



:

kalskait@hotmail.com :

ABSTRACT

Single family homes in most Riyadh communities deprecate right after their occupation by the first owner. This phenomena can be witnessed in most residential communities in the city of Riyadh, Saudi Arabia. The highest value of a home is that which occur right after its development and prior to its use or in other word when the home is brand new. Once used, the home value depreciate very quickly. This paper aims to uncover the underlying causes of this phenomena and tries to propose appropriate remedies.

!

:

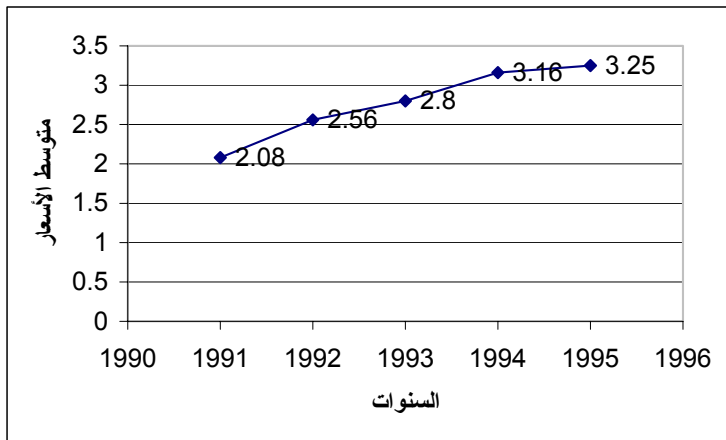
() () () ()

%

%

.()

.() %



Miller &)

(Case & Shiller, 1987)

(Kiel & Carson, 1990)

.(Thomas & Colwel, 1982)

(Manning, 1986)

(Sklars, 1987)

)

(

)

(

" "

()

:

%

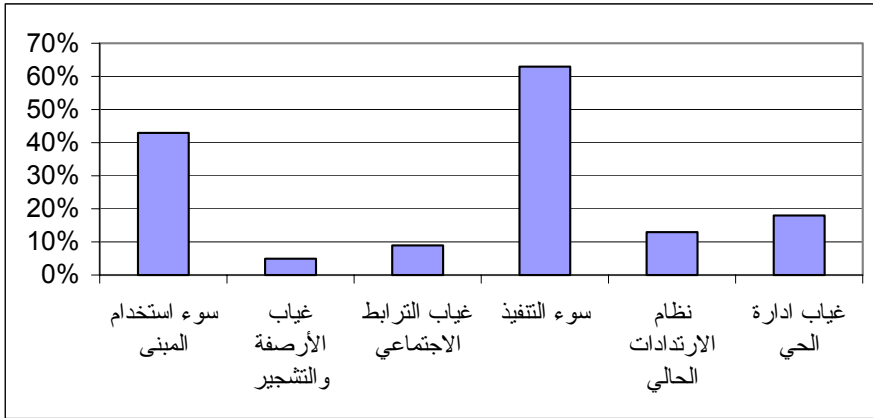
%

(...)

)

()

(



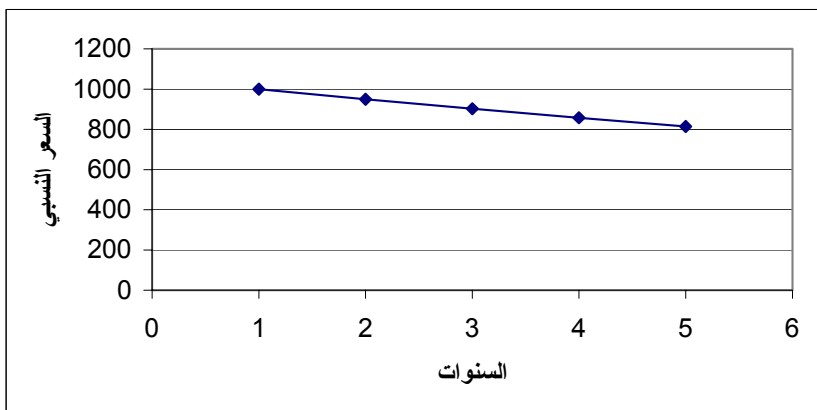
%

Miller & Sklars,)

.(1987

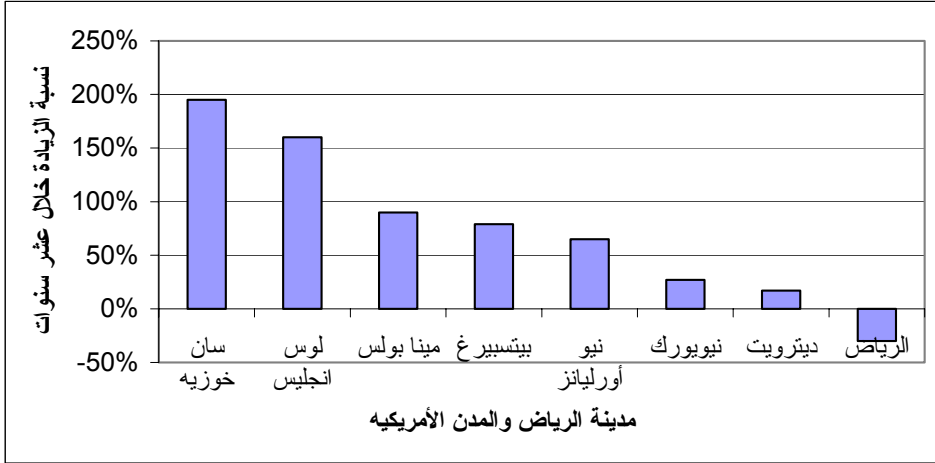
...

% %
%
(%)



% + % +
 % - % -
 % -

:



Manning, 1986 :

Kent Land

Gaithersberg



()

%)

...

() .()

! %

%

%)

() () .() ()

:

()

(

(

.()

(

(

(

%

:

()

%

)

(

5. Case & Shiller, "Prices of Single-Family Homes since 1970: New Indexes for Four Cities". *New England Economic Review*, Sep.1987, pp 45-56.
6. Kiel & Carson "An Examination of Systematic Differences in the Appreciation of Individual Housing Units" *Journal of Real Estate Research*, 1990, Vol. 5, No. 3.
7. pp 301-318.
8. Manning, C. "Intercity Differences In Home Price Appreciation", *The Journal of Real Estate Research*, Fall 1986, pp 45-66.
Miller & Sklars "Pricing Strategies and Residential Property Selling Prices", *The Journal of Real Estate Research*, 1987 Vol.2, No. 1. pp 31-40
9. Thomas & Colwel, "Housing Price Indexes" *Research In Real Estate*, 1982, Vol 2, pp 57-84.

- (.....)
- (.....)
(.....)
(.....)
(.....)
(.....)
(.....)
- (.....) (.....) (.....)
- (.....) : (.....) % (.....) % (.....)
- (.....) (.....) (.....) (.....)
- (.....)
(.....) (.....) (.....)
- (.....) (.....) (.....)

•

..... () () ()

)

•

(

..... () () ()

)

•

(

..... () () ()

:

•

..... () () ()