

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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*Two Bedroom
Analysis*

SPORTS CITY

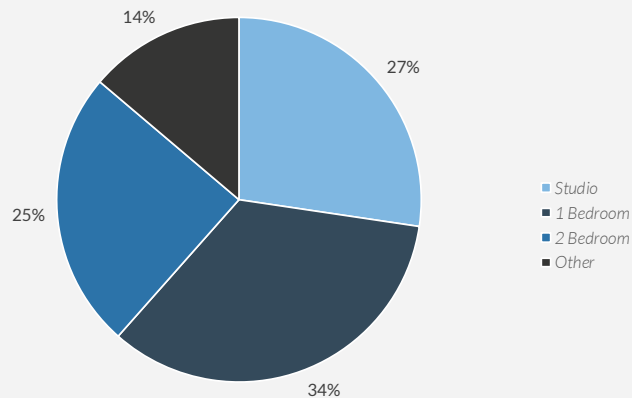
LOCATION OVERVIEW

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

Sports City rental rates saw an overall increase of 1.45% on Q4 2018. Studio apartments witnessed the biggest change across the three typologies with a 3.69 percent increase on Q4. In comparison to the same period last year Sports City has witnessed a 9.67 percent softening, a considerably lower rate comparing to the previous quarter Y-o-Y analysis, as rental rates soften widely across the city compared with 2019, mostly due to other macroeconomics.

In the sales market prices also softened compared to Q4 with a drop of 4.46 percent; studios performed the most promising with a 0.25% increase. Supply in the area could be seen as a mitigating factor and lead to price decrease for the already completed units. Furthermore, the extensive maintenance works within the area continued throughout the duration of Q4 could offer some explanation for the further drop in the market, the road network has been severely disrupted. The water canal is now holding water which should help attract more tenants to the area throughout the next 12 months.

Unit Distribution



< Stock delivered in Q1 2019

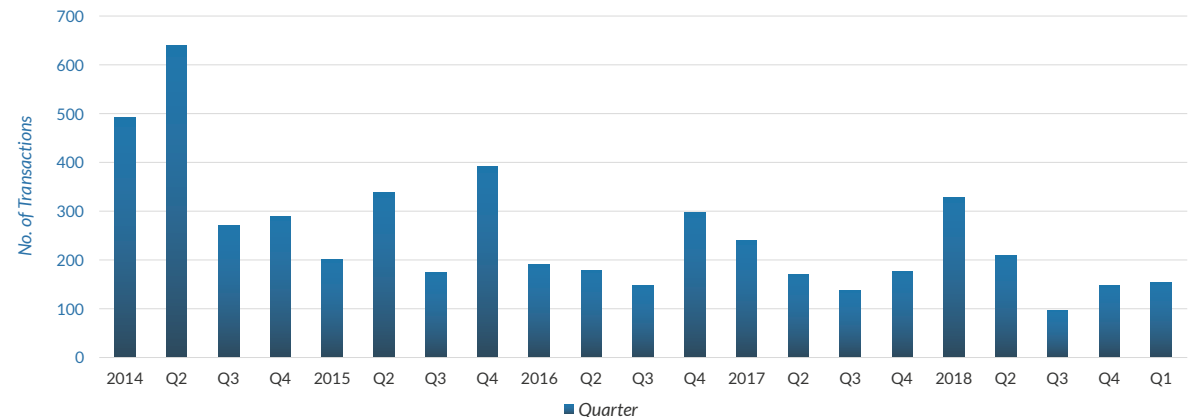


0
Project



0
Units

< Transaction History



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)

16

No. of Units
Under Construction
(Within 5 years)

4,625

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments	19	22	15	17	16	19
Canal Residence*	17	21	12	20	12	17
Elite Sports Residence 1	16	20	14	17	13	14
Elite Sports Residence 2	18	20	14	14	13	14
Elite Sports Residence 3	16	19	15	18	12	15
Elite Sports Residence 4	16	21	15	18	12	14
Giovanni Boutique Suites*	20	29			20	23
Olympic Park 2*					13	13
The Bridge	19	27	13	23	18	20
The Matrix	17	25	15	20	14	16
The Medalist*			14	20	17	17
The Spirit*	18	26	17	25		

(*) 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



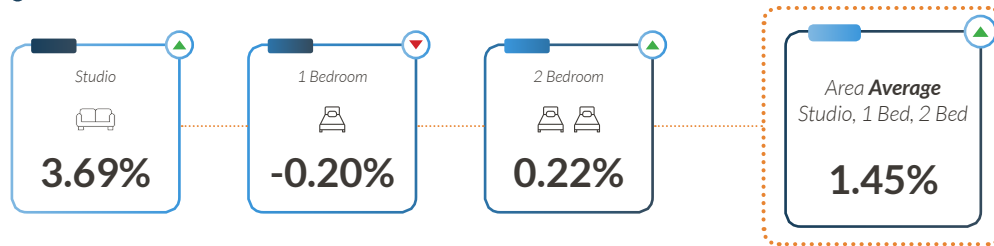
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments*	219	227	188	226	185	209
Canal Residence	247	329	161	301	181	299
Elite Sports Residence 1*	192	304			200	247
Elite Sports Residence 2	235	247	148	172	194	210
Elite Sports Residence 3*	227	282	192	274	184	192
Elite Sports Residence 4	205	207	161	162		
Giovanni Boutique Suites	247	323			246	288
Olympic Park 2*			152	195	162	215
The Bridge*	255	290	218	279	230	288
The Matrix*	268	301	197	274		
The Medalist			192	244	245	282
The Spirit*	212	274				

(*) 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.

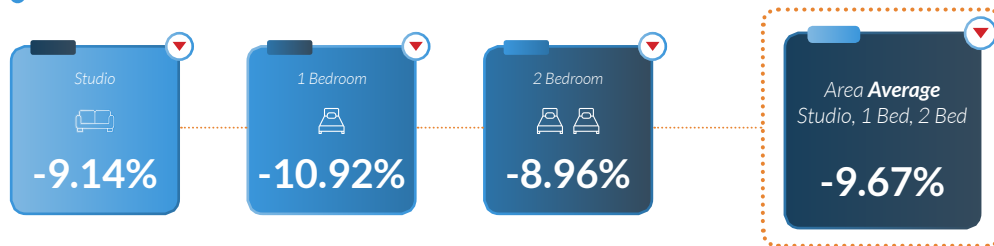
RENTAL RATES

Analysis

RENTAL RATES Q1 2019 vs Q4 2018

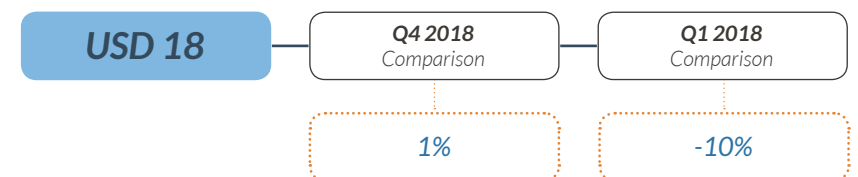


RENTAL RATES Q1 2019 vs Q1 2018



Q1 AVERAGE RENTAL RATE

USD sq.ft / Per Year

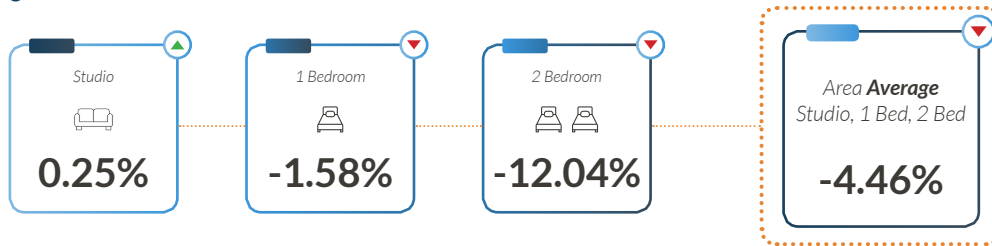


*Source: REIDIN, Dubai Land Department

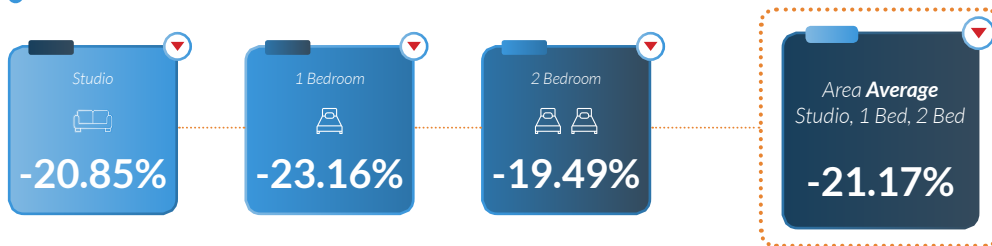
SALES PRICES

Analysis

SALES PRICES Q1 2019 vs Q4 2018

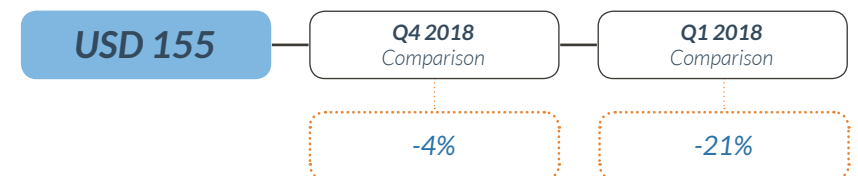


SALES PRICES Q1 2019 vs Q1 2018



Q1 AVERAGE SALES PRICES

USD sq.ft / Per Year



*Source: REIDIN, Dubai Land Department



Q1 Sales Transactions Based on Ready Properties >



52

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

129 - 193

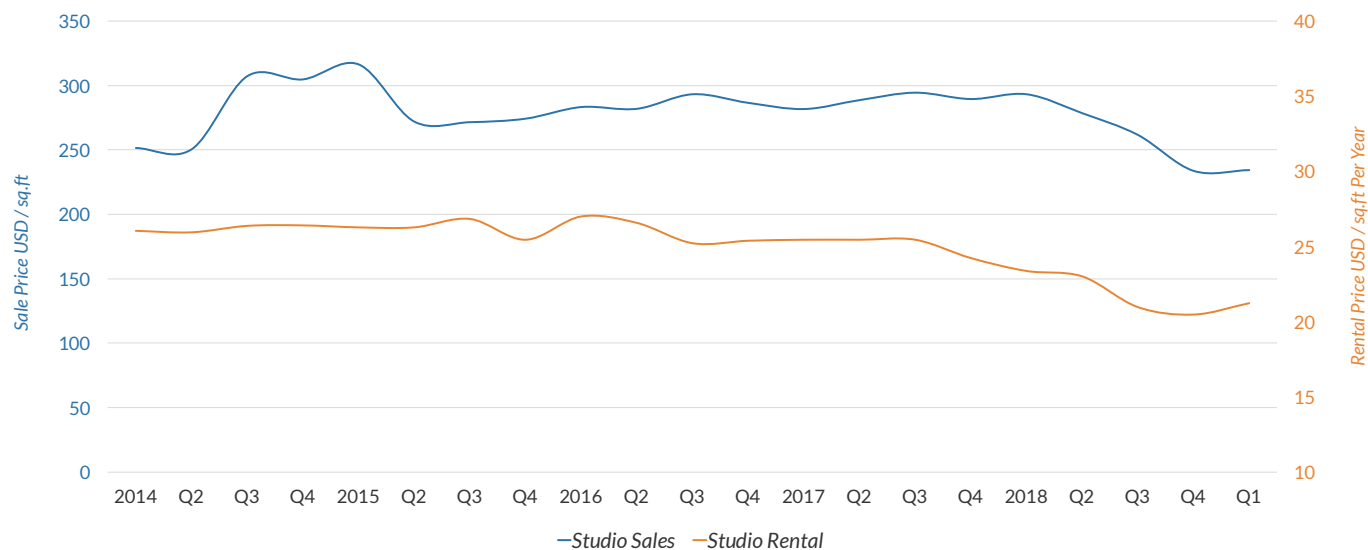
Mid to High End

193 - 300

High to Luxury

300 - 407

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



77

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

126 - 175

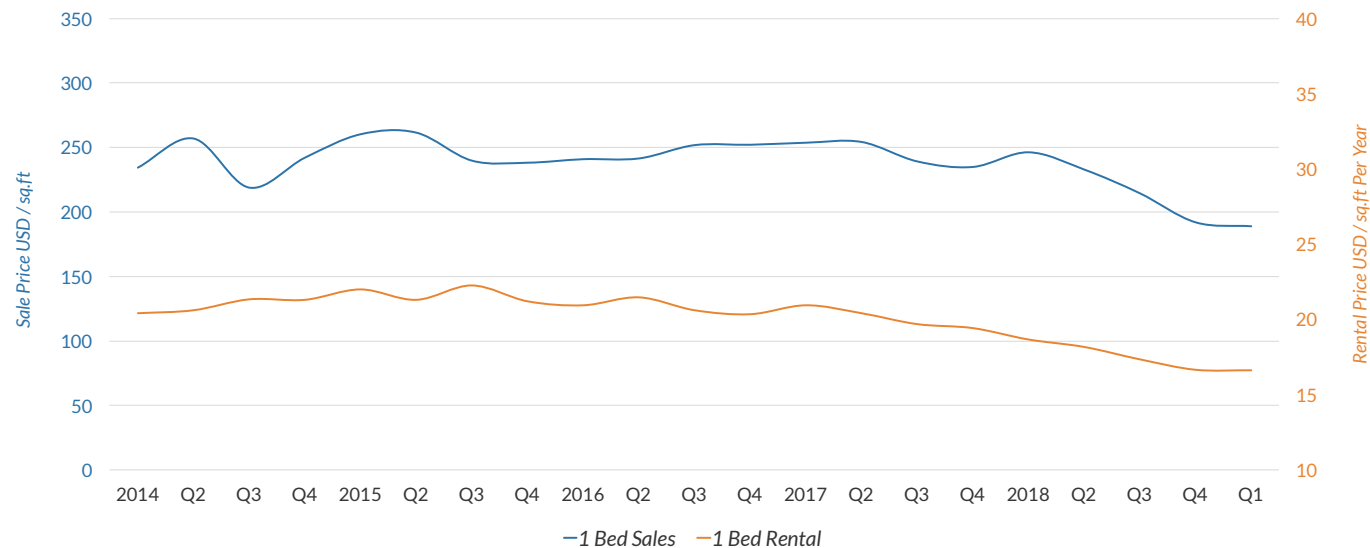
Mid to High End

175 - 274

High to Luxury

274 - 344

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



25

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

125 - 173

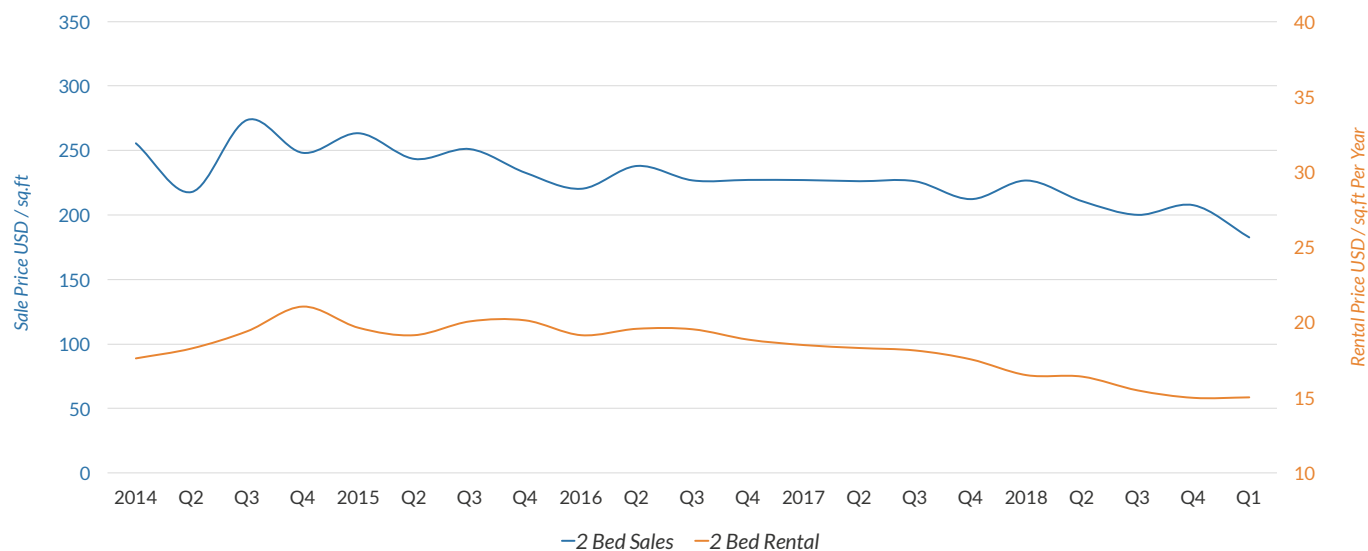
Mid to High End

173 - 238

High to Luxury

238 - 383

Sales Prices & Rental Rates >



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and peace of mind."*

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