

Dubai Sports City  
Market Report  
Q4 2018

## ***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*

# SPORTS CITY

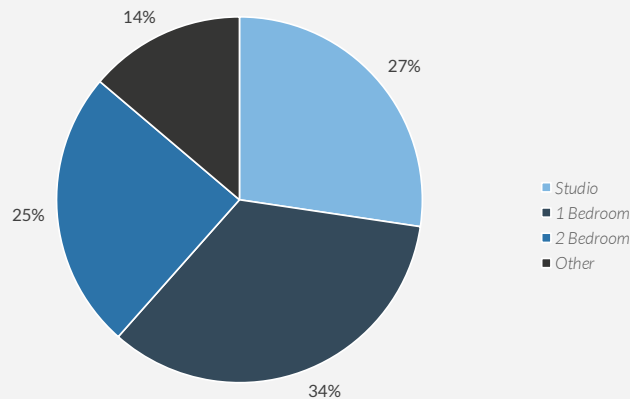
## LOCATION OVERVIEW

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 were exposed to some rental compression, however the community remains positive. Rental rates softened an average of only 3.17 percent comparing to the previous quarter. Studio apartments witnessed the least change within the three typologies with a 2.35 percent decrease on Q3. In comparison to the same period last year Sports City has witnessed a 15 percent fall, as rental rates soften widely across the city compared with 2017, mostly due to other macroeconomics.

In the sales market prices also softened compared to Q3 with a drop of 6 percent. 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 Q4 2018

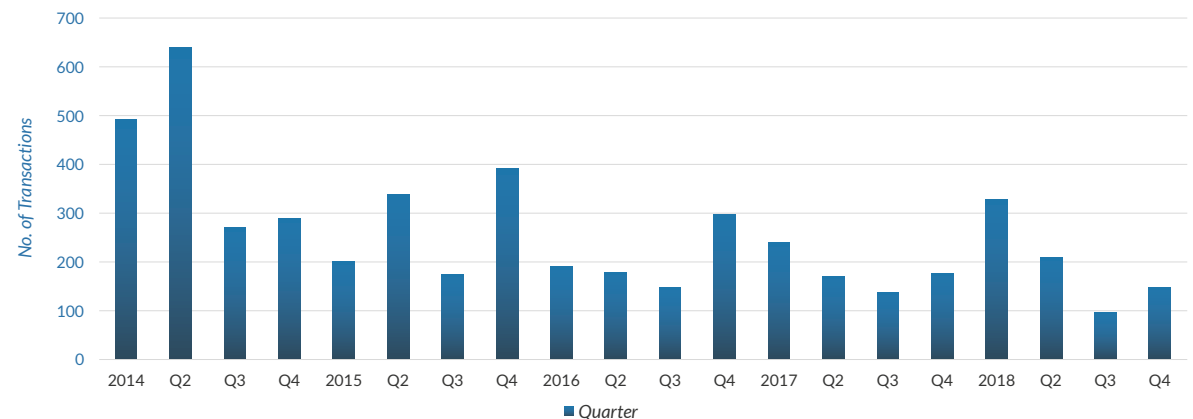


1  
Project



193  
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)*

17

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

4,769

# Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments	18	23	14	18	15	17
Canal Residence	15	24	14	18	14	17
Elite Sports Residence 1*						
Elite Sports Residence 2	16	23	13	17	13	16
Elite Sports Residence 3	16	23	14	18	15	15
Elite Sports Residence 4	17	21	14	17	12	16
Giovanni Boutique Suites*	22	29			19	24
Olympic Park 2*			12	18	13	21
The Bridge	20	28	17	28	19	22
The Matrix	21	28	17	24	13	20
The Medalist	17	19	16	21	14	18
The Spirit	17	32	20	27		

(\*) 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



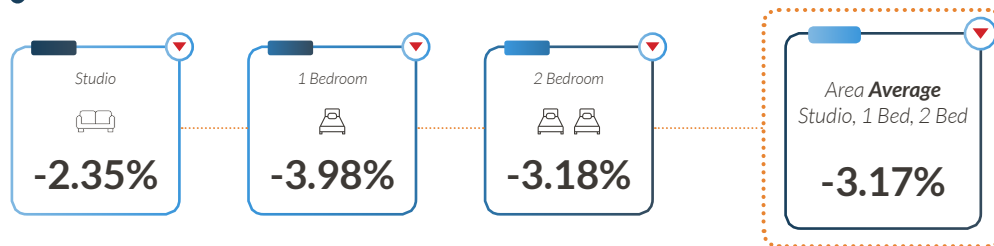
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Arena Apartments*	219	231	192	247	183	214
Canal Residence	200	205	179	214	190	206
Elite Sports Residence 1	187	220	172	193	198	217
Elite Sports Residence 2	210	303	158	225	202	232
Elite Sports Residence 3	217	305	167	231	201	203
Elite Sports Residence 4*	186	236	164	209		
Giovanni Boutique Suites	255	364			255	312
Olympic Park 2*			195	210	163	251
The Bridge*	208	301	260	310	230	292
The Matrix*	257	295	213	280		
The Medalist*			202	348	228	277
The Spirit*	274	361	255	255		

(\*) 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.

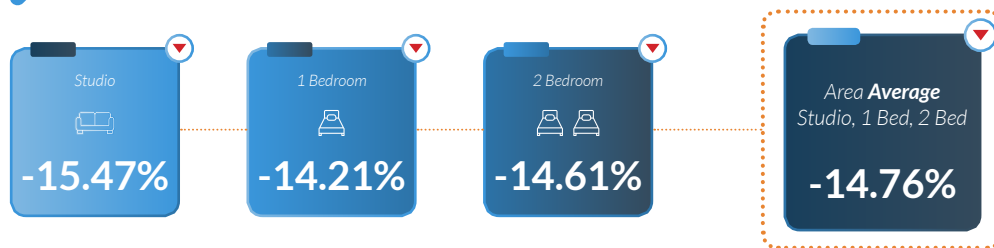
# RENTAL RATES

## Analysis

### RENTAL RATES Q4 2018 vs Q3 2018

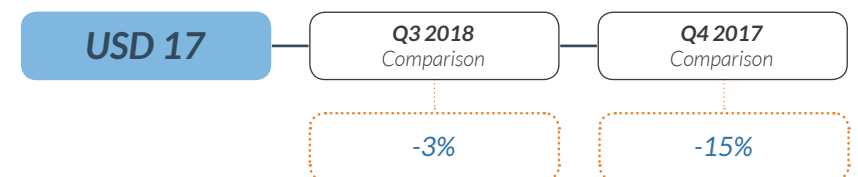


### RENTAL RATES Q4 2018 vs Q4 2017



## Q4 AVERAGE RENTAL RATE

USD sq.ft / Per Year



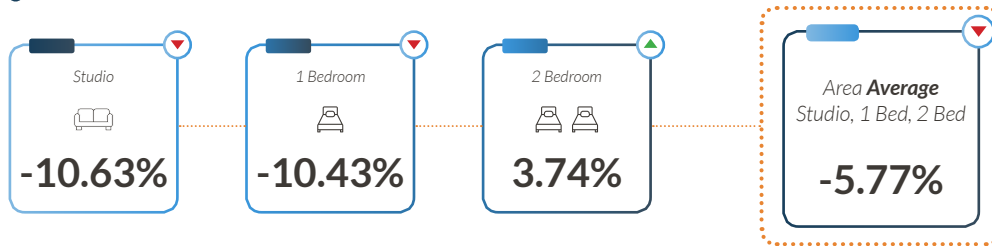
\*Source: REIDIN, Dubai Land Department



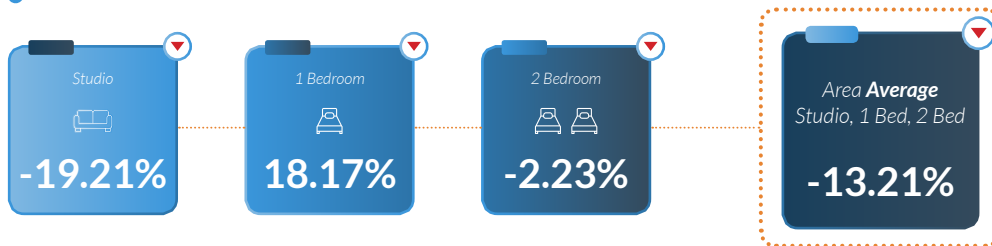
# SALES PRICES

## Analysis

### SALES PRICES Q4 2018 vs Q3 2018

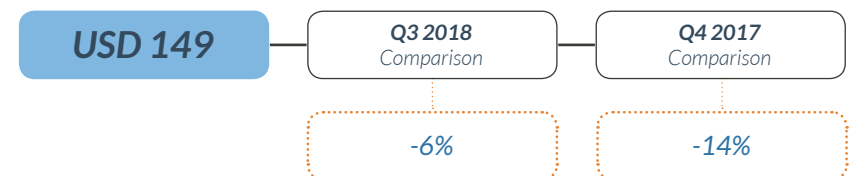


### SALES PRICES Q4 2018 vs Q4 2017



## Q4 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department



# STUDIO APARTMENTS

## Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



48

SALES PRICES  
Alternative Units USD / Sq.ft

Affordable

523 - 823

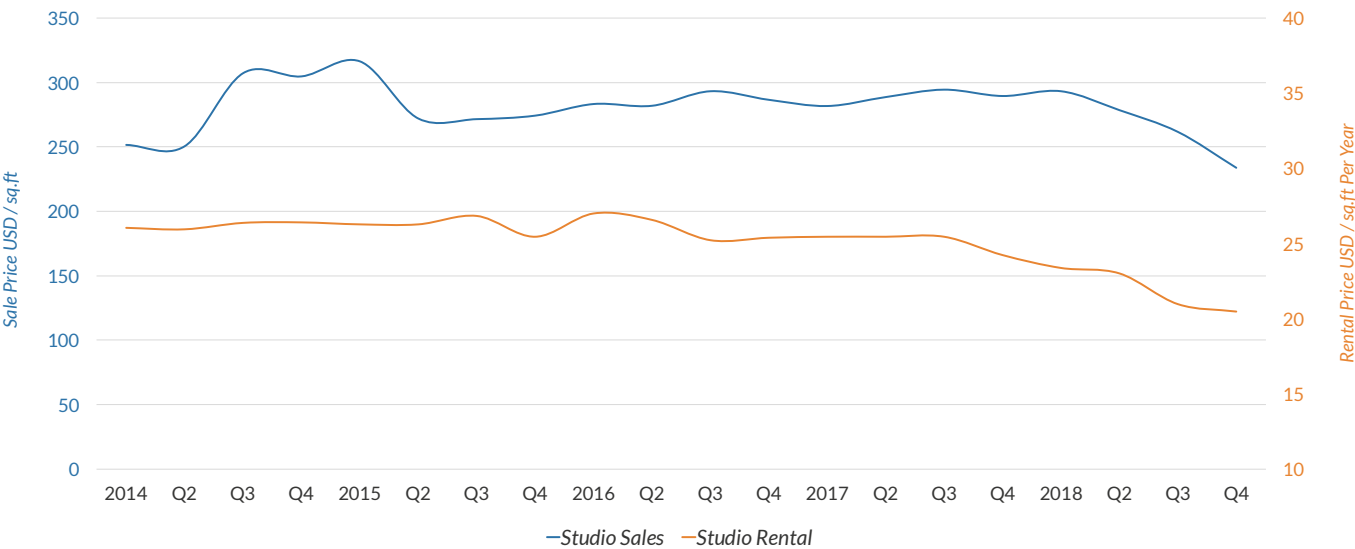
Mid to High End

823 - 1123

High to Luxury

1123 - 1723

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



78

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

486 - 624

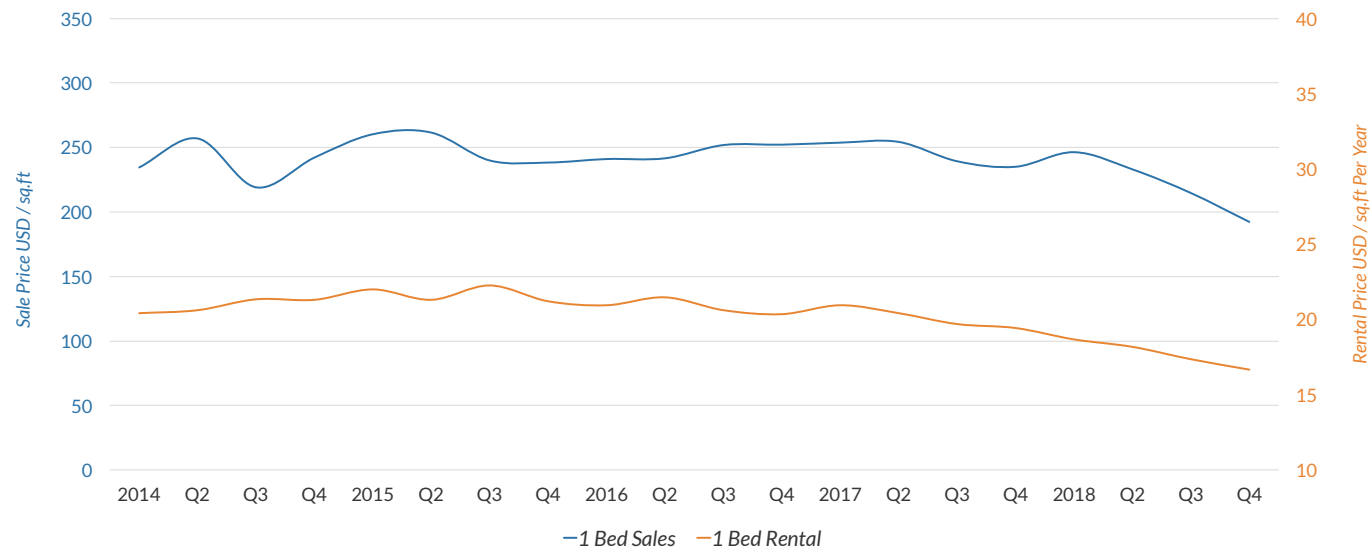
Mid to High End

624 - 808

High to Luxury

808 - 1452

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



21

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

480 - 612

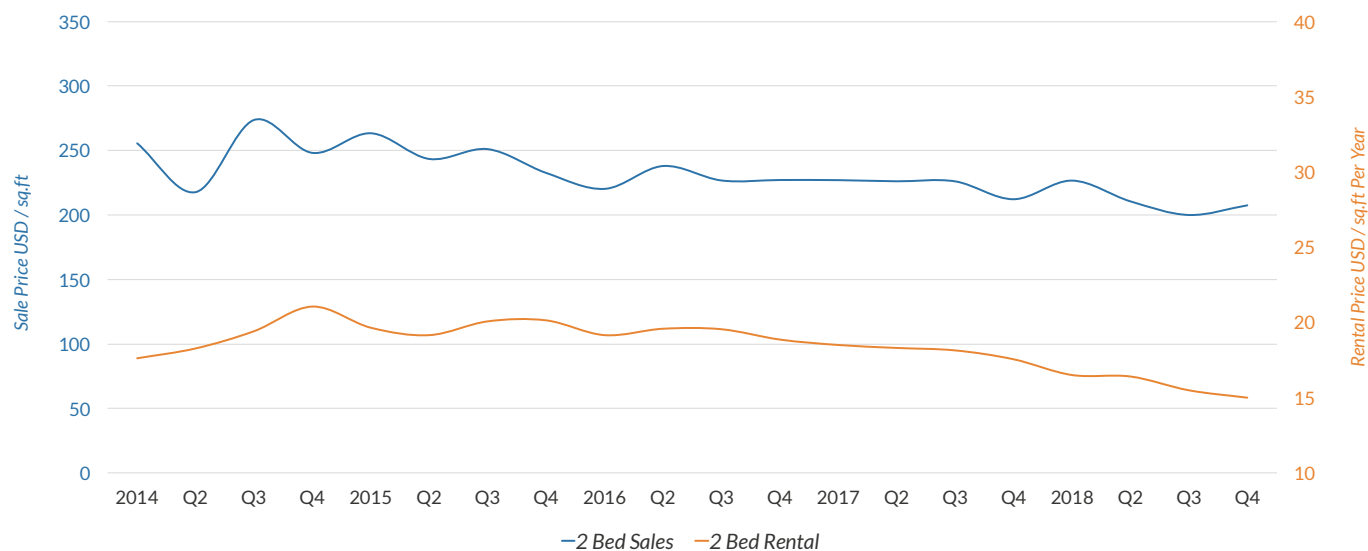
Mid to High End

612 - 876

High to Luxury

876 - 1404

Sales Prices & Rental Rates >



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