

REIDIN

ABU DHABI RESIDENTIAL PROPERTY PRICE INDEX (ADRPPi) GUIDE



REIDIN.com is the world's first online information company providing a range of intelligence products dedicated to meeting the unique requirements of real estate professionals interested in Emerging Markets.

REIDIN.com's unique information services are powered by unrivalled depth of local knowledge and partnerships managed through teams in Hong Kong, Istanbul, London and Dubai.

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Differentiators

- Coverage
- Reach
- Experience
- Know How
- Technology

CONCEPTS AND DEFINITIONS

- REIDIN Abu Dhabi Residential Property Price Index (ADRPPi) are designed to be reliable and consistent benchmarks of house prices in Abu Dhabi. The main purpose of DRPPI is to measure the average change in house sales and rent prices in a particular geographic market during a particular time range. DRPPI Index series are calculated monthly, and cover below specific counties and districts:

Apartments		Villas		Residential All	
County	District	Counties	Districts	Counties	Districts
City Wide	*	City Wide	*	City Wide	*
Al Raha Beach	County Wide	Al Raha Beach	County Wide		
Al Reem Island		Al Reef			
		Khalifa City			

DATA AVAILABILITY

- REIDIN.com ADRPPi uses a monthly sample data set of **offered/asked listing** price data. Data is obtained mainly from real estate agents, newspapers, magazines, internet web sites and asset management companies and then processed and cleaned-up carefully each month.

REIDIN.com's proprietary platforms include vast searchable and customised databases of qualified listings, properties, transactions, news, analysis, malls, indices, indicators, projects and companies.

REIDIN.com also offers intelligent analytical tools designed to save time and money - a range of charting functions, price sensitive heat maps, comparative analysis of market indices, automated valuation tools.

REIDIN.com Vision

To be the primary source of real estate intelligence for global emerging markets

AVAILABLE FOR LICENSE

Contact REIDIN.com Offices for access to the index, data history and other real estate data.

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info@reidin.com

www.REIDIN.com

METHODOLOGY

- Monthly REIDIN ADRPPI is 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 (UAE Dirham) is constructed by taking “**the median price/sqm**” of all properties in Abu Dhabi during a certain time period.
- All indices are also calculated by using the **Dutot price index formula** and a **moving average algorithm**. Dutot price index formula defined as the ratio of the unweighted arithmetic average of the prices in the current period t to the unweighted arithmetic average of the prices in the base period 0. A moving average is commonly used with time series data to smooth out short-term fluctuations and highlight longer-term trends or cycles.

$$I_{DUTOT} = \frac{\frac{1}{n} \times \sum P_t}{\frac{1}{n} \times \sum P_0} \times 100 = \frac{\sum P_t}{\sum P_0} \times 100$$

Where,

p_t is the median of price/sqm, t months after the base period

p_0 is the median of price/sqm during the base period

- **Outliers and extreme values** (as a result of incomplete, inconsistent or erroneous data) are excluded by the outlier detection procedure of the inter-quartile range (IQR) based on the calculated price per square meter of each property. This commonly used methodology considers any data that is more than 1.5 times the IQR from the upper or lower quartile to be an outlier.

OUTPUTS AND DISSEMINATION

- **Frequency & Index Reference Period:** The REIDIN ADRPPI represents the changes for each geographical area throughout the month and index series are set at 100 starting at the beginning of each data set.
- **Index Revisions:** The REIDIN ADRPPI is published as “final” and is not subject to revision unless an error or mistake is found. Major changes in methodology are announced in advance, while information on minor methodological changes is provided in methodological explanations in the monthly reports.
- **Publication of the RPPI:** REIDIN ADRPPI updates are produced on a monthly basis, and are disseminated in between 10:00-11:00 AM on the 15th of each following reference month by a "News Bulletin".