



## ***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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# PALM JUMEIRAH

## LOCATION OVERVIEW

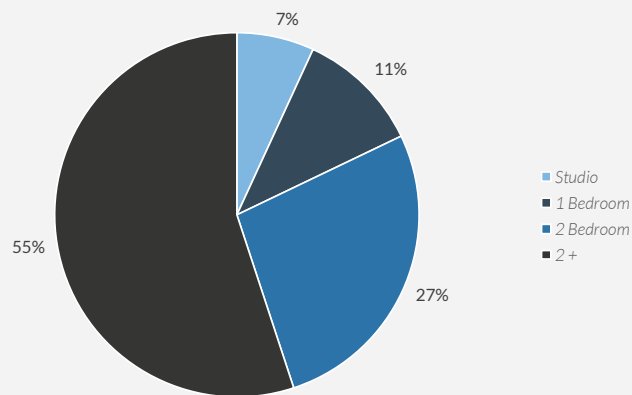
This report analyses studio, one, and two-bedroom unit typologies within the secondary residential market, through this publication we assess the performance of the sales and rental market and aim to highlight any key trends.

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 Q4. As witnessed in Q3 the rental rate decline was starting to stabilise, the same can be said for Q4 with a decrease of only 2.2 percent. One-bedroom apartments softened the most after a stronger Q3. Studio apartments seem to of aligned to the market after a turbulent year; limited supply can be seen as a contributing factor to the increased volatility of the studios rental rate performance.

Transactions were back on the rise for Q4 after a poor Q3, producing its second strongest quarter of the year with 116 transactions equating to 389Mln AED . Sales prices across all typologies softened an average of only 0.14 percent comparing to Q3 showing strong signs of stabilisation throughout the market. One-bedrooms increased by 12 percent after a particularly poor Q3.

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 Q4 2018

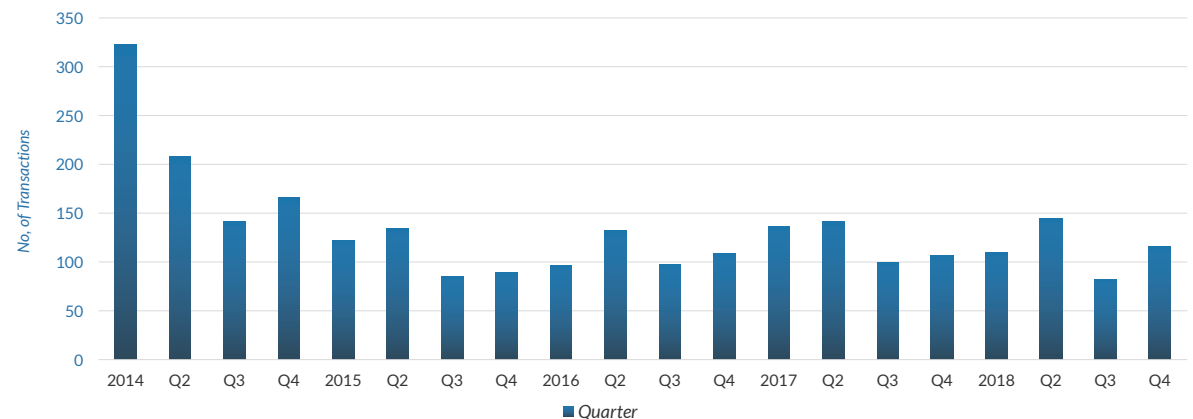


0  
Project



0  
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)*

9

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

3,852

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*			22	22	16	26
Marina Residence 5*					18	24
Oceana Baltic*			20	30	22	26
Oceana Carribean*			25	30	26	32
Oceana Pacific*			27	29	24	32
Palm Views West	31	46	30	32	24	24
Shoreline Al Khudrawi*			25	30	21	29
Shoreline Hatmi*			24	34	25	30
Shoreline Sultana*			28	29	28	29
Shoreline Basri*			20	21	19	28
Tiara Diamond*			30	35	24	34
Tiara Ruby*			31	32	27	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



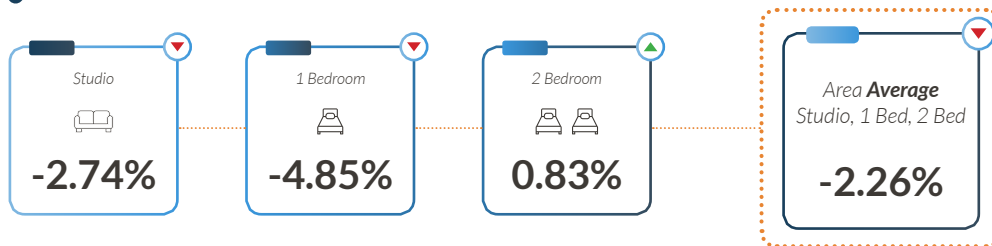
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Marina Residence 1*					259	438
Marina Residence 5*					293	346
Oceana Baltic*			274	521	314	520
Oceana Carribean*			304	554	608	624
Oceana Pacific*			335	472	532	656
Palm Views West	472	587	479	534	411	548
Shoreline Al Khudrawi*			467	493	380	466
Shoreline Hatmi*			444	444	329	459
Shoreline Sultana*			416	456	431	554
Shoreline Basri*			408	494	411	511
Tiara Diamond*			477	603	548	685
Tiara Ruby*			459	521	521	628

(\*) 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.

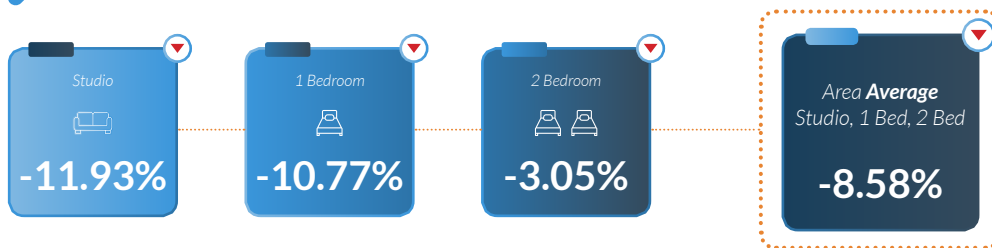
# RENTAL RATES

## Analysis

### RENTAL RATES Q4 2018 vs Q3 2018

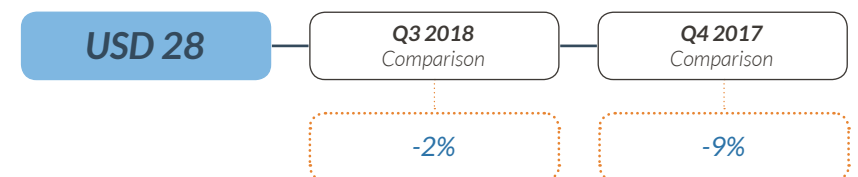


### RENTAL RATES Q4 2018 vs Q4 2017



## Q4 AVERAGE RENTAL RATE

USD sq.ft / Per Year



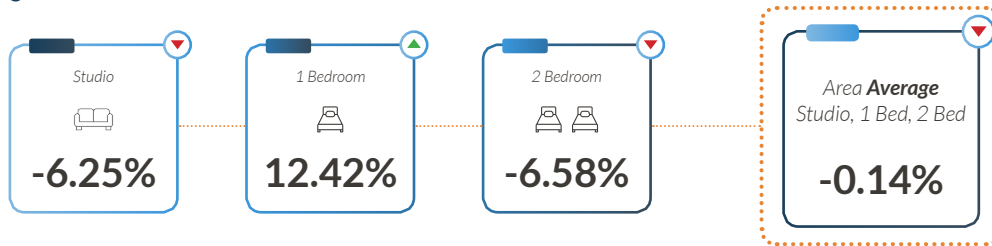
\*Source: REIDIN, Dubai Land Department



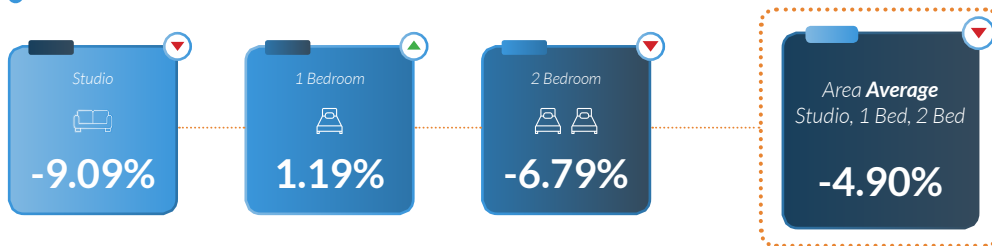
# SALES PRICES

## Analysis

### SALES PRICES Q4 2018 vs Q3 2018

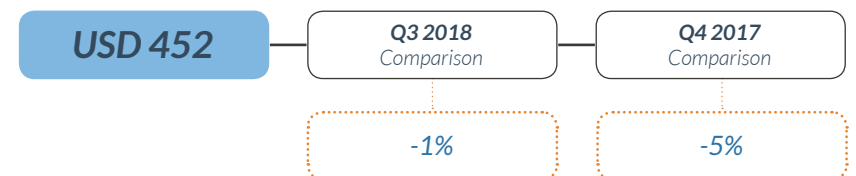


### SALES PRICES Q4 2018 vs Q4 2017



## Q4 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department



Q4 Sales Transactions Based on Ready Properties >



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## SALES PRICES

Alternative Units USD / Sq.ft

Affordable

1483 - 1883

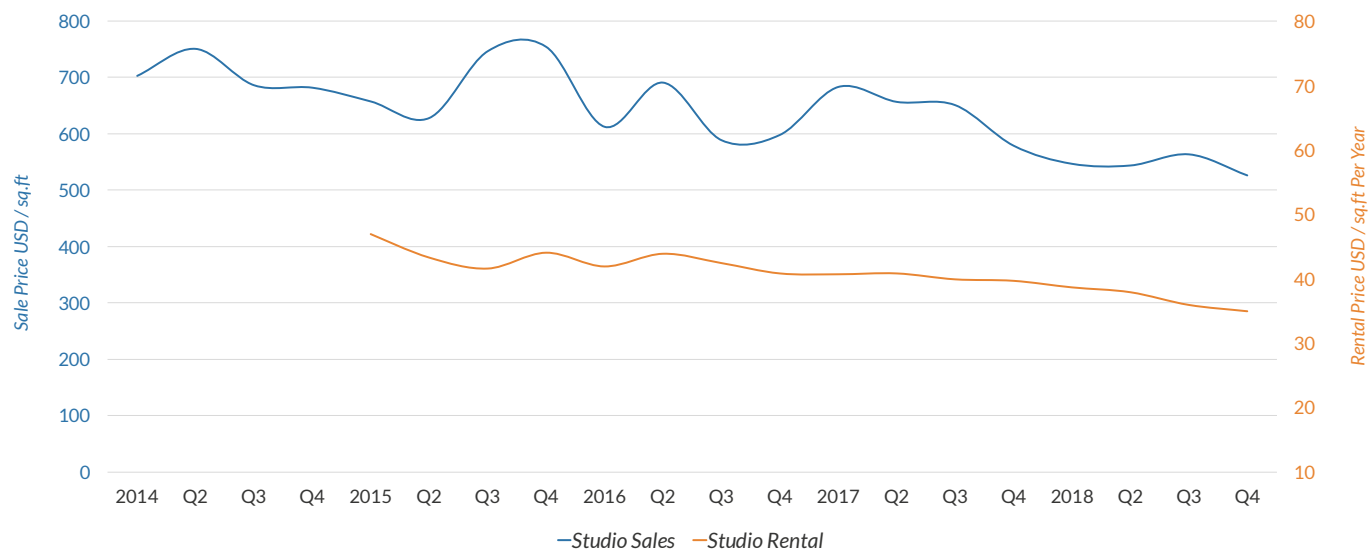
Mid to High End

1883 - 2683

High to Luxury

2683 - 4683

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



22

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

837 - 1557

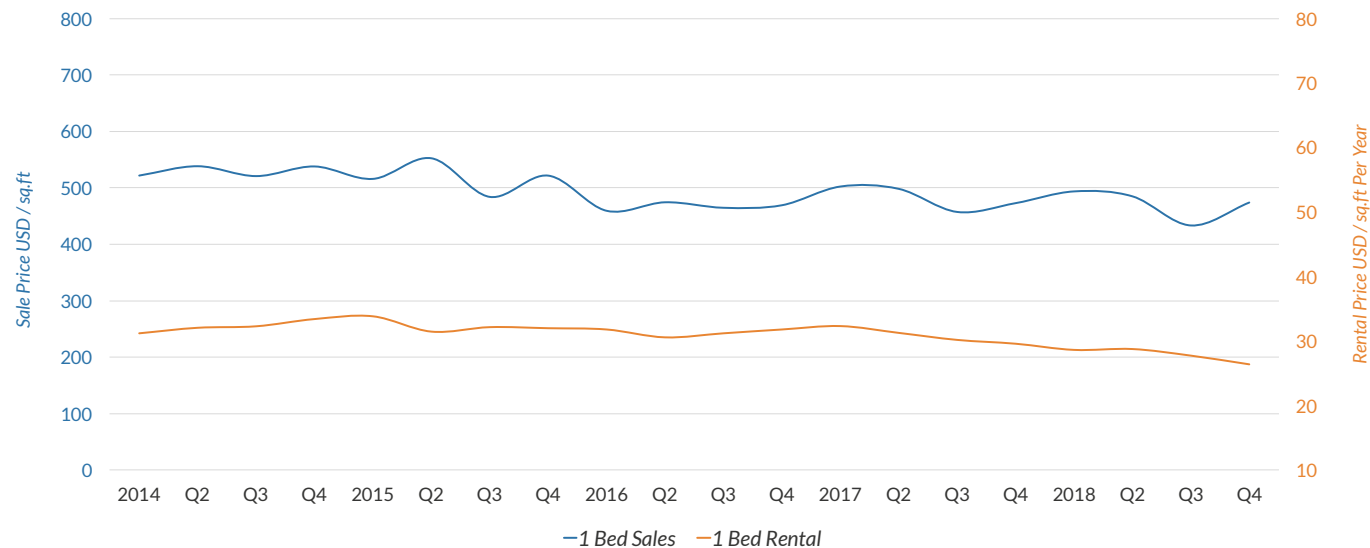
Mid to High End

1557 - 2457

High to Luxury

2456 - 4617

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



43

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

729 - 1489

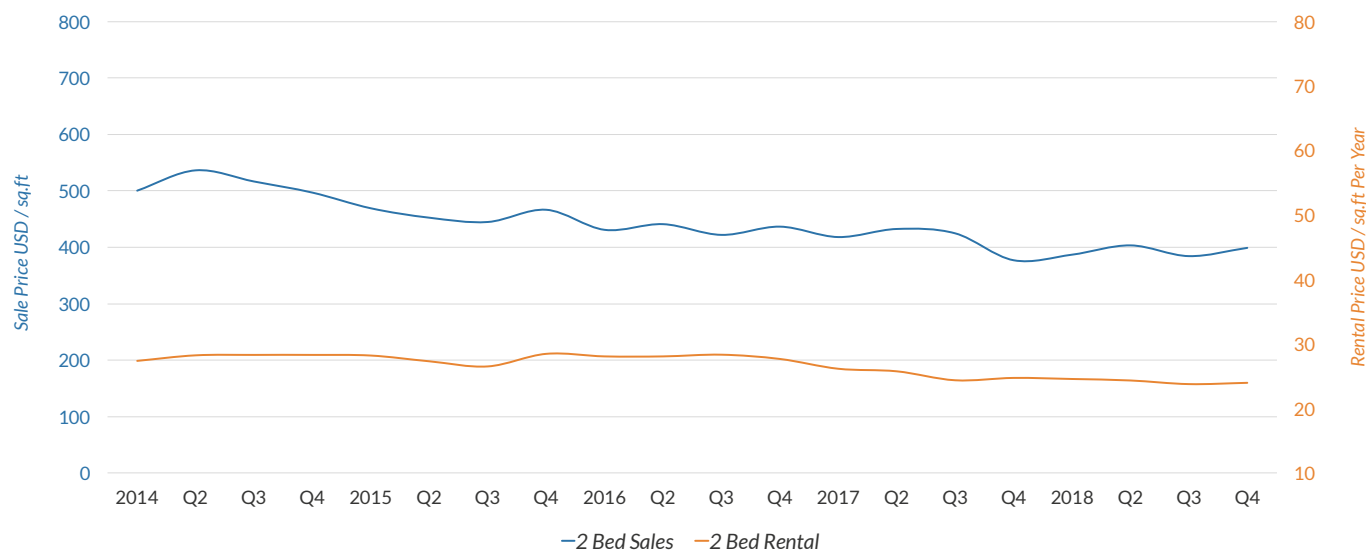
Mid to High End

1489 - 2819

High to Luxury

2819 - 4719

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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