Real Estate Price Index declined by 0.7% in Q4 of 2025

Real Estate Price Index in Saudi Arabia recorded a decrease of 0.7% in Q4 of 2025, compared to the same quarter of 2024. This was mainly due to the decline in the residential sector, which represents the largest relative weight in the index, recording a 2.2% year-on-year decrease. Meanwhile, the commercial sector continued its slight moderation in growth while maintaining a positive annual growth of 3.6% (Figure 1).

Year-on-year developments in residential and commercial sectors in Q4 of 2025

The data indicated that real estate prices in the residential sector declined in Q4 of 2025 compared to the same quarter of the previous year. The sector recorded a decrease of 2.2% driven by a decline in residential land prices by 2.4% apartments prices by 2.5% villas prices by 1.3% and residential floor prices by 0.2%

In contrast, real estate prices in the commercial sector increased in Q4 of 2025 compared to the same quarter of the previous year. The commercial sector, which carries a 25.4% weight in the index, recorded an increase of 3.6% driven by the increase in commercial plot prices by 3.5% The commercial sector also recorded an increase in building prices by 5.7% and exhibition prices by 1.2%

Similarly, the agricultural sector maintained positive annual growth; however, it was on a slower pace than in Q3, reflecting stability following the increase recorded in the previous quarter. Agricultural sector prices rose by 4.3% driven by the increase in agricultural land prices by 4.3% (Figure 2).

Real estate prices decrease by 0.4% on a quarterly basis in Q4 of 2025

The Real Estate Price Index recorded a 0.4% decline on a quarterly basis during Q4 of 2025, although at a slower pace compared to the previous quarter (Q3 of 2025). The Index was affected by a 0.4% decline in residential sector prices, driven by a decrease in residential land prices by 0.7% apartments prices by 0.4%, and residential floors prices by 0.2% while villa prices increased by 0.8%

Similarly, the commercial sector prices declined by 0.4% driven by the decrease in commercial land prices by 0.4% and building prices by 0.1% while exhibition and shop prices increased by 0.1% Prices of real estate in the agricultural sector also declined by 0.7% compared to Q3 of 2025, driven by decrease in agricultural land plot prices by 0.7%

Annual real estate price movements by administrative regions

Regarding the impact of administrative regions on the annual change in the Real Estate Price Index, which declined by 0.7% across Saudi Arabia during Q4 of 2025, Riyadh region recorded a decrease of 3.0% in real estate prices, compared to an increase of 1.0% in Q3 of 2025.

Eastern region recorded the highest increase in real estate prices at 4.0% followed by Makkah region at 2.5% then the Tabuk and Jazan regions at 1.1% and the Al-Jawf region at 0.4%

In contrast, Hail, Northern Borders, and Madinah regions recorded the highest rates of decline at 8.9%, 6.8%, and 6.1% respectively (Figure 3).

Figure 1. Annual change in real estate prices (%) in Q4 of 2025 for major real estate sectors
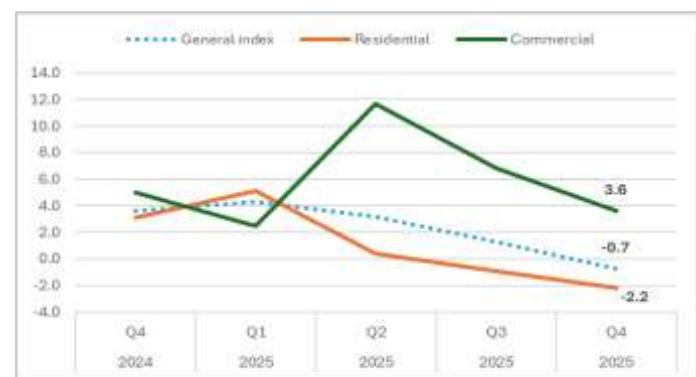

Figure 2. Annual change in real estate prices (%) in Q4 of 2025 for major residential categories
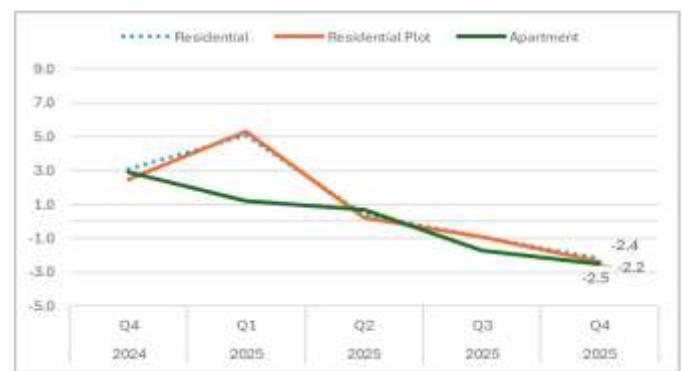
Figure 3. Annual change in real estate prices (%) in Q4 of 2025 by administrative regions
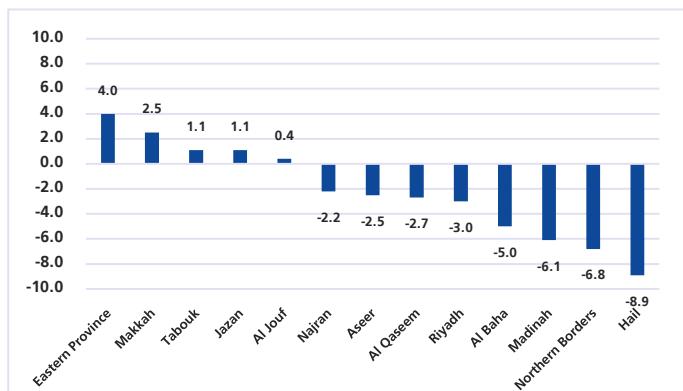
Methodology and quality

The Real Estate Price Index (REPI) is a statistical tool used to measure the relative change in real estate prices in the Kingdom of Saudi Arabia. It is based on data from available real estate transactions within Saudi Arabia. The General Authority for Statistics (GASTAT) calculates the index on a quarterly basis, providing a detailed breakdown by sector and property type across all administrative regions.

The base year for the index is set to 2023. GASTAT has adopted a new methodology for calculating the REPI in collaboration with the General Real Estate Authority, the Ministry of Justice, and the Saudi Central Bank. This updated methodology aims to enhance the quality and transparency of real estate price data in accordance with international best practices.

To achieve this, a geospatial artificial intelligence (Geo AI) model is utilized to process various types of real estate transactions and link them to multiple data sources and satellite imagery. This approach improves the accuracy of real estate classification and enhances the quality of available data.

Data according to the updated methodology has been published starting from Q3 of 2024.

For more details, please refer to the Reference Methodology and Quality Report and Tables.