

METADATA	
Title	Residential Real Estate Price Index
Description	The <i>Residential Real Estate Price Index</i> (RREPI) is an indicator of change in the prices of residential properties in the Philippines over a specific period. The growth rate of the index measures the residential property price inflation.
Scope and Classification	<p>The geographic coverage of the RREPI is nationwide. Its dataset contains sub-indices covering the National Capital Region (NCR) and Areas Outside the National Capital Region (AONCR).</p> <p>The RREPI is also computed for four main types of housing units:</p> <ul style="list-style-type: none"> • single-detached/attached houses, • townhouses, • duplex units, and • condominium units. <p>The RREPI is based on the appraised value of new housing units. This excludes pre-owned and foreclosed properties. Moreover, properties obtained through cash purchases and non-bank transactions are not captured by the RREPI.</p>
Sources of Data and Methodology	<p>The RREPI is compiled by the BSP using data sourced from the Bank Quarterly Report on Residential Real Estate Loans (RRELs). All universal and commercial banks, thrift banks, and digital banks are mandated to submit these reports, which detail RRELs granted to households for the acquisition of residential properties, including land, in compliance with BSP Circular Nos. 892 dated 16 November 2015 and 1154 dated 14 September 2022.</p> <p>An electronic reporting template is used to collect the following information for each RREL granted:</p> <ul style="list-style-type: none"> • month of loan granted/booked; • location of property; • type of property (whether new, pre-owned, or foreclosed); • type of housing unit and housing segment; • acquisition cost in Philippine peso (PHP); • appraised value of housing unit, lot, and total appraised value of the property in PHP; • total floor area and lot area, number of floors, bedrooms, and effective age of the house; and • name of developer. <p>The RREPI was computed as the arithmetic mean of the average appraised value of new residential building properties within a given quarter. Indices for NCR and AONCR were combined using a weighted geometric mean, with weights updated quarterly based on the average floor area share of each housing type relative to the national total in the current and previous quarters.</p> <p>Beginning Q1 2025, the BSP adopted the Residential Property Price Index (RPPI) as its official measure of residential property prices. Accordingly, the publication of the RREPI has been discontinued, with its data series covering the period Q1 2016 to Q4 2024.</p>
Tags	“residential real estate price index,” “RREPI,” “residential property price inflation”, “RPPI”
Last Update	27 June 2025
Periodicity	Quarterly
Timeliness	N/A; last upload made in March 2025 for the Q4 2024 data
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Format	HTML, PDF, XLS
Spatial	National, NCR, AONCR
Temporal Coverage	Q1 2016–Q4 2024
Language	English
Granularity	By area and by type of housing unit
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Unique Identifier	N/A
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