REIDIN
DUBAI RESIDENTIAL SALES PRICE DATA (RSPD)

CONCEPTS AND DEFINITIONS

- REIDIN Dubai Residential Sales Price Data is designed to be reliable and consistent benchmarks of house prices in Dubai. The main purpose of REIDIN Dubai Residential Sales Price Data is to measure the average change in house sales prices in a particular geographic market during a particular time range. REIDIN Dubai Residential Sales Price Data 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	County Wide	Arabian Ranches	County Wide		
Business Bay	Downtown Dubai	Palm Jumeirah	County Wide		
Discovery Gardens	County Wide	Emirates Living	The Springs and The Meadows		
Dubai Marina	County Wide				
Dubai Marina	Jumeirah Beach Residences				
Dubai Sports City	County Wide				
International City	County Wide				
Jumeirah Lake Towers	County Wide				
Palm Jumeirah	County Wide				
Emirates Living	County Wide				
Emirates Living	The Greens				
Emirates Living	The Views				

DATA AVAILABILITY

- REIDIN REIDIN Dubai Residential Sales Price Data 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

REIDIN.com Residential Sales Price – Dubai – City Wide – Villa   REIDIN.com Residential Sales Price – Dubai – City Wide – Apartment
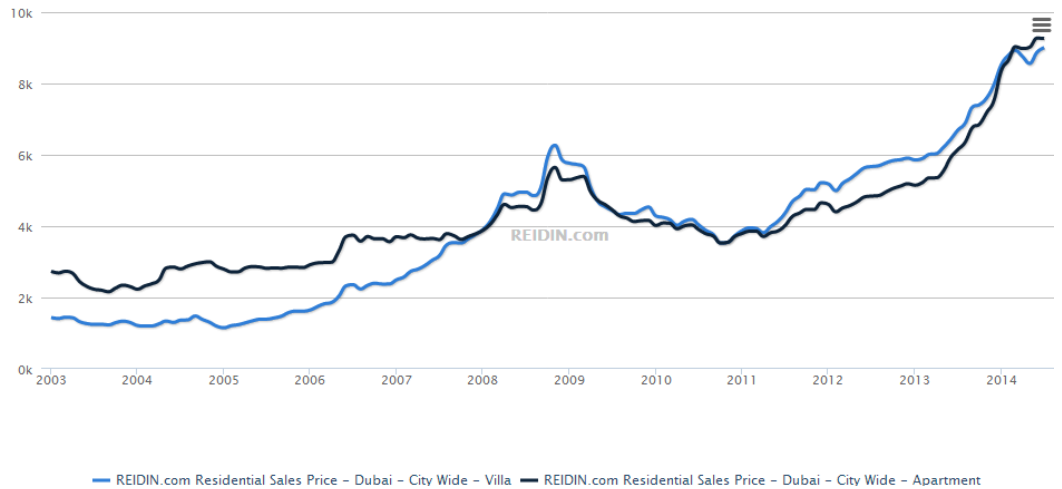
METHODOLOGY

- REIDIN Dubai Residential Sales Price Data is calculated based on moving average median prices– an approach that is widely used for housing prices – which involves median of sales prices of properties in a corresponding region. The median series of sales price data (UAE Dirham) by taking is constructed "**the median price/sqm**" of all properties in Dubai during a certain time period.

- REIDIN Dubai Residential Sales Price Data employs "**weighted**" average of the median prices of areas for the calculation of the monthly price datas. 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:** The REIDIN Dubai Residential Sales Price Data represents the changes for each geographical area throughout the month.

- **Data Reference Period:** Data series are starting at the beginning of January 2003

- **Publication**: REIDIN Dubai Residential Sales Price Data 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".