



Real estate prices rise by 0.4% in the second quarter of 2021

The real estate price index increased by 0.4% in the second quarter of 2021 compared to the same quarter of the previous year, affected by the increase in "residential" real estate prices by (+0.8%). The decline in "commercial" real estate prices (-0.5%) and "agricultural" real estate prices (-0.2%) contributed in reducing the increase in the general index.

Annual change: the rise in residential land prices is the main factor for the annual increases in real estate prices in the second quarter of 2021

- Residential real estate prices increased by 0.8% on an annual basis in the second quarter of 2021, mainly due to the increase in residential land plots prices by 1.0%, which contributed to the rise in the general index, due to its high importance in the index.
- Among other "residential" real estate, prices for residential buildings decreased by 0.2%, as well as villas (-2.3%), apartments (-1.6%), and houses (-1.1%).
- Commercial real estate prices decreased by 0.5%, due to the decline in commercial land plots prices (-0.5%). On the other hand, galleries prices increased by 0.8%, while prices for both buildings and commercial centers stabilized and did not register any significant changes.
- Agricultural real estate prices decreased by 0.2%, as a result of the decrease in agricultural land prices (-0.2%).

Quarterly change: Real estate prices stable during the second quarter of 2021

- The general real estate price index in the second quarter of 2021 remained relatively stable and declined by 0.03% compared to the previous quarter (first quarter of 2021).
- Residential real estate prices increased by 0.2%, mainly due the increase in residential land plots prices (+0.3%).
- Among other "residential" real estate, prices for villas decreased by 3.5%, as well as apartments (-1.1%), and houses (-0.5%), while residential buildings prices stabilized and did not register any significant changes.
- Commercial real estate prices decreased by 0.5%, mainly due the decline in commercial land plots (-0.5%) and Galleries (-0.2%), while prices for both buildings and commercial centers stabilized and did not register any significant change.
- Agricultural real estate prices stabilized and did not change in a significant way.



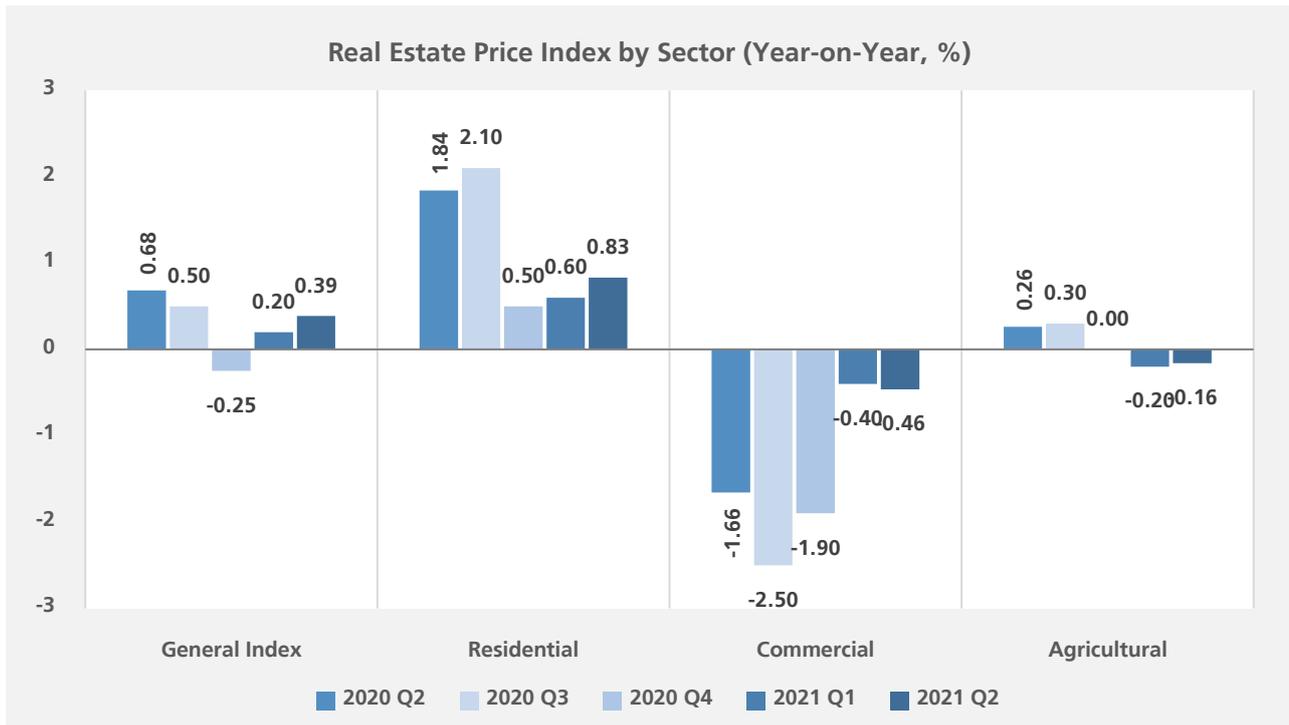
Methodology

The Real Estate Price Index is a statistical tool for measuring the relative change in real estate prices in the Kingdom of Saudi Arabia. It is based on a dataset of real estate transactions that are available in the Ministry of Justice in its capacity as the only official reference and source of data on the real estate sector in the Kingdom. This dataset is an outcome of the processes of electronic registration and documentation conducted in the ministry. It includes various variables on real estate transactions such as value, location, sector, and type. Accordingly, GaStat calculates the index on a quarterly basis by sector and type of real estate for all administrative regions of the Kingdom. The base year of the index is 2014.

Annual and Quarterly Change in the Real Estate Price Index by Sector and Type of Real Estate, Q2 2021

Sector and Type of Real Estate	*Percent Change in Q2-2021 from:	
	Q2-2020	Q1-2020
General Index	0.4	0.0
Residential	0.8	0.2
Plot	1.0	0.3
Building	-0.2	0.0
Villa	-2.3	-3.5
Apartment	-1.6	-1.1
House	-1.1	-0.5
Commercial	-0.5	-0.5
Plot	-0.5	-0.5
Building	0.0	0.0
Gallery /Shop	0.8	-0.2
Commercial Center	0.0	0.0
Agricultural	-0.2	0.0
Agricultural Land	-0.2	0.0

*Rounded to the decimal place.



Links: [All Tables](#), [Methodological Note](#)