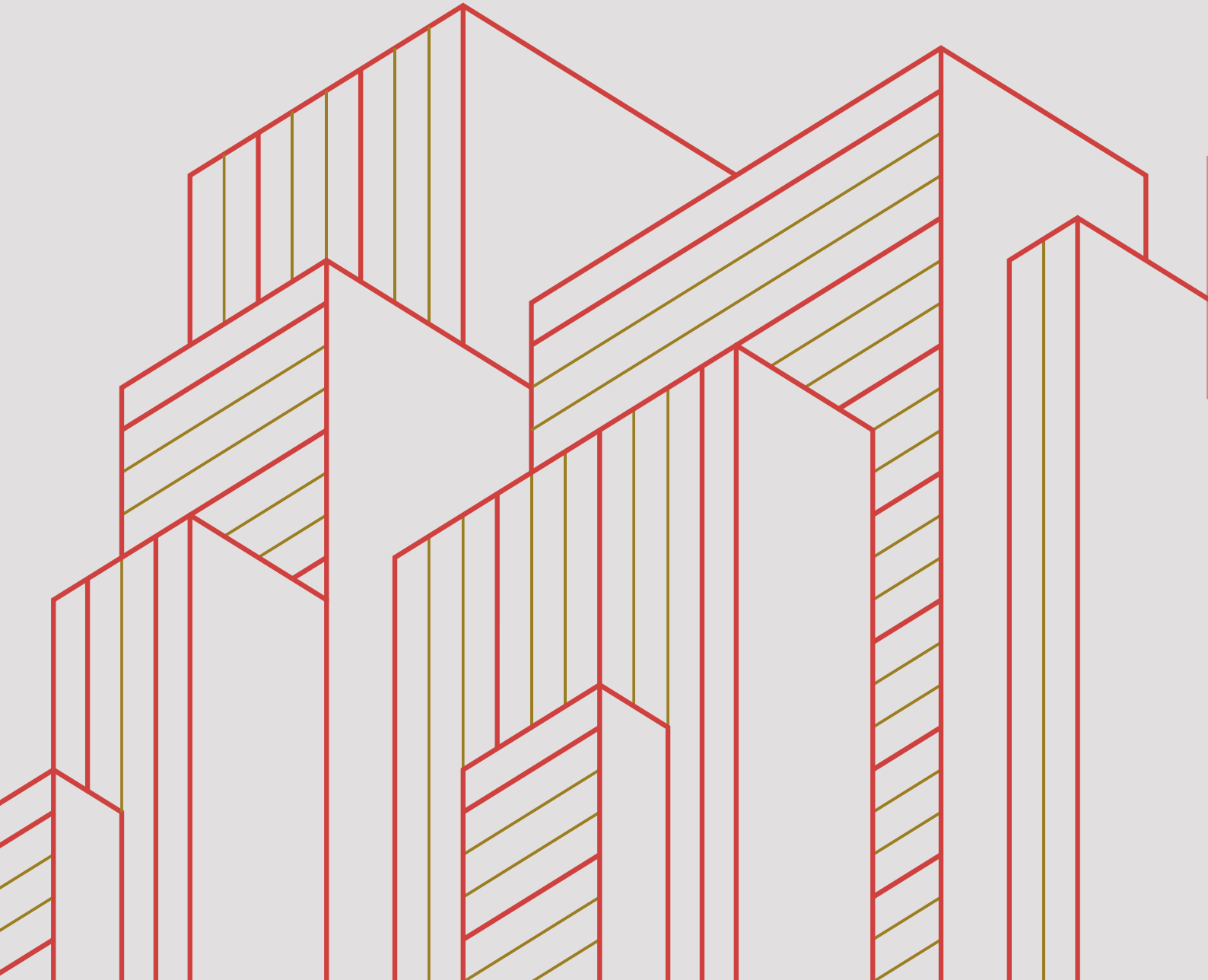


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Jeddah Residential Land Overview – Q4 2022

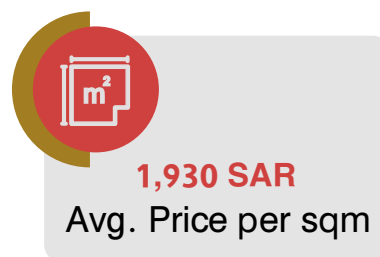
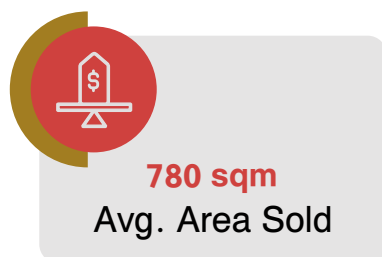
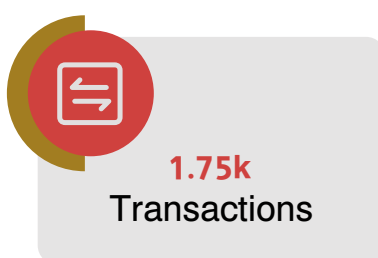
Produced by Abaad Real Estate Company



Highlights

We collected and analysed all residential land transactions that completed in Jeddah from the period of October 1st to December 31st 2022.

We present below a summary of this analysis:



Source: Ministry of Justice

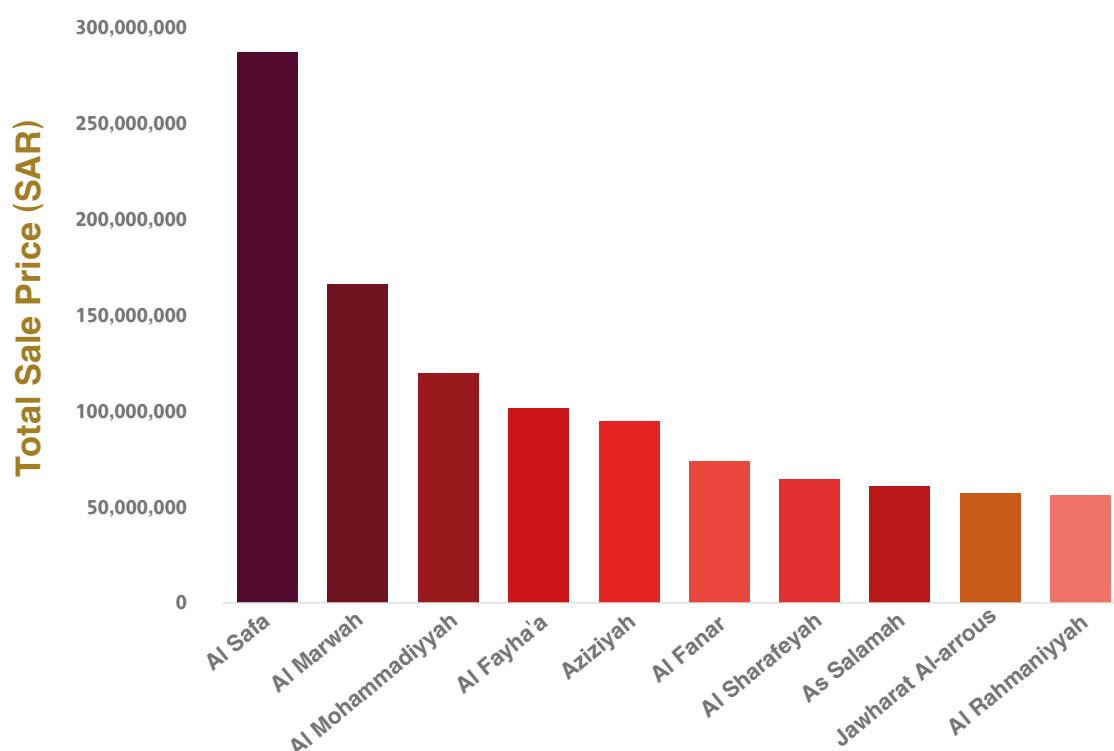
Disclaimer:

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 690 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 1,751 transactions completed in the residential land sector in Q4 2022, resulting in a total sales volume of SAR 2.6bn.
- These transactions occurred in 128 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 1.0bn in sales (shown in the chart to the right.)
- The best performing district in terms of sales volume in Q4 2022 was Al Safa, which witnessed 28 transactions at a total sales price of 269m SAR. This was followed by Al Marwah (155m SAR), Al Mohammadiyah (112m SAR), Al Fayha (95m SAR) and Aziziyah (89m SAR).

Top 10 Districts - Sales Volume (SAR)



Top 10 Districts by Sales Volume
– Transactions

389

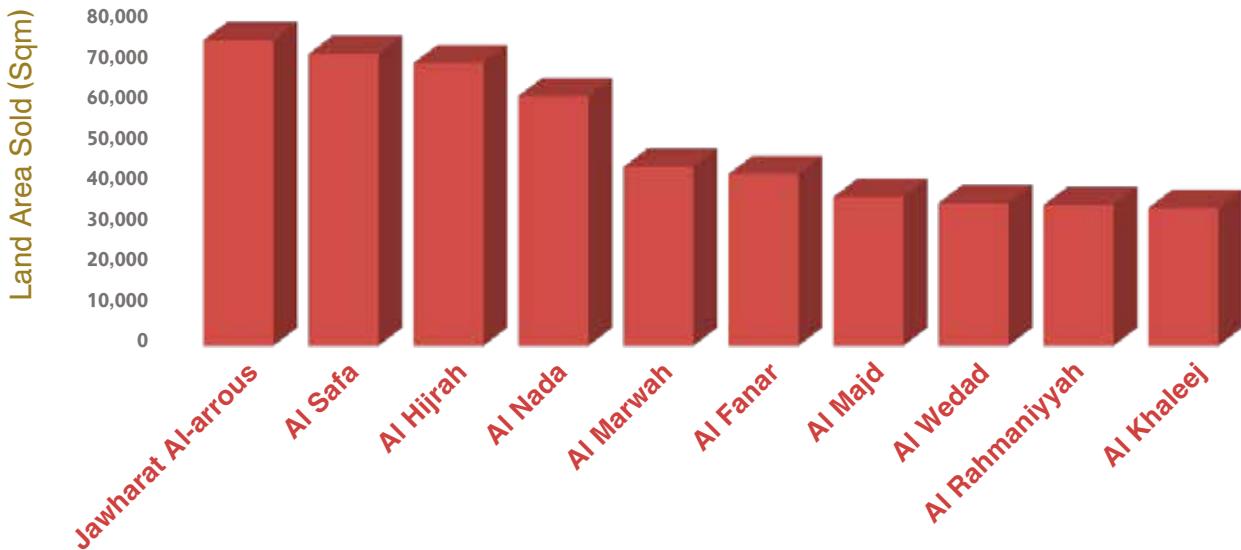
Top 10 Districts by Sales Volume
– Land Area Sold

371k sqm

Jeddah Districts Overview

- The total land area sold in Jeddah in Q4 2022 equated to 1.35m sqm. For the top 10 districts in terms of land area sold, there were 581 residential land transactions completed, with 503,000 sqm of land sold. The best performing district in terms of land sold was Jawharat Al-Arrous (75,000 sqm), followed by Al Safa (71,600 sqm), Al Hijra (69,300 sqm), Al Nada (61,300 sqm) and Al Marwah (43,900 sqm).
- The average land size of a transaction in Q4 2022 was 780 sqm.
- The top 10 districts for land area sold represented 37% 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 428m, which represented 16.0% of the total sales volume.
- The total land area sold for the top 10 most expensive districts amounted to 88,000 sqm, which represented 6% of the overall land area transacted.
- The average sales price per sqm of the 10 districts combined in Q4 2022 was 4,860 SAR/ sqm, compared to the city average of 1,930 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	Al Safa	28	71,628	268,570,500	3,750
2	Al Marwah	24	43,904	154,949,356	3,530
3	Al Mohammadiyyah	29	24,179	111,532,435	4,610
4	Al Fayha'a	18	21,489	94,548,937	4,400
5	Aziziyah	32	23,565	88,625,164	3,760
6	Al Fanar	74	42,136	69,148,088	1,640
7	Al Sharafeyah	6	22,100	59,973,428	2,710
8	As Salamah	19	12,013	56,521,640	4,700
9	Jawharat Al arrous	101	75,037	53,479,817	710
10	Al Rahmaniyyah	58	34,527	52,367,074	1,520
Total		389	370,579	1,009,716,439	2,720

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	101	75,037	53,479,817	710
2	Al Safa	28	71,628	268,570,500	3,750
3	Al Hijrah	85	69,342	28,002,500	400
4	Al Nada	72	61,310	29,165,000	480
5	Al Marwah	24	43,904	154,949,356	3,530
6	Al Fanar	74	42,136	69,148,088	1,640
7	Al Majd	47	36,518	13,505,500	370
8	Al Wedad	45	35,025	12,716,500	360
9	Al Rahmaniyyah	58	34,527	52,367,074	1,520
10	Al Khaleej	47	33,841	35,750,006	1,060
Total		581	503,269	717,654,341	1,430



Top 10 Districts by Price/sqm

Rank	District	Transactions	Land Area (sqm)	Total Sale Price (SAR)	Average Sale Price (SAR/sqm)
1	AshShati	7	5,967	37,601,693	6,300
2	An Nahdah	10	8,546	46,100,000	5,390
3	Ar Rawdah	14	9,324	45,591,201	4,890
4	An Naseem	11	7,200	35,142,000	4,880
5	Al Basatin	15	10,044	48,016,275	4,780
6	As Salamah	19	12,013	56,521,640	4,700
7	Al Mohammadiyah	29	24,179	111,532,435	4,610
8	Al Khalidiyyah	1	796	3,583,305	4,500
9	Durrat Alarous	5	5,560	24,545,180	4,410
10	Hamra	5	4,375	19,300,000	4,410
Total		116	88,005	427,933,729	4,860

About Abaad

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

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HQ - Jeddah Office:

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

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

For more information, please contact us:
Universal Number 920004134

Ammar Sindi

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

Ammar Qutub

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

Contact Us



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



info@sa-abaad.com

