

## Real estate prices increase by 0.2% in Q4 of 2023

The real estate price index increased by 0.2% in the fourth quarter of 2023 compared to the same quarter of 2022, affected by the increase in the prices of residential properties 0.6%. The decline in both commercial real estate by 0.5% and the agricultural sector by 0.1% also contributed to keeping the rise in the index contained.

### High prices of residential land main driver of real estate prices in Q4 of 2023

Real estate prices in the residential sector increased by 0.6%, affected by the increase in the prices of residential plots (0.7%), on an annual basis in the fourth quarter of 2023. Given the heavy weight of the residential sector, it had a significant impact on the general index.

Among other residential properties, the prices of apartment increased by 0.1%. On the other hand, the prices of buildings decreased by 0.9%, villa prices by 3.8%. and homes by 0.3%.

Real estate prices in the commercial sector decreased by 0.5%, affected by the decrease in the prices of commercial land plots by 0.5%, and the prices of commercial exhibitions by 0.9%. While the prices of commercial buildings and commercial centers stabilized in the fourth quarter of 2023, with no significant change.

The agricultural sector decreased by 0.1%, affected by the decrease in the prices of agricultural lands by (0.1%).

### Real estate prices rise on a quarterly basis

The general real estate price index increased by 0.1% in the fourth quarter of 2023 compared to the previous quarter (third quarter of 2023). Residential sector prices also increased by 0.3%, affected by the increase in the prices of residential land plots, which rose by 0.3%.

Among other residential properties, the prices of villas increased by 0.1%, and the prices of apartments by 0.1%. While residential building prices and house prices stabilized and did not record any significant relative change.

The prices of the commercial sector also decreased by 0.2%, due to a decrease in the prices of commercial land plots by 0.2%, and the prices of exhibitions by 0.2%, while the prices of buildings and commercial centers stabilized, with no significant relative change.

Real estate prices in the agricultural sector remained unchanged in the fourth quarter of 2023.

Table 1. Annual & Quarterly Change in Real Estate Price Index by Sector & Type of Real Estate (Q4 2023)

| Sector & Type of Real Estate | Percent Change in Q4-2023 from: |             |
|------------------------------|---------------------------------|-------------|
|                              | Q4-2022                         | Q3-2023     |
| <b>General Index</b>         | <b>0.2</b>                      | <b>0.1</b>  |
| <b>Residential</b>           | <b>0.6</b>                      | <b>0.3</b>  |
| Plot                         | 0.7                             | 0.3         |
| Building                     | -0.9                            | 0.0         |
| Villa                        | -3.8                            | 0.1         |
| Apartment                    | 0.1                             | 0.1         |
| House                        | -0.3                            | 0.0         |
| <b>Commercial</b>            | <b>-0.5</b>                     | <b>-0.2</b> |
| Plot                         | -0.5                            | -0.2        |
| Building                     | 0.0                             | 0.0         |
| Gallery /Shop                | -0.9                            | -0.2        |
| Commercial Center            | 0.0                             | 0.0         |
| <b>Agricultural</b>          | <b>-0.1</b>                     | <b>0.0</b>  |
| Agricultural Land            | -0.1                            | 0.0         |

Source: [tables](#).



### Reference Metadata

The Real Estate Price Index is a statistical tool for measuring the relative change in real estate prices in 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 Saudi Arabia. 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 Saudi Arabia. The base year of the index is 2014. For more details, click [Reference Metadata](#)