



# REIDIN.com The United Arab Emirates Residential Property Price Indices: July 2011 Results

Issue: 19

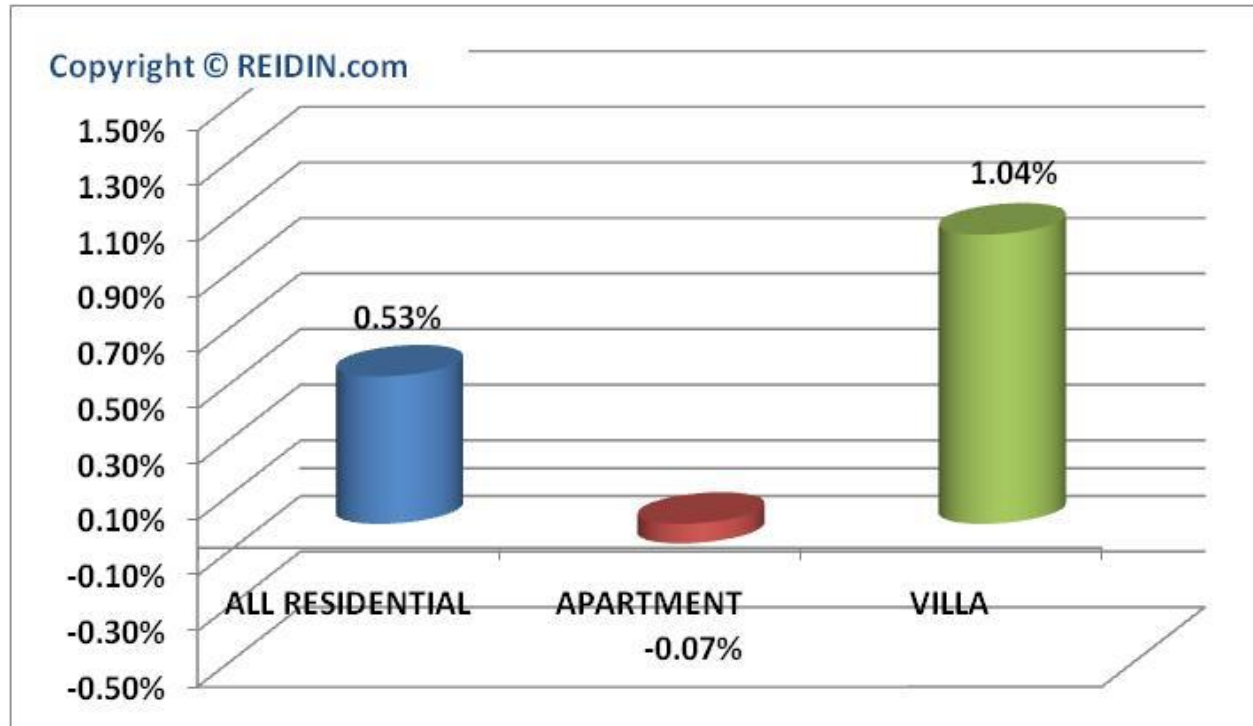
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# Content

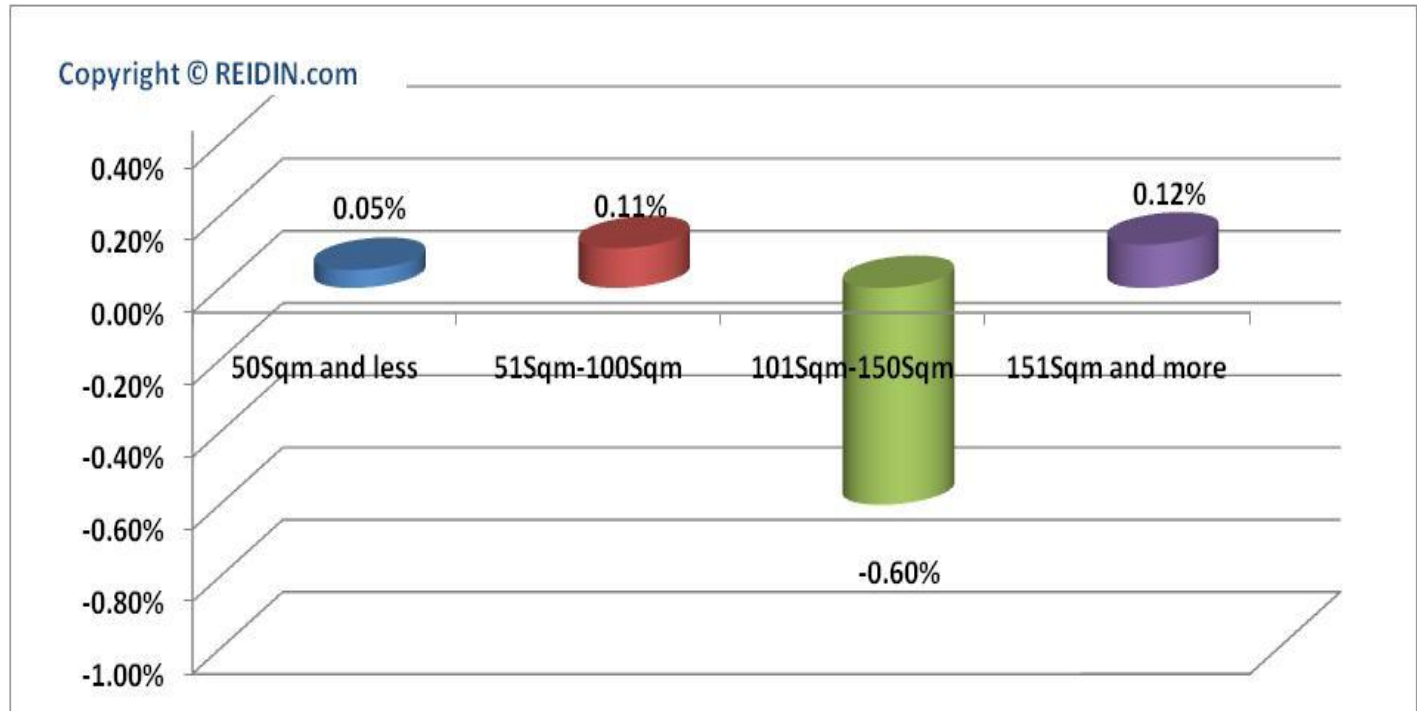
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- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.53% between July 2011 and June 2011.
- Apartment sales prices decreased by 0.07% in July 2011 with respect to June 2011.
- Villa sales prices increased by 1.04% in July 2011 compared to June 2011.
- Apartment sales prices with the size “50sqm and less”, increased by a nominal 0.05%; for “51sqm-100sqm”, increased by a nominal 0.11%; for “101sqm-150sqm”, decreased by 0.60%; for “151sqm and more”, apartment sales prices increased by a nominal 0.12% in July 2011.

# % Change in Dubai RPPIs: Sales Price Indices



# % Change in Dubai RPPIs-Apartment Size Range: Sales Price Indices



# Dubai RPPIs: Sales Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2003=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	157.2	+0.03%	144.3	+0.50%	279.3	+0.34%
Feb 2011	157.7	+0.33%	144.8	+0.34%	280.2	+0.32%
Mar 2011	158.1	+0.30%	144.7	-0.07%	281.6	+0.51%
Apr 2011	158.6	+0.31%	144.8	+0.05%	283.9	+0.82%
May 2011	159.2	+0.34%	144.5	-0.21%	285.5	+0.56%
June 2011	160.5	+0.87%	144.1	-0.28%	289.3	+1.35%
July 2011	161.4	+0.53%	144.0	-0.07%	292.4	+1.04%

# Dubai RPPIs-Apartment Size Range: Sales Price Indices

	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2006=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	106.2	+1.18%	120.9	-0.67%	121.1	+1.57%	125.4	-1.36%
Feb 2011	106.4	+0.24%	121.4	+0.46%	119.9	-0.99%	126.7	+1.04%
Mar 2011	106.2	-0.25%	120.9	-0.47%	120.8	+0.69%	125.4	-1.00%
Apr 2011	107.3	+1.08%	119.6	-1.02%	119.7	-0.86%	126.5	+0.85%
May 2011	108.2	+0.84%	118.9	-0.60%	119.1	-0.53%	125.7	-0.64%
June 2011	109.1	+0.85%	118.4	-0.43%	118.4	-0.60%	124.5	-0.96%
July 2011	109.2	+0.05%	118.5	+0.11%	117.7	-0.60%	124.6	+0.12%

# Dubai Residential Property Price Indices: Rent Price Indices

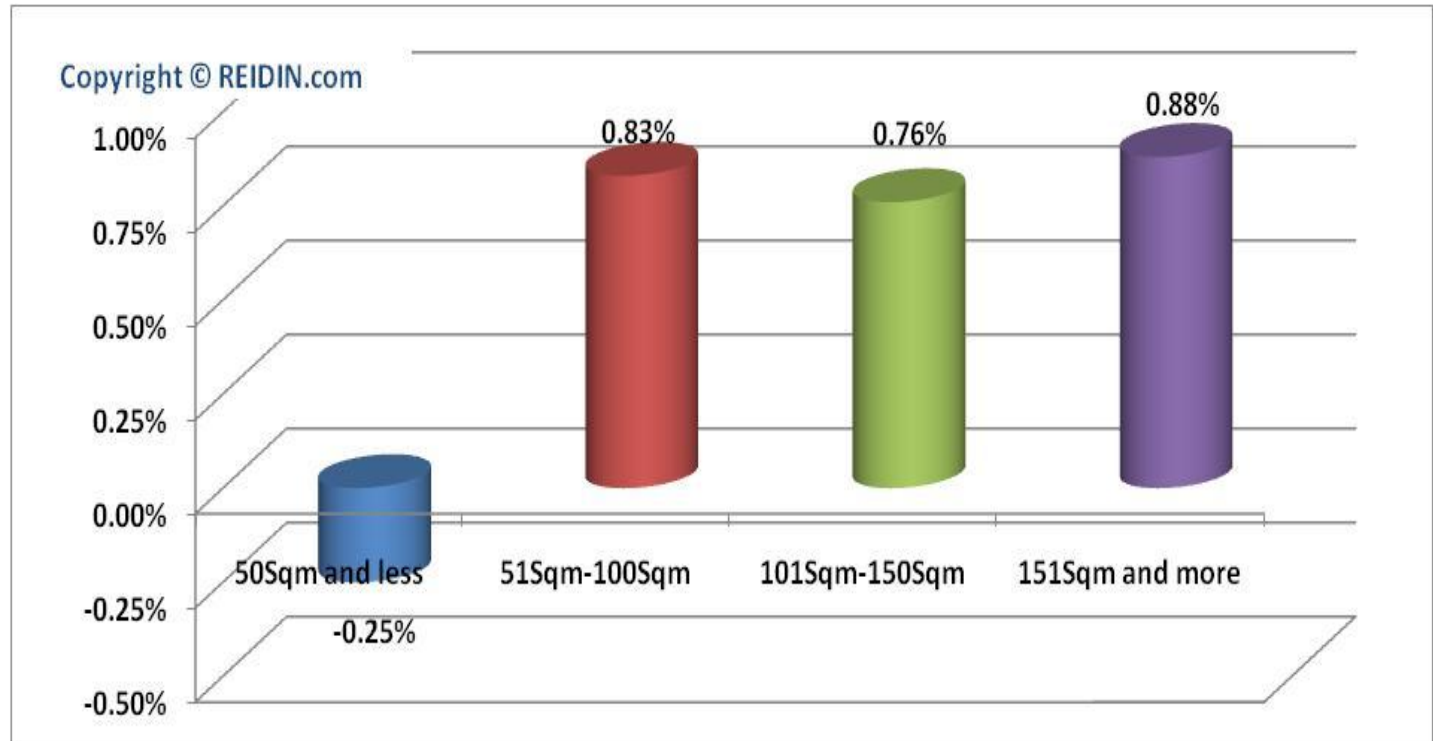
- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.95% between July 2011 and June 2011.
- Apartment rent prices raised by 0.54% in July 2011 with respect to June 2011.
- Villa rent prices increased by 1.39% in July 2011 compared to June 2011.
- Apartment rent prices with the size “50sqm and less”, decreased by a nominal 0.25%; for “51sqm-100sqm”, increased by a nominal 0.83%; for “101sqm-150sqm”, increased by 0.76%; for “151sqm and more”, apartment sales prices raised by a nominal 0.88% in July 2011.



# % Change in Dubai RPPIs: Rent Price Indices



# % Change in Dubai RPPIs-Apartment Size Range: Rent Price Indices



# Dubai RPPIs: Rent Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	65.87	-1.18%	63.03	-1.14%	91.93	-1.55%
Feb 2011	66.53	+1.00%	63.66	+1.00%	92.85	+1.00%
Mar 2011	67.19	+1.00%	64.30	+1.00%	93.78	+1.00%
Apr 2011	67.47	+0.42%	64.54	+0.37%	94.53	+0.80%
May 2011	68.06	+0.87%	65.10	+0.88%	95.29	+0.80%
June 2011	68.96	+1.32%	66.16	+1.62%	96.37	+1.13%
July 2011	69.62	+0.95%	66.51	+0.54%	97.70	+1.39%

# Dubai RPPIs-Apartment Size Range: Rent Price Indices

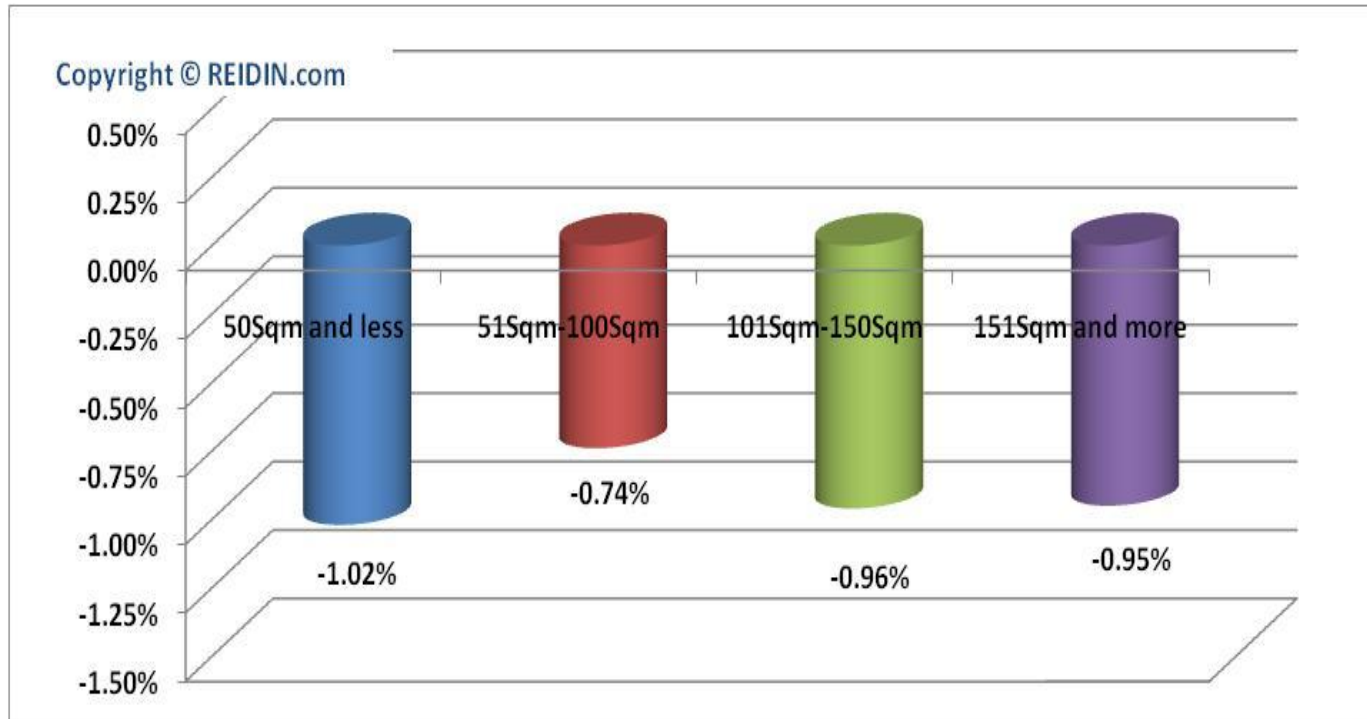
	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	80.29	-0.07%	70.66	-1.21%	74.42	-1.68%	77.89	-0.98%
Feb 2011	79.33	-1.19%	71.37	+1.00%	75.16	+1.00%	78.67	+1.00%
Mar 2011	78.85	-0.60%	72.08	+1.00%	75.92	+1.00%	79.45	+1.00%
Apr 2011	78.31	-0.68%	71.62	-0.64%	76.63	+0.94%	80.30	+1.06%
May 2011	77.53	-1.00%	72.08	+0.65%	77.44	+1.06%	81.00	+0.87%
June 2011	77.11	-0.54%	72.38	+0.42%	78.31	+1.12%	82.46	+1.81%
July 2011	76.92	-0.25%	72.98	+0.83%	78.90	+0.76%	83.19	+0.88%

- A monthly decrease in Abu Dhabi Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.51% between July 2011 and June 2011.
- Apartment sales prices decreased by 0.90% in July 2011 with respect to June 2011.
- Villa sales prices decreased by 0.23% in July 2011 compared to June 2011.
- Apartment sales prices with the size “50sqm and Less”, decreased by a nominal 1.02%; for “51sqm-100sqm”, decreased by a nominal 0.74%; for “101sqm-150sqm”, decreased by 0.96%; for “151sqm and More”, apartment sales prices decreased by a nominal 0.95% in July 2011.

# % Change in Abu Dhabi RPPIs: Sales Price Indices



# % Change in Abu Dhabi RPPI-Apartment Size Range: Sales Price Indices



# Abu Dhabi RPPIs: Sales Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	70.41	+0.15%	61.75	+0.64%	85.06	-0.44%
Feb 2011	70.71	+0.43%	61.13	-1.00%	86.35	+1.52%
Mar 2011	70.67	-0.06%	60.94	-0.30%	86.33	-0.02%
Apr 2011	70.15	-0.73%	60.40	-0.90%	86.75	+0.48%
May 2011	69.87	-0.40%	59.85	-0.90%	86.86	+0.13%
June 2011	69.71	-0.23%	59.36	-0.82%	87.24	+0.44%
July 2011	69.35	-0.51%	58.83	-0.90%	87.04	-0.23%



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

	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Jan 2011	73.83	+1.81%	61.67	-1.04%	63.79	+1.08%	63.75	1.52%
Feb 2011	73.09	-1.00%	61.06	-1.00%	63.15	-1.00%	63.11	-1.00%
Mar 2011	72.80	-0.40%	61.50	+0.73%	62.57	-0.92%	62.48	-1.00%
Apr 2011	73.52	+0.99%	60.92	-0.95%	61.89	-1.08%	61.87	-0.97%
May 2011	74.26	+1.00%	60.36	-0.92%	61.27	-1.00%	61.32	-0.89%
June 2011	73.74	-0.70%	59.82	-0.89%	60.92	-0.58%	60.76	-0.92%
July 2011	72.98	-1.02%	59.37	-0.74%	60.34	-0.96%	60.18	-0.95%

# REIDIN.com UAE Residential Property Price Indices

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 index series are 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).