REIDIN
DUBAI PRIME RESIDENTIAL RENT INDEX(PRRI) GUIDE

REIDIN 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 unique information services are powered by unrivalled depth of local knowledge and partnerships managed through teams, Istanbul and Dubai.

REIDIN Differentiators

➢ Coverage
➢ Reach
➢ Experience
➢ Know How
➢ Technology

CONCEPTS AND DEFINITIONS

- REIDIN Dubai Prime Residential Rent Index is designed to be reliable and consistent benchmarks of prime residential rental values in Dubai. The main purpose of PRRI is to measure the average change in prime residential rental values in a particular geographic market during a particular time range. PRRI 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	*
Business Bay	Downtown Dubai	Arabian Ranches	County Wide		
Palm Jumeirah	County Wide	Palm Jumeirah	County Wide		
Emirates Living	The Views	Emirates Living	Emirates Hills		
DIFC	County Wide	Emirates Living	Jumeirah Islands		
Emirates Living	The Views	Emirates Living	The Lakes		
		Emirates Living	Springs and Meadows		

REIDIN's proprietary platforms include vast searchable and customised databases of qualified listings, properties, transactions, news, analysis, malls, indices, indicators, projects and companies.
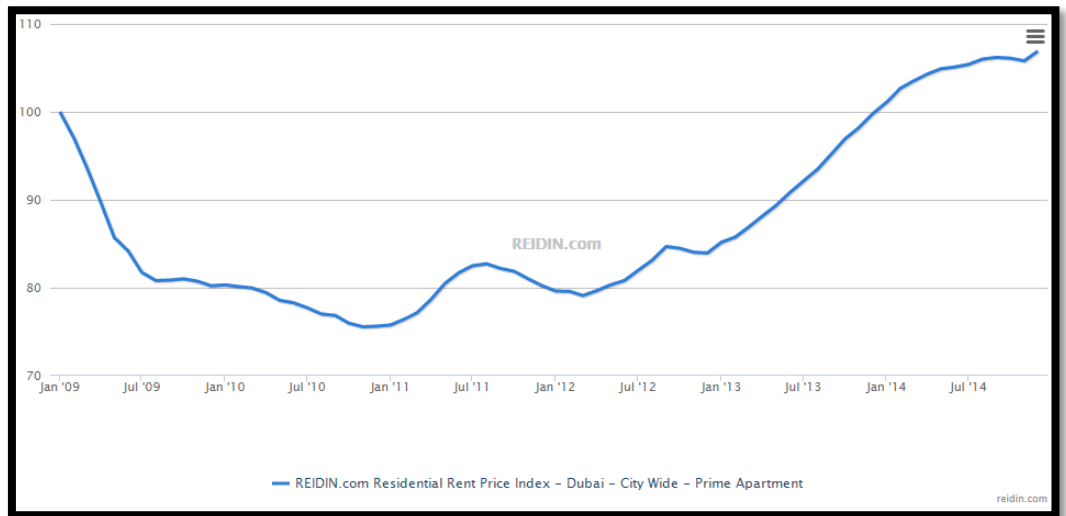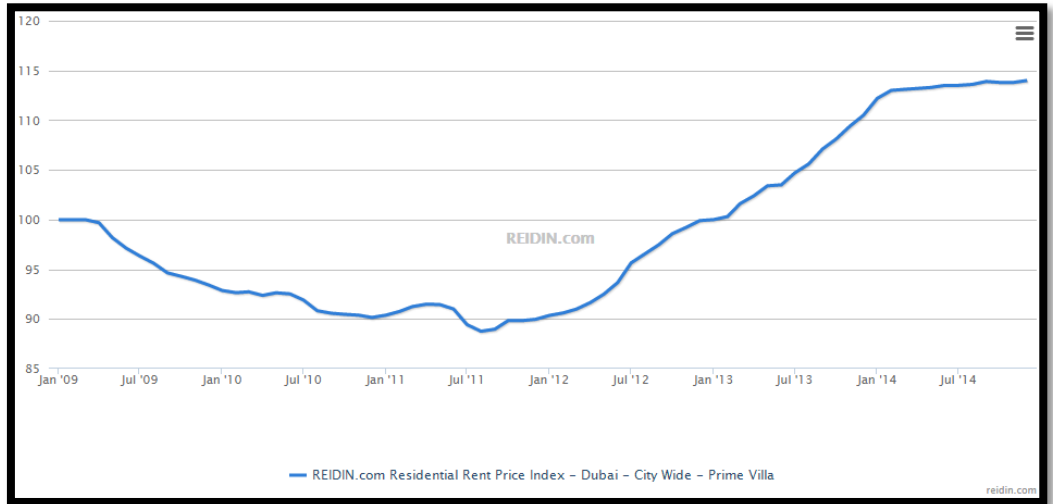
REIDIN also offers intelligent analytical tools designed to save time and money - a range of charting functions, price sensitive heat maps, comparative analysis of market indices, automated valuation tools.

REIDIN Vision

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

DATA AVAILABILITY

- REIDIN Dubai Prime Residential Rent Index uses a monthly sample data set of **offered/asked listing and transacted properties** rental values data. Offered/asked listing properties rental value 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 Residential Rent Price Index – Dubai – City Wide – Prime Villa

REIDIN.com Residential Rent Price Index – Dubai – City Wide – Prime Apartment

METHODOLOGY

- REIDIN Dubai Prime Residential Rent Index is calculated based on k-means clustering analysis which divide data set into sub two clusters by using rental value per sqm– an approach that is proposed by REIDIN Data & Research Team for indexing prime residential rental values–the top cluster in a corresponding region is being used to generate the median of prime residential rental value.

- REIDIN Dubai Prime Residential Rent Index employs "**weighted**" average of the median rental values of areas for the calculating median rental value of Dubai City Wide. 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.

- REIDIN Dubai Prime Residential Rent Index is also calculated by using the **Laspeyres price index formula** and a **moving average algorithm**. A moving average is commonly used with time series data to smooth out short-term fluctuations and highlight longer-term trends or cycles.

$$L(p) = \frac{\sum_{j=1}^{N} p_{j,t} q_{j,0}}{\sum_{j=1}^{N} p_{j,0} q_{j,0}} \quad \text{(Laspeyres price index)}$$

Where,

$p_{j,t}$ is the median of rental value/sqm, t months after the base period

$p_{j,0}$ is the median of rental value/sqm during the base period

$q_{j,0}$ is quantity of the base period as weights

-

- **Outliers and extreme values** (as a result of incomplete, inconsistent or erroneous data) are excluded by the outlier of detection procedure the inter-quartile range (IQR) based on the calculated rental value 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 & Reference Period:
- REIDIN Dubai Prime Residential Rent Index represents the changes for each geographical area throughout the month and index series are starting at the beginning of each data set.

- **Revisions:** REIDIN Dubai Prime Residential Rent 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 of the PRRI:** REIDIN Dubai Prime Residential Rent 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".