



الهيئة العامة للإحصاء  
General Authority for Statistics

## Real Estate Price Index

Fourth Quarter 2016



## Introduction:

Real estate industry plays a substantial role in promoting sustainable development in KSA; it is a strategic production factor for all vital sectors. It is also a vital incentive for income-based, job-creating investment, in addition to being a basis for launching investment projects in miscellaneous economic and social fields.

Hence, thorough attention is paid to movements of prices of the constituent units of real estate sector, as well as to the values of real estate transactions carried out throughout the KSA regions. Besides, changes that take place every now and then in this industry are followed up through the Real Estate Price Index Program, established on the basis of the relevant data provided by the Ministry of Justice (MOJ) in a spirit of integration and cooperation among the various governmental bodies to contribute to the sustainable development in KSA.

The Real Estate Price Index defines distinctive real estate statistical indicators that measure the performance of the real estate market in KSA, and bridge the gap of real estate data. Furthermore, it is reckoned an essential tool that helps relevant authorities take sound economic decisions in this regard. The Real Estate Price Index data are especially helpful in the economic and statistical analysis of real estate price movements, and making predictions about real estate trends in the future.

GASTAT is pleased to provide this bulletin to researchers, planners, research centers and entities interested in economic affairs, hoping that the regular and periodic data meet their needs and aspirations.

Allah is the Arbiter of Success.

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## Real Estate Price Index Methodology

### Description:

GASTAT provides the Real Estate Price Index data through the MOJ to construct the real estate price index and to track changes taking place in the real estate prices. Given the paramount significance of such data, an integrated system was developed to fulfill all requirements necessary for collecting and auditing data, along with calculating the index.

### Objectives:

- Developing sophisticated real estate statistical indicators that measure the performance of the real estate market in KSA.
- Bridging the gap in real estate data.
- Satisfying international, regional and domestic requirements in this regard.

### Definition:

Real Estate Price Index is "a statistical tool for measuring the relative change in real estate prices between two points in time."

### Data Source:

The data required for calculating the real estate index are provided by the MOJ as the only official reference and source of the data related to the real estate sector in KSA.

### Data Nature:

- The MOJ provides GASTAT with the detailed data of the cities which represent all administrative regions as per a number of variables achieving purposes of the calculation of agricultural, commercial and residential real estate index numbers.
- Having obtained primary data of the real estate transactions for the years 2012-2015, GASTAT studied those data through its team of specialists to evaluate them, and verify their adequacy for constructing the real estate index. Accordingly, the following items are determined:
  - The appropriate base year.
  - The level of coverage/ representation.

- Classification.
- Calculation of weights (relative importance).

### Coverage:

The real estate index covers all administrative regions of KSA.

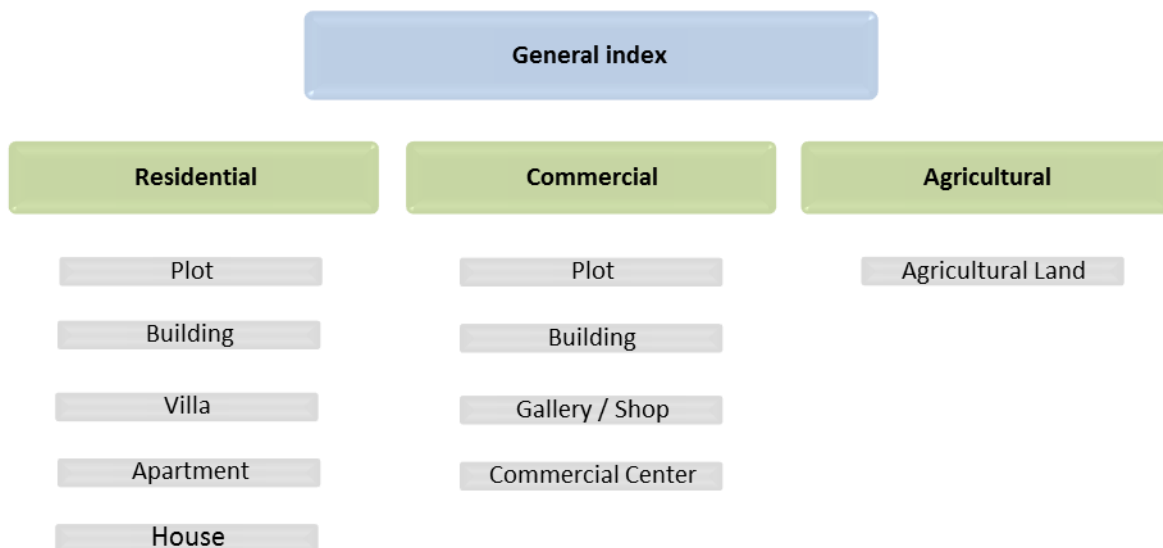
### Base Year:

The base year is determined to be 2014.

### Classification:

The MOJ data are classified into three main sectors:

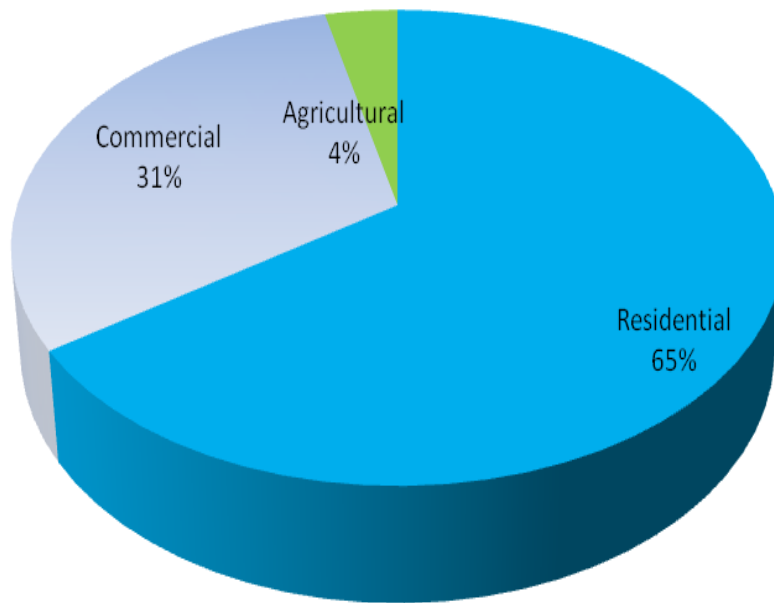
- a) Residential Sector: It includes residential plots, residential buildings, villas, apartments and houses.
- b) Commercial Sector: It covers commercial plots, commercial buildings, galleries/shops, and malls.
- c) Agricultural Sector: It is made up of the agrarian lands.



### Weights (Relative Importance):

Weights are calculated based on the value of real estate transactions of each sector comprising the index in the course of the base year.

Relative Importance by Sector all over KSA



### Reviewing and Verifying Data:

Data are reviewed and verified through the following methodology:

- Making sure that data and prices are logical and inclusive.
- Setting automatic verification rules to be followed during data-entry, auditing, processing and publishing.
- Applying procedures that address the problem of disappearance of prices of some real estate types.

### Calculation of Real Estate Price Index:

- Laspeyres equation is used to calculate the real estate index:

$R_{ik} = \prod \left( \frac{P_1}{P_0} \right)^{wt}$	$wt$	Relative importance	$i$	District
	$P_1$	Current price	$k$	Real estate type
	$P_0$	Base year price		

## How to make use of Real Estate Price Index results?

Real Estate Price Index data are used in many fields, including:

- Monitoring price movements of real estate assets;
- Assisting the relevant authorities in taking sound economic decisions;
- Measuring changes in real estate prices from time to time; and
- Using the Real Estate Price Index data to make the economic and statistical analysis of real estate price movements, and come up with predictions about real estate trends in the future.
- It is used as a main economic indicator to predict the economic growth.

## Publishing:

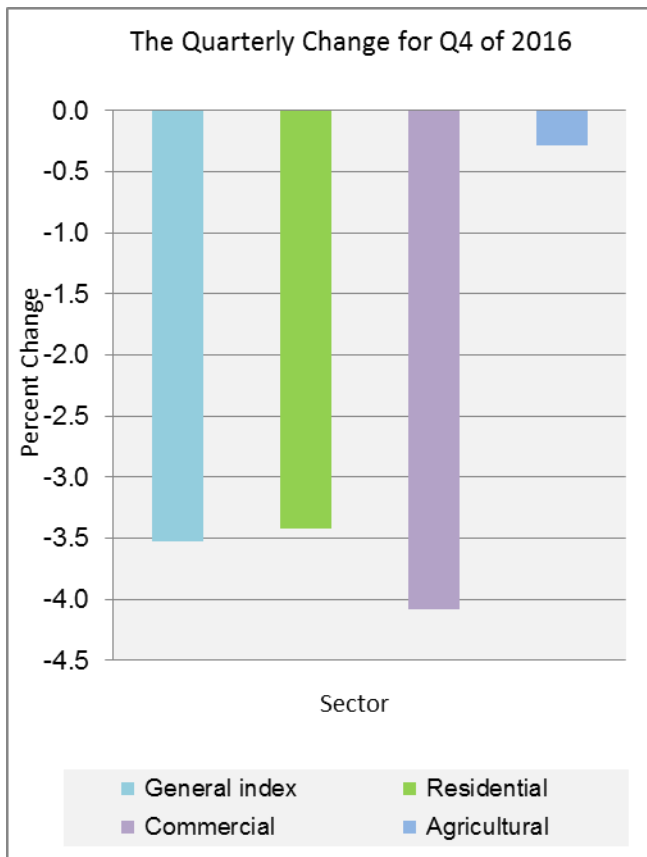
Real Estate Price Index data are published as follows:

- Results of the Real Estate Price Index are published as per specific dates declared at the GASTAT website.
- The GASTAT website [www.stats.gov.sa](http://www.stats.gov.sa) is regarded as the accredited official publishing platform.
- Results of the Real Estate Price Index are published by contacting media, and through social networks.
- The reports are submitted to the relevant authorities.

## Main Features of Real Estate Price Index Movements in Q4 of 2016

### First: Quarterly Change:

Real Estate Price Index for Q4 of 2016, compared to Q3 of 2016, declined by 3.5% due to changes that took place in the constituting sectors of the index as follows:

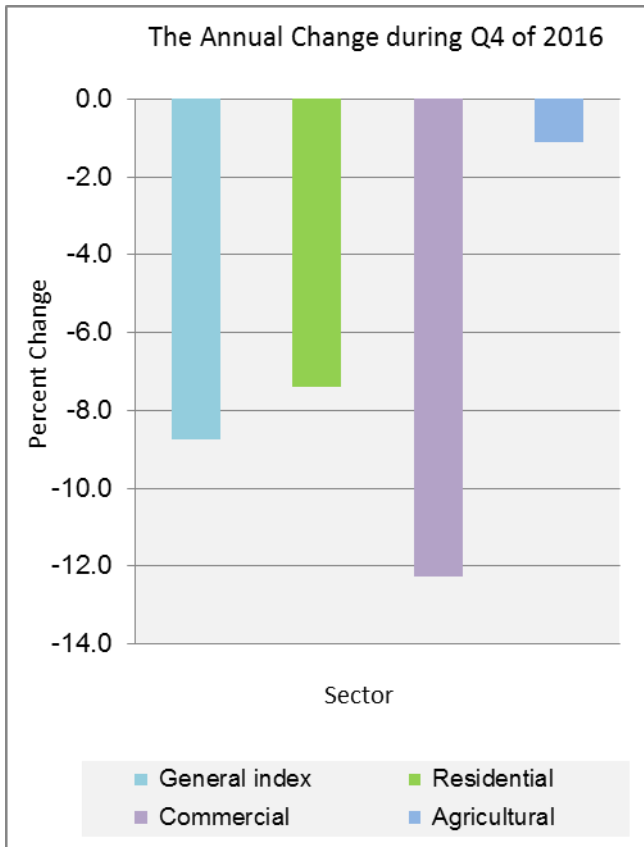


### Decrease Percentage

Sector	Percentage (%)	Key items	
		Item	Percentage (%)
Residential	-3.4	Plot	-3.5
		building	-1.6
		villa	-1.7
		apartment	-2.8
		House	-0.9
Commercial	-4.1	Plot	-4.1
		Gallery / Shop	-3.3
Agricultural	-0.3	Agricultural Land	-0.3

## Second: Annual change:

Real Estate Price Index for Q4 of 2016, compared to Q4 of 2015, declined by 8.7% due to changes that took place in the constituting sectors of the index as follows:



### Decrease Percentage

Sector	Percentage (%)	Key items:	
		Item	Percentage (%)
Residential	-7.4	Plot	-7.6
		Building	-5.1
		Villa	-6.3
		Apartment	-4.5
		House	-1.4
Commercial	-12.3	Plot	-12.3
		Gallery / Shop	-1.9
		Commercial Center	-0.8
Agricultural	-1.1	Agricultural Land	-1.1





## Tables



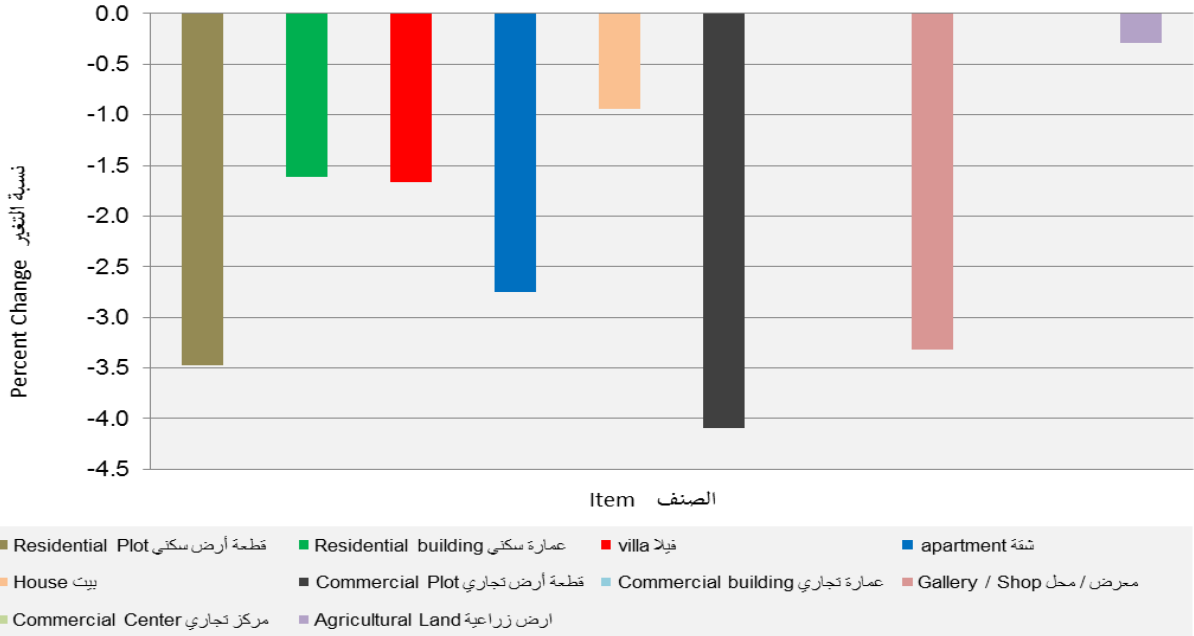
**Table (1)**
**جدول (١)**
**Quarterly Real Estate Indices  
and percent change**
**الأرقام القياسية لأسعار العقارات الربع  
سنوية ونسب التغير**

2014=100

General index , Sectors & items	الأرقام القياسية			نسبة التغير من الربع الرابع ٢٠١٦ إلى		الرقم القياسي العام والقطاعات والاصناف
	Index Numbers			Percent Change to Qtr.4 2016		
	الربع الرابع Qtr.4 2016	الربع الثالث Qtr.3 2016	الربع الرابع Qtr.4 2015	الربع الثالث Qtr.3 2016	الربع الرابع Qtr.4 2015	
General index	87.5	90.7	95.8	-3.5	-8.7	الرقم القياسي العام
Residential	90.0	93.2	97.2	-3.4	-7.4	سكني
Plot	90.0	93.2	97.3	-3.5	-7.6	قطعة أرض
Building	95.9	97.5	101.1	-1.6	-5.1	عمارة
Villa	93.2	94.8	99.4	-1.7	-6.3	فيلا
Apartment	89.8	92.4	94.0	-2.8	-4.5	شقة
House	97.5	98.4	98.9	-0.9	-1.4	بيت
Commercial	81.7	85.2	93.1	-4.1	-12.3	تجاري
Plot	81.6	85.1	93.1	-4.1	-12.3	قطعة أرض
Building	102.1	102.1	101.8	0.0	0.3	عمارة
Gallery / Shop	91.5	94.6	93.3	-3.3	-1.9	معرض / محل
Commercial Center	101.9	101.9	102.8	0.0	-0.8	مركز تجاري
Agricultural	94.3	94.6	95.3	-0.3	-1.1	زراعي
Agricultural Land	94.3	94.6	95.3	-0.3	-1.1	ارض زراعية



التغيرات النسبية الربع سنوية خلال الربع الرابع 2016  
The Quarterly change during Q4 of 2016



التغيرات النسبية السنوية خلال الربع الرابع 2016  
The Annual change during Q4 of 2016

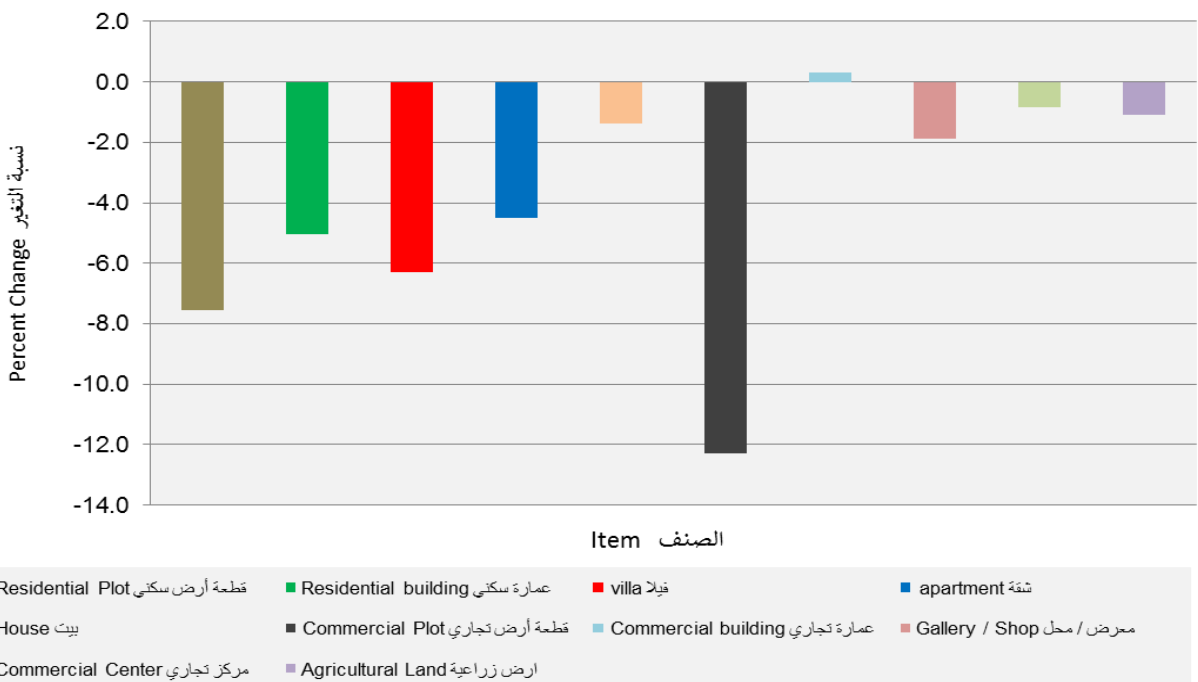


Table (2)

جدول (2)

Series of Real Estate Indices  
Quarterly in The Kingdom

سلسلة الأرقام القياسية لأسعار  
العقارات بالمملكة

السنة	الربع الأول	الربع الثاني	الربع الثالث	الربع الرابع	المتوسط السنوي
Year	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Annual average
Qtr. 4 - 2016					
2014=100					
الربع الرابع - 2016					
General index					الرقم القياسي العام
2014	98.2	99.3	101.0	101.6	100.0
2015	99.2	98.1	96.4	95.8	97.4
2016	94.8	92.9	90.7	87.5	91.5
Residential					سكني
2014	97.9	98.9	101.3	101.8	100.0
2015	100.1	99.8	98.2	97.1	98.8
2016	96.8	95.3	93.2	90.0	93.8
Plot					قطعة أرض
2014	97.9	98.9	101.4	101.9	100.0
2015	100.2	99.9	98.2	97.3	98.9
2016	96.9	95.4	93.2	90.0	93.9
Building					عمارة
2014	97.6	99.0	99.7	103.7	100.0
2015	102.2	102.1	102.1	101.1	101.9
2016	98.8	99.4	97.5	95.9	97.9
Villa					فيلا
2014	101.2	100.0	98.2	100.6	100.0
2015	101.4	100.9	104.9	99.4	101.7
2016	101.2	97.3	94.8	93.2	96.6
apartment					شقة
2014	98.7	99.5	100.6	101.2	100.0
2015	98.3	96.7	95.3	94.0	96.1
2016	93.7	91.9	92.4	89.8	92.0

**Table (2)**
**جدول (2)**
**Series of Real Estate Indices  
Quarterly in The Kingdom**
**سلسلة الأرقام القياسية لأسعار  
العقارات بالمملكة**

Qtr. 4 - 2016	2014=100				الربع الرابع - 2016
السنة	الربع الأول	الربع الثاني	الربع الثالث	الربع الرابع	المتوسط السنوي
Year	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Annual average
<b>House</b>					<b>بيت</b>
2014	100.8	100.1	100.0	99.1	100.0
2015	98.6	98.8	98.5	98.9	98.7
2016	99.1	98.8	98.4	97.5	98.5
<b>Commercial</b>					<b>تجاري</b>
2014	98.5	99.9	100.2	101.5	100.0
2015	97.5	94.7	92.9	93.0	94.5
2016	90.8	88.0	85.2	81.7	86.4
<b>Plot</b>					<b>قطعة أرض</b>
2014	98.5	99.9	100.2	101.5	100.0
2015	97.5	94.7	92.8	93.0	94.5
2016	90.7	88.0	85.1	81.6	86.3
<b>Building</b>					<b>عمارة</b>
2014	100.0	100.0	100.0	100.0	100.0
2015	100.0	100.0	100.0	101.8	100.5
2016	101.8	102.0	102.1	102.1	102.0
<b>Gallery / Shop</b>					<b>معرض / محل</b>
2014	98.7	98.3	101.1	101.9	100.0
2015	98.7	96.1	93.5	93.3	95.4
2016	95.2	92.6	94.6	91.5	93.5
<b>Commercial Center</b>					<b>مركز تجاري</b>
2014	100.8	100.0	97.5	101.8	100.0
2015	102.5	102.7	103.1	102.8	102.7
2016	102.0	102.0	101.9	101.9	102.0

Table (2)

جدول (2)

Series of Real Estate Indices  
Quarterly in The Kingdom

سلسلة الأرقام القياسية لأسعار  
العقارات بالمملكة

السنة Year	الربع الأول Qtr.1	الربع الثاني Qtr.2	الربع الثالث Qtr.3	الربع الرابع Qtr.4	المتوسط السنوي Annual average
Agricultural					
2014	99.1	100.4	101.1	99.4	100.0
2015	96.3	95.9	95.6	95.3	95.8
2016	95.2	94.8	94.6	94.3	94.7
Agricultural Land					
2014	99.1	100.4	101.1	99.4	100.0
2015	96.3	95.9	95.6	95.3	95.8
2016	95.2	94.8	94.6	94.3	94.7

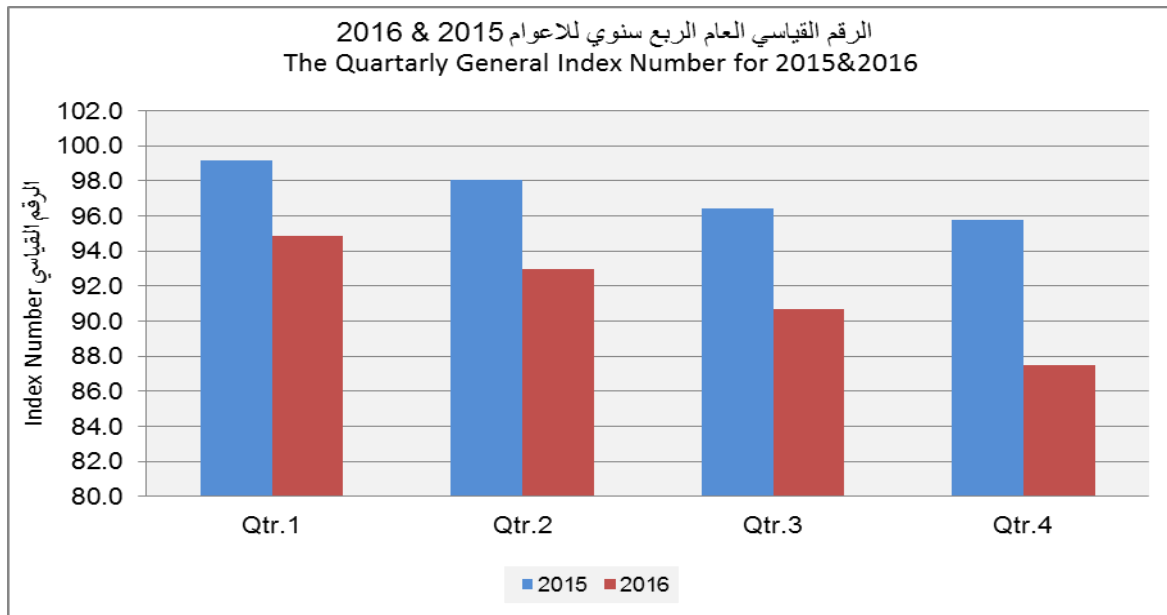




Table (3)

جدول (3)

Indices for Real Estate

الأرقام القياسية لأسعار العقارات

Regions

على مستوى المناطق

Qtr. 4 - 2016

2014=100

الربع الرابع - 2016

Kingdom & Regions	الرقم القياسي للربع الرابع ٢٠١٦				المملكة والمناطق الإدارية
	القطاع الزراعي	القطاع التجاري	القطاع السكني	الرقم العام	
Kingdom	94.3	81.7	90.0	87.5	المملكة
Ar Riyad	129.2	76.6	93.4	86.1	الرياض
Makkah	96.0	81.4	87.4	85.9	مكة المكرمة
Madinah	93.4	99.6	96.0	96.0	المدينة المنورة
Eastern	97.2	89.4	89.9	89.9	الشرقية
Al Qaseem	82.7	88.9	85.3	85.9	القصيم
Aseer	92.0	95.6	85.3	86.9	عسير
Tabouk	100.5	89.2	83.7	86.2	تبوك
Hail	98.7	85.8	86.7	87.3	حائل
Jazan	83.4	82.9	92.2	89.1	جازان
Al Baha	107.3	97.0	82.0	84.6	الباحة
Al Jouf	110.7	84.5	82.7	86.9	الجوف
Najran	99.6	89.3	88.6	90.9	نجران
Northern		92.8	88.5	89.0	الحدود الشمالية

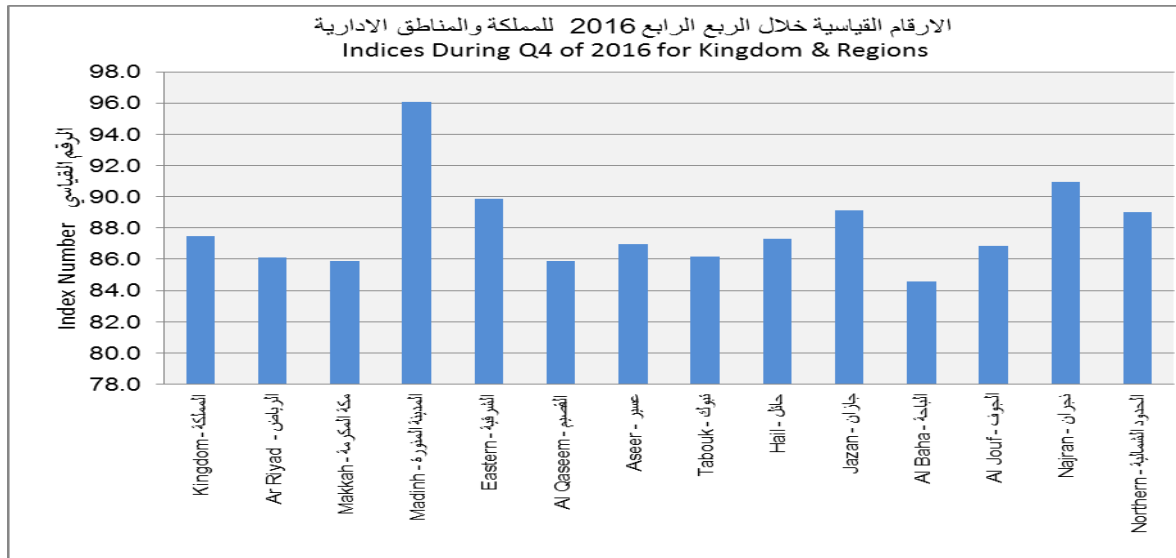
الارقام القياسية خلال الربع الرابع 2016 للمملكة والمناطق الإدارية  
Indices During Q4 of 2016 for Kingdom & Regions

Table (4)

جدول (٤)

The Relative Importance of The Sectors & items of Real Estate Prices

الأهمية النسبية لقطاعات وأصناف الرقم القياسي لأسعار العقارات

2014=100

General index , Sectors & items	الأهمية النسبية	الرقم القياسي العام والقطاعات والأصناف
General index	100.0	الرقم القياسي العام
<b>Residential</b>	<b>65.4</b>	<b>سكني</b>
Plot	62.2	قطعة أرض
Building	0.03	عمارة
villa	0.4	فيلا
apartment	2.6	شقة
House	0.2	بيت
<b>Commercial</b>	<b>31.0</b>	<b>تجاري</b>
Plot	30.9	قطعة أرض
Building	0.003	عمارة
Gallery / Shop	0.1	معرض / محل
Commercial Center	0.1	مركز تجاري
<b>Agrarian</b>	<b>3.6</b>	<b>زراعي</b>
Agrarian Land	3.6	ارض زراعية



