



Real estate prices fell by 0.2% in the fourth quarter of 2020

The real estate price index decreased by 0.2% in the fourth quarter of 2020 compared to the same quarter of the previous year, due to the decrease in the prices of "commercial" real estate by (-1.9%). The increase in "residential" real estate prices by (+ 0.5%) contributed to reducing the decline in the general index. The prices of "agricultural" real estate did not register any significant change.

Annual change: The decline in commercial land prices is the main factor for the annual declines in real estate prices in the fourth quarter of 2020

- The prices of commercial land plots decreased by 1.9% on an annual basis in the fourth quarter of 2020, which contributed to the decrease in the prices of "commercial" real estate and thus the decline in the general index, due to its great weight in the index.
- Among other "commercial" real estate, the prices of shops increased by (+ 1.8%), while the prices of building and commercial centers did not record any significant change.
- Prices of "residential" real estate increased, affected by the increase in commercial land plots by (+ 0.5%). On the other hand, villa prices increased by (+ 0.3%), while buildings, apartments, and houses prices decreased by (-1.8%), (-1.2%), and (-1.0%) respectively.
- Agricultural land prices did not record any significant change.

Quarterly change: Real estate prices increased by 0.1% compared to the third quarter of 2020

- The general real estate price index increased by 0.1% in the fourth quarter of 2020 compared to the previous quarter (the third quarter of 2020), mainly due to the increase in the average prices of "residential" real estate (+ 0.2%), especially residential plots by (+ 0.2%).
- Among other "residential" real estate, the prices of buildings, apartments and houses decreased by (-0.2%), (-0.2%) and (-0.1%), respectively, while the prices of villas remained unchanged.
- The average prices of commercial real estate decreased (-0.1%), especially commercial plots (-0.1%), while buildings, galleries and commercial centers stabilized and did not record any significant change.
- Agricultural land prices decreased by (-0.1%)

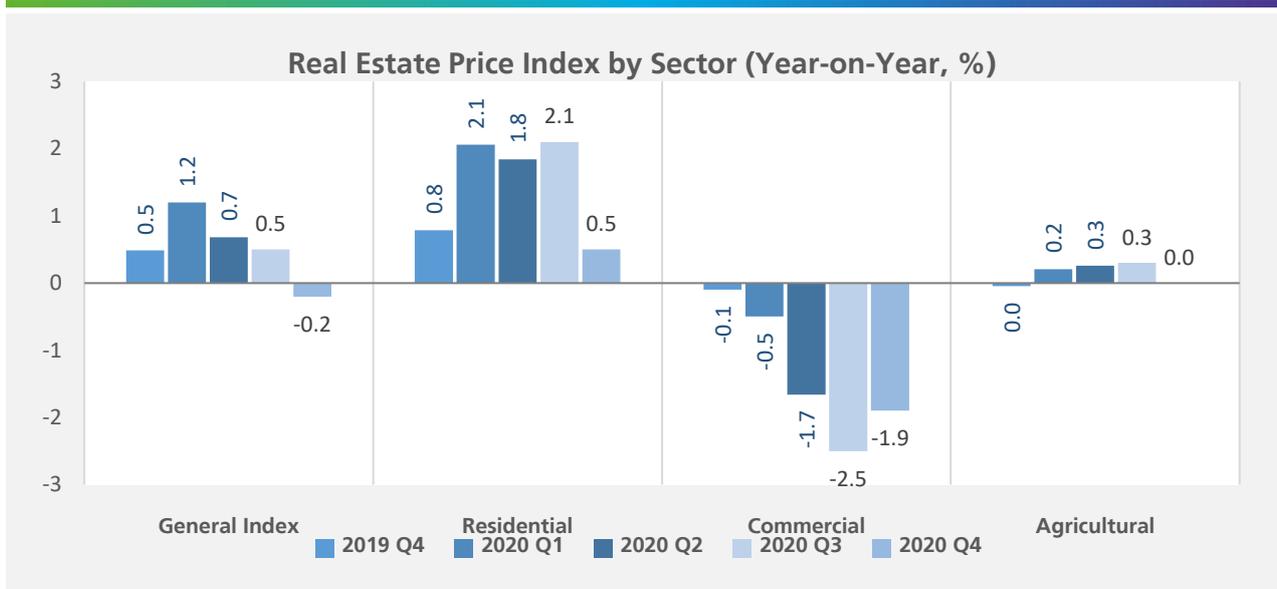
Methodology



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, Q4 2020

Sector and Type of Real Estate	Percent Change in Q4 2020 from:	
	Q4 2019	Q3 2020
General Index	-0.2	0.1
Residential	0.5	0.2
Plot	0.5	0.2
Building	-1.8	-0.2
Villa	0.3	0.0
Apartment	-1.2	-0.2
House	-1.0	-0.1
Commercial	-1.9	-0.1
Plot	-1.9	-0.1
Building	0.0	0.0
Gallery /Shop	1.8	0.0
Commercial Center	0.0	0.0
Agricultural	0.0	-0.1
Agricultural Land	0.0	-0.1



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