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Jeddah Residential Overview – Q3 2022

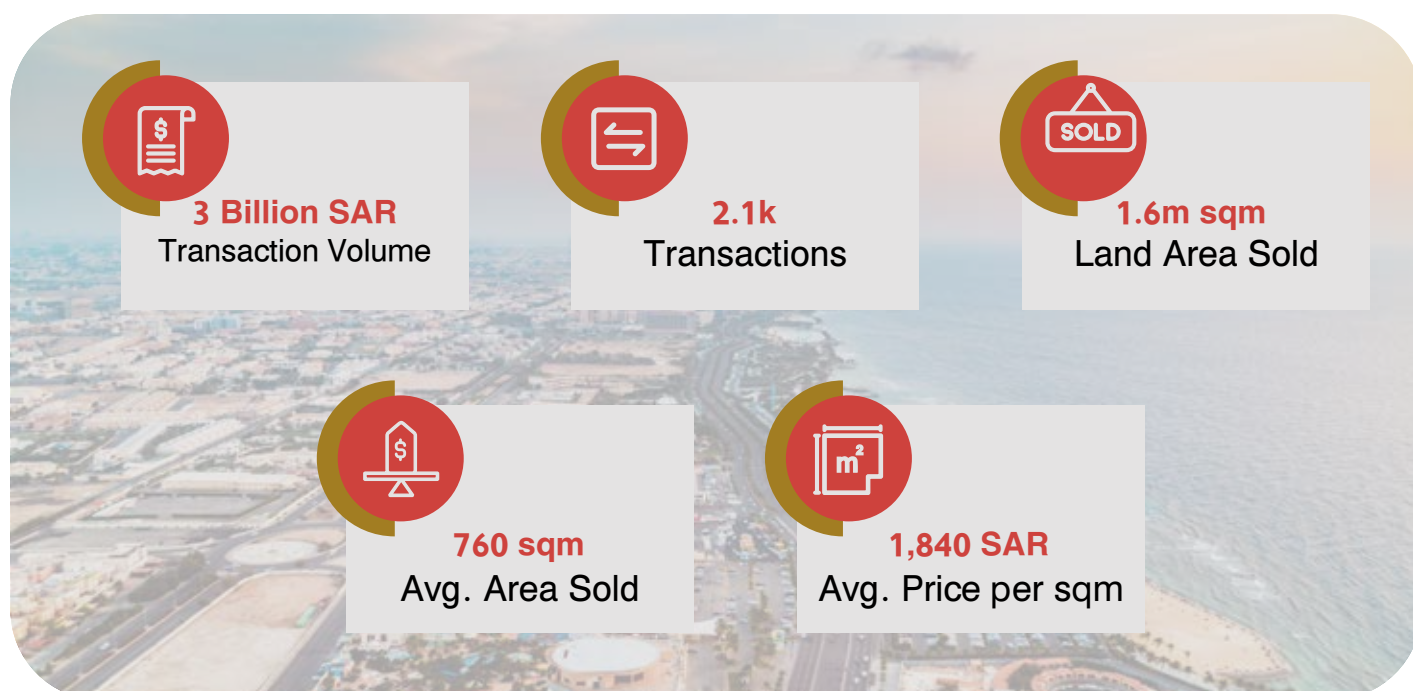
Produced by Abaad Real Estate Company



Highlights

We collected and analysed all residential land transactions that completed in Jeddah from the period of July 1st to September 30th 2022.

We present below a summary of this analysis:



Source: Ministry of Justice

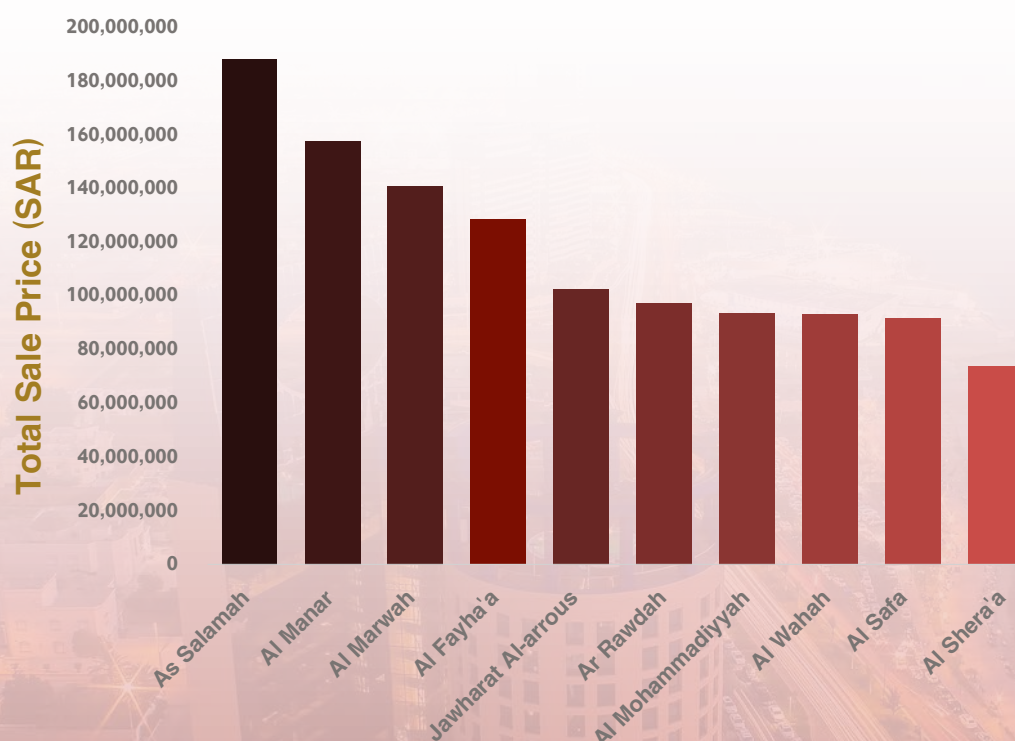
Disclaimer:

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 562 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. We also note that the residential prices stated for each district are an average and represent both villa and apartment prices.

Jeddah Districts Overview

- There were **2,144** transactions completed in the residential land sector in Q3 2022, resulting in a total sales volume of SAR 3bn.
- These transactions occurred in **145** districts throughout Jeddah, the commercial center of the Western region of Saudi Arabia.
- The top **10** districts in terms of sales volume accounted for **39%** of all transactions completed, with SAR 1.17bn in sales (Shown in the chart below)
- The best performing district in terms of sales volume in Q3 2022 was As Salamah, which witnessed **28** transactions at a total sales price of **188m SAR**. This was followed by Al Manar (**158m SAR**), Al Marwah (**141m SAR**), Al Fayha (**129m SAR**) and Jawharat Al-Arrous (**103m SAR**).

Top 10 Districts - Sales Volume (SAR)



Top 10 Districts – Transactions

470

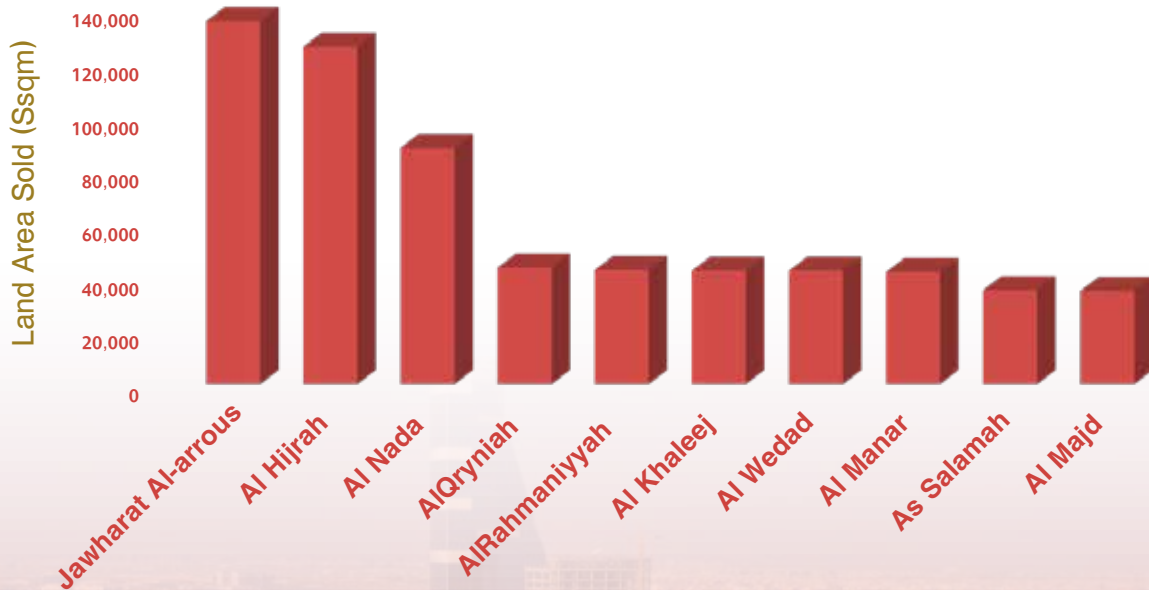
Top 10 Districts – Land Area Sold

375k sqm

Jeddah Districts Overview

- The total land area sold in Jeddah in Q3 2022 equated to 1.63m sqm. For the top 10 districts in terms of land area sold, there were 814 residential land transactions completed, with 629,000 sqm of land sold. The best performing district in terms of land sold was Jawharat Al-Arrous (134,800 sqm), followed by Al Hijrah (125,350 sqm), Al Nada (87,750 sqm), Al Qryniah (43,270 sqm) and Al Rahmaniyyah (42,390 sqm).
- The average land size of a transaction in Q3 2022 was 760 sqm.
- The top 10 districts for land area sold represented 39% of the total land area transacted.

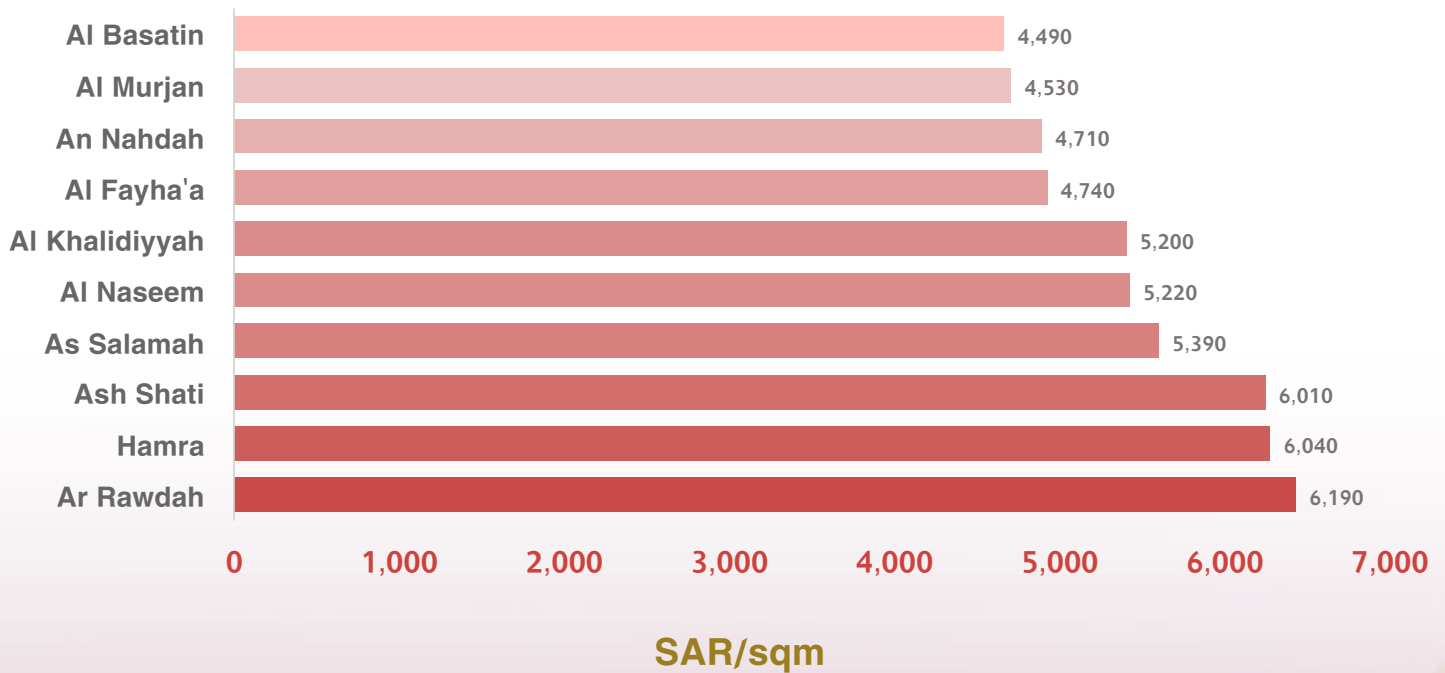
Top 10 Districts - Land Area Sold (sqm)



Jeddah Districts Overview

- The total transaction volume of the top 10 most expensive districts equated to SAR 633m, which represented 21.0% of the total sales volume.
- The total land area sold for the top 10 most expensive districts amounted to 45,717 sqm, which represented 7% of the overall land area transacted.
- The average sales price per sqm of the 10 districts combined in Q3 2022 was 5,240 SAR/ sqm, compared to the city average of 1,840 SAR/sqm.
- This represented the second highest average price nationally, with Riyadh's top 10 districts in Q3 2022 recording an average price of 6,150 SAR/sqm.

Top 10 Districts - Sale Price (SAR/sqm)



Top 10 Districts by Volume

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	As Salamah	28	34,961	188,412,000	5,390
2	AlManar	67	41,632	157,854,861	3,790
3	Al Marwah	45	33,046	141,254,001	4,270
4	Al Fayha'a	24	27,136	128,512,240	4,740
5	Jawharat Al-arrous	174	134,812	102,670,754	760
6	Ar Rawdah	12	15,749	97,550,000	6,190
7	Al Mohammadiyyah	22	21,399	93,583,012	4,370
8	Al Wahah	21	21,093	93,236,089	4,420
9	Al Safa	31	23,397	91,784,835	3,920
10	Al Shera'a	46	22,078	73,917,672	3,350
Total		470	375,303	1,169,000,000	3,110

Top 10 Districts by Area Sold

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Jawharat Al-arrous	174	134,812	102,670,754	760
2	Al Hijrah	158	125,346	54,457,506	430
3	Al Nada	97	87,749	41,700,000	480
4	Al Qryniah	73	43,266	54,491,085	1,260
5	Al Rahmaniyyah	72	42,390	66,538,132	1,570
6	Al Khaleej	58	42,124	45,700,000	1,080
7	Al Wedad	48	42,115	17,320,000	410
8	Al Manar	67	41,632	157,854,861	3,790
9	As Salamah	28	34,961	188,412,000	5,390
10	Al Majd	39	34,627	13,085,000	380
Total		814	629,021	742,229,338	1,180

Top 10 Districts by Price/sqm

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Ar Rawdah	12	15,749	97,550,000	6,190
2	Hamra	3	3,860	23,300,000	6,040
3	Ash Shati	11	9,403	56,476,702	6,010
4	As Salamah	28	34,961	188,412,000	5,390
5	Al Naseem	6	5,059	26,400,000	5,220
6	Al Khalidiyyah	1	820	4,264,000	5,200
7	Al Fayha'a	24	27,136	128,512,240	4,740
8	An Nahdah	3	3,255	15,344,000	4,710
9	Al Murjan	9	11,931	54,023,855	4,530
10	Al Basatin	14	8,673	38,925,817	4,490
Total		111	120,847	633,208,614	5,240

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HQ - Jeddah Office:

OASH Building
5th Floor, Office Unit 22
East of Al Batarji Street
Kingdom of Saudi Arabia



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Riyadh Office:

6935 Ar Rabi Dist. Floor 1, Office 1
King Abdulaziz Road,
Riyadh 13316-2451
P.O Box: 86448 Riyadh 11622
Kingdom of Saudi Arabia



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For more information, please contact us :
Universal Number 920004134

Ammar Sindi

Chief Executive Officer
Mobile: +966507300500
asindi@sa-abaad.com



Capital Markets

We assist clients in acquisitions and disposals of real estate assets.

Ammar Qutub

Valuation Director
Mobile: +966555562500
ammarq@sa-abaad.com

Contact Us



<http://www.sa-abaad.com/>



info@sa-abaad.com