



الهيئة العامة للإحصاء  
General Authority for Statistics

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## Metadata Report of Real Estate Price Index

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V-2.0

Quality Management

Last update: 05.02.2023



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## 1. Contact

1.1. Contact organization	General Authority of 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	08/03/2023
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## 3. Statistical Presentation

3.1. Data description
<p>The Real Estate Price Index covers data related to real estate prices in the Kingdom of Saudi Arabia.</p> <p>The Real Estate Price Index is a survey conducted to collect data on the main characteristics as following:</p>



- Indices and percentages of change by sector and type of real estate property
- Indices by sector, real estate property type, and administrative region
- Annual change by sector, real estate property type, and administrative region
- Quarterly change by sector, real estate property type, and administrative region
- Indices by sector and real estate property type
- Annual change by sector and real estate property type
- Quarterly change by sector and real estate property type
- Indices by administrative region
- Annual change by administrative region
- Quarterly change by administrative region

### 3.2. Classification system

The following classification applies in the Real Estate Price Index:

(The data are classified into three main sectors: residential, commercial, and agricultural) or other classifications such as geographic classification of data (such as the 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

Real Estate Price Index covers the following main sectors:

1. Residential.
2. Commercial.
3. Agricultural.

### 3.4. Statistical concepts and definitions

Terminologies and concepts of Real Estate Price Index:



- **Index:** A rational number that measures variation in one or more phenomena. It is calculated by dividing its face value at the comparison period by its value at 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 Real Estate Type:** 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:** 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

The statistical unit is the average price per square meter for business transactions within neighbourhoods.

### 3.6. Statistical population

The statistical population is all average prices per square meter for business transactions within neighbourhoods.

### 3.7. Reference area

The survey sample is a representative sample of the 13 administrative regions of the Kingdom of Saudi Arabia that includes 18 cities (Riyadh, Makkah Jeddah, Taif Medina, Dammam, Khobar, Al-Ahsa, Buraidah, Tabuk, Hail, Jazan, Najran, Baljurashi, Abha, Khamis Mushait, Arar, and Sakaka).

### 3.8. Time coverage

Data are available from 2014 to Q4 2022.

### 3.9. Base period

Data are available from 2014 to the current quarter.



## 4. Unit of measure

Some results are reported as a percentage (EX. Quarterly change percentages, and annual change percentages).

## 5. Reference period

GASTAT is provided with the data of all real estate transactions carried out in the districts of the cities covered by the survey on a monthly basis (at 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 were displayed in appropriate tables to facilitate its summarization, comprehension, and results extraction. Also, to compare data with other data and extract statistical meanings for the study community. It is also easier to check tables without the need to see any sensitive or confidential data, which violates data confidentiality of statistical data.





## 7. Release policy

### 7.1. Release calendar

The Real Estate Price Index results are bound by a release calendar.

### 7.2. Release calendar access

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

### 7.3. User access

One of GASTAT's objectives is to meet better its clients' needs, so it immediately provides them with the bulletin's results once the Real Estate Price Index Bulletin is published. It also receives questions and inquiries of the clients about the Bulletin 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 (92002008).

## 8. Frequency of dissemination

Quarterly



## 9. Accessibility and clarity

### 9.1. News release

The announcements for each publication are available on release calendar as mentioned in 8.2. Release calendar access. The news release can be viewed on the website of GASTAT in the link <https://www.stats.gov.sa/en/news>.

### 9.2. Publications

GASTAT issues the Real Estate Price Index's publications and reports on a regular basis within a pre-prepared publishing plan and installed on the GASTAT's website. GASTAT is keen to publish its publications in a manner that serves all users of different types, including publications in different formats that contain (publication tables, data graphs, indicators, metadata, methodology, and used questionnaires) in both English and Arabic.

The Real Estate Price Index publications are available on the <https://www.stats.gov.sa/ar/843>

### 9.3. On-line database

The data is published in the statistical database.  
on the following link:

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

### 9.4. Micro-data access

Not applicable.

### 9.5. Other

Not available.



## 9.6. Documentation on methodology

The Real Estate Prices Framework: It includes both definitions, concepts and equations for calculating the record for real estate prices, so that it was taken into consideration the standards and concepts prepared by international organizations and the most prominent statistical office practices globally such as the European Statistics Organization and others and the categories used based on the categories approved by the data provider entity involved data related to real estate prices from the Ministry of Justice.

## 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 GASTAT's users, which make use of the Real Price Index data, include:

- National accounts.

External users who make significant use of the Real Price Index data include, but is not limited to:

- The governmental entities.
- Regional and International Organizations.
- Research institutions.
- Media.
- Individuals.

The disseminated key variables that mostly used by key users:

Ministry of Housing	The price index of the real estate and other sectors in the Kingdom and the administrative regions and the quarterly and annual percentages of change
Saudi Central Bank	The price index of the real estate and other sectors in the Kingdom and the administrative regions and the quarterly and annual percentages of change
Ministry of Justice (MOJ)	The price index of the real estate and other sectors in the Kingdom and the administrative regions and the quarterly and annual percentages of change

### 11.2. User satisfaction

Not available.

### 11.3. Completeness

The real estate price index data is based on a major source, the Ministry of Justice, where all real estate transactions made nationwide are obtained in order to provide comprehensive information on real estate transactions.



## 12. Accuracy and reliability

### 12.1. Overall accuracy

Data are reviewed and matched to ensure that they are valid and accurate in a manner appropriate to their nature, with the aim of producing qualitative and accurate statistics publication. As a preliminary step to data processing, the data from the current iteration are compared to the data from the prior iteration to verify their integrity and coherence and to 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 started 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 for a given reference period 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. Resources used

Description	Total
Total staff (GASTAT's staff, researchers)	Not applicable.
Number of surveyed units	Not applicable.
Total days of data collection period (end date - start date)	Not applicable.
Average conducted interviewer per day (during data collection)	Not applicable.



## 16. Data revision

### 16.1. Data revision - policy

Not applicable, only final results will be published.

### 16.2. Data revision - practice

Not applicable, only final results will be published.

## 17. Statistical processing

### 17.1. Source data

Source of administrative records (for Real Estate Price Index): Ministry of Justice.

The main published variants of the survey data are:

1. Real estate price indices for all sectors and items quarterly at the level of (Kingdom, region)
2. Real estate price indices for all sectors and items annually at the level of (Kingdom, region)

### 17.2. Frequency of data collection

Monthly

### 17.3. Data collection

Data collection from administrative records:

In coordination with the relevant departments of GASTAT for the implementation of the survey and the management of data collection, the record data of the Real Estate Price Index Publication is obtained from the Ministry of Justice, which includes data on real estate transactions.



The data were saved on GASTAT's databases, data have been audited and reviewed according to the statistical method and recognized quality standards, in case of defect quality issues or errors in the data we refer back to data source.

#### 17.4. Data validation

Data are reviewed and matched to ensure their accuracy and precision in a way that suits their nature with the aim of giving the presented statistics quality and accuracy.

The data of the publication's current year are compared with the data of the previous year to ensure their integrity and consistency in preparation for processing data and extracting and reviewing results.

In addition to data processing and tabulation to ensure accuracy, all outputs calculated by GASTAT are recorded and uploaded to the database to be reviewed and processed by the Price Statistics Department specialists using advanced technologies and software designed for this purpose.

#### 17.5. Data compilation

##### **Data Coding**

In the Real Estate Price Index, the information is coded internally through an automated process, which is reviewed by a dedicated team.

##### **Data Editing**

During this phase, Real Estate Price Index Department specialists conducted data processing and analysis based on several procedures, as follows:

- Sort and arrange data in groups or different categories in a serial order.
- Summarize detailed data into main points or main data.
- Link between many parts of data and make them connected.
- Process incomplete or missing data.
- Process illogical data.
- Convert data into statistically significant data.
- Organize, display and interpret data.

Applied statistical estimates.

GASTAT has relied on the formulas approved by the international standards in calculating the Real Estate Price Index indicators, as follows:

- Laspeyre's geometric equation





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

#### 17.6. Adjustment

Not applicable, only final results will be published.

### 18. Comment