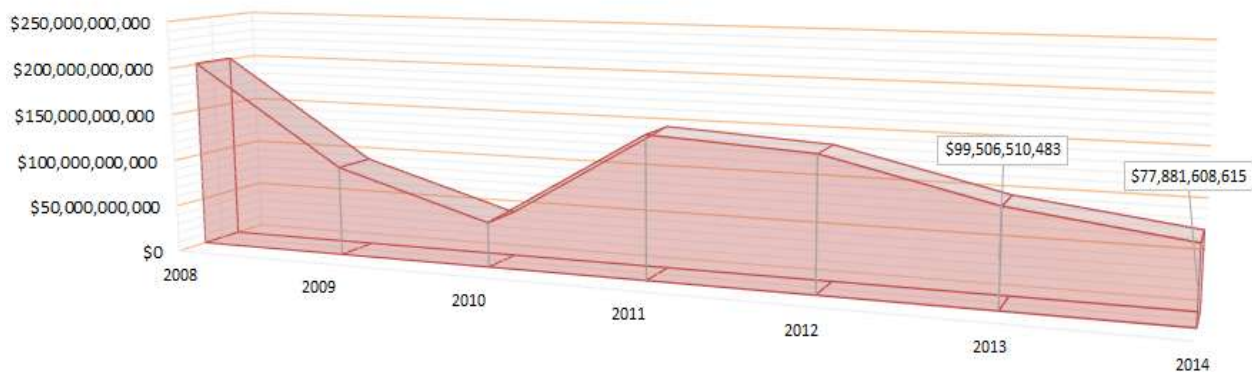


## Real Estate Data Report 2015

### Overall analysis of transfer data

An analysis of all property transfers in 2014 revealed a total of 8718 entries comprising of residential, land and commercial transfers. There were 9,160 transfers in 2013 hence there was a 4.9% decrease in transfers this year. During the year, the Jamaican economy accumulated a total of JM\$77.8 billion (USD \$700,248,234) from real estate transactions representing a 21.7% reduction when compared to 2013's earnings of \$99.5 billion dollars (USD \$987,461,650).

### Yearly real estate earnings

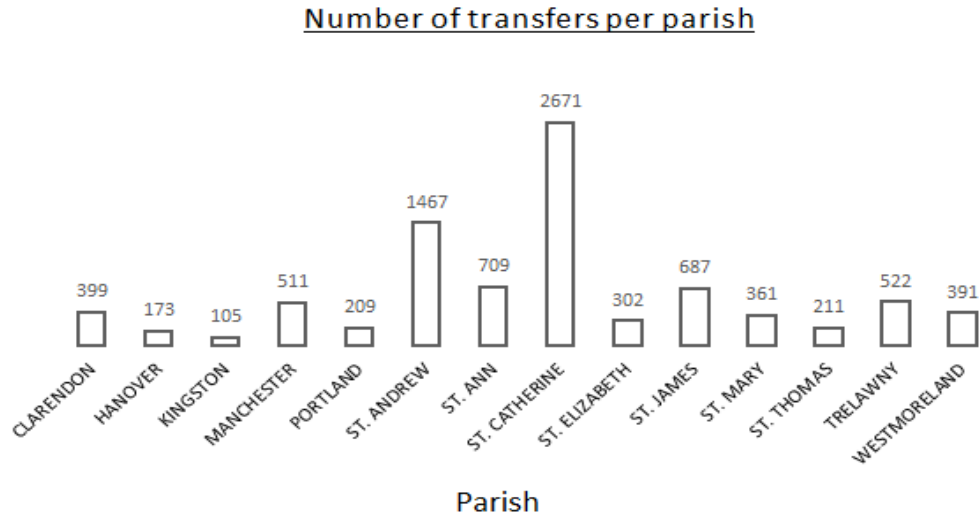


Research shows that real estate transactions can be used as an indicator to monitor a country's economic growth. In 2014, real estate transactions accounted for approximately 7% of GDP compared 11% last year. See table below.

Year	Real Estate (USD)	GDP (USD)	% of GDP
2008	\$ 2,758,365,294	\$ 13,676,837,630	20.17%
2009	\$ 1,076,077,829	\$ 12,043,372,132	8.94%
2010	\$ 539,732,095	\$ 13,202,998,398	4.09%
2011	\$ 1,726,463,692	\$ 14,402,486,059	11.99%
2012	\$ 1,561,807,756	\$ 14,755,051,129	10.58%
2013	\$ 987,461,650	\$ 14,360,000,000	6.88%

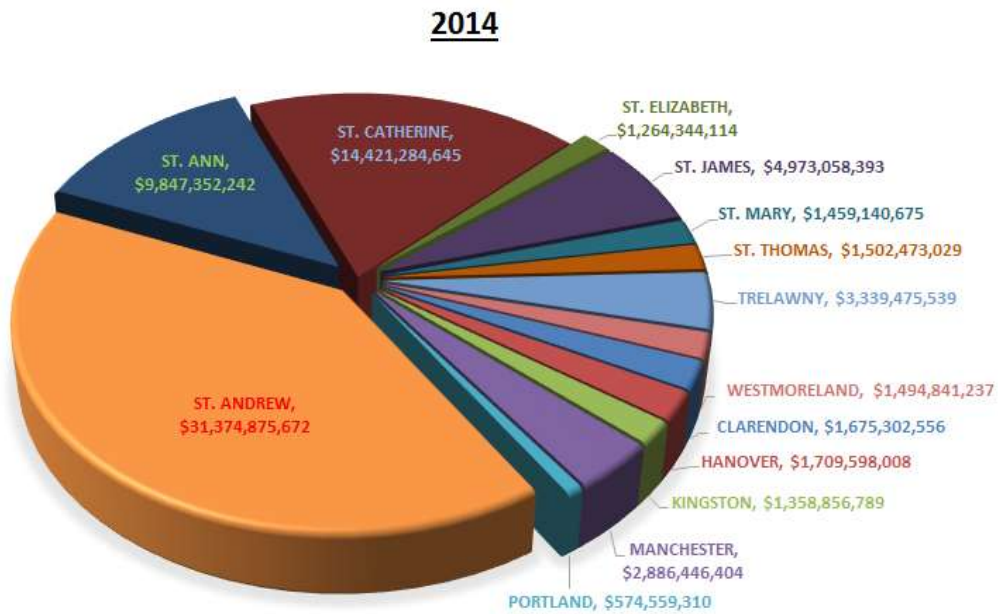
Further analysis revealed that the most active parishes in terms of real estate transfers throughout 2014 were St. Catherine with 2671 transfers and St. Andrew with 1467 transfers. In 2013, St. Catherine recorded 2364 transfers while St. Andrew recorded 1743 transfers. The parishes which recorded the least number of transfers were Kingston and Hanover with 105 and 173 compared to 142 and 253 respectively in 2013.

The following chart shows the number of transfers made per parish throughout 2014.



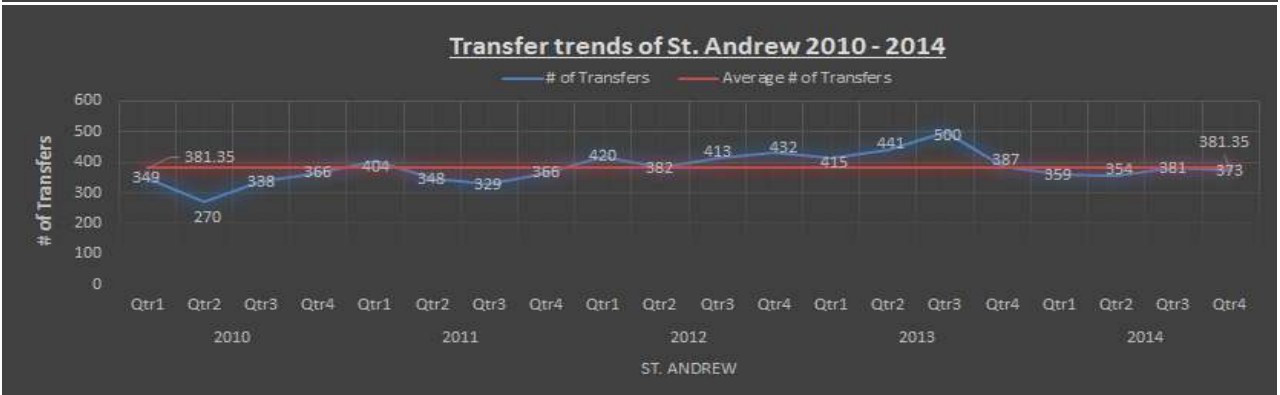
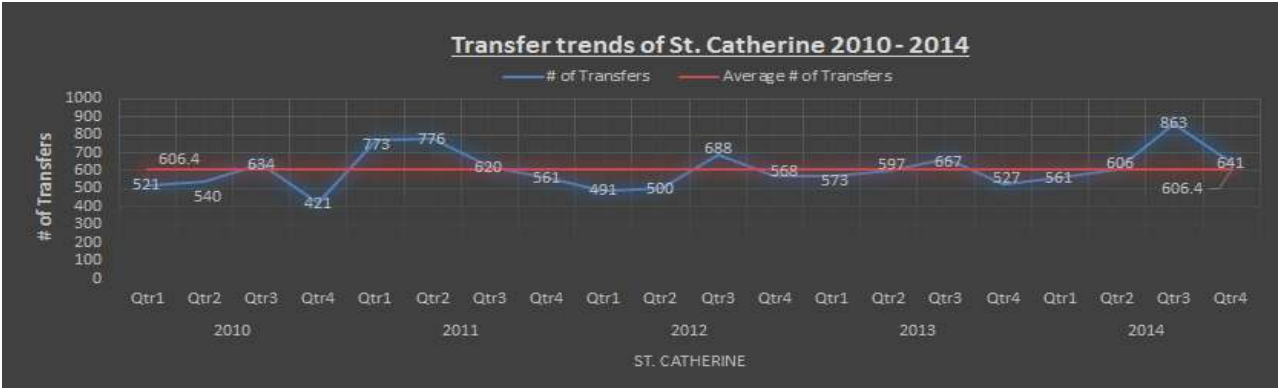
**Financial Analysis per parish**

St. Andrew, St. Catherine and St. Ann were the highest earners accounting for 40%, 18% and 13% respectively of the total real estate income in 2014. St. Andrew accounted for over JM\$31 million which is due in part to that parish experiencing 1204 more transfers than any other parish. The parishes which earned the least were Portland, St. Elizabeth and Kingston with 0.74%, 1.62% and 1.74% of total sales.

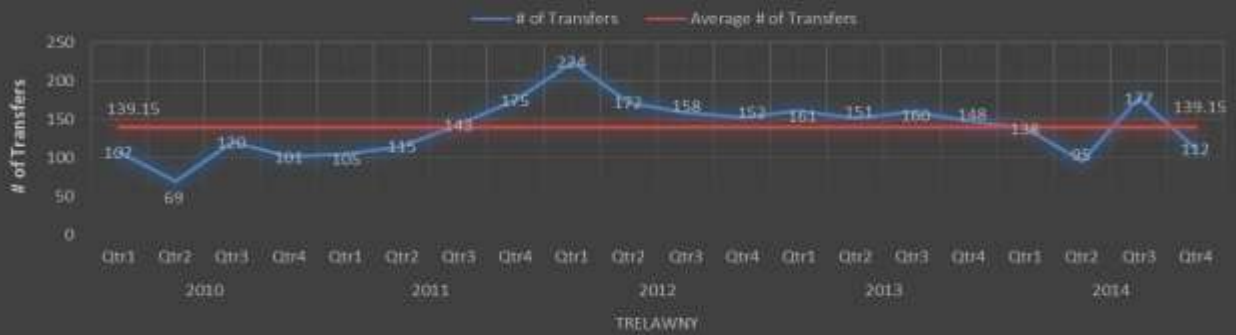


**Average number of transfers per parish**

Here we show the level of transfer activity in each individual parish when analyzed over the past 5 years, the results are ordered from the most active to the least active parish, based on each parish's average number of transfers. Over the period studied, the most active parish was St. Catherine while the least active was Kingston.



**Transfer trends of Trelawny 2010 - 2014**



**Transfer trends of Clarendon 2010 - 2014**



**Transfer trends of Manchester 2010 - 2014**



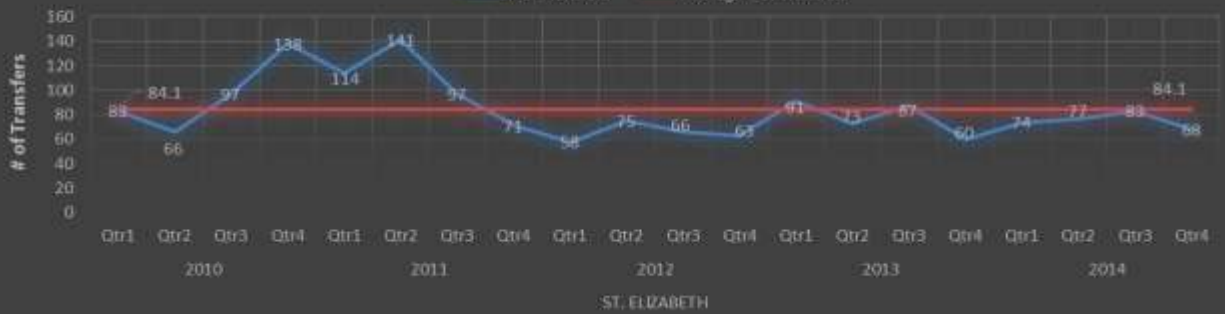
**Transfer trends of Westmoreland 2010 - 2014**



### Transfer trends of St. Mary 2010 - 2014



### Transfer trends of St. Elizabeth 2010 - 2014

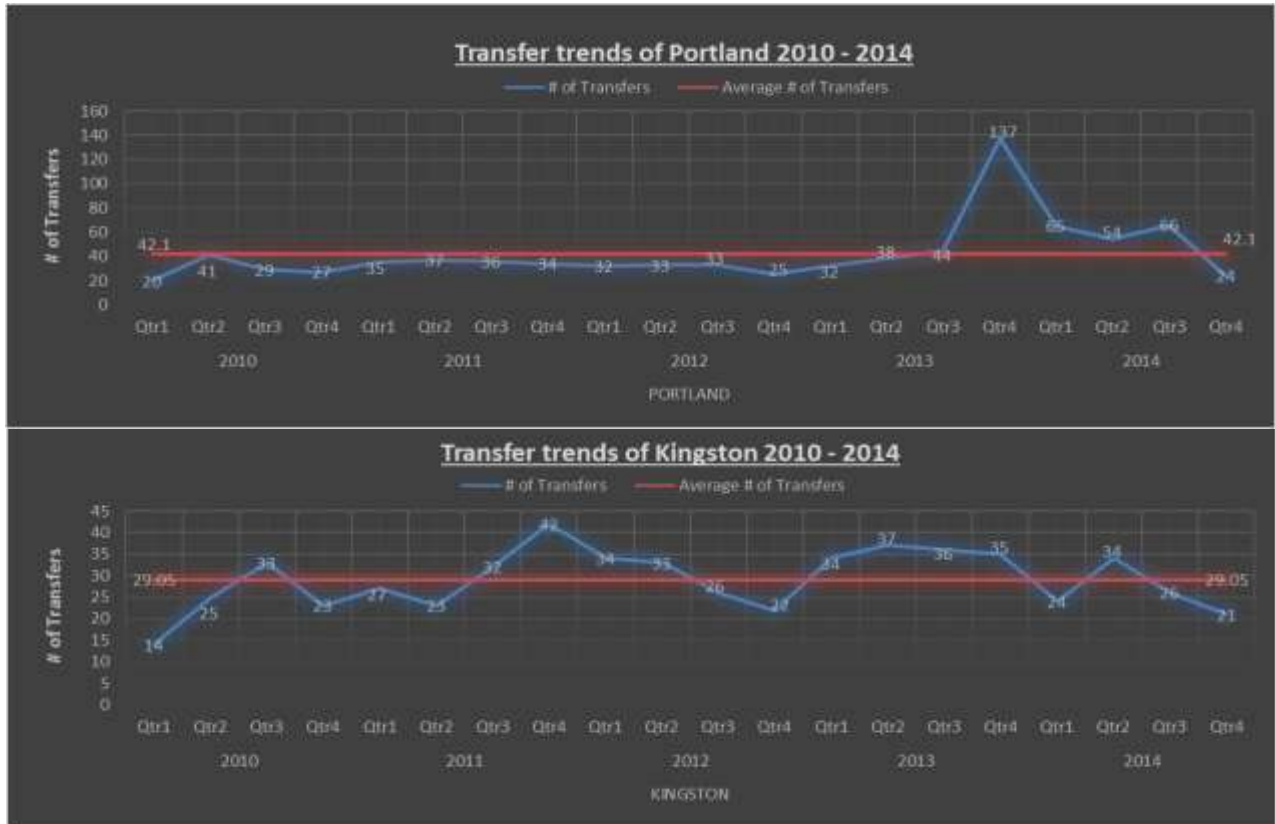


### Transfer trends of St. Thomas 2010 - 2014



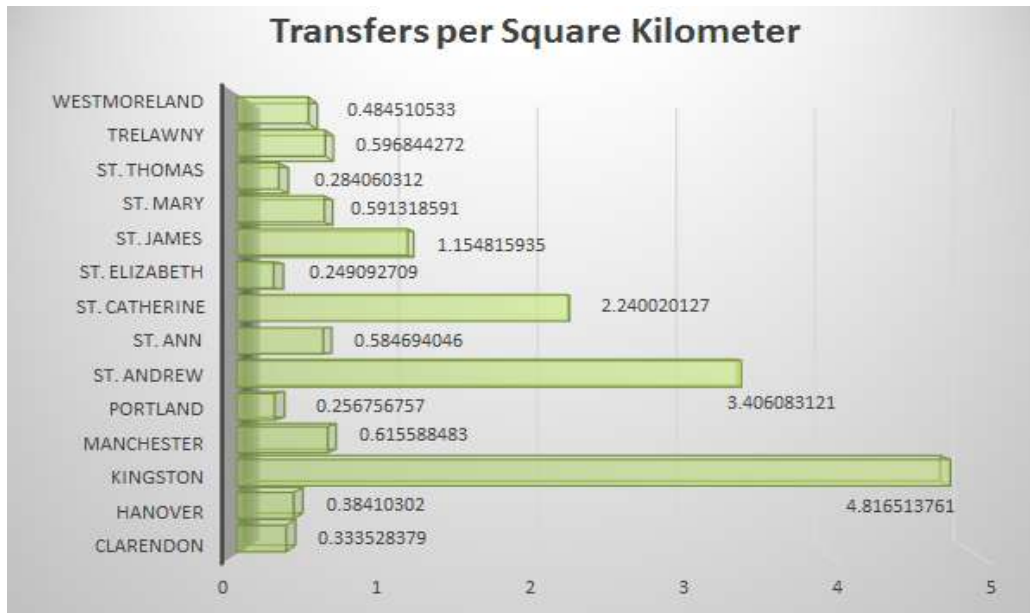
### Transfer trends of Hanover 2010 - 2014





**Number of transfers per Km<sup>2</sup>**

Further analysis revealed that Kingston and St. Andrew were the two most active parishes as measured by the number of real estate transactions completed per square kilometers of each parish in 2014. An average of five (5) transfers was completed per square kilometer in Kingston.



**Most significant transactions of 2014**

Here we present the two most significant transactions of 2014, the first of which took place at 7 Retirement Road Kingston 5. This property was purchased for USD \$28,143,399 dollars, which is equivalent to JMD \$3,162,755,276 dollars. This property covers a total area of 489 SQ.M.



The second most valuable transaction took place in the parish of St. Ann. This transaction apparently comprised of the purchase of two separate pieces of property, one recorded 51,296.43 square meters in area while the other measured 50,287.00 Square meters. Both transactions valued exactly US\$ 20,000,000 dollars; are located in main street Ocho Rios, were both purchased on the 22 of July 2014, both carry the same volume and folio numbers but both have separate valuation numbers. These transactions are valued at JM\$ 2,127,600,000 dollars separately equivalent to J\$4,255,200,000 dollars in total.

