# REIDIN United Arab Emirates Residential Property Price Indices
## July 2017 Results

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<td>Dubai Residential Property Price Indices: Sales Price Indices</td>
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<table>
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<td>Abu Dhabi Residential Property Price Indices: Rental Price Indices</td>
<td>18</td>
</tr>
<tr>
<td>Abu Dhabi Gross Rental Yields and Price-to-Rent Ratios</td>
<td>22</td>
</tr>
</tbody>
</table>

## Methodology and Coverage

Page 25
The Dubai Residential Property Sales Price Index for all residential decreased by 1.7 points, from 258.4 to 256.7, which represents a decrease of 0.63% in August 2017. On the other hand, prices decreased 1.45% y-o-y.

Apartment sales prices registered a decrease in August 2017. Prices decreased 0.70% m-o-m and also decreased 1.54% y-o-y.

Villa sales prices registered an increase in August 2017. Prices decreased 0.36% m-o-m and also decreased 1.12% y-o-y.
Dubai Residential Property Price Indices
Sales Price Indices

M-o-M: -0.63%
M-o-M: -0.70%
M-o-M: -0.36%

(January 2003 = 100)
### Dubai Residential Property Price Indices

#### Sales Price Indices

<table>
<thead>
<tr>
<th>M-o-M</th>
<th>Last 1 Month</th>
<th>Last 3 Month</th>
<th>Last 6 Month</th>
<th>Last 1 Year</th>
<th>Last 2 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>-0.63%</td>
<td>-0.88%</td>
<td>-1.01%</td>
<td>-1.45%</td>
<td>-3.26%</td>
</tr>
<tr>
<td></td>
<td>-0.70%</td>
<td>-0.87%</td>
<td>-1.25%</td>
<td>-1.54%</td>
<td>-3.19%</td>
</tr>
<tr>
<td></td>
<td>-0.36%</td>
<td>-0.90%</td>
<td>-0.06%</td>
<td>-1.12%</td>
<td>-3.58%</td>
</tr>
</tbody>
</table>

- Residential (%)
- Apartment (%)
- Villa (%)
### Dubai Residential Property Price Indices

Sales Price Indices and Monthly Changes

<table>
<thead>
<tr>
<th>Month (Jan.2003=100)</th>
<th>ALL RESIDENTIAL</th>
<th>APARTMENT</th>
<th>VILLA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Index Number</td>
<td>M-o-M</td>
<td>Index Number</td>
</tr>
<tr>
<td>December 2016</td>
<td>259.9</td>
<td>-0.21%</td>
<td>235.7</td>
</tr>
<tr>
<td>January 2017</td>
<td>259.1</td>
<td>-0.31%</td>
<td>235.4</td>
</tr>
<tr>
<td>February 2017</td>
<td>259.4</td>
<td>0.10%</td>
<td>235.7</td>
</tr>
<tr>
<td>March 2017</td>
<td>258.4</td>
<td>-0.37%</td>
<td>234.6</td>
</tr>
<tr>
<td>April 2017</td>
<td>258.3</td>
<td>-0.02%</td>
<td>234.3</td>
</tr>
<tr>
<td>May 2017</td>
<td>259.0</td>
<td>0.25%</td>
<td>234.8</td>
</tr>
<tr>
<td>June 2017</td>
<td>259.1</td>
<td>0.04%</td>
<td>234.9</td>
</tr>
<tr>
<td>July 2017</td>
<td>258.4</td>
<td>-0.29%</td>
<td>234.4</td>
</tr>
<tr>
<td>August 2017</td>
<td>256.7</td>
<td>-0.63%</td>
<td>232.7</td>
</tr>
</tbody>
</table>
The Dubai Residential Property Rental Price Index for all residential decreased by 0.8 points, from 92.8 to 92.0, which represents a decrease of 0.86% in August 2017. On the other hand, prices decreased 6.33% y-o-y.

Apartment rental prices registered a decrease in August 2017. Prices decreased 0.87% m-o-m and also decreased 6.16% y-o-y.

Villa rental prices registered a decrease in August 2017. Prices decreased 0.86% m-o-m and also decreased 7.31% y-o-y.
Dubai Residential Property Price Indices

Rental Price Indices

Apartment

- M-o-M: -0.86%

Villa

- M-o-M: -0.87%

All Residential

- M-o-M: -0.86%

(January 2009 = 100)
### Dubai Residential Property Price Indices

#### Rental Price Indices

<table>
<thead>
<tr>
<th>Period</th>
<th>Residential (%)</th>
<th>Apartment (%)</th>
<th>Villa (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last 1 Month</td>
<td>-0.86%</td>
<td>-2.68%</td>
<td>-2.92%</td>
</tr>
<tr>
<td>Last 3 Month</td>
<td>-0.87%</td>
<td>-2.67%</td>
<td>-2.93%</td>
</tr>
<tr>
<td>Last 6 Month</td>
<td>-2.71%</td>
<td>-2.95%</td>
<td>-2.95%</td>
</tr>
<tr>
<td>Last 1 Year</td>
<td>-3.33%</td>
<td>-6.16%</td>
<td>-7.31%</td>
</tr>
<tr>
<td>Last 2 Year</td>
<td>-9.56%</td>
<td>-10.06%</td>
<td>-12.79%</td>
</tr>
</tbody>
</table>

**M-o-M**
- Last 1 Month: -0.86%
- Last 3 Month: -0.87%
- Last 6 Month: -0.86%

**Chart Notes:**
- Residential, Apartment, and Villa percentages are indicated by color-coded bars.
- The chart visually represents the rental price indices for the specified periods.
<table>
<thead>
<tr>
<th>Month (Jan. 2009 = 100)</th>
<th>ALL RESIDENTIAL</th>
<th>APARTMENT</th>
<th>VILLA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Index Number</td>
<td>M-o-M</td>
<td>Index Number</td>
</tr>
<tr>
<td>December 2016</td>
<td>95.8</td>
<td>-0.04%</td>
<td>94.0</td>
</tr>
<tr>
<td>January 2017</td>
<td>95.6</td>
<td>-0.16%</td>
<td>94.0</td>
</tr>
<tr>
<td>February 2017</td>
<td>94.8</td>
<td>-0.90%</td>
<td>93.0</td>
</tr>
<tr>
<td>March 2017</td>
<td>95.1</td>
<td>0.35%</td>
<td>93.4</td>
</tr>
<tr>
<td>April 2017</td>
<td>94.7</td>
<td>-0.39%</td>
<td>93.0</td>
</tr>
<tr>
<td>May 2017</td>
<td>94.5</td>
<td>-0.21%</td>
<td>92.7</td>
</tr>
<tr>
<td>June 2017</td>
<td>93.6</td>
<td>-0.92%</td>
<td>91.8</td>
</tr>
<tr>
<td>July 2017</td>
<td>92.8</td>
<td>-0.92%</td>
<td>91.0</td>
</tr>
<tr>
<td>August 2017</td>
<td>92.0</td>
<td>-0.86%</td>
<td>90.3</td>
</tr>
</tbody>
</table>
Dubai Gross Rental Yields (%)
Dubai Price-to-Rent Ratios

- **Apartment**
  - 2017 Jun: 13.6
  - 2017 Jul: 14.0
  - 2017 Aug: 14.0

- **Villa**
  - 2017 Jun: 18.9
  - 2017 Jul: 19.1
  - 2017 Aug: 19.2

- **All Residential**
  - 2017 Jun: 14.6
  - 2017 Jul: 14.7
  - 2017 Aug: 14.8
Dubai Residential Property Price Indices & Financial Indicators

(January 2003 = 100)

- M-o-M: 3.34%
- M-o-M: 5.69%
- M-o-M: -0.63%

Gold Price Index
Oil Price Index
Dubai Residential Property Price Index

2017 Jul: 154.7
2017 Aug: 163.5
2018 Jul: 258.4
2018 Aug: 256.7

348.5
360.1
258.4
256.7
154.7
163.5

The Abu Dhabi Residential Property Sales Price Index for all residential decreased by 1.1 points, from 95.1 to 94.0, which represents a decrease of 1.09% in August 2017. On the other hand, prices decreased 8.75% y-o-y.

Apartment sales prices registered a decrease in August 2017. Prices decreased 1.17% m-o-m and also decreased 8.77% y-o-y.

Villa sales prices registered a decrease in August 2017. Prices decreased 0.85% m-o-m and also decreased 8.70% y-o-y.
Abu Dhabi Residential Property Price Indices

Sales Price Indices

**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

- **M-o-M:** -1.09%
- **M-o-M:** -1.17%
- **M-o-M:** -0.85%

---

**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

- **M-o-M:** -1.09%
- **M-o-M:** -1.17%
- **M-o-M:** -0.85%

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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

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- **M-o-M:** -1.17%
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**Abu Dhabi Residential Property Price Indices**

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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

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- **M-o-M:** -1.17%
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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

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- **M-o-M:** -1.17%
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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

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- **M-o-M:** -1.17%
- **M-o-M:** -0.85%

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**Abu Dhabi Residential Property Price Indices**

**Sales Price Indices**

- **M-o-M:** -1.09%
- **M-o-M:** -1.17%
- **M-o-M:** -0.85%
Abu Dhabi Residential Property Price Indices

Sales Price Indices

- Last 1 Month:
  - Residential: -1.09%
  - Apartment: -1.17%
  - Villa: -0.85%

- Last 3 Month:
  - Residential: -3.27%
  - Apartment: -3.48%
  - Villa: -2.60%

- Last 6 Month:
  - Residential: -4.29%
  - Apartment: -4.34%
  - Villa: -4.18%

- Last 1 Year:
  - Residential: -8.75%
  - Apartment: -8.77%
  - Villa: -8.70%

- Last 2 Year:
  - Residential: -10.19%
  - Apartment: -9.45%
  - Villa: -12.51%
# Abu Dhabi Residential Property Price Indices

Sales Price Indices and Monthly Changes

<table>
<thead>
<tr>
<th>Month (Jan.2014=100)</th>
<th>ALL RESIDENTIAL</th>
<th>APARTMENT</th>
<th>VILLA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Index Number</td>
<td>M-o-M</td>
<td>Index Number</td>
</tr>
<tr>
<td>December 2016</td>
<td>100.9</td>
<td>-0.97%</td>
<td>100.7</td>
</tr>
<tr>
<td>January 2017</td>
<td>99.4</td>
<td>-1.51%</td>
<td>99.1</td>
</tr>
<tr>
<td>February 2017</td>
<td>98.3</td>
<td>-1.13%</td>
<td>98.0</td>
</tr>
<tr>
<td>March 2017</td>
<td>97.3</td>
<td>-1.00%</td>
<td>97.2</td>
</tr>
<tr>
<td>April 2017</td>
<td>96.8</td>
<td>-0.47%</td>
<td>96.8</td>
</tr>
<tr>
<td>May 2017</td>
<td>97.2</td>
<td>0.41%</td>
<td>97.1</td>
</tr>
<tr>
<td>June 2017</td>
<td>95.9</td>
<td>-1.41%</td>
<td>95.6</td>
</tr>
<tr>
<td>July 2017</td>
<td>95.1</td>
<td>-0.80%</td>
<td>94.9</td>
</tr>
<tr>
<td>August 2017</td>
<td>94.0</td>
<td>-1.09%</td>
<td>93.8</td>
</tr>
</tbody>
</table>
The Abu Dhabi Residential Property Rental Price Index for all residential decreased by 1.1 points, from 93.8 to 92.7, which represents a decrease of 1.13% in August 2017. On the other hand, prices decreased 10.73% y-o-y.

Apartment rental prices registered a decrease in August 2017. Prices decreased 1.30% m-o-m and also decreased 11.09% y-o-y.

Villa rental prices registered a decrease in August 2017. Prices decreased 0.45% m-o-m and also decreased 9.34% y-o-y.
Abu Dhabi Residential Property Price Indices

Rental Price Indices

(M-o-M: -1.13%)

(M-o-M: -1.30%)

(M-o-M: -0.45%)

All Residential

2014 Jan: 100.0
2017 Jun: 94.6
2017 Jul: 93.8
2017 Aug: 92.7

January 2014 = 100

Apartment

2014 Jan: 100.0
2017 Jun: 95.0
2017 Jul: 94.0
2017 Aug: 92.8

Villa

2014 Jan: 100.0
2017 Jun: 93.1
2017 Jul: 92.8
2017 Aug: 92.4

(January 2014 = 100)
Abu Dhabi Residential Property Price Indices

Rental Price Indices

<table>
<thead>
<tr>
<th>M-o-M</th>
<th>Last 1 Month</th>
<th>Last 3 Month</th>
<th>Last 6 Month</th>
<th>Last 1 Year</th>
<th>Last 2 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>-1.13%</td>
<td>-2.93%</td>
<td>-4.77%</td>
<td>-10.73%</td>
<td>-13.16%</td>
</tr>
<tr>
<td></td>
<td>-1.30%</td>
<td>-3.33%</td>
<td>-4.80%</td>
<td>-11.09%</td>
<td>-13.77%</td>
</tr>
<tr>
<td></td>
<td>-0.45%</td>
<td>-1.35%</td>
<td>-4.64%</td>
<td>-9.34%</td>
<td>-10.74%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Price Indices</th>
</tr>
</thead>
</table>

- Residential (%)
- Apartment (%)
- Villa (%)
<table>
<thead>
<tr>
<th>Month (Jan.2014=100)</th>
<th>ALL RESIDENTIAL</th>
<th>APARTMENT</th>
<th>VILLA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Index Number</td>
<td>M-o-M</td>
<td>Index Number</td>
</tr>
<tr>
<td>December 2016</td>
<td>100.1</td>
<td>-0.93%</td>
<td>100.3</td>
</tr>
<tr>
<td>January 2017</td>
<td>98.5</td>
<td>-1.57%</td>
<td>98.7</td>
</tr>
<tr>
<td>February 2017</td>
<td>97.4</td>
<td>-1.20%</td>
<td>97.5</td>
</tr>
<tr>
<td>March 2017</td>
<td>96.2</td>
<td>-1.14%</td>
<td>96.4</td>
</tr>
<tr>
<td>April 2017</td>
<td>95.4</td>
<td>-0.88%</td>
<td>95.7</td>
</tr>
<tr>
<td>May 2017</td>
<td>95.5</td>
<td>0.13%</td>
<td>96.0</td>
</tr>
<tr>
<td>June 2017</td>
<td>94.6</td>
<td>-0.93%</td>
<td>95.0</td>
</tr>
<tr>
<td>July 2017</td>
<td>93.8</td>
<td>-0.90%</td>
<td>94.0</td>
</tr>
<tr>
<td>August 2017</td>
<td>92.7</td>
<td>-1.13%</td>
<td>92.8</td>
</tr>
</tbody>
</table>
Abu Dhabi Residential Property Price Indices & Financial Indicators

-M-o-M 3.34%

-M-o-M 5.69%

-M-o-M -1.09%

(January 2014 = 100)
REIDIN 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 and Coverage
Monthly REIDIN Dubai and Abu Dhabi RPPIs are calculated based on moving average median prices – an approach that is widely used for indexing housing prices – which involves median of sales prices of properties in a corresponding region. The median series of sales price data is constructed by taking “the median price/sqm” of all properties during a certain time period. REIDIN Dubai RPPI employs “weighted” average of the median prices of areas for the calculation of the monthly index series. 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. All Dubai indices are calculated by using the Laspeyres price index formula and a moving average algorithm. On the other hand, REIDIN Abu Dhabi RPPIs are calculated by using the Dutot price index formula (defined as the ratio of the unweighted arithmetic average of the prices in the current period t to base period 0) and a moving average algorithm.

The official Dubai and Abu Dhabi Real Estate Residential Sales Price Indices provided to Bank of International Settlements (BIS) by the Central Bank of United Arab Emirates (CBUAE) is designed and produced by REIDIN.
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