



**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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Analysis*

# DUBAI MARINA

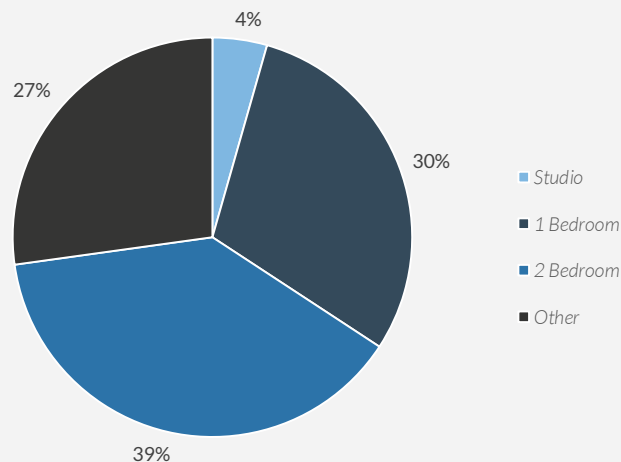
## LOCATION OVERVIEW

This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market.

With an overall rental compression, Dubai Marina remains fairly consistent comparative to Q4, with an average area softening of only 3.02 percent. Studios were the least stable with a compression of 6.92 percent. One-bedrooms saw an increase of 0.12% on Q4, two bedrooms remained fairly constant with rates decreasing just 0.96 percent. In comparison to the same quarter last year Dubai Marina remains one of the less volatile areas with rental rates only subsiding 9.81 percent.

In the sales market compression was relatively low comparing to Q4, with an average softening of only 0.81 percent. Studio apartments showed signs of recovery with a positive rise of 3.93 percent, keeping the momentum from a relatively stable Q4. Transactions were also stable, with a total of 354 throughout the three typologies, showing the healthy demand in the area remains consistent.

### Unit Distribution



< Stock delivered in Q1 2019

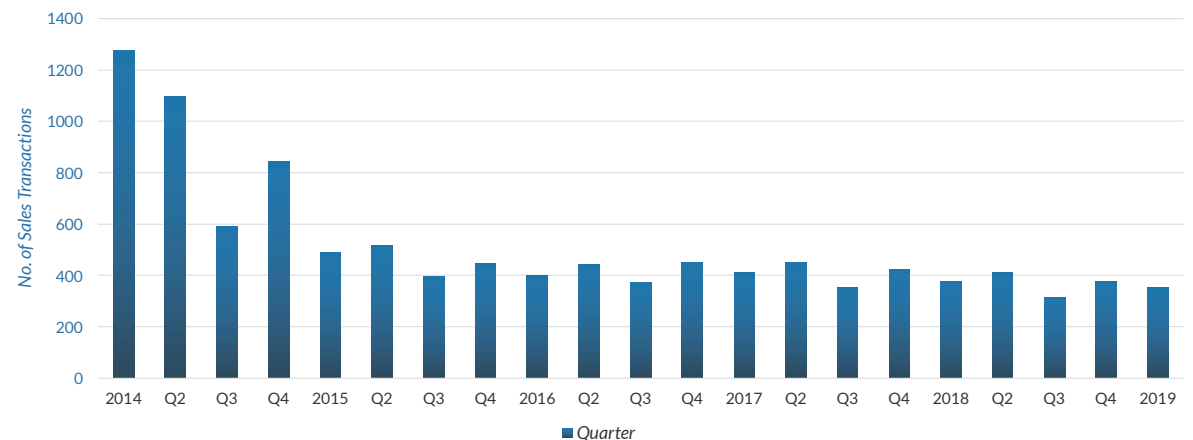


0  
Project



0  
Units

< Transaction History



## SUPPLY ANALYSIS

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

**162**

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

**33,899**

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

**13**

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

**5,481**



# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			27	34	23	32
Bay Central	33	40	24	38	24	32
Botanica	33	41	25	36	20	28
Cayan Tower	31	34	27	46	25	33
Elite Residence*			19	32	19	27
Mag 218*			20	28	17	19
23 Marina*					21	23
Marina Diamond	26	36	20	28	17	23
Marina Heights*			26	39	19	28
Marina Promenade*			25	29	27	28
Marina Quays*			25	34	24	32
Ocean Heights*			19	28	20	27
Park Island*			27	32	26	27
Silverene	34	46	31	46	28	40
Skyview Tower	32	35	29	34	18	21
The Jewels*			19	23	15	18
Torch Tower*			20	24	18	24
Trident Grand Residence*			23	25	23	27
West Avenue	43	46	31	41	26	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



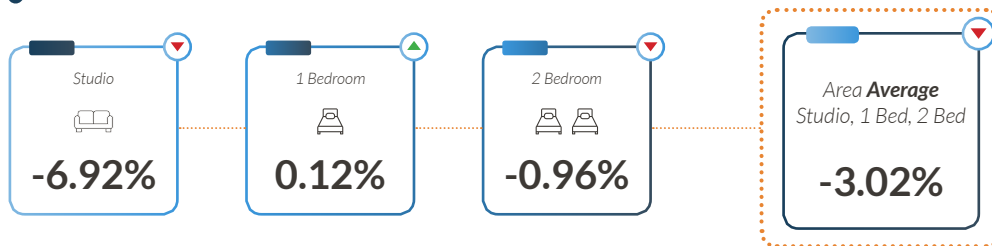
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Bateen*			532	589	416	559
Bay Central	479	559	342	444	379	392
Botanica	507	589	384	512	351	466
Cayan Tower	446	699	499	611	373	575
Elite Residence*			296	407	301	452
Mag 218*			290	382	267	293
23 Marina*					271	329
Marina Diamond	375	438	277	366	242	323
Marina Heights*			367	397	288	353
Marina Promenade*			405	424	408	460
Marina Quays*			353	490	392	518
Ocean Heights*			291	425	321	465
Park Island*			342	507	301	449
Silverene*	589	599	447	658	425	597
Skyview Tower*	466	471	329	384	296	340
The Jewels*			274	375	263	356
Torch Tower*			255	315	263	301
Trident Grand Residence*			345	438	356	466
West Avenue*			430	532	392	449

(\*) 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.

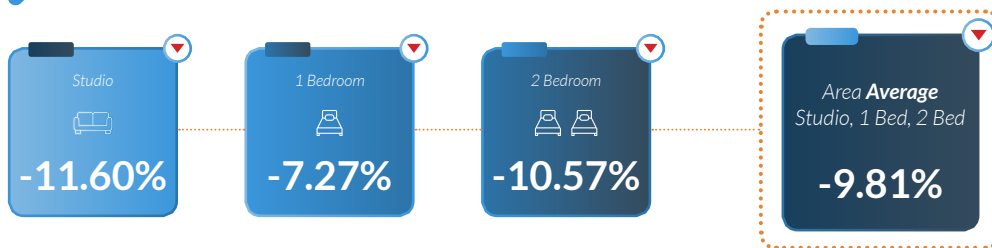
# RENTAL RATES

## Analysis

### RENTAL RATES Q1 2019 vs Q4 2018

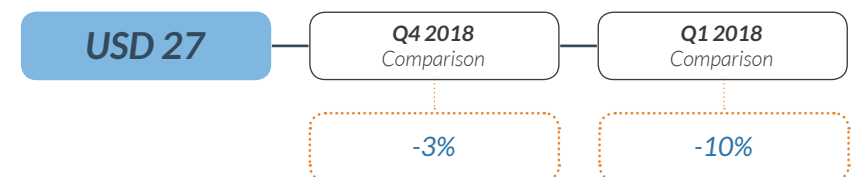


### RENTAL RATES Q1 2019 vs Q1 2018



## Q1 AVERAGE RENTAL RATE

USD sq.ft / Per Year



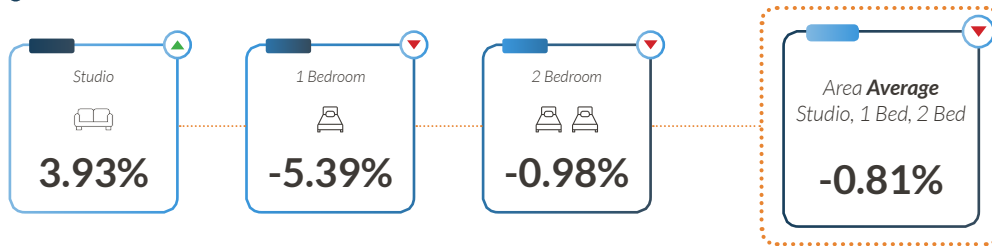
\*Source: REIDIN, Dubai Land Department



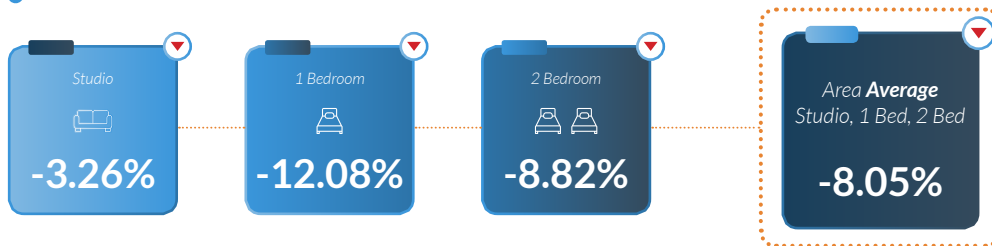
# SALES PRICES

## Analysis

### SALES PRICES Q1 2019 vs Q4 2018

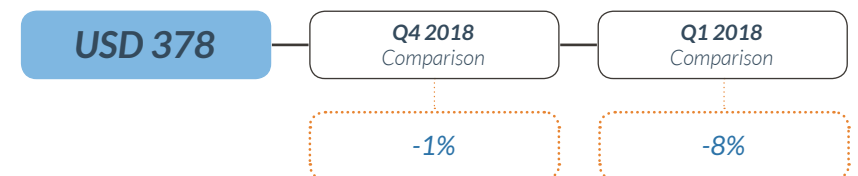


### SALES PRICES Q1 2019 vs Q1 2018



## Q1 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department



Q1 Sales Transactions Based on Ready Properties >



34

SALES PRICES  
*Alternative Units USD / Sq.ft*

Affordable

201 - 406

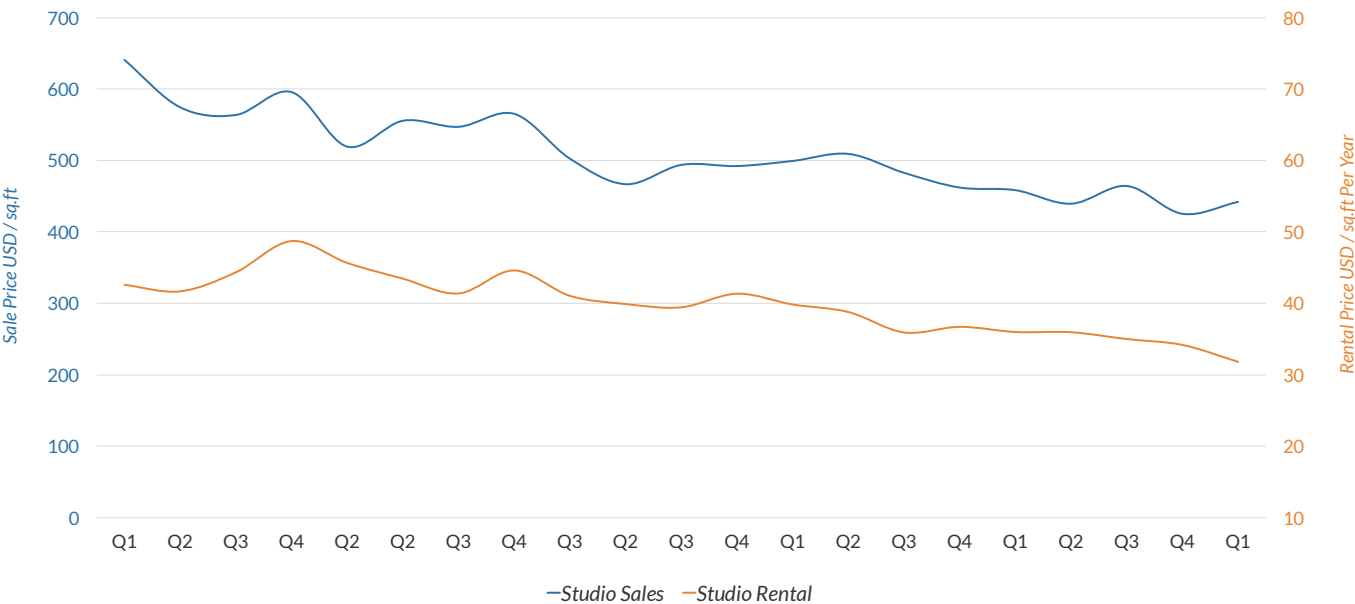
Mid to High End

406 - 543

High to Luxury

543 - 954

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



123

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

194 - 303

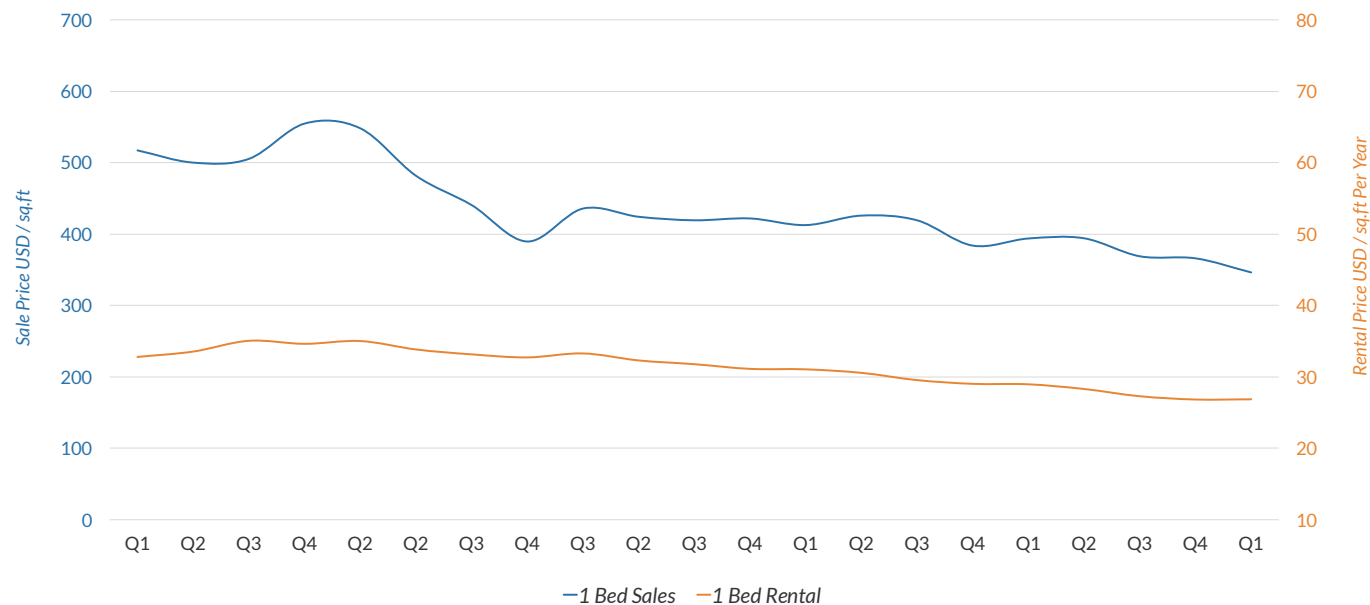
Mid to High End

303 - 468

High to Luxury

468 - 796

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



143

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

170 - 305

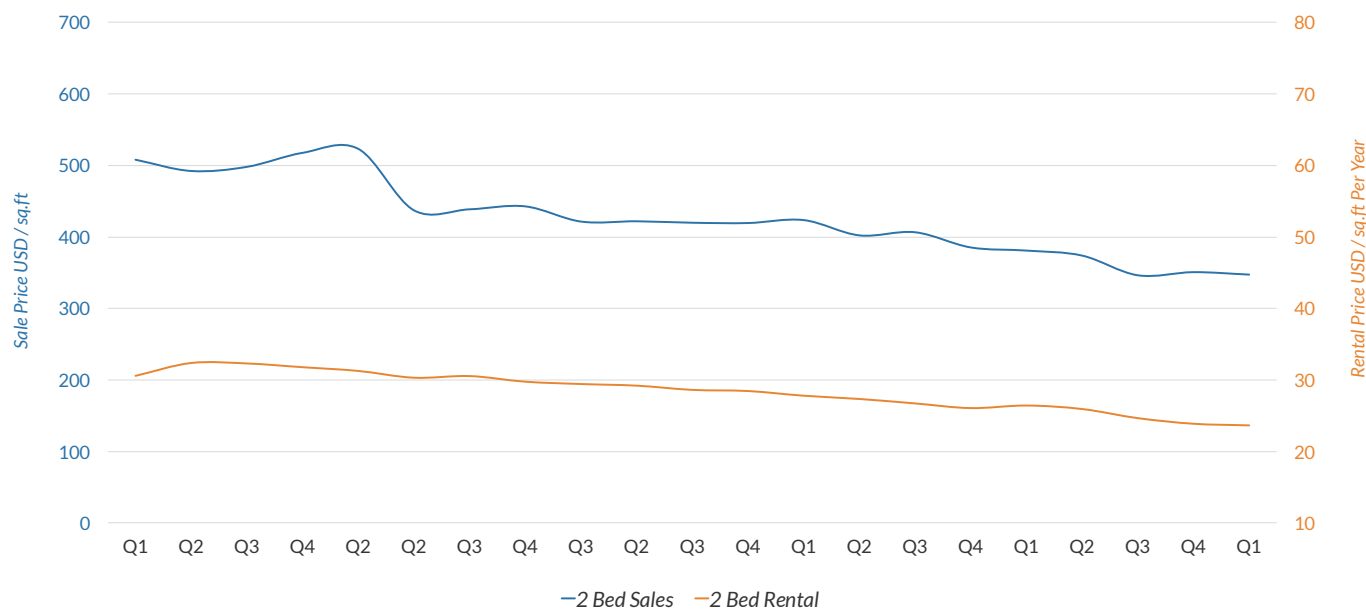
Mid to High End

305 - 493

High to Luxury

493 - 1,056

Sales Prices & Rental Rates >



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