# REIDIN
# DUBAI PRIME RESIDENTIAL SALES PRICE DATA (PRSP) 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 Sales Price is designed to be reliable and consistent benchmarks of prime house prices in Dubai. The main purpose of PRSP is to measure the average change in prime house sales prices in a particular geographic market during a particular time range. PRSP 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.
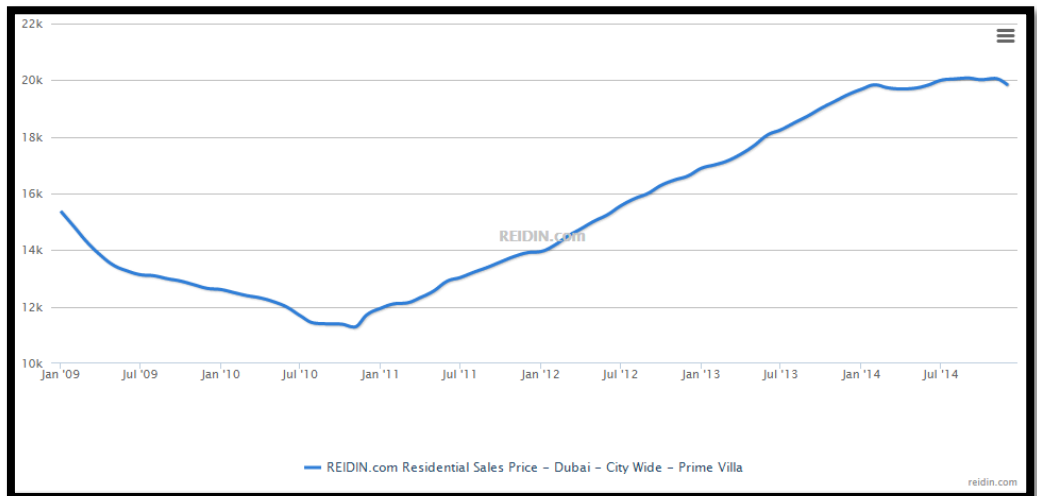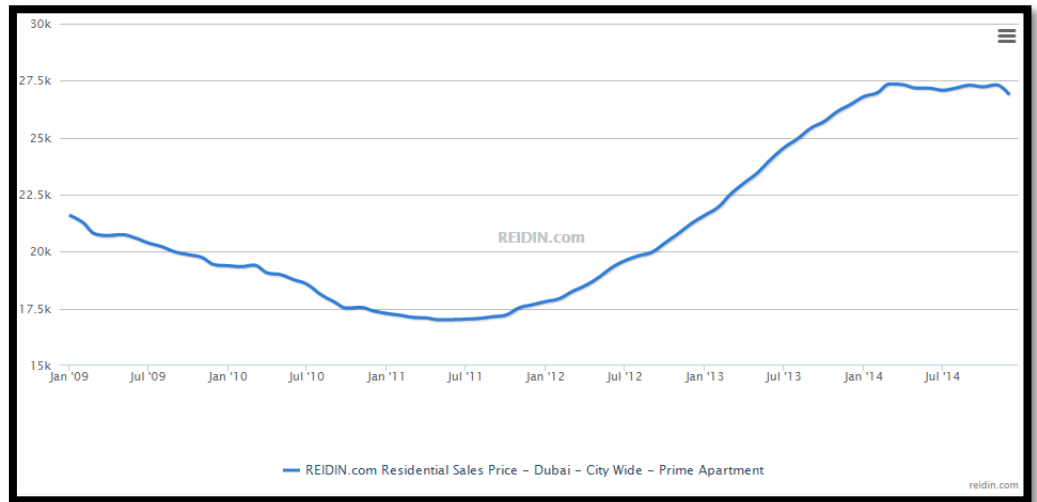
REIDIN also offers intelligent analytical tools designed to save time and money - a range of charting functions, price sensitive heat maps, comparative analysis of market indices, automated valuation tools.

**REIDIN Vision**

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

## DATA AVAILABILITY

- REIDIN Dubai Prime Residential Sales Price uses a monthly sample data set of **offered/asked listing and transacted properties** price data. Offered/asked listing properties price 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 Sales Price – Dubai – City Wide – Prime Apartment



— REIDIN.com Residential Sales Price – Dubai – City Wide – Prime Villa

## METHODOLOGY

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

- REIDIN Dubai Prime Residential Sales Price employs "**weighted**" average of the median sales prices of areas for the calculating median sales price 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.

- **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 & Reference Period:**
- REIDIN Dubai Prime Residential Sales Price represents the changes for each geographical area throughout the month and data series are starting at the beginning of each data set.

- **Revisions:** REIDIN Dubai Prime Residential Sales Price 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 PRSP:** REIDIN Dubai Prime Residential Sales Price 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".