

# REIDIN The United Arab Emirates Residential Property Price Indices: December 2013 Results

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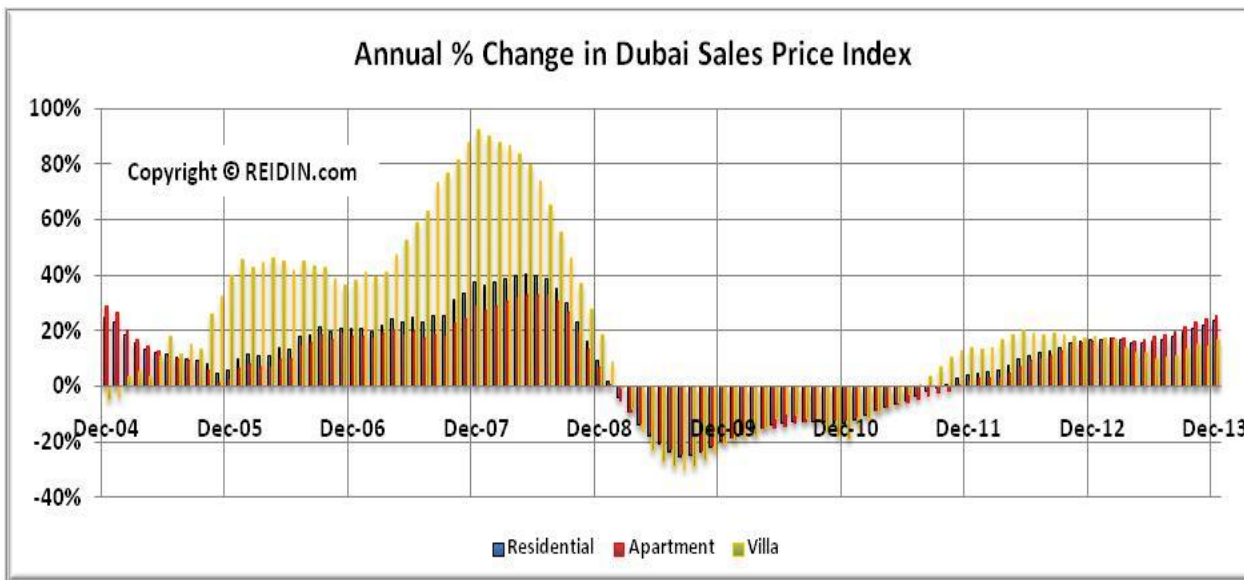
Residential property prices in Dubai housing market performed well in December 2013. The Dubai Residential Property Sales Index for all residential increased by 6.5 points, from 245.3 to 251.8, which represents an increase of 2.64% mom. On the other hand, prices increased 23.80% yoy.

Apartment sales prices registered an increase in December 2013. Prices increased 2.59% mom and 25.68% yoy.

Villa sales prices registered an increase on a mom basis in December 2013. Prices increased 2.80% mom and 16.90% yoy.

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# Dubai Residential Property Price Indices: Sales Price Indices



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# Dubai RPPIs: Sales Price Indices and Monthly Changes

Month (Jan.2003=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
April 2013	208.32	0.67%	184.08	0.59%	394.66	0.93%
May 2013	212.50	2.01%	188.00	2.13%	400.80	1.56%
June 2013	216.60	1.94%	192.90	2.60%	398.90	-0.47%
July 2013	220.40	1.77%	196.20	1.72%	406.70	1.95%
August 2013	225.20	2.17%	200.70	2.26%	414.20	1.85%
September 2013	232.40	3.17%	207.00	3.16%	427.50	3.22%
October 2013	239.50	3.05%	213.50	3.16%	438.70	2.62%
November 2013	245.30	2.44%	219.70	2.90%	441.90	0.73%
December 2013	251.80	2.64%	225.40	2.59%	454.30	2.80%

Residential property prices in Dubai rental market increased by 1.60 points, from 90.30 to 91.60, which represents an increase of 1.77% mom in December 2013. On the other hand, rental prices increase 18.26% yoy.

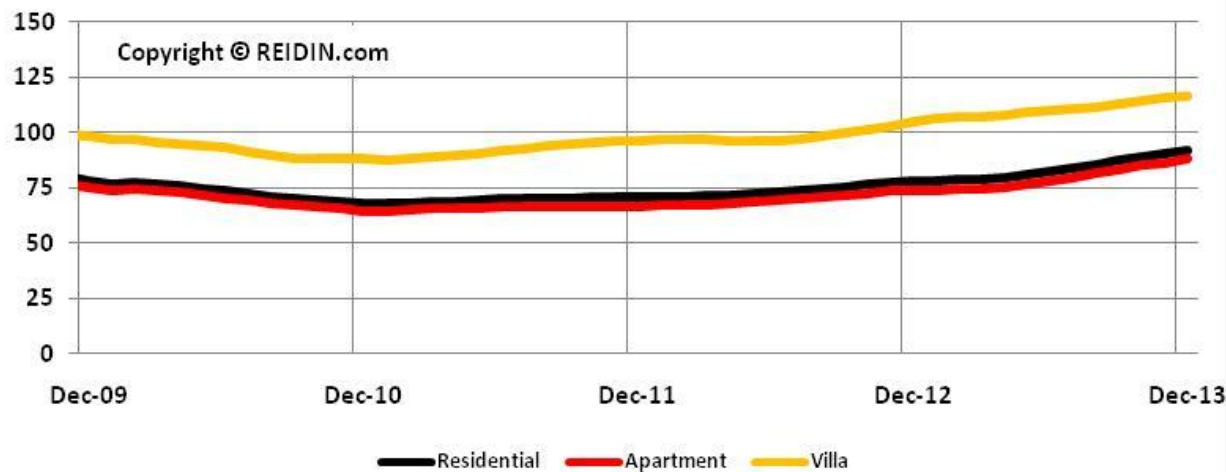
Apartment rental prices show an increase on a mom basis in December 2013. Prices increased 1.99% mom and 19.73% yoy.

Villa rental prices registered an increase in December 2013. Prices increased 0.74% mom and 11.48% yoy.

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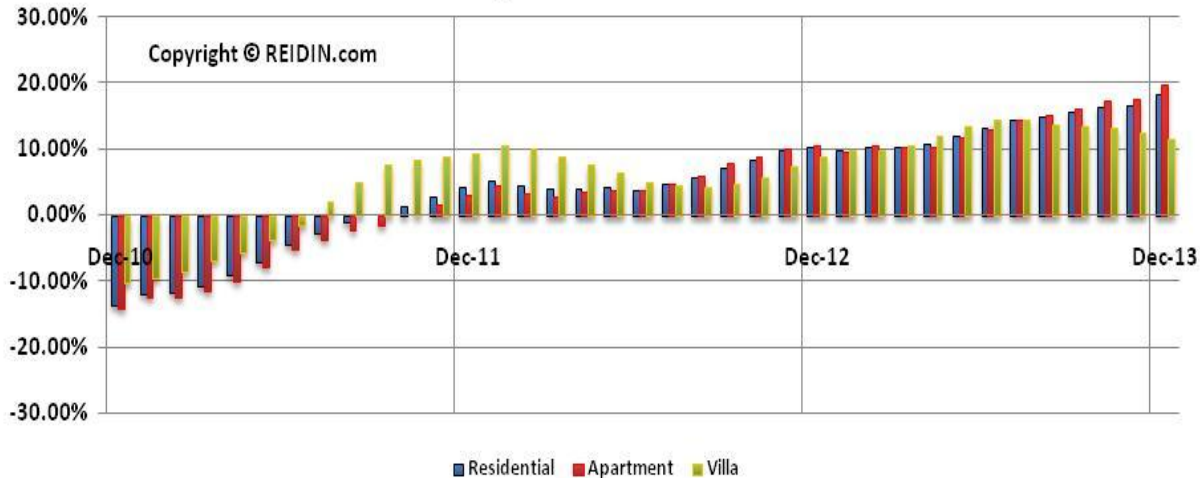
# Dubai Residential Property Price Indices: Rental Price Indices

### Dubai Rental Price Index (Jan. 2009=100)

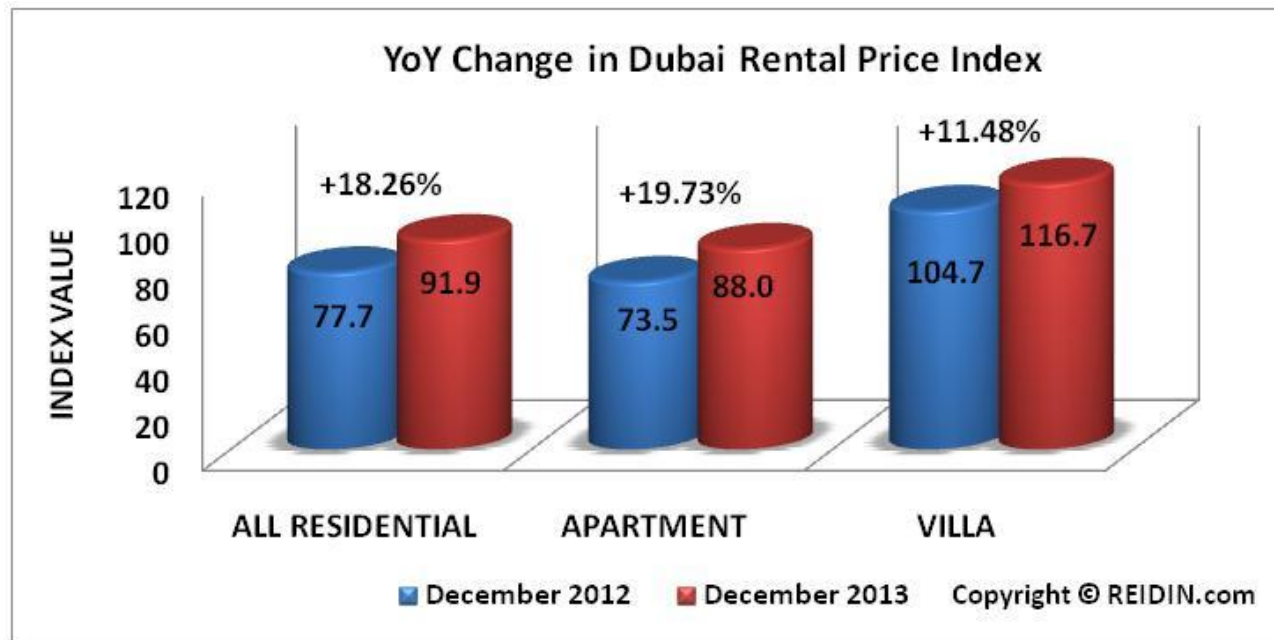


Residential property prices in Dubai rental market increased by 1.60 points, from 90.30 to 91.60, which represents an increase of 1.77% mom in December 2013. On the other hand, rental prices increase 18.26% yoy.

### Annual % Change in Dubai Rental Price Index







Apartment rental prices show an increase on a mom basis in December 2013. Prices increased 1.99% mom and 19.73% yoy.

Villa rental prices registered an increase in December 2013. Prices increased 0.74% mom and 11.48% yoy.

# Dubai RPPIs: Rental Price Indices and Monthly Changes

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
April 2013	79.37	1.01%	74.89	1.03%	108.08	0.92%
May 2013	80.80	1.80%	76.40	2.02%	109.00	0.85%
June 2013	82.40	2.00%	78.10	2.28%	109.80	0.79%
July 2013	83.90	1.77%	79.70	1.99%	110.70	0.80%
August 2013	85.30	1.73%	81.30	2.01%	111.30	0.48%
September 2013	87.20	2.19%	83.20	2.34%	112.90	1.45%
October 2013	89.10	2.22%	85.10	2.36%	114.60	1.56%
November 2013	90.30	1.33%	86.30	1.37%	115.90	1.11%
December 2013	91.90	1.77%	88.00	1.99%	116.70	0.74%

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

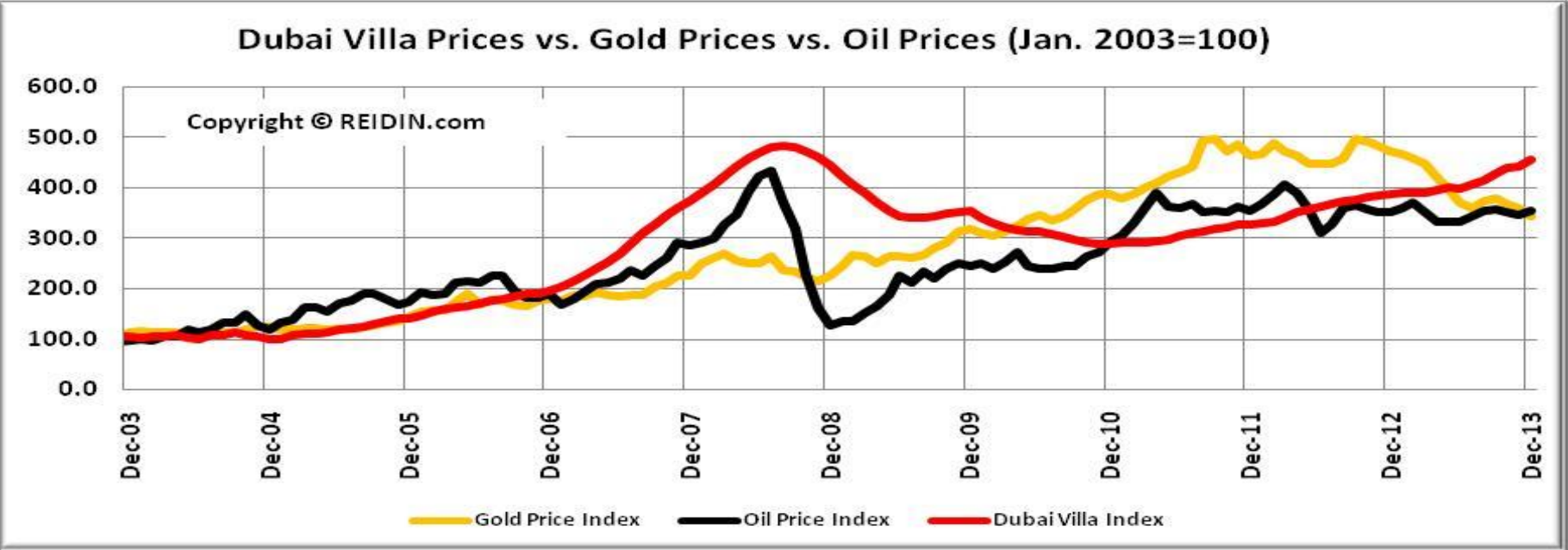
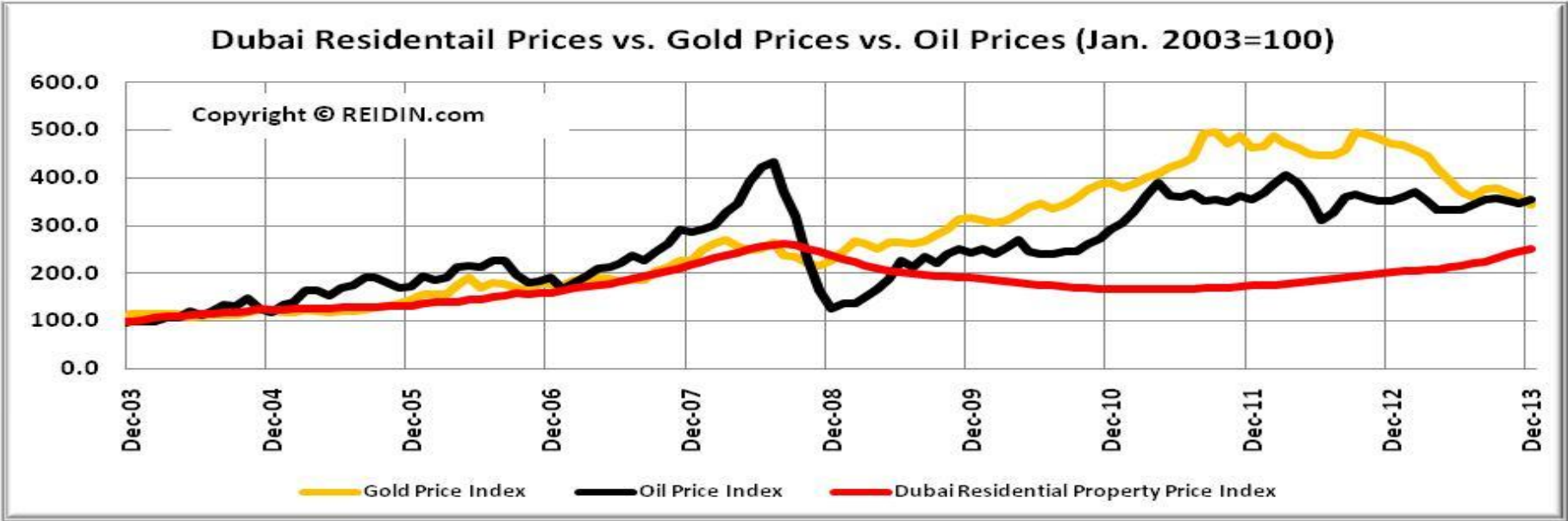
## Dubai Gross Rental Yields (%)



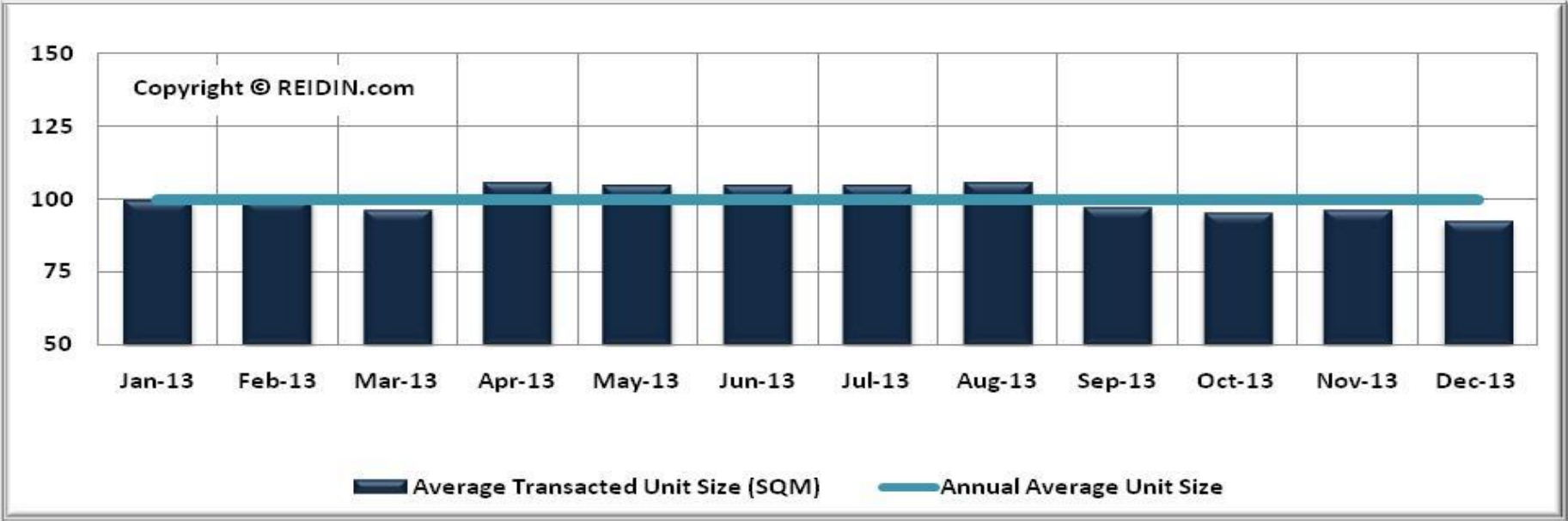
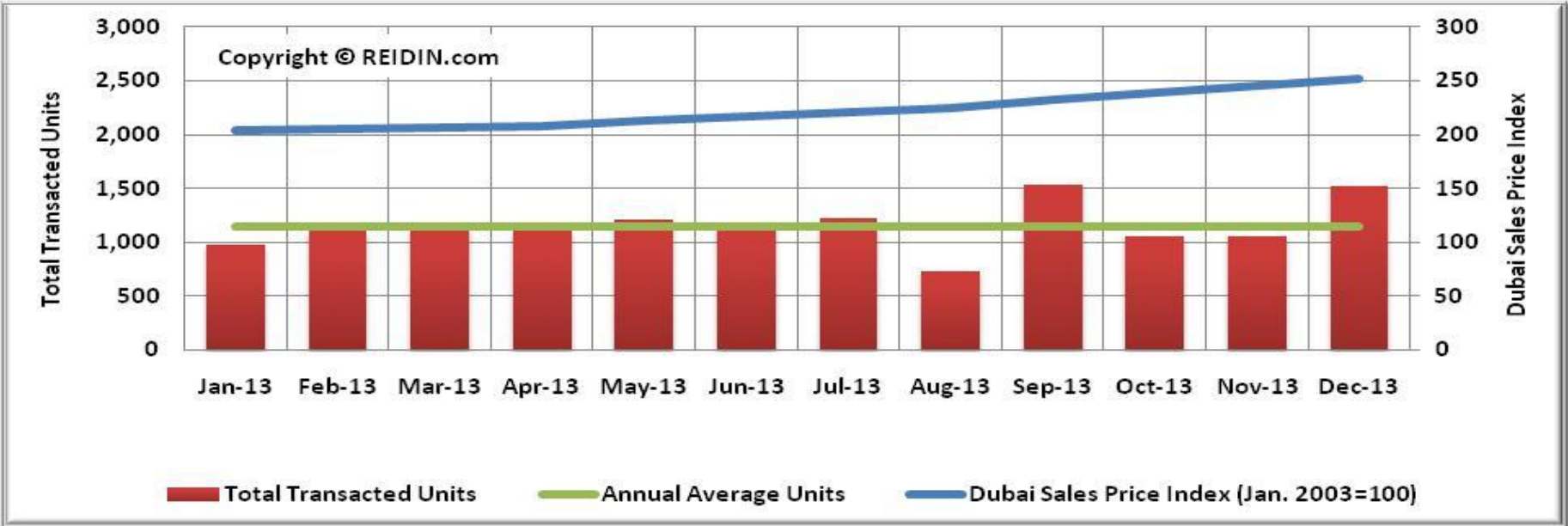
## Dubai Price-to-Rent Ratios



# Dubai Residential Property Price Indices & Financial Indicators



# Dubai Transaction Data Analysis (Transaction values are based on registration date...)



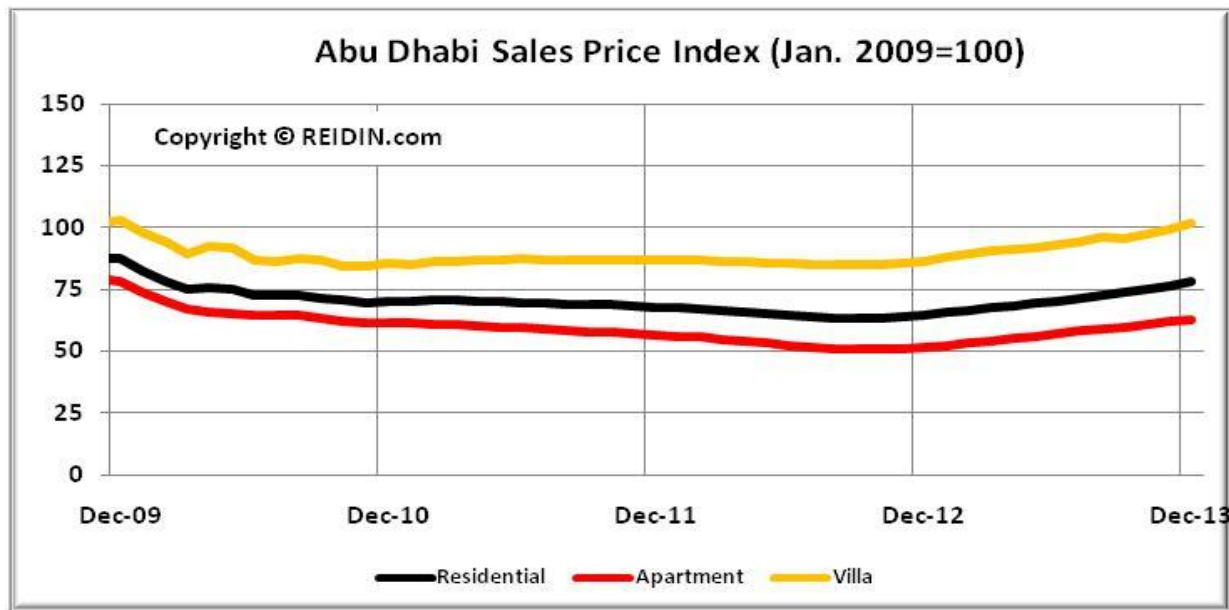
The Abu Dhabi Residential Property Price Index for all residential increased by 1.50 points, from 76.50 to 78.00, which represents an increase of 2.03% mom in December 2013. On the other hand, prices increased 20.60% yoy.

Apartment sales prices registered an increase in December 2013. Prices increased 1.48% mom and 21.42% yoy.

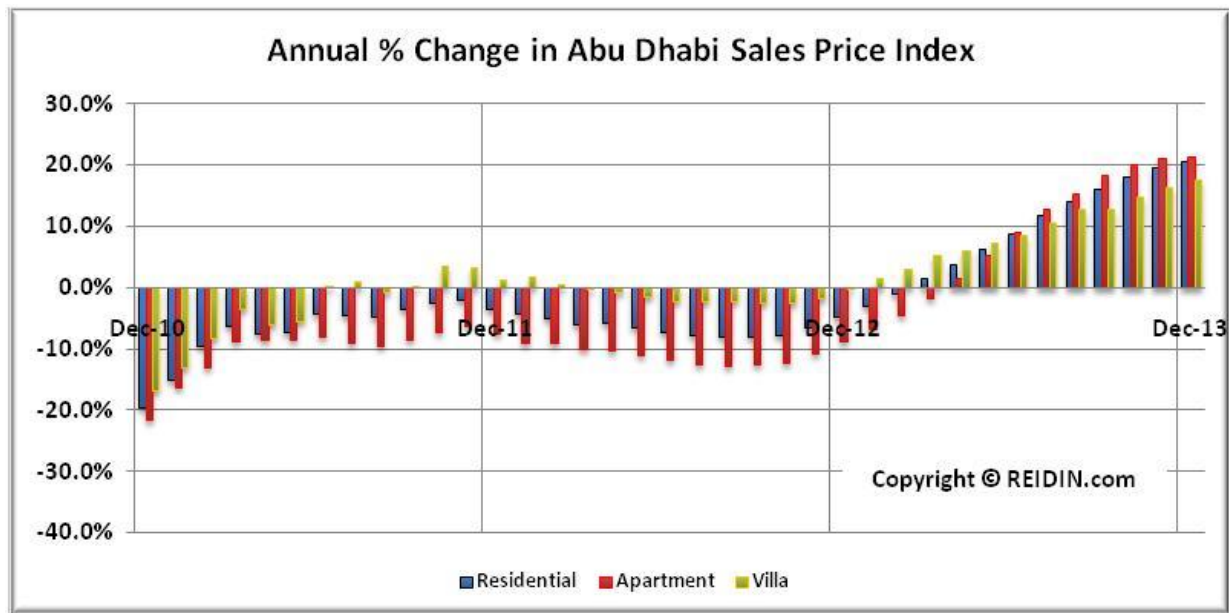
Villa sales prices registered an increase in December 2013. Prices increased 2.17% mom but increased 17.53% yoy.

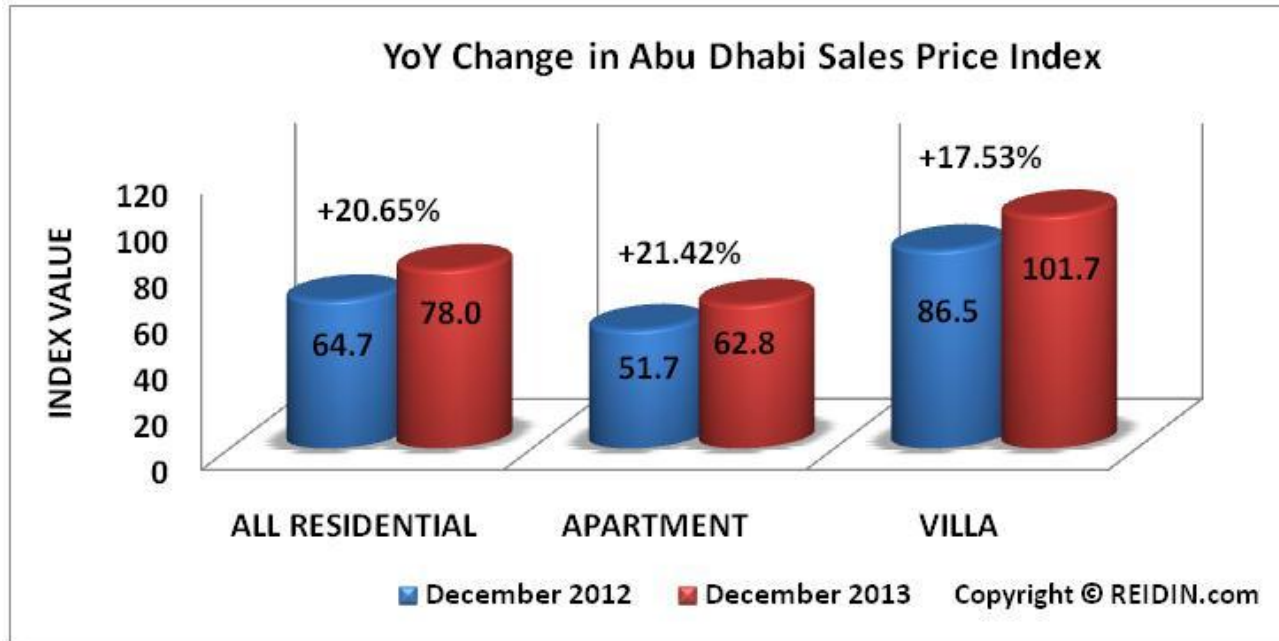
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# Abu Dhabi Residential Property Price Indices: Sales Price Indices



The Abu Dhabi Residential Property Price Index for all residential increased by 1.50 points, from 76.50 to 78.00, which represents an increase of 2.03% mom in December 2013. On the other hand, prices increased 20.60% yoy.





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Villa sales prices registered an increase in December 2013. Prices increased 2.17% mom but increased 17.53% yoy.



# Abu Dhabi RPPIs: Sales Price Indices and Monthly Changes

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
April 2013	68.52	1.35%	54.98	1.81%	91.42	0.88%
May 2013	69.40	1.28%	56.10	2.04%	91.90	0.53%
June 2013	70.40	1.49%	57.20	2.02%	92.80	0.95%
July 2013	71.50	1.50%	58.10	1.54%	94.10	1.46%
August 2013	72.60	1.62%	58.90	1.43%	95.90	1.82%
September 2013	73.60	1.33%	59.90	1.66%	95.60	-0.25%
October 2013	75.00	1.92%	60.80	1.61%	97.60	2.04%
November 2013	76.50	1.96%	61.90	1.77%	99.60	2.04%
December 2013	78.00	2.03%	62.80	1.48%	101.70	2.17%

Residential property prices in Abu Dhabi rental market increased by 0.30 points, from 62.60 to 62.90, which represents an increase of 0.55% mom in December 2013. On the other hand, prices increased 3.40% yoy.

Apartment rental prices increased 0.81% in December 2013 compared to November 2013 and increased 8.41% compared to December 2012.

Villa rental prices increased 0.61% in December 2013 compared to November 2013 and increased 4.89% compared to December 2012.

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# Abu Dhabi Residential Property Price Indices: Rental Price Indices

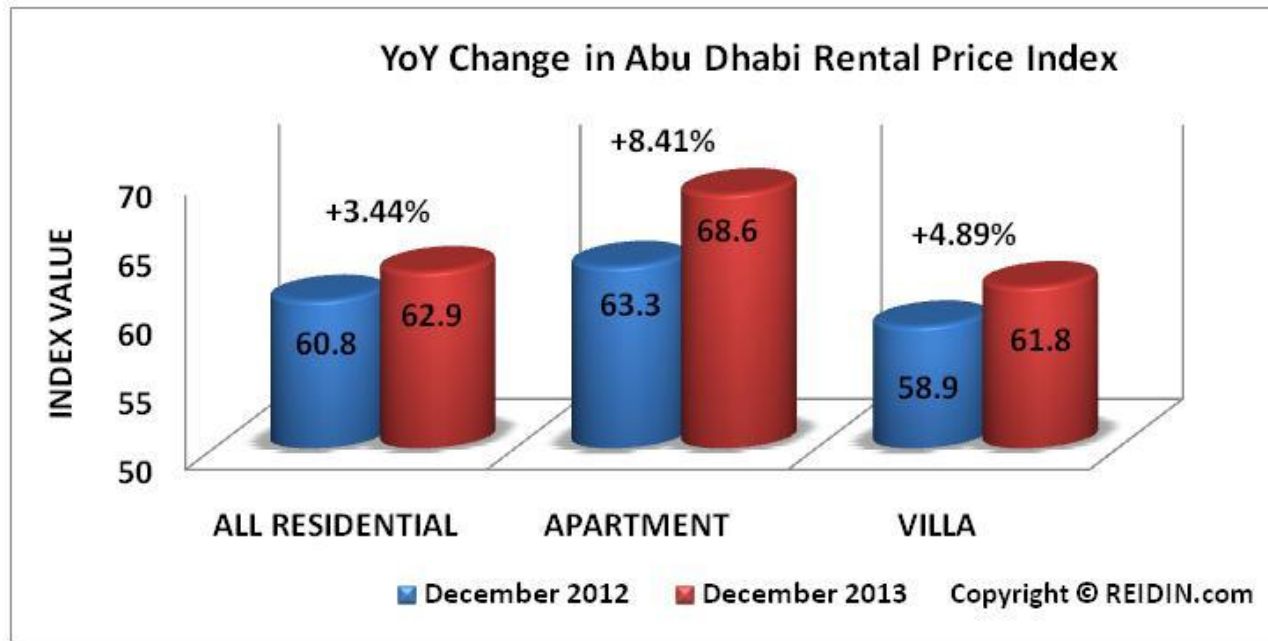
### Abu Dhabi Rental Price Index (Jan. 2009=100)



Residential property prices in Abu Dhabi rental market increased by 0.30 points, from 62.60 to 62.90, which represents an increase of 0.55% mom in December 2013. On the other hand, prices increased 3.40% yoy.

### Annual % Change in Abu Dhabi Rental Price Index





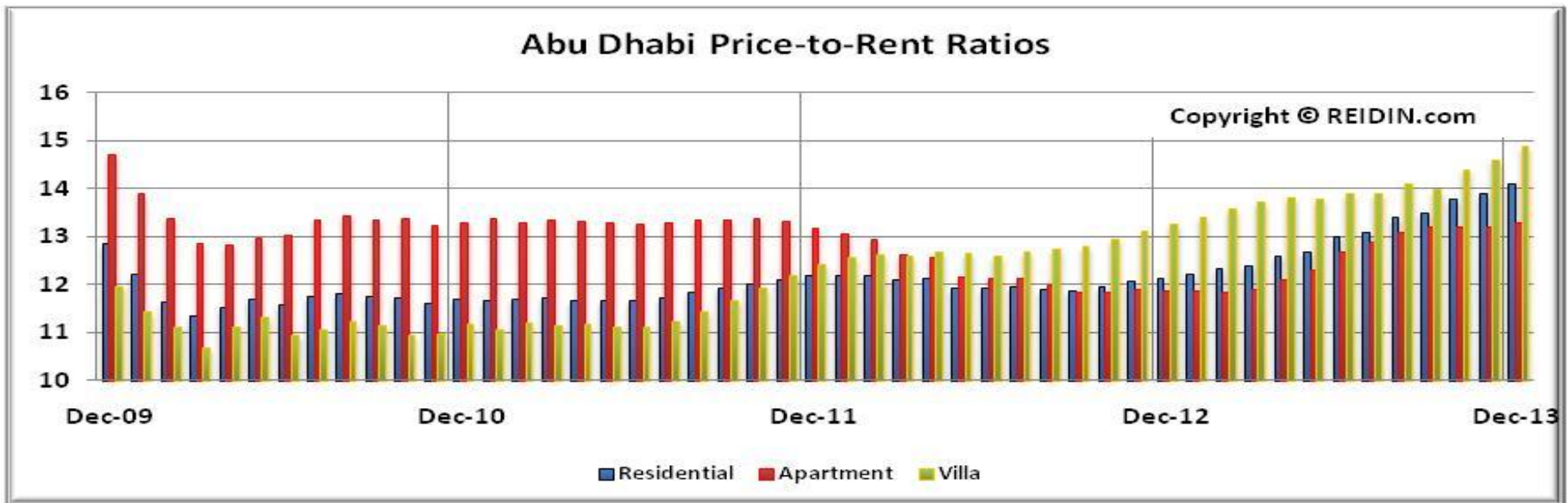
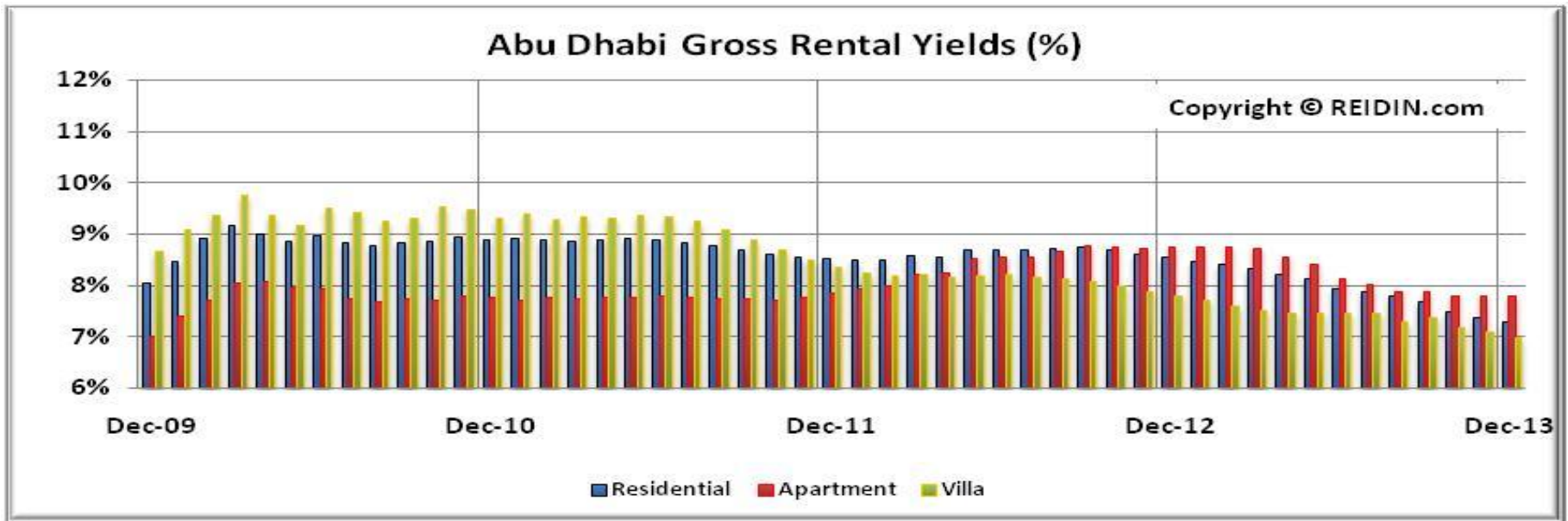
Apartment rental prices increased 0.81% in December 2013 compared to November 2013 and increased 8.41% compared to December 2012.

Villa rental prices increased 0.61% in December 2013 compared to November 2013 and increased 4.89% compared to December 2012.

# Abu Dhabi RPPIs: Rental Price Indices and Monthly Changes

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
April 2013	61.98	0.13%	65.97	0.08%	59.71	0.34%
May 2013	62.20	0.35%	66.20	0.35%	60.00	0.49%
June 2013	61.50	-1.09%	65.20	-1.43%	60.40	0.79%
July 2013	61.96	0.75%	65.40	0.20%	61.30	1.41%
August 2013	62.00	0.04%	65.30	-0.07%	61.40	0.14%
September 2013	62.20	0.27%	66.00	0.97%	61.50	0.12%
October 2013	62.10	-0.18%	66.90	1.46%	61.10	-0.62%
November 2013	62.60	0.88%	68.10	1.73%	61.50	0.63%
December 2013	62.90	0.55%	68.60	0.81%	61.80	0.61%

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



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

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