Commercial Property Price Indicators: Sources, Methods and Issues

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COMMERCIAL PROPERTY PRICE INDICATORS: SOURCES, METHODS AND ISSUES
Background

- G-20 Data Gaps Initiative
- RPPI Handbook
- DGI: Phase 1/Phase 2 ambitions
Process

• Role of the IWGPS

• Authors: D. Fenwick, D. Geltner, Ch. Shimizu, M. Francke, D. Baran working under contract with Eurostat
  Important support from E. Diewert

• Two dedicated workshops
Process

• Challenging work in a new domain for official statistics

• Still to be done: Clarification on the definition of commercial property (role of commercial residential property, narrow vs wide definition of commercial property)

• Publication planned
Contents

• Uses of Commercial Property Price Indicators

• Conceptual framework

• Measuring asset price change over time: transaction price-based indices

• Appraisal-based indices
Contents

• Appraisal and stock market-based investment return indicators

• Additional indicators

• Data sources

• CPPI currently available
Status of the CPPI document

• For the first time:
  Conceptual, methodological and practical issues relevant for CPPI are systematically addressed

• Approved by the IWGPS, but:
  Not yet a Handbook

• Further work necessary