

Prepared Exclusively for

LEADERS CLUB
by LEBANON OPPORTUNITIES

REAL ESTATE INDEX

Executive Summary
2019

INFOPRO
RESEARCH

About the Real Estate Index

InfoPro has monitored the residential real estate market in Lebanon for the past 20 years. Its databases contain data about every building developed during that period in Greater Beirut and the Mount Lebanon area. Data for buildings under development is captured through extensive ground surveys, desk research, and then through interviews with developers.

InfoPro, based on the compiled data developed the Real Estate Index, a set of indicators that tracks **new residential apartments** over time by providing the following set of indicators:

- Price Index
- Inventory Index
- Newly Announced Properties Index.

These indices are segmented across Administrative Beirut, Beirut Suburbs, and the coastal areas/main urban centers of Mount Lebanon: Metn, Baabda, Kesrouan, and Aley.

- The Price Index provides the average asking price per square meter across caza, region, and sub-area. It is calculated as the average price of units in an area. The baseline year is 2018, with a nominal value of 100. The value of each half-year is plotted to show fluctuations in real estate prices across sub-areas.
- The Inventory Index contains the number of buildings with apartment units available for sale across caza, region, and sub-areas.
- The Newly Announced Properties Index has the complete supply of new buildings and apartment units launched across every six months. The index tracks average prices and sales of apartment units launched in that time frame only.

The indices are presented in an online dashboard format and are updated completely twice per year. For more information, please visit <http://real-estate-index.infopro.com.lb/>

Indices Summary

In 2019, around 4,835 new apartments were sold, a decrease of 16 percent from 2018. Metn registered the highest number of new apartments sold. Administrative Beirut had the least.

Areas	Number of new apartments sold in 2018	Number of new apartments available end of 2018	Number of new apartments sold in 2019	Number of new apartments available end of 2019
Beirut	160	7,351	108	7,330
Baabda	1,280	5,133	817	4,798
Aley	1,046	6,286	878	5,614
Metn	2,602	8,325	2,203	7,060
Kesrouan	675	5,099	829	4,708
Total	5,763	32,194	4,835	29,510