

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

August 16, 2012



Issue: 31

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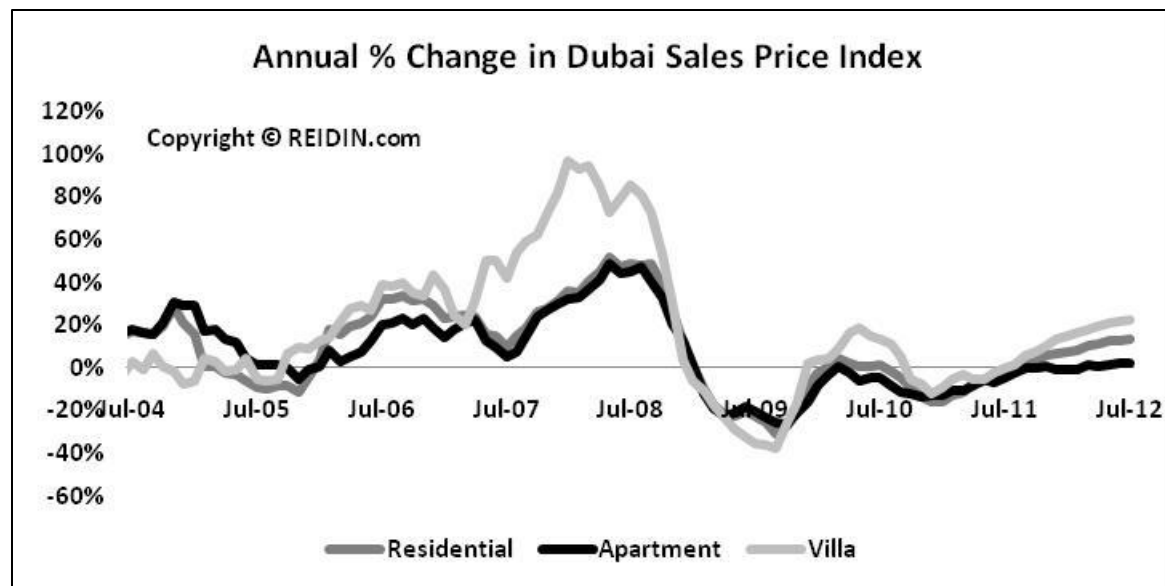
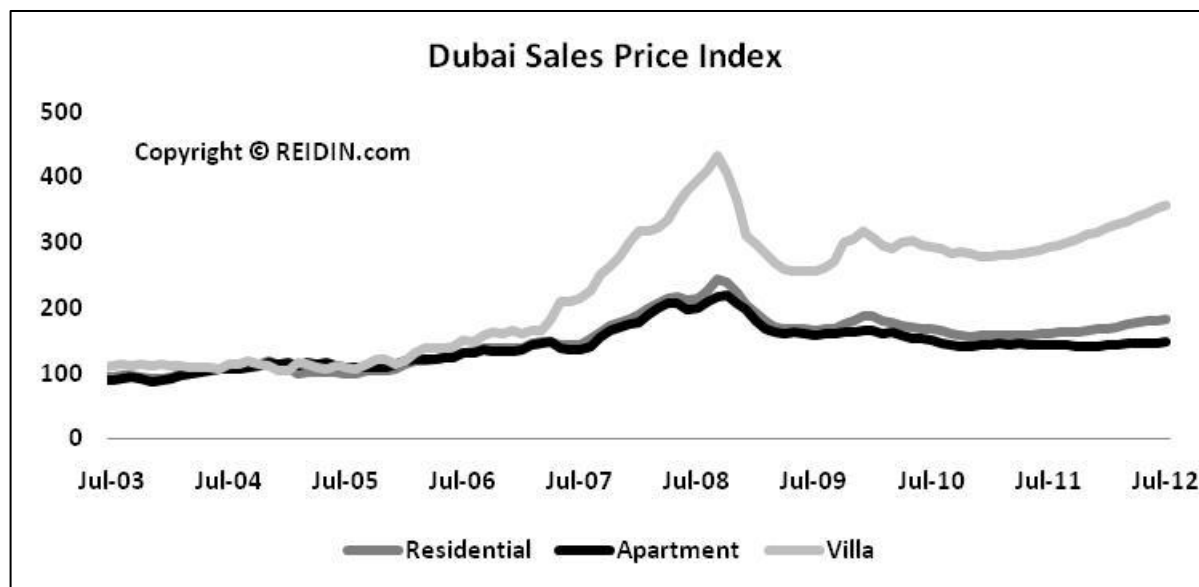
Residential property prices in Dubai housing market performed well in July 2012. The Dubai Residential Property Sales Index for all residential increased by 1.9 points, from 181.2 to 183.1, which represents an increase of 1.02% mom. On the other hand, prices increased 13.45% yoy.

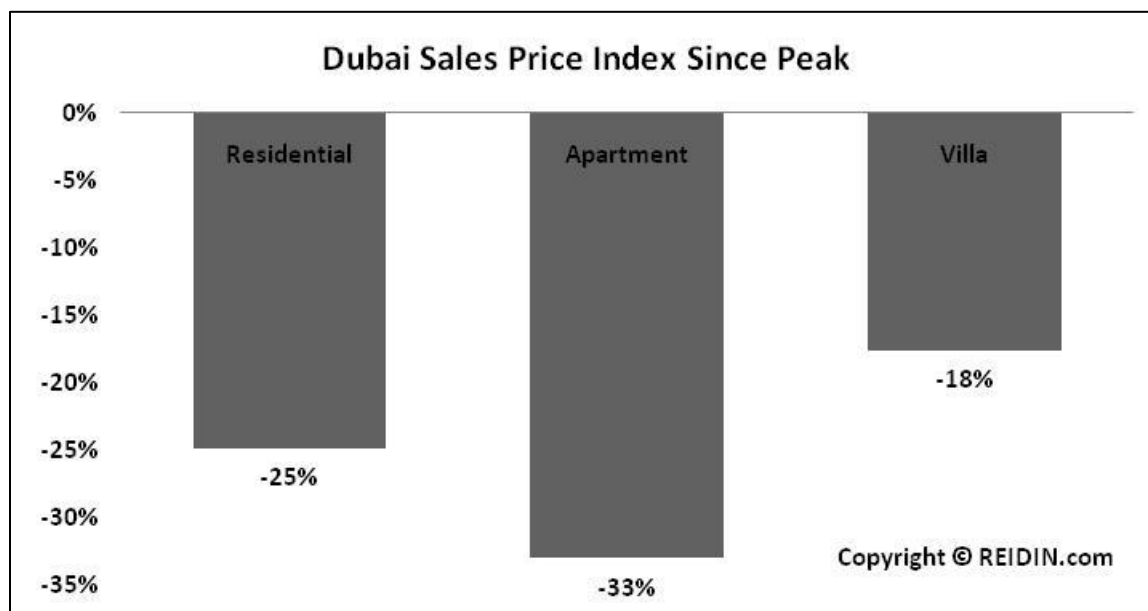
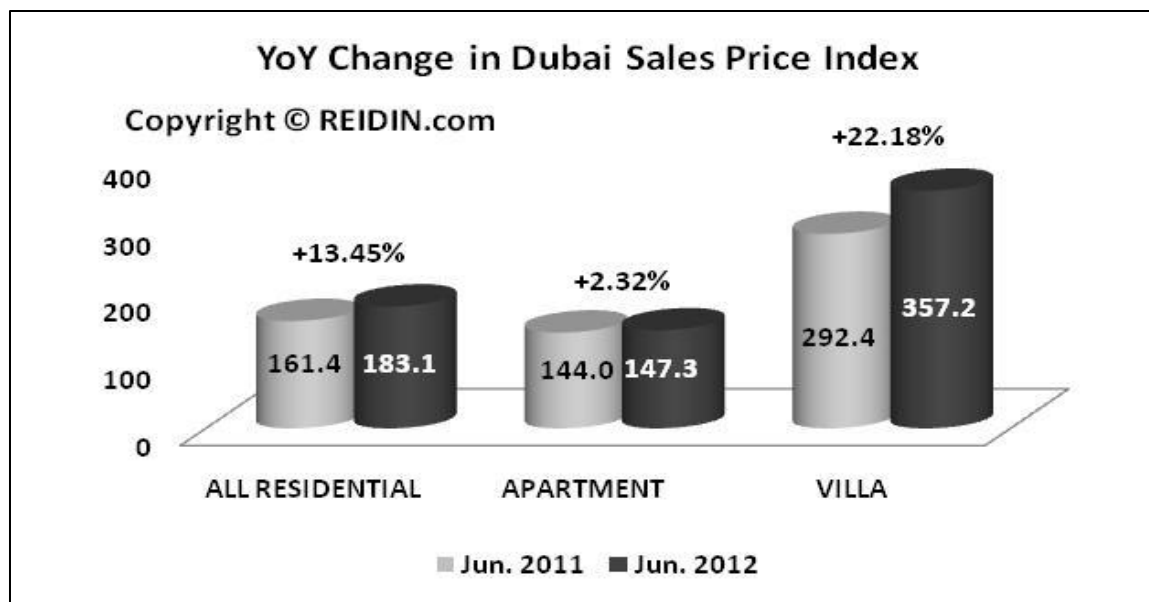
Apartment sales prices registered an increase in July 2012. Prices increased 0.47% mom and 2.32% yoy.

Villa sales prices show relatively high nominal growth on a mom basis in July 2012. Prices increased 1.79% mom and 22.18% yoy.

Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.71%; for “51sqm-100sqm”, increased by a nominal 1.74%; for “101sqm-150sqm”, increased by 1.73%; for “151sqm and more” and decreased by a nominal 0.31% in July 2012.

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





Month (Jan.2003=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
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%
June 2012	181.2	+1.04%	146.6	+0.32%	351.0	+1.64%
July 2012	183.1	+1.02%	147.3	+0.47%	357.2	+1.79%

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
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%
June 2012	115.0	+0.38%	119.7	+1.84%	112.8	-1.62%	122.8	+2.08%
July 2012	113.0	-1.71%	121.8	+1.74%	114.8	+1.73%	122.5	-0.31%

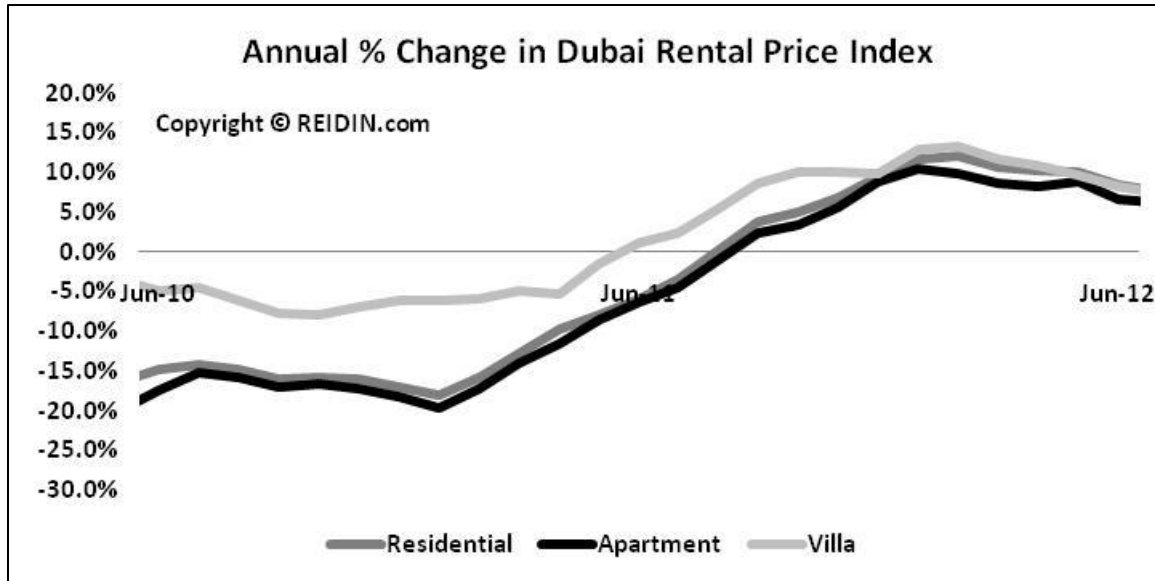
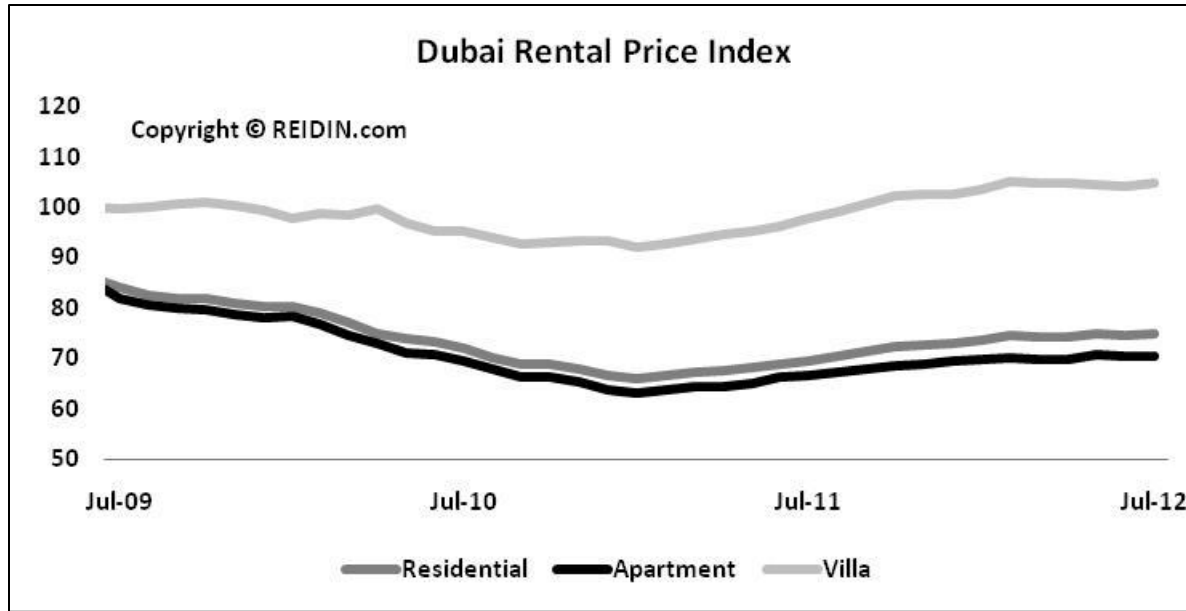
Residential property prices in Dubai rental market increased by 0.25 points, from 74.71 to 74.96, which represents an increase of 0.33% mom in July 2012. On the other hand, rental prices increase 7.68% yoy.

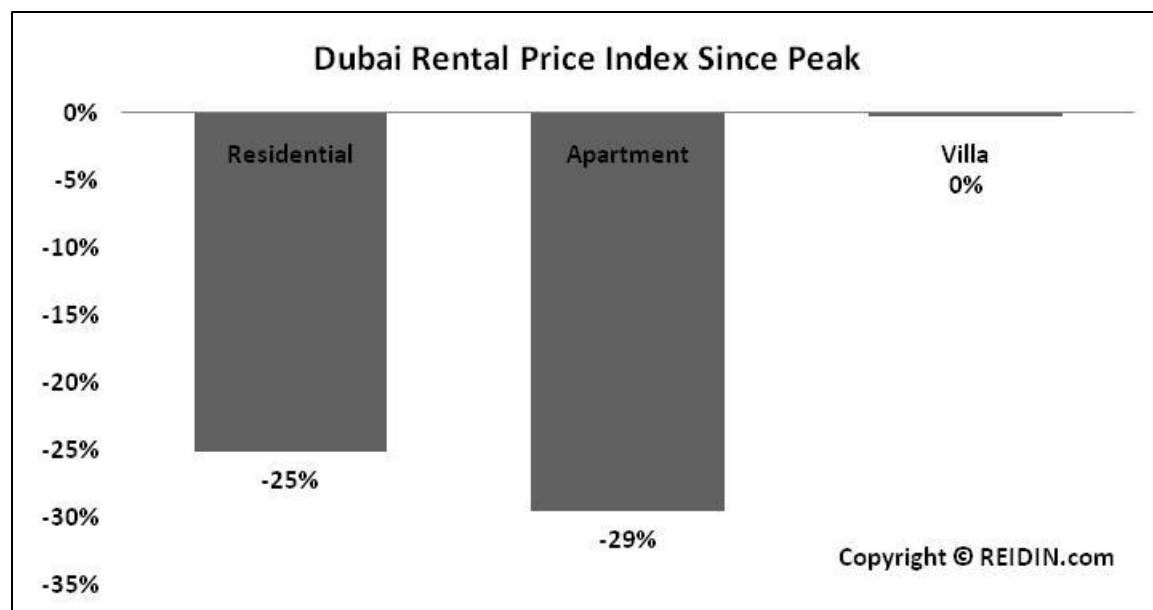
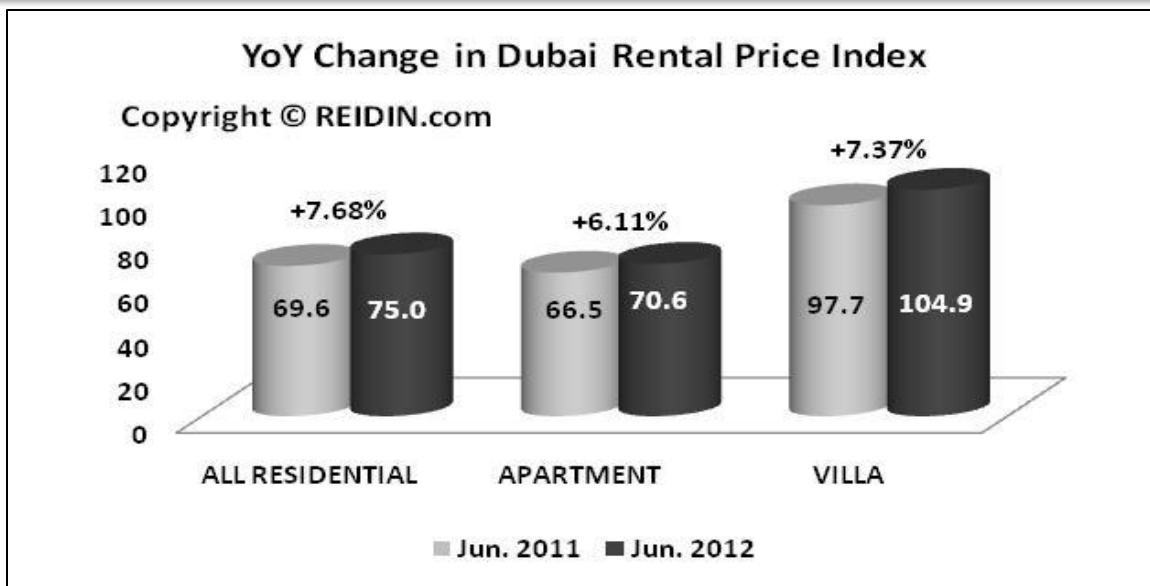
Apartment rental prices show an increase on a mom basis in July 2012. Prices increased 0.05% mom and 6.11% yoy.

Villa rental prices registered an increase in July 2012. Prices increased 0.52% mom and 7.37% yoy.

Apartment rental prices with the size “50sqm and less”, decreased by a nominal 0.37%; for “51sqm-100sqm”, increased by a nominal 0.64%; for “101sqm-150sqm”, increased by 0.12%; for “151sqm and more”, apartment sales prices decreased by a nominal 0.21% in July 2012.

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

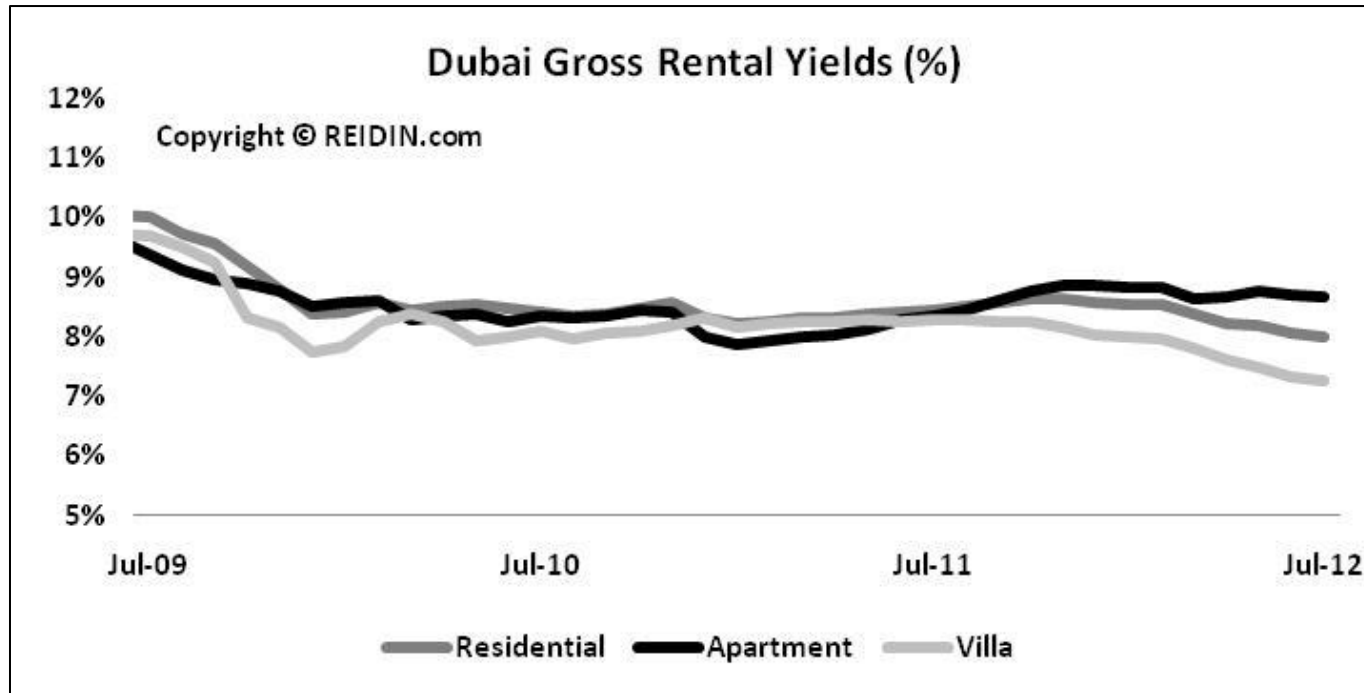




Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
February 2012	74.53	+1.30%	69.97	+0.46%	105.1	+1.38%
March 2012	74.29	-0.33%	69.79	-0.25%	104.7	-0.37%
April 2012	74.33	+0.06%	69.82	+0.05%	104.8	+0.06%
May 2012	74.95	+0.83%	70.86	+1.48%	104.5	-0.26%
June 2012	74.71	-0.32%	70.54	-0.44%	104.3	-0.17%
July 2012	74.96	+0.33%	70.58	+0.05%	104.9	+0.52%

Dubai RPPIs-Apartment Size Range: Rental 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
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%
June 2012	74.50	-1.53%	75.84	-1.82%	87.58	+0.28%	91.37	+1.94%
July 2012	74.22	-0.37%	76.32	+0.64%	87.68	+0.12%	91.18	-0.21%





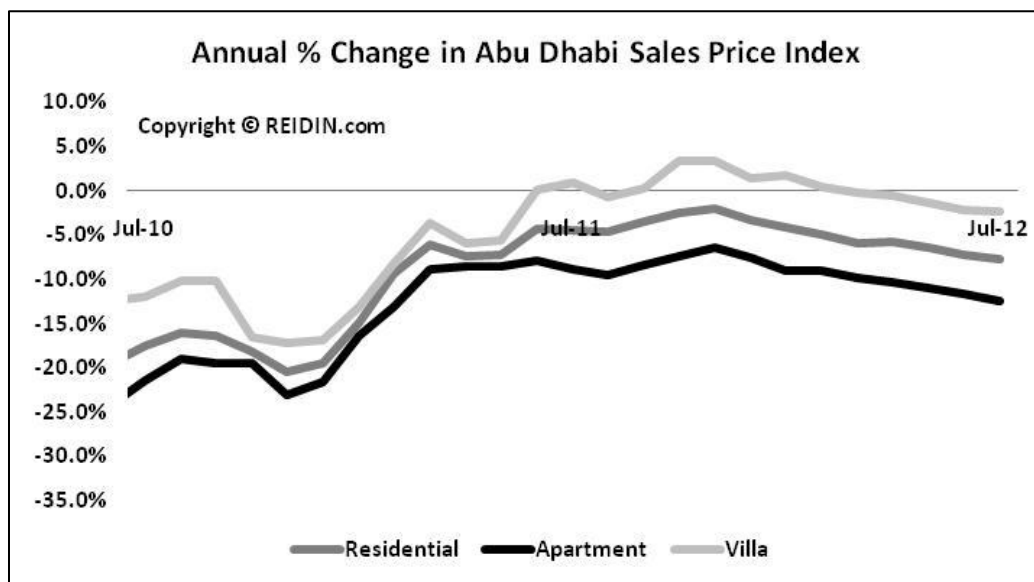
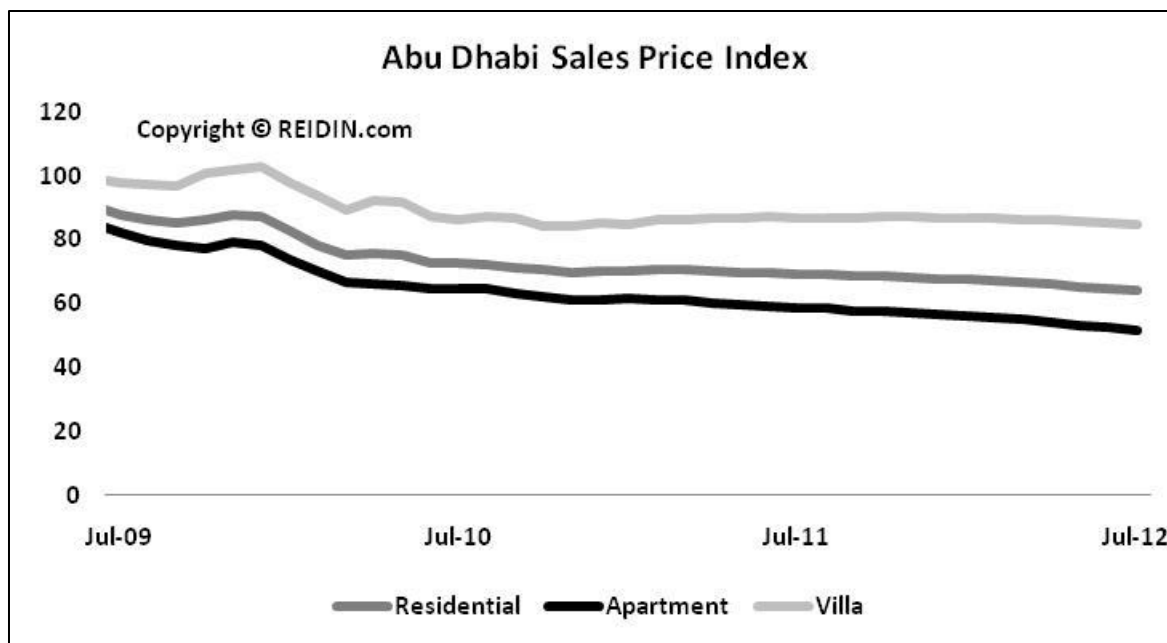
The Abu Dhabi Residential Property Price Index for all residential decreased by 0.71 points, from 64.67 to 63.96, which represents a decrease of 1.09% mom in July 2012. On the other hand, prices decreased 7.77% yoy.

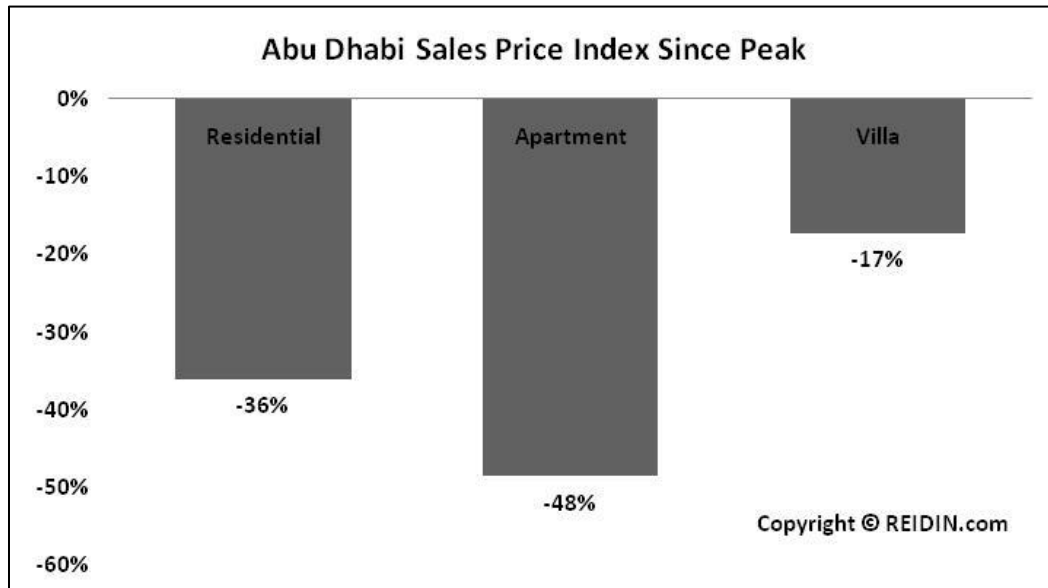
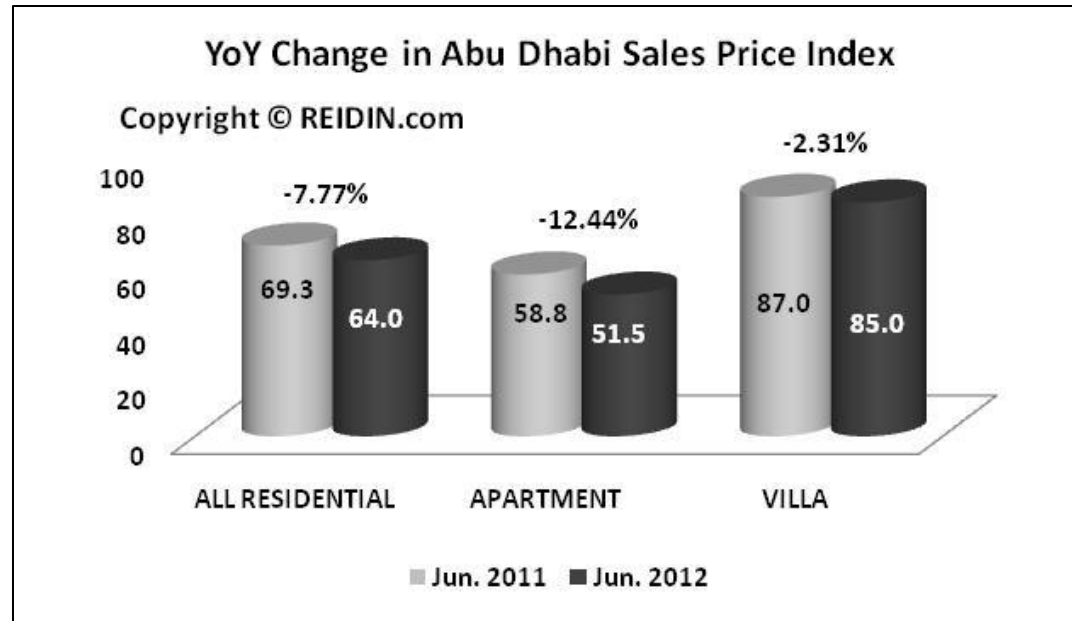
Apartment sales prices decreased 1.76% in July 2012 compared to June 2012 and decreased 12.44% compared to July 2011.

Villa sales prices registered a decrease in July 2012. Prices decreased 0.39% mom and 2.31% yoy.

Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.90%; for “51sqm-100sqm”, decreased by a nominal 1.67%; for “101sqm-150sqm”, decreased by 1.68%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.91% in July 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
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%
June 2012	64.67	-1.03%	52.43	-1.67%	85.37	-0.36%
July 2012	63.96	-1.09%	51.51	-1.76%	85.03	-0.39%

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
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%
June 2012	64.81	-0.88%	53.36	-0.99%	53.81	-1.69%	52.62	-2.00%
July 2012	63.57	-1.90%	52.47	-1.67%	52.91	-1.68%	51.62	-1.91%

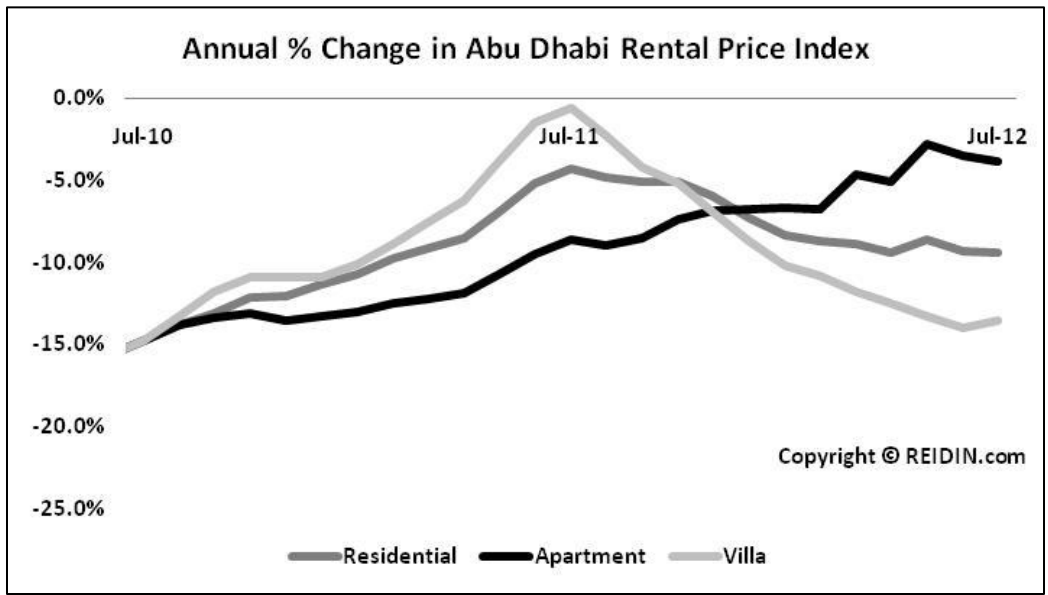
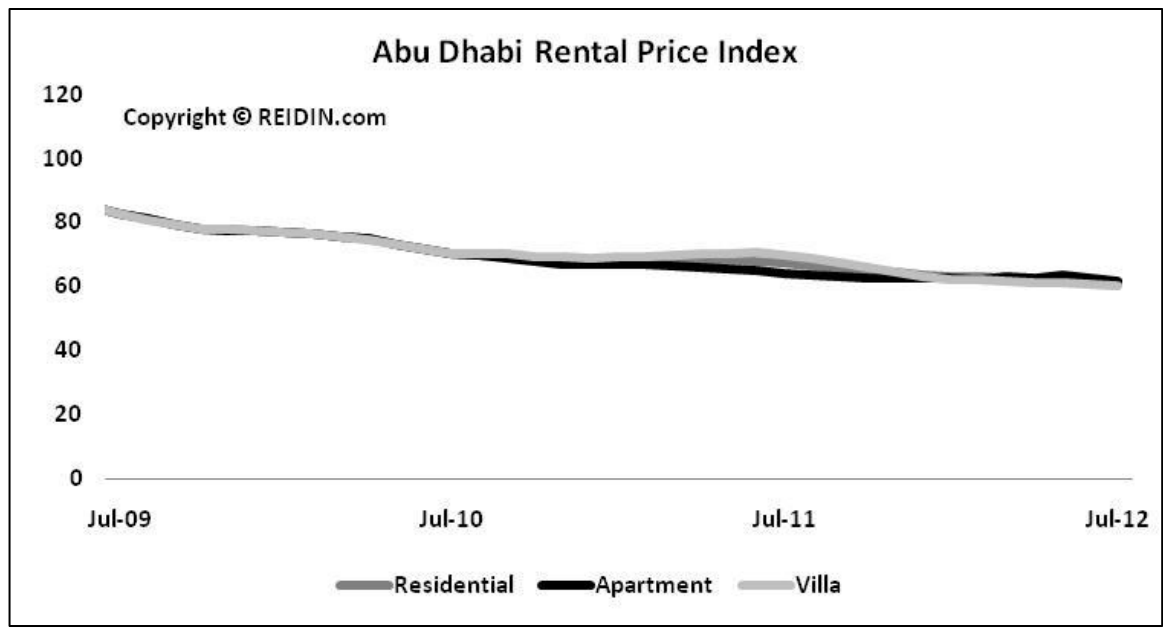
Residential property prices in Abu Dhabi rental market decreased by 0.77 points, from 61.75 to 60.98, which represents a decrease of 1.23% mom in July 2012. On the other hand, prices decreased 9.43% yoy.

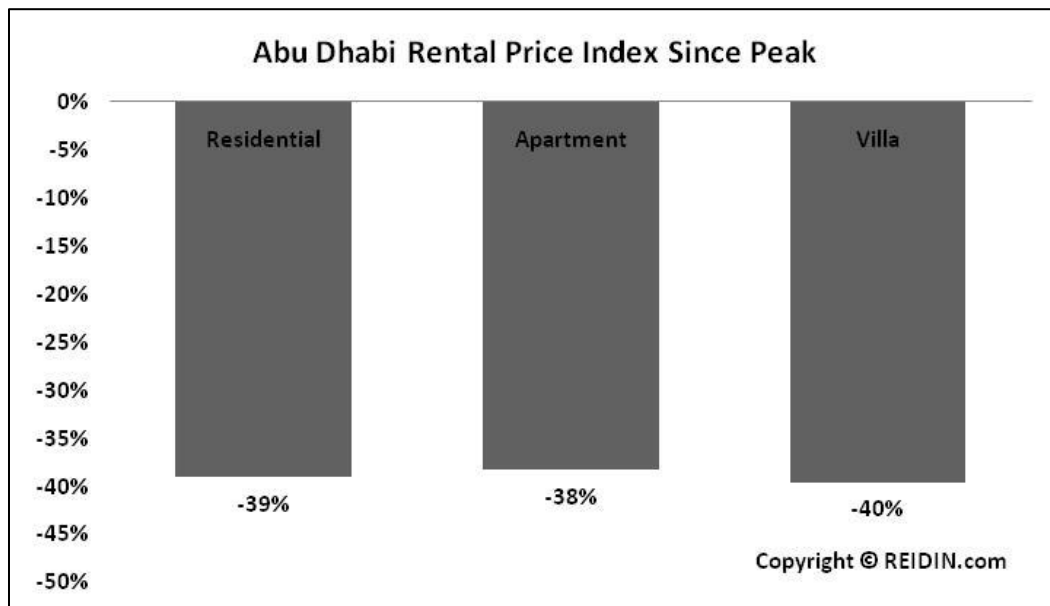
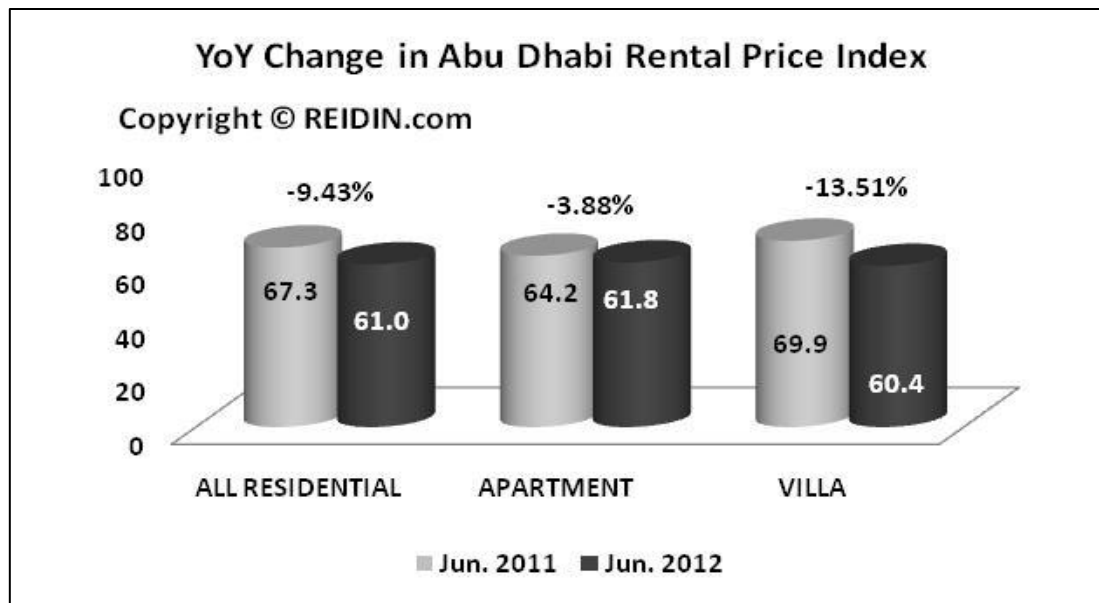
Apartment rental prices decreased 1.65% in July 2012 compared to June 2012 and decreased 3.88% compared to July 2011.

Villa rental prices registered a decrease in July 2012. Prices decreased 0.63% mom and 13.51% yoy.

Apartment rental prices with the size “50sqm and less”, decreased by a nominal 1.35%; for “51sqm-100sqm”, decreased by a nominal 1.11%; for “101sqm-150sqm”, decreased by 2.09%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.75% in July 2012.

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

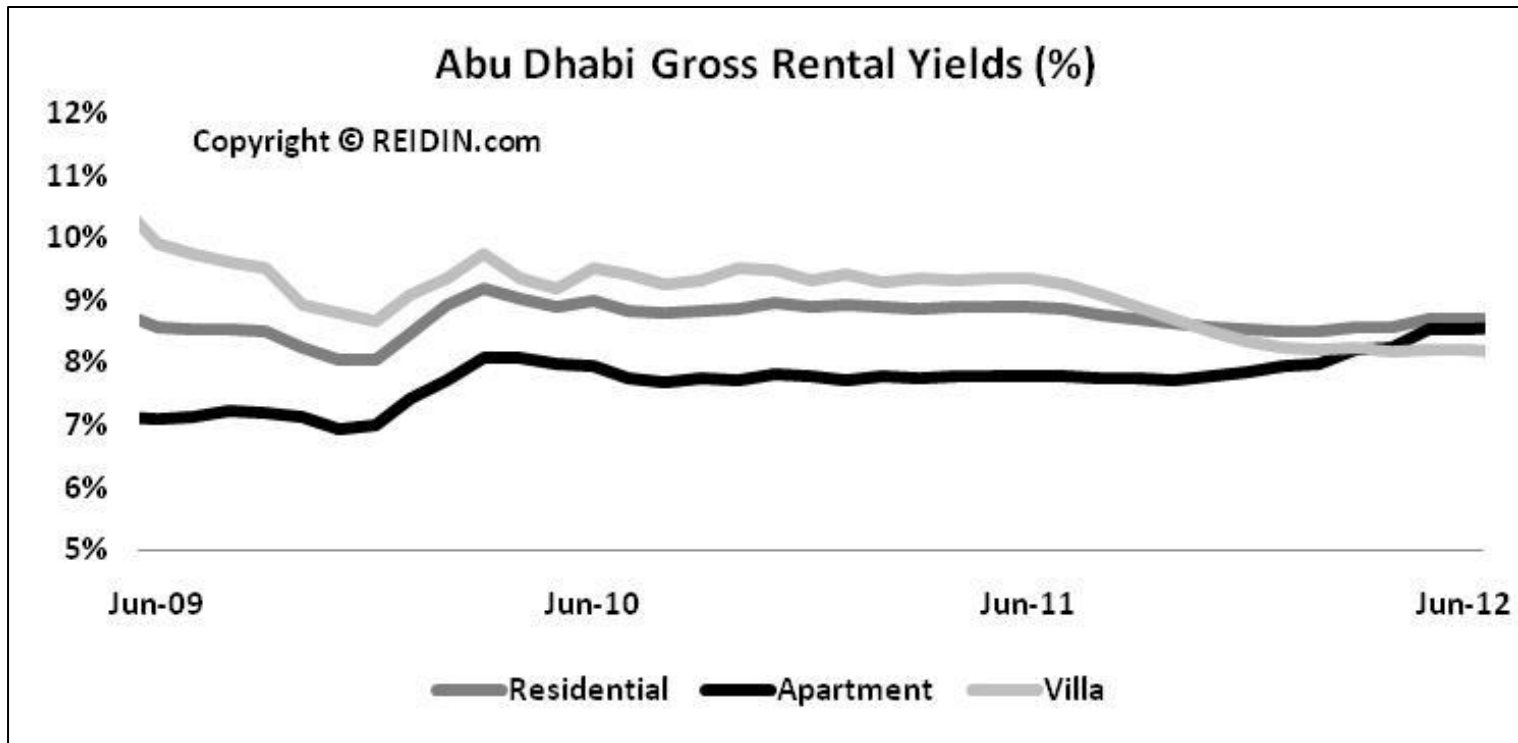


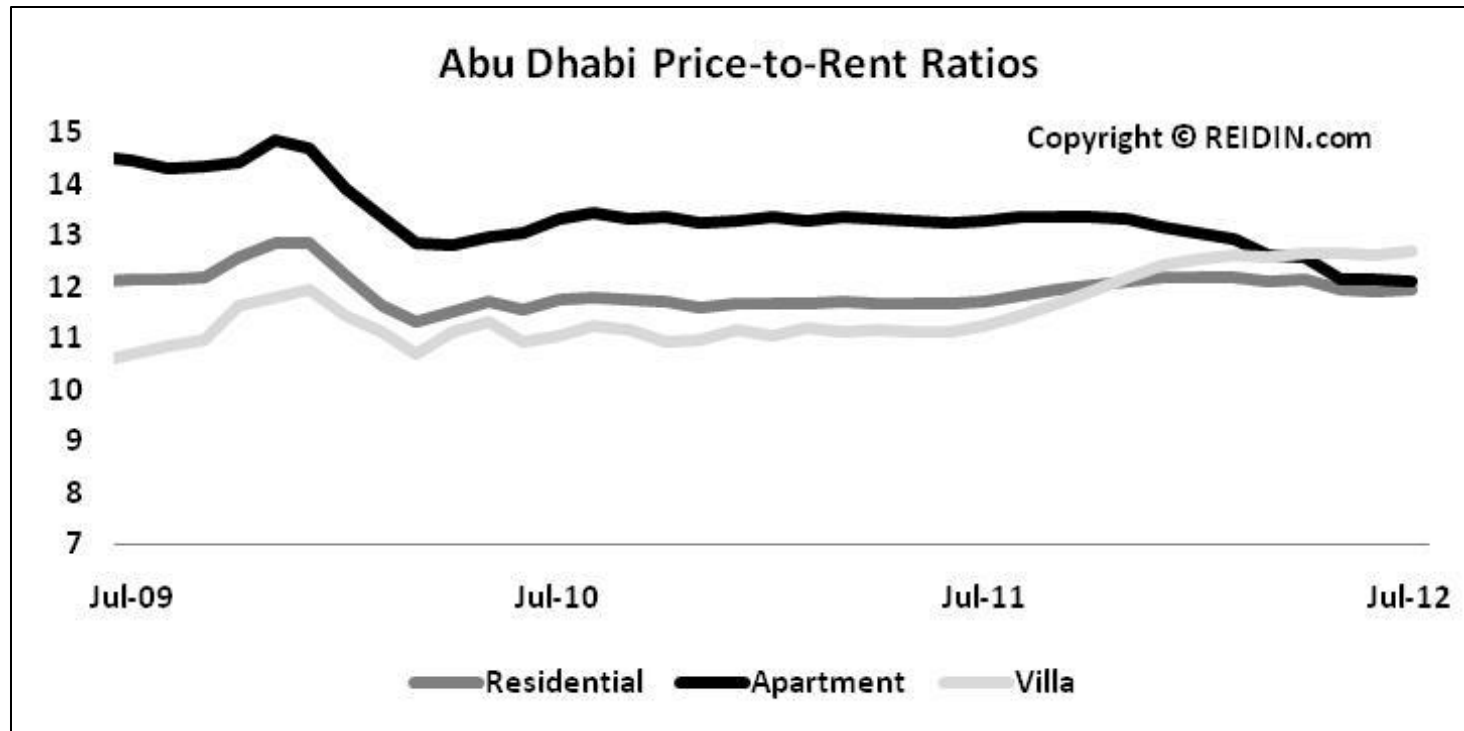


Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	MoM	Index Number	MoM	Index Number	MoM
February 2012	62.85	-0.36%	62.34	-0.33%	62.01	-0.38%
March 2012	62.63	-0.36%	63.25	+1.45%	61.69	-0.52%
April 2012	62.05	-0.91%	62.59	-1.03%	61.37	-0.51%
May 2012	62.38	+0.53%	63.67	+1.72%	61.10	-0.45%
June 2012	61.75	-1.02%	62.78	-1.39%	60.83	-0.44%
July 2012	60.98	-1.23%	61.75	-1.65%	60.44	-0.63%

Abu Dhabi RPPIs-Apartment Size Range: Rental 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
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%
June 2012	62.66	+0.41%	65.93	-0.47%	57.61	-1.54%	58.94	-2.05%
July 2012	61.82	-1.35%	65.20	-1.11%	56.41	-2.09%	57.91	-1.75%





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

info@reidin.com
