



مركز الإحصاء
STATISTICS CENTRE

Economy Statistics | 2021

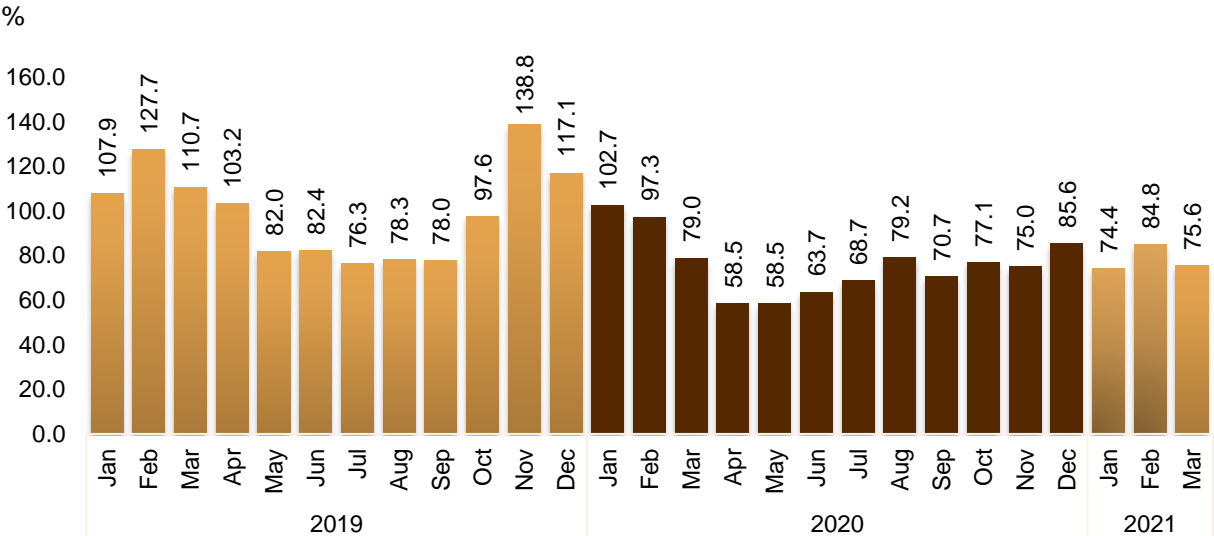
Hotel Price Index

March 2021 (2019=100)

Introduction

The Emirate of Abu Dhabi is one of the most attractive tourist destinations in the Middle East because of the developed infrastructure and quality of services in the tourism sector. Hotel establishments represent the fundamental base of the tourism sector. In general, hotel establishments' pricing strategies are considered one of the most critical factors contributing to the tourism sector's growth. The Hotel Price Index includes all the hotel classifications provided by the Department of Culture and Tourism of Abu Dhabi.

Figure 1: The hotel price index for the months of 2019-2021 (2019=100),



Source: Statistics Centre - Abu Dhabi

Table 1: Index prices and relative changes during March 2021 compared with February 2021 (2019=100),

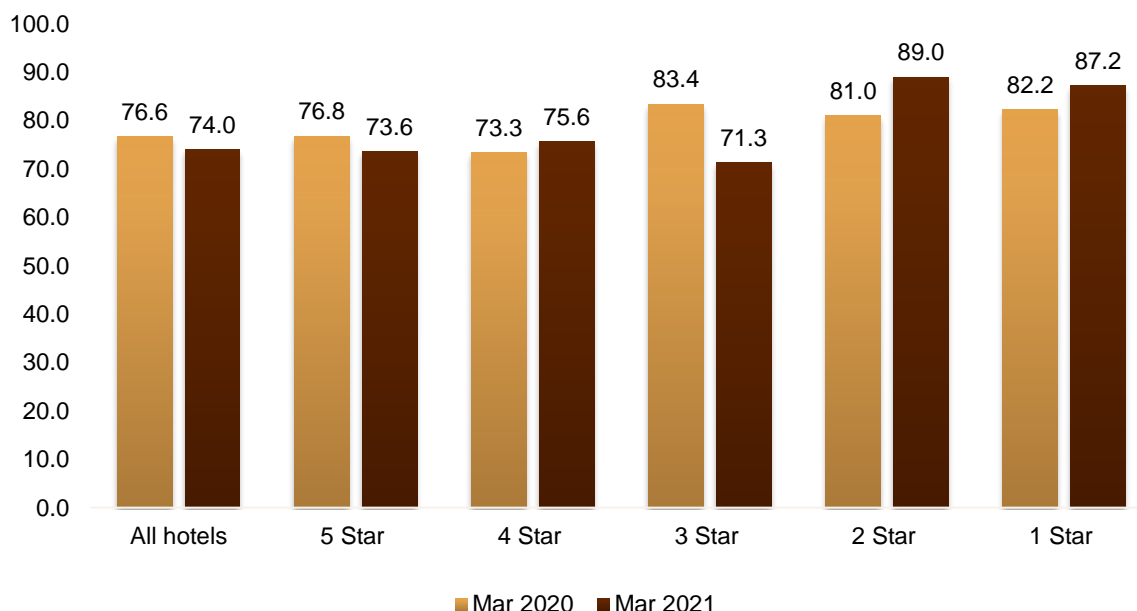
%

Hotel establishments		Feb 2021	Mar 2021	Relative change %
General index		84.8	75.6	-10.9
All hotels		83.7	74.0	-11.6
	5 Star	80.2	73.6	-8.2
	4 Star	90.4	75.6	-16.3
Hotels	3 Star	96.4	71.3	-26.0
	2 Star	91.8	89.0	-3.0
	1 Star	96.7	87.2	-9.8
All hotel apartments		91.3	84.8	-7.1
	Deluxe	92.2	86.6	-6.0
Hotel apartments	Superior	87.6	76.2	-13.0
	Standard	93.2	92.8	-0.4

Source: Statistics Centre - Abu Dhabi

Figure 2: Index prices for hotels during March 2021 and March 2020 (2019=100),

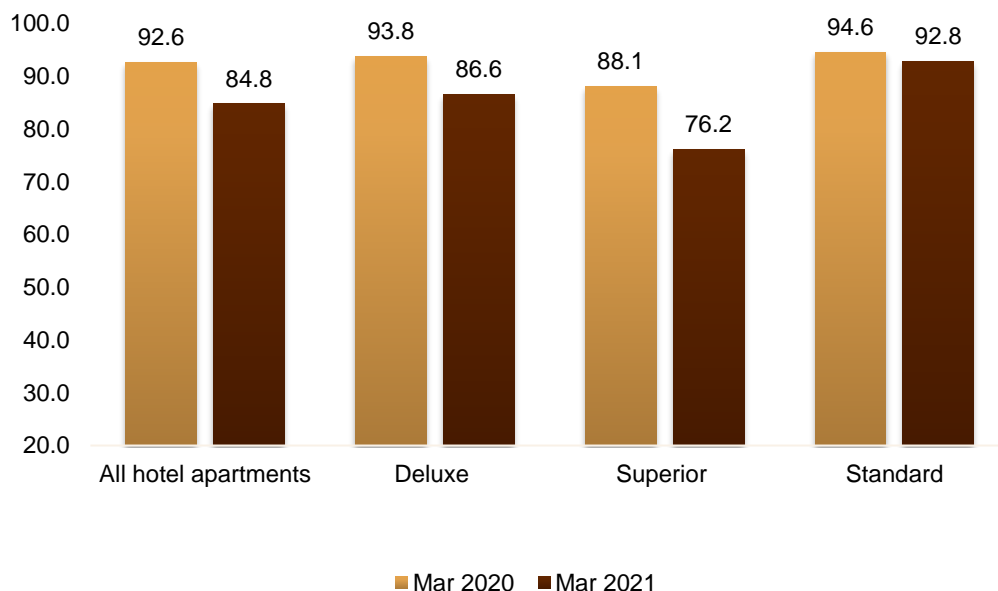
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Source: Statistics Centre - Abu Dhabi

Figure 3: Index prices for hotel apartments during March 2021 and March 2020 (2019=100),

%



Source: Statistics Centre - Abu Dhabi

Table 2: Percent change in hotel establishments revenues during March 2021 compared with February 2021 and March 2020,

%

Hotel establishments	Mar 2021/ Mar 2020 %	Mar 2021/ Feb 2021 %
All hotel establishments	17.0	-40.1
All hotels	24.5	-44.0
5 Star	29.9	-45.2
4 Star	20.0	-39.8
Hotels		
3 Star	-5.3	-47.0
2 Star	40.1	-13.4
1 Star	17.1	-40.4
All hotel apartments	-12.5	-2.6
Hotel apartments		
Deluxe	-15.1	-1.6
Superior	-6.2	-9.0
Standard	-2.8	6.9

Source: Statistics Centre - Abu Dhabi

Explanatory Notes

Importance

The Hotel Price Index shows the development in the prices of overnight stays in the hotel establishments in Abu Dhabi. This index is significant because it provides data for tourists, citizens, and residents in addition to other users (companies, tour operators, and travel agents). It also contributes to identifying the seasonal movements in hotel and hotel apartments prices during the year, to serve the domestic and foreign tourism sector.

Objectives

- Find out about the price trends of overnight stays in hotel establishment within Abu Dhabi Emirate according to hotel ratings.
- Used as a reference tool by the media, hotel owners, analysts, tourism agencies and academics.
- Used by SCAD in the calculation of other statistical indicators such as CPI and GDP.
- Tracking price changes and predict any price spikes in overnight stays in hotel establishments by decision makers and policy makers.
- Learn about the developments in seasonal overnight prices during the year to serve domestic and foreign tourism.

Glossary

The publication contains technical terms related to the hotel price index. To understand the publication, the reader should be familiar with these terms:

- **Hotel price Index:** is the weighted average of the price change relative to the base year (2019=100) according to the approved hotel categories in The Abu Dhabi Emirate
- **Relative change:** It is a statistical indicator measures the rate of change in overnight prices in hotel establishments over two time periods.
- **The weight of the hotel category:** reflects the relative importance of the category, and the weight of the category is calculated by dividing the total hotel category revenue by the total revenue of all categories of hotel establishments.
- **Comparison period price:** It is the price recorded for the overnight price per night in the current time period.
- **Base period price:** It is the price recorded for the overnight price per night in a previous period with which the current price is compared.
- **Available rooms:** Number of rooms available during the month covered by the report excluding out-of-order (a room status term indicating that a room is scheduled for maintenance, refurbishment, deep cleaning, etc.)
- **Total revenues:** Revenue generated by hotels from all their operations, including service charge and taxes.

- **Revenue per available room RevPAR:** Revenue per Available rooms, calculated by dividing the total revenues by total rooms in hotel minus out-of-service rooms.
- **Average room (daily) rate ARR/ADR:** A ratio that indicates average room rate and to what extent rooms are being up-sold or discounted; calculated by dividing room revenue by the number of occupied rooms. (Excludes complimentary & house use).

Data Source and Coverage

The data of the Hotel Price Index is registered data issued by the Department of Culture and Tourism in the Emirate of Abu Dhabi, which kindly provided us with all the information related to the calculation of this number. The indicator covers all licensed hotel establishments in the Emirate of Abu Dhabi. The required data and tables are collected on a monthly basis for the purposes of issuing the monthly report within a period not exceeding 60 working days from the end of the reference month.

The Hotel price index is issued on a monthly basis on the website of the Abu Dhabi Statistics Centre.

Classifications

The Hotel Price Index publication is based on the classifications adopted by the Department of Culture and Tourism in Abu Dhabi. Hotels are rated on a scale starting with one star and up to five stars, while hotel apartments are rated according to three levels that are luxurious, excellent and ordinary.

- **One-star hotels:** Only basic services are available in these hotels. Hotel guests may share bathrooms and amenities, and there is likely no indoor restaurant or cafe.
- **Two-star hotels:** Room options are limited, as is the case in one-star hotels, there can be a TV and a telephone in the room, and there are also an-suite bathrooms, a restaurant or a cafe in the hotel, and levels of service, cleanliness and maintenance are better in these hotels.
- **3-star hotels:** There are several categories of rooms for three-star hotel guests, as well as a restaurant, simple gym, conference room or business center. Room service must also be available in addition to providing internet service, private bathrooms and a telephone system inside rooms to communicate with the reception at the hotel.
- **4-star hotels:** The four-star hotels provide a higher level of quality of service, and a variety of rooms are available, including suites. There can also be many restaurants, cafes and commercial facilities, in addition to concierge services, swimming pools and a gym.
- **5-star hotels:** All four-star properties are available in five-star hotels, as well as exceptional levels of guest service, while ensuring high levels of cleanliness, hospitality and maintenance.
- **Standard room:** It is a small room suitable for one or two persons, and it often overlooks the mountains in hotels that overlook the seas.
- **Superior room:** It is slightly larger than Standard rooms, and is suitable for two people.
- **Deluxe room:** Standard medium room suitable for two people and small families, and an extra bed may be available in some rooms.

Mechanism of calculating and Data Auditing

The Hotel price index is calculated according to the mathematical formula of the Laspeyres. The calculation is from the base year weights of 2019.

The process of editing data received from the Department of Culture and Tourism is done by checking the totals of numbers and comparing them with previous months and in case of any inquiries or comments, the agency is contacted directly to verify the information received.

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