

Jumeirah Lake Towers
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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JUMEIRAH LAKE TOWERS

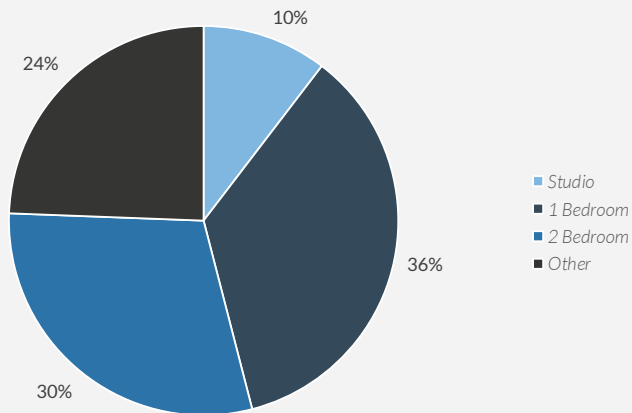
LOCATION OVERVIEW

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 Q3 is reduced to only 2 percent. One-bedroom units performed the best with only a 1.71 percent softening, studio and one-bedroom units followed closely with a 2 percent decrease on Q3. 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 Q4 with the three typologies softening an average of 3.34 percent compared to Q3, a rate that has slowly reduced throughout 2018 which can give investors confidence that stabilisation within the market is imminent. Two-bedroom apartments remained the most consistent in comparison to Q3 with only a -1.87 percent adjustment. Compared to Q4 2017 JLT witnessed a 16 percent softening throughout the three typologies with studio apartments taking the biggest change of -18.9 percent.

Unit Distribution



Stock delivered in Q4 2018



0
Project



0
Units

Transaction History





SUPPLY ANALYSIS

Total No. of
Completed Buildings
(Apartment only)

40

Total No. of
Residential Units
(Apartment only)

13,336

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

9

No. of Units
Under Construction
(Within 5 years)

2,364

Rental Rates

USD / sq.ft / Year



BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Waleed Paradise	21	27	17	27	17	19
Arch Tower	22	38	16	27	19	22
Armada Tower 1	28	33	16	26	17	24
Gold Crest Executive*	27	39	22	30		
Goldcrest Views V1	26	33	19	27	17	27
Goldcrest Views V2	26	45	18	24	16	27
Green Lakes Towers S1*			18	26	18	24
Green Lakes Towers S2*			21	28	20	22
Green Lakes Towers S3*			20	26	20	22
Lake Point Tower			15	21	17	21
Lake Shore Tower	28	28	18	23	16	23
Lake Terrace	24	33	19	32	19	22
Lake View	22	43	14	27	15	22
Madina Tower*	20	24	21	24	15	18
O2 Tower	26	30	20	29	20	28
Saba 2	24	32	22	29	20	28
Saba 3	26	33	23	27	22	24
V3*			21	25	18	24
X1 Bay	24	38	17	26	16	21

(*) 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



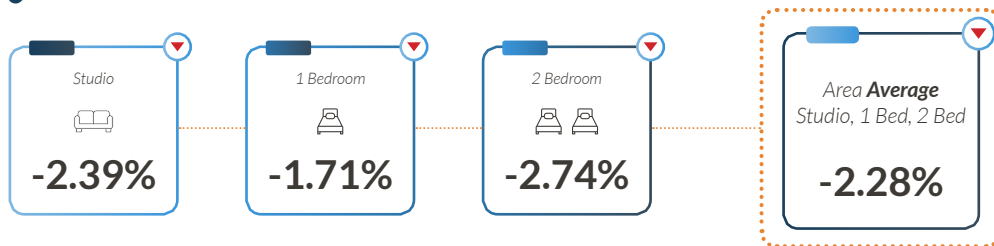
BUILDING NAME	STUDIO		1 BEDROOM		2 BEDROOM	
	From	To	From	To	From	To
Al Waleed Paradise	388	388	281	329	247	315
Arch Tower	391	434	200	312	225	298
Armada Tower 1	311	341	272	322		
Gold Crest Executive	382	493	308	407		
Goldcrest Views V1	355	444	284	332	260	324
Goldcrest Views V2	352	451	282	344		
Green Lakes Towers S1*			280	352	269	326
Green Lakes Towers S2*			319	372	277	326
Green Lakes Towers S3*			275	339	281	343
Lake Point Tower*			195	274	194	243
Lake Shore Tower*			241	342	211	299
Lake Terrace	329	438	312	400	222	307
Lake View	346	431	219	370	219	290
Madina Tower*			228	318	221	280
O2 Tower	377	377	225	364	253	361
Saba 2	333	385	318	347	263	298
Saba 3	384	456	298	384	279	323
V3*			277	331	216	292
X1 Bay*			241	357	200	274

(*) 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.

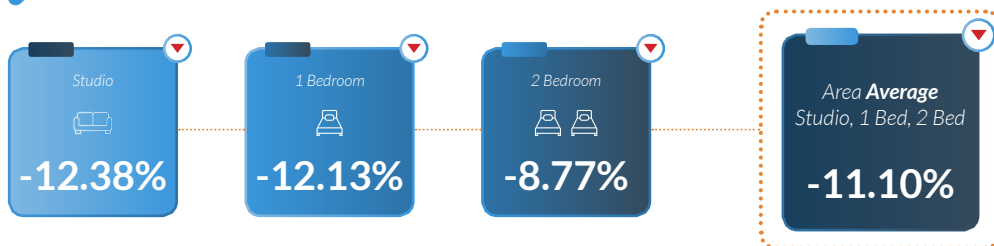
RENTAL RATES

Analysis

RENTAL RATES Q4 2018 vs Q3 2018

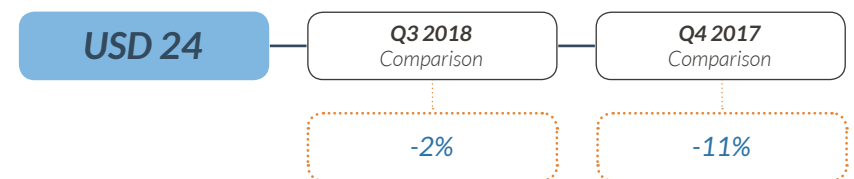


RENTAL RATES Q4 2018 vs Q4 2017



Q4 AVERAGE RENTAL RATE

USD sq.ft / Per Year

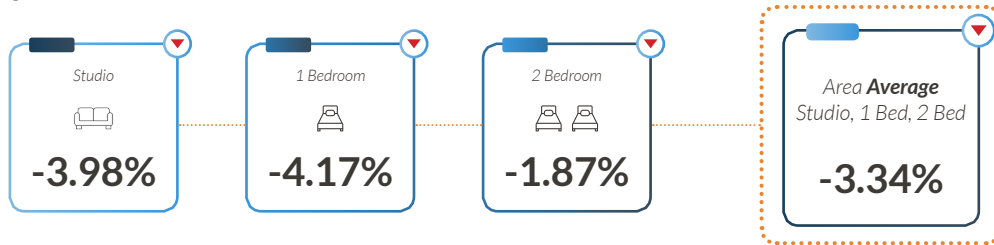


*Source: REIDIN, Dubai Land Department

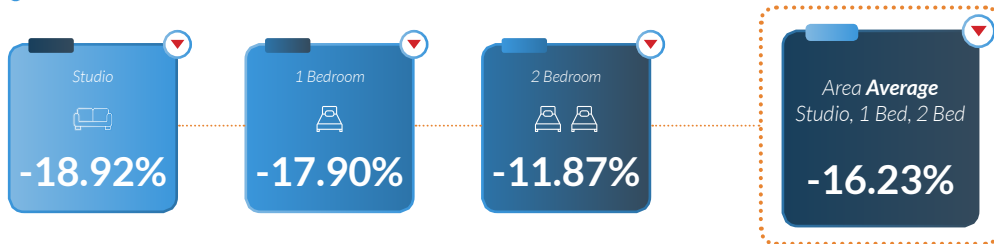
SALES PRICES

Analysis

SALES PRICES Q4 2018 vs Q3 2018

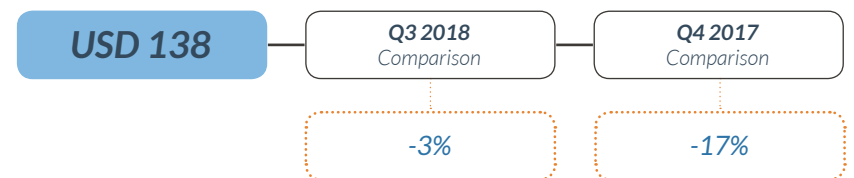


SALES PRICES Q4 2018 vs Q4 2017



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 >



26

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

797 - 1157

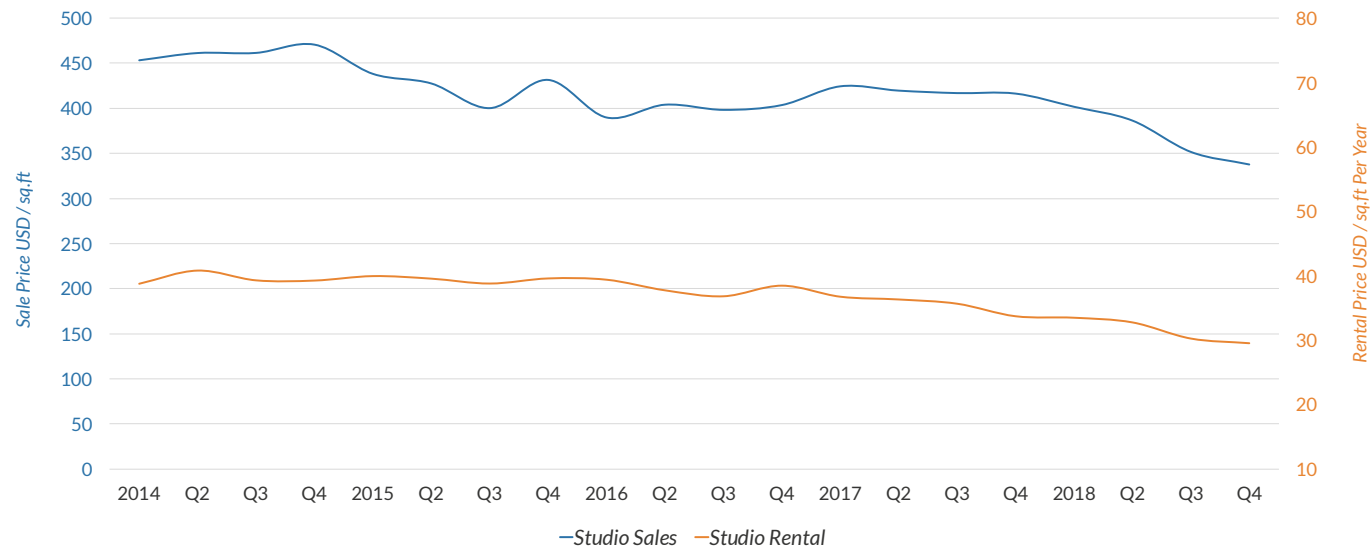
Mid to High End

1157 - 1517

High to Luxury

1517 - 1877

Sales Prices & Rental Rates >



ONE-BEDROOM APARTMENTS

Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



57

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

643 - 953

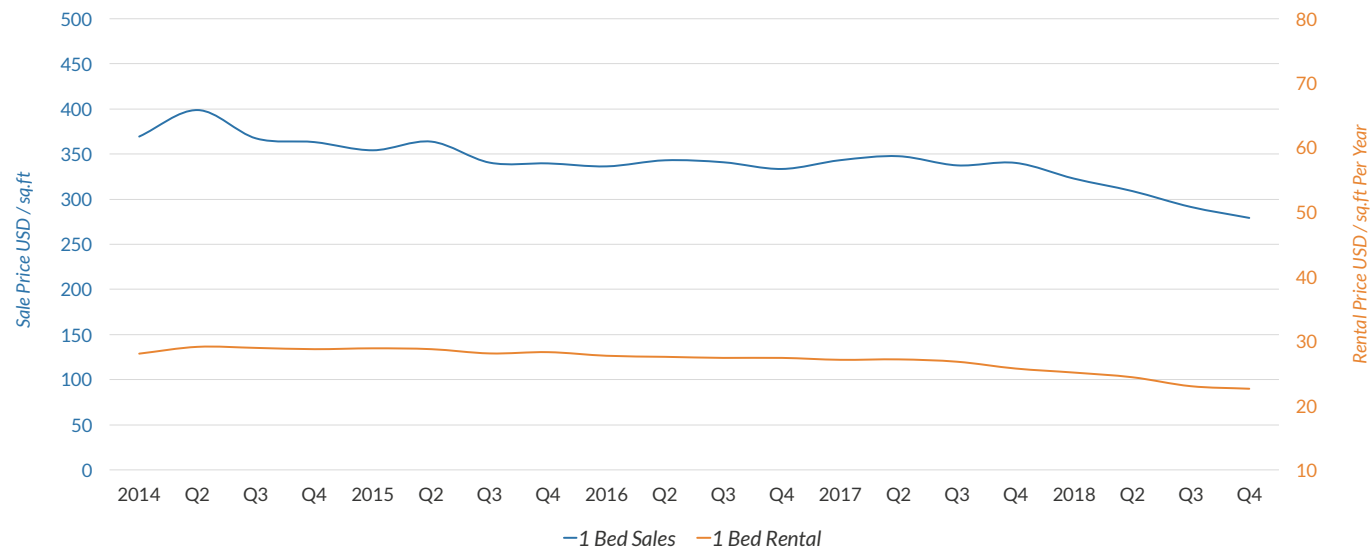
Mid to High End

953 - 1325

High to Luxury

1325 - 2007

Sales Prices & Rental Rates >



TWO-BEDROOM APARTMENTS

Unit Type Analysis



Q4 Sales Transactions Based on Ready Properties >



41

SALES PRICES

Alternative Units USD / Sq.ft

Affordable

671 - 915

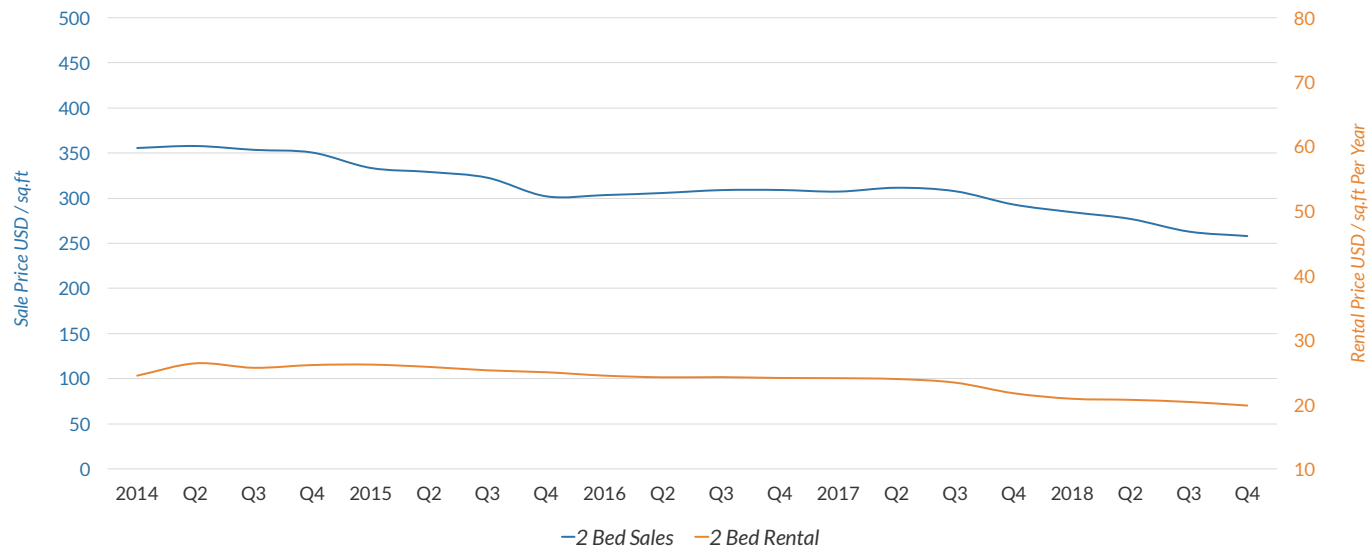
Mid to High End

915 - 1281

High to Luxury

1281 - 1952

Sales Prices & Rental Rates >



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