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# Riyadh Residential Land Overview – Q1 2022

Produced by Abaad Real Estate Company


Issued in April 2022

## Key Facts

We collected and analysed all residential land transactions that completed in Riyadh from the period of January 1st to March 31st, 2022.

We present below a summary of this analysis:

### Total Transaction Volume: 12.8 Billion SAR

 **12.4k** Transactions

 **8.9m sqm** Land Area Sold

 **720 sqm** Avg. Area Sold

 **1,440 SAR** Avg. Price per sqm

#### Source: Ministry of Justice

##### Disclaimer:

The information provided within this document is based on data sourced from the Ministry of Justice. This information is publicly available and we do not own this data. We have not made any checks on the reliability of the data provided, although we note that we have excluded certain recorded transactions from our analysis as the figures did not align with similar sales completed in the local area. We note that the sales prices recorded do not necessarily represent the market value of the sites.

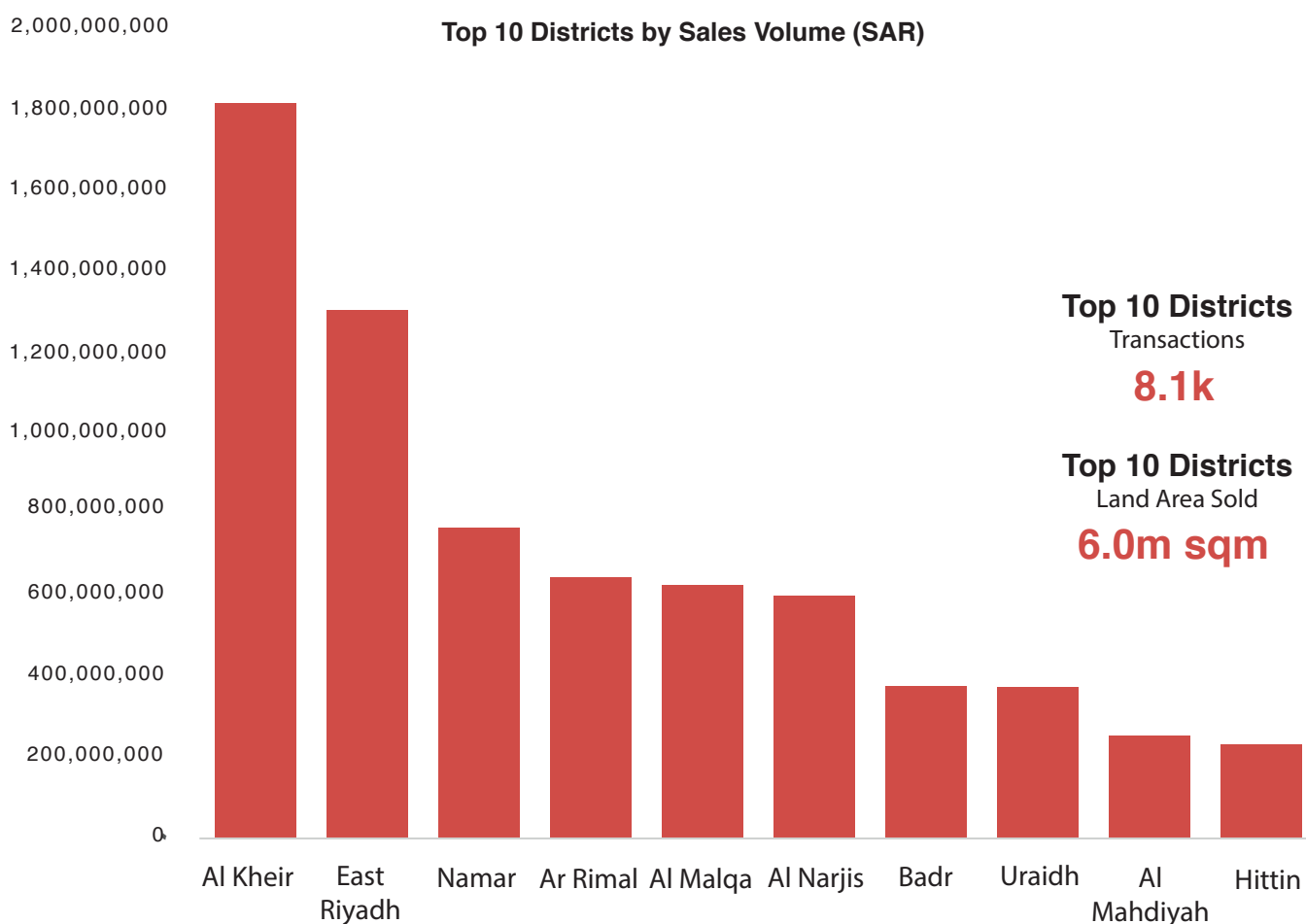


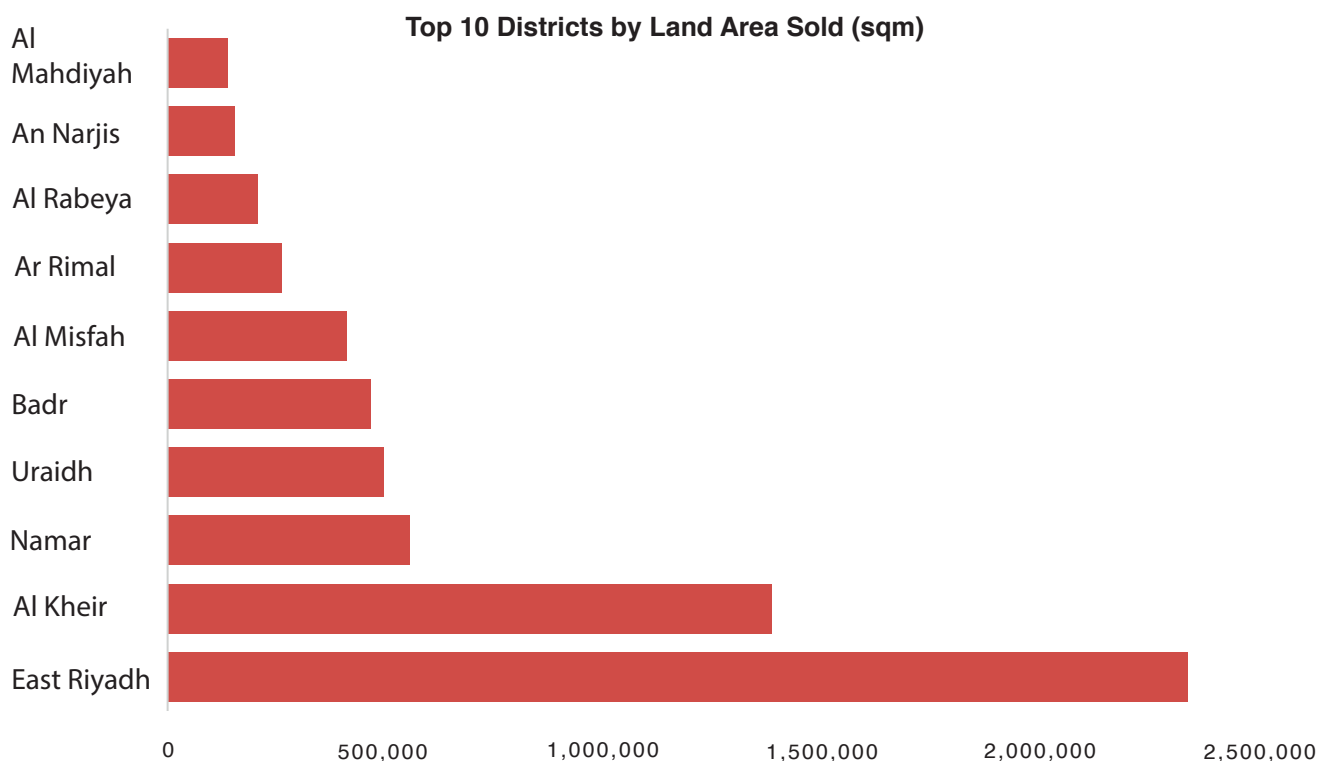
# Riyadh Districts Overview

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## Riyadh Districts Overview

- There were **12,400 transactions** that completed in the residential land sector in Q1 2022.
- These transactions occurred in **148 districts** throughout the city of Riyadh, the capital and commercial center of KSA.
- The top 10 districts in terms of sales volume accounted for %55 of all transactions completed, with SAR **7.0bn** in sales (shown in the chart to the right.).
- There was a relatively equal distribution in terms of regional performance, with districts in the Upper North, North East, East and Lower South regions all included in the top 10 for sales volume.



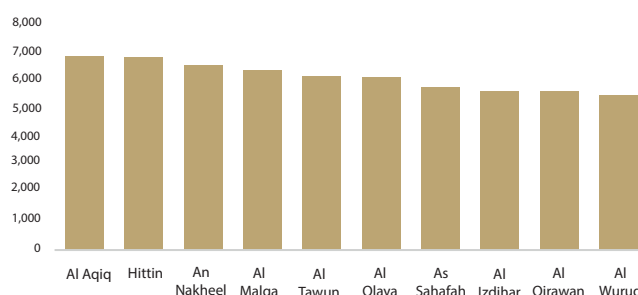


- **12,400** residential land transactions occurred in Riyadh in Q1 2022, with over **8.9m sqm** of land sold.
- The top 10 districts for land area sold represented **73%** of the total land area transacted.
- In term of regional distribution, districts in the Lower South region of Riyadh accounted for 6 of the top 10 districts, and **27.1%** of the total area sold (**2.4m sqm**)

### Top 10 Districts by Highest Average Price (SAR/sqm)

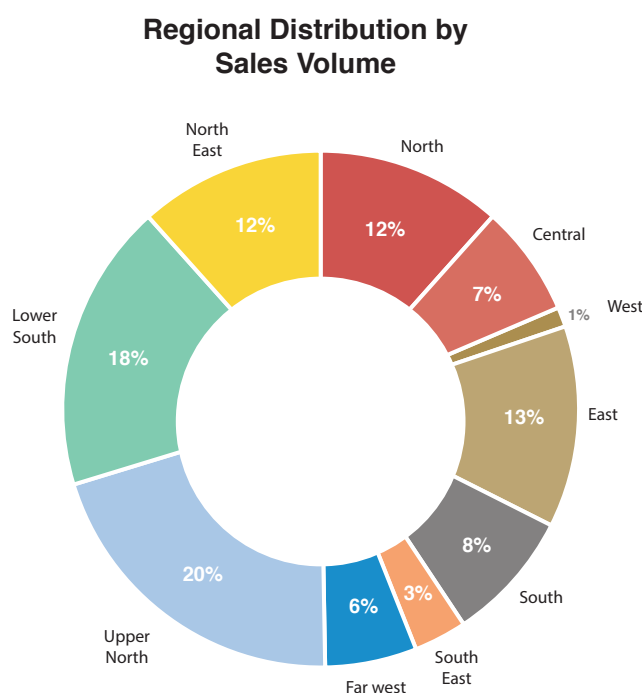
- The top 10 districts in Riyadh with the highest sales price per Sqm, thus representing the most prime districts in Riyadh, only represented **%3** of the total land area sold. However, the sales volume from these 10 districts represented **%13** of all sales in Riyadh. This signifies that while only a small percentage of the transactions in Riyadh took place in prime locations, they sold for considerable sums
- The North and Central regions represented all of the top 10 districts in Riyadh with respect to price per sqm.
- The average sales price per sqm of the 10 districts combined in Q 2022 was **SAR 6,200 per sqm**.

Top 10 Districts by Highest Average Price (SAR/sqm)



## Regional Distribution by Sales Volume

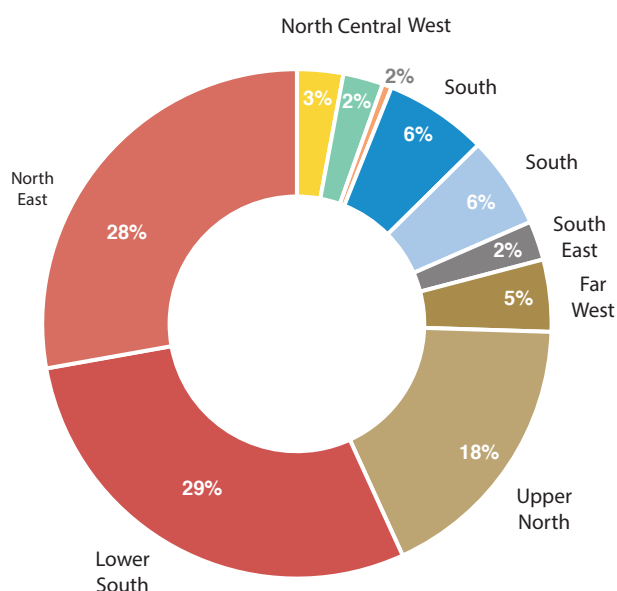
- The total transaction volume for residential lands totalled SAR **12.8 billion** in Q12022.
- These transaction occurred in **148 districts** within Riyadh, and for the purposes of our analysis, we have split these districts into 10 separate regions in order to understand the areas with the most/least demand.
- Consistent with the performance for 2021, the Upper North region once again witnessed the highest transaction volume in Q12022, with total sales of **SAR 2.6bn**.
- The average land area transacted in the Upper North region was **660 sqm** at an average sales price of **SAR 1,680 per sqm**, while the city-wide average was **720 sqm** sold at a price of **SAR 1,440 sqm**.
- Other attractive regions for residential land buyers were Lower South (**SAR 2.3bn**), East (**SAR 1.6bn**), North (**SAR 1.5bn**) and North East (**SAR 1.5bn**).
- Of these regions, the North and Central regions had the highest average sales price (**SAR 5,700 per sqm** and **SAR 3,960 per sqm** respectively).
- The regions which witnessed the lowest sales volume in Q1 2022 were West (**SAR 159mn**), South East (**SAR 426mn**) and Far West (**SAR 737mn**).



## Land Area Sold by Region (sqm)

- The best performing region in terms of land area sold was Lower South, which benefitted from **3,547 transactions** and **2.58m sqm** sold in Q1 2022. This region was also the highest performing area in Riyadh in terms of land area sold in 2021 (**21m sqm transacted**).
- The top 5 regions in Riyadh accounted for **85%** of all transactions and **87%** of all residential land area sold in Q 2022, which represented a very similar performance to that witnessed in 2021.

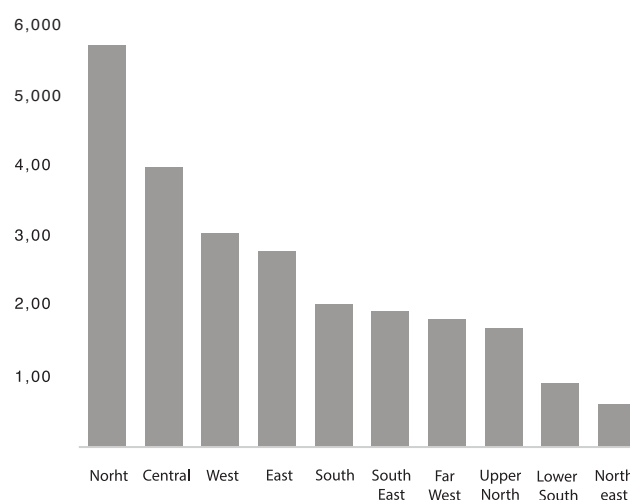
## Land Area Sold by Region (sqm)



## Land Area Sold by Region (sqm)

- The most expensive regions in Riyadh in 2021 were the North and Central areas, with an average sales price per sqm of **SAR 5,700** and **SAR 3,960** respectively.
- The performance of these regions was driven by the districts of Al Aqiq (**SAR 6,760 per sqm**), Hittin (**SAR 6,720 per sqm**), An Nakheel (**SAR 6,445 per sqm**) and Al Olaya (**SAR 6,030 per sqm**).

## Average Price by Region (SAR/sqm)



## Top 20 Districts by Volume (1)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
Al Kheir	Upper North	2,018	1,379,000	1,820,210,000	680	1,320	902,000
East Riyadh	Northeast	2,368	2,329,000	1,306,600,000	980	560	552,000
Namar	East	540	760,000	768,380,000	660	1,010	664,000
Ar Rimal	North	153	261,000	646,600,000	480	2,470	1,197,000
Al Malqa	Upper North	288	100,000	625,570,000	650	6,240	4,089,000
An Narjis	Lower South	843	138,000	599,010,000	480	4,340	2,080,000
Badr	Lower South	233	464,000	377,350,000	1,990	810	1,620,000
Uraidh	Lower South	1,094	493,000	373,220,000	450	760	341,000
Al Mahdiyah	Far West	223	110,000	253,130,000	490	2,300	1,135,000
Hittin	North	73	35,000	232,200,000	860	6,720	5,805,000



## Top 20 Districts by Volume (2)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
Al Misfah	North	40	410,000	222,750,000	2,020	540	1,097,000
Tuwaiq	Lower South	203	96,000	212,170,000	540	2,210	1,192,000
Al Olaya	Far West	178	33,000	198,070,000	590	6,030	3,537,000
Laban	Lower South	314	78,000	188,830,000	550	2,420	1,330,000
Al Aqiq	Central	56	26,000	172,670,000	690	6,760	4,667,000
Al Yasmin	Far West	142	31,000	163,420,000	740	5,270	3,891,000
Alfaruq	East	104	77,000	153,380,000	450	1,990	892,000
Al Janadriyyah	North	37	93,000	148,160,000	380	1,590	612,000
As Sulimaniyah	South	172	35,000	143,000,000	740	4,050	2,979,000
Al Yarmuk	North	41	36,000	136,670,000	580	3,760	2,169,000

## Top 20 Districts by Area Sold (1)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
East Riyadh	Northeast	2,368	2,328,800	1,306,600,000	980	560	552,000
Al Kheir	Upper North	2,018	1,378,600	1,820,210,000	680	1,320	902,000
Namar	Lower South	843	760,300	768,380,000	660	1,010	664,000
Uraidh	Lower South	1,094	493,100	373,220,000	450	760	341,000
Badr	Lower South	233	464,100	377,350,000	1,990	810	1,620,000
Al Misfah	Lower South	203	410,200	222,750,000	2,020	540	1,097,000
Ar Rimal	East	540	261,300	646,600,000	480	2,470	1,197,000
Al Rabeya	Lower South	314	152,900	95,420,000	480	620	297,000
An Narjis	Lower South	321	138,200	599,010,000	480	4,340	2,080,000
Al Mahdiyah	Upper North	288	110,200	253,130,000	490	2,300	1,135,000

## Top 20 Districts by Area Sold (2)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
Al Malqa	Far West	223	100,200	625,570,000	650	6,240	4,089,000
Tuwaiq	North	153	96,100	212,170,000	540	2,210	1,192,000
Al Janadriyyah	Far West	178	93,000	148,160,000	380	1,590	612,000
Taybah	Northeast	242	82,100	52,080,000	2,650	630	1,680,000
Laban	Far West	31	78,100	188,830,000	550	2,420	1,330,000
Alfaruq	Far West	142	77,100	153,380,000	450	1,990	892,000
Uqadh	South	172	70,500	105,950,000	580	1,500	868,000
Al Masanie	Lower South	122	67,100	69,760,000	4,790	1,040	4,983,000
Al Aziziyah	South	14	50,100	89,660,000	500	1,790	888,000
Al Safaa	Lower South	52	48,500	106,490,000	920	2,190	2,009,000

## Top 20 Districts by Price/sqm (1)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
Al Aqiq	Central	1	25,500	172,670,000	690	6,760	4,667,000
Hittin	North	41	34,600	232,200,000	860	6,720	5,805,000
An Nakheel	North	37	10,200	66,030,000	600	6,440	3,884,000
Al Malqa	North	40	100,200	625,570,000	650	6,240	4,089,000
Al Tawun	Central	9	14,100	85,190,000	1,080	6,060	6,553,000
Al Olaya	Central	17	32,900	198,070,000	590	6,030	3,537,000
As Sahafah	North	153	11,500	65,030,000	460	5,660	2,601,000
Al Izdihar	Central	13	6,600	36,780,000	550	5,530	3,065,000
Al Qirawan	Central	56	15,500	85,880,000	540	5,530	2,961,000
Al Wurud	Central	14	11,600	62,390,000	530	5,380	2,836,000

## Top 20 Districts by Price/sqm (2)

District	Region	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Land Area (sqm)	Average Sale Price (SAR per sqm)	Average Transaction Price (SAR)
Al Yasmin	North	73	31,000	163,420,000	740	5,270	3,891,000
Ar Rahmaniyyah	Central	12	2,200	11,080,000	540	5,150	2,769,000
Al Mohammadiyyah	Upper North	29	4,400	22,610,000	890	5,090	4,522,000
Al Murabba	Central	22	15,600	77,560,000	1,950	4,970	9,695,000
Salah Al Dain	South	1	1,500	7,200,000	750	4,830	3,600,000
Al Maazer	South	1	14,800	71,530,000	870	4,820	4,208,000
Ar Rabi	Central	12	7,600	35,230,000	690	4,640	3,203,000
Al Mughrizat	South	8	7,000	31,290,000	540	4,440	2,407,000
An Narjis	North	7	138,200	599,010,000	480	4,340	2,080,000
An Narjis	North	18	23,900	102,170,000	1,330	4,270	5,676,000

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