



## ***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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# PALM JUMEIRAH

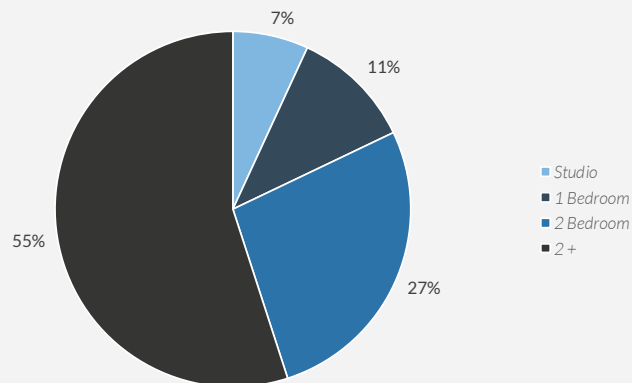
## LOCATION OVERVIEW

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 it secures its place as the best performing observation area of High Yield Advisors research for Q2. As witnessed in Q1 the rental rate decline was starting to stabilise, the same can be said for Q2 with a decrease of only 0.81 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 32 percent increase in sale transactions comparing to Q1, and a 2 percent rise on Q2 2017, strong indications of a slow but consistently improving sales market. Sales prices across all typologies increased an average of 1.62 percent with studios showing a more significant improvement after a particularly poor performance in Q1. Although prices are down comparing to the same quarter last year, a consecutive positive quarter can give investors confidence within the market.

### Unit Distribution



< Stock delivered in Q2 2018

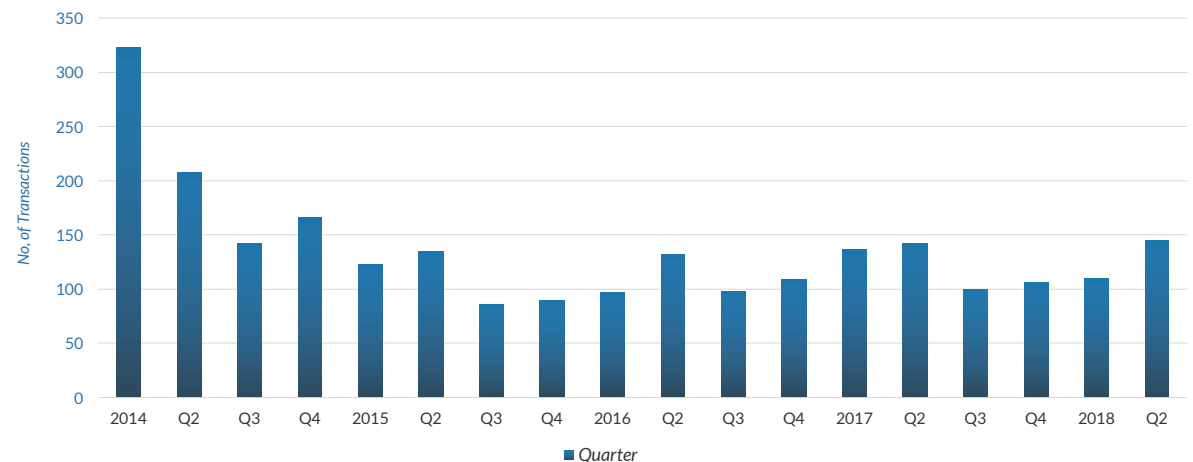


1  
Project



250  
Units

< History of Total Sales Transactions





## SUPPLY ANALYSIS

Total No. of  
Completed Buildings  
*(Apartment only)*

71

Total No. of  
Residential Units  
*(Apartment only)*

8,711

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

9

No. of Units  
Under Construction  
*(Within 5 years)*

2,604

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					18	23
Marina Residence 5*					19	24
Oceana Baltic*			32	32	25	28
Oceana Carribean*			20	30	35	35
Oceana Pacific*			26	39	23	31
Palm Views West*	30	46	21	23		
Shoreline Al Khudrawi*			30	34	25	33
Shoreline Hatmi*			28	36	25	32
Shoreline Sultana*			27	31	26	26
Shoreline Basri*			26	33	23	31
Tiara Diamond*			28	35	33	34
Tiara Ruby*			29	34	31	33

(\*) 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



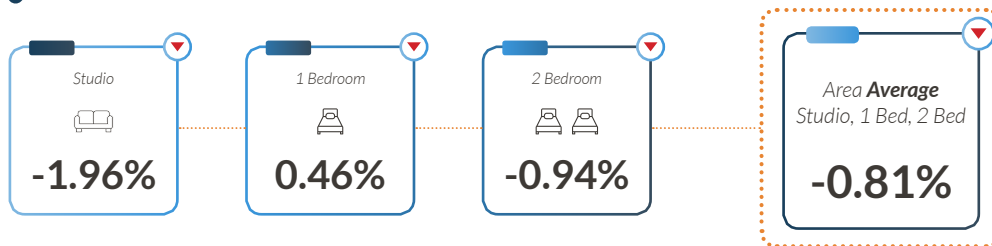
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					288	438
Marina Residence 5*						
Oceana Baltic*			544	574	433	528
Oceana Carribean*			411	573		
Oceana Pacific*			487	553	576	656
Palm Views West*	493	644	495	495		
Shoreline Al Khudrawi*			409	552	299	349
Shoreline Hatmi*					449	575
Shoreline Sultana*			474	528	301	438
Shoreline Basri*			468	527	411	512
Tiara Diamond*			513	575	600	658
Tiara Ruby*			356	466	628	661

(\*) 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.

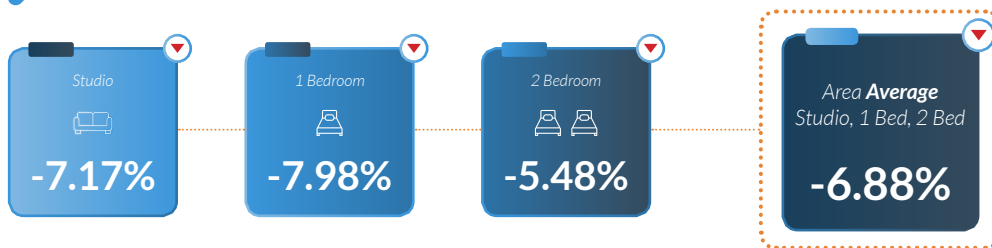
# RENTAL RATES

## Analysis

### RENTAL RATES Q2 2018 vs Q1 2018

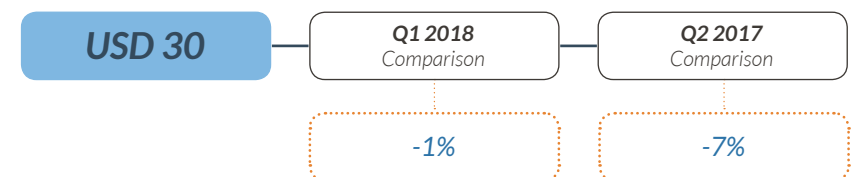


### RENTAL RATES Q2 2018 vs Q2 2017



## Q2 AVERAGE RENTAL RATE

USD sq.ft / Per Year



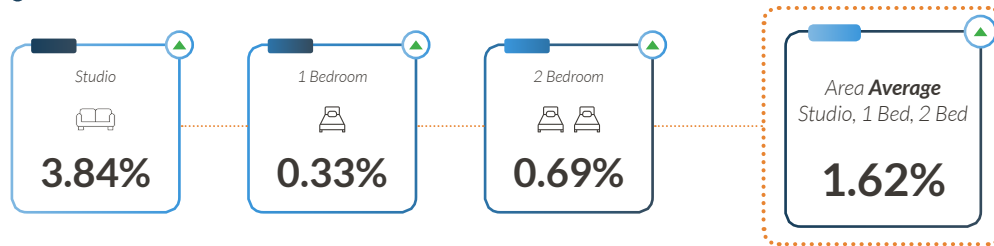
\*Source: REIDIN, Dubai Land Department



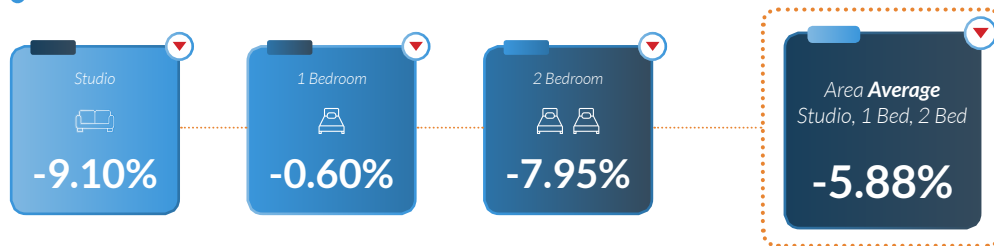
# SALES PRICES

## Analysis

### SALES PRICES Q2 2018 vs Q1 2018

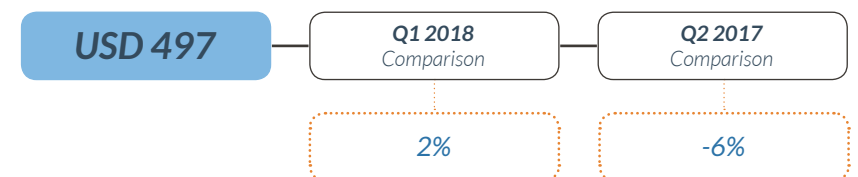


### SALES PRICES Q2 2018 vs Q2 2017



## Q2 AVERAGE SALES PRICES

USD sq.ft



\*Source: REIDIN, Dubai Land Department



Q2 Sales Transactions Based on Ready Properties >



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## SALES PRICES

Alternative Units USD / Sq.ft

Affordable

273 - 673

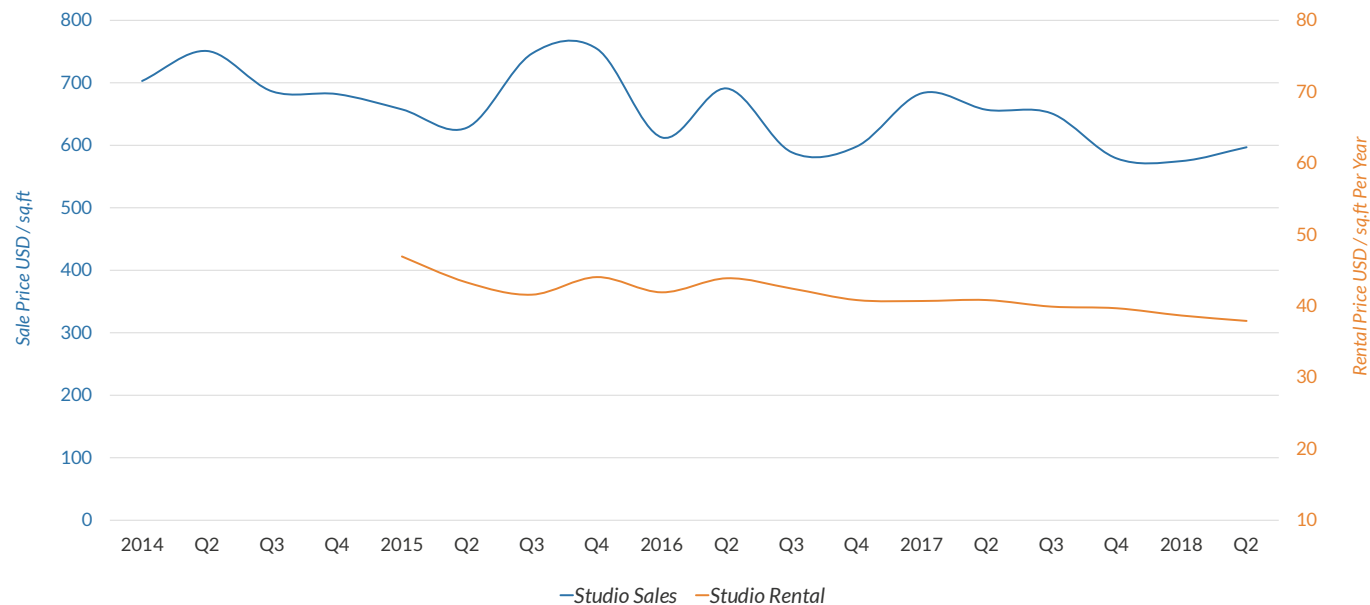
Mid to High End

673 - 873

High to Luxury

873 - 1,473

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



27

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

272 - 576

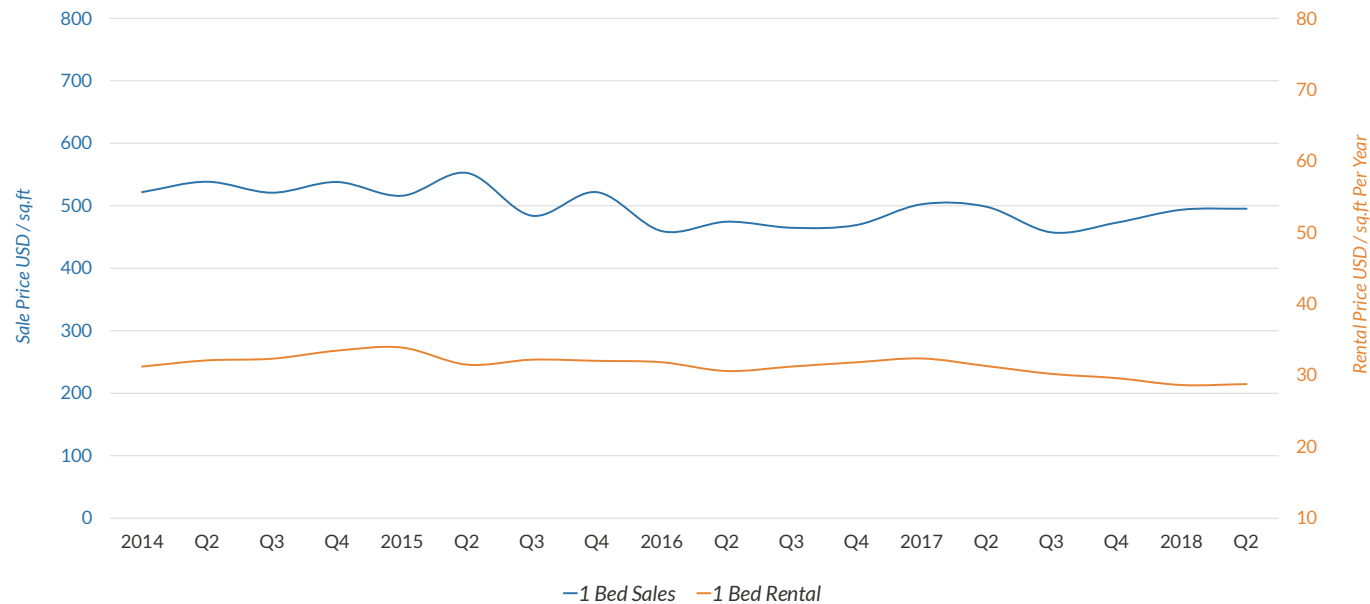
Mid to High End

576 - 678

High to Luxury

678 - 1,083

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q2 Sales Transactions Based on Ready Properties >



67

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

165 - 486

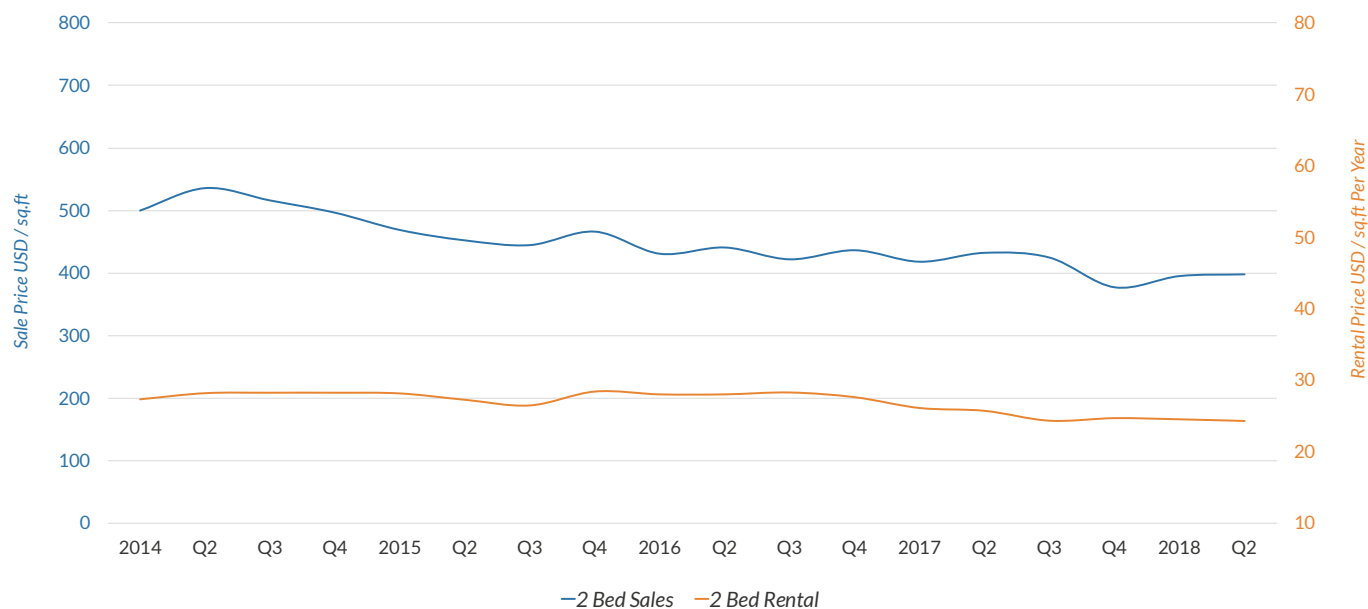
Mid to High End

486 - 593

High to Luxury

593 - 1,020

Sales Prices & Rental Rates >



## ABOUT US

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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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