



الهيئة العامة للإحصاء  
General Authority for Statistics

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# Metadata Report of Real Estate Price Index Statistics

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V-2.1

Quality Management



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## 1. Contact

1.1. Contact organization	General Authority for Statistics
1.2. Contact organization unit	Price Statistics Department
1.3. Contact person function	Director of Price Statistics Department
1.4. Contact mail address	P.O. Box: 3735 Riyadh, 11481 Kingdom of Saudi Arabia
1.5. Contact email address	<a href="mailto:info@stats.gov.sa">info@stats.gov.sa</a>
1.6. Contact phone number	920020081

## 2. Metadata Update

2.1. Metadata last update	9/6/2024
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## 3. Statistical Presentation

3.1. Data description
<p>The Real Estate Price Index presents data on real estate prices in Saudi Arabia.</p> <p><b>The Real Estate Price Index is a survey conducted to collect data on the basic characteristics as follows:</b></p> <ul style="list-style-type: none"><li>• Indices and rates of change by sector and property type.</li><li>• Indices by sector, property type and administrative region.</li></ul>



- Annual change by sector, property type, and administrative region.
- Quarterly change by sector, property type, and administrative region.
- Indices by sector and property type.
- Annual change by sector and property type.
- Quarterly change by sector and property type.
- Indices by administrative region.
- Indices by administrative region.
- Quarterly change by administrative region.

### 3.2. Classification system

Apply the following classifications in the Real Estate Price Index:

Classification of data into three main sectors: (Residential, commercial, agricultural) or other classifications such as geographic classification of data (such as: Distribution of data at the level of administrative regions).

The classifications are available on the GASTAT's website: [www.stats.gov.sa](http://www.stats.gov.sa)

### 3.3. Sector coverage

The Real Estate Price Index covers the following major economic sectors:

- Residential.
- Commercial.
- Agricultural.

### 3.4. Statistical concepts and definitions

**Terminologies and concepts of the Real Estate Price Index:**

- Index number:

A relative number that measures the change in one or more phenomena. It is obtained by comparing the value of the phenomenon in the comparison period to its value in the base period.

- Real Estate Price Index:

It is a statistical tool to measure the relative change in real estate prices between two time periods.



- Relative importance of a real estate type:

It is the ratio of the total value of transactions for one real estate type to the total value of transactions for all real estate types in the base year.

- Base year:

It is the year or a period which the prices of the comparison year or comparison period are attributed to. When the base year is chosen, it should be a normal period characterized by stability and being free from sudden and serious conditions, such as: economic crises and wars. It must also be relatively close to the comparison period.

### 3.5. Statistical unit

Not applicable.

### 3.6. Statistical population

Not applicable.

### 3.7. Reference area

The real estate price index covers 18 cities (Riyadh, Mecca, Jeddah, Taif, Medina, Dammam, Khobar, Al-Ahsa, Buraydah, Tabuk, Hail, Jazan, Najran, Baljurashi, Abha, Khamis Mushayt, Arar, Sakaka (representing all 13 administrative regions of Saudi Arabia).

### 3.8. Time coverage

The data is available from the year 2014 to the current quarter.

### 3.9. Base period

The base year used to calculate the real estate price index is 2014.



## 4. Unit of measure

Some results are calculated as a percentage (quarterly change rates, annual change rates).

## 5. Reference period

The Authority is provided with the data of all real estate transactions carried out in the neighbourhoods of the cities covered by the survey on a monthly basis (with the end of each calendar month).

## 6. Confidentiality

### 6.1. Confidentiality - policy

According to the Royal Decree No. 23 dated 07-12-1397, data must always be kept confidential, and must be used by GASTAT only for statistical purposes.

Therefore, the data are protected in the data servers of the Authority.

### 6.2. Confidentiality - data treatment

Data are displayed in appropriate tables to facilitate its summarization, comprehension, results extraction, comparison with other data and coming up with statistical connotations for the study community. It is also easier to check tables without the need to see any sensitive or confidential data, which violates the confidentiality of statistical data.

## 7. Release policy

### 7.1. Release calendar

The real estate price index is included in the statistical calendar.





## 7.2. Release calendar access

Available on the: <https://www.stats.gov.sa/en/future-releases>

## 7.3. User access

One of GASTAT's objectives is to better meet its clients' needs, so it immediately provides them with the publication's results once the Real Estate Price Index Publication is published.

**It also receives questions and inquiries from the clients about the Publication and its results through various communication channels, such as:**

- GASTAT's official website: [www.stats.gov.sa](http://www.stats.gov.sa)
- GASTAT's official e-mail address: [info@stats.gov.sa](mailto:info@stats.gov.sa)
- Client Support's e-mail address: [cs@stats.gov.sa](mailto:cs@stats.gov.sa)
- Official visits to GASTAT's official head office in Riyadh or one of its branches in Saudi Arabia.
- Official letters.
- Statistical telephone (920020081).

## 8. Frequency of dissemination

Quarterly.



## 9. Accessibility and clarity

### 9.1. News release

The announcements of each publication are available on release calendar as mentioned in 7.2. Release calendar access. The news release can be viewed on the website of GASTAT through the following link:

<https://www.stats.gov.sa/en/news>

### 9.2. Publications

GASTAT issues publications and reports on the real estate price index on a regular basis within a pre-prepared dissemination plan and are published on GASTAT's website. GASTAT is keen to publish its publications in a way that serves all users of different types, including publications in different formats that contain (publication tables, data graphs, indicators, metadata, methodology, and questionnaires) in both English and Arabic.

The results of the real estate price index are available at: <https://www.stats.gov.sa/ar/843>

### 9.3. On-line database

The data is published on the statistical database

<http://192.168.176.14/gastat/home/landing>

### 9.4. Micro-data access

Not available.

### 9.5. Other

Not available.



## 9.6. Documentation on methodology

Documentation of the methodology covers the real estate price index, and the concepts, definitions, issues, and classifications are based on international standards.

**In addition to the Real Estate Price Index Statistics Manual:**

<https://www.stats.gov.sa/ar/file-manager/%d9%85%d9%86%d9%87%d8%ac%d9%8a%d8%a9-%d8%a7%d9%84%d8%b9%d9%82%d8%a7%d8%b1%d8%a7%d8%aa>

## 9.7. Quality documentation

Quality documentation covers documentation on methods and standards for assessing, measuring, and monitoring the quality of statistical process and output. It is based on standard quality criteria such as relevance, accuracy and reliability, timeliness and punctuality, accessibility and clarity, comparability, and coherence.

# 10. Quality management

## 10.1. Quality assurance

GASTAT declares that it considers the following principles: impartiality, user orientated, quality of processes and output, effectiveness of statistical processes, reducing the workload for respondents.

Quality controls and validation of data are actions carried out throughout the process in different stages such as the data input and data collection and other final controls.

## 10.2. Quality assessment

GASTAT performs all statistical activities according to a national model (Generic Statistical Business Process Model - GSBPM). According to the GSBPM, the final phase of statistical activities is overall evaluation using information gathered in each phase or sub-process. This information is used to prepare the evaluation report which outlines all the quality issues related to the specific statistical activity and serves as input for improvement actions.



## 11. Relevance

### 11.1. User needs

#### Internal users in the GASTAT for the real estate price index data:

National accounts.

#### External users and major beneficiaries for the real estate price index data, include:

- Government entities.
- Regional and international organizations.
- Research institutions.
- Media.
- Individuals.

#### The disseminated key variables that mostly used by key users:

Ministry of Housing	The index of real estate prices and sectors for the Kingdom and the administrative regions and the quarterly and annual rates of change.
Saudi Central Bank	
Ministry of Justice	

### 11.2. User satisfaction

Not available.

### 11.3. Completeness

The real estate price index data is based on a key source, the Ministry of Justice, where all real estate transactions that took place across the Kingdom are obtained in order to provide comprehensive information on real estate transactions and data to be completed by the end of each calendar month.



## 12. Accuracy and reliability

### 12.1. Overall accuracy

The data is reviewed and matched to ensure its validity and accuracy in a manner commensurate with the nature of those data; in order to add quality and accuracy to the statistics of the bulletin, the data for the current cycle of the bulletin is compared with the data of the previous cycle; in order to verify the integrity and consistency of the data in preparation for the processing process, and extract and review the results.

## 13. Timeliness and punctuality

### 13.1. Timeliness

GASTAT uses the Special Data Dissemination Standard (SDDS) issued by the International Monetary Fund. According to this Standard, all statistics agencies are required to publish data on a quarterly basis, and with a delay of not more than one quarter (90 days) after the end of the reference period. If the data are from different source, they may be published in a different frequency.

### 13.2. Punctuality

Publication takes place in accordance with published release dates for the real estate price index in the GASTAT webpage. The data are available at the expected time, as scheduled the release calendar, If the publication delayed the reasons would be provided.

## 14. Coherence and comparability

### 14.1. Comparability - geographical

Data are fully comparable.



#### 14.2. Comparability - over time

The survey began in 2014 as a quarterly survey.

#### 14.3. Coherence- cross domain

Not applicable.

##### 14.3.1. Coherence - sub annual and annual statistics

Not applicable.

##### 14.3.2. Coherence- National Accounts

Not applicable.

#### 14.4. Coherence - internal

The real estate price index estimates have full internal coherence, as they are all based on the same corpus of microdata, and they are calculated using the same estimation methods.

## 15. Data revision

#### 15.1. Data revision - policy

Not applicable, only final results will be published.

#### 15.2. Data revision - practice

Not applicable, only final results will be published.



## 16. Statistical processing

### 16.1. Source data

The real estate price index is based on the data of real estate transactions available and registered in the Ministry of Justice and resulting through the registration and official electronic documentation processes followed in the Ministry.

The disseminated key variables published for the data are:

- Annual real estate price indices by sector and property type at the level of the Kingdom and the administrative region.
- Quarterly real estate price indices by sector and property type at the level of the Kingdom and the administrative region.
- Annual rates of change in the real estate price indices by sector and property type at the level of the Kingdom and the administrative region.
- Quarterly rates of change in the real estate price indices by sector and property type at the level of the Kingdom and the administrative region.

### 16.2. Frequency of data collection

Monthly.

### 16.3. Data collection

**Data collection from administrative records:**

The Ministry of Justice provides the Authority with the data of real estate transactions registered with it by electronic link monthly (with the end of each calendar month) and is stored in the databases of the Authority.

### 16.4. Data validation

After receiving the data from the Ministry of Justice, the process of auditing, reviewing, verifying the logic and comprehensiveness of the data and refer if necessary to the source of the data when the discovery of errors that require modification by the source.



## 16.5. Data compilation

### Data editing:

Specialists of (real estate price index department) have processed and analyzed data in this stage, and this step was based on the following measures:

- Sorting and arranging data in groups or different categories in a serial order.
- Summarizing detailed data into key points or data.
- Combining many data segments and ensuring their interconnection.
- Processing incomplete or missing data.
- Processing illogical data.
- Converting data into statistically significant data.
- Arranging, presenting, and interpreting data.
- Applied statistical estimation.

GASTAT has relied on the formulas approved by the international standards in calculating the real estate price index key indicators, as follows:

Laspeyres equation

$$R_{ik} = \prod \left( \frac{P_1}{P_0} \right)^{wt}$$

## 16.6. Adjustment

Not applicable, only final results will be published.

## 17. Comment