



Vol.4 No.5

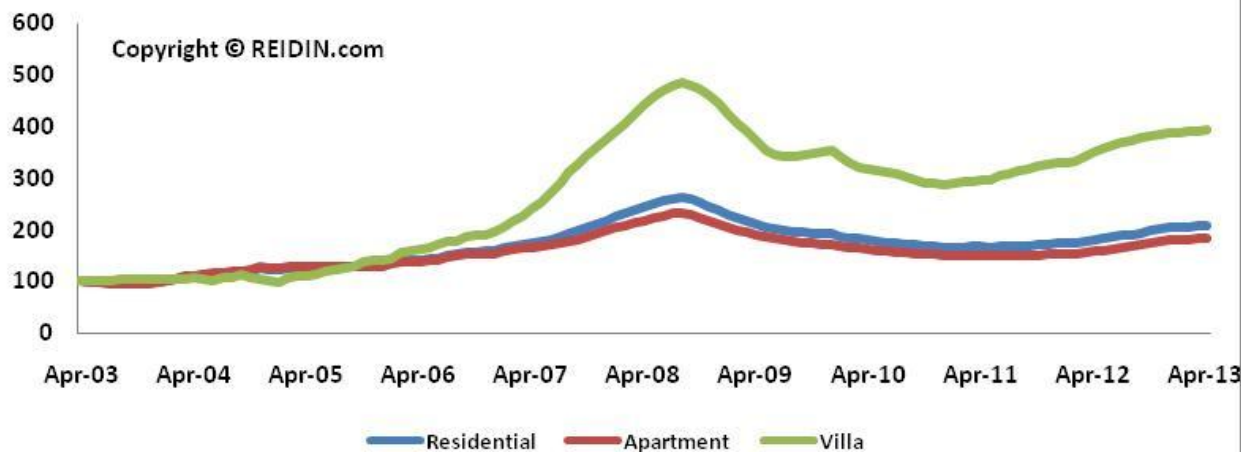
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Residential property prices in Dubai housing market performed well in April 2013. The Dubai Residential Property Sales Index for all residential increased by 1.38 points, from 206.9 to 208.3, which represents an increase of 0.67% mom. On the other hand, prices increased 15.6% yoy.

Apartment sales prices registered an increase in April 2013. Prices increased 0.59% mom and 16.4% yoy.

Villa sales prices show relatively high nominal growth on a mom basis in April 2013. Prices increased 0.93% mom and 12.6% yoy.

Dubai Sales Price Index (Jan. 2003=100)

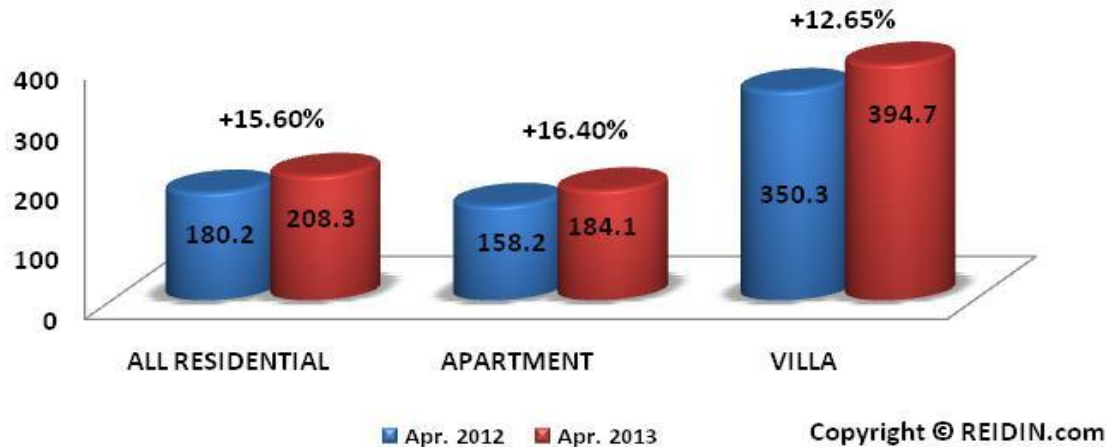


Annual % Change in Dubai Sales Price Index



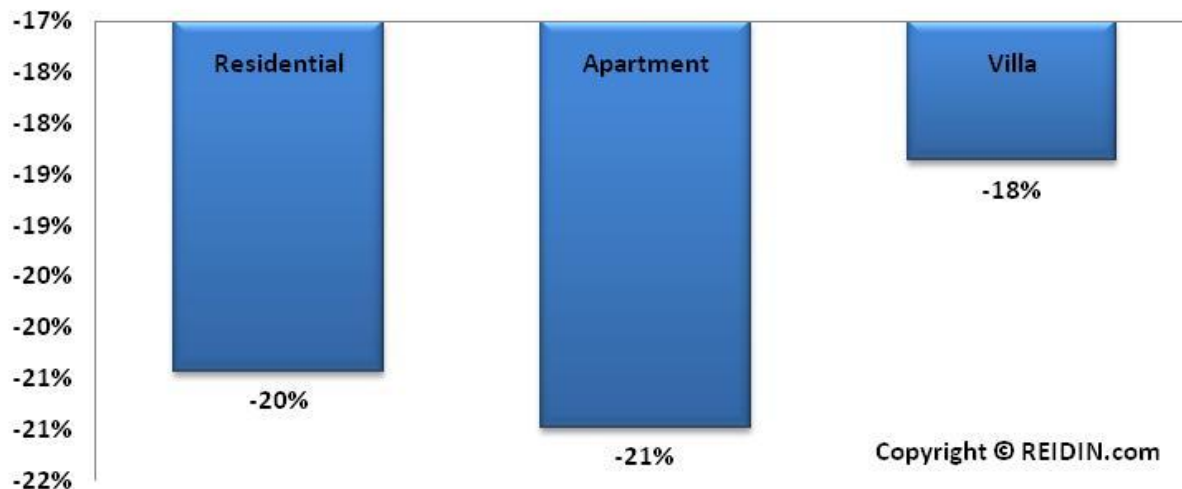
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YoY Change in Dubai Sales Price Index



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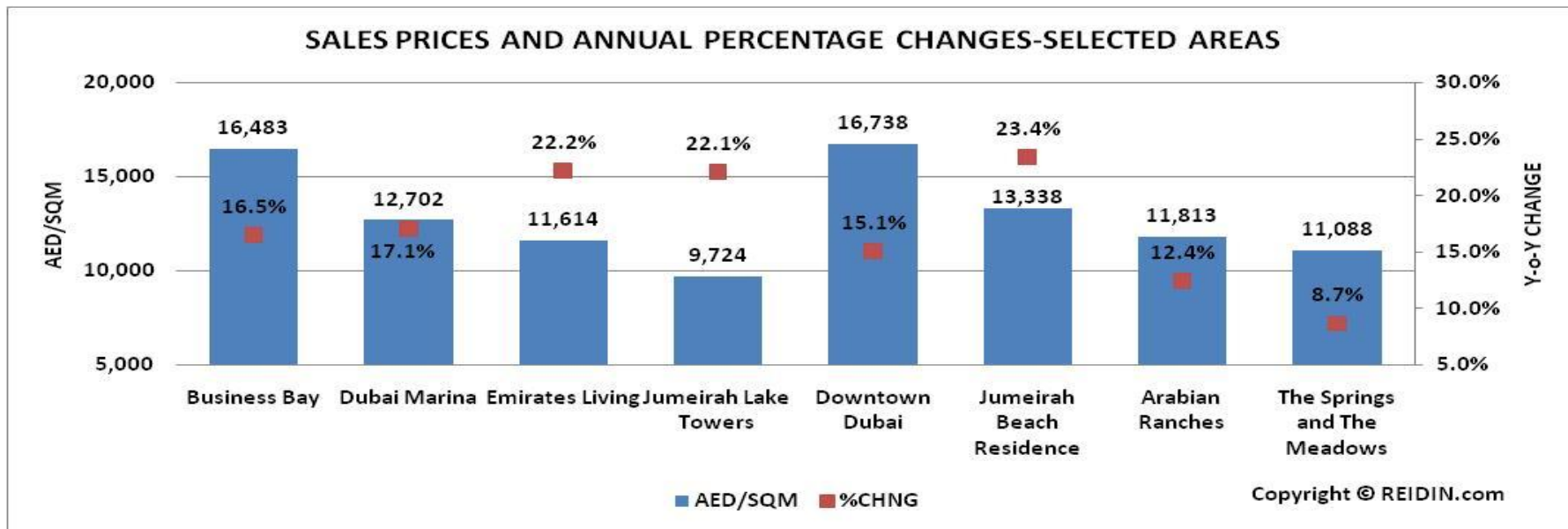
Dubai Sales Price Index Since Peak



Villa sales prices show relatively high nominal growth on a mom basis in April 2013. Prices increased 0.93% mom and 12.6% yoy.

Dubai RPPIs: Sales Price Indices and Values

Month (Jan.2003=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
January 2013	203.65	0.12%	179.57	0.12%	388.80	0.05%
February 2013	205.90	1.11%	181.85	1.27%	390.84	0.53%
March 2013	206.94	0.50%	183.00	0.63%	391.02	0.04%
April 2013	208.32	0.67%	184.08	0.59%	394.66	0.93%

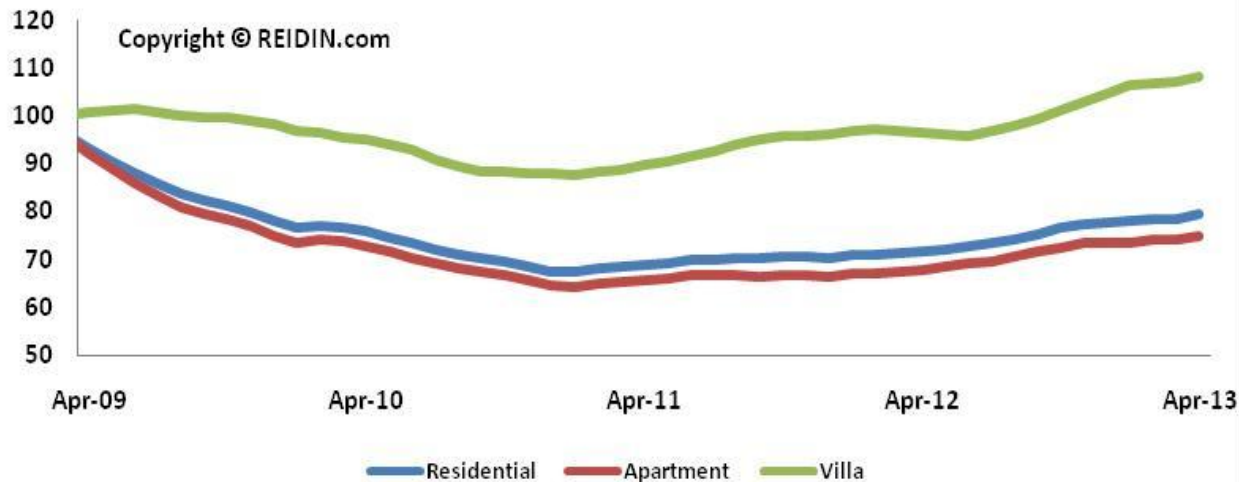


Residential property prices in Dubai rental market increased by 0.79 points, from 78.58 to 79.37, which represents an increase of 1.01% mom in April 2013. On the other hand, rental prices increase 10.7% yoy.

Apartment rental prices show an increase on a mom basis in April 2013. Prices increased 1.03% mom and 10.4% yoy.

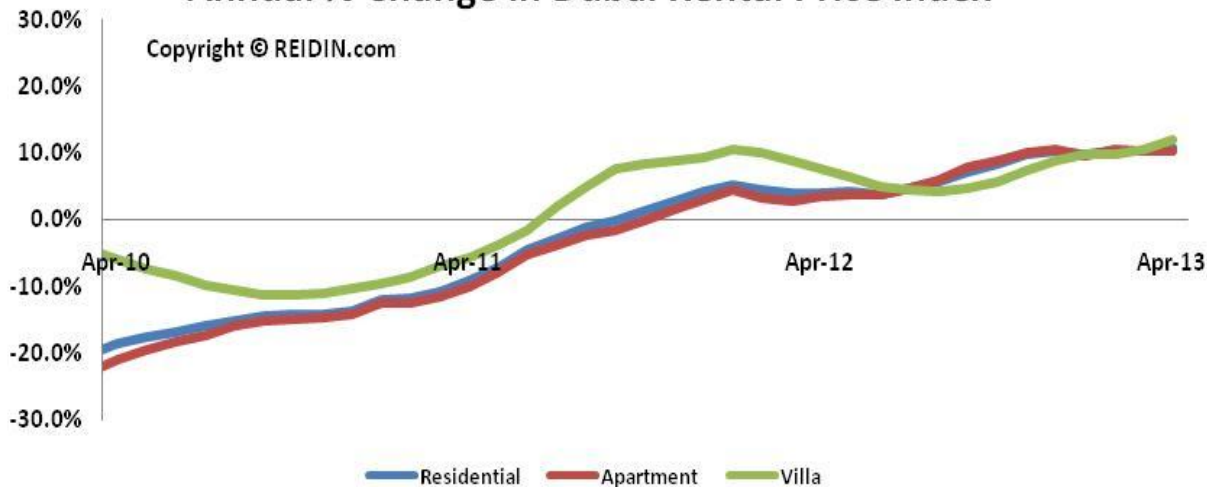
Villa rental prices registered an increase in April 2013. Prices increased 0.92% mom and 12.0% yoy.

Dubai Rental Price Index (Jan. 2009=100)

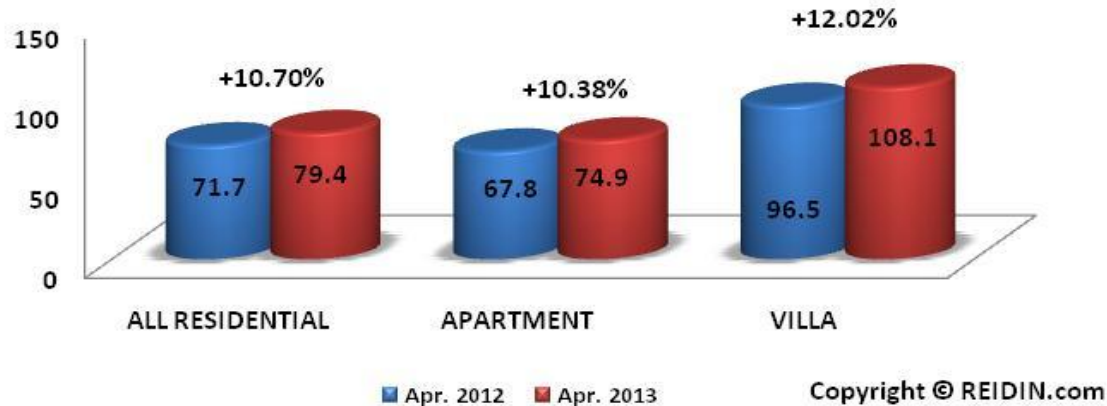


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Annual % Change in Dubai Rental Price Index

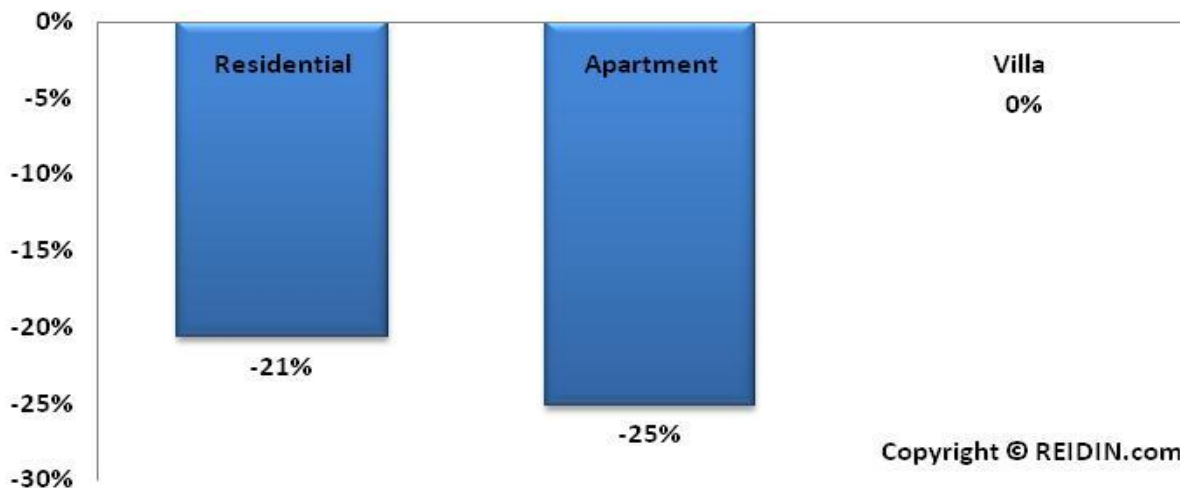


YoY Change in Dubai Rental Price Index



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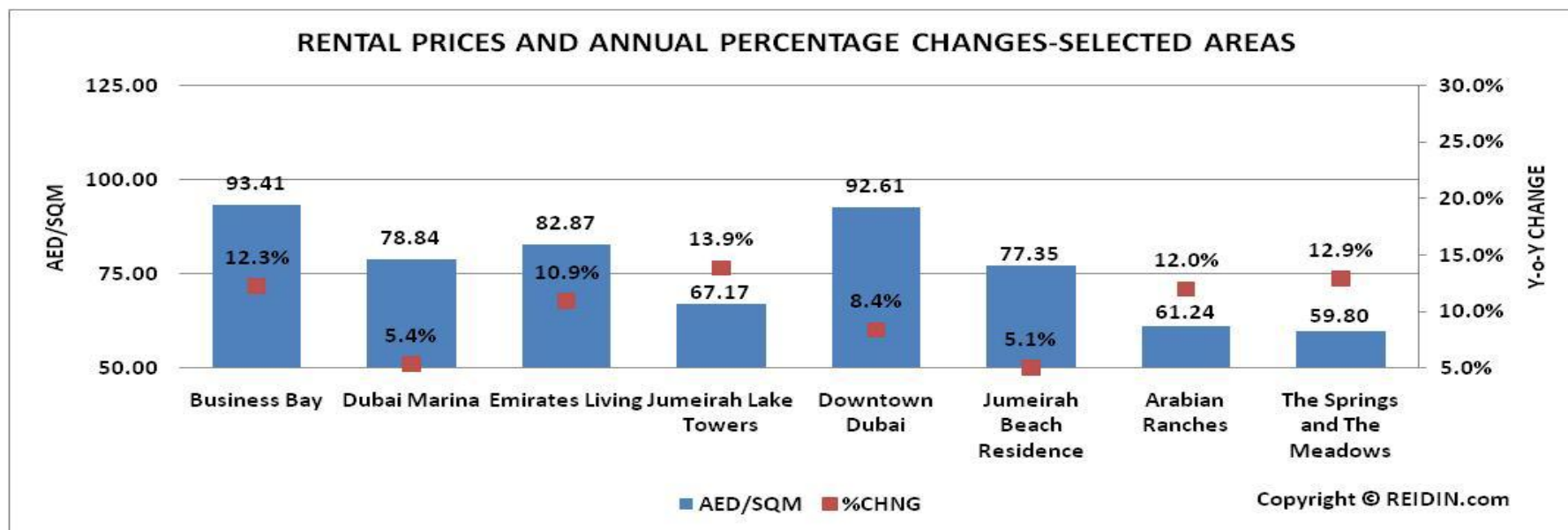
Dubai Rental Price Index Since Peak



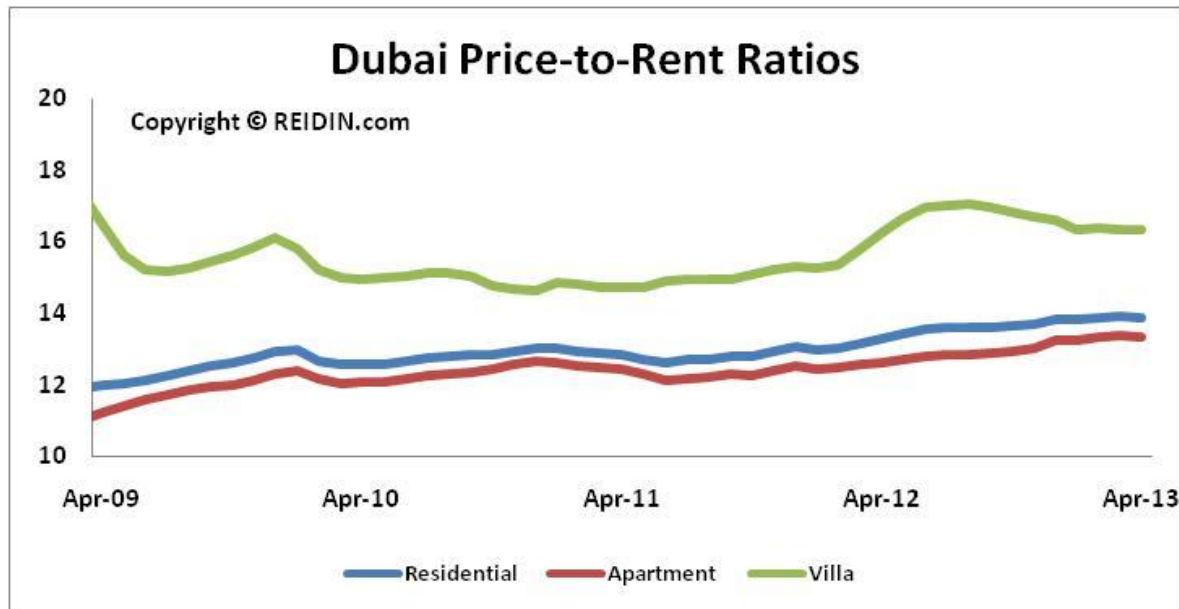
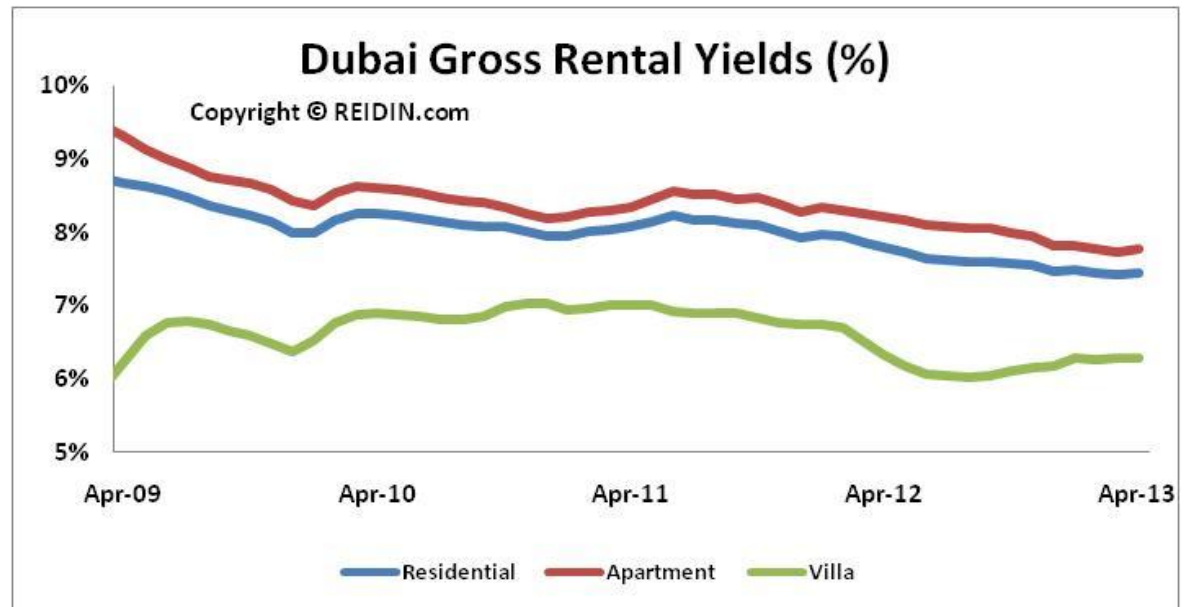
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Dubai RPIs: Rental Price Indices and Values

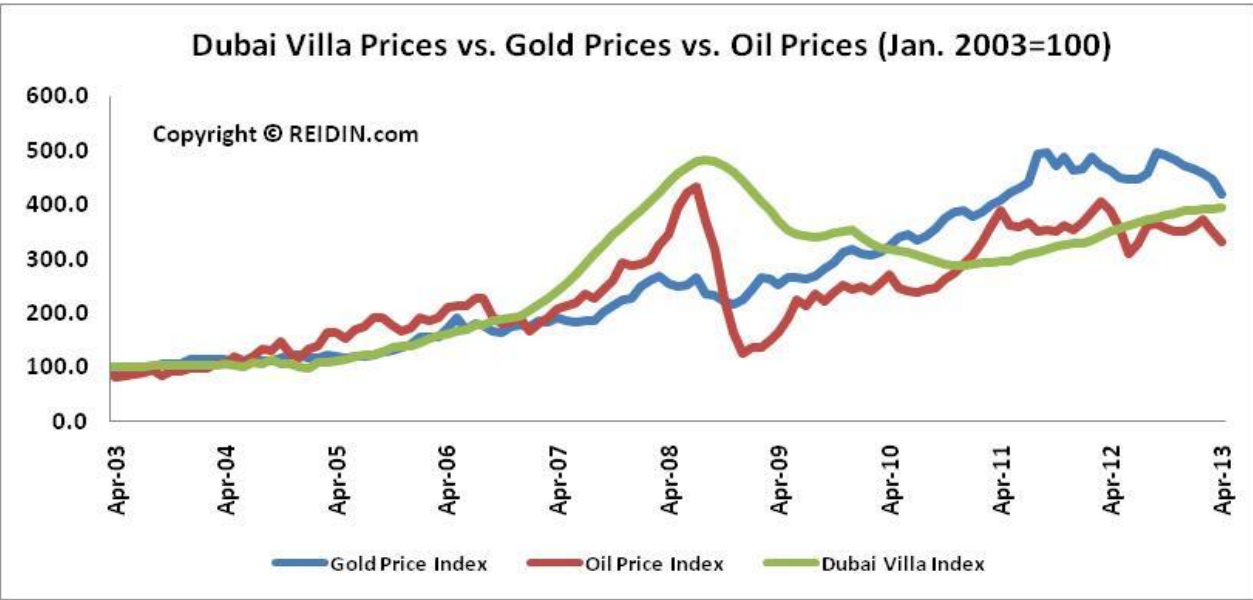
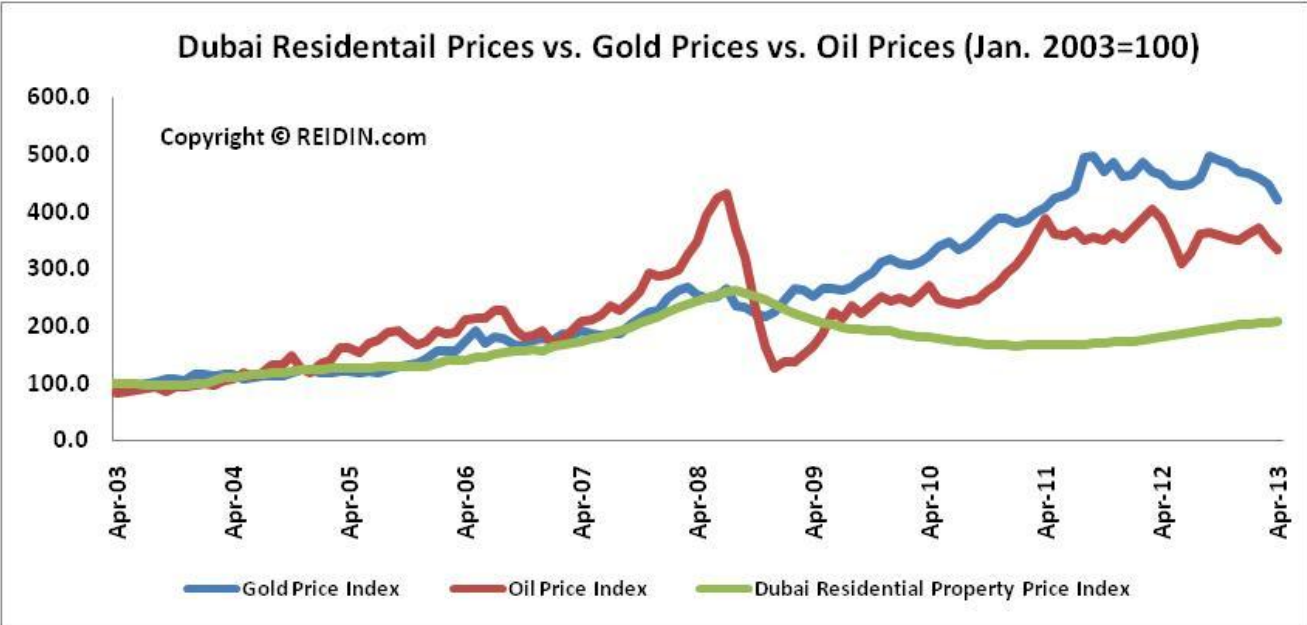
Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
January 2013	77.96	0.32%	73.52	0.02%	106.39	1.64%
February 2013	78.46	0.64%	74.03	0.70%	106.76	0.35%
March 2013	78.58	0.16%	74.12	0.12%	107.09	0.31%
April 2013	79.37	1.01%	74.89	1.03%	108.08	0.92%



Dubai Gross Rental Yields (%) & Dubai Price-to-Rent Ratios



Dubai Residential Property Price Indices & Financial Indicators



The Abu Dhabi Residential Property Price Index for all residential increased by 0.91 points, from 67.61 to 68.52, which represents an increase of 1.35% mom in April 2013. On the other hand, prices increased 3.7% yoy.

Apartment sales prices increased 1.81% in April 2013 compared to March 2013 and also increased 1.53% compared to April 2012.

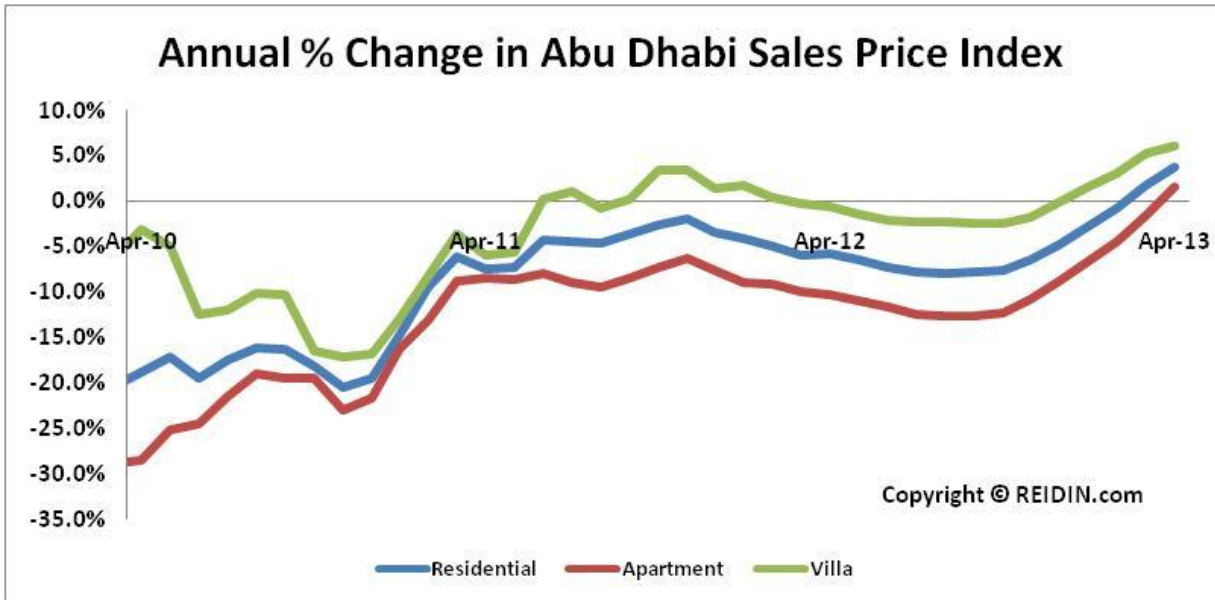
Villa sales prices registered an increase in April 2013 . Prices increased 0.88% mom and 6.03% yoy.

Abu Dhabi Sales Price Index (Jan. 2009=100)

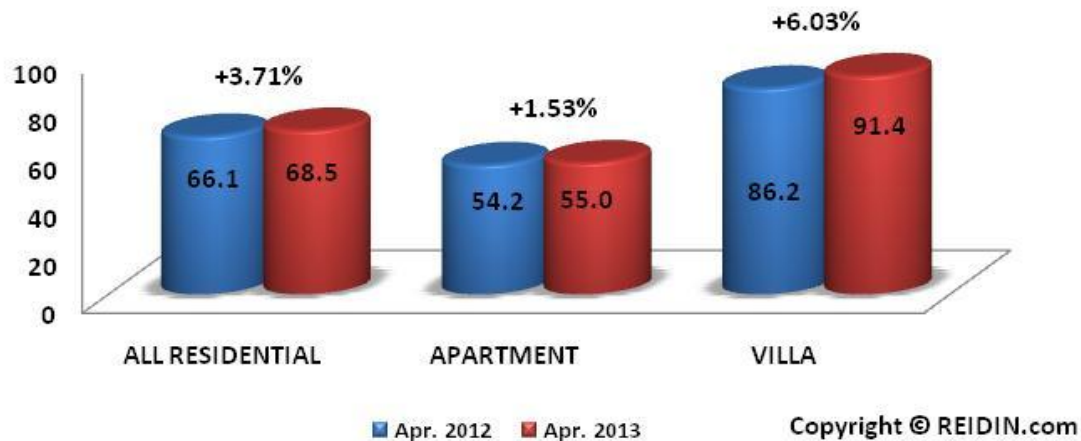


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Annual % Change in Abu Dhabi Sales Price Index

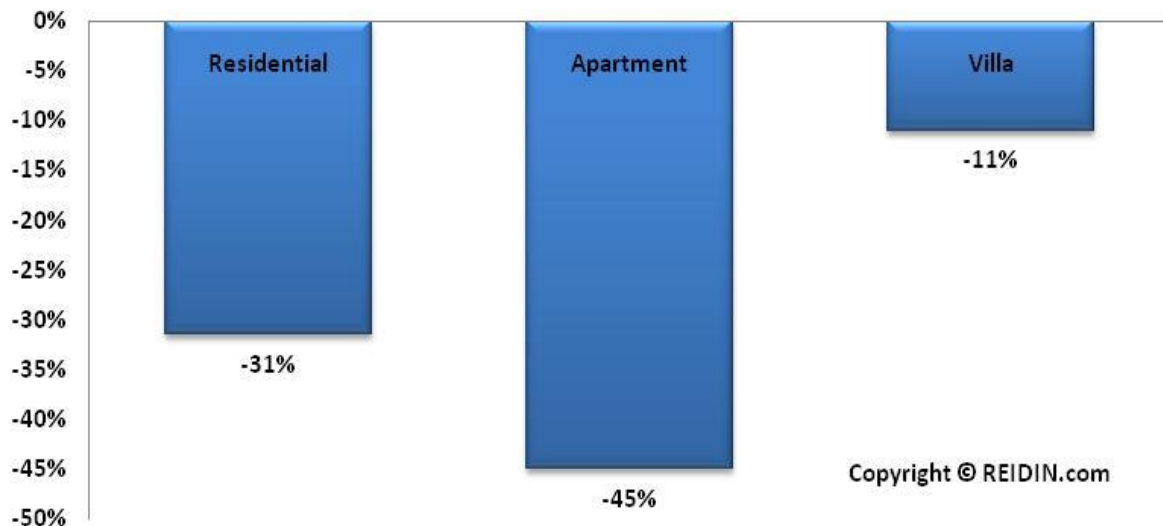


YoY Change in Abu Dhabi Sales Price Index



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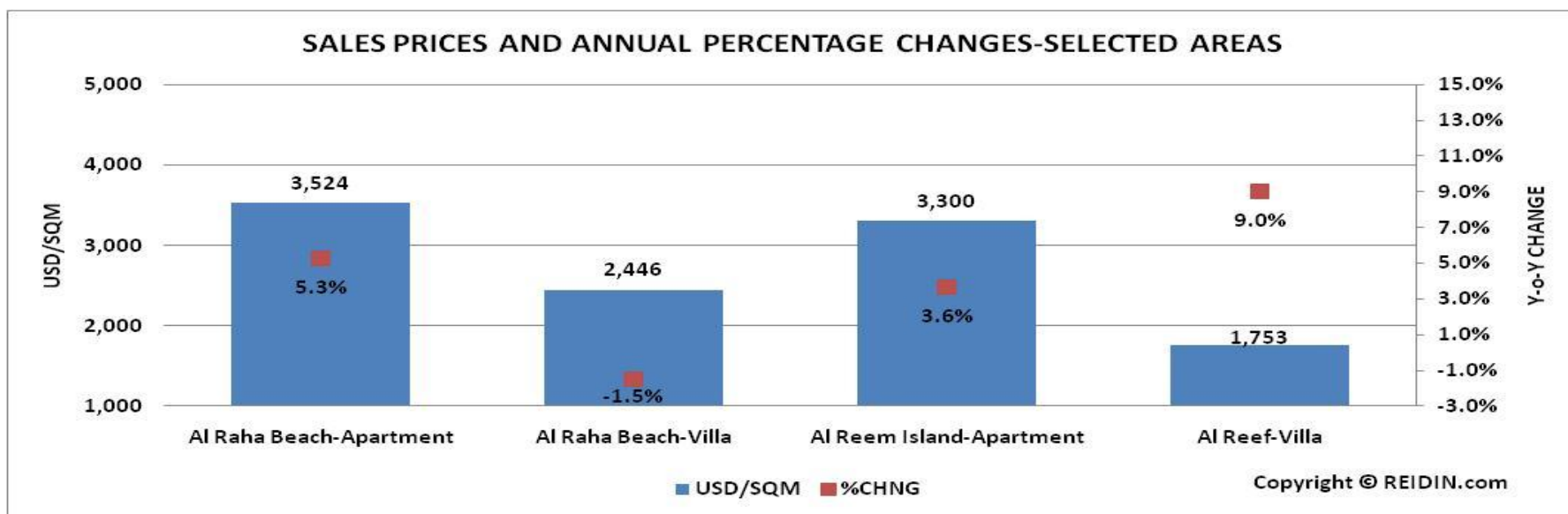
Abu Dhabi Sales Price Index Since Peak



Villa sales prices registered an increase in April 2013. Prices increased 0.88% mom and 6.03% yoy.

Abu Dhabi RPPIs: Sales Price Indices and Values

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
January 2013	65.59	1.45%	52.40	1.31%	87.91	1.59%
February 2013	66.63	1.59%	53.11	1.35%	89.50	1.81%
March 2013	67.61	1.47%	54.00	1.68%	90.62	1.25%
April 2013	68.52	1.35%	54.98	1.81%	91.42	0.88%



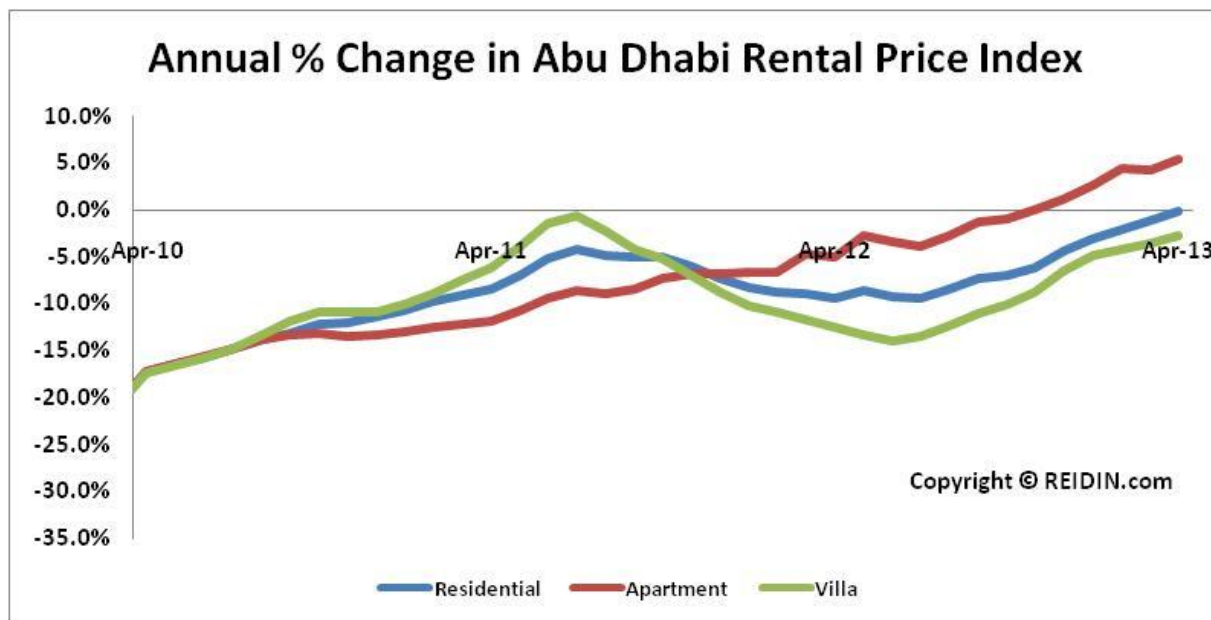
Residential property prices in Abu Dhabi rental market increased by 0.08 points, from 61.90 to 61.98, which represents an increase of 0.13% mom in April 2013. On the other hand, prices decreased 0.11% yoy.

Apartment rental prices increased 0.08% in April 2013 compared to March 2013 and also increased 5.40% compared to April 2012.

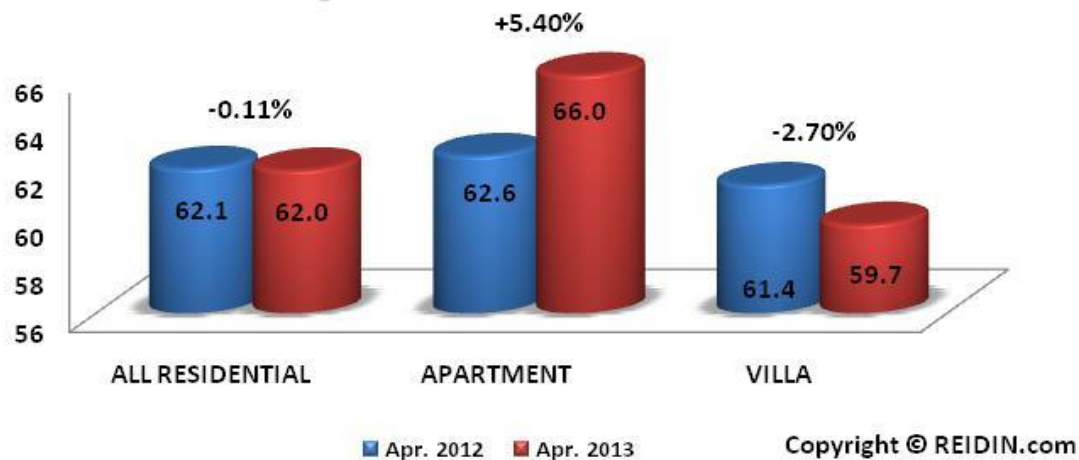
Villa rental prices registered an increase in April 2013. Prices increased 0.34% mom but decreased 2.70% yoy.



Residential property prices in Abu Dhabi rental market increased by 0.08 points, from 61.90 to 61.98, which represents an increase of 0.13% mom in April 2013. On the other hand, prices decreased 0.11% yoy.

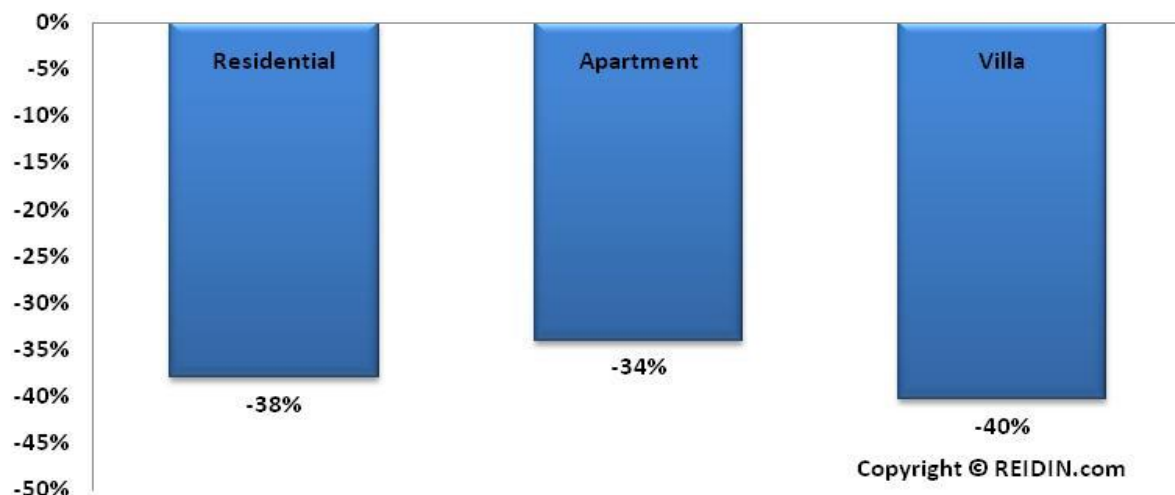


YoY Change in Abu Dhabi Rental Price Index



Apartment rental prices increased 0.08% in April 2013 compared to March 2013 and also increased 5.40% compared to April 2012.

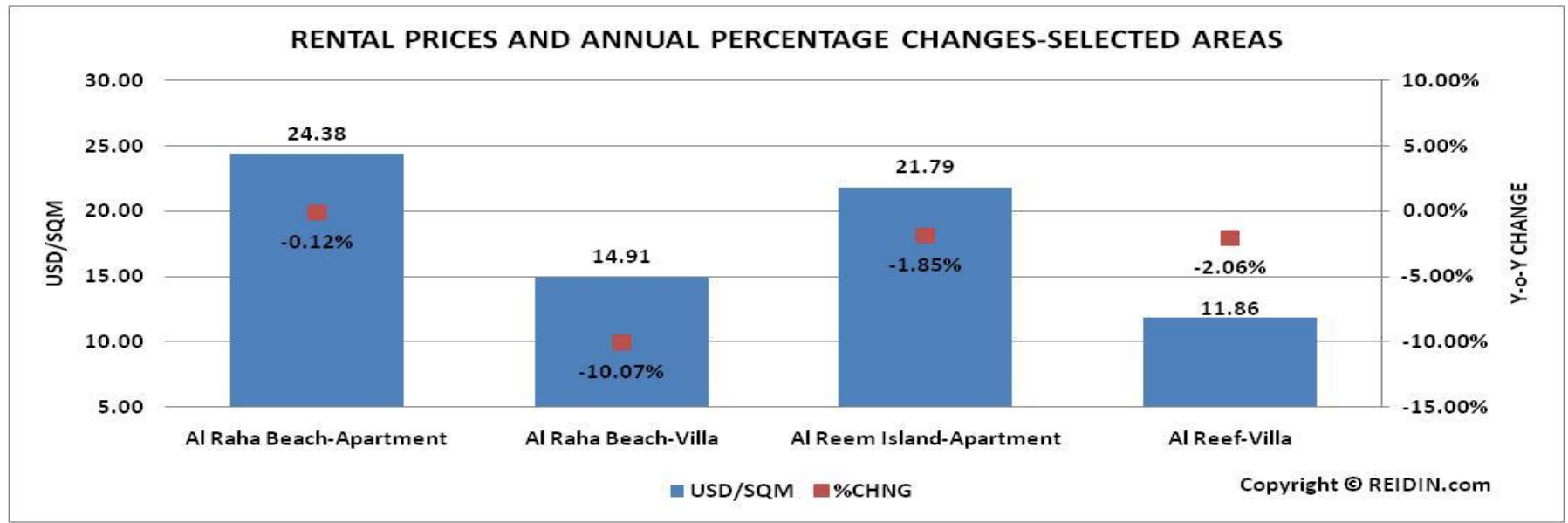
Abu Dhabi Rental Price Index Since Peak



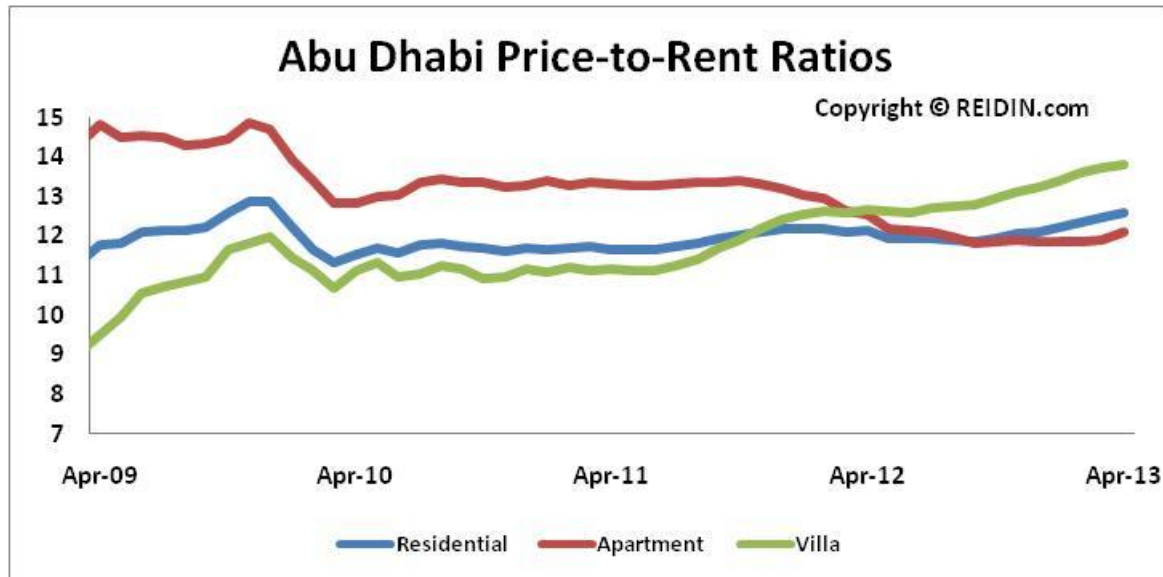
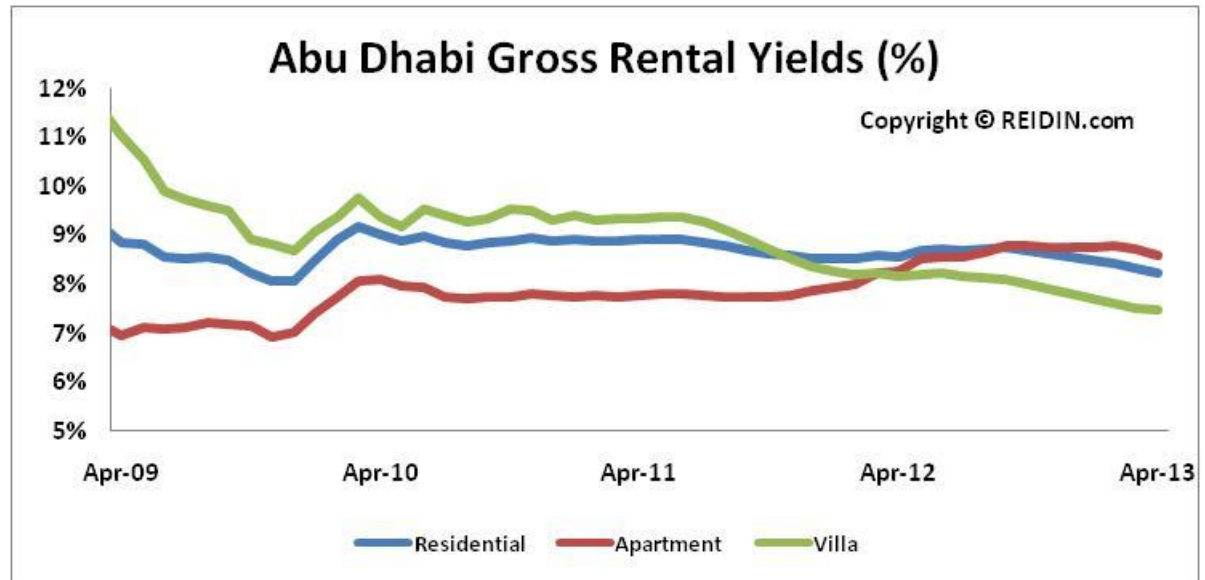
Villa rental prices registered an increase in April 2013. Prices increased 0.34% mom but decreased 2.70% yoy.

Abu Dhabi RPPIs: Rental Price Indices and Values

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
January 2013	61.12	0.51%	64.18	1.42%	59.17	0.42%
February 2013	61.55	0.70%	65.14	1.50%	59.41	0.41%
March 2013	61.90	0.57%	65.92	1.20%	59.51	0.17%
April 2013	61.98	0.13%	65.97	0.08%	59.71	0.34%



Abu Dhabi Gross Rental Yields (%) & Abu Dhabi Price-to-Rent Ratios



REIDIN.com UAE Residential Property Price Indices (RPPIs) are designed to be a reliable and consistent benchmark of housing sales and rent prices in Dubai and Abu Dhabi. The purpose of the indices is to measure the average differences in house prices in a particular geographic market through a timeline.

Methodology

Monthly REIDIN Dubai and Abu Dhabi RPPIs are calculated based on moving average median prices— an approach that is widely used for indexing housing prices – which involves median of sales prices of properties in a corresponding region. The median series of sales price data is constructed by taking “the median price/sqm” of all properties during a certain time period. REIDIN Dubai RPPI employs “weighted” average of the median prices of areas for the calculation of the monthly index series. The weights used in the methodology are the “existing supply” of each area which is derived from housing stock and will be updated semi-annually. All Dubai indices are calculated by using the Laspeyres price index formula and a moving average algorithm. On the other hand, REIDIN Abu Dhabi RPPIs are calculated by using the Dutot price index formula (defined as the ratio of the unweighted arithmetic average of the prices in the current period t to base period 0) and a moving average algorithm.

Coverage

REIDIN.com UAE RPPIs use monthly sample of offered/asked listing price data and land registry price data (transaction data).

REIDIN.com - Dubai Office

Concord Tower, No: 2304,
Dubai Media City, PO Box 333929
Dubai, United Arab Emirates

Tel. +971 4 433 13 98

Fax. +971 4 360 47 88

www.reidin.com

info@reidin.com