

# REIDIN

## ABU DHABI RESIDENTIAL SALES PRICE INDEX (RSPI) 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.

### REIDIN.com

#### Differentiators

- Coverage
- Reach
- Experience
- Know How
- Technology

### CONCEPTS AND DEFINITIONS

- REIDIN Abu Dhabi Residential Sales Price Index are designed to be reliable and consistent benchmark of house prices in Abu Dhabi. The main purpose of REIDIN Abu Dhabi Residential Sales Price Index is to measure the average change in house sales in a particular geographic market during a particular time range. REIDIN Abu Dhabi Residential Sales Price 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 Raha Beach	Al Muneera	Al Raha Gardens	County Wide		
Al Reem Island	County Wide	Al Reef	County Wide		
Al Reem Island	Marina Square	Al Reef	Al Reef Villas		
Al Reem Island	Shams Gate District	Khalifa City	County Wide		
Al Reef	Al Reef Downtown	Saadiyat Island	Area Wide		

### DATA AVAILABILITY

- REIDIN Abu Dhabi Residential Sales Price Index 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.

REIDIN.com

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## METHODOLOGY

- Monthly REIDIN Abu Dhabi Residential Sales Price Index is calculated based on moving average median prices– an approach that is widely used for indexing housing prices – which involves median of sales prices in of properties a corresponding region. The median series of sales price data (US Dollar) is constructed by taking “**the median price/sqm**” of all residential in Abu Dhabi during a certain time period.
- All indexes 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:** REIDIN Abu Dhabi Residential Sales Price Index 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:** REIDIN Abu Dhabi Residential Sales Price Index 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:** REIDIN Abu Dhabi Residential Sales Price Index 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".