

# REIDIN.com The United Arab Emirates Residential Property Price Indices : April 2012 Results

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Residential property prices in Dubai housing market performed well in April 2012. The Dubai Residential Property Sales Index for all residential increased by 2.6 points, from 174.2 to 176.8, which represents an increase of 1.53% mom. On the other hand, prices increased 11.46% yoy.

Apartment sales prices registered a decrease in April 2012. Prices decreased 0.51% mom but increased 0.65% yoy.

Villa sales prices show relatively high nominal growth on a mom basis. Prices increased 2.07% mom and 19.58% yoy.

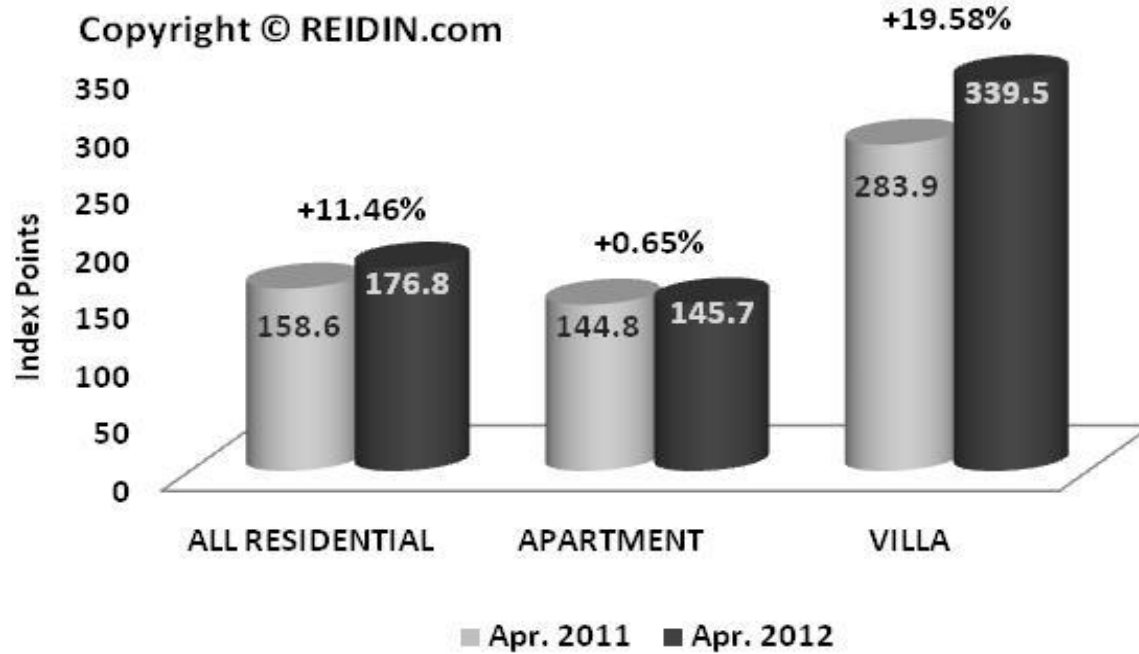
Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.82%; for “51sqm-100sqm”, decreased by a nominal 0.72%; for “101sqm-150sqm”, increased by 1.88%; for “151sqm and more” and decreased by a nominal 1.63% in April 2012.

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# Dubai Residential Property Price Indices: Sales Price Indices (Jan.2003=100)



# YoY Change in Dubai RPPIs: Sales Price Indices



Month (Jan.2003=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	163.9	+0.41%	141.5	-0.78%	306.5	+1.58%
November 2011	165.2	+0.79%	141.0	-0.36%	311.9	+1.78%
December 2011	167.0	+1.09%	141.9	+0.60%	316.5	+1.46%
January 2012	169.0	+1.21%	142.6	+0.54%	321.5	+1.58%
February 2012	170.8	+1.05%	143.5	+0.61%	326.4	+1.54%
March 2012	174.2	+2.00%	146.5	+2.08%	332.6	+1.89%
April 2012	176.8	+1.53%	145.7	-0.51%	339.5	+2.07%

## Dubai RPPIs-Apartment Size Range: Sales Price Indices

Month (Jan.2006=100)	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
	Index Number	MoM	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	110.0	+0.18%	117.2	+0.21%	113.7	-1.35%	122.5	+0.19%
November 2011	111.7	+1.58%	115.8	-1.17%	112.5	+1.00%	121.6	+0.79%
December 2011	110.2	-1.39%	117.6	+1.58%	111.8	-0.62%	123.7	+1.73%
January 2012	111.7	+1.42%	116.0	-1.38%	112.9	+0.99%	125.2	+1.20%
February 2012	112.7	+0.83%	116.5	+0.41%	112.6	-0.27%	124.8	-0.29%
March 2012	115.0	+2.07%	118.9	+2.08%	112.8	+0.13%	122.8	-1.63%
April 2012	112.9	-1.82%	118.1	-0.72%	114.9	+1.88%	120.8	-1.63%

Residential property prices in Dubai rental market increased by 0.04 points, from 74.29 to 74.33, which represents an increase of 0.06% mom. On the other hand, rent prices increase 10.17% yoy.

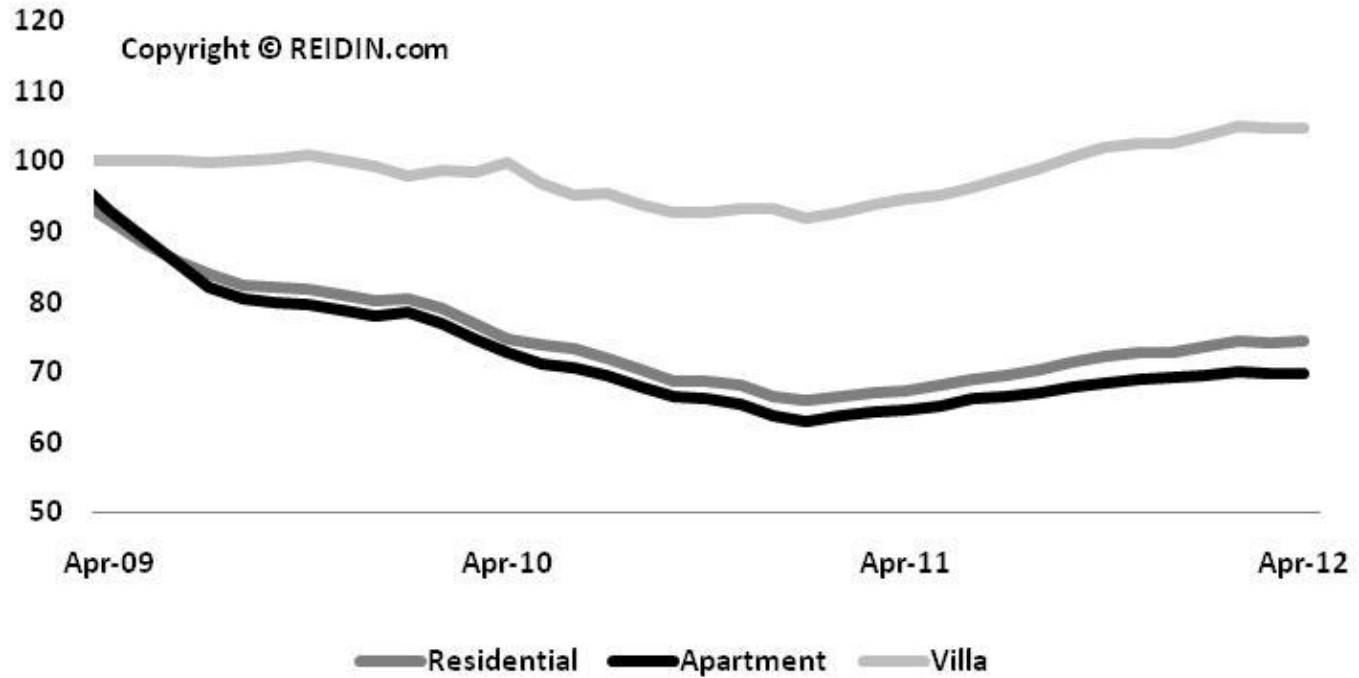
Apartment rental prices show an increase on a mom basis. Prices increased 0.05% mom and 8.18% yoy.

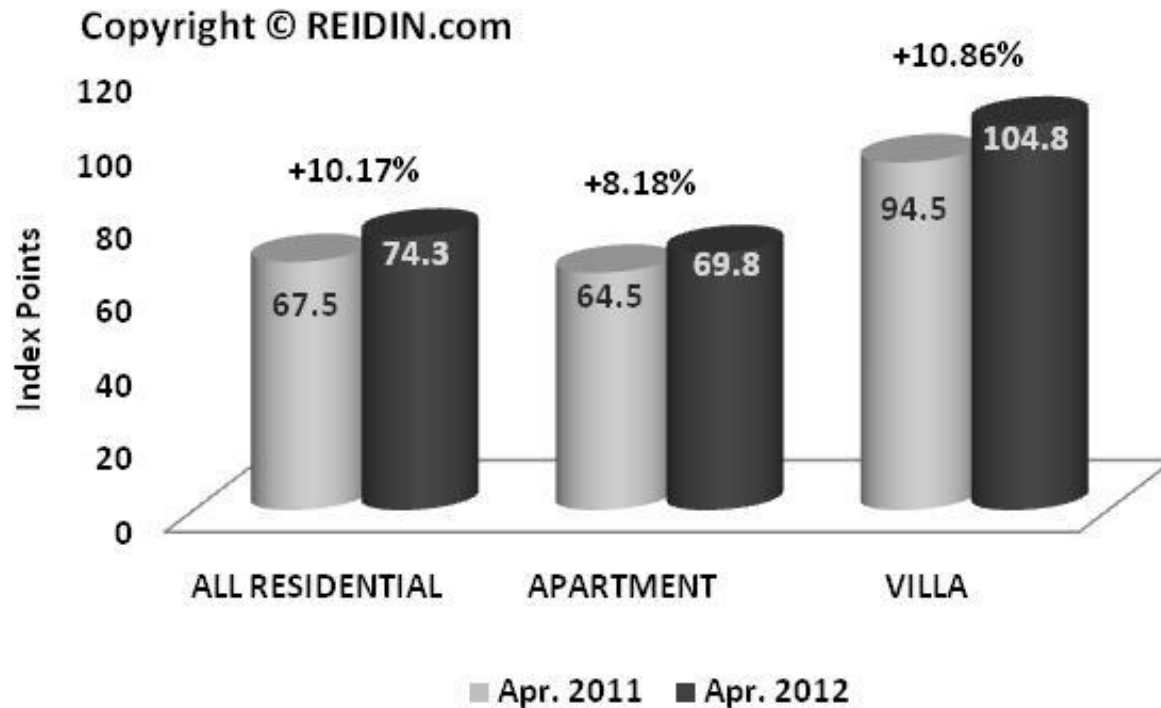
Villa rental prices registered an increase in April 2012. Prices increased 0.06% mom and 10.86% yoy.

Apartment rental prices with the size “50sqm and less”, decreased by a nominal 0.62%; for “51sqm-100sqm”, decreased by a nominal 0.48%; for “101sqm-150sqm”, increased by 2.04%; for “151sqm and more”, apartment sales prices decreased by a nominal 0.72% in April 2012.



# Dubai Residential Property Price Indices: Rent Price Indices (Jan.2009=100)



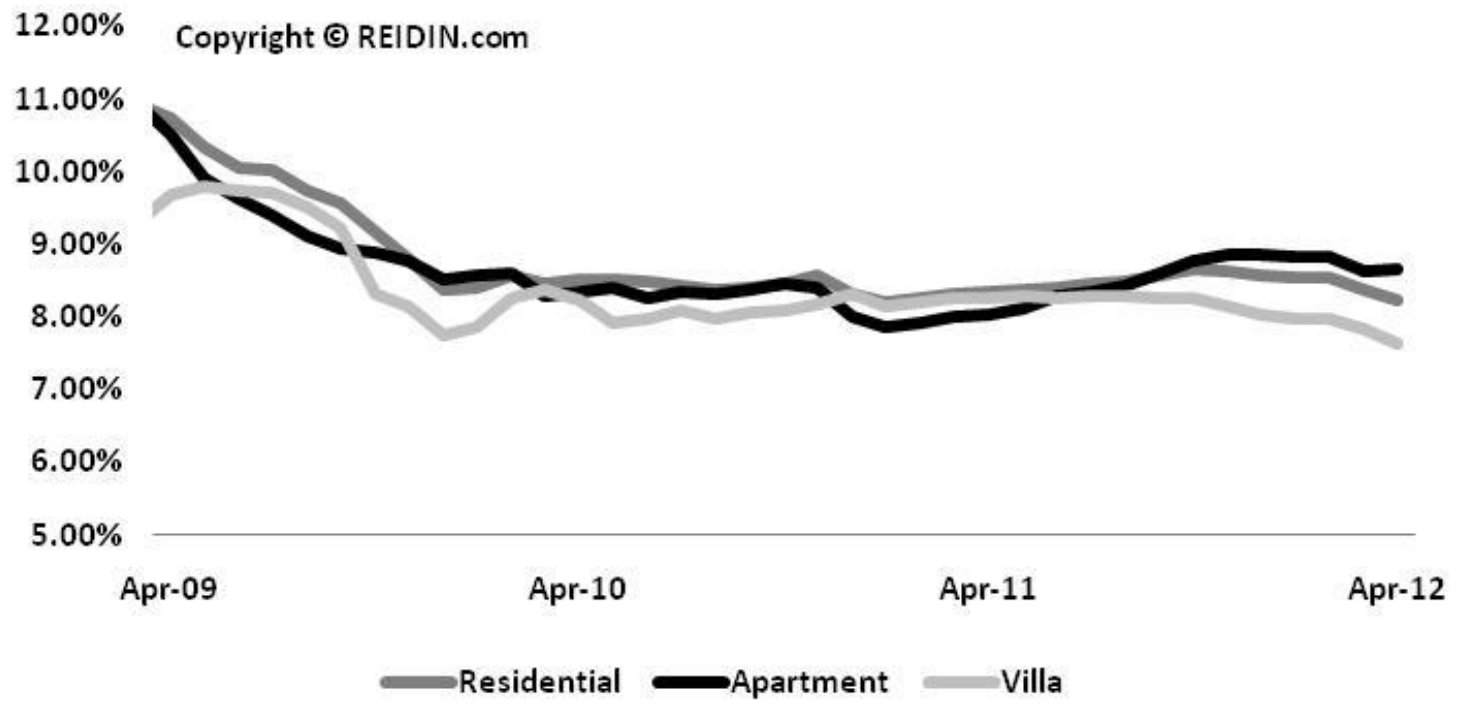


Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	72.27	+1.23%	68.53	+0.85%	102.1	+1.51%
November 2011	72.70	+0.59%	68.97	+0.64%	102.7	+0.54%
December 2011	72.94	+0.33%	69.39	+0.61%	102.5	-0.16%
January 2012	73.58	+0.87%	69.65	+0.37%	103.7	+1.14%
February 2012	74.53	+1.30%	69.97	+0.46%	105.1	+1.38%
March 2012	74.29	-0.33%	69.79	-0.25%	104.7	-0.37%
April 2012	74.33	+0.06%	69.82	+0.05%	104.8	+0.06%

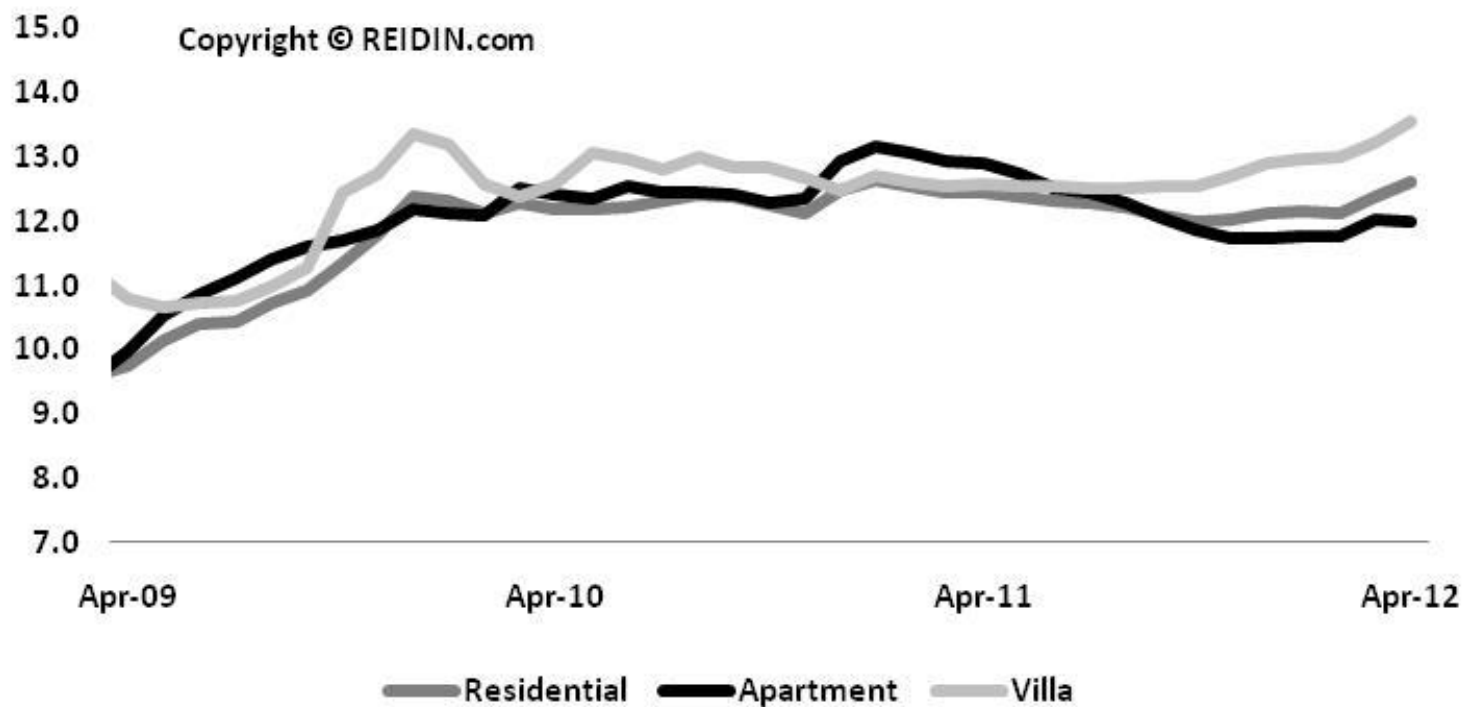
## Dubai RPPIs-Apartment Size Range: Rent Price Indices

Month (Jan.2009=100)	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
	Index Number	MoM	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	78.96	+1.59%	74.45	-0.66%	82.08	+1.44%	83.88	+0.70%
November 2011	79.21	+0.31%	75.15	+0.94%	82.84	+0.93%	84.45	+0.69%
December 2011	78.59	-0.78%	76.40	+1.67%	82.35	-0.59%	85.82	+1.62%
January 2012	77.66	-1.18%	76.31	-0.11%	83.46	+1.35%	87.16	+1.56%
February 2012	78.47	+1.04%	77.33	+1.33%	82.68	-0.94%	87.05	-0.12%
March 2012	77.61	-1.09%	76.21	-1.46%	83.86	+1.43%	88.41	+1.56%
April 2012	77.13	-0.62%	75.84	-0.48%	85.57	+2.04%	87.78	-0.72%

# Dubai Gross Rental Yields (%)



# Dubai Price-to-Rent Ratios



The Abu Dhabi Residential Property Price Index for all residential decreased by 0.43 points, from 66.50 to 66.07, which represents a decrease of 0.65% mom. On the other hand, prices decreased 5.82% yoy.

Apartment sales prices decreased 1.38% in April 2012 compared to March 2012 and decreased 10.35% compared to April 2011.

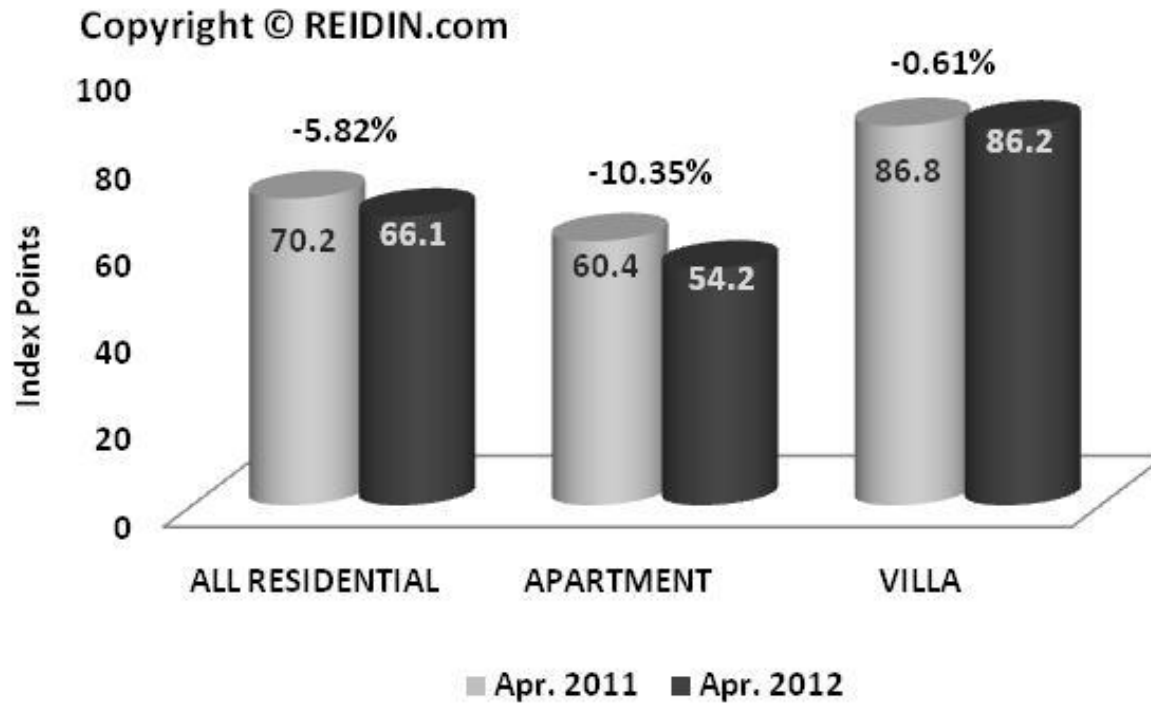
Villa sales prices registered an increase in April 2012. Prices increased 0.16% mom but decreased 0.61% yoy.

Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.76%; for “51sqm-100sqm”, decreased by a nominal 1.63%; for “101sqm-150sqm”, decreased by 1.67%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.47% in April 2012.

# Abu Dhabi Residential Property Price Indices: Sales Price Indices (Jan.2009=100)







Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	68.71	-0.02%	57.79	-0.22%	87.17	+0.23%
November 2011	68.36	-0.51%	57.29	-0.86%	87.08	-0.10%
December 2011	67.92	-0.65%	56.72	-0.99%	86.64	-0.51%
January 2012	67.51	-0.59%	56.16	-0.98%	86.61	-0.04%
February 2012	67.19	-0.49%	55.58	-1.04%	86.77	+0.19%
March 2012	66.50	-1.02%	54.91	-1.21%	86.09	-0.78%
April 2012	66.07	-0.65%	54.15	-1.38%	86.22	+0.16%

# Abu Dhabi RPPIs-Apartment Size Range: Sales Price Indices

Month (Jan.2009=100)	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
	Index Number	MoM	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	71.35	-0.52%	58.89	-0.54%	59.49	+0.57%	58.52	-0.42%
November 2011	70.73	-0.87%	58.33	-0.96%	58.99	-0.84%	57.95	-0.98%
December 2011	70.07	-0.94%	57.82	-0.87%	58.38	-1.03%	57.33	-1.07%
January 2012	69.38	-0.98%	57.14	-1.17%	57.69	-1.18%	56.63	-1.21%
February 2012	68.53	-1.22%	56.42	-1.28%	57.09	-1.05%	56.08	-0.98%
March 2012	67.51	-1.49%	55.64	-1.38%	56.41	-1.19%	55.40	-1.21%
April 2012	66.32	-1.76%	54.73	-1.63%	55.47	-1.67%	54.59	-1.47%

Residential property prices in Abu Dhabi rental market decreased by 0.58 points, from 62.63 to 62.05, which represents a decrease of 0.91% mom. On the other hand, prices decreased 9.38% yoy.

Apartment rental prices decreased 1.03% in April 2012 compared to March 2012 and decreased 5.07% compared to April 2011.

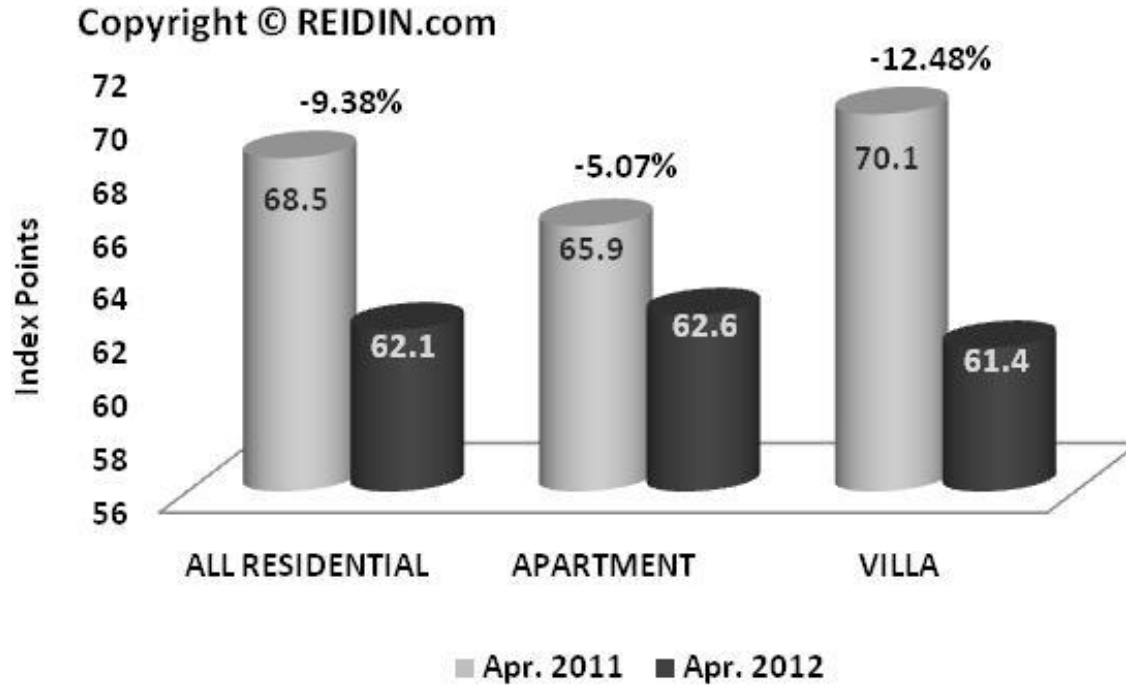
Villa rental prices registered a decrease in April 2012. Prices decreased 0.51% mom and 12.48% yoy.

Apartment rental prices with the size “50sqm and less”, increased by a nominal 1.16%; for “51sqm-100sqm”, increased by a nominal 1.44%; for “101sqm-150sqm”, decreased by 2.04%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.95% in April 2012.

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# Abu Dhabi Residential Property Price Indices: Rent Price Indices (Jan.2009=100)





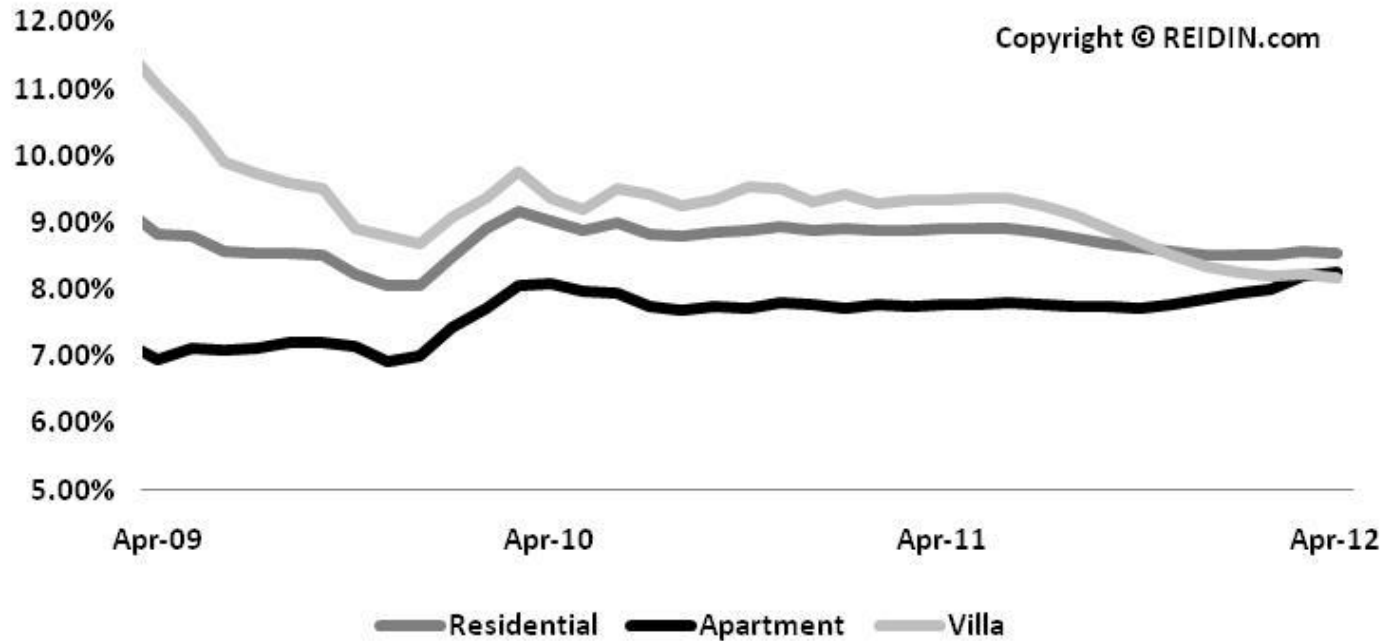
Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	65.08	-0.78%	62.74	-0.38%	65.98	-1.82%
November 2011	64.35	-1.12%	62.52	-0.35%	64.47	-2.29%
December 2011	63.55	-1.24%	62.52	0.00%	62.96	-2.34%
January 2012	63.08	-0.74%	62.55	+0.05%	62.25	-1.13%
February 2012	62.85	-0.36%	62.34	-0.33%	62.01	-0.38%
March 2012	62.63	-0.36%	63.25	+1.45%	61.69	-0.52%
April 2012	62.05	-0.91%	62.59	-1.03%	61.37	-0.51%

## Abu Dhabi RPPIs-Apartment Size Range: Rent Price Indices

Month (Jan.2009=100)	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
	Index Number	MoM	Index Number	MoM	Index Number	MoM	Index Number	MoM
October 2011	63.36	-2.00%	64.20	-0.45%	63.81	-1.01%	63.82	-0.70%
November 2011	61.78	-2.49%	63.93	-0.42%	63.02	-1.24%	63.39	-0.67%
December 2011	60.79	-1.60%	63.90	-0.05%	61.79	-1.95%	63.00	-0.62%
January 2012	60.33	-0.76%	63.91	+0.02%	61.38	-0.66%	62.83	-0.27%
February 2012	60.29	-0.07%	63.81	-0.16%	60.87	-0.83%	62.41	-0.67%
March 2012	61.10	+1.34%	64.78	+1.52%	60.12	-1.24%	61.68	-1.18%
April 2012	61.80	+1.16%	65.71	+1.44%	58.89	-2.04%	60.47	-1.95%



# Abu Dhabi Gross Rental Yields (%)



# Abu Dhabi Price-to-Rent Ratios



REIDIN.com 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**

Dubai sales/ rent index series are calculated monthly, and cover 7 city-wide, 8 main districts and 4 major communities/ projects. Abu Dhabi sales/ rent index series are also calculated monthly, and cover 7 city-wide and 4 main districts. The REIDIN.com UAE RPPIs employ arithmetic average of the median prices of districts for constructing index series (the unit method). All indices are also calculated by using a moving average algorithm. The REIDIN.com UAE RPPIs are calculated by using the Dutot price index formula.

## **Coverage**

REIDIN.com UAE RPPIs use monthly sample of offered/asked listing price data and land registry price data (transaction data).

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