

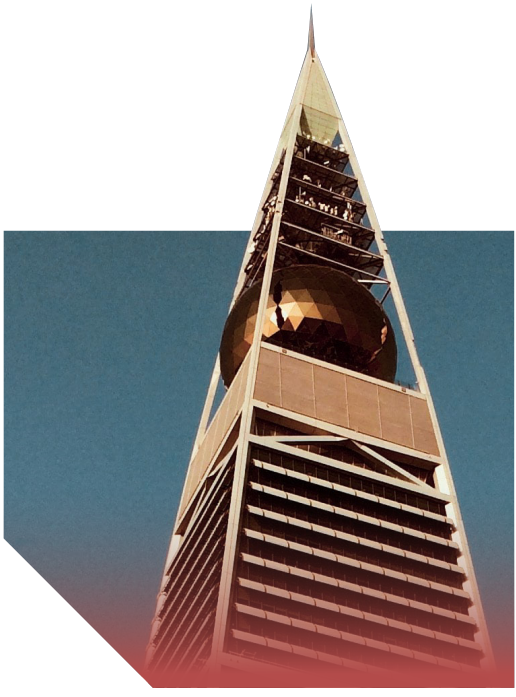


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# Riyadh & Jeddah Residential Land Overview - Q1 2023



Produced by Abaad Real Estate Company



# Highlight Riyadh

We collected and analysed all residential land transactions that completed in Riyadh from the period of January 1st to March 31st 2023. We present below a summary of this analysis:



**5.3 Billion SAR**

Transaction Volume



**4.7k**

Transaction



**2.9m sqm**

Land Area Sold



**630 sqm**

Avg. Area Sold



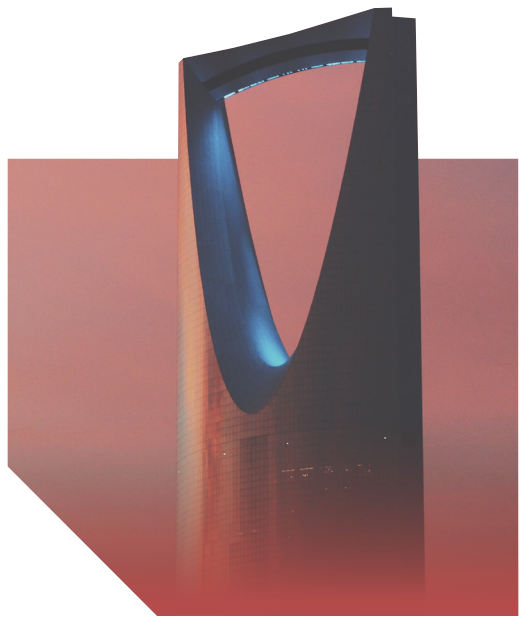
**1,800 SAR**

Avg. Price per sqm

Source: Ministry of Justice

**Disclaimer:**

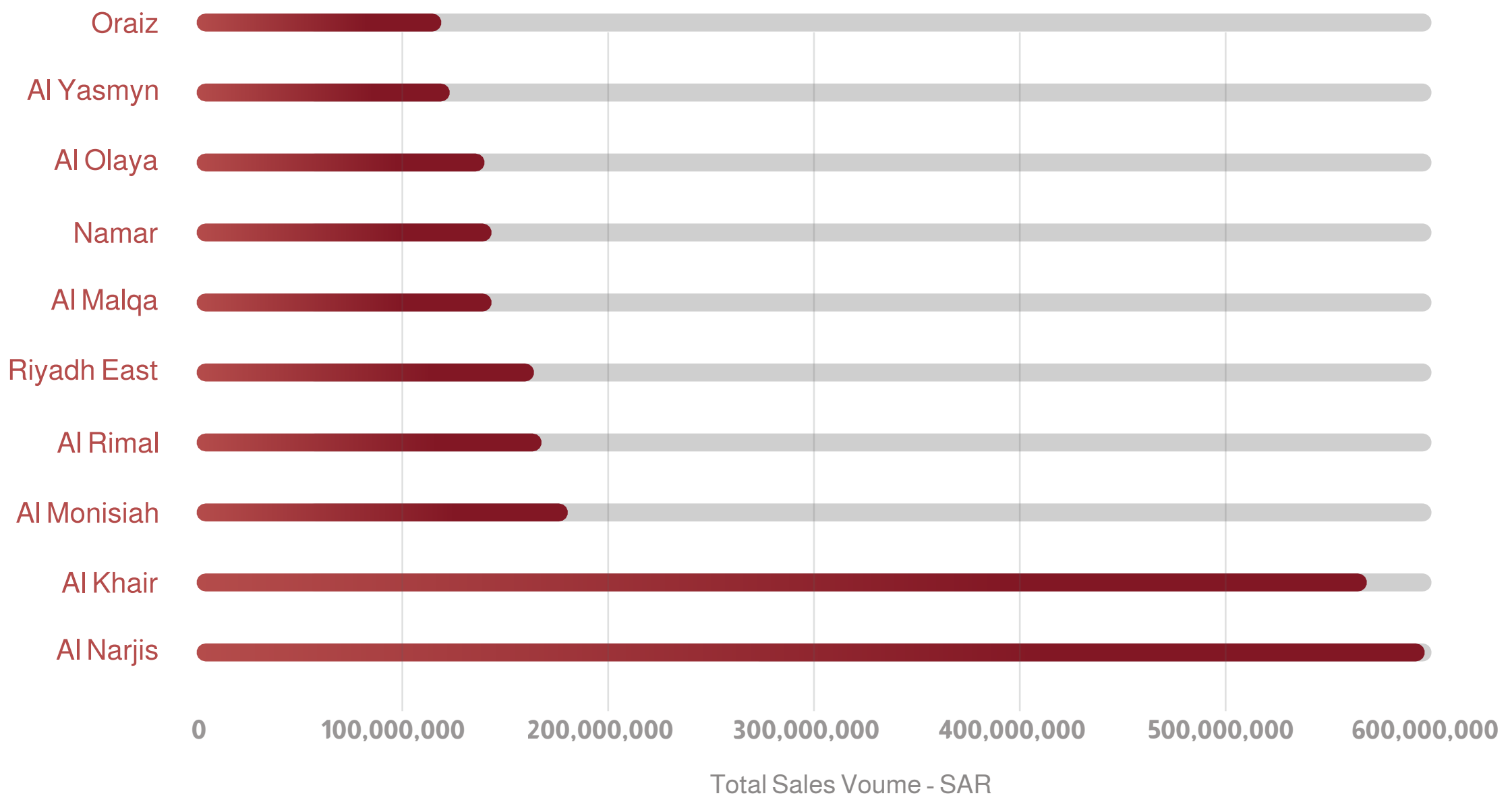
The information provided within this document is based on data sourced from the Ministry of Justice. This information is publicly available and we do not own this data. We have not made any checks on the reliability of the data provided, although we note that we have excluded certain transactions from 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.

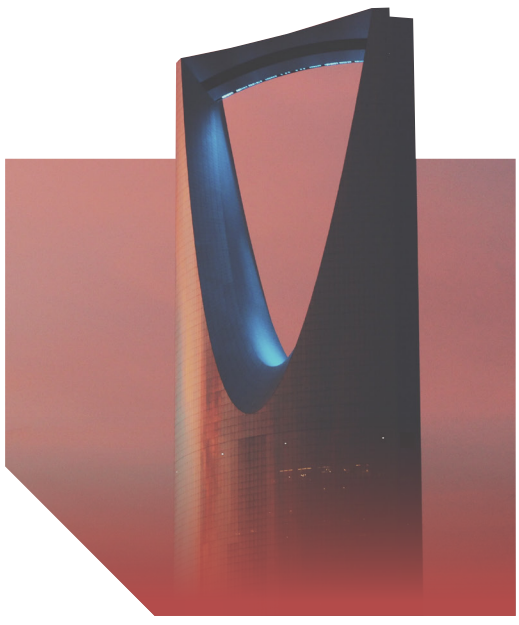


# Riyadh Districts Overview

- There were 4,700 sales completed in the residential land sector in Q1 2023, resulting in a total sales volume of SAR5.3bn.
- These transactions occurred in 158 districts throughout Riyadh, the capital and commercial center of KSA.
- The top 10 districts in terms of sales volume accounted for 42% of all transactions completed, with SAR2.2bn in sales (shown in the chart below.)
- As evident from the chart below, AlKhair and AlNarjis districts were the highest performing districts in Riyadh in terms of sales volume, with total transactions worth SAR1.1bn. It is also notable that 4 of the top 5 districts are located in the Northern region of Riyadh. The Northern region of Riyadh is also the most expensive location in the capital in terms of sales price per sqm; thus indicating that the North is a hot spot for residential investors/developers/owners.

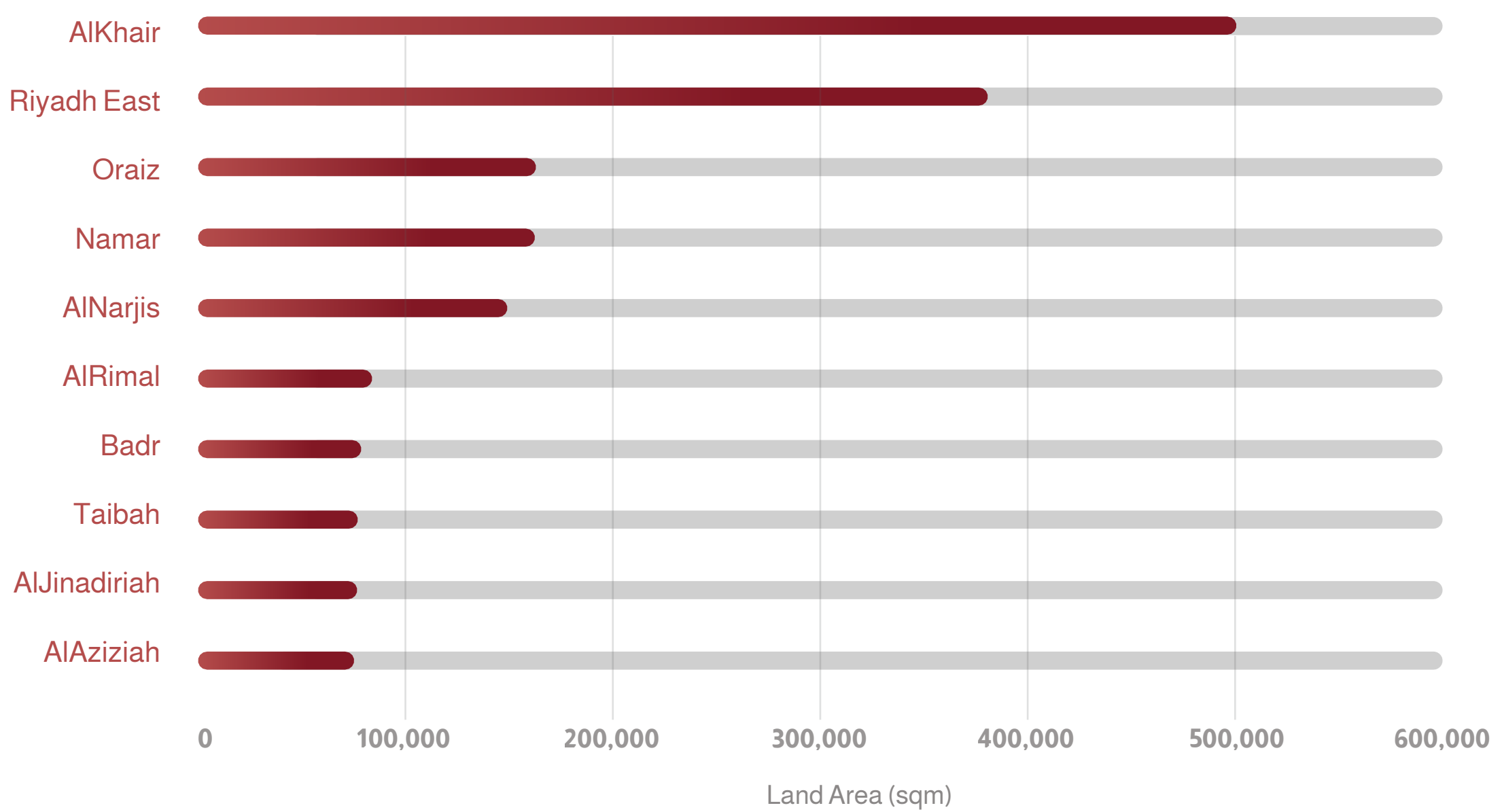
## Top 10 Districts by Sales Volume (SAR)





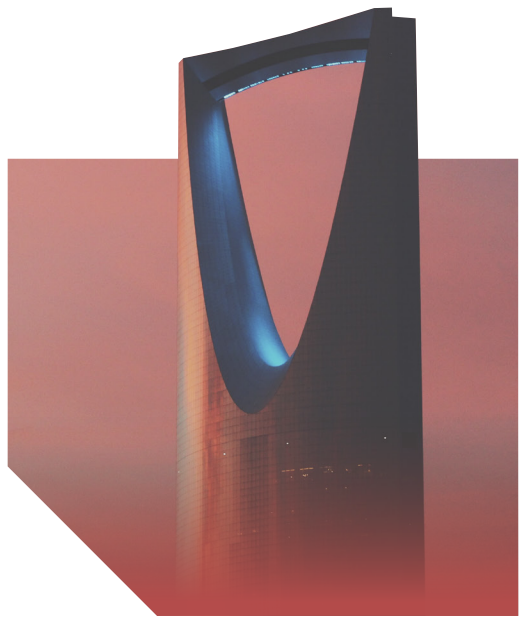
# Riyadh Districts Overview

## Top 10 Districts by Land Area Sold (sqm)



- 4,700 residential land transactions completed in Riyadh in Q1 2023, with 2.9m sqm of land sold. Comparatively, Q4 2022 witnessed 4,034 transactions with a total land area sold of 2.6m sqm; indicating that demand for residential land remained strong despite increases in interest rates.
- The average land size of a transaction in Q1 2023 was 630 sqm, which represented a smaller average land area compared to Q4 2022, when it equated to 650 sqm.
- It is notable that the most prominent districts in terms of land area sold were suburban areas on the fringes of Riyadh, such as AlKhair, Riyadh East, Rimal, Namar and Badr.

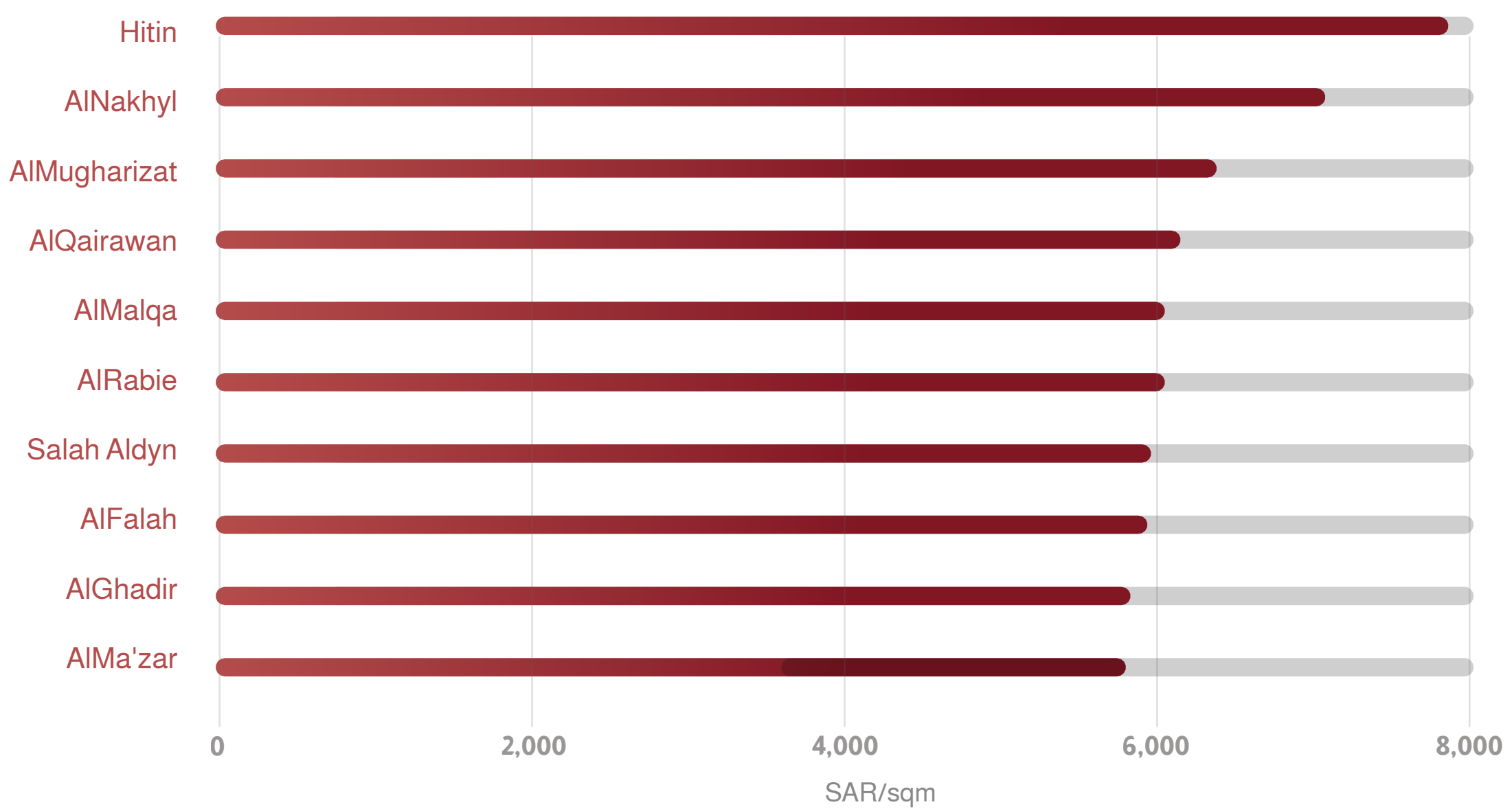


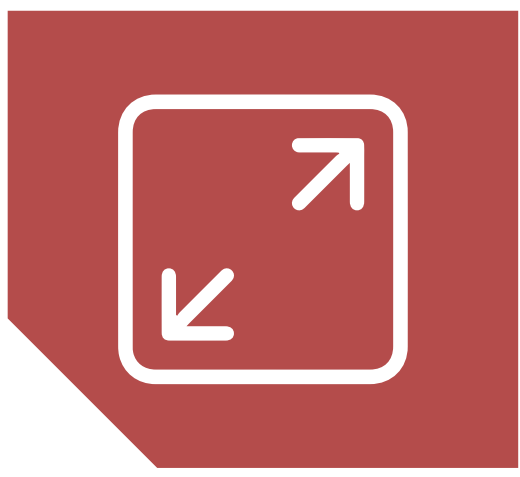


# Riyadh Districts Overview

- The total transaction volume of the top 10 most expensive districts equated to SAR 320m, which represented 6.1% of the total sales volume. Comparatively, the total sales volume of the top 10 most expensive districts in Q4 2022 equated to SAR 420m, indicating that investors targeted more suburban, lower value areas in Q1 2023.
- The average sales price per sqm of the 10 districts combined in Q1 2023 was 6,090 SAR/ sqm, which represented a marginal increase on Q4 2022 (5,940 SAR/sqm).
- The overall average price of residential land in Riyadh in Q1 2023 was 1,800 SAR/sqm, representing a 3% quarter on quarter decrease.

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





# Top 10 Districts by Volume

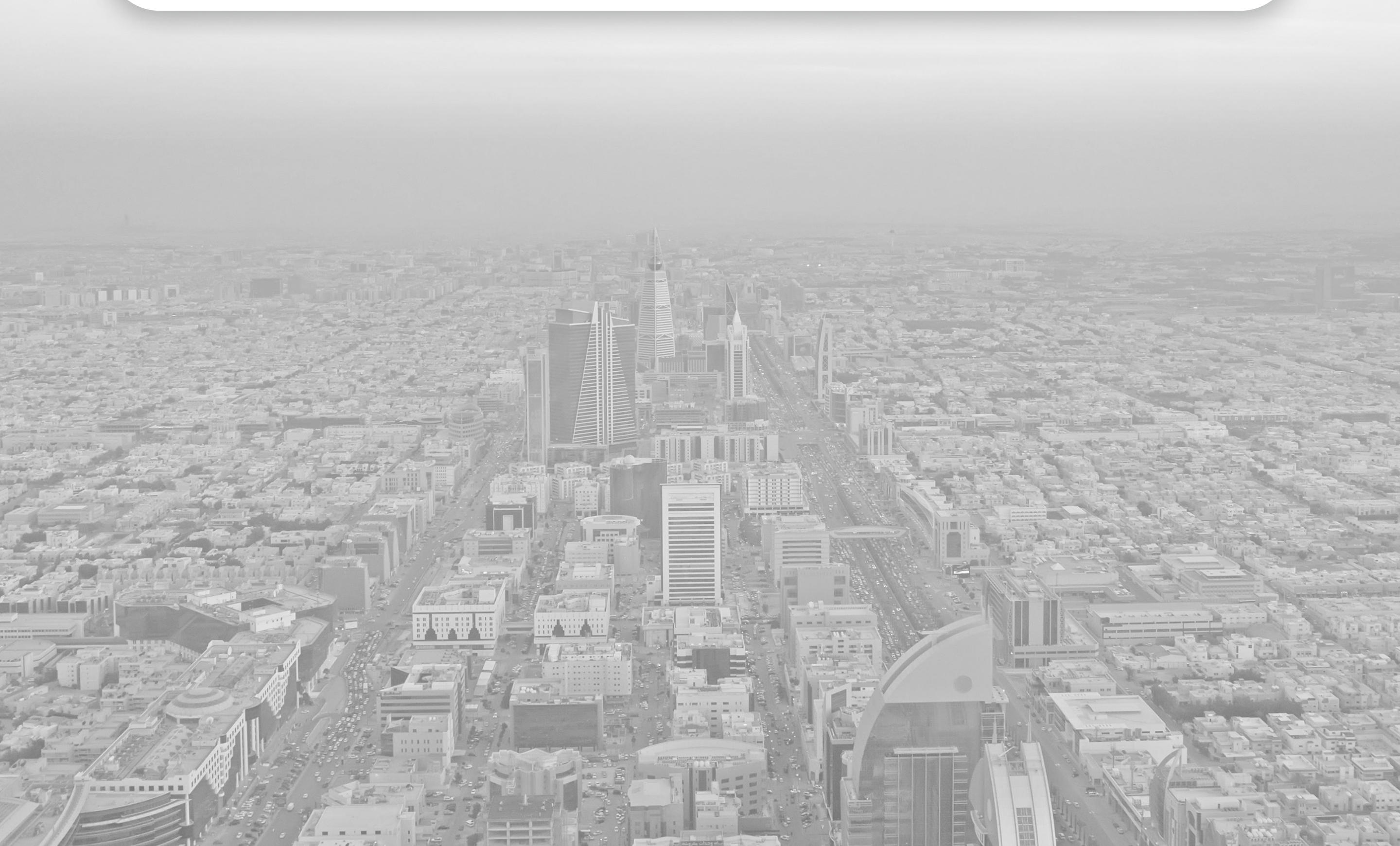
Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	AINarjis	328	131,566	592,986,571	4,507
2	AIKhair	853	499,065	545,549,786	1,093
3	AIMonisiah	50	53,450	175,547,098	3,284
4	AIRimal	91	68,310	161,628,949	2,366
5	Riyadh East	386	366,338	156,221,357	426
6	AIMalqa	29	22,467	132,021,374	5,876
7	Namar	243	153,913	128,495,794	835
8	AIOlaya	31	26,561	124,495,794	4,687
9	AIYasmyn	39	22,040	111,276,572	5,049
10	Oraiz	373	158,480	107,994,598	681
<b>Total</b>		<b>2,423</b>	<b>1,502,189</b>	<b>2,236,262,336</b>	<b>1,489</b>





# Top 10 Districts by Area Sold

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	AlKhair	853	499,065	545,549,786	1,093
2	Riyadh East	386	366,338	156,221,357	426
3	Oraiz	373	158,480	107,994,598	681
4	Namar	243	153,913	128,540,237	835
5	AlNarjis	328	131,566	592,986,571	4,507
6	AlRimal	91	68,310	161,628,949	2,366
7	Badr	97	64,073	70,423,116	1,099
8	Taibah	20	60,955	41,793,110	686
9	AlJinadiriah	40	56,608	97,800,929	1,728
10	AlAziziah	87	55,381	80,465,423	1,453
<b>Total</b>		<b>2,518</b>	<b>1,614,688</b>	<b>1,983,404,076</b>	<b>1,228</b>





# Top 10 Districts by Price/sqm

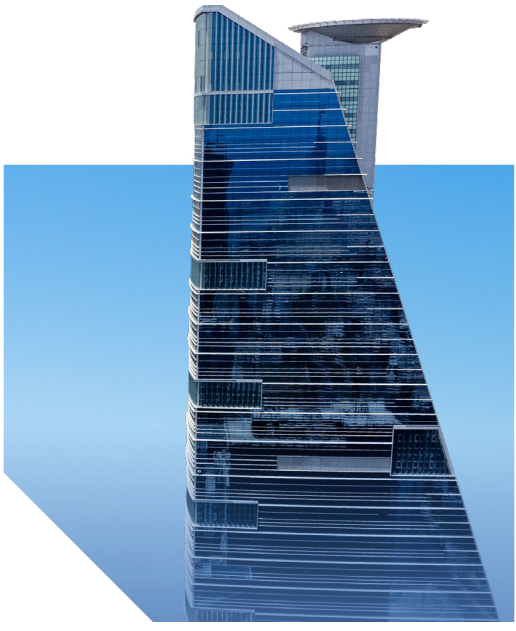
Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Hitin	9	6,646	50,226,325	7,557
2	AlNakhyl	2	881	6,150,000	6,981
3	AlMugharizat	1	1,240	7,934,000	6,400
4	AlQairawan	5	2,351	14,238,000	6,055
5	AlMaqqa	29	22,467	132,021,374	5,876
6	AlRabie	19	8,224	48,287,108	5,872
7	Salah Aldyn	2	832	4,850,000	5,829
8	AlFalah	7	4,582	26,307,288	5,742
9	AlGhadir	4	2,078	11,874,000	5,716
10	AlMa'zar	11	3,818	21,535,193	5,641
<b>Total</b>		<b>89</b>	<b>53,118</b>	<b>323,423,288</b>	<b>6,089</b>





# Jeddah





# Highlight Jeddah

We collected and analysed all residential land transactions that completed in Jeddah from the period of January 1st to March 31st 2023. We present below a summary of this analysis:



**2.7 Billion SAR**

Transaction Volume



**2k**

Transaction



**1.6m sqm**

Land Area Sold



**880 sqm**

Avg. Area Sold



**1,710 SAR**

Avg. Price per sqm

Source: Ministry of Justice

## Disclaimer:

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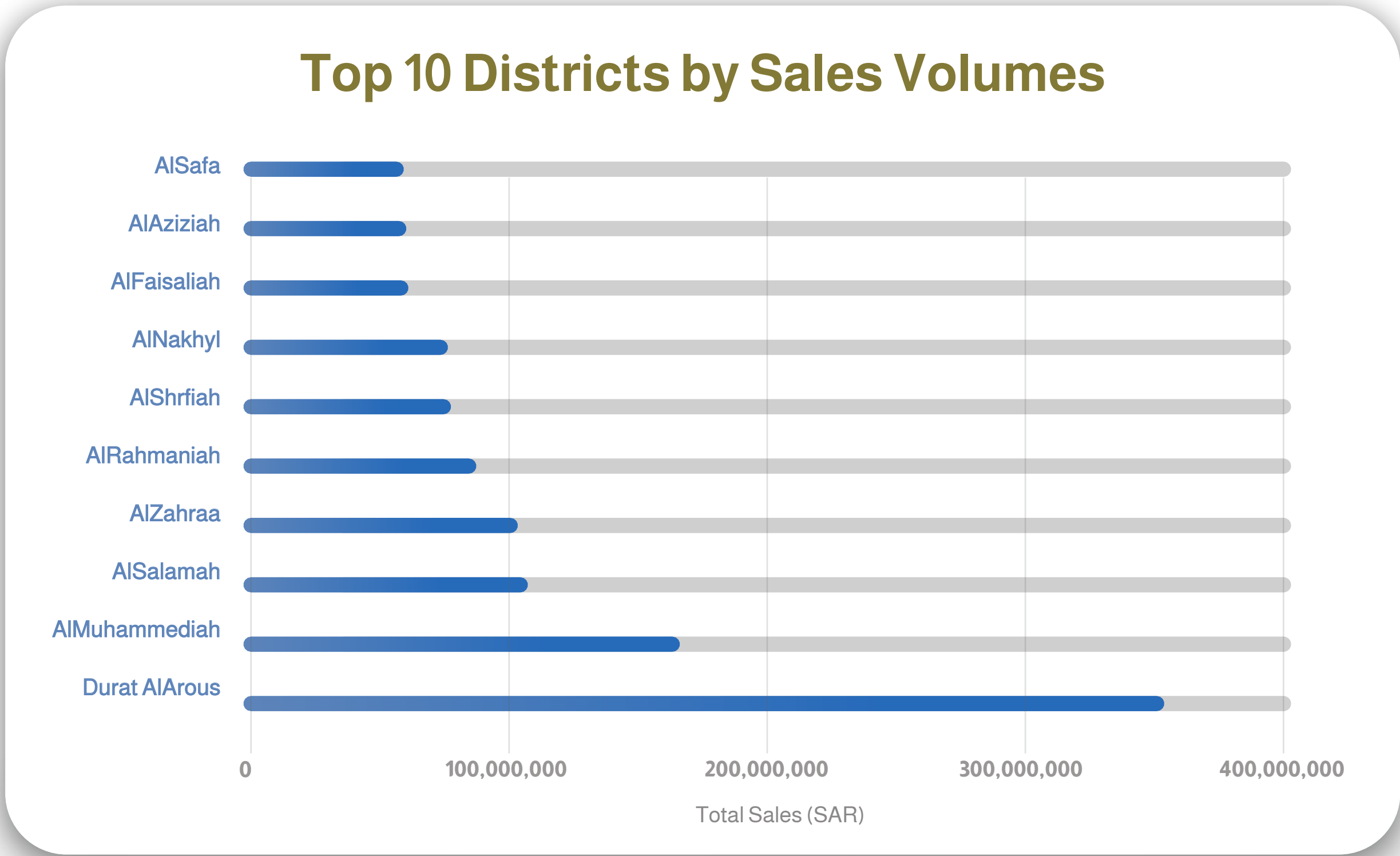
# Jeddah Districts Overview

- There were 2,016 transactions completed in the residential land sector in Q1 2023, resulting in a total sales volume of SAR 2.7bn.
- These transactions occurred in 132 districts throughout Jeddah, the commercial center of the Western region of Saudi Arabia.
- The top 10 districts in terms of sales volume accounted for 41% of all transactions completed, with SAR 1.1bn in sales (shown in the chart to the right.)
- The best performing district in terms of sales volume in Q1 2023 was Durat AlArous, which witnessed 150 transactions at a total sales price of 346m SAR. This was followed by AlMuhammediah (165m SAR), AlSalamah (105m SAR), Al Zahraa (103m SAR) and AlRahmaniah (86m SAR).

Top 10 Districts by Sales Volume - **Transactions 417**

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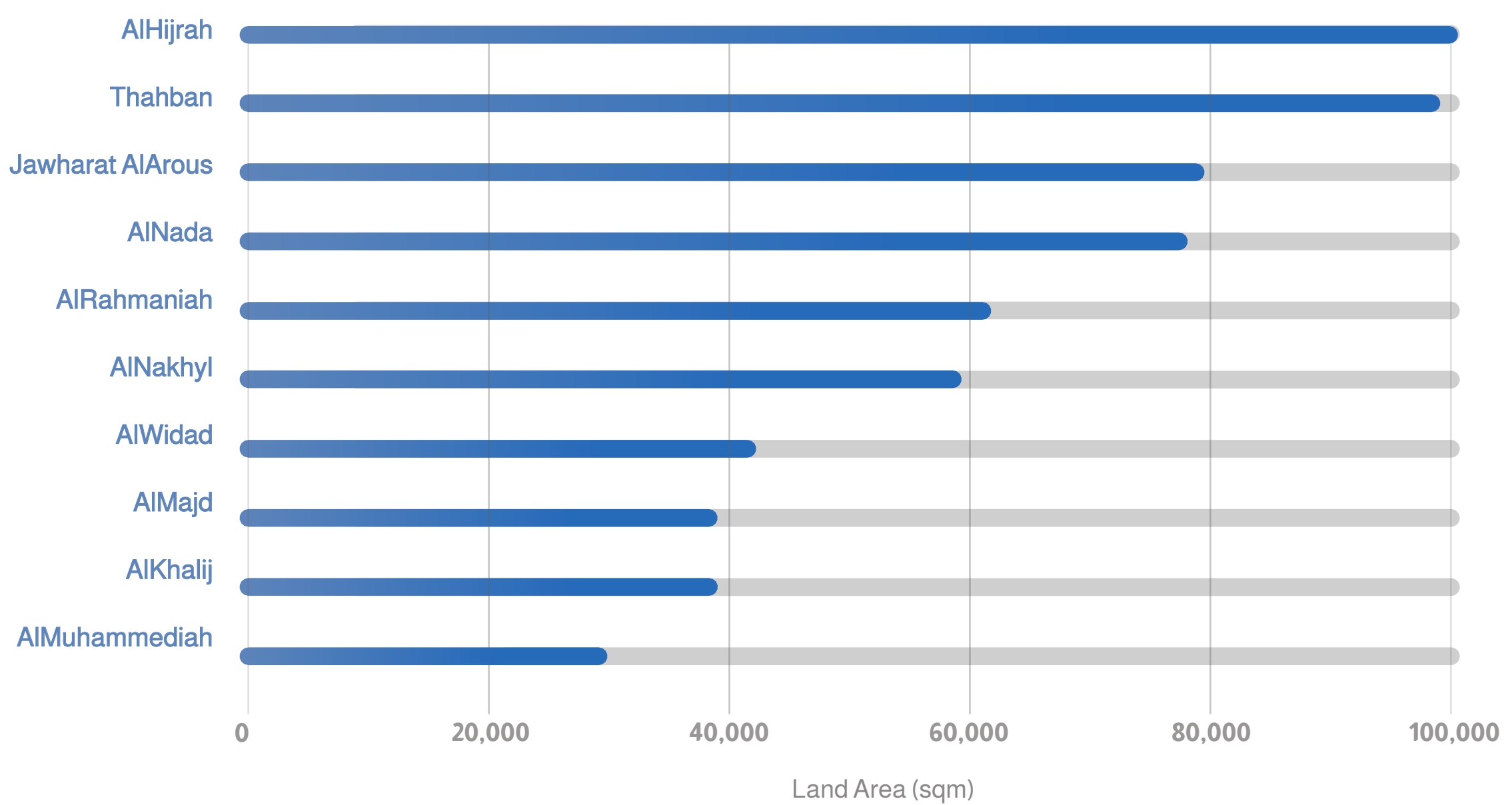
Top 10 Districts by Sales Volume - **Land Area Sold 390k sqm**





# Jeddah Districts Overview

## Top 10 Districts By Area Sold



- The total land area sold in Jeddah in Q1 2023 equated to 1.6m sqm, representing a QoQ increase of 18%. For the top 10 districts in terms of land area sold, there were 647 residential land transactions completed, with 618,000 sqm of land sold; representing a QoQ increase of 11% and 23% respectively.
- The average land size of a transaction in Q1 2023 was 790 sqm, which was broadly in line with the average in Q4 2022 (780 sqm).
- The top 10 districts for land area sold represented 39% of the total land area transacted.

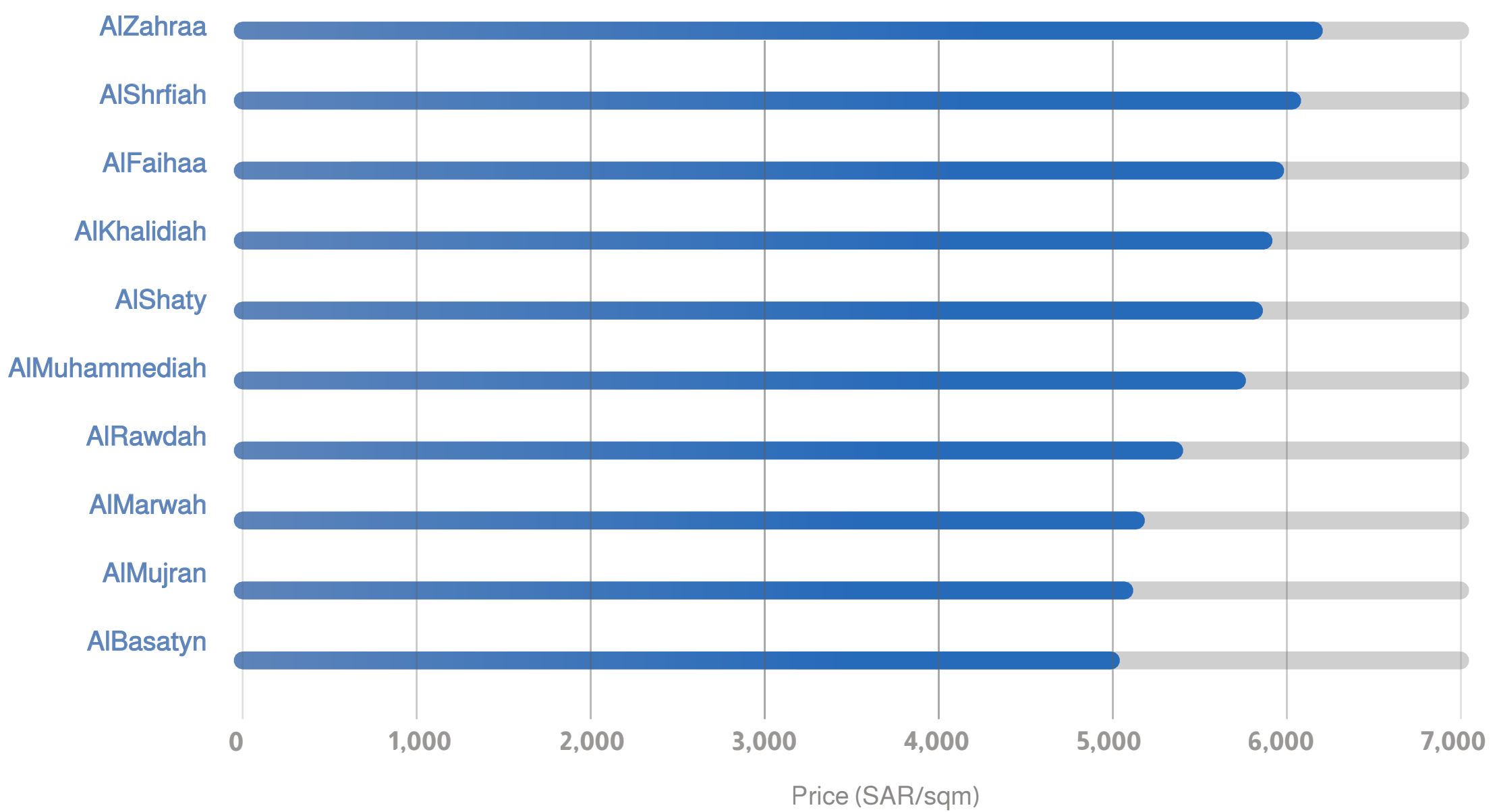




# Jeddah Districts Overview

- The total transaction volume of the top 10 most expensive districts equated to SAR 608m, which represented 22.0% of the total sales volume, indicating a preference of local purchasers for prime land, unlike Riyadh where demand is more geographically spread.
- The total land area sold for the top 10 most expensive districts amounted to 106,000 sqm, which represented 6% of the overall land area transacted; which is in line with the performance in Q4 2022.
- The average sales price per sqm of the 10 districts combined in Q1 2023 was 5,700 SAR/ sqm, representing a QoQ increase of 17%.

## Top 10 Districts by Price/sq





# Top 10 Districts by Volume

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	Durat AlArous	150	148,620	346,171,045	2,329
2	AlMuhammediah	34	29,148	165,042,108	5,662
3	AlSalamah	16	20,887	105,240,000	5,039
4	AlZahraa	91	16,550	102,750,000	6,208
5	AlRahmaniah	100	62,050	86,118,165	1,388
6	AlShrfiah	6	12,656	77,646,338	6,135
7	AlNakhyl	24	57,244	76,981,526	1,345
8	AlFaisaliah	23	14,606	58,153,282	3,982
9	AlAziziah	25	14,866	57,205,400	3,848
10	AlSafa	20	14,272	57,086,740	4,000
<b>Total</b>		<b>417</b>	<b>390,899</b>	<b>1,132,394,604</b>	<b>2,897</b>





# Top 10 Districts by Area Sold

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	AlHijrah	117	99,580	36,328,000	365
2	Thahban	2	97,750	3,303,453	34
3	Jawharat AlArous	105	78,073	50,509,000	647
4	AlNada	94	75,531	30,091,000	398
5	AlRahmaniah	100	62,050	86,118,165	1,388
6	AlNakhyl	24	57,244	76,981,526	1,345
7	AlWidad	57	44,385	15,038,000	339
8	AlMajd	50	37,635	12,486,600	332
9	AlKhalij	64	37,053	30,157,853	814
10	AlMuhammediah	34	29,148	165,042,108	5,662
<b>Total</b>		<b>647</b>	<b>618,450</b>	<b>506,055,705</b>	<b>818</b>





# Top 10 Districts by Price/sqm

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	AlZahraa	19	16,550	102,750,000	6,208
2	AlShrfiah	6	12,656	77,646,338	6,135
3	AlFaiha	7	5,607	33,381,430	5,953
4	AlKhalidiah	8	4,187	24,570,517	5,686
5	AlShaty	9	7,559	43,496,265	5,754
6	AlMuhammediah	34	29,148	165,042,108	5,662
7	AlRawdah	13	9,082	48,300,000	5,318
8	AlMarwah	7	3,912	20,450,000	5,228
9	AlMujran	9	7,381	38,400,000	5,203
10	AlBasatyn	18	10,675	54,711,765	5,702
<b>Total</b>		<b>130</b>	<b>106,758</b>	<b>608,748,423</b>	<b>5,702</b>







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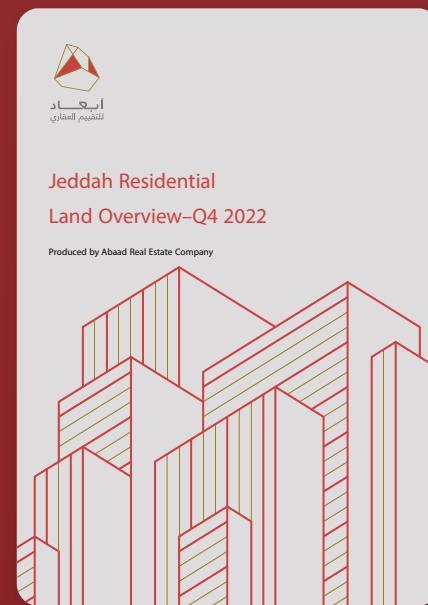
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Jeddah Residential  
Land Overview - Q4 2022



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