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Riyadh Residential Land Overview – Q2 2022

Produced by Abaad Real Estate Company

Issued in August 2022



Highlights

We collected and analysed all residential land transactions that completed in Riyadh from the period of April 1st to June 30th, 2022.

We present below a summary of this analysis:



11.19 Billion SAR

Transaction Volume



7k

Transactions



17.78m sqm

Land Area Sold



670* sqm

Avg. Area Sold



1,780* SAR

Avg. Price per sqm

Source: Ministry of Justice

*There was a significant transaction in Namar district which notably impacts the average price per sqm and average land area of a transaction for Riyadh in Q2 2022 , therefore we have presented these numbers without this sale.

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 1,025 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

- There were 7,018 transactions completed in the residential land sector in Q2 2022, resulting in a total sales volume of SAR 11.19bn.
- These transactions occurred in 151 districts throughout Riyadh, the capital and commercial center of KSA.
- The top 10 districts in terms of sales volume accounted for 60% of all transactions completed, with SAR 6.75bn in sales (shown in the chart to the right.)
- There was a significant transaction in Namar district, which is located in the South West region of the city. This transaction accounted for 25.5% of the total sales volume (SAR 2.86bn)

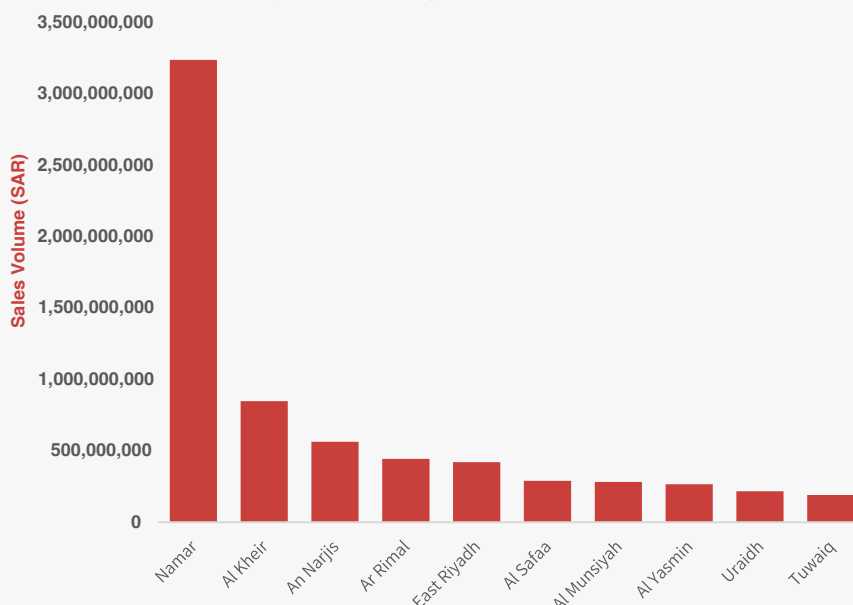
Top 10 Districts - Transactions

3.8k

Top 10 Districts - Land Area Sold

15.8m sqm

Top 10 Districts by Sales Volume (SAR)

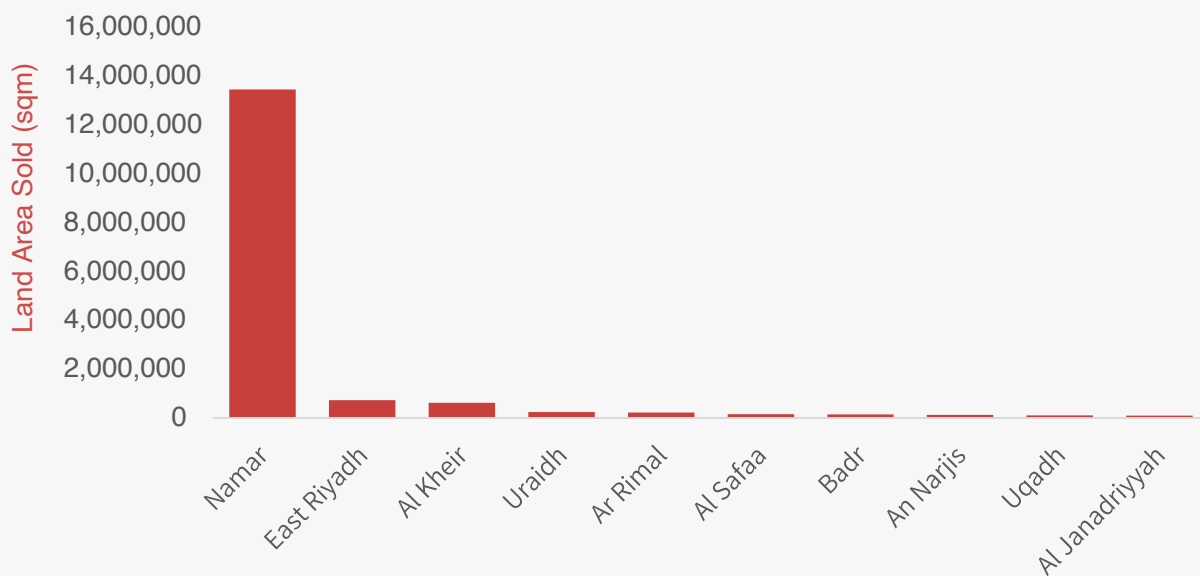




Riyadh Districts Overview

- 7 residential land transactions occurred in Riyadh in Q2 2022 with 17.78m sqm of land sold.
- The total area sold includes a significant transaction that took place in Namar district (13.01m sqm). Excluding this transaction, the total land area sold in Q2 2022 equated to 4.69m sqm.
- The average land size of a transaction was 670 sqm (excluding the Namar transaction).
- The top 10 districts for land area sold represented 89% of the total land area transacted.

Top 10 Districts by Land Area Sold (sqm)

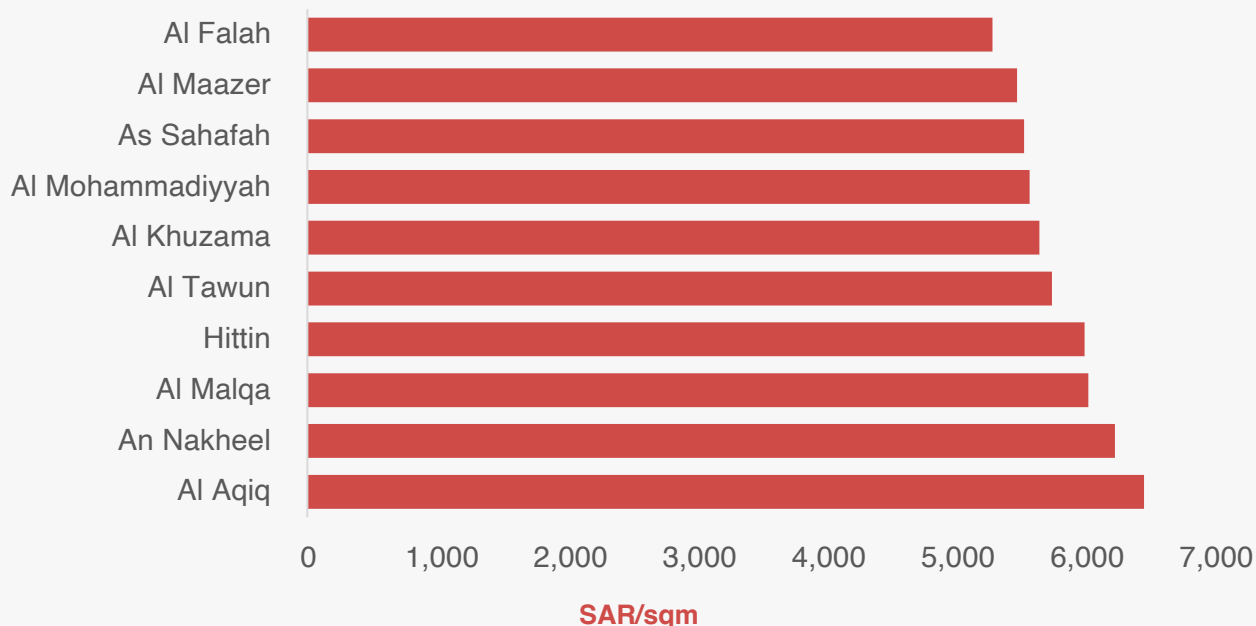




Riyadh Districts Overview

- The total transaction volume of the top 10 most expensive districts equated to SAR 550.8m, which represented 4.9% of the total sales volume
- The total land area sold for the top 10 most expensive districts amounted to 93,951 sqm, which represented 0.5% of the overall land area transacted.
- The average sales price per sqm of the 10 districts combined in Q2 2022 was 5,860 SAR/ sqm, compared to the city average of 670 SAR/sqm.

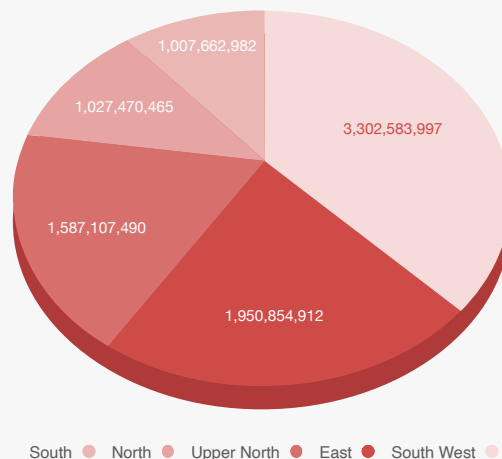
Top 10 Districts by Highest Average Price (SAR/sqm)



Riyadh Regions Overview

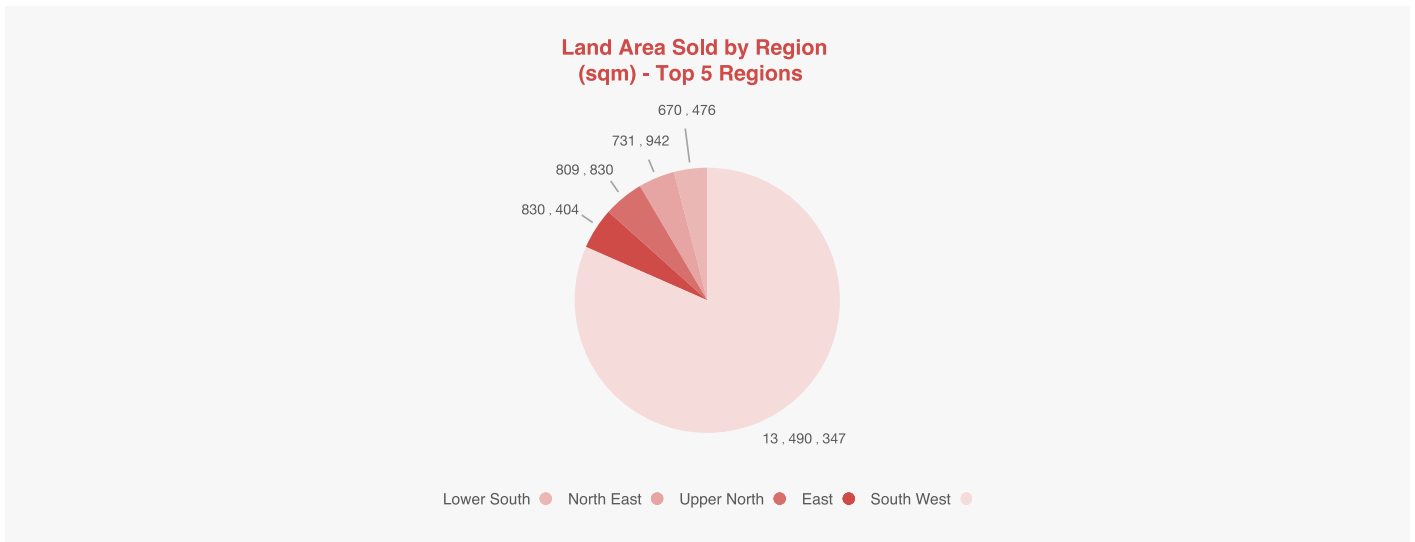
- The total transaction volume for residential lands totalled SAR 11.19 billion in Q2 2022 .
- These transaction occurred in 151 districts within Riyadh, and for the purposes of our analysis, we have split these districts into 11 separate regions in order to understand the areas with the most/least demand.
- Driven by a significant transaction completed in Namar district (SAR 2.86bn), South West represented the best performing region in Riyadh in Q2 2022 in terms of sales volume, with total sales equating to SAR 3.30bn.
- Other attractive regions for residential land buyers were East (SAR 1.95bn), Upper North (SAR 1.59bn), North (SAR 1.03bn) and South (SAR 1.0bn).
- Of these regions, the North and Central regions had the highest average sales price (4,790 SAR/sqm and 4,170 SAR/sqm respectively).
- The regions which witnessed the lowest sales volume in Q2 2022 were Far West (SAR 1.79m), South East (SAR 62.67m) and North East (SAR 420m).

Regional Distribution by Sales Volume Top - 5 Region

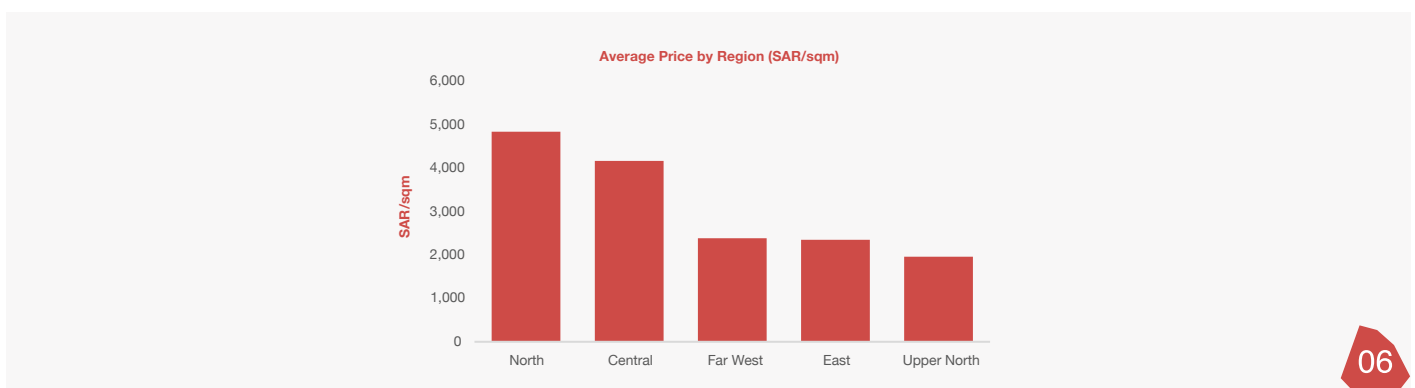


Riyadh Districts Overview

- The most active region in terms of land area sold was South West, which witnessed 13.49m sqm sold through 651 transactions. This was largely driven by a large transaction that took place in Namar district (13.01m sqm).
- The top 5 regions in Riyadh accounted for 72.5% of all transactions and 92.9% of all residential land area sold in Q2 2022.



- The most expensive regions in Riyadh in Q2 2022 were the North and Central areas, with an average sales price per sqm of SAR 4,790 and SAR 4,170 respectively.
- The performance of these regions was driven by the districts of Al Aqiq (SAR 6,480 per sqm), Malqa (SAR 6,050 per sqm), Hittin (SAR 6,020 per sqm) As Sahafa (SAR 5,550 per sqm).





Top 10 Districts by Volume

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Namar	579	13,451,992	3,240,000,000	240
2	Al Kheir	985	621,022	847,400,000	1,360
3	An Narjis	171	126,029	563,300,000	4,470
4	Ar Rimal	257	222,318	442,800,000	1,990
5	East Riyadh	776	731,942	420,300,000	570
6	Al Safaa	136	157,921	289,200,000	1,830
7	Al Munsiyah	112	84,578	282,200,000	3,340
8	Al Yasmin	100	55,838	265,200,000	4,750
9	Uraidh	560	245,129	216,100,000	880
10	Tuwaiq	159	89,535	189,800,000	2,120
Total		3,835	15,786,304	6,756,300,000	430



Top 10 Districts by Area Sold

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Namar	579	13,451,992	3,240,000,000	240
2	East Riyadh	776	731,942	420,300,000	570
3	Al Kheir	985	621,022	847,400,000	1,360
4	Uraidh	560	245,129	216,100,000	880
5	Ar Rimal	257	222,318	442,800,000	1,990
6	Al Safaa	136	157,921	289,200,000	1,830
7	Badr	175	143,089	164,400,000	1,150
8	An Narjis	171	126,029	563,300,000	4,470
9	Uqadh	187	108,013	150,000,000	1,390
10	Al Janadriyyah	196	96,393	155,500,000	1,610
Total		4,022	15,903,848	6,489,000,000	410

Top 10 Districts by Price/sqm

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Al Aqiq	8	6,013	38,900,000	6,480
2	An Nakheel	7	7,009	43,800,000	6,250
3	Al Malqa	36	29,210	176,600,000	6,050
4	Hittin	21	12,066	72,600,000	6,020
5	Al Tawun	8	3,218	18,500,000	5,760
6	Al Khuzama	3	3,298	18,700,000	5,670
7	Al Mohammadiyah	7	9,624	53,800,000	5,590
8	As Sahafah	13	6,151	34,100,000	5,550
9	Al Maazer	16	8,435	46,300,000	5,490
10	Al Falah	13	8,928	47,300,000	5,300
Total		132	93,951	550,600,000	5,860

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