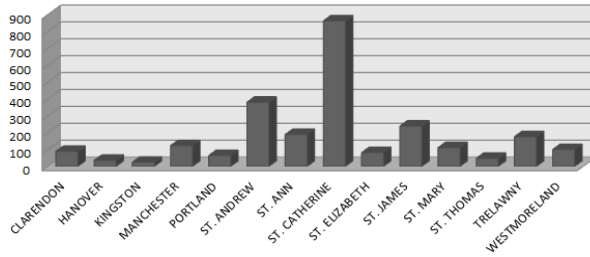


Data Report for the 3rd Quarter of 2014

A total of 2,539 transactions comprised of residential, land and commercial transfer of real estate were analyzed for the third quarter of 2014. The transactions over this period accounted for approximately JMD \$22.5 billion, a 12.5% increase on the 2nd quarter figures. Compared to the 2,113 transfers representing JMD \$16.1 billion of transactions during the first quarter, and 1,963 transfers representing JMD \$20 billion of transactions during the second quarter of 2014, the results in the third quarter showed an improvement over both first and second quarter.

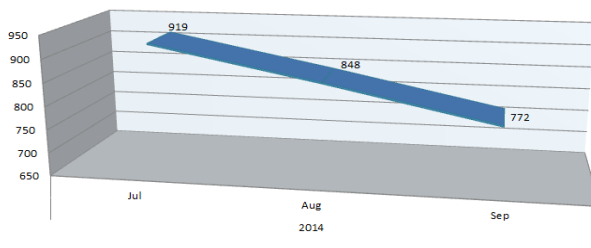
Number of transfers per parish



During the third quarter, the average number of real estate transfers per month was 846 transfers. This average of 846 transfers is the highest average number of monthly transfers received during any quarter of 2014, with our first and second quarters having monthly averages of 704 and 654 transfers respectively.

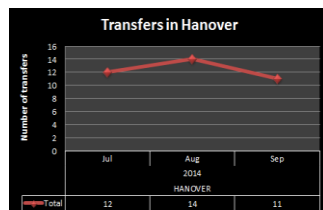
The graph below illustrates the trend of transfers during this quarter, which shows a steady decline in monthly transfers throughout this period.

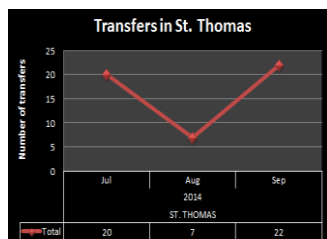
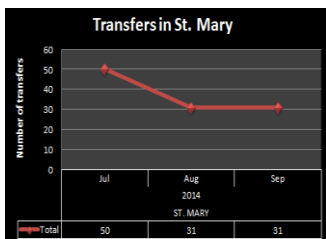
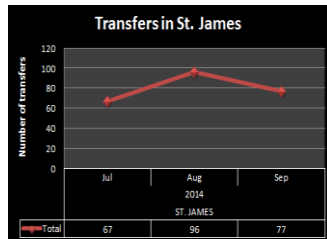
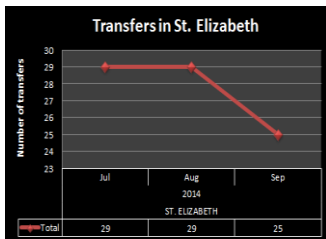
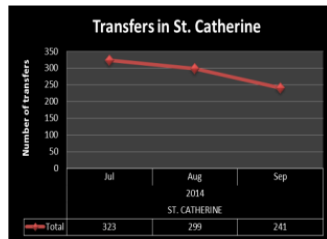
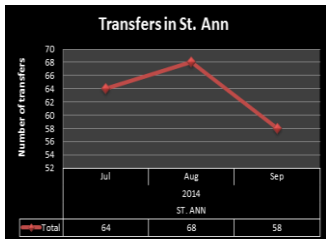
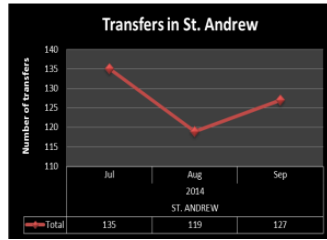
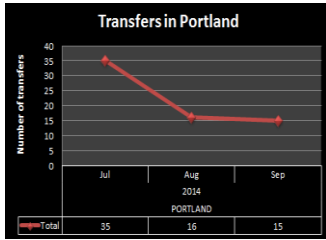
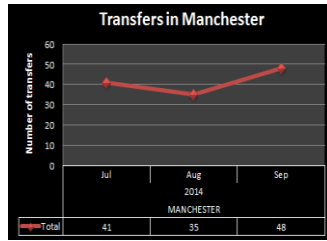
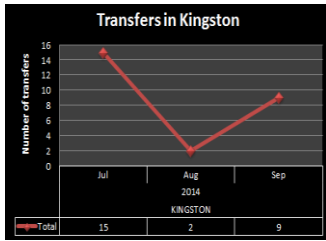
Trends for transfers in 3rd quarter

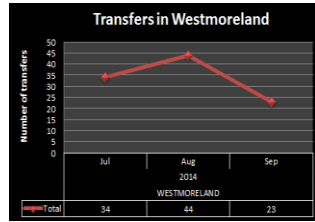
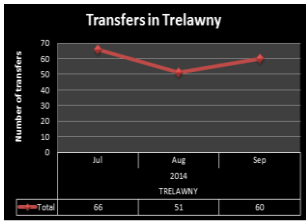


Individual parish analysis

Here we show the level of activity in each individual parish during the quarter.



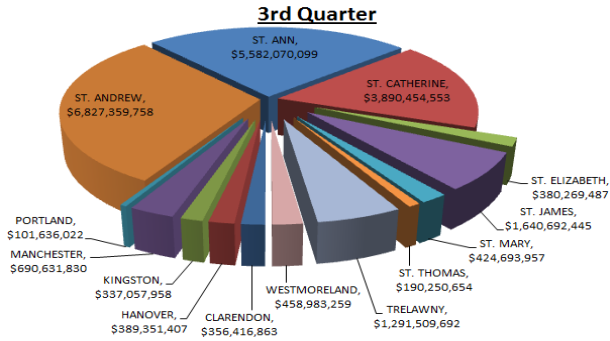




Financial Analysis

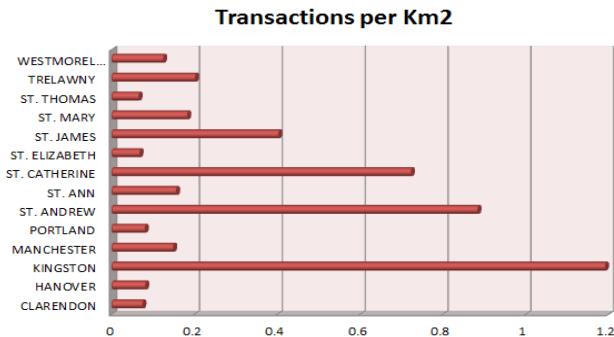
St. Andrew accounted for the majority of real estate transactions with 30% of the total value, compared to the 53% recorded during the 2nd quarter; this drop of 13% is equivalent to JMD \$4.5 billion dollars. St Andrew was followed by St. Ann (25%) and St. Catherine (17%) which were previously 5% and 18% respectively over the 2nd quarter.

The parishes which accounted for the least value of real estate transactions were Portland (0.45%) and St. Thomas (0.84%). We present below the dollar value of transactions in each parish.



Number of transfers per Km²

Further analysis revealed that Kingston and St. Andrew were the two most active parishes as measured by the number of real estate transactions per square kilometer during the 3rd quarter. Kingston recorded 1.2 transfers while St. Andrew accounted for 0.82 transfers per square kilometer. The parishes with the lowest number of transfers per square kilometer were St. Elizabeth and St. Thomas with 0.064 and 0.065 transfers per Km². Further details shown in table below.



Largest Transaction of the month

The largest transaction of the third quarter took place at 13 Round Hill PT, Hanover. Purchased for JMD \$195,135,449, this property covers a total area of 489 SQ.M.

