



Welcome to JamRock

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Introduction

A culturally diverse island in the Caribbean, making its mark throughout the world one industry at a time. We have excelled in many and are renowned for our food, our culture, our rich heritage, our tourist attractions, our friendly people, and our immense success in sports. In every industry, a Jamaican is sure to be found and as a true Jamaican would say, “wi likkle but we tallawah”. i.e. We are small BUT our reach and strength and resilience are great.

Quick Facts

- **Capital:** Kingston
- **Official language:** English
- **National Day:** Independence Day - August 6
- **Type of Government:** Parliamentary Democracy
- **Motto:** "Out of Many, One People"
- **Total Population:** Approximately 2.5 million



“Free At Last” Independence



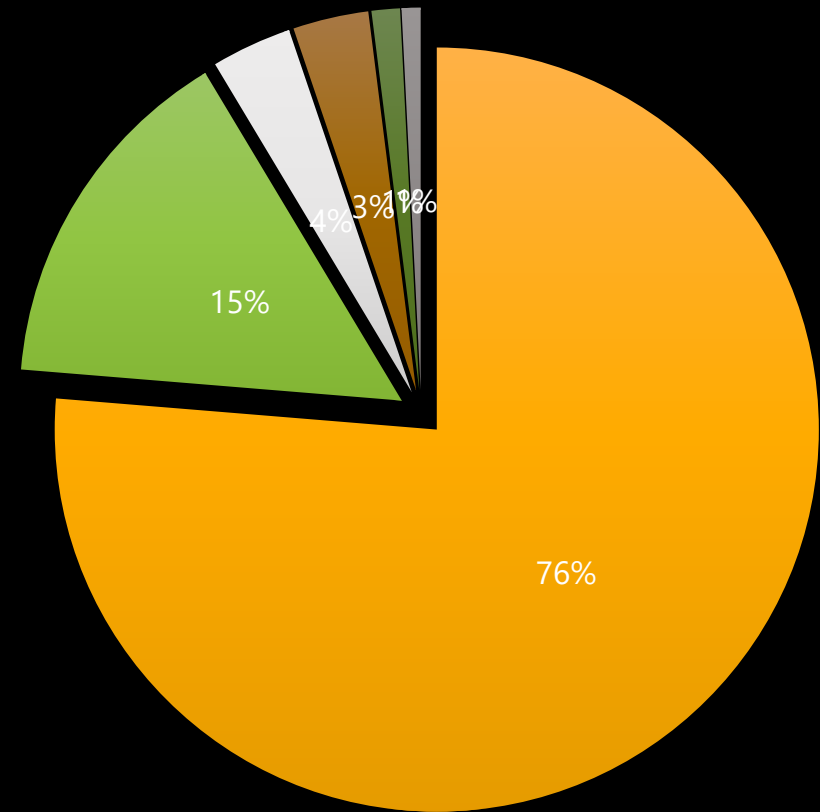
- Christopher Columbus arrived Jamaica in 1494. By 1509 the Spanish took over the country. The British then gained control in 1655.
- In 1834 Slavery in the country was abolished and thus began the long and arduous long of healing for the former slaves.
- During the early 1930s and 1940's our two political parties were founded and established. They are The People's National Party (PNP) and The Jamaica Labour Party (JLP).
- In 1944 Jamaica held its first election and the Jamaica Labour Party (JLP) won however in 1955 the People's National Party replaced them.
- Finally, Jamaica tasted political freedom, raised its own flag, and celebrated its rebirth on August 6, 1962.



Who are we?

The population of Jamaica encompasses many ethnicities and cultures from a wide cross-section of people. Its makeup spans continents such as Europe, Asia, and Africa.

- African descent -76.3%
- Afro-European -15.1%,
- East Indian and Afro-East Indian - 3.4%
- Caucasian- 3.2%
- Chinese- 1.2%
- Other - 0.8%



“The Capital K”, Kingston, Jamaica

Kingston is the capital and largest city in Jamaica, located on the southeastern coast of the island. It was founded on July 22, 1962, as a place for survivors of the earthquake that destroyed Port Royal.

Kingston is also known for its cultural, educational, and leisure options. There are arguably more museums, dining and nightlife, and event options than anywhere else on the island.

It has the largest botanical gardens in the Caribbean. At 2,000 acres, Hope Gardens is home to many indigenous plants as well as the Coconut Museum, Sunken Gardens, Orchid House, Lily Pond, Maze, and Palm Avenue. A true must-see.

For some of the city's best ice cream, pastry, gourmet cuisine, and Jamaican gems, visit Devon House, one of Kingston's favorite historical mansions. Simply delicious.



The Most Honourable Andrew Holness, ON, PC, MP, Prime Minister.

Andrew Michael Holness was born to working class parents in the southern city of Spanish Town, on July 22nd, 1972.

He attended the St. Catherine High School where he was both head boy and valedictorian. He is also a graduate of the University of the West Indies where he earned a Bachelor of Science Degree in Management Studies and a Master of Science Degree in Development Studies.

He is the Leader of the Jamaica Labour Party and is currently the Prime Minister since February 25, 2016.



The RAJ

- In 1966 the REALTORS® Association of Jamaica (RAJ) made its debut, established by local real estate professionals. Today, the RAJ is the only professional organization for practicing real estate professionals in Jamaica.
- All our members are holders of dealers and/or salesman licenses and valuers from the Real Estate Board. The Real Estate Board (REB) is the statutory body that regulates the real estate industry in Jamaica and more specifically the REALTORS® Association of Jamaica.
- Throughout the years, the RAJ has contributed to national policy and as it sought to strengthen its corporate alliance it became an affiliate member with the National Association of REALTORS® (NAR).
- The RAJ is governed by its Board of Directors, of which 14 members are REALTORS® and 1 is a REALTOR® Associate.
- Additionally, the day-to-day responsibilities are carried out by a dedicated Secretariat consisting of five (5) team members who work assiduously to cater to the needs of members.



Crunching the Membership Numbers

As time progressed, the RAJ grew in influence, community, and membership. Brokerages were established and many answered the call to become licensed and attached themselves to brokerages. Now we enjoy a robust membership of approximately 1300 members with the breakdowns as follows:

- REALTORS® -1079
- REALTOR ASSOCIATES® - 179



International Influences

The Real Estate Industry has grown tremendously through the country, so much so it has garnered the attention of International Realties who have expanded into our local markets. Notably among these companies are:

- Re/Max Elite Realty
- Century 21 Heave Ho Properties
- Coldwell Banker Jamaica Realty
- Jamaica Sotheby's International Realty
- Better Homes and Gardens Real Estate Jamaica
- Keller Williams Jamaica



Jamaica

Sotheby's
INTERNATIONAL REALTY



Let's Talk Money - Sales

In 2021 a total number of 1742 sales were transacted. The values of these sales totaled **\$42,778,066,722 JMD** or about **274,829,401 USD**.

- Residential- **\$4,366,527,338 JMD** or **\$28,052,930 USD**
- Commercial- **\$38,411,539,384 JMD** or **\$246,776,471 USD**

Average price of listings

- 2022 - Residential- **\$20,583,441.38 JMD**
- 2022 - Commercial **\$49,619,628.84 JMD**

Average transaction time for listing

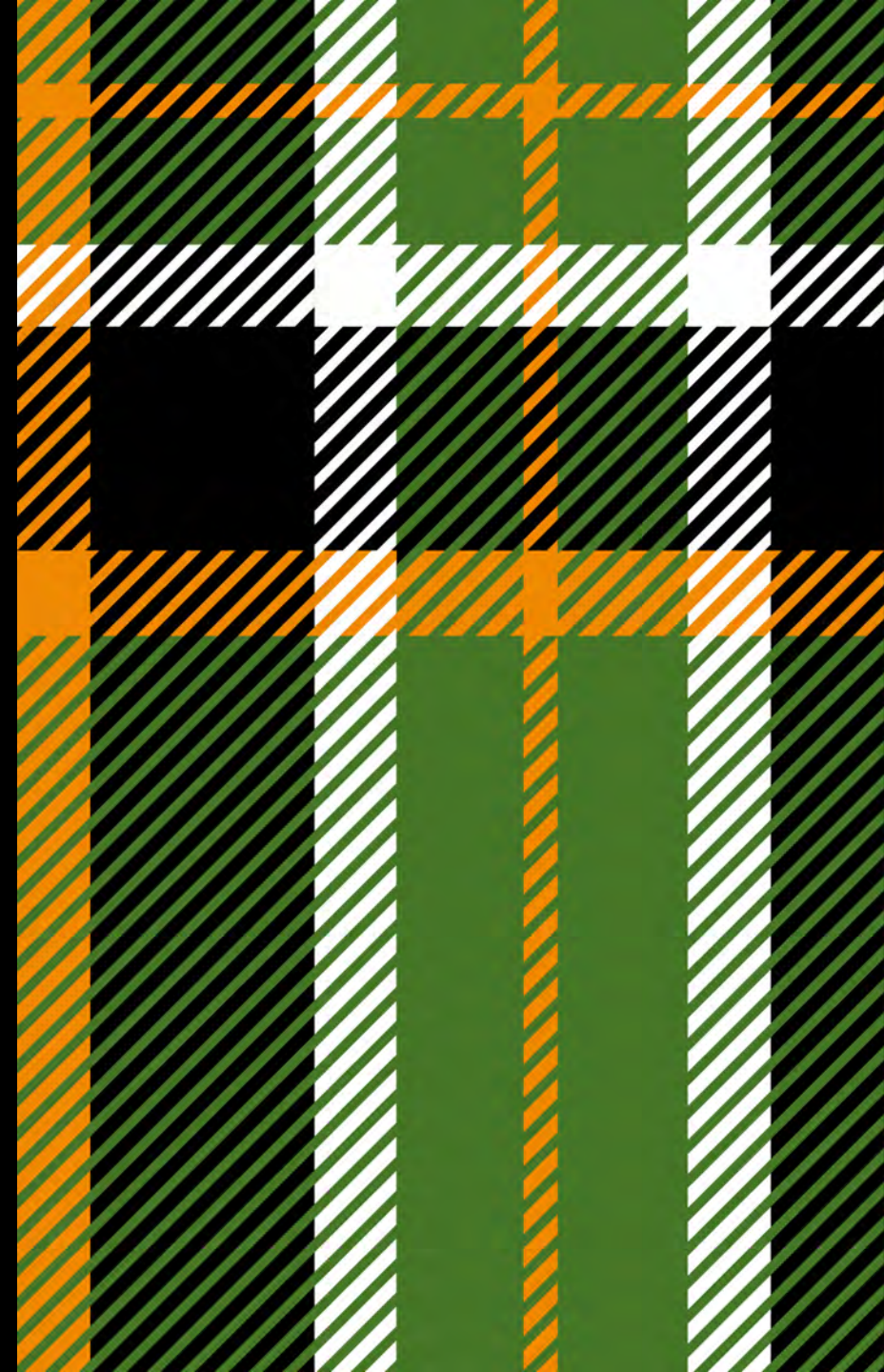
2021 – Residential - 172 days

2021- Commercial - 231 days

Average list price vs sale price - 2021

Average List Price- **\$40,622,306.42 JMD**

Average Sale Price **\$22,050,525.23 JMD**



Hot Ticket Developments

Residential

- **Whitehouse Beach Club**
- **Ocho Rios Country Club**
- **Montego Bay Racquet Club**

Commercial

- **Harbour City Shopping Centre**
- **The Terra Nova**
- **Haining Road Commercial Offices**
- **Montego Bay Racquet Club**

Whitehouse Beach Club Residential Development

White House West, Westmoreland

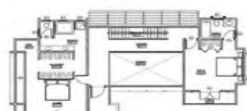
116 Lots

3 bedrooms - US \$430,000 - \$790,000



GROUND FLOOR

Garage
Laundry
Kitchen
Dining Room



FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom 1
Bathroom 2



White House Beach Club
LUNAR SANDS



GROUND FLOOR

Garage
Laundry
Kitchen
Dining Room



FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom 1
Bathroom 2



White House Beach Club
SOLAR WINDS



GROUND FLOOR

Garage
Laundry
Kitchen
Dining Room



FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom 1
Bathroom 2



White House Beach Club
STAR FALL



GROUND FLOOR

Garage
Laundry
Kitchen
Dining Room



FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom 1
Bathroom 2



The Terra Nova

6-8 Merrick Avenue, Kingston

61 Residential Units - US \$306,800- \$902,160

30 Commercial units - US\$1,620,720- \$1,710,489



Haining Road Commercial Offices

13 Haining Road, Kingston 5.
US \$8,879,080



Harbour City Shopping Centre

Montego Bay, St. James

53 Units - US \$3,048 - \$26,325/monthly



Ocho Rios Country Club Development Ocho Rios, St. Ann

274 Units

2 bedrooms - \$34,000,000

3 bedrooms \$37,000,000- \$80,933,551.



Montego Bay Racquet Club (Residential & Commercial)

Montego Bay, St. James

25 Residential units - US \$340,000- \$750,000

2 Commercial units for rent – US \$1375- \$3,750



THANK you

