroom
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*Two Bedroom
Analysis*

PALM JUMEIRAH

LOCATION OVERVIEW

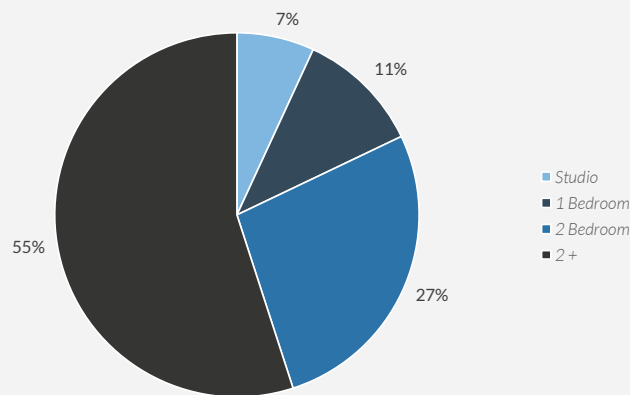
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the performance of the sales and rental market and aim to highlight any key trends.

A positive quarter for The Palm Jumeirah as again it secures its place as the best performing observation area of High Yield Advisors research for Q3. As witnessed in Q2 the rental rate decline was starting to stabilise, the same can be said for Q3 with a decrease of only 3.5 percent. Studio apartments softened the most as the price continues to align to the market. Limited supply can be seen as a contributing factor to the increased volatility of the studios rental rate performance.

The Palm Jumeirah witnessed a reduction in sale transactions through Q3, following on from a particularly strong Q2. Sales prices across all typologies softened an average of 3.9 percent comparing to Q2 with studios showing a more significant improvement after a particularly poor performance throughout the course of the past 18 months. Although prices are down comparing to the same quarter last year, a consecutive well performing quarter can give investors confidence within the market.

Like Dubai Marina the Palm Jumeirah offers a unique and one of a kind investment opportunity, therefore we expect that in a softening market these locations will remain the least volatile.

Unit Distribution



< Stock delivered in Q3 2018

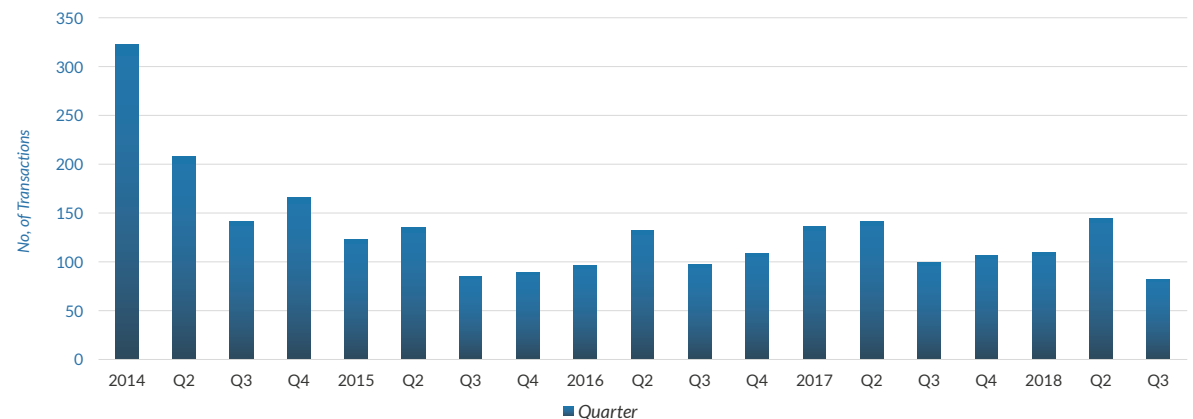


1
Project



620
Units

< Transaction History





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

72

Total No. of
Residential Units
(Apartment only)

8,725

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

8

No. of Units
Under Construction
(Within 5 years)

3,830

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					26	26
Marina Residence 5*					14	23
Oceana Baltic*			20	32	22	27
Oceana Carribean*			19	30	24	34
Oceana Pacific*			17	34	24	34
Palm Views West*	30	43	37	37	26	34
Shoreline Al Khudrawi*			26	30	23	29
Shoreline Hatmi*			29	36		
Shoreline Sultana*			28	30	23	29
Shoreline Basri*			28	32	20	27
Tiara Diamond*			27	32	29	33
Tiara Ruby*			29	32	29	35

(*) 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



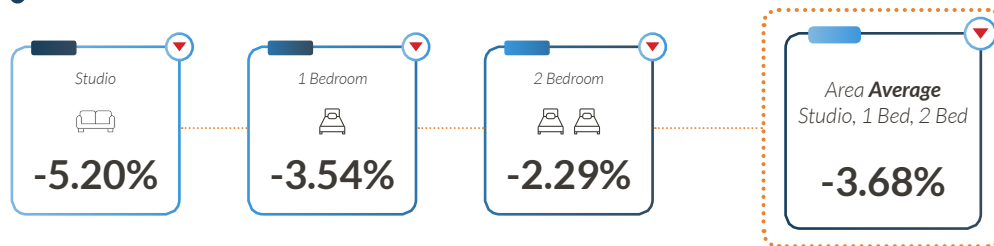
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					274	438
Marina Residence 5*					274	425
Oceana Baltic*			281	575		
Oceana Carribean*			332	513	613	624
Oceana Pacific*			335	517	556	656
Palm Views West*	452	644	487	534	329	411
Shoreline Al Khudrawi*			467	528	425	521
Shoreline Hatmi*					342	452
Shoreline Sultana*			440	480	431	461
Shoreline Basri*			456	548	392	521
Tiara Diamond*			500	658	585	653
Tiara Ruby*			351	530	540	671

(*) 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.

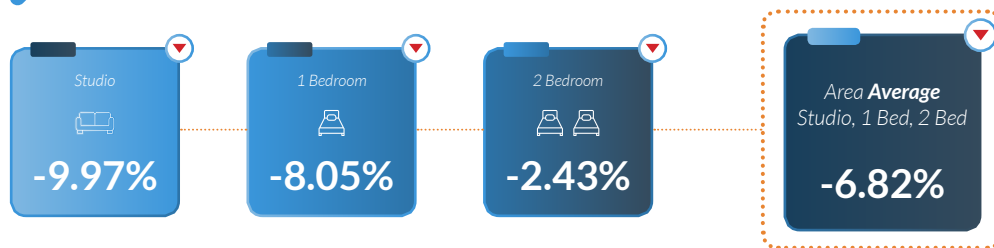
RENTAL RATES

Analysis

RENTAL RATES Q3 2018 vs Q2 2018

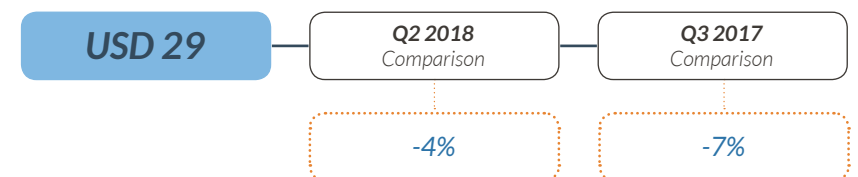


RENTAL RATES Q3 2018 vs Q3 2017



Q3 AVERAGE RENTAL RATE

USD sq.ft / Per Year

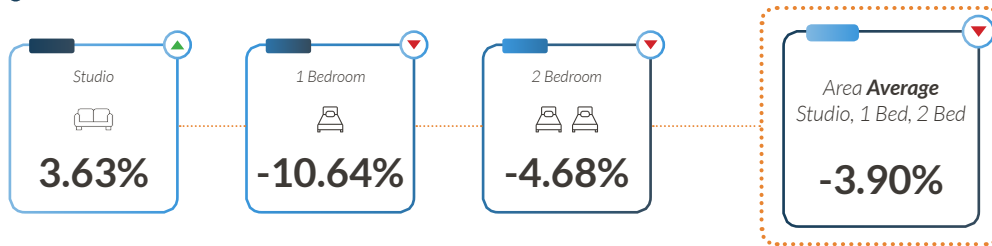


*Source: REIDIN, Dubai Land Department

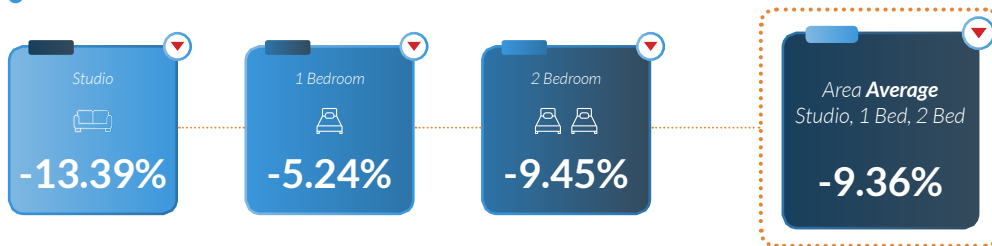
SALES PRICES

Analysis

SALES PRICES Q3 2018 vs Q2 2018

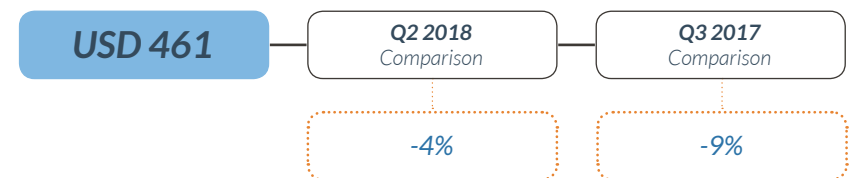


SALES PRICES Q3 2018 vs Q3 2017



Q3 AVERAGE SALES PRICES

USD sq.ft / Per Year



*Source: REIDIN, Dubai Land Department



Q3 Sales Transactions Based on Ready Properties >



4

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

1549 - 2209

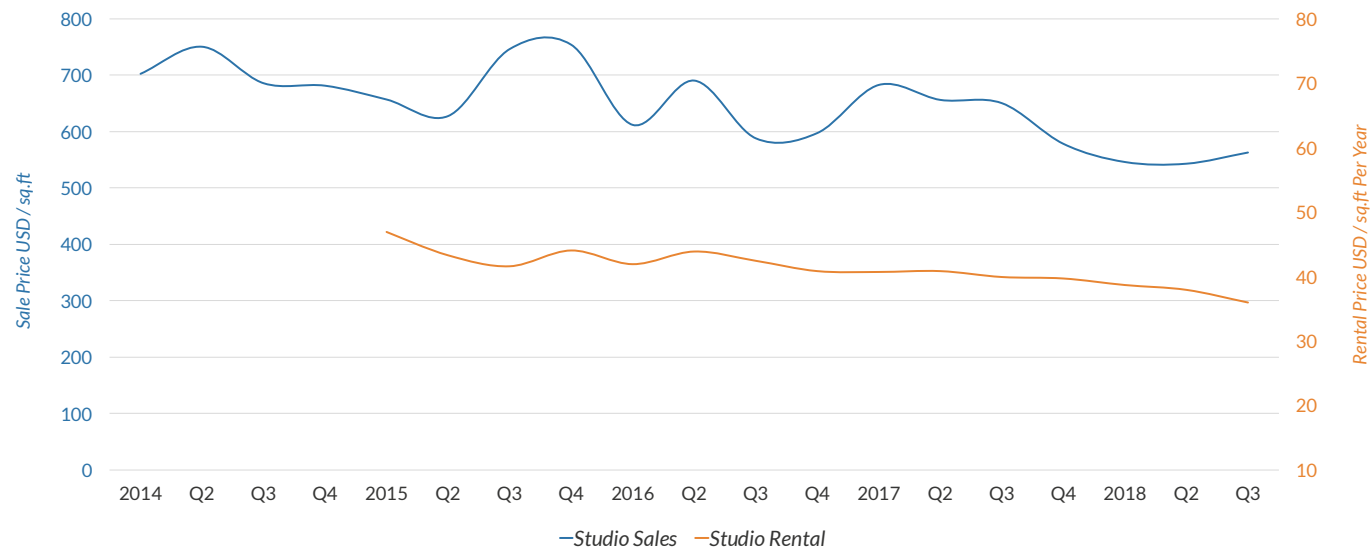
Mid to High End

2209 - 3199

High to Luxury

3199 - 4849

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



15

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

926 - 1726

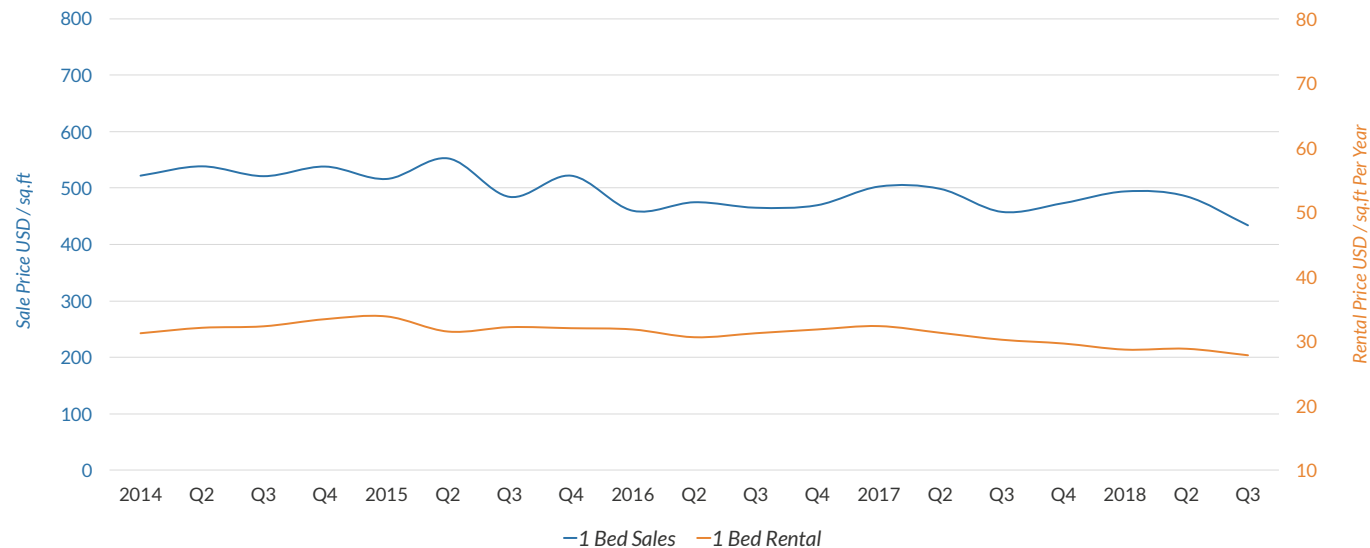
Mid to High End

1726 - 2366

High to Luxury

2366 - 4606

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q3 Sales Transactions Based on Ready Properties >



35

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

797 - 1697

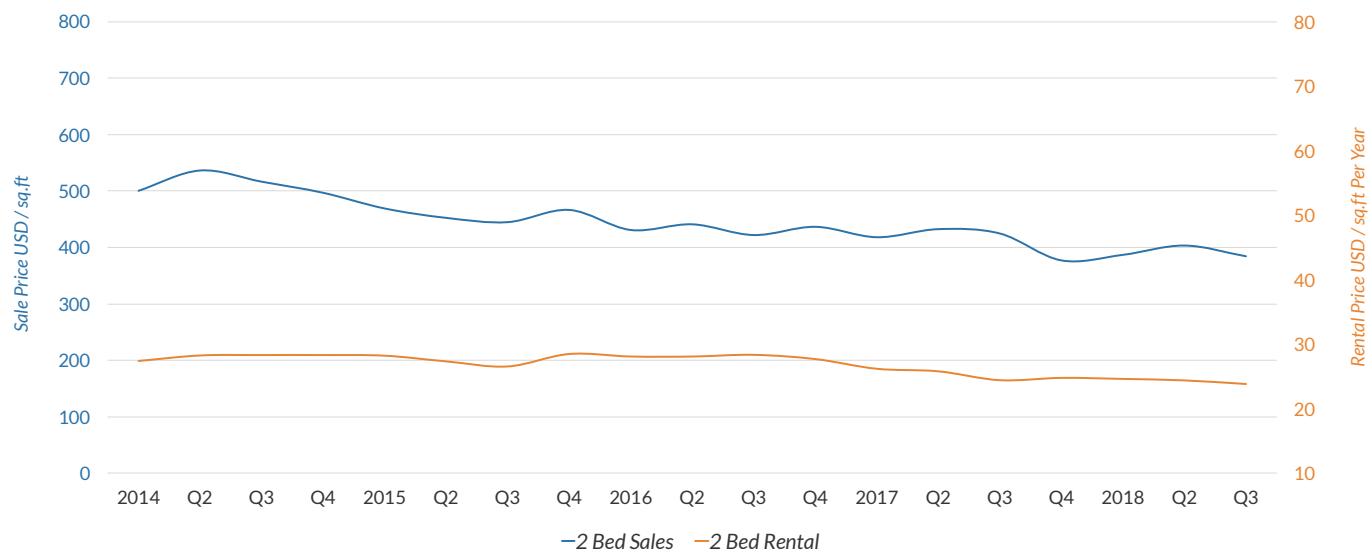
Mid to High End

1697 - 2417

High to Luxury

2417 - 4937

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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