



Jumeirah Lake Towers  
Market Report  
Q1 2019

## ***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*

# JUMEIRAH LAKE TOWERS

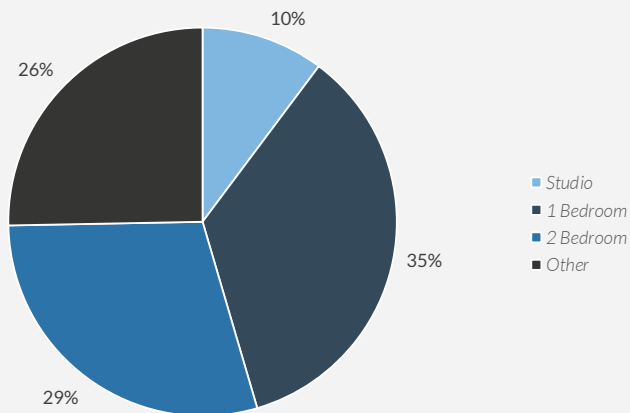
## LOCATION OVERVIEW

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.

Signs of stabilisation are imminent as rental compression compared to Q4 reduced to only 2 percent. Two-bedroom units performed the best with only a 1.16 percent softening, one-bedroom and studio units followed closely with a 2 and 4 percent decrease respectively on Q4. In comparison to the same period last year JLT has seen average rental compression of 11 percent.

In the sales market Jumeirah Lake Towers saw compression throughout Q1 with the three typologies softening an average of 4.07 percent compared to Q4, a rate that has slowly reduced throughout 2018 which can give investors confidence that stabilisation within the market is imminent for 2019. One-bedroom apartments remained the most consistent in comparison to Q4 with only a -1.66 percent adjustment. Compared to Q1 2018 JLT witnessed a 16 percent softening throughout the three typologies with studio apartments taking the biggest change of -19.17 percent.

### Unit Distribution



### Stock delivered in Q1 2019

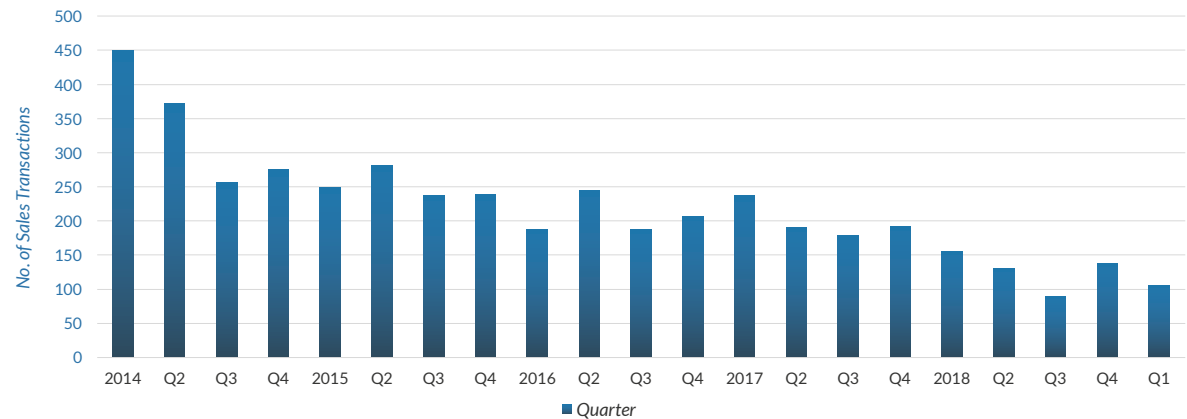


0 Project



0 Units

### Transaction History





# SUPPLY ANALYSIS

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

42

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

13,565

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

7

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

2,135

# Rental Rates

USD / sq.ft / Year



| BUILDING NAME          | STUDIO |    | 1 BEDROOM |    | 2 BEDROOM |    |
|------------------------|--------|----|-----------|----|-----------|----|
|                        | From   | To | From      | To | From      | To |
| Al Waleed Paradise     | 24     | 27 | 19        | 28 | 20        | 24 |
| Arch Tower             | 28     | 33 | 16        | 24 | 21        | 23 |
| Armada Tower 1         | 25     | 28 | 22        | 24 |           |    |
| Gold Crest Executive   | 29     | 36 | 20        | 32 |           |    |
| Goldcrest Views V1     | 26     | 31 | 22        | 30 | 17        | 21 |
| Goldcrest Views V2     | 26     | 40 | 20        | 27 | 16        | 26 |
| Green Lakes Towers S1* |        |    | 21        | 25 | 17        | 21 |
| Green Lakes Towers S2* |        |    | 21        | 26 | 19        | 24 |
| Green Lakes Towers S3* |        |    | 21        | 25 | 20        | 22 |
| Lake Point Tower       |        |    | 15        | 22 | 16        | 18 |
| Lake Shore Tower       |        |    | 17        | 24 | 16        | 20 |
| Lake Terrace           | 25     | 28 | 22        | 29 | 18        | 22 |
| Lake View              | 25     | 30 | 16        | 23 | 16        | 18 |
| Madina Tower*          |        |    | 19        | 22 | 16        | 17 |
| O2 Tower               |        |    | 19        | 30 | 16        | 19 |
| Saba 2                 | 26     | 30 | 21        | 29 | 19        | 24 |
| Saba 3                 | 27     | 33 | 22        | 26 | 19        | 23 |
| V3                     |        |    | 21        | 25 | 20        | 26 |
| X1 Bay                 | 25     | 32 | 19        | 27 | 16        | 23 |

(\*) 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



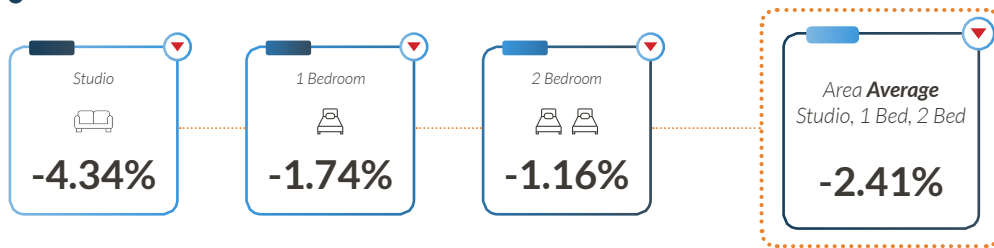
| BUILDING NAME          | STUDIO |     | 1 BEDROOM |     | 2 BEDROOM |     |
|------------------------|--------|-----|-----------|-----|-----------|-----|
|                        | From   | To  | From      | To  | From      | To  |
| Al Waleed Paradise     | 282    | 384 | 271       | 282 | 260       | 285 |
| Arch Tower             | 392    | 419 | 205       | 282 | 216       | 288 |
| Armada Tower 1         |        |     | 279       | 290 |           |     |
| Gold Crest Executive   | 356    | 404 | 308       | 375 |           |     |
| Goldcrest Views V1     | 388    | 391 | 268       | 329 | 263       | 288 |
| Goldcrest Views V2     | 386    | 434 | 286       | 320 | 271       | 329 |
| Green Lakes Towers S1* |        |     | 322       | 338 | 277       | 301 |
| Green Lakes Towers S2* |        |     | 301       | 329 | 274       | 301 |
| Green Lakes Towers S3* |        |     | 290       | 328 | 271       | 299 |
| Lake Point Tower       |        |     | 192       | 274 | 192       | 233 |
| Lake Shore Tower       |        |     | 247       | 329 | 230       | 296 |
| Lake Terrace           | 332    | 410 | 301       | 362 | 238       | 274 |
| Lake View              | 301    | 329 | 268       | 331 | 247       | 274 |
| Madina Tower*          |        |     | 266       | 305 | 240       | 274 |
| O2 Tower               |        |     | 268       | 304 | 247       | 310 |
| Saba 2                 | 337    | 384 | 290       | 346 | 274       | 311 |
| Saba 3                 | 323    | 367 | 290       | 329 | 271       | 304 |
| V3*                    |        |     | 270       | 321 | 219       | 285 |
| X1 Bay                 | 325    | 329 | 247       | 311 | 219       | 273 |

(\*) 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.

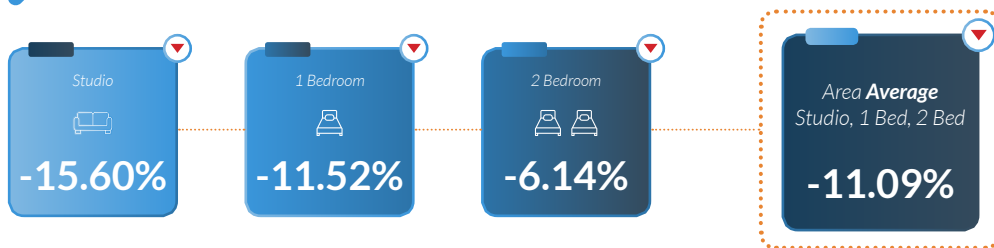
# RENTAL RATES

## Analysis

### RENTAL RATES Q1 2019 vs Q4 2018

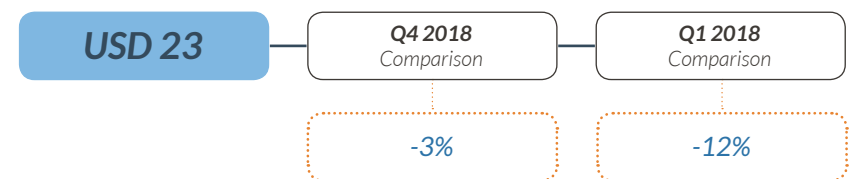


### RENTAL RATES Q1 2019 vs Q1 2018



## Q1 AVERAGE RENTAL RATE

USD sq.ft / Per Year



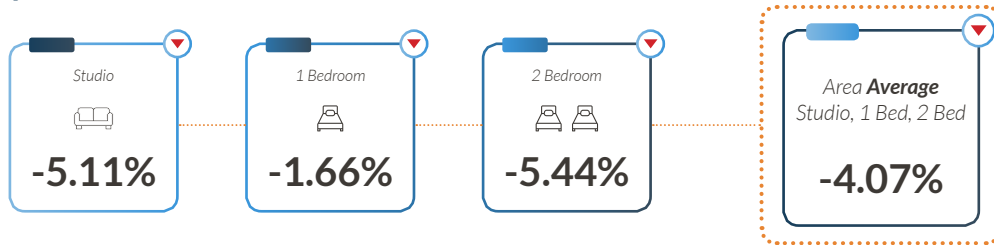
\*Source: REIDIN, Dubai Land Department



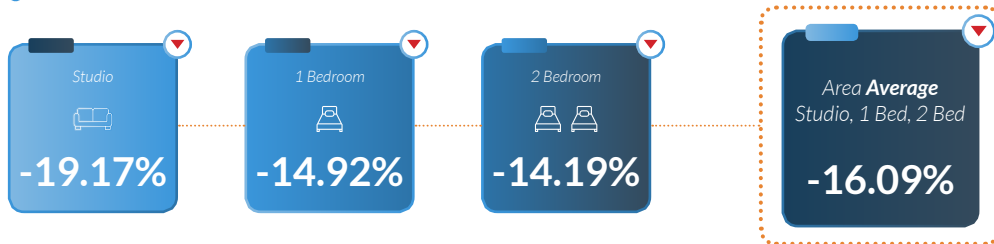
# SALES PRICES

## Analysis

### SALES PRICES Q1 2019 vs Q4 2018

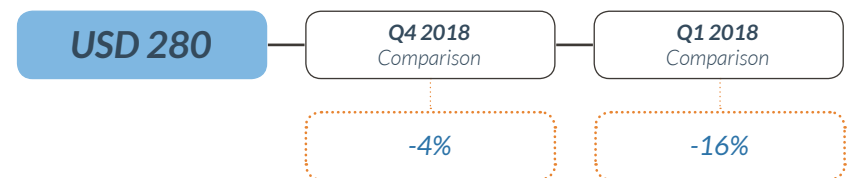


### SALES PRICES Q1 2019 vs Q1 2018



## Q1 AVERAGE SALES PRICES

USD sq.ft / Per Year



\*Source: REIDIN, Dubai Land Department

# STUDIO APARTMENTS

## Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



22

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

232 - 298

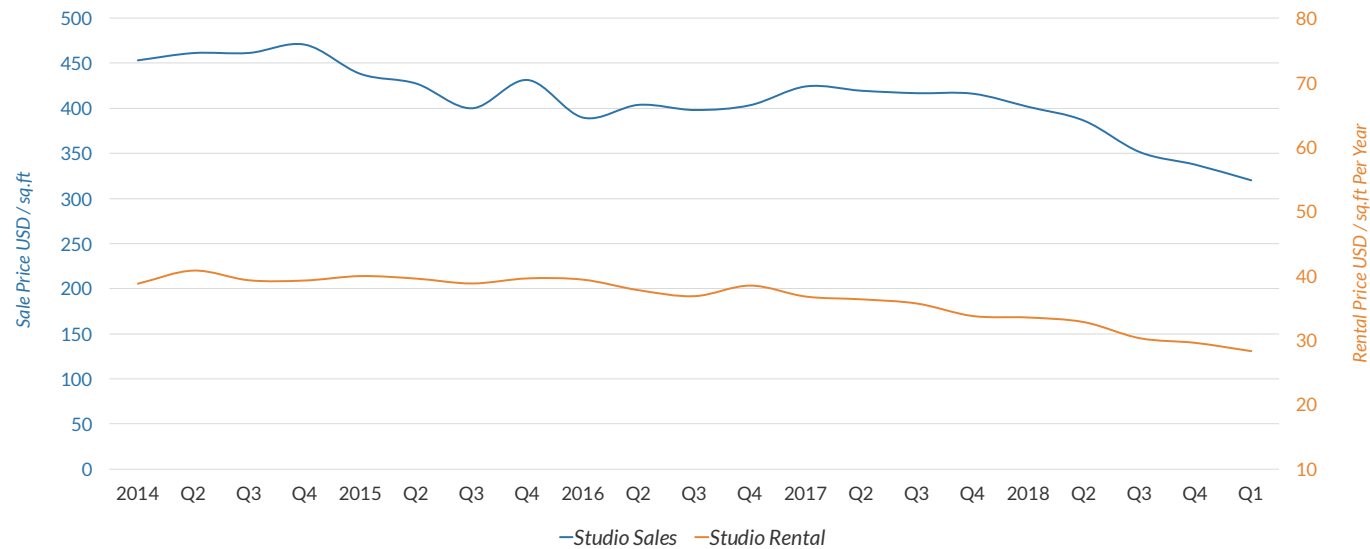
Mid to High End

298 - 396

High to Luxury

396 - 495

Sales Prices & Rental Rates >



# ONE-BEDROOM APARTMENTS

## Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



44

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

146 - 242

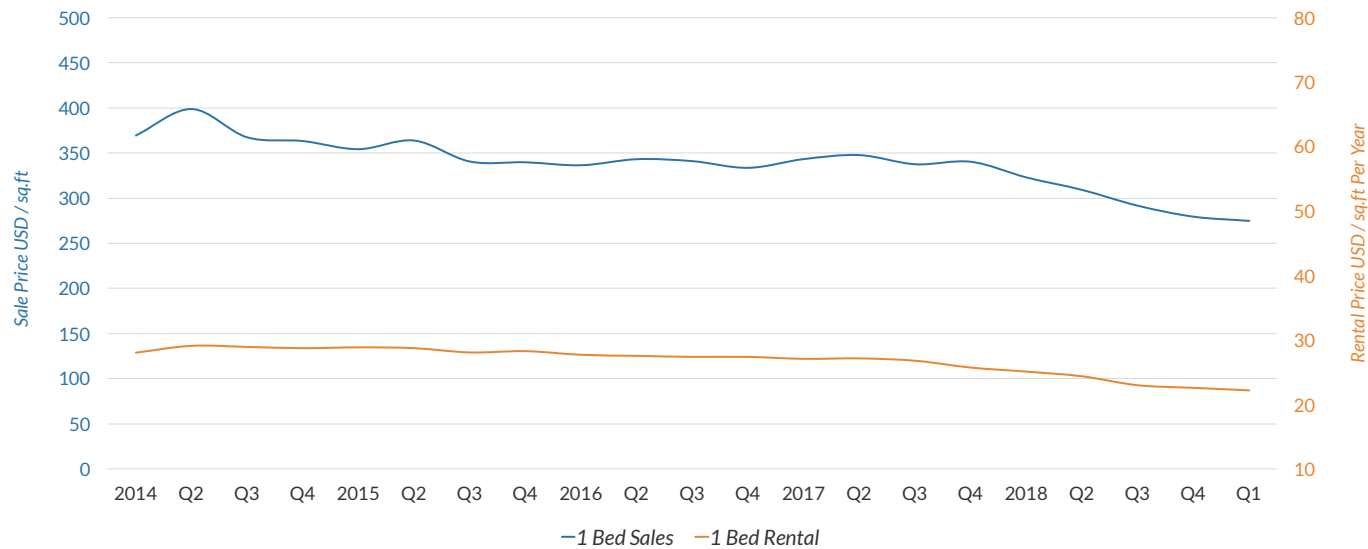
Mid to High End

242 - 318

High to Luxury

318 - 548

Sales Prices & Rental Rates >



# TWO-BEDROOM APARTMENTS

## Unit Type Analysis



Q1 Sales Transactions Based on Ready Properties >



36

### SALES PRICES

Alternative Units USD / Sq.ft

Affordable

166 - 224

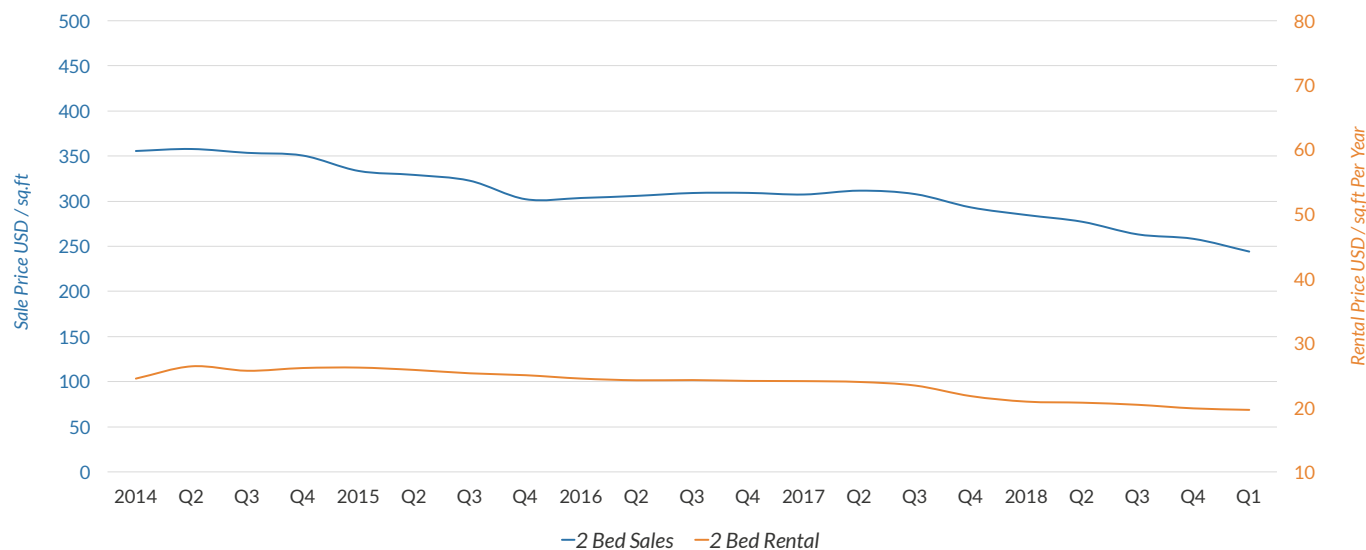
Mid to High End

224 - 341

High to Luxury

341 - 613

Sales Prices & Rental Rates >



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