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للتقييم العقاري

# Riyadh Residential Land Overview - 2021

Produced by Abaad Real Estate Company

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## Key Facts

We collected and analysed all residential land transactions that completed in Riyadh from the period of January 1st to December 31st, 2021.

We present below a summary of this analysis:

 **53.2k** Transactions

 **51.3m sqm** Land Area Sold

 **965 sqm** Avg. Area Sold

 **980 SAR** Avg. Price per sqm

**Total Transaction Volume:**  
**50.2 Billion SAR**

**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 84 recorded transactions from our analysis as the figures did not align with similar transactions completed in the local area.



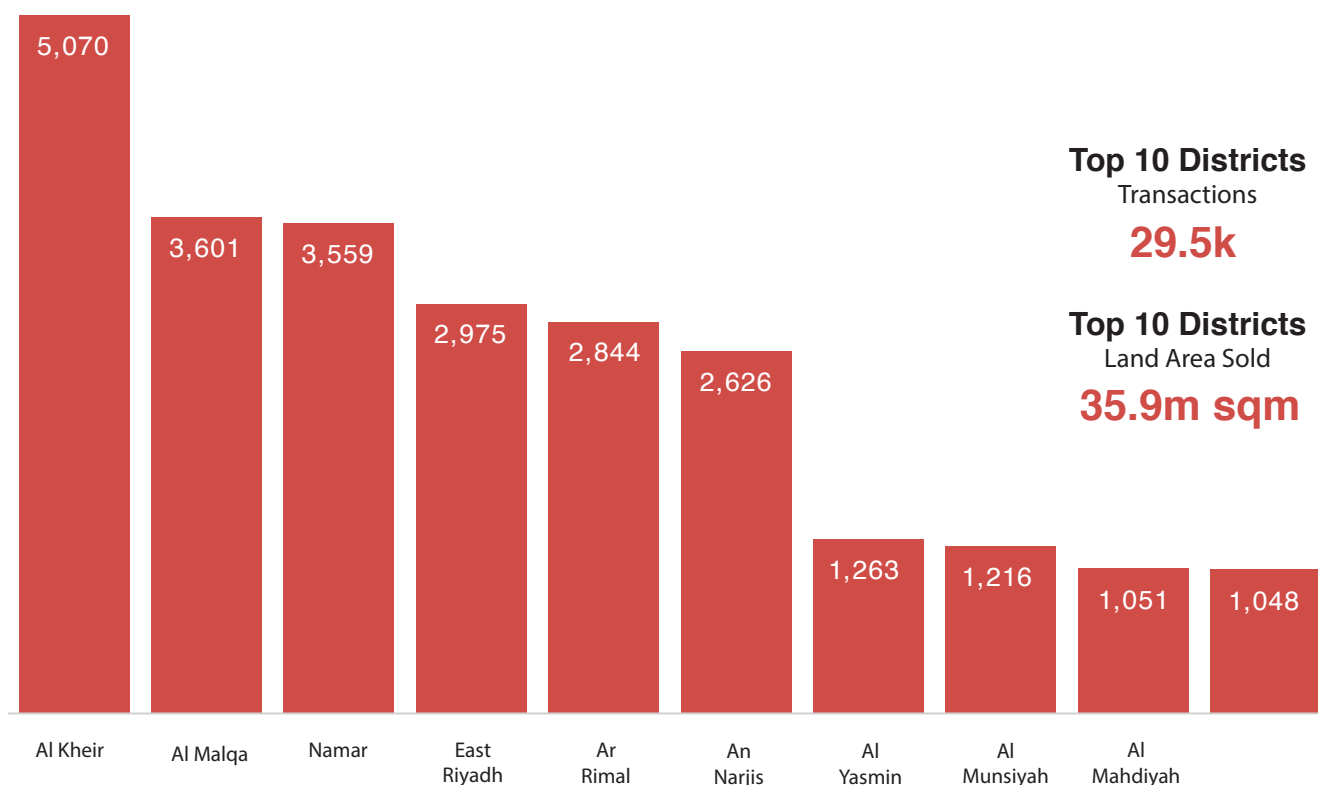
# **Riyadh Districts Overview**

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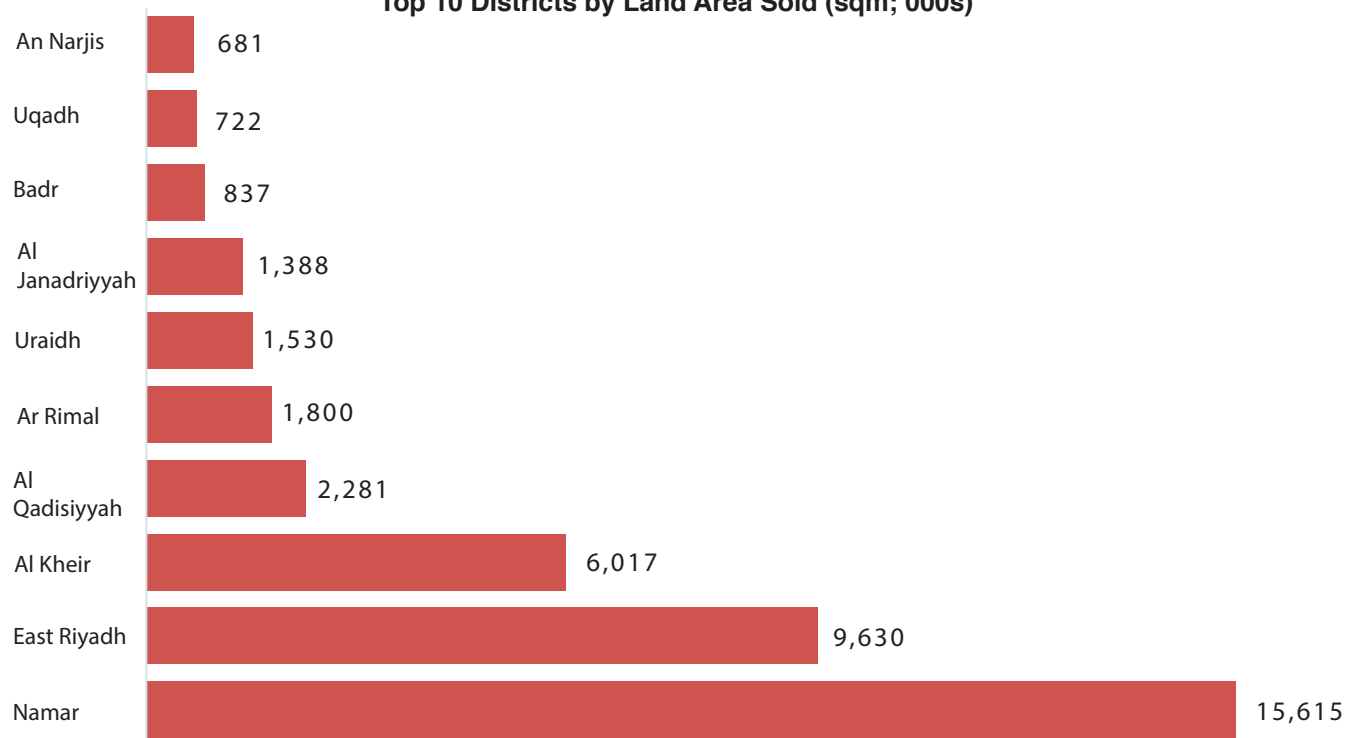
# Riyadh Districts Overview

- There were **53,190 transactions** that completed in the residential land sector in 2021.
- These transactions occurred in **174** districts throughout the city of Riyadh, the capital and commercial center of KSA.
- The top 10 districts in terms of sales volume accounted for %50 of all transactions completed, with SAR **25.2bn** in sales (shown in the chart to the right.).
- The northern regions of Riyadh were the most dominant in terms of sales volume, representing 6 of the top 10 districts.
- The southern regions witnessed the lowest sales volume in the city, with 5 districts included in the bottom 10 districts in terms of total sales.

Top 10 Districts by Sales Volume (SAR; '000s)



#### Top 10 Districts by Land Area Sold (sqm; 000s)

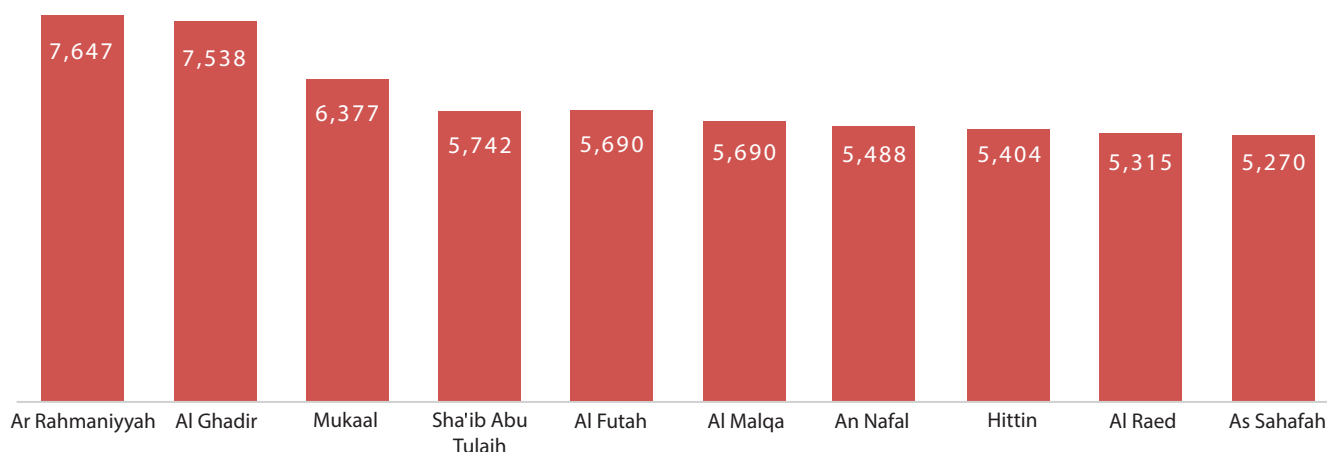


- **51.3m** sqm of residential land transacted in Riyadh in 2021, with the top 10 districts accounting for **%75** of this total (shown in the chart above).
- The top 10 districts by land area sold are geographically diverse, with transactions completed in the north, south and east of Riyadh.
- The top 10 districts combined had an average land area sold of **1,140 sqm** at a price of SAR **620** per sqm, with the city average equating to 965 sqm sold at an average price of SAR **980** per sqm.

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

- The top 10 districts in terms of sales price per sqm accounted for only **%2** of all transactions in terms of land area, but **%12** of the total sales volume.
- The northern and central regions account for 9 of the top 10 districts, with only 1 district from the south included.
- The average sales price per sqm of the 10 districts combined is SAR **5,450** per sqm, compared to the city average of SAR **980** per sqm.

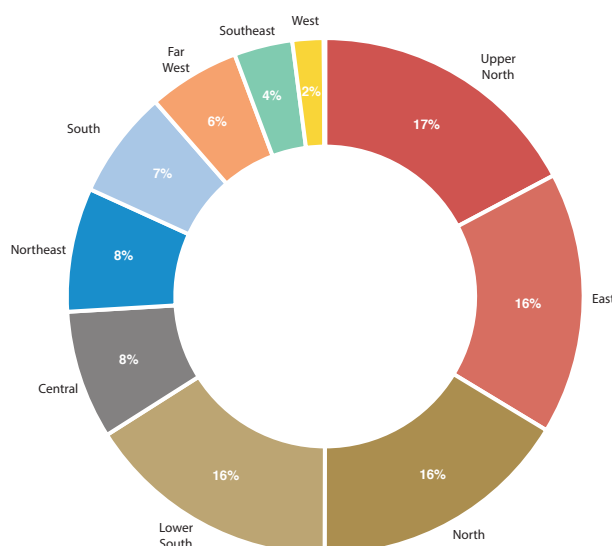
**Top 10 Districts by Highest Average Price (SAR/sqm)**



## Regional Distribution by Sales Volume

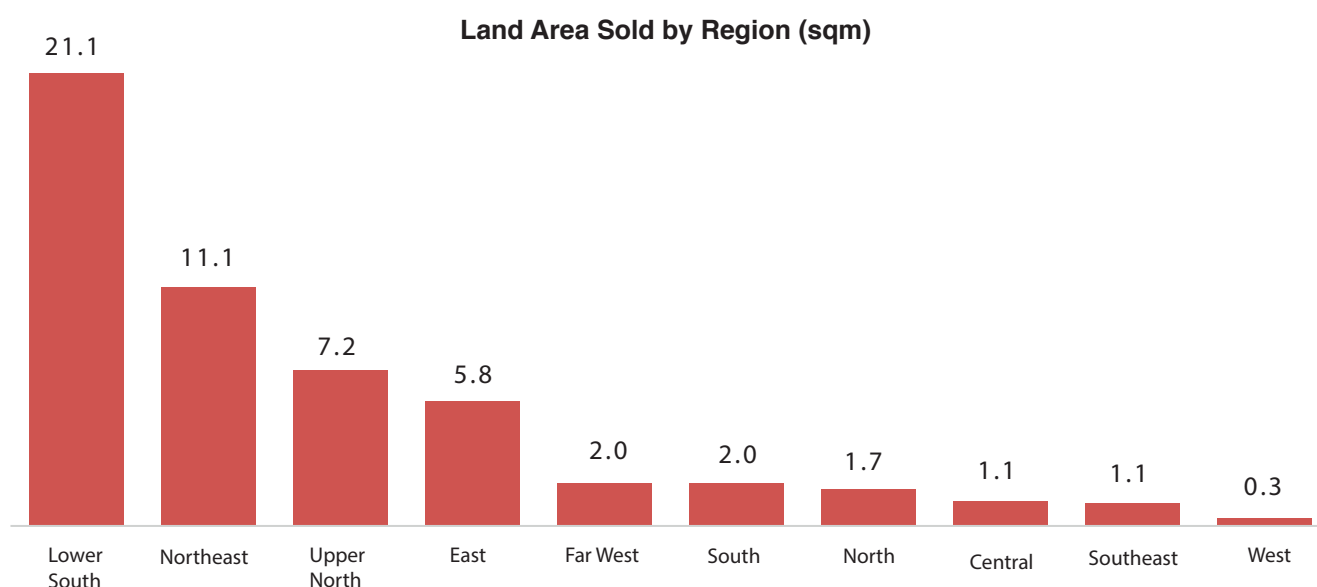
- The total sales volume for residential land transactions equated to SAR **50.2bn** in 2021.
- We have divided the **174** districts that witnessed transactions into 10 separate regions, in order to understand the areas with the most/least demand.
- As evident from the chart to the right, the Upper North region benefitted from the highest sales volume in 2021, witnessing SAR **8.8bn** in sales.
- The average land area transacted in the Upper North region was **650** sqm at an average sales price of SAR **1,220** per sqm, while the city-wide average was **965** sqm sold at a price of SAR **980** sqm.
- Other attractive regions for residential land buyers were North (**SAR 8.2bn**), Lower South (**SAR 8.2bn**), East (**SAR 7.8bn**) and Central (**SAR 4.0bn**).
- Of these regions, the North and Central regions had the highest average sales price (**SAR 4,880 per sqm** and **SAR 3,570 per sqm** respectively).

**Regional Distribution by Sales Volume**



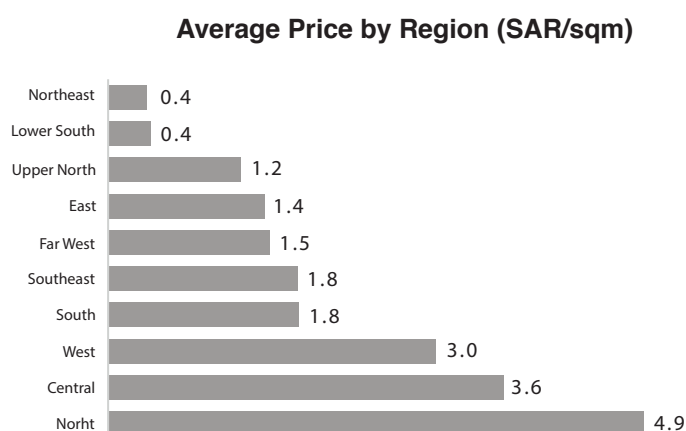
## Land Area Sold by Region (sqm)

- The best performing region in terms of land area sold was Lower South, which benefitted from **11,380** transactions and **21m** sqm sold in **2021**. The region was notably impacted by the performance of Namar district, which witnessed **15.6m** sqm of residential land transactions.
- The top 5 regions in Riyadh accounted for **%82** of all transactions and **%88** of all residential land area sold in 2021.



## Average Price by Region (SAR/sqm)

- The most expensive regions in Riyadh in 2021 were the North and Central areas, with an average sales price per sqm of SAR **4,870** and SAR **3,570** respectively.
- The performance of these regions was driven by the districts of Al Ghadir (**SAR 7,540 per sqm**), Al Malqa (**SAR 5,540 per sqm**), Hittin (**SAR 5,400 per sqm**) and Al Raed (**SAR 5,320 per 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	9,138	6,020,000	5,070,000,000	660	840	555,000
Al Malqa	North	743	650,000	3,601,000,000	870	5,540	4,846,000
Namar	Lower South	3,617	15,610,000	3,559,000,000	4,320	230	984,000
East Riyadh	Northeast	9,727	9,630,000	2,975,000,000	990	310	306,000
Ar Rimal	East	2,271	1,800,000	2,844,000,000	790	1,580	1,252,000
An Narjis	Upper North	1,372	680,000	2,626,000,000	500	3,860	1,914,000
Al Yasmin	North	587	300,000	1,263,000,000	510	4,230	2,151,000
Al Munsiyah	East	689	420,000	1,185,000,000	610	2,830	1,719,000
Al Mahdiyah	Far West	1,201	600,000	1,051,000,000	500	1,760	875,000
Hittin	North	184	190,000	1,048,000,000	1,050	5,400	5,694,000

## 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 Janadriyyah	Northeast	2,678	1,390,000	938,000,000	520	680	350,000
Badr	Lower South	692	840,000	900,000,000	1,210	1,080	1,300,000
Tuwaiq	Far West	757	530,000	886,000,000	700	1,670	1,171,000
Uraidh	Lower South	3,245	1,530,000	856,000,000	470	560	264,000
Uqadh	Lower South	731	720,000	834,000,000	990	1,150	1,140,000
Al Hada	West	194	260,000	801,000,000	1,340	3,070	4,129,000
Al Olaya	Central	223	240,000	754,000,000	1,060	3,180	3,383,000
Laban	Far West	599	300,000	643,000,000	510	2,120	1,073,000
Qurtubah	East	298	180,000	602,000,000	610	3,290	2,020,000
Al Aarid	Upper North	295	130,000	511,000,000	450	3,860	1,732,000

## 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)
Namar	Lower South	3,617	15,610,000	3,559,000,000	4,320	230	984,000
East Riyadh	Northeast	9,727	9,630,000	2,975,000,000	990	310	306,000
Al Kheir	Upper North	9,138	6,020,000	5,070,000,000	660	840	555,000
Ar Rimal	East	2,271	1,800,000	2,844,000,000	790	1,580	1,252,000
Uraidh	Lower South	3,245	1,530,000	856,000,000	470	560	264,000
Al Janadriyyah	Northeast	2,678	1,390,000	938,000,000	520	680	350,000
Badr	Lower South	692	840,000	900,000,000	1,210	1,080	1,300,000
Uqadh	Lower South	731	720,000	834,000,000	990	1,150	1,140,000
An Narjis	Upper North	1,372	680,000	2,626,000,000	500	3,860	1,914,000
Al Malqa	North	743	650,000	3,601,000,000	870	5,540	4,846,000

## 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 Misfah	Lower South	315	630,000	335,000,000	1,990	530	1,065,000
Al Mahdiyah	Far West	1,201	600,000	1,051,000,000	500	1,760	875,000
Tuwaik	Far West	757	530,000	886,000,000	700	1,670	1,171,000
Al Rabeya	Lower South	1,135	520,000	229,000,000	460	440	202,000
Al Munsiyah	East	689	420,000	1,185,000,000	610	2,830	1,719,000
Taybah	Far West	231	390,000	267,000,000	1,710	680	1,155,000
Laban	Far West	599	300,000	643,000,000	510	2,120	1,073,000
Al Yasmin	North	587	300,000	1,263,000,000	510	4,230	2,151,000
Banban	Upper North	46	270,000	113,000,000	5,940	410	2,457,000
Al Aziziyah	Lower South	407	260,000	360,000,000	650	1,360	885,000

## 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 Ghadir	North	41	37,480	283,000,000	910	7,540	6,892,000
Sha'ib Abu Tulaih	Upper North	1	340	2,000,000	340	5,740	1,938,000
Al Futah	South	6	1,030	6,000,000	170	5,690	973,000
Al Malqa	North	743	520,000	3,601,000,000	870	5,540	4,846,000
Hittin	North	184	193,900	1,048,000,000	1,050	5,400	5,694,000
Al Raed	Central	24	18,150	96,000,000	760	5,320	4,020,000
As Sahafah	North	147	89,970	474,000,000	610	5,270	3,225,000
An Nakheel	Central	80	64,200	331,000,000	800	5,150	4,137,000
Ar Rahmaniyyah	Central	44	33,530	167,000,000	760	4,970	3,785,000
Al Qirawan	Upper North	174	87,160	393,000,000	500	4,510	2,260,000

## 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 Muruj	Central	75	43,950	196,000,000	590	4,470	2,620,000
Al Wurud	Central	77	56,790	248,000,000	740	4,370	3,222,000
Al Yasmin	North	587	298,660	1,263,000,000	510	4,230	2,151,000
Al Mutamarat	South	5	5,680	23,000,000	1,140	4,130	4,695,000
Al Tawun	Central	57	26,800	110,000,000	470	4,090	1,924,000
Al Shemaysi	South	36	4,690	19,000,000	130	4,080	532,000
Al Wahah	Central	48	31,540	128,000,000	660	4,050	2,661,000
Al Mughrizat	Central	42	37,550	150,000,000	890	4,000	3,579,000
Ar Rabi	North	100	57,590	230,000,000	580	4,000	2,304,000
Al Aqiq	North	128	83,010	329,000,000	650	3,970	2,572,000

# About Abaad

We specialise in providing real estate consultancy and valuation services in the Kingdom of Saudi Arabia.

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