



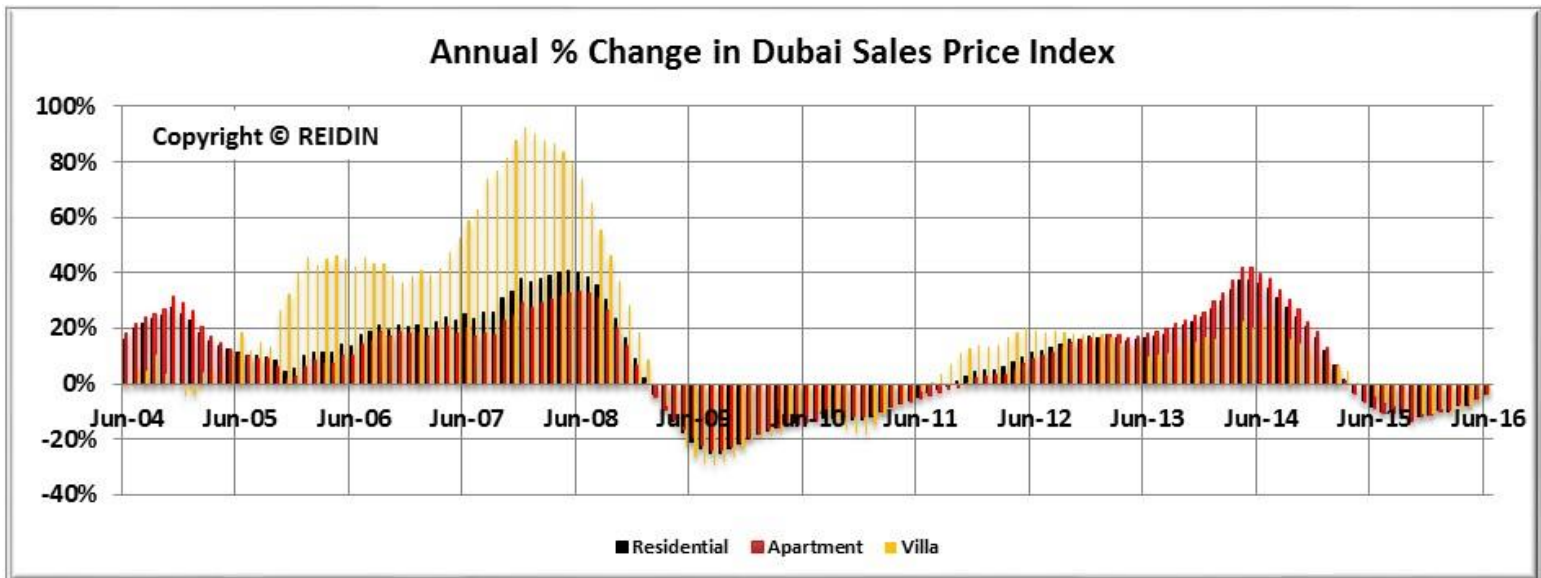
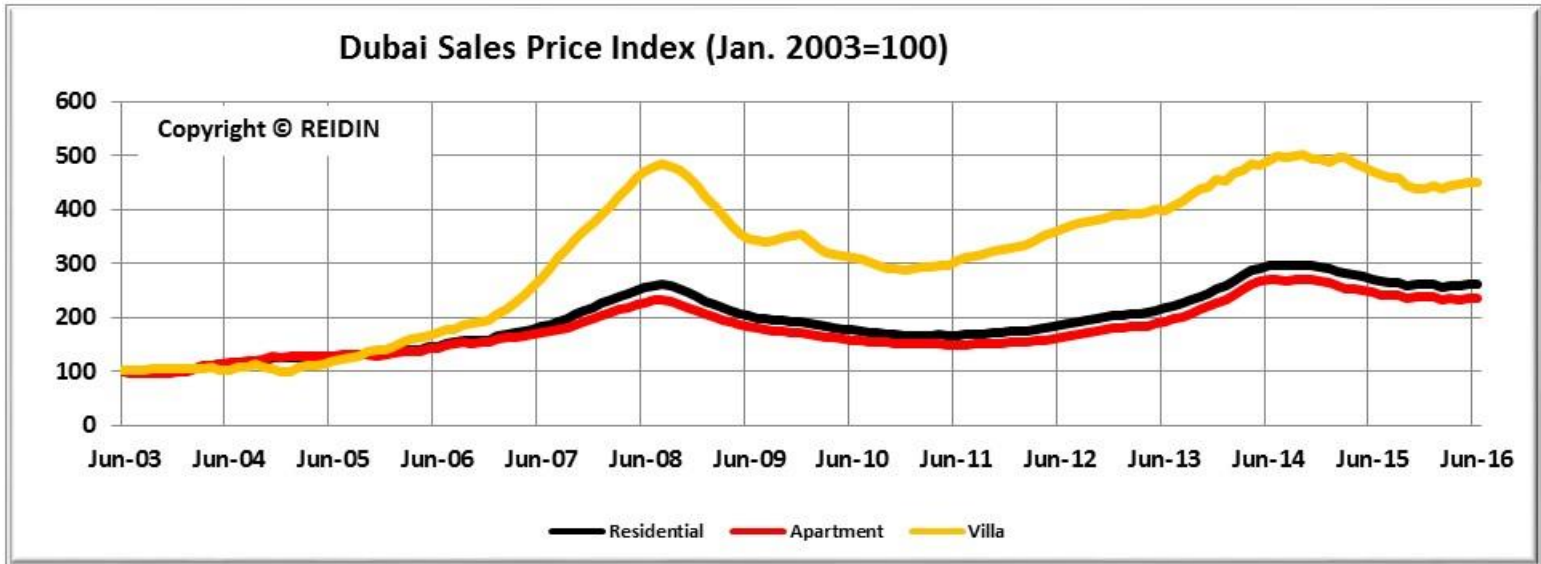
# REIDIN United Arab Emirates Residential Property Price Indices: June 2016 Results

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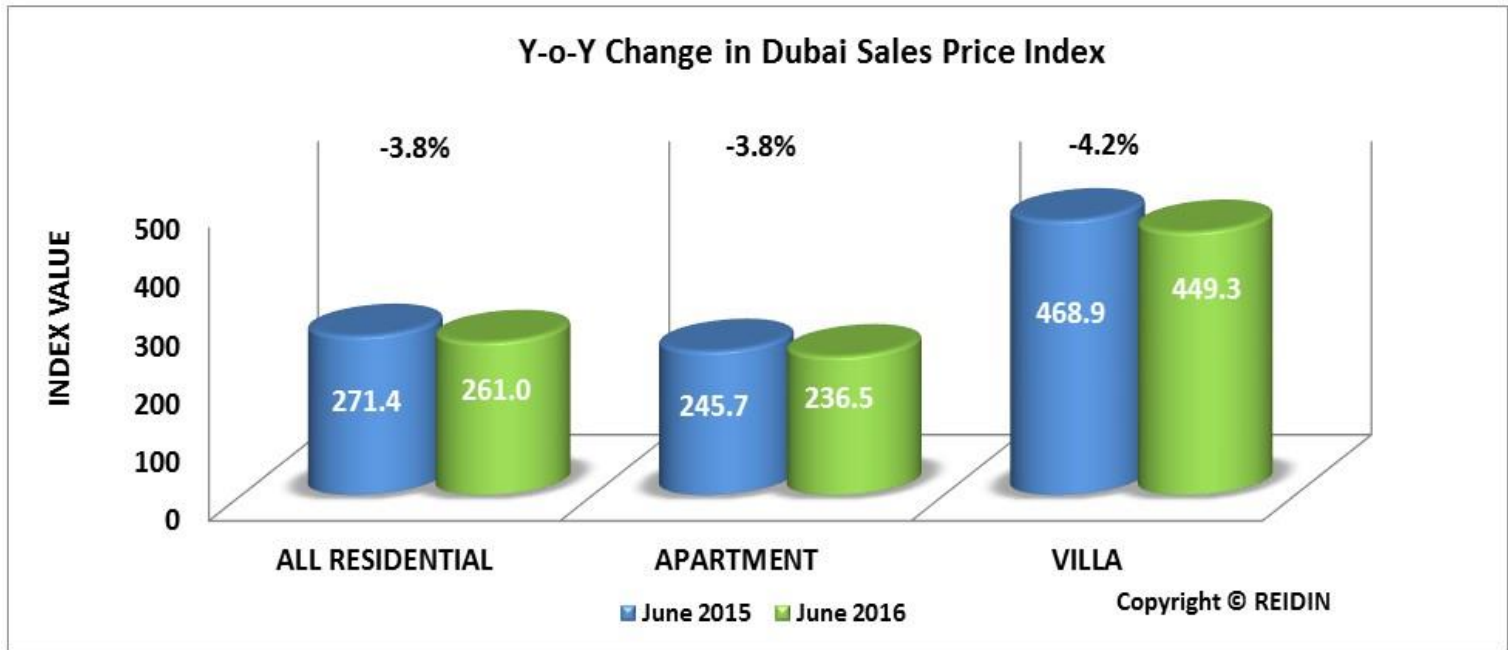
The Dubai Residential Property Sales Price Index for all residential increased by 0.9 points, from 260.1 to 261.0, which represents an increase of 0.33% in June 2016. On the other hand, prices decreased 3.8% y-o-y.

Apartment sales prices registered an increase in June 2016. Prices increased 0.38% m-o-m but decreased 3.8% y-o-y.

Villa sales prices registered an increase in June 2016. Prices increased 0.12% m-o-m but decreased 4.2% 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
<b>October 2015</b>	258.7	-2.41%	234.4	-2.37%	445.1	-2.63%
<b>November 2015</b>	261.3	1.03%	238.2	1.60%	439.5	-1.27%
<b>December 2015</b>	261.0	-0.14%	237.8	-0.14%	439.1	-0.10%
<b>January 2016</b>	261.2	0.09%	237.4	-0.19%	444.5	1.23%
<b>February 2016</b>	256.9	-1.65%	233.2	-1.76%	439.0	-1.23%
<b>March 2016</b>	259.0	0.82%	234.9	0.74%	444.1	1.17%
<b>April 2016</b>	257.6	-0.53%	233.2	-0.75%	445.9	0.40%
<b>May 2016</b>	260.1	0.97%	235.6	1.05%	448.7	0.63%
<b>June 2016</b>	261.0	0.33%	236.5	0.38%	449.3	0.12%



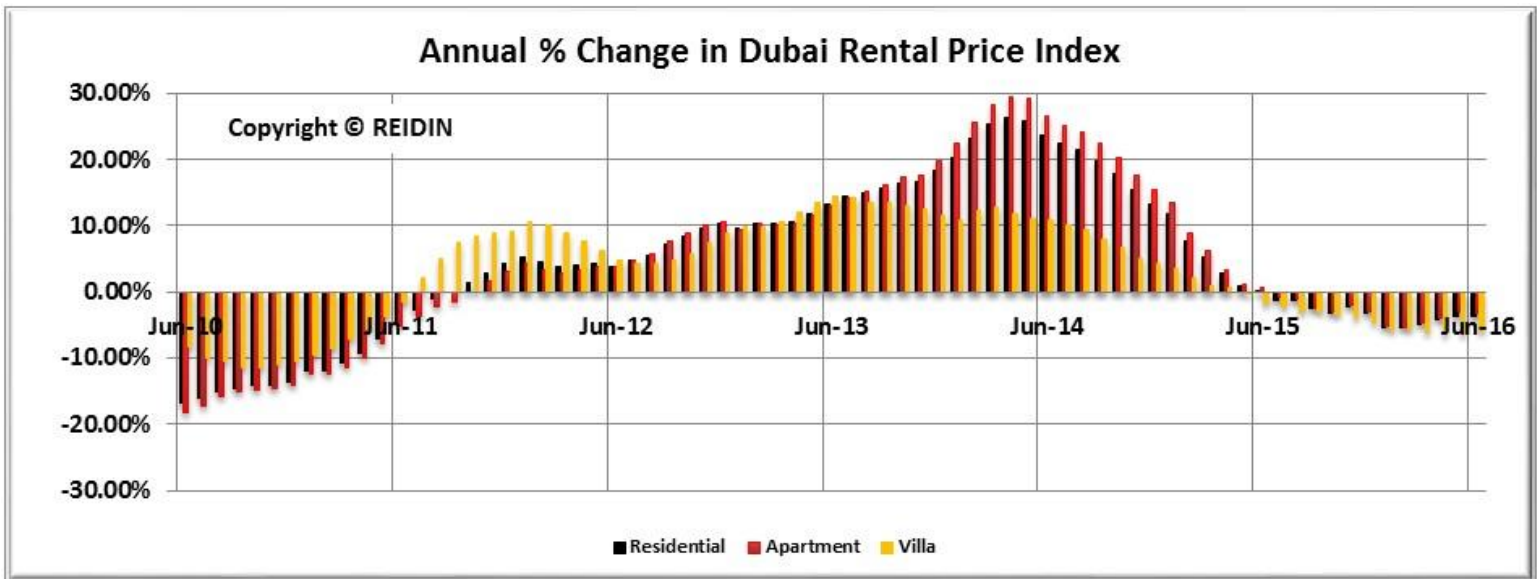
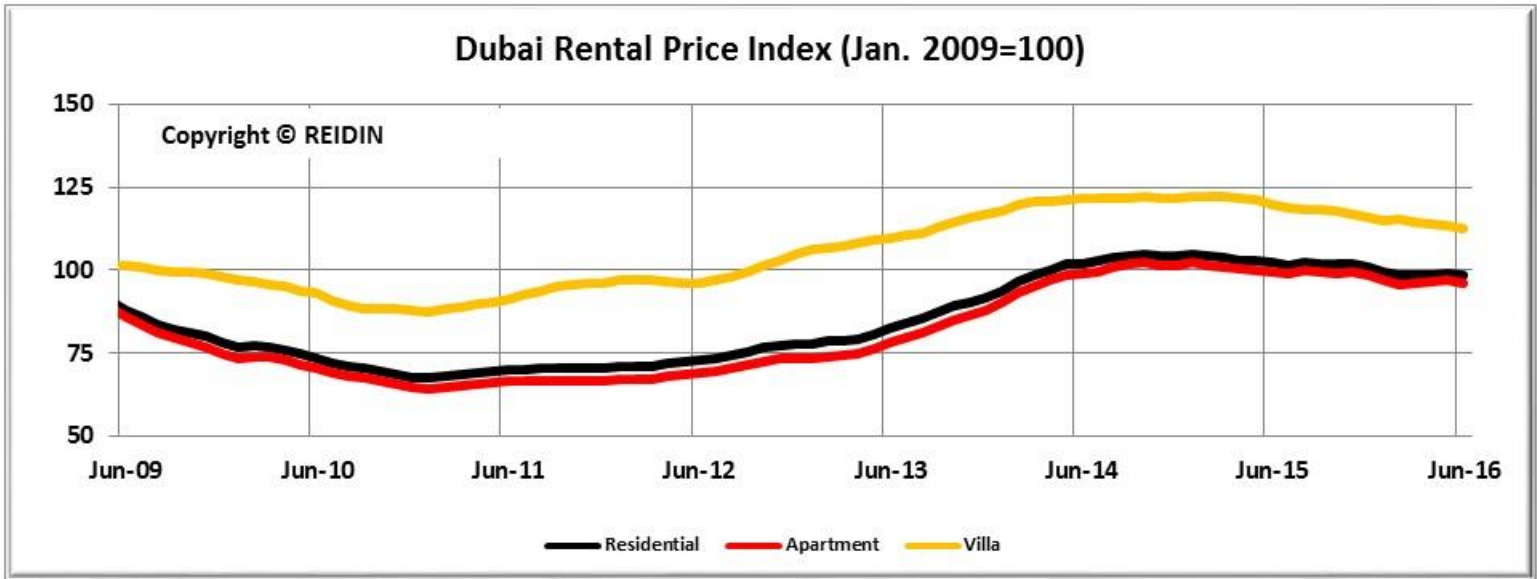
Apartment sales prices registered an increase in June 2016. Prices increased 0.38% m-o-m but decreased 3.8% y-o-y.

Villa sales prices registered an increase in June 2016. Prices increased 0.12% m-o-m but decreased 4.2% y-o-y.

Residential property prices in Dubai rental market decreased by 0.5 points, from 99.0 to 98.5, which represents a decrease of 0.53% in June 2016. On the other hand, prices decreased 3.6% y-o-y.

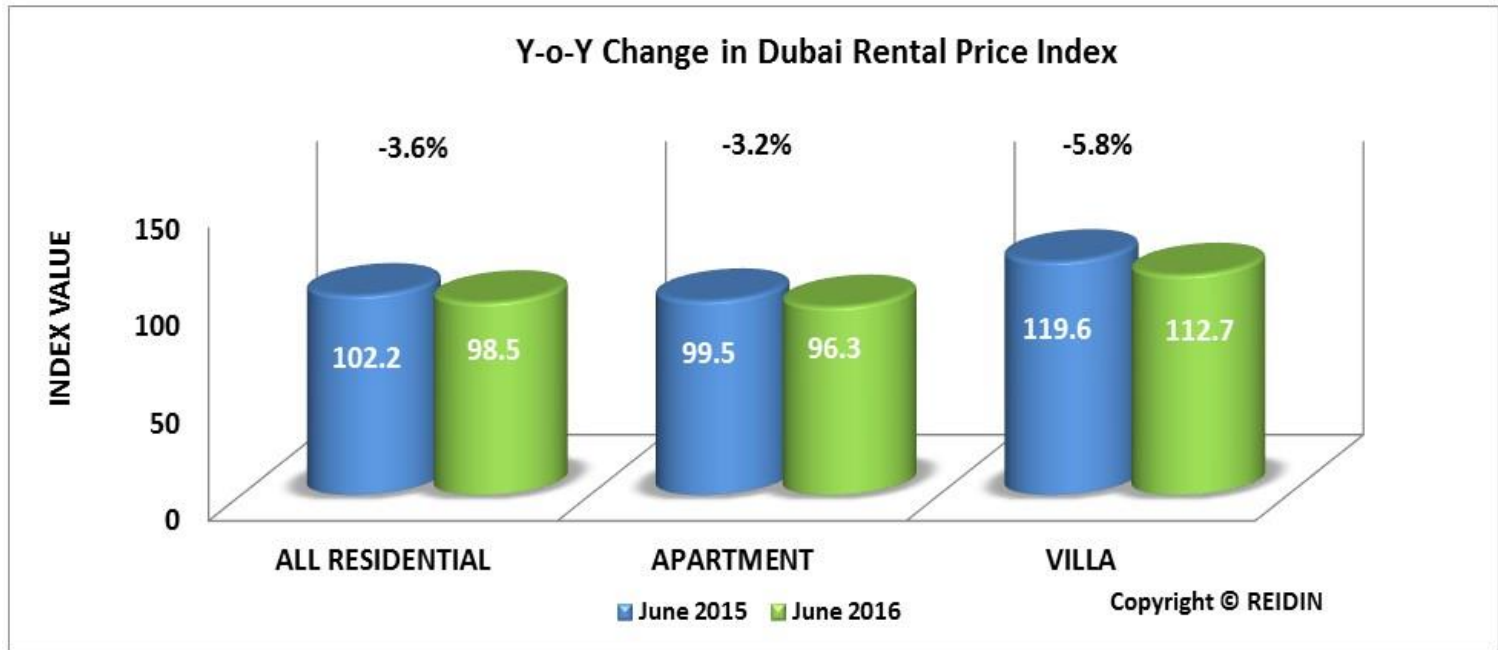
Apartment rental prices registered a decrease in June 2016. Prices decreased 0.51% m-o-m and also decreased 3.2% y-o-y.

Villa rental prices registered a decrease in June 2016. Prices decreased 0.65% m-o-m and also decreased 5.8% y-o-y.



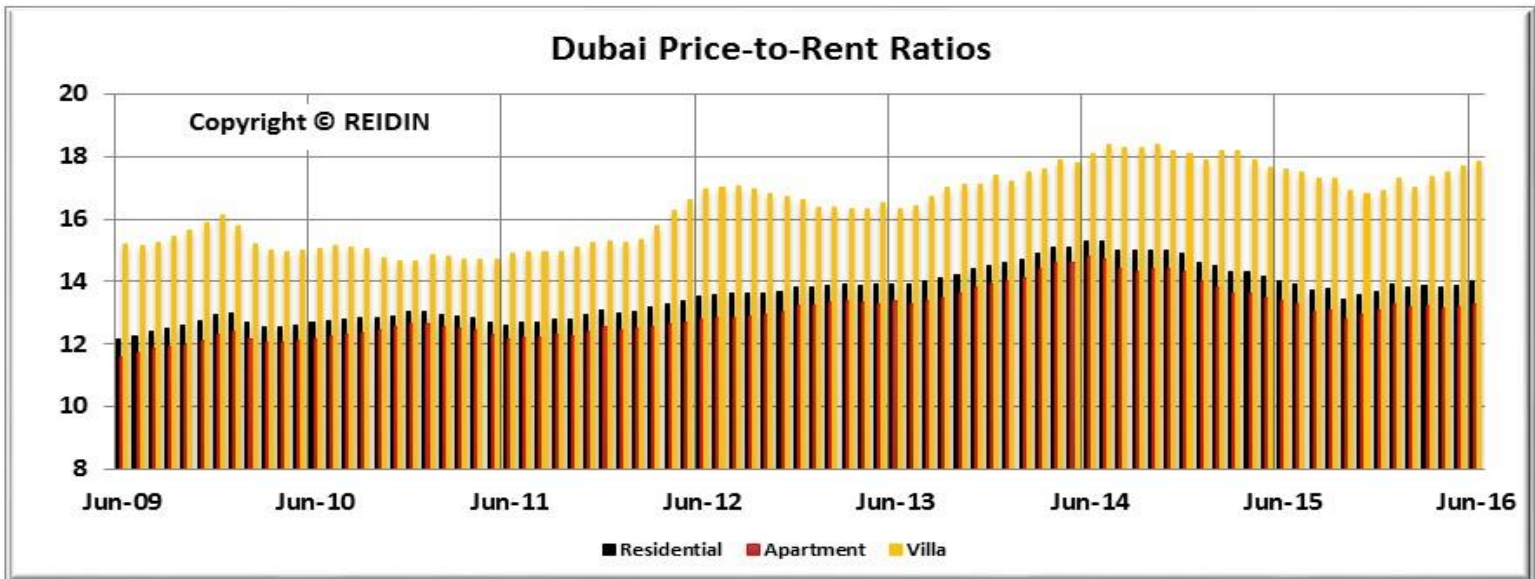
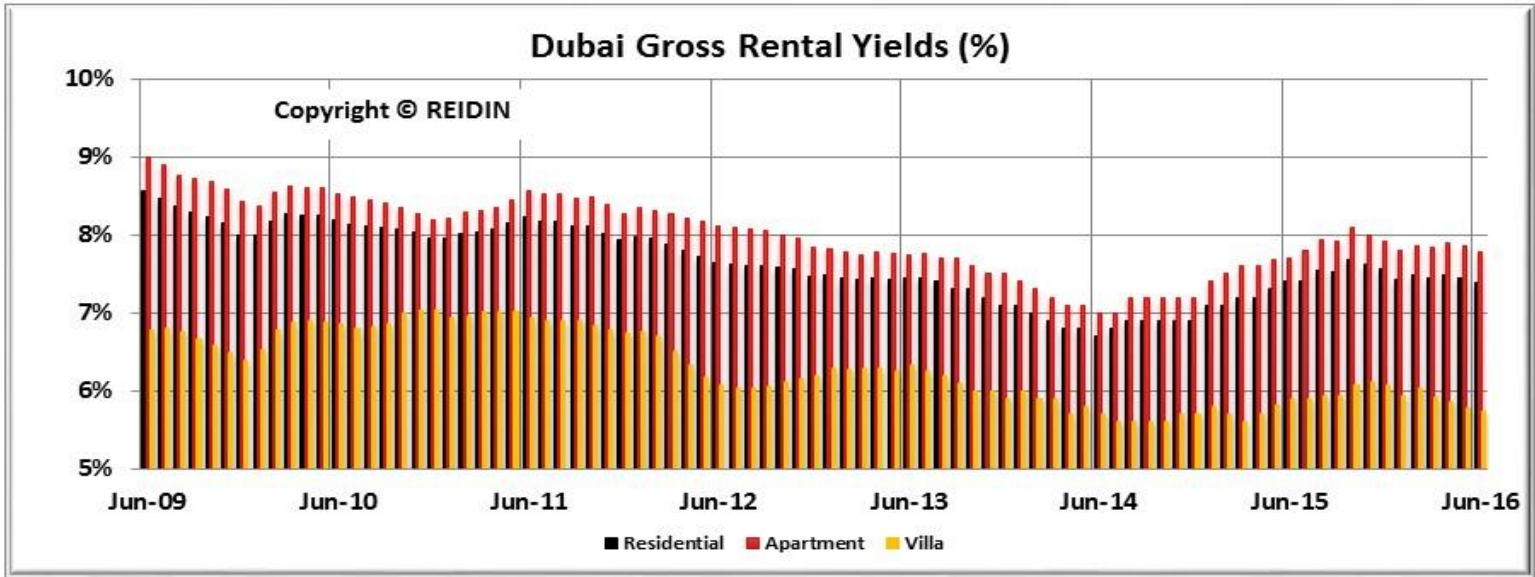


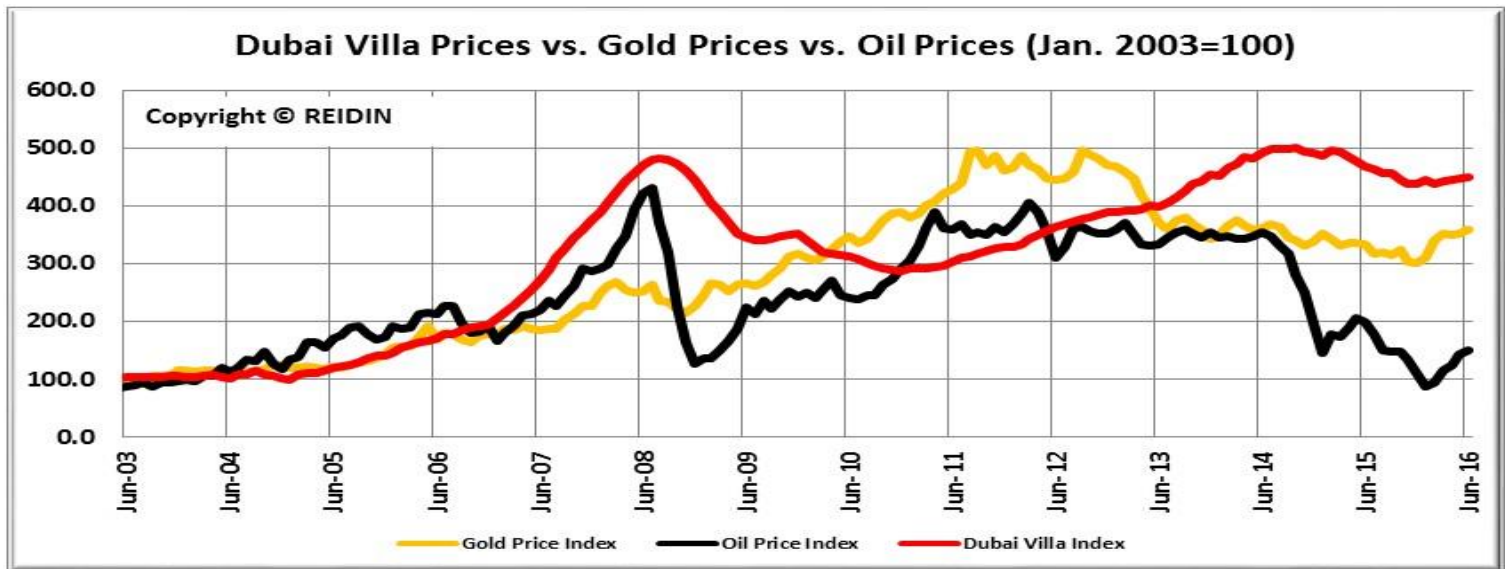
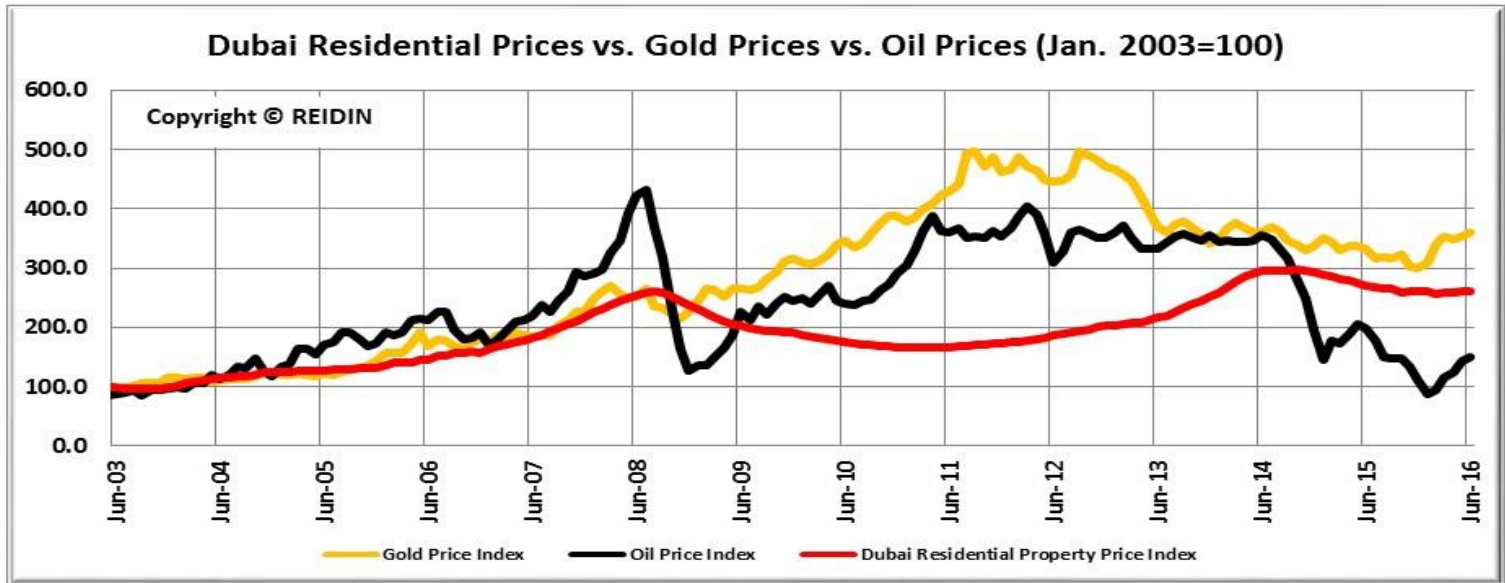
Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
<b>October 2015</b>	101.7	-0.28%	99.2	-0.30%	117.9	-0.22%
<b>November 2015</b>	101.9	0.26%	99.6	0.47%	116.9	-0.88%
<b>December 2015</b>	100.9	-1.03%	98.5	-1.10%	116.1	-0.64%
<b>January 2016</b>	99.3	-1.57%	96.9	-1.67%	115.0	-0.98%
<b>February 2016</b>	98.4	-0.93%	95.7	-1.17%	115.4	0.33%
<b>March 2016</b>	98.7	0.32%	96.2	0.52%	114.5	-0.73%
<b>April 2016</b>	98.7	0.05%	96.4	0.14%	114.0	-0.46%
<b>May 2016</b>	99.0	0.30%	96.8	0.47%	113.4	-0.53%
<b>June 2016</b>	98.5	-0.53%	96.3	-0.51%	112.7	-0.65%

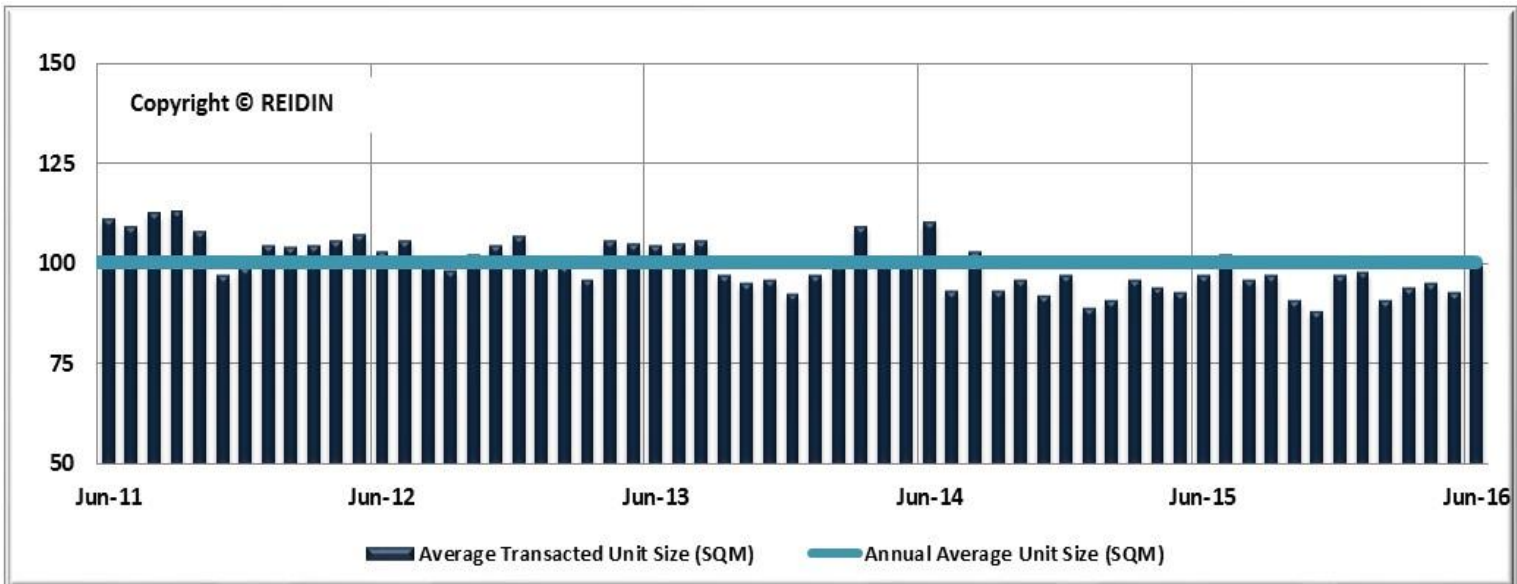
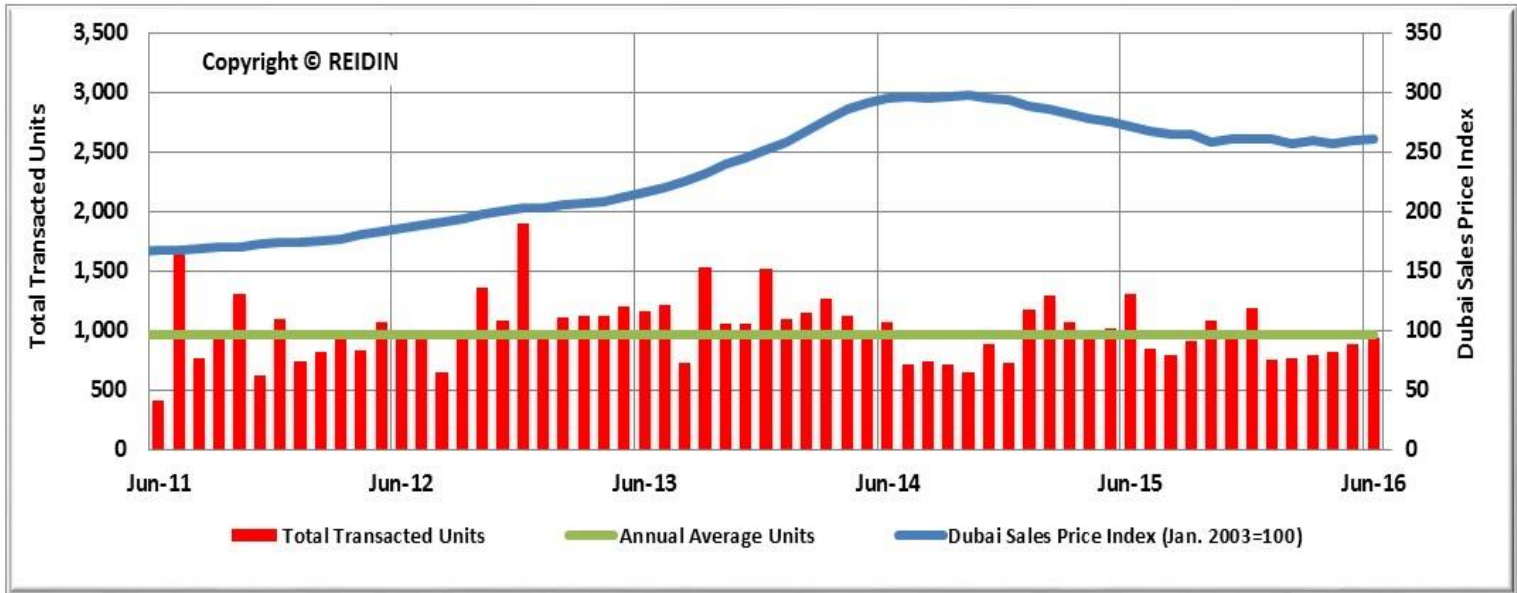


Apartment rental prices registered a decrease in June 2016. Prices decreased 0.51% m-o-m and also decreased 3.2% y-o-y.

Villa rental prices registered a decrease in June 2016. Prices decreased 0.65% m-o-m and also decreased 5.8% y-o-y.



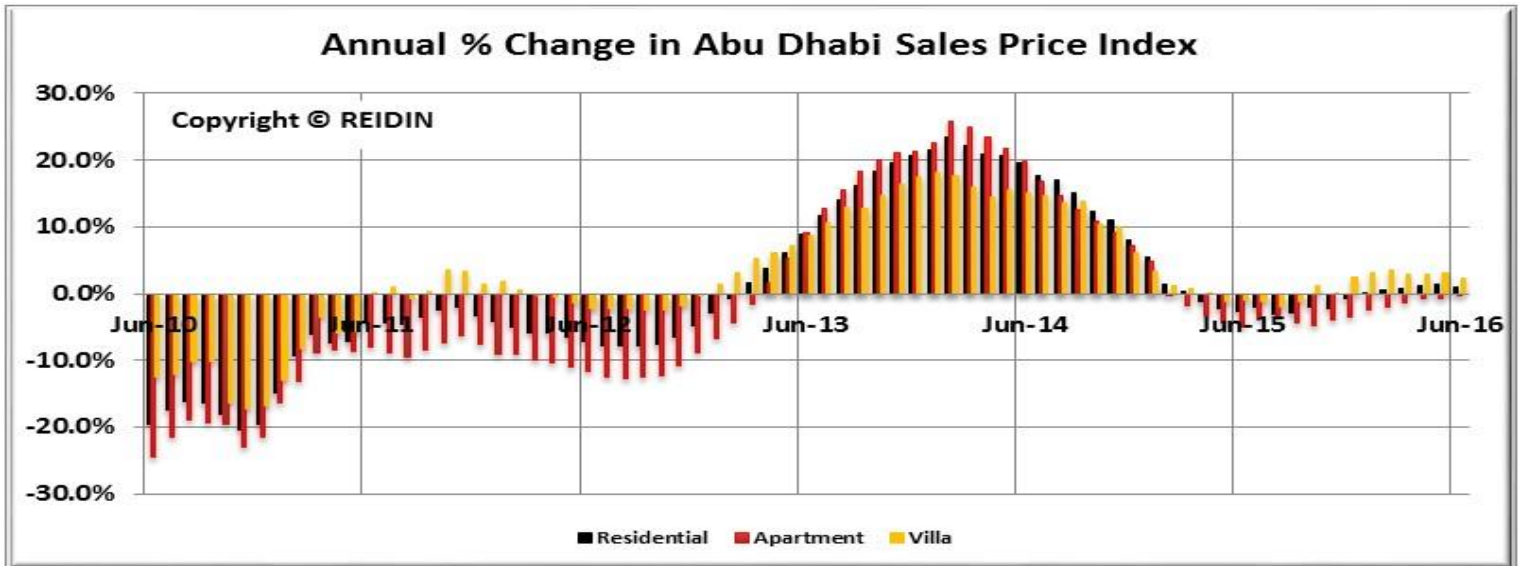
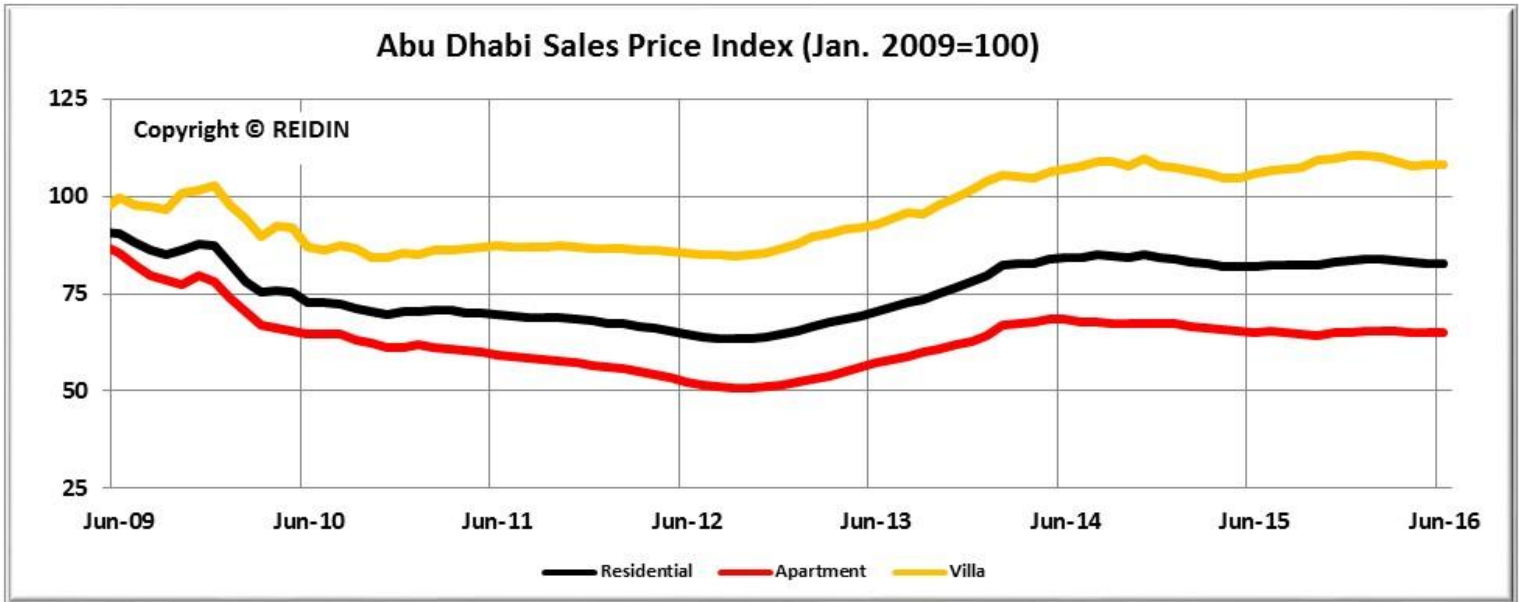




The Abu Dhabi Residential Property Price Index for all residential decreased by 0.01 points, from 82.89 to 82.88, which represents a decrease of 0.01% in June 2016. On the other hand, prices increased 1.1% y-o-y.

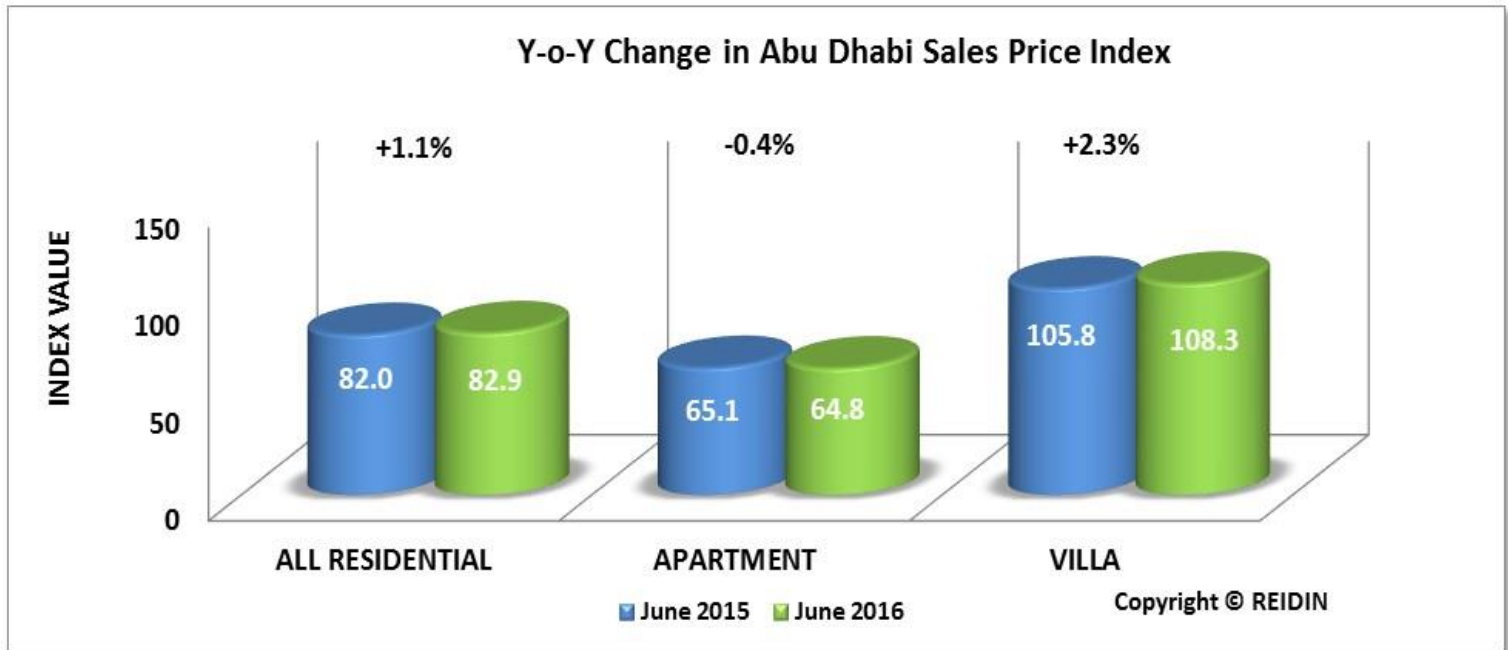
Apartment sales prices registered a decrease in June 2016. Prices decreased 0.05% m-o-m and also decreased 0.4% y-o-y.

Villa sales prices registered an increase in June 2016. Prices increased 0.10% m-o-m and also increased 2.3% 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
<b>October 2015</b>	82.5	0.35%	64.2	-0.42%	109.1	1.51%
<b>November 2015</b>	83.2	0.85%	64.9	1.03%	109.7	0.53%
<b>December 2015</b>	83.5	0.42%	65.0	0.20%	110.5	0.70%
<b>January 2016</b>	84.1	0.62%	65.6	0.89%	110.6	0.13%
<b>February 2016</b>	83.8	-0.29%	65.4	-0.26%	110.2	-0.35%
<b>March 2016</b>	83.6	-0.23%	65.4	0.05%	109.1	-1.05%
<b>April 2016</b>	83.0	-0.71%	65.1	-0.58%	107.9	-1.13%
<b>May 2016</b>	82.9	-0.17%	64.9	-0.31%	108.1	0.27%
<b>June 2016</b>	82.9	-0.01%	64.8	-0.05%	108.3	0.10%





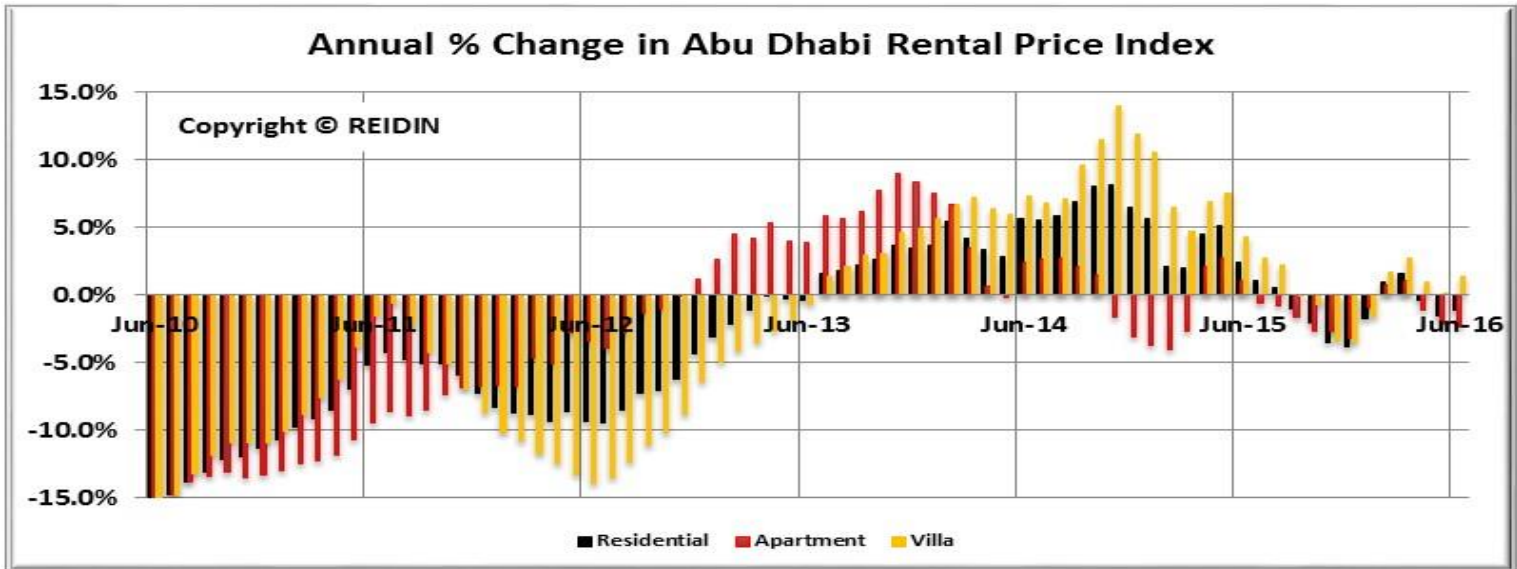
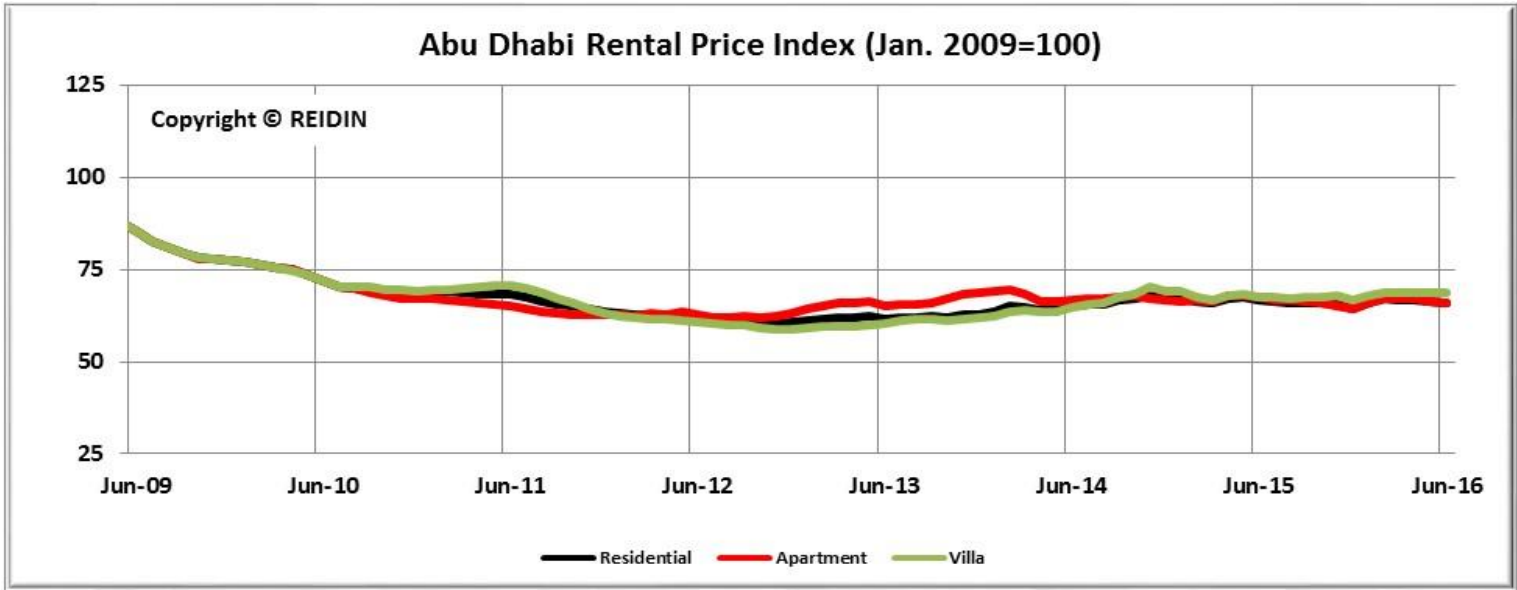
Apartment sales prices registered a decrease in June 2016. Prices decreased 0.05% m-o-m and also decreased 0.4% y-o-y.

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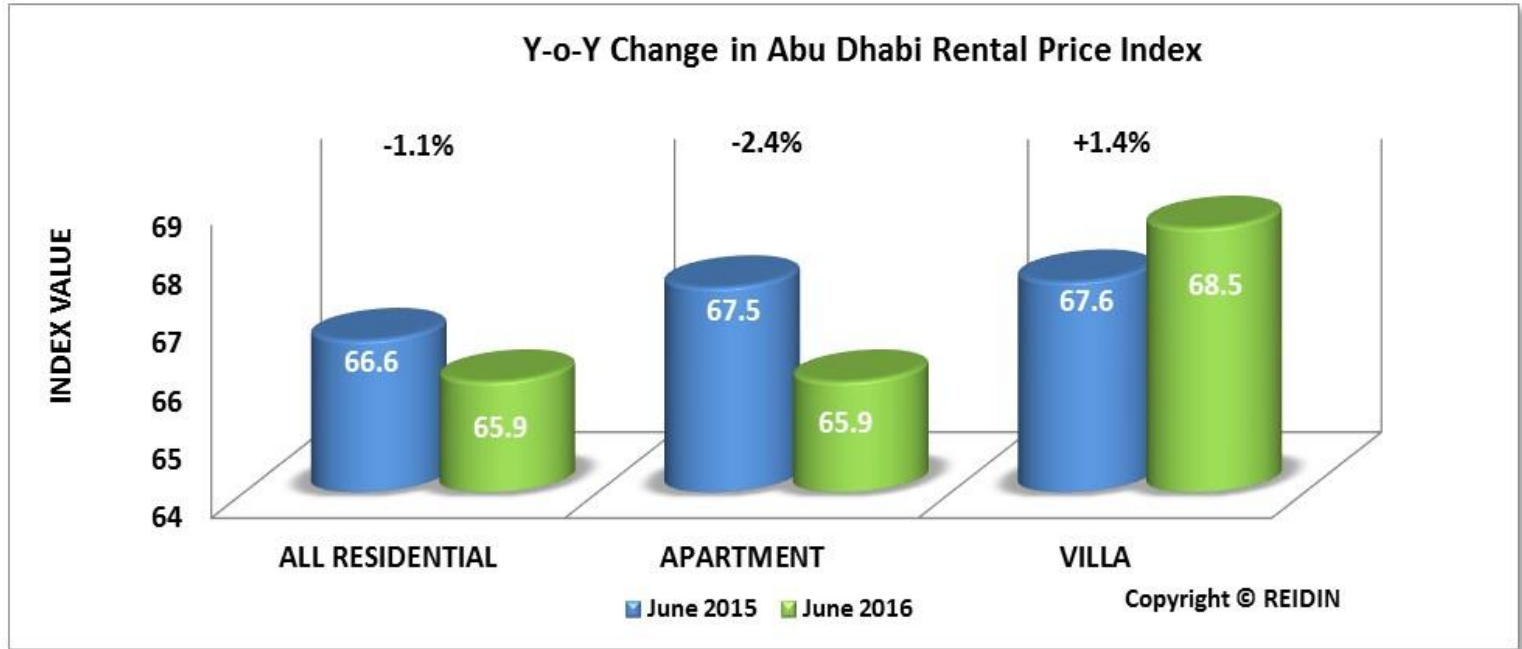
Residential property prices in Abu Dhabi rental market decreased by 0.4 points, from 66.3 to 65.9, which represents a decrease of 0.59% in June 2016. On the other hand, prices decreased 1.1% y-o-y.

Apartment rental prices registered a decrease in June 2016. Prices decreased 0.80% m-o-m and also decreased 2.4% y-o-y.

Villa rental prices registered an increase in June 2016. Prices increased 0.04% m-o-m and also increased 1.4% y-o-y.

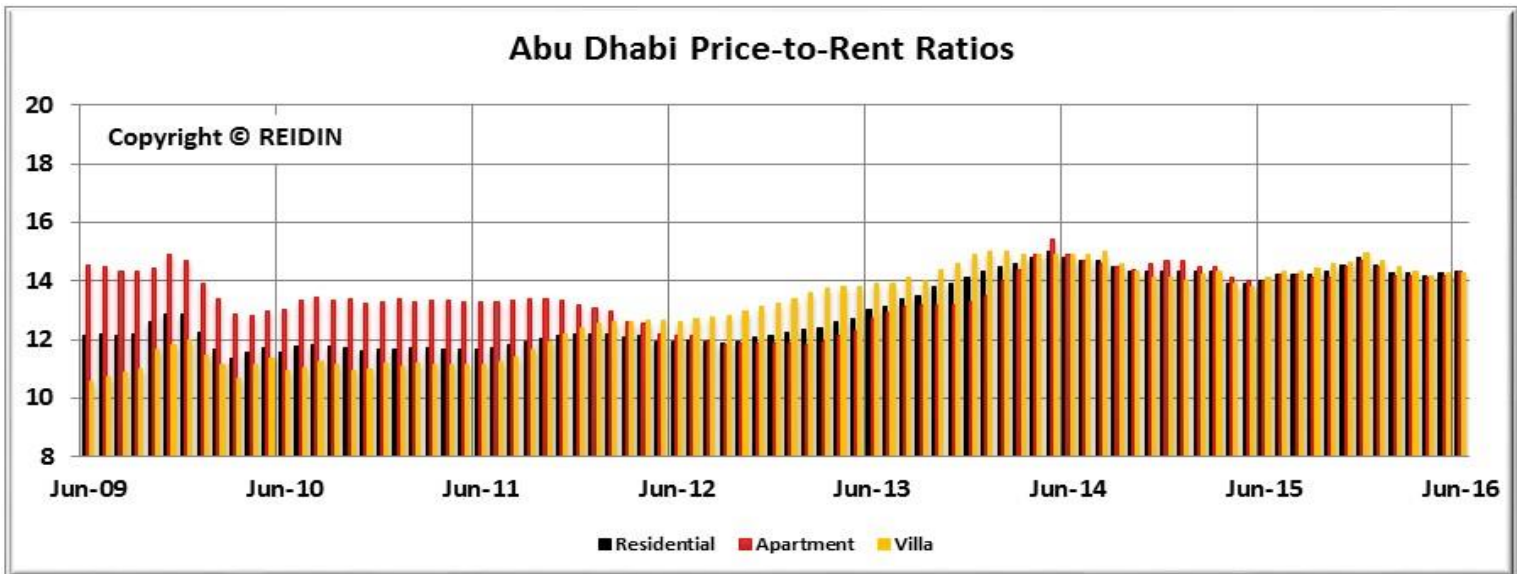
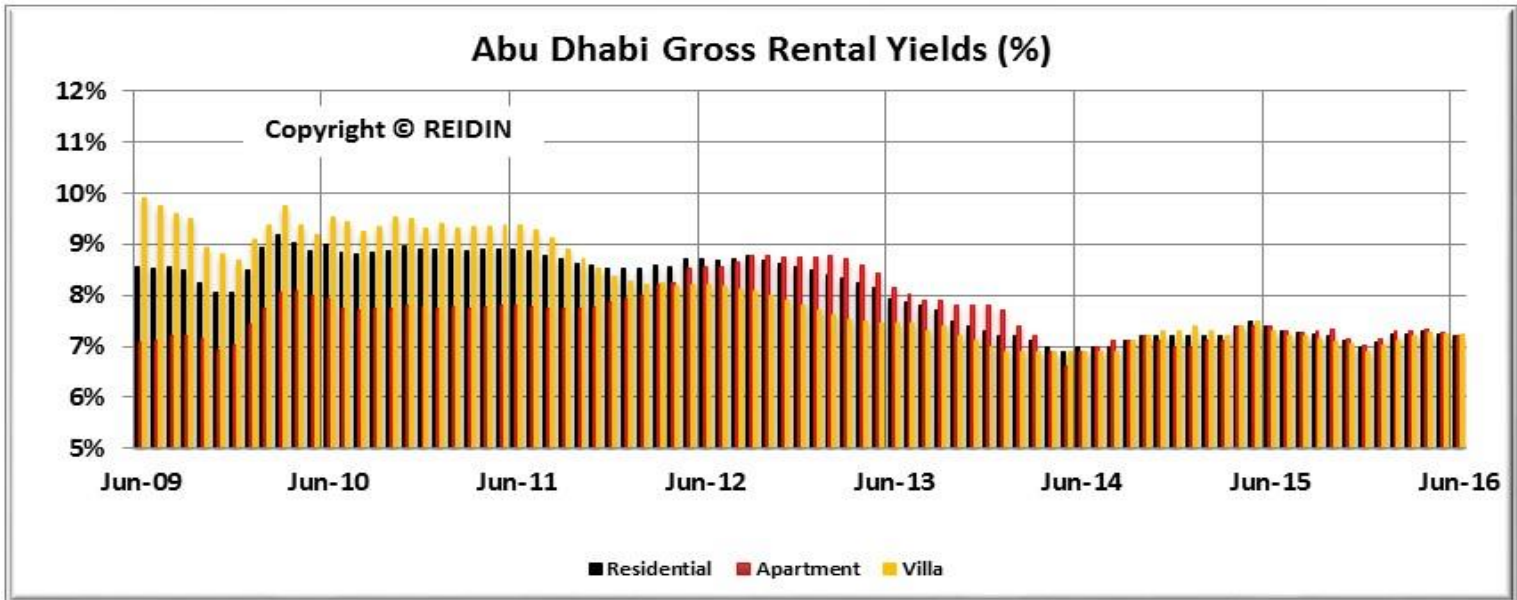


Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	M-o-M	Index Number	M-o-M	Index Number	M-o-M
<b>October 2015</b>	65.8	-0.08%	66.1	-0.29%	67.6	0.42%
<b>November 2015</b>	65.3	-0.64%	65.2	-1.32%	67.7	0.21%
<b>December 2015</b>	64.4	-1.36%	64.4	-1.32%	66.7	-1.48%
<b>January 2016</b>	65.8	2.11%	65.8	2.30%	68.0	1.86%
<b>February 2016</b>	66.9	1.69%	67.2	2.08%	68.7	1.00%
<b>March 2016</b>	66.8	-0.10%	67.1	-0.13%	68.6	-0.06%
<b>April 2016</b>	66.8	-0.12%	67.0	-0.13%	68.6	-0.04%
<b>May 2016</b>	66.3	-0.72%	66.4	-0.90%	68.5	-0.15%
<b>June 2016</b>	65.9	-0.59%	65.9	-0.80%	68.5	0.04%



Apartment rental prices registered a decrease in June 2016. Prices decreased 0.80% m-o-m and also decreased 2.4% y-o-y.

Villa rental prices registered an increase in June 2016. Prices increased 0.04% m-o-m and also increased 1.4% 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.

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.

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