

REIDIN United Arab Emirates Residential Property Price Indices: April 2016 Results - Edition: 89

May 31, 2016



The official Dubai and Abu Dhabi Real Estate Residential Sales Price Indices provided to Bank of International Settlements (BIS) by the Central Bank of United Arab Emirates (CBUAE) is designed and produced by REIDIN.

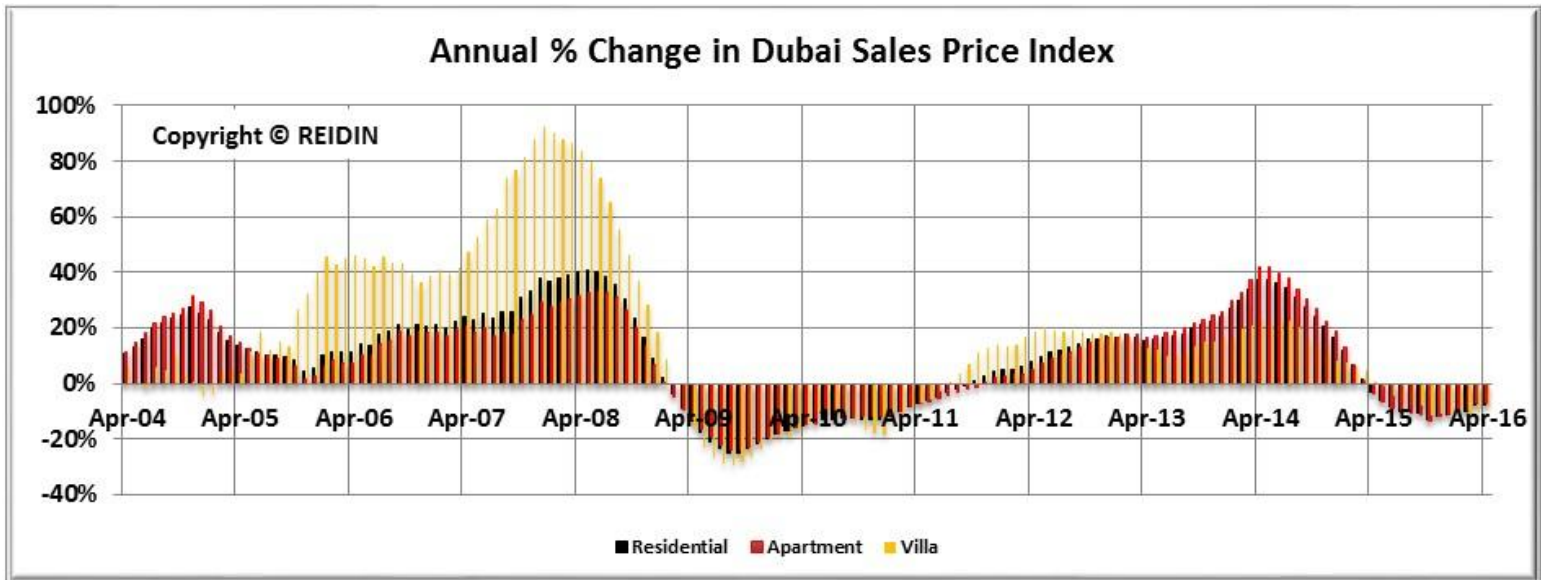
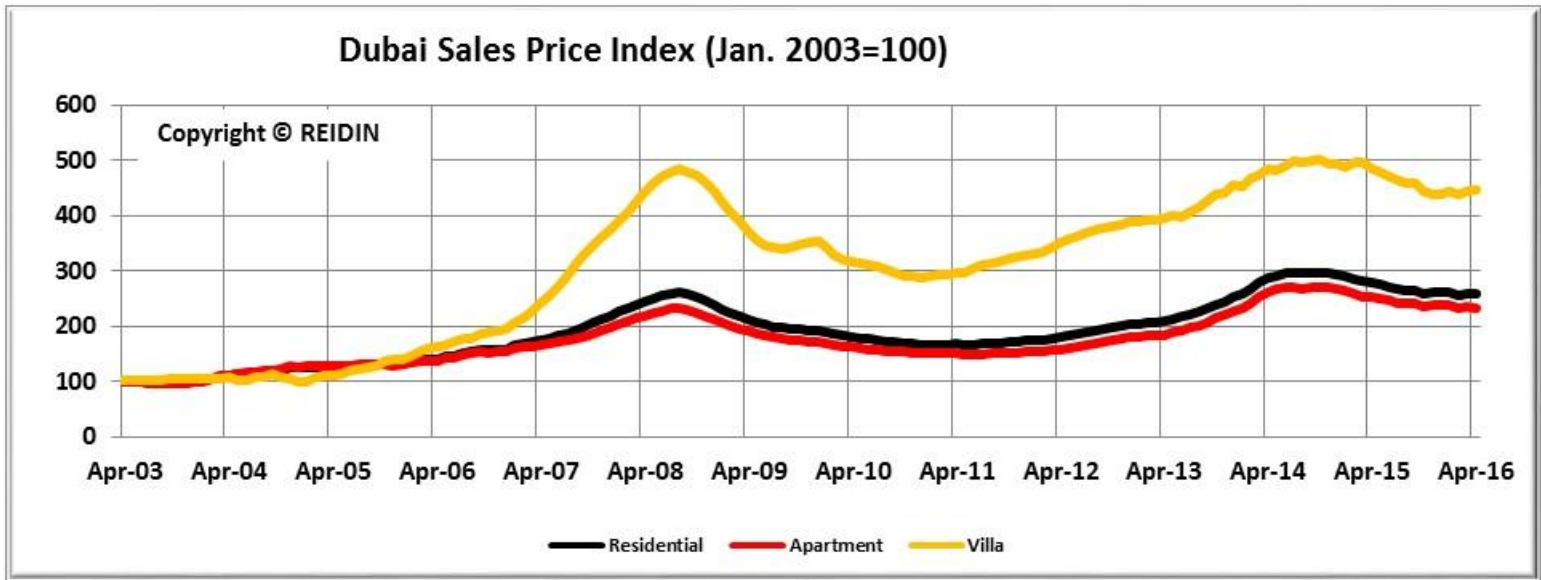
REIDIN United Arab Emirates Residential Property Price Indices: April 2016 Results

	Page
Dubai Market Analysis	
Dubai Residential Property Price Indices: Sales Price Indices	3-6
Dubai Residential Property Price Indices: Rental Price Indices	7-10
Dubai Gross Rental Yields and Price-to-Rent Ratios	11
Dubai Residential Property Price Indices and Financial Indicators	12
Dubai Transaction Data Analysis	13
Abu Dhabi Market Analysis	
Abu Dhabi Residential Property Price Indices: Sales Price Indices	14-17
Abu Dhabi Residential Property Price Indices: Rental Price Indices	18-21
Abu Dhabi Gross Rental Yields and Price-to-Rent Ratios	22
Methodology and Coverage	23

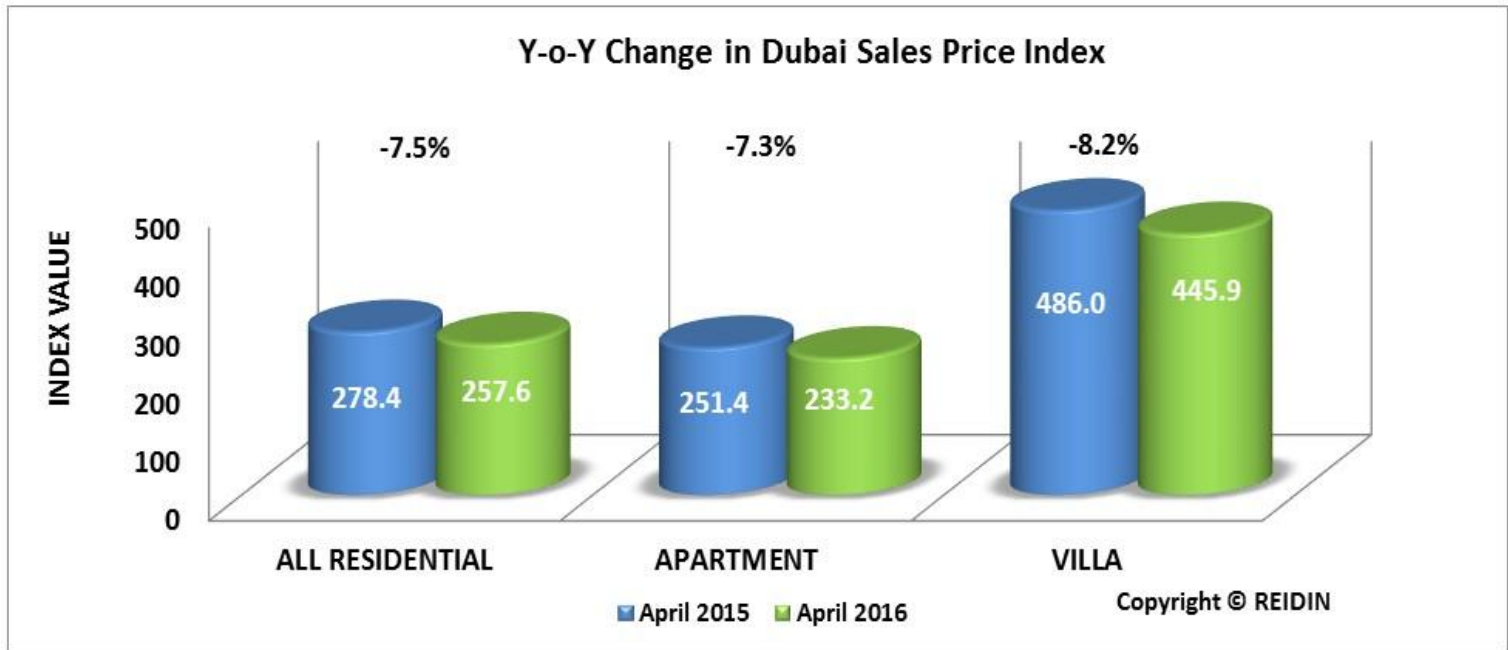
The Dubai Residential Property Sales Price Index for all residential decreased by 1.4 points, from 259.0 to 257.6, which represents a decrease of 0.53% in April 2016. On the other hand, prices decreased 7.5% y-o-y.

Apartment sales prices registered a decrease in April 2016. Prices decreased 0.75% m-o-m and also decreased 7.3% y-o-y.

Villa sales prices registered an increase in April 2016. Prices increased 0.40% m-o-m but decreased 8.2% y-o-y.



Month (Jan.2003=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
August 2015	265.4	-0.75%	240.4	-0.55%	457.7	-1.45%
September 2015	265.1	-0.12%	240.1	-0.12%	457.2	-0.11%
October 2015	258.7	-2.41%	234.4	-2.37%	445.1	-2.63%
November 2015	261.3	1.03%	238.2	1.60%	439.5	-1.27%
December 2015	261.0	-0.14%	237.8	-0.14%	439.1	-0.10%
January 2016	261.2	0.09%	237.4	-0.19%	444.5	1.23%
February 2016	256.9	-1.65%	233.2	-1.76%	439.0	-1.23%
March 2016	259.0	0.82%	234.9	0.74%	444.1	1.17%
April 2016	257.6	-0.53%	233.2	-0.75%	445.9	0.40%



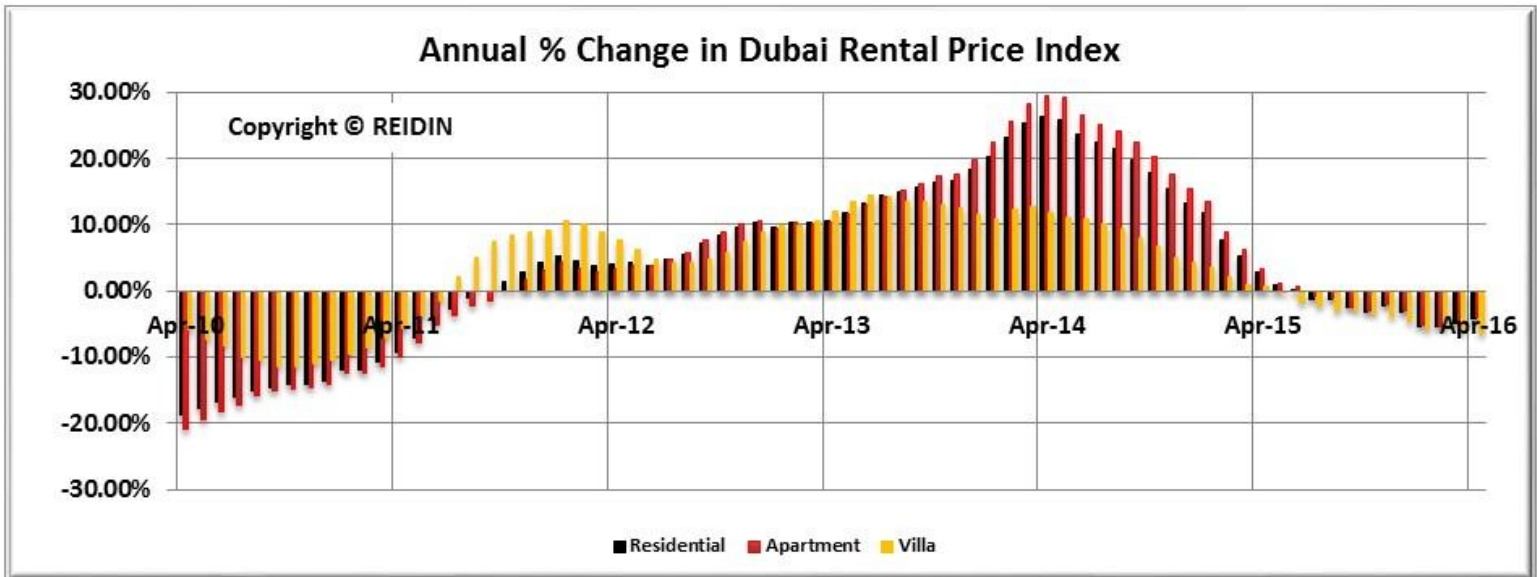
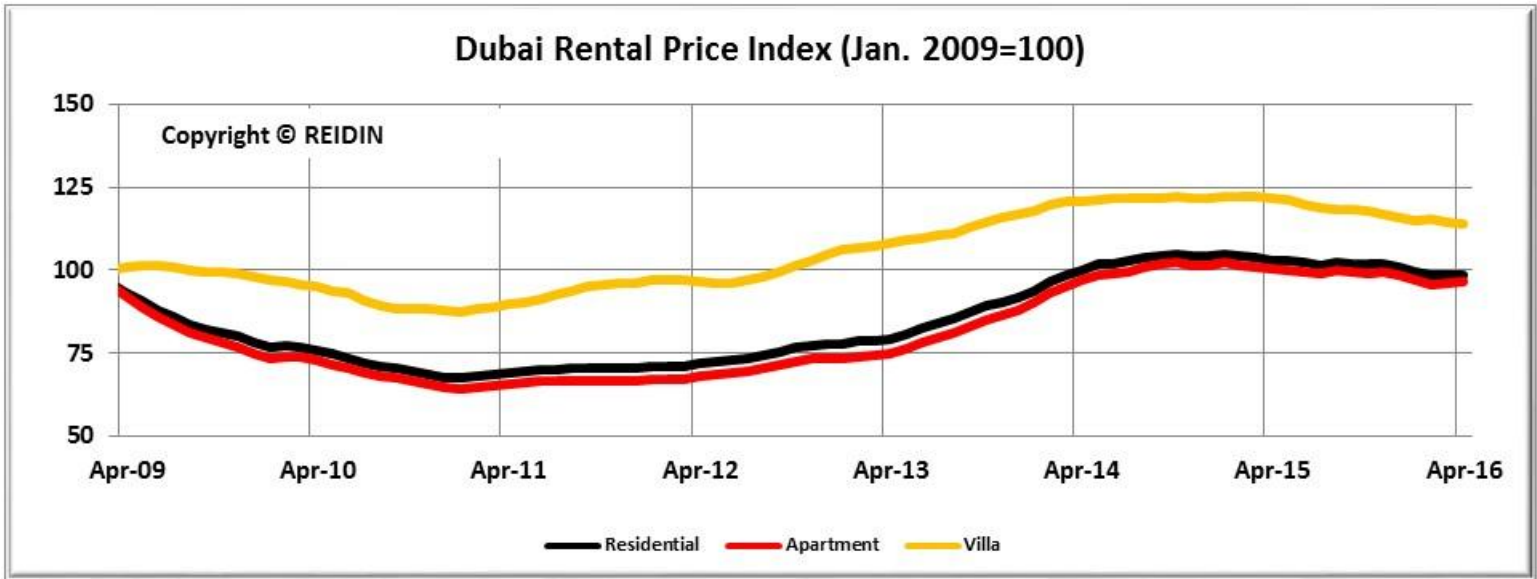
Apartment sales prices registered a decrease in April 2016. Prices decreased 0.75% m-o-m and also decreased 7.3% y-o-y.

Villa sales prices registered an increase in April 2016. Prices increased 0.40% m-o-m but decreased 8.2% y-o-y.

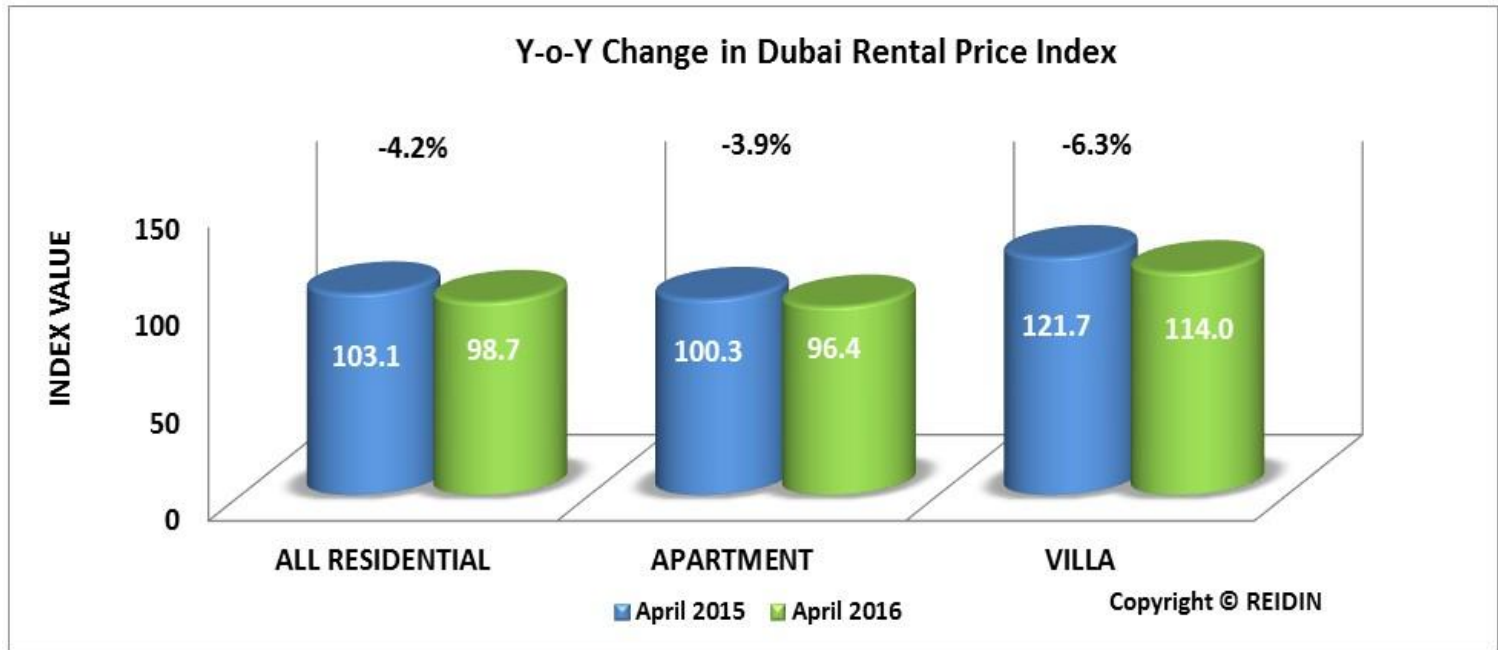
Residential property prices in Dubai rental market increased by 0.05 points, from 98.69 to 98.74, which represents an increase of 0.05% in April 2016. On the other hand, prices decreased 4.2% y-o-y.

Apartment rental prices registered an increase in April 2016. Prices increased 0.14% m-o-m but decreased 3.9% y-o-y.

Villa rental prices registered a decrease in April 2016. Prices decreased 0.46% m-o-m and also decreased 6.3% y-o-y.

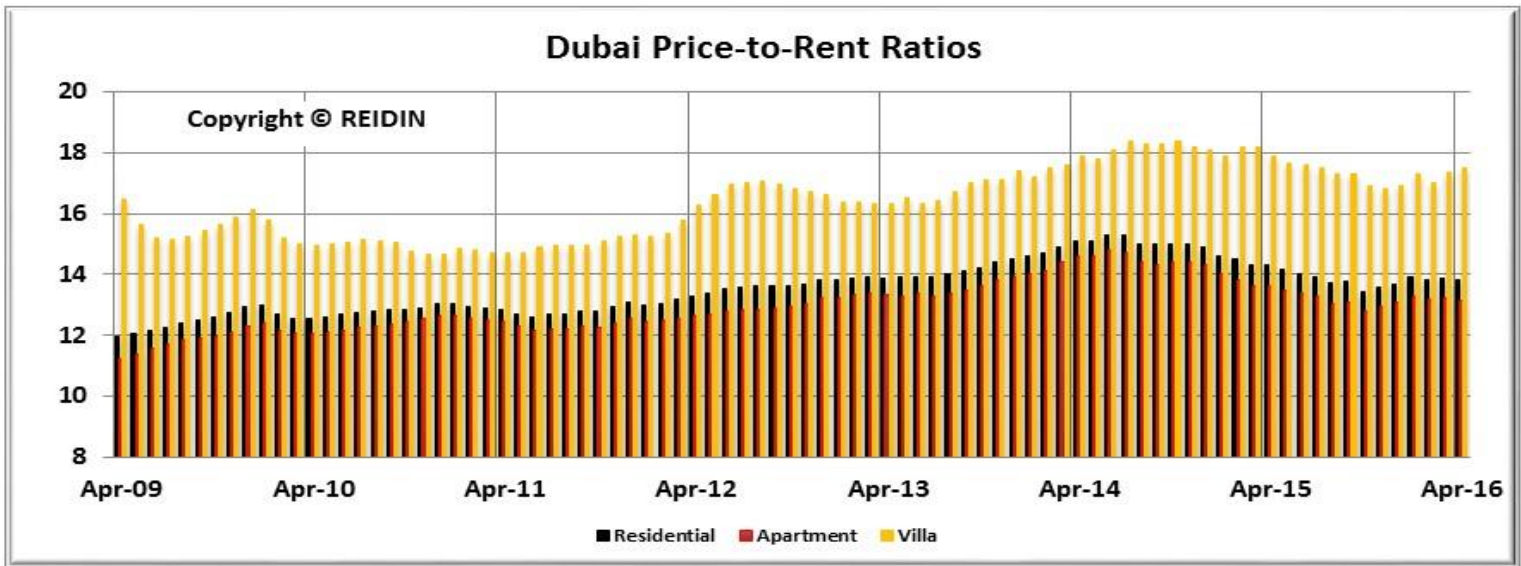
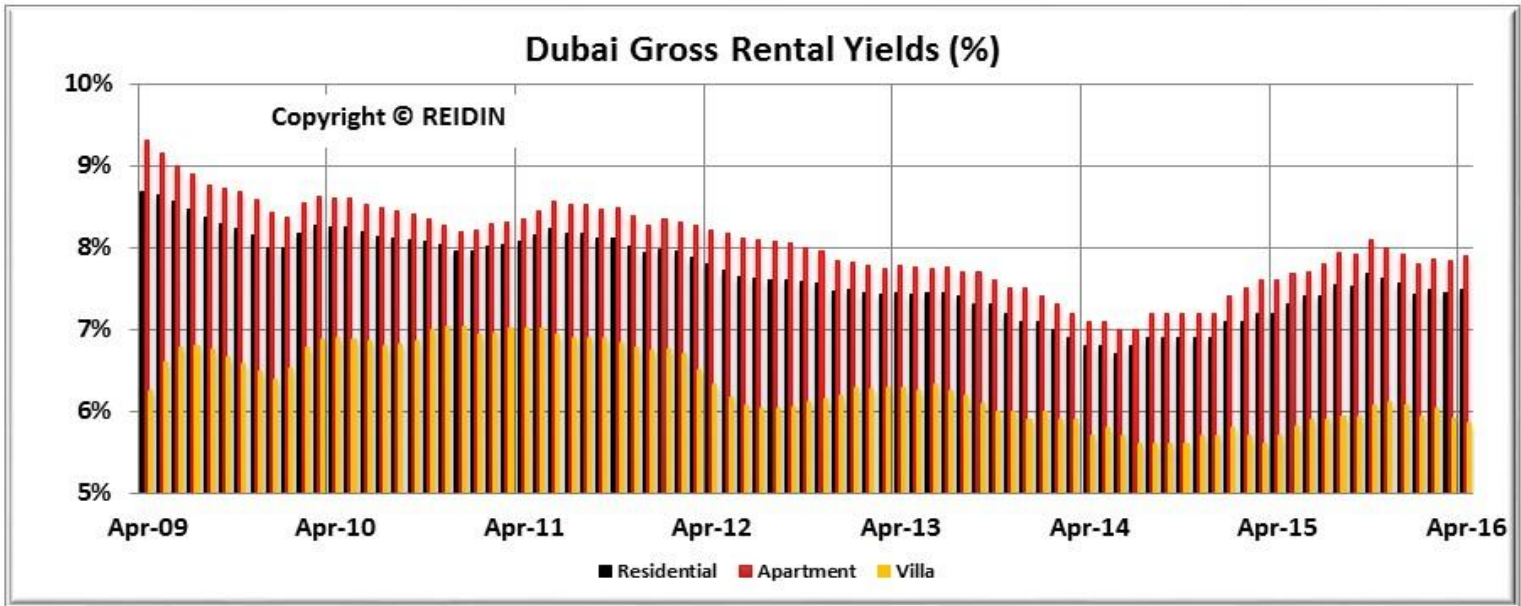


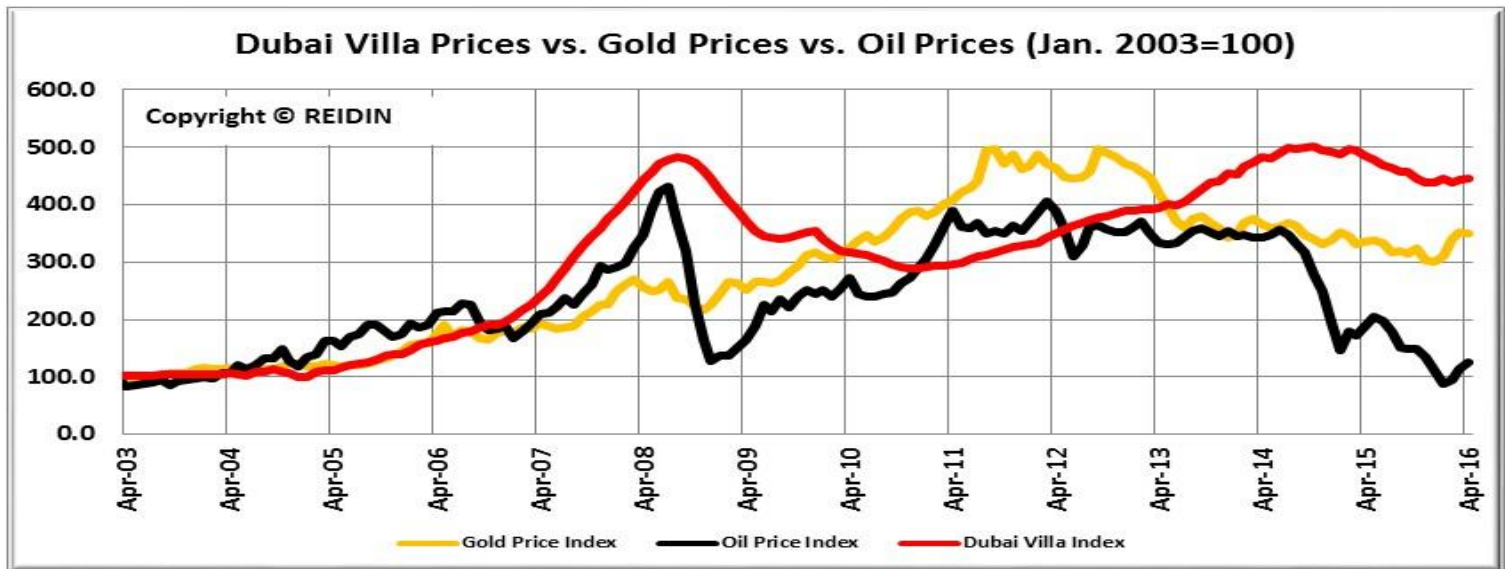
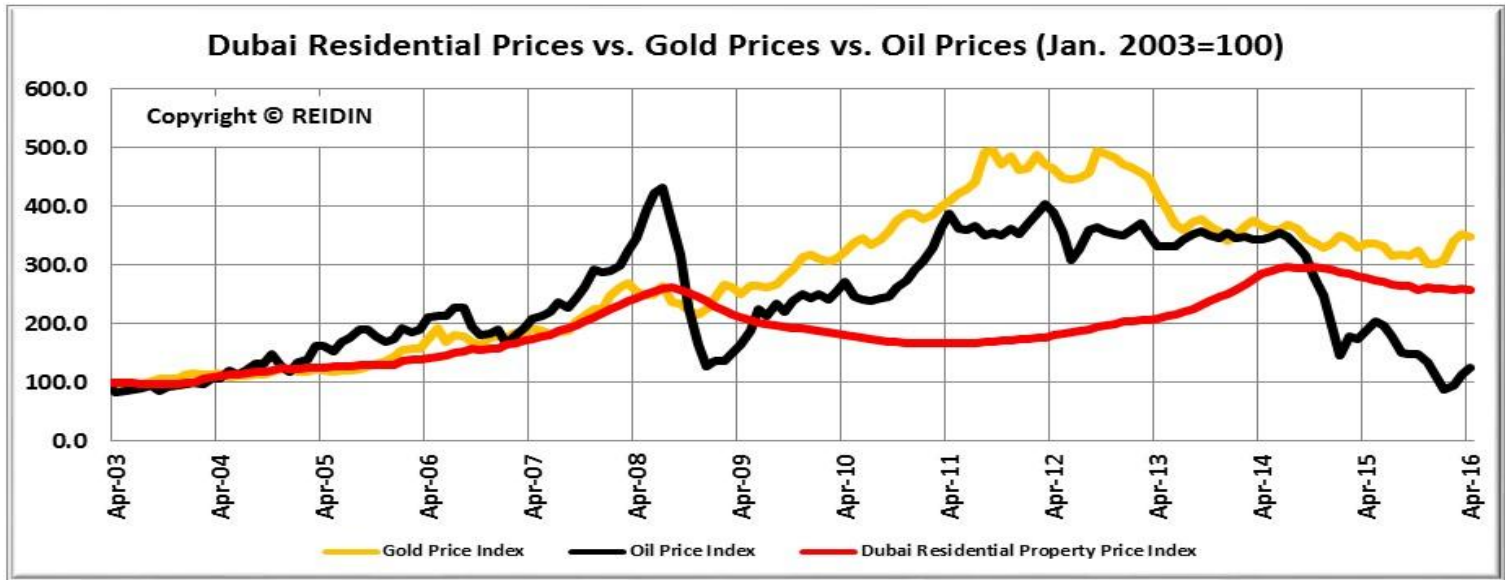
Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
August 2015	102.3	0.76%	99.8	1.00%	118.3	-0.61%
September 2015	102.0	-0.30%	99.5	-0.34%	118.2	-0.09%
October 2015	101.7	-0.28%	99.2	-0.30%	117.9	-0.22%
November 2015	101.9	0.26%	99.6	0.47%	116.9	-0.88%
December 2015	100.9	-1.03%	98.5	-1.10%	116.1	-0.64%
January 2016	99.3	-1.57%	96.9	-1.67%	115.0	-0.98%
February 2016	98.4	-0.93%	95.7	-1.17%	115.4	0.33%
March 2016	98.7	0.32%	96.2	0.52%	114.5	-0.73%
April 2016	98.7	0.05%	96.4	0.14%	114.0	-0.46%



Apartment rental prices registered an increase in April 2016. Prices increased 0.14% m-o-m but decreased 3.9% y-o-y.

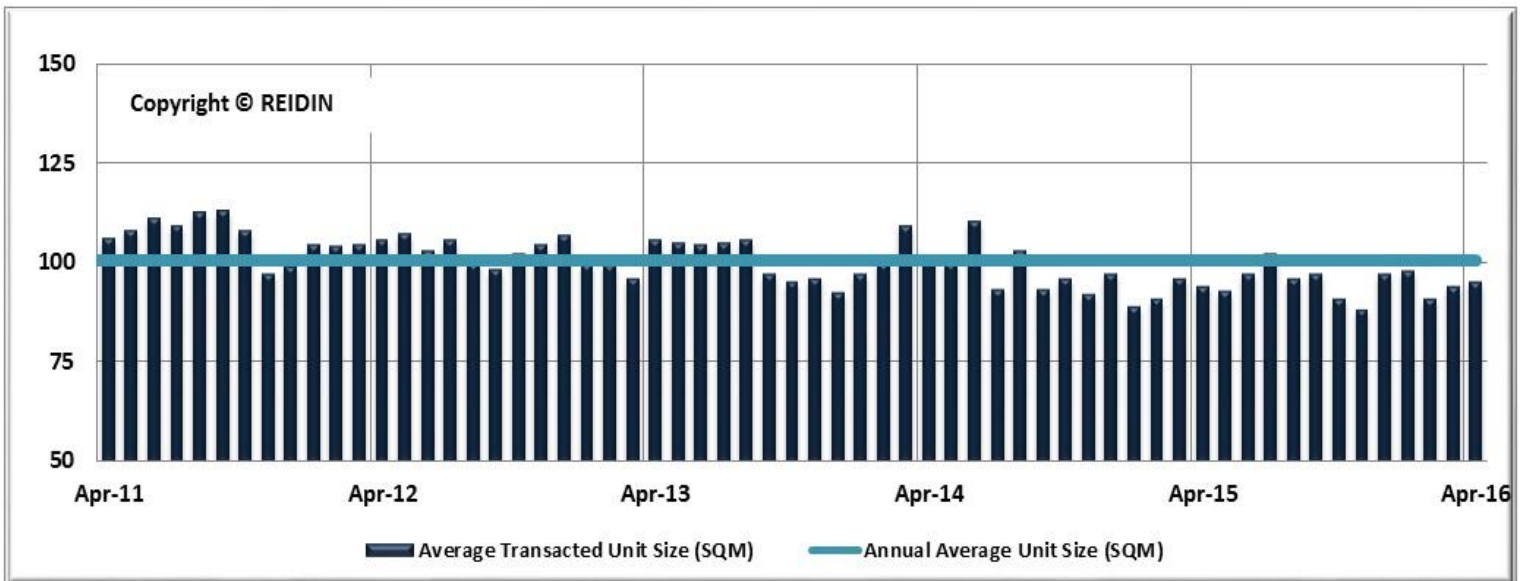
Villa rental prices registered a decrease in April 2016. Prices decreased 0.46% m-o-m and also decreased 6.3% y-o-y.





Dubai Transaction Data Analysis

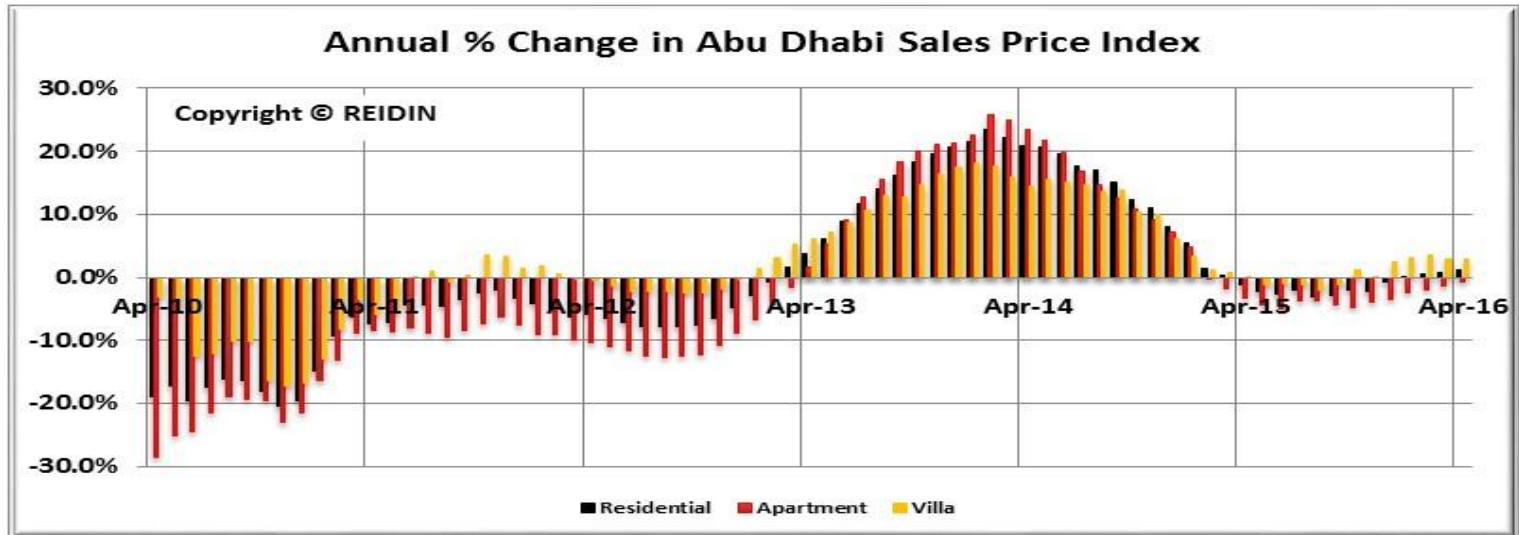
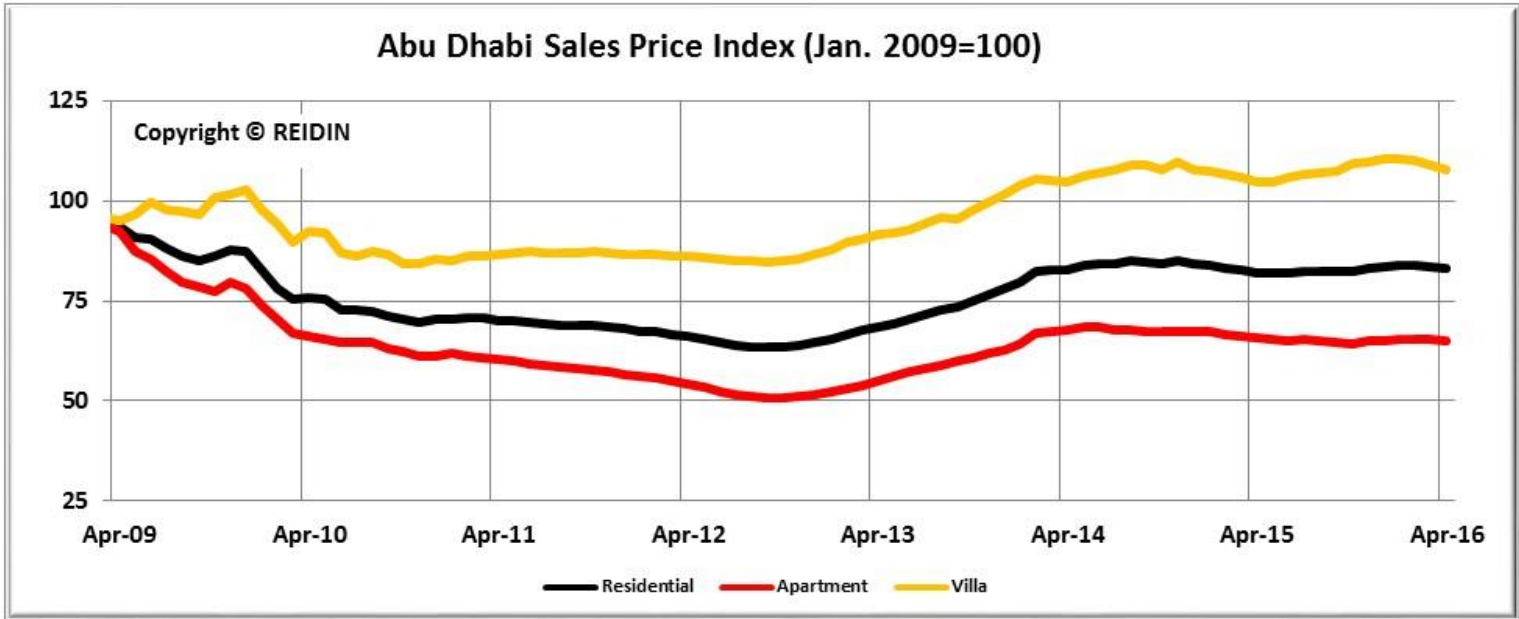
(Transaction values are based on registration date...)



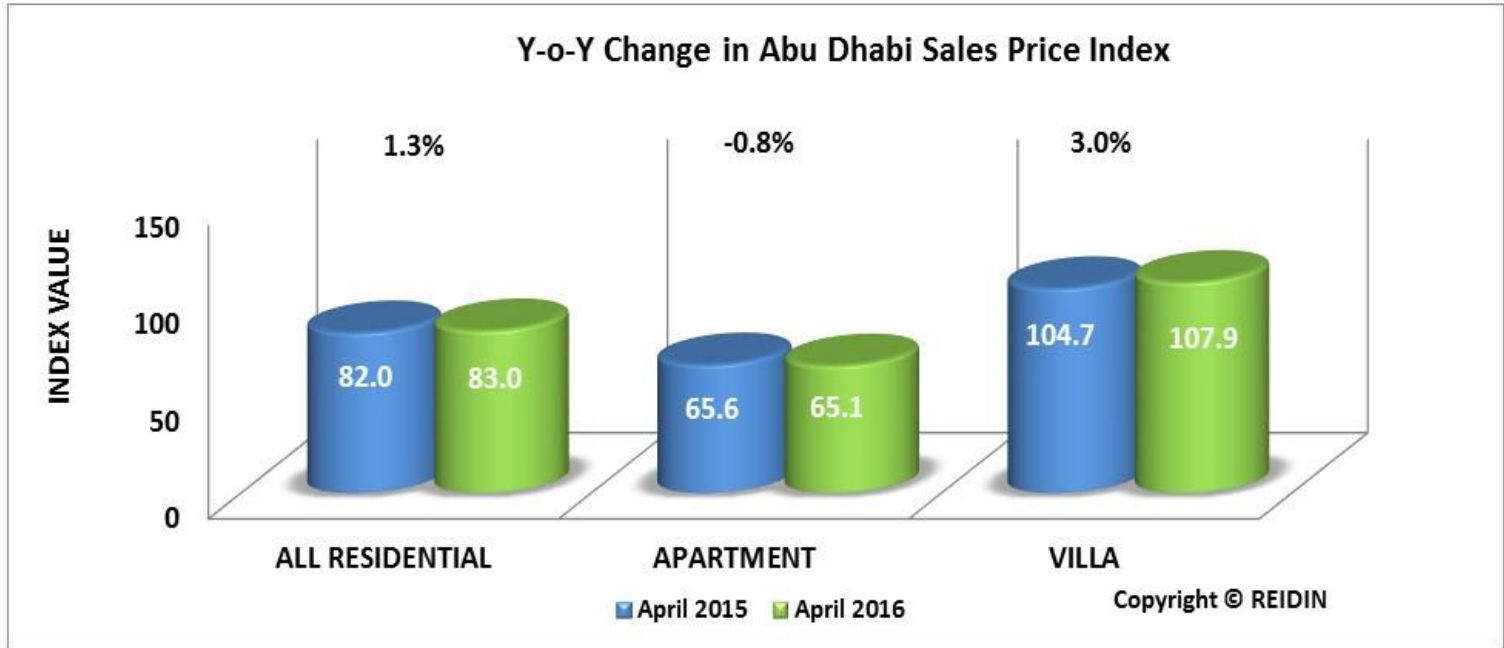
The Abu Dhabi Residential Property Price Index for all residential decreased by 0.6 points, from 83.6 to 83.0, which represents a decrease of 0.71% in April 2016. On the other hand, prices increased 1.3% y-o-y.

Apartment sales prices registered a decrease in April 2016. Prices decreased 0.58% m-o-m and also decreased 0.8% y-o-y.

Villa sales prices registered a decrease in April 2016. Prices decreased 1.13% m-o-m but increased 3.0% y-o-y.



Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
August 2015	82.4	-0.17%	65.1	-0.46%	106.9	0.14%
September 2015	82.2	-0.21%	64.5	-0.95%	107.5	0.63%
October 2015	82.5	0.35%	64.2	-0.42%	109.1	1.51%
November 2015	83.2	0.85%	64.9	1.03%	109.7	0.53%
December 2015	83.5	0.42%	65.0	0.20%	110.5	0.70%
January 2016	84.1	0.62%	65.6	0.89%	110.6	0.13%
February 2016	83.8	-0.29%	65.4	-0.26%	110.2	-0.35%
March 2016	83.6	-0.23%	65.4	0.05%	109.1	-1.05%
April 2016	83.0	-0.71%	65.1	-0.58%	107.9	-1.13%



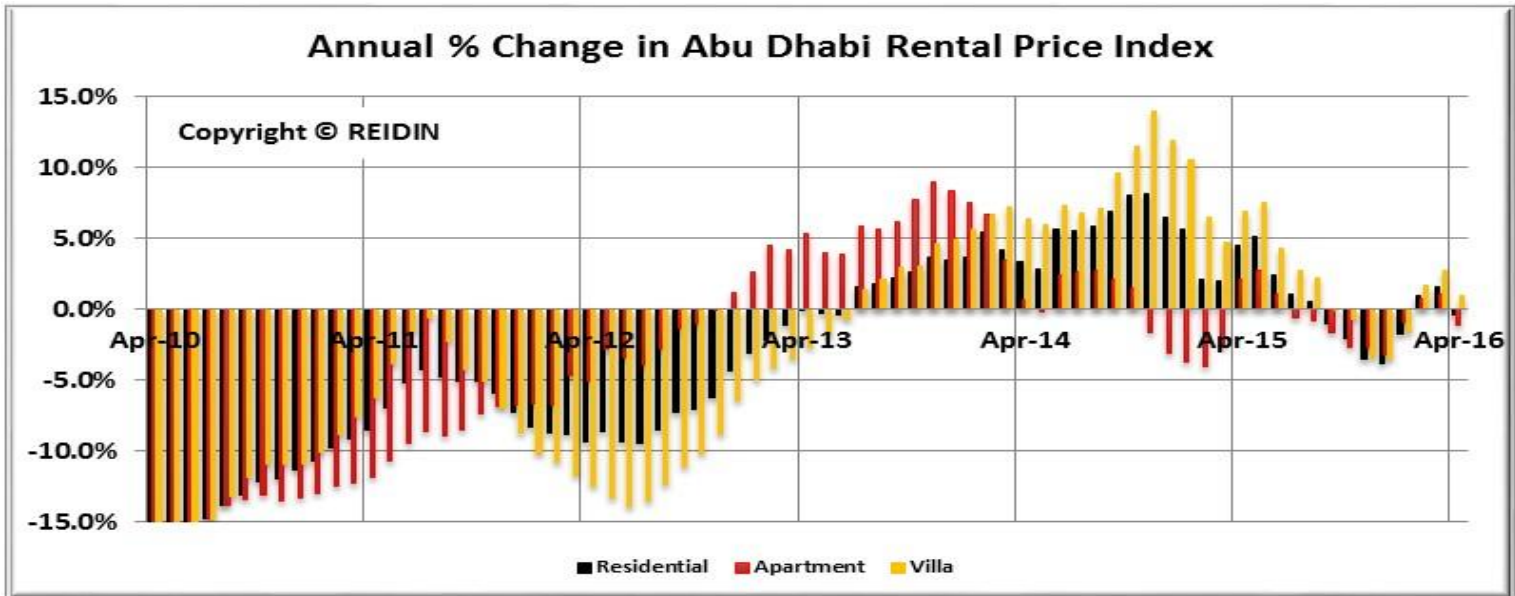
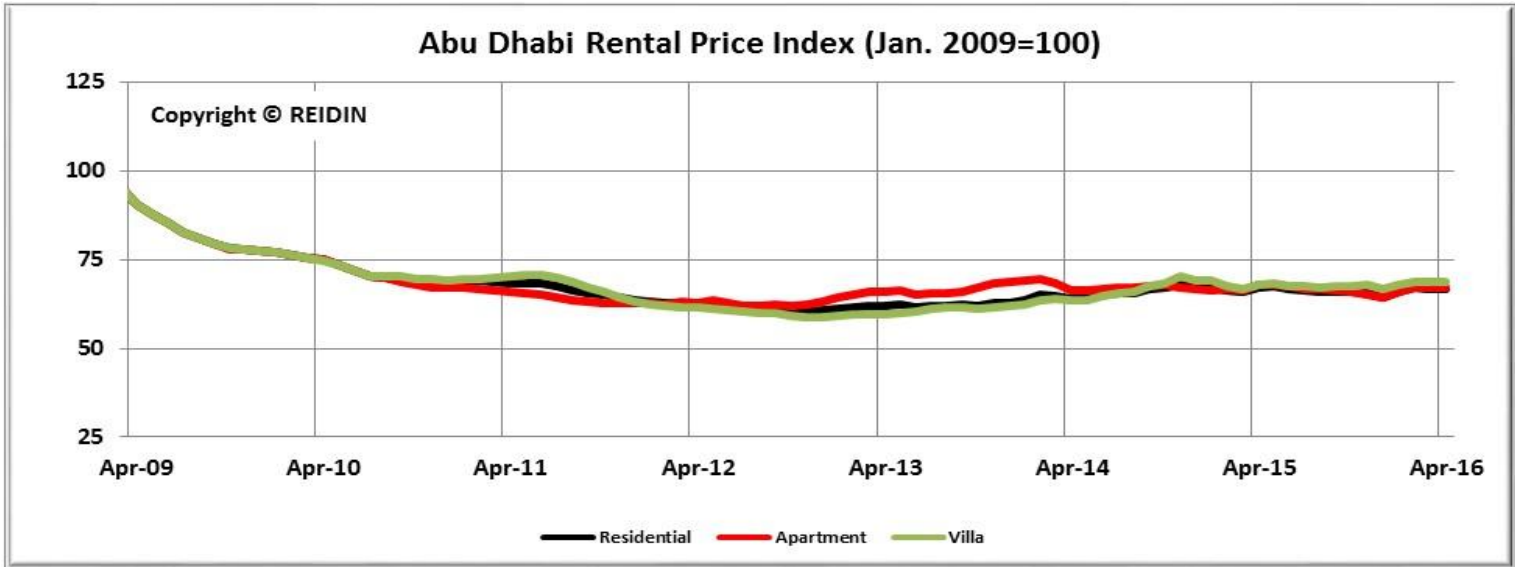
Apartment sales prices registered a decrease in April 2016. Prices decreased 0.58% m-o-m and also decreased 0.8% y-o-y.

Villa sales prices registered a decrease in April 2016. Prices decreased 1.13% m-o-m but increased 3.0% y-o-y.

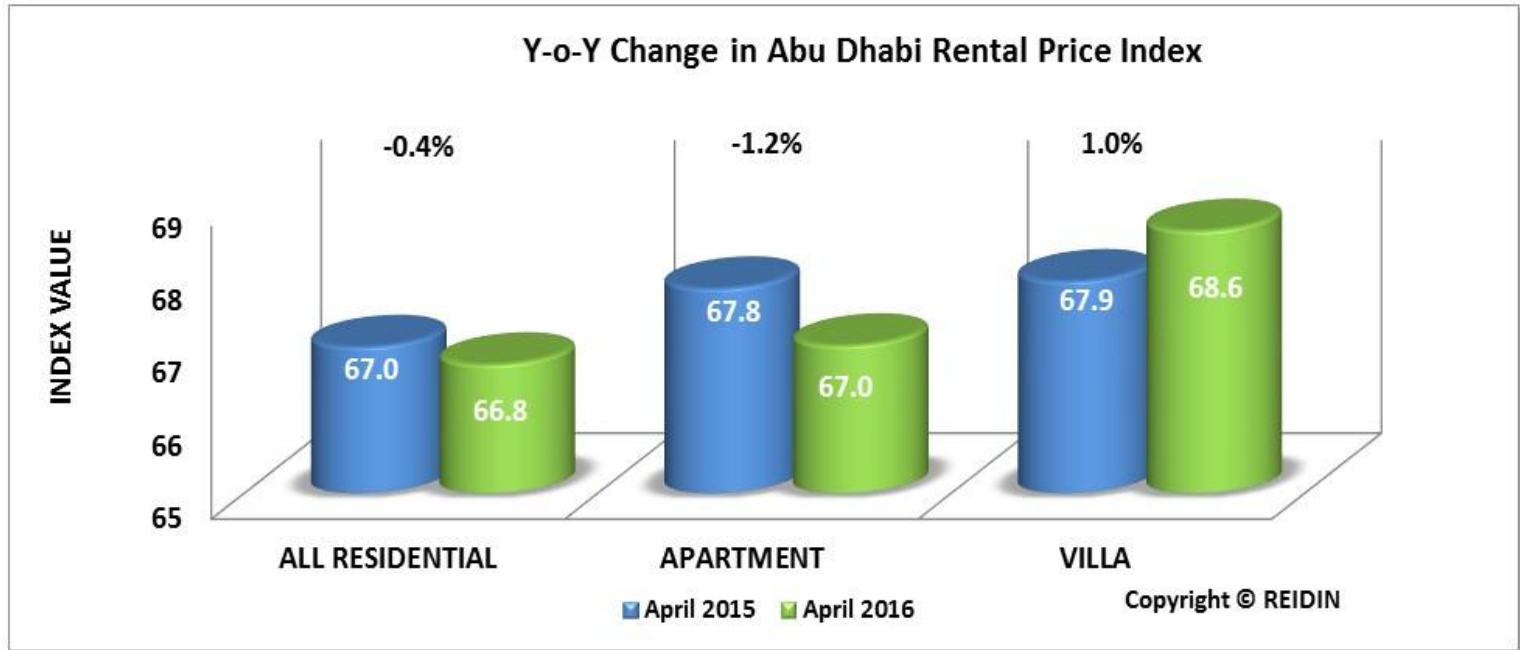
Residential property prices in Abu Dhabi rental market decreased by 0.08 points, from 66.84 to 66.76, which represents a decrease of 0.12% in April 2016. On the other hand, prices decreased 0.4% y-o-y.

Apartment rental prices registered a decrease in April 2016. Prices decreased 0.13% m-o-m and also decreased 1.2% y-o-y.

Villa rental prices registered a decrease in April 2016. Prices decreased 0.04% m-o-m but increased 1.0% y-o-y.

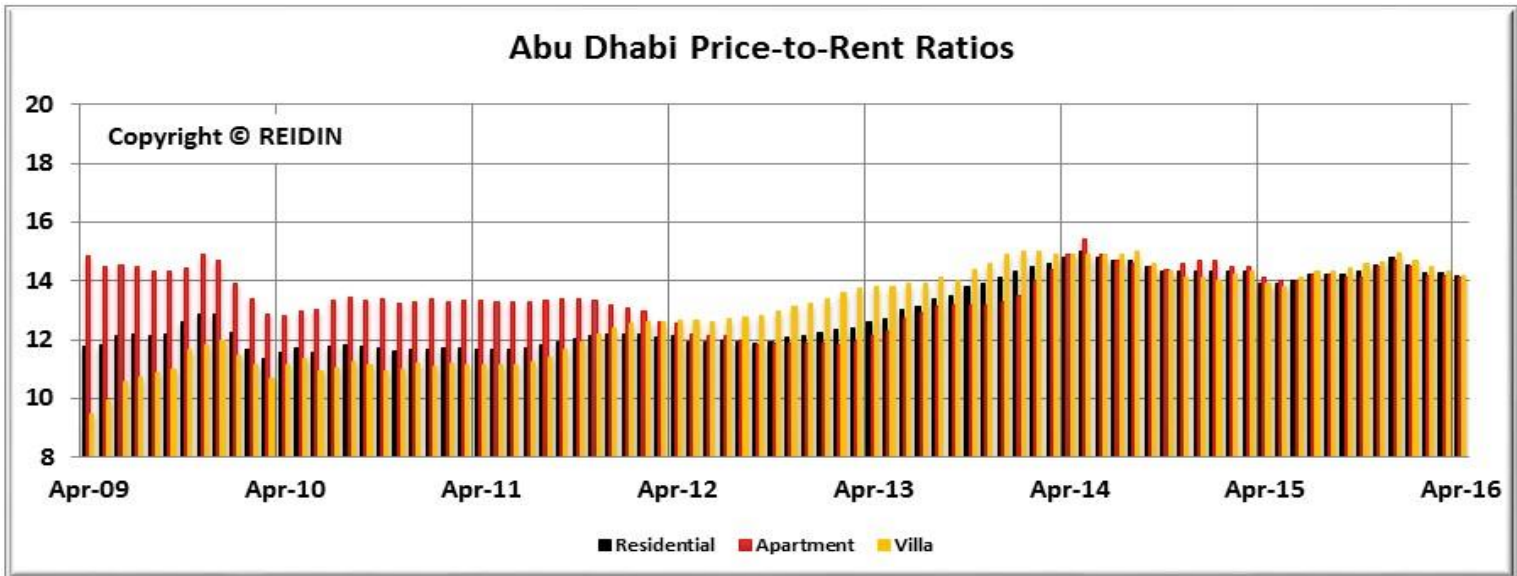
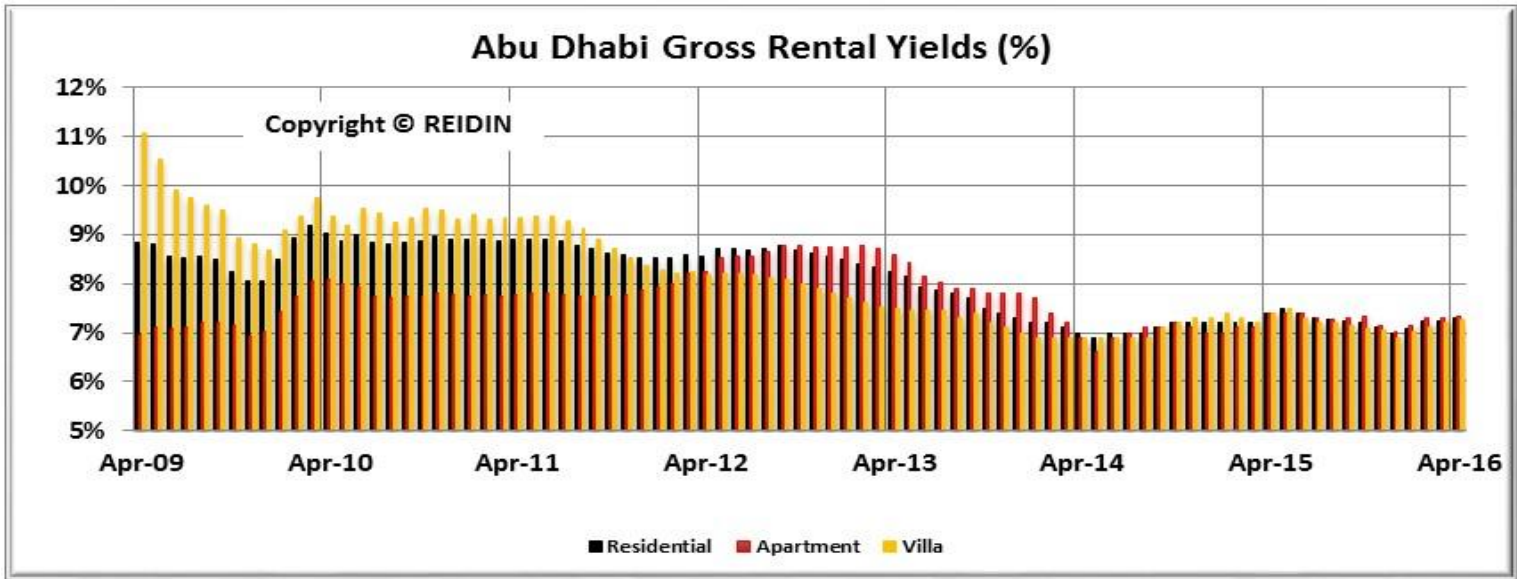


Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
August 2015	66.0	-0.23%	66.6	-0.22%	67.3	-0.04%
September 2015	65.8	-0.23%	66.3	-0.42%	67.3	0.07%
October 2015	65.8	-0.08%	66.1	-0.29%	67.6	0.42%
November 2015	65.3	-0.64%	65.2	-1.32%	67.7	0.21%
December 2015	64.4	-1.36%	64.4	-1.32%	66.7	-1.48%
January 2016	65.8	2.11%	65.8	2.30%	68.0	1.86%
February 2016	66.9	1.69%	67.2	2.08%	68.7	1.00%
March 2016	66.8	-0.10%	67.1	-0.13%	68.6	-0.06%
April 2016	66.8	-0.12%	67.0	-0.13%	68.6	-0.04%



Apartment rental prices registered a decrease in April 2016. Prices decreased 0.13% m-o-m and also decreased 1.2% y-o-y.

Villa rental prices registered a decrease in April 2016. Prices decreased 0.04% m-o-m but increased 1.0% y-o-y.



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 and Coverage

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.

REIDIN - Dubai Office

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

Tel. +971 4 277 68 35

www.REIDIN.com

info@reidin.com