

**REIDIN.com The United Arab Emirates Residential Property Price Indices:  
May 2012 Results  
June 15, 2012**



**Issue: 29**

---

	<b>Page Number</b>
<b>Dubai Residential Property Price Indices: Sales Price Indices</b>	<b>3-7</b>
<b>Dubai Residential Property Price Indices: Rent Price Indices</b>	<b>8-12</b>
<b>Dubai Gross Rental Yields and Price-to-Rent Ratios</b>	<b>13-14</b>
<b>Abu Dhabi Residential Property Price Indices: Sales Price Indices</b>	<b>15-19</b>
<b>Abu Dhabi Residential Property Price Indices: Rent Price Indices</b>	<b>20-24</b>
<b>Abu Dhabi Gross Rental Yields and Price-to-Rent Ratios</b>	<b>25-26</b>
<b>Methodology and Coverage</b>	<b>27</b>

---

Residential property prices in Dubai housing market performed well in May 2012. The Dubai Residential Property Sales Index for all residential increased by 2.6 points, from 176.8 to 179.4, which represents an increase of 1.42% mom. On the other hand, prices increased 12.69% yoy.

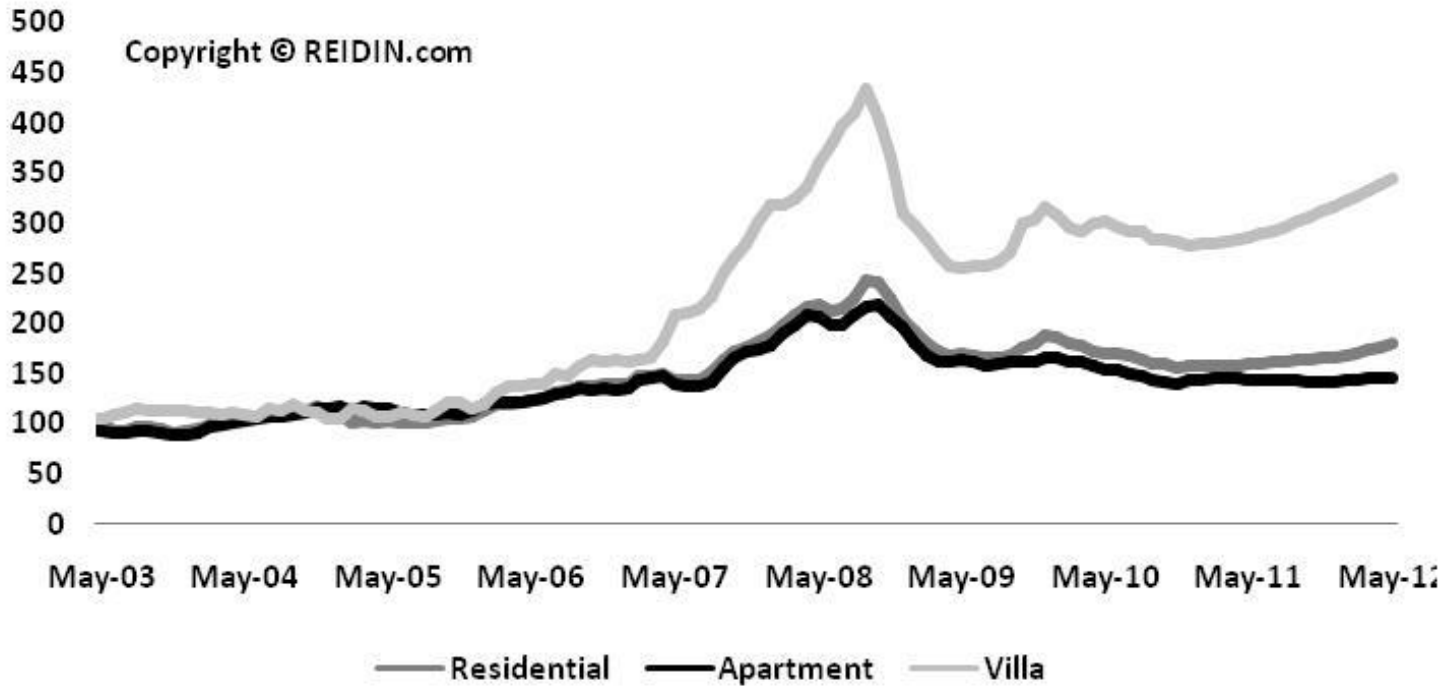
Apartment sales prices registered an increase in May 2012. Prices increased 0.28% mom and 1.18% yoy.

Villa sales prices show relatively high nominal growth on a mom basis. Prices increased 1.71% mom and 20.95% yoy.

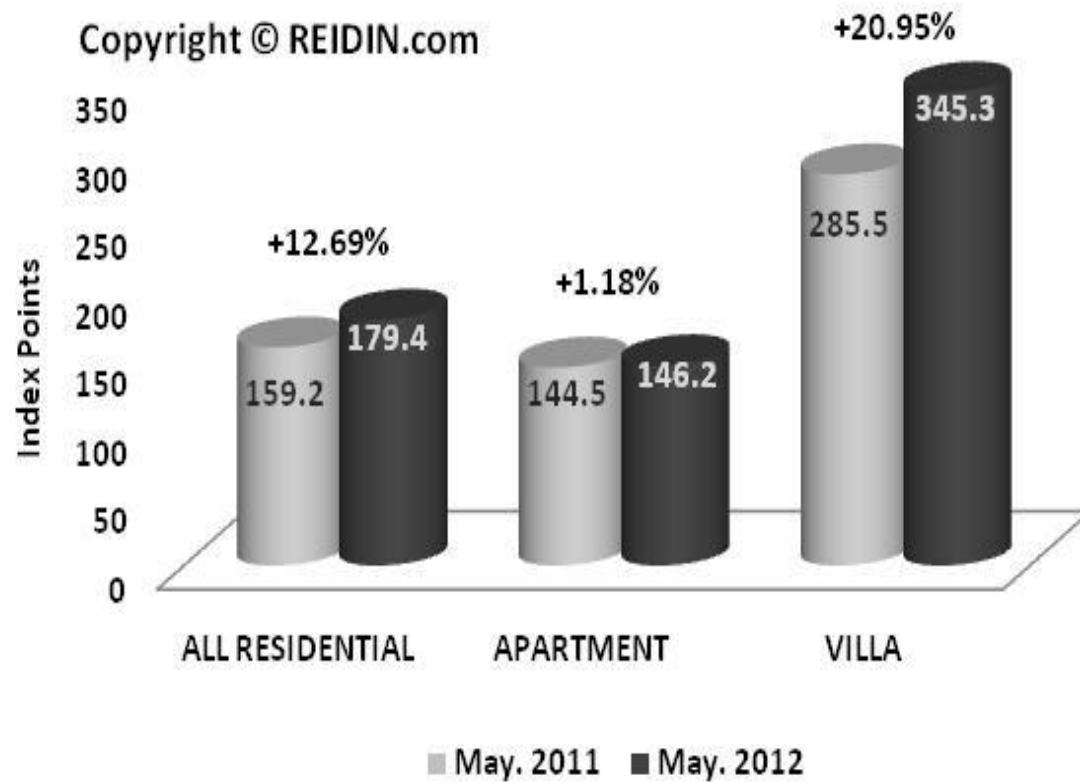
Apartment sales prices with the size “50sqm and less”, increased by a nominal 1.45%; for “51sqm-100sqm”, decreased by a nominal 0.42%; for “101sqm-150sqm”, decreased by 0.19%; for “151sqm and more” and decreased by a nominal 0.36% in May 2012.

---

# 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
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%
May 2012	179.4	+1.42%	146.2	+0.28%	345.3	+1.71%

# 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
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%
May 2012	114.5	+1.45%	117.6	-0.42%	114.7	-0.19%	120.3	-0.36%

Residential property prices in Dubai rental market increased by 0.62 points, from 74.33 to 74.95, which represents an increase of 0.83% mom. On the other hand, rent prices increase 10.12% yoy.

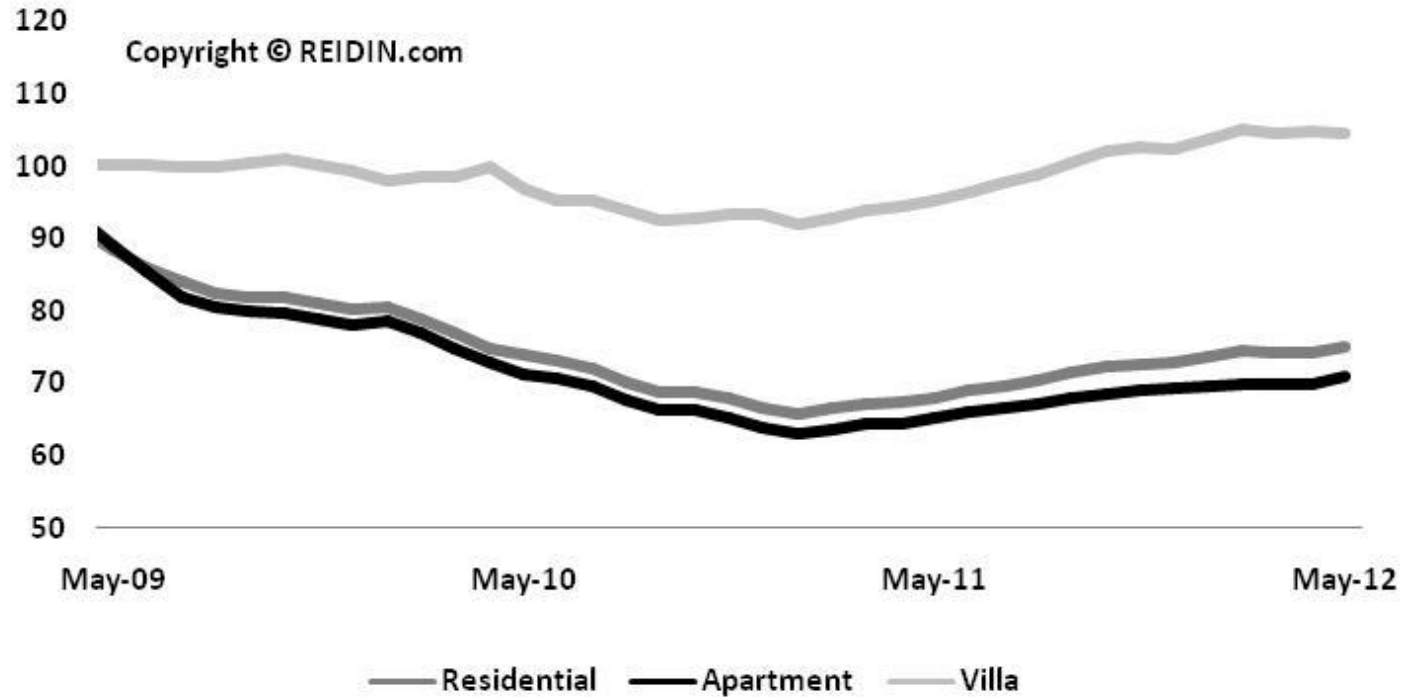
Apartment rental prices show an increase on a mom basis. Prices increased 1.48% mom and 8.85% yoy.

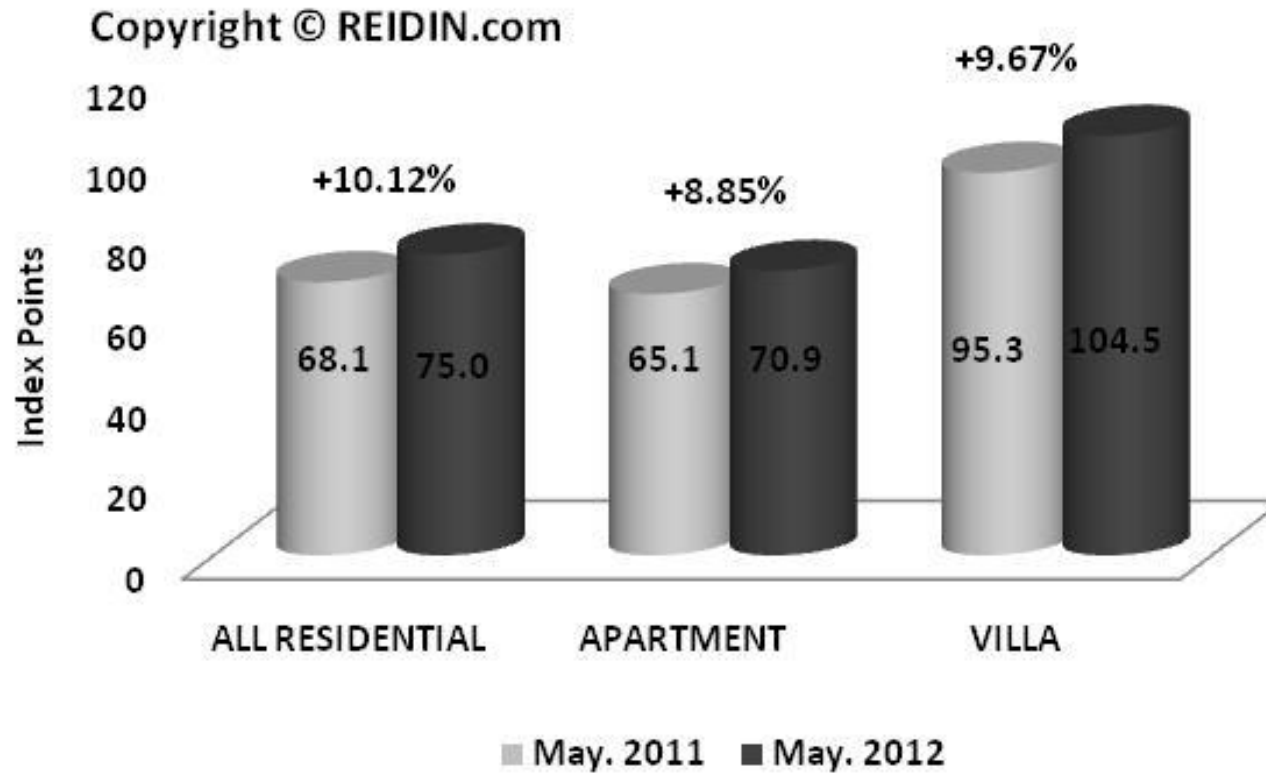
Villa rental prices registered a decrease in May 2012. Prices decreased 0.26% mom but increased 9.67% yoy.

Apartment rental prices with the size “50sqm and less”, decreased by a nominal 1.91%; for “51sqm-100sqm”, increased by a nominal 1.85%; for “101sqm-150sqm”, increased by 2.05%; for “151sqm and more”, apartment sales prices increased by a nominal 2.11% in May 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
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%
May 2012	74.95	+0.83%	70.86	+1.48%	104.5	-0.26%

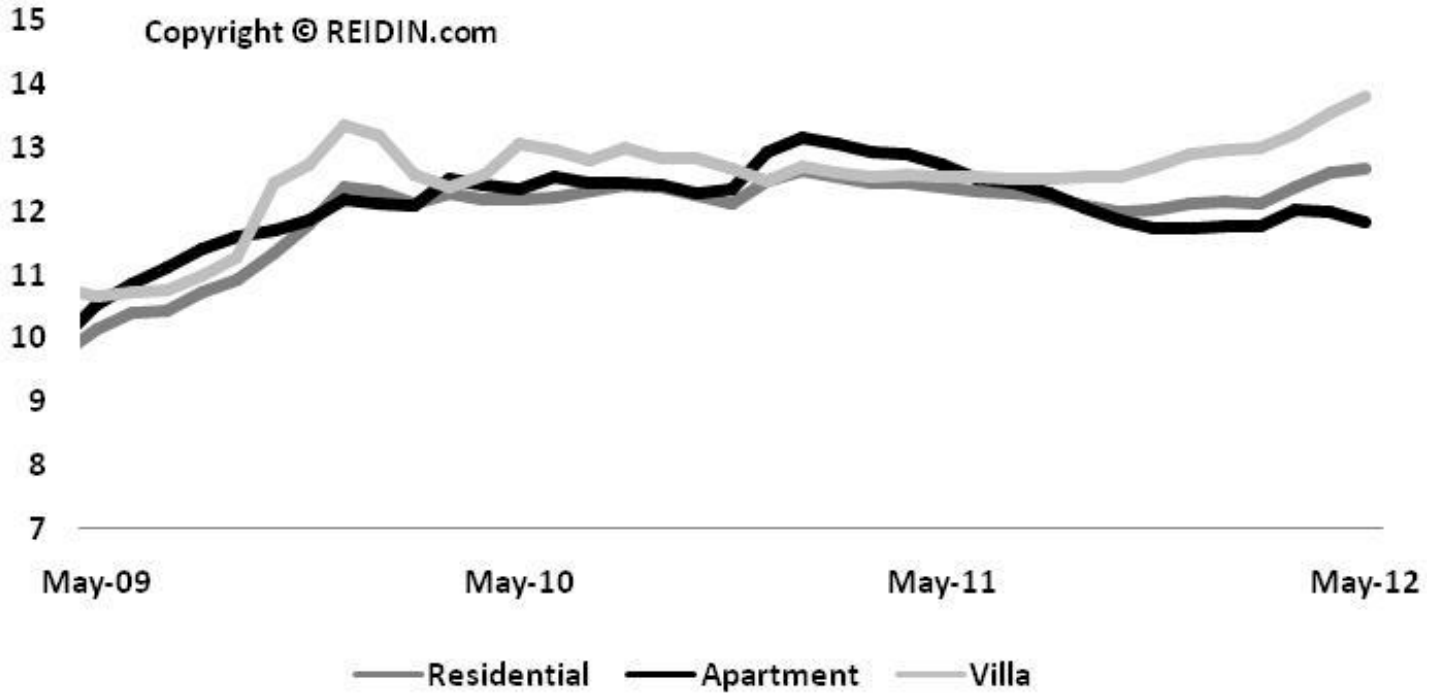
# Dubai RPPIs-Apartment Size Range: Rent Price Indices

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
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%
May 2012	75.66	-1.91%	77.24	+1.85%	87.33	+2.05%	89.63	+2.11%

# Dubai Gross Rental Yields (%)



# Dubai Price-to-Rent Ratios



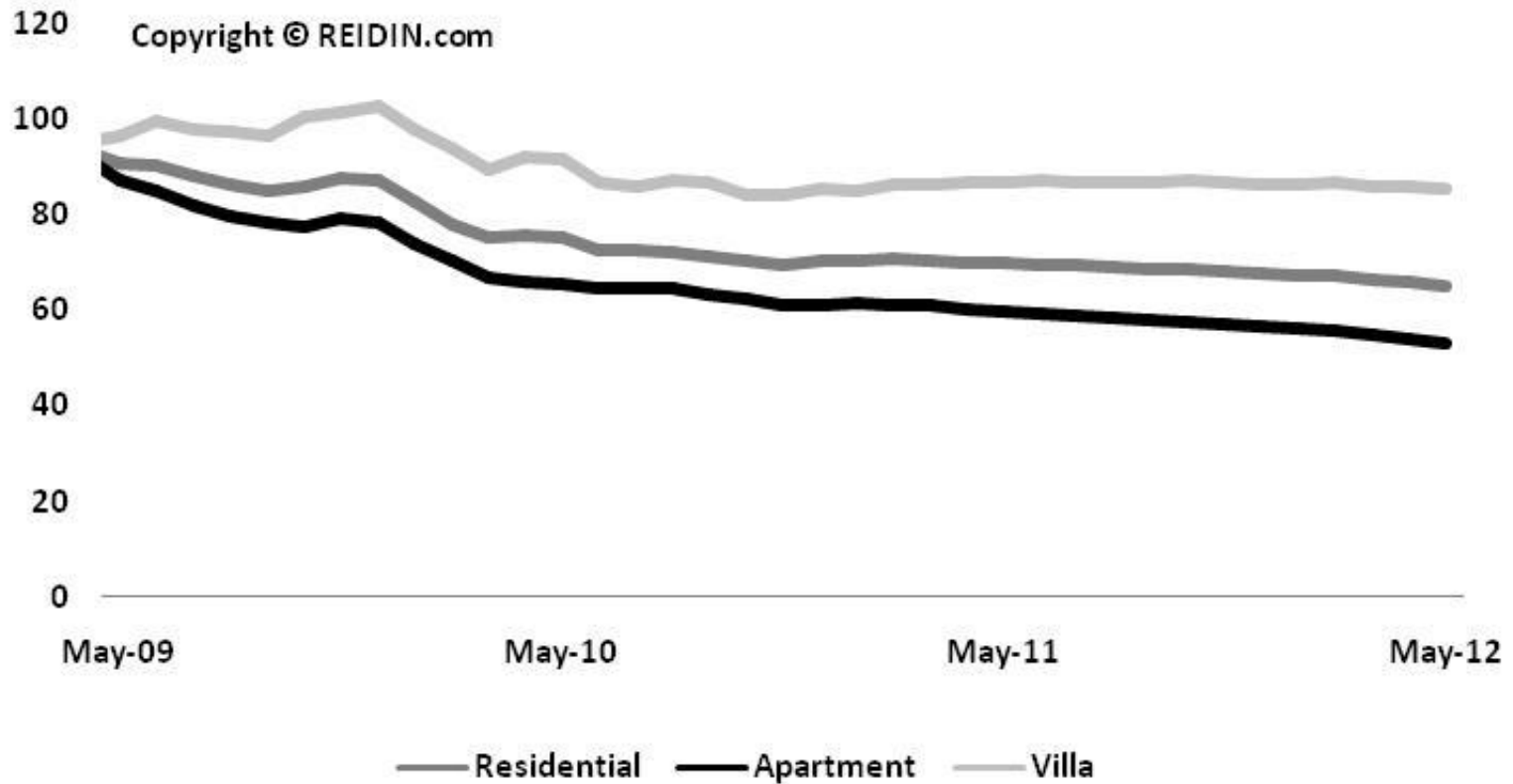
The Abu Dhabi Residential Property Price Index for all residential decreased by 0.73 points, from 66.07 to 65.34, which represents a decrease of 1.10% mom. On the other hand, prices decreased 6.48% yoy.

Apartment sales prices decreased 1.54% in May 2012 compared to April 2012 and decreased 10.91% compared to May 2011.

Villa sales prices registered a decrease in May 2012. Prices decreased 0.64% mom and 1.34% yoy.

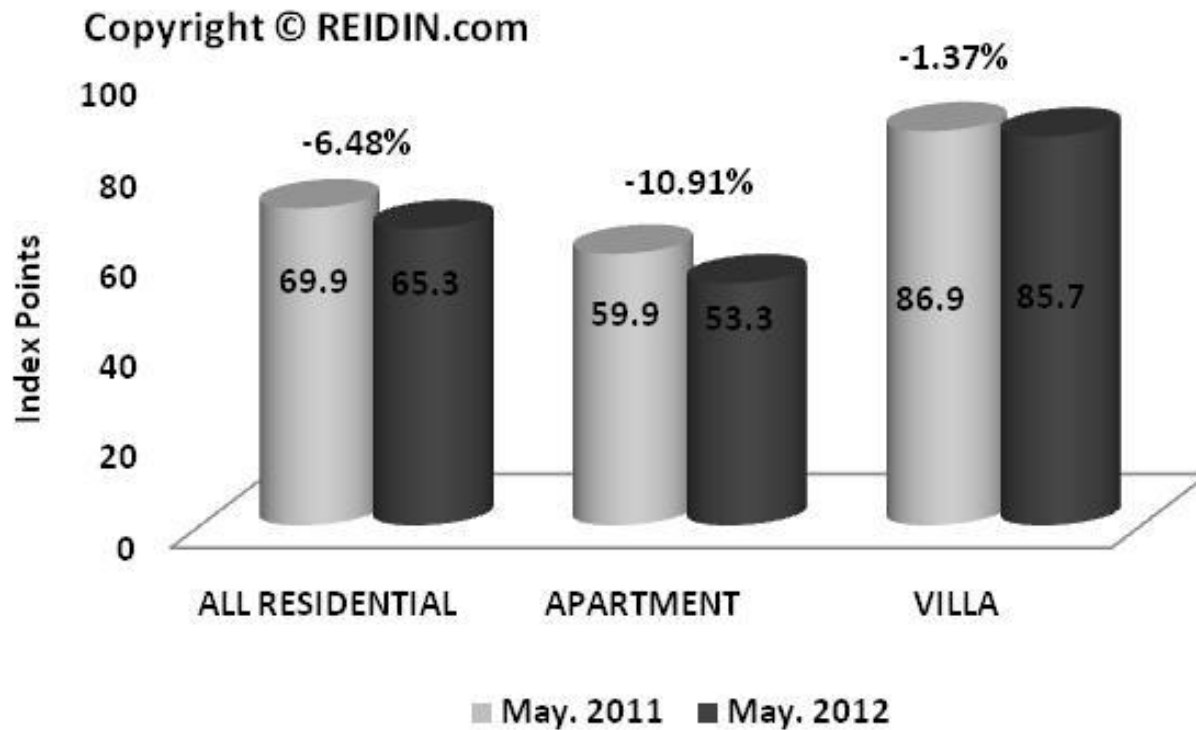
Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.42%; for “51sqm-100sqm”, decreased by a nominal 1.53%; for “101sqm-150sqm”, decreased by 1.32%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.64% in May 2012.

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





# YoY Change in Abu Dhabi RPPIs: Sales Price Indices



Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
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%
May 2012	65.34	-1.10%	53.32	-1.54%	85.67	-0.64%

# 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
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%
May 2012	65.38	-1.42%	53,90	-1.53%	54,74	-1.32%	53,69	-1.64%

Residential property prices in Abu Dhabi rental market increased by 0.33 points, from 62.05 to 62.38, which represents a decrease of 0.53% mom. On the other hand, prices decreased 8.61% yoy.

Apartment rental prices increased 1.72% in May 2012 compared to April 2012 but decreased 2.74% compared to May 2011.

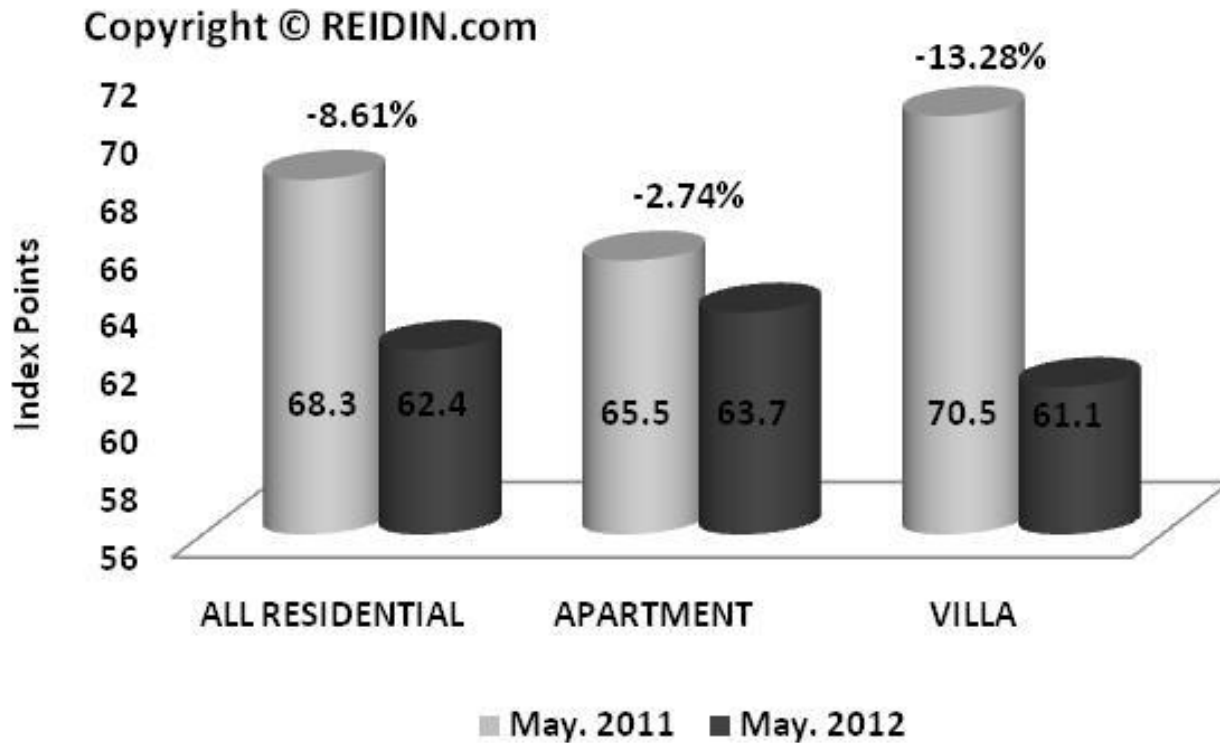
Villa rental prices registered a decrease in May 2012. Prices decreased 0.45% mom and 13.28% yoy.

Apartment rental prices with the size “50sqm and less”, increased by a nominal 0.97%; for “51sqm-100sqm”, increased by a nominal 0.81%; for “101sqm-150sqm”, decreased by 0.64%; for “151sqm and more”, apartment sales prices decreased by a nominal 0.50% in May 2012.

---

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





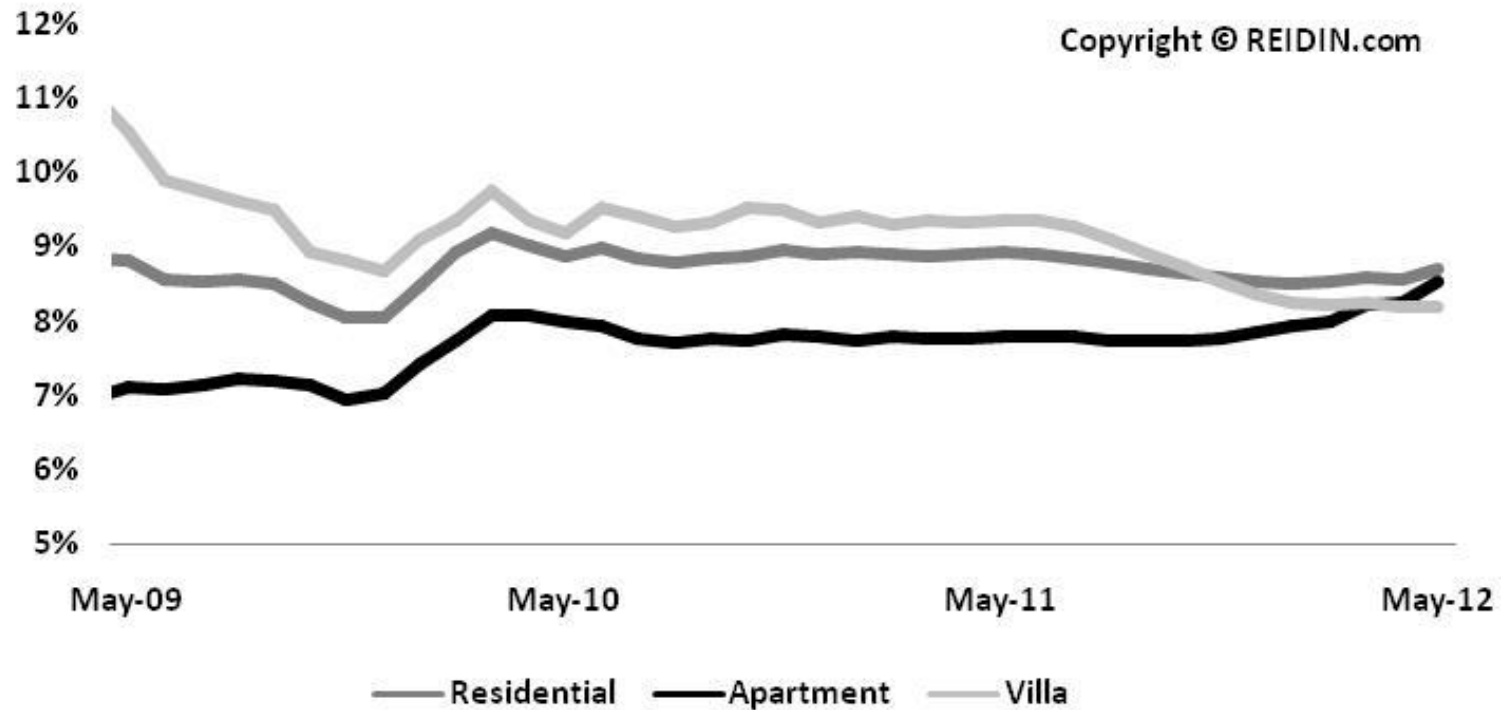
Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
November 2011	64.35	-1.12%	62.52	-0.35%	64.47	-2.29%
December 2011	63.55	-1.24%	62.52	0.00%	62.96	-2.34%
January 2012	63.08	-0.74%	62.55	+0.05%	62.25	-1.13%
February 2012	62.85	-0.36%	62.34	-0.33%	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%
May 2012	62.38	+0.53%	63.67	+1.72%	61.10	-0.45%

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

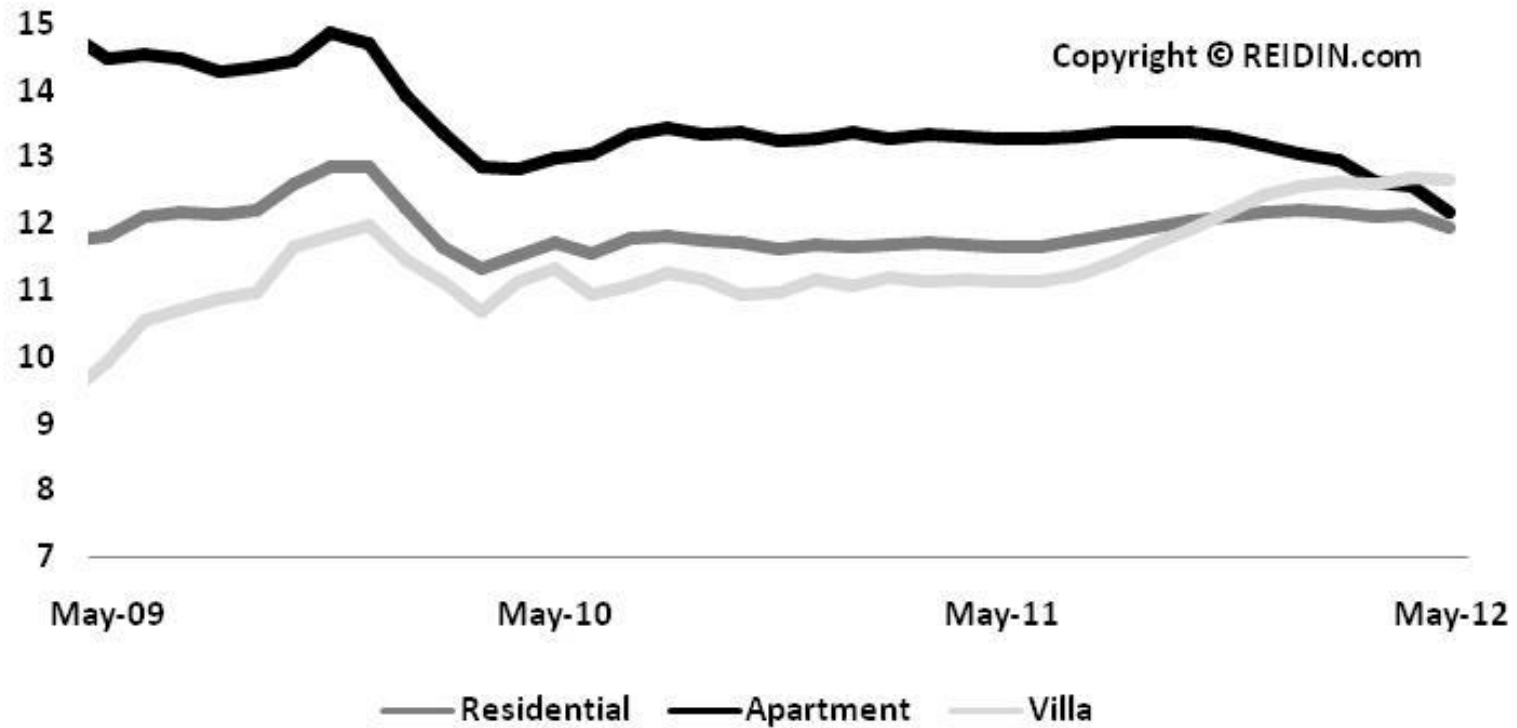
Month (Jan.2009=100)	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
	Index Number	MoM	Index Number	MoM	Index Number	MoM	Index Number	MoM
November 2011	61.78	-2.49%	63.93	-0.42%	63.02	-1.24%	63.39	-0.67%
December 2011	60.79	-1.60%	63.90	-0.05%	61.79	-1.95%	63.00	-0.62%
January 2012	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%
May 2012	62.40	+0.97%	66.24	+0.81%	58.52	-0.64%	60.17	-0.50%



# 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).

---

## **REIDIN.com - Dubai Office**

Concord Tower, No: 2304,  
Dubai Media City, PO Box 333929  
Dubai, United Arab Emirates

Tel. +971 4 433 13 98

Fax. +971 4 360 47 88

[www.reidin.com](http://www.reidin.com)

[info@reidin.com](mailto:info@reidin.com)

---