

Prepared Exclusively for

LEADERSCLUB
by LEBANON OPPORTUNITIES



REAL ESTATE INDEX

Executive Summary
H1 2019

INFOPRO
RESEARCH

InfoPro has been monitoring the residential real estate market in Lebanon for the past 19 years. Its databases contain data about every building under development 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 compiled the extensive data and developed the Real Estate Index, a set of primary indicators of the housing market's health. The index tracks the performance of residential real estate over time by providing a set of key indices: A Price Index, an Inventory Index, and a Newly Announced Properties Index. These indices can be segmented across Administrative Beirut, Beirut Suburbs, and the coastal areas/main urban centers of Mount Lebanon: Metn, Baabda, Kesrouan, and Aley. The indices are presented in an online dashboard format and are updated completely twice per year.

- The **Price Index** provides the average asking price per square meter across specific cazas, regions, and areas. It is calculated as the average price of units in an area. The starting baseline year for the index is 2012, which was assigned a nominal value of 100. The value of each half-year was then plotted to show fluctuations in real estate prices across areas. All outlying values are removed by ensuring that all prices fall within an interquartile range. The price indices for Greater Beirut were calculated by value-weighting the price within each of the six above regions (Administrative Beirut, Beirut Suburbs, Metn, Baabda, Kesrouan, and Aley) by the number of properties for sale in each region.
- The **Inventory Index** contains the total number of available buildings and apartment units for sale across specific cazas, regions, and areas. The starting baseline for the index is the year 2012, which was assigned a nominal value of 100. The value of each half year is then plotted to show fluctuations in apartment inventories across areas.
- The Newly Announced **Properties Index** has the complete supply of new buildings and apartment units launched across specific points in time, i.e., every six months. The index tracks average prices and sales of apartment units launched in that specific time frame only. The starting baseline for the Newly Announced Properties Index is specified by the user. The value of each half year is then plotted to show fluctuations in real estate prices and apartment inventories of that specific pool of buildings and apartment units launched in that specific time frame.
