

Kingdom of Bahrain مملكة البحرين
مؤسسة التنظيم العقاري
Real Estate Regulatory Authority



Aqari
Data Bank



عقاري
بنك المعلومات

Q1 2026

Real Estate Market Report

AQARI.RERA.GOV.BH



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Continuous Professional Development



Introduction

Law No. (27) of 2017 Article 4 (2)

RERA is the main source for data, information and accurate statistics in respect of the real estate development sector in the Kingdom



The Report is based on reliable and updated information from its official sources.



Our aim is to provide comprehensive and accurate information that reflects the reality of the real estate sector in the Kingdom.



All Values in this report are in **Bahraini Dinars.**



Q1 2026 In Numbers



Numbers of sales transactions

2196

Transactions

Percentage change in number of transactions



2.62%

Compared to Q1 2025



Value of sales transactions

283.86 M

BHD

Percentage change in value of transactions



25.62%

Compared to Q1 2025



Number of new Building permits

544

Permits

Percentage change in number of permits



7.72%

Compared to Q1 2025



value of off-plan sales contracts

25.27 M

BHD

Percentage change in the value of sales contracts



20.29%

Compared to Q1 2025



Number of issued real estate professional licenses

374

licenses

Percentage change in issued licenses



3.87%

Compared to Q1 2025



Number of Multistory Sales Applications

624

units

Percentage change in Multistory Sales Applications



2.95%

Compared to Q1 2025





Q1 2026 In Numbers



Property type with the highest number of sales transactions

Land
891

Transactions



11.38 %

Compared to Q1 2025



Top building permit type

Residential

510

Permits

Percentage change in number of permits



13.84 %

Compared to Q1 2025



The highest in number of sales transactions

Muharraq Governorate

637

Transactions



The highest in the value of sales transactions

Northern Governorate

102.4 M

BHD



Top area by total value of sales transactions

AL Hamala

20.5 M

BHD



Top area by number of sales transactions

Diyar AL Muharraq

157

Transactions





Real Estate Activity Overview by Governorate

Comparison of Q1 2026 vs Q1 2025

Q1-2025 Q1-2026

CAPITAL

SALES	SALES VALUE BHD	BUILDING PERMITS
605	68.990 M BHD	81
627	145.912 M BHD	92
↓ 3.51%	↓ 52.72 %	↓ 11.96%

NORTHERN

SALES	SALES VALUE BHD	BUILDING PERMITS
624	102,398 M BHD	230
691	96,712 M BHD	178
↓ 9.70 %	↑ 5.88 %	↑ 29.21 %



MUHARRAQ

SALES	SALES VALUE BHD	BUILDING PERMITS
637	69,474 M	93
597	83,144 M BHD	101
↑ 6.70%	↓ 16.44 %	↓ 7.92%

SOUTHERN

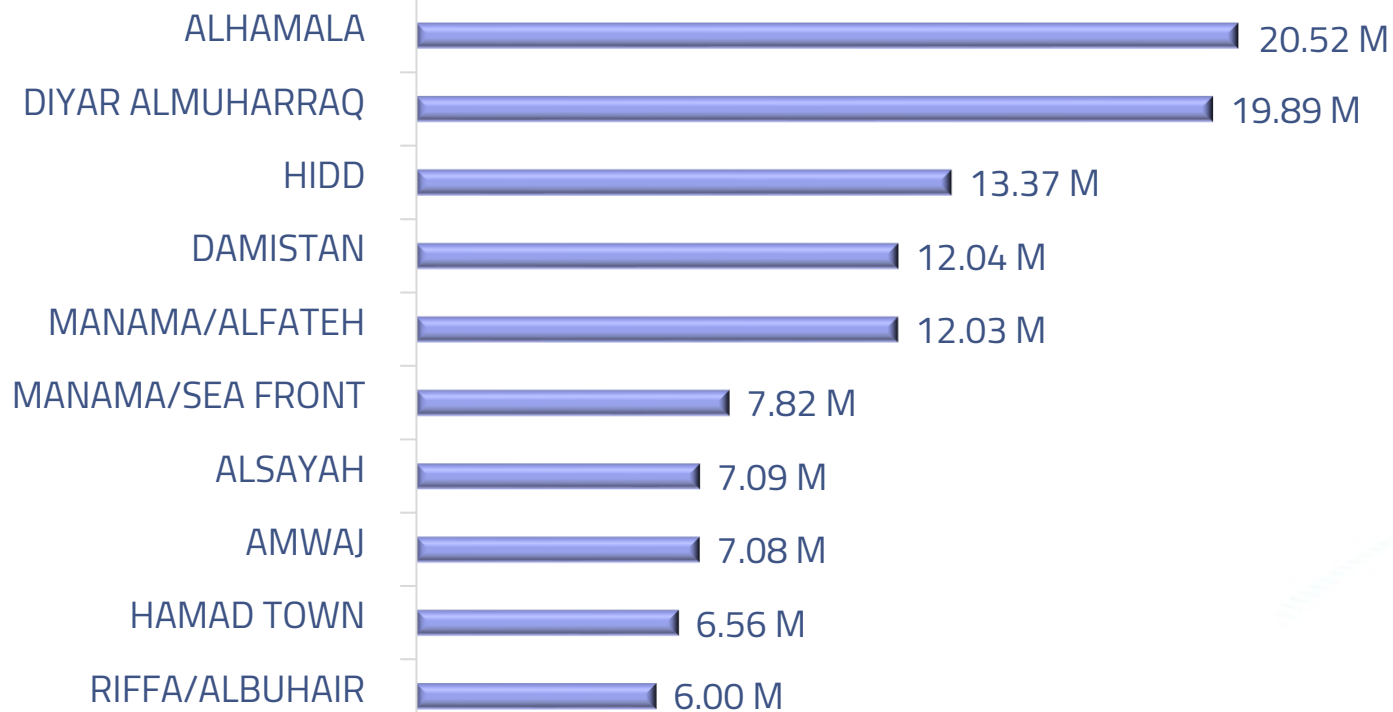
SALES	SALES VALUE BHD	BUILDING PERMITS
330	42,993 M BHD	140
340	55,852 M BHD	134
↓ 2.94%	↓ 23.02%	↑ 4.48 %

Number of sales transactions	↓ 2.62 %	Value of sales transaction	↓ 25.62%	New Building Permits	↓ 7.72%
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Top 10 Areas by Value of Sales Transactions Q1 2026

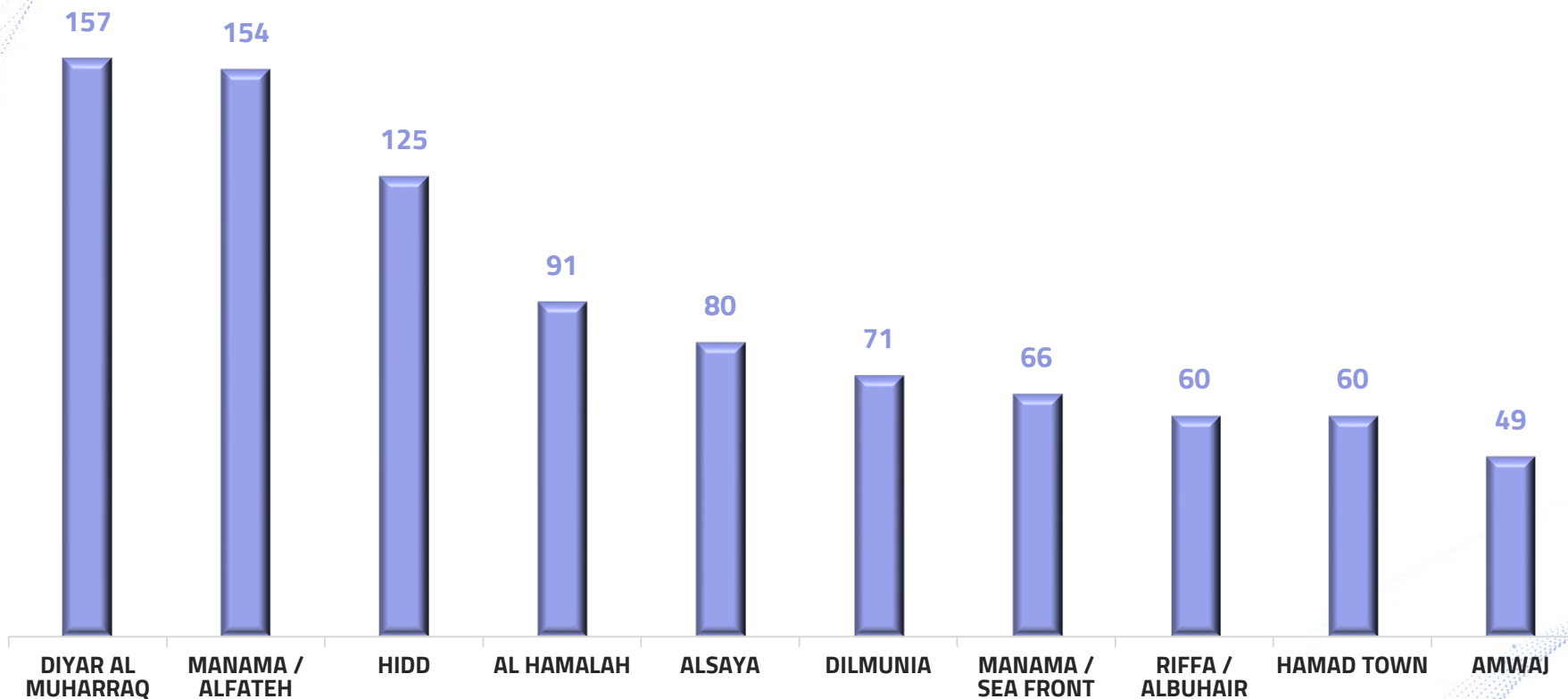


BHD





Top 10 Areas by Number of Sales Transactions Q1 2026



Number and Value of Sales Transactions by nationality

Q1 2026 vs. Q1 2025

Areas of ownership
By non-Bahrainis of built
real estate and lands



Q1-2026

Q1 -2025

Q1-2026 / Q1 - 2025

Q1-2026 / Q1 - 2025

Number Of Transactions

Percentage of Transactions by nationality Transactions

Sales Transaction Value BHD

1884

85.79%

BHD 254,612,351

110

5.01%

BHD 10,642,533

202

9.20%

BHD 18,600.955

Number Of Transactions

Percentage of Transactions by nationality Transactions

Sales Transaction Value BHD

1854

82.22%

BHD 344,404,727

116

5.14%

BHD 13,878,313

285

12.64%

BHD 23,337,094

Difference in Number of Transactions

1.62%



5.17%



29.12%



Difference in Value of Transactions

26.07%



23.32%



20.29%



Citizens



GCC



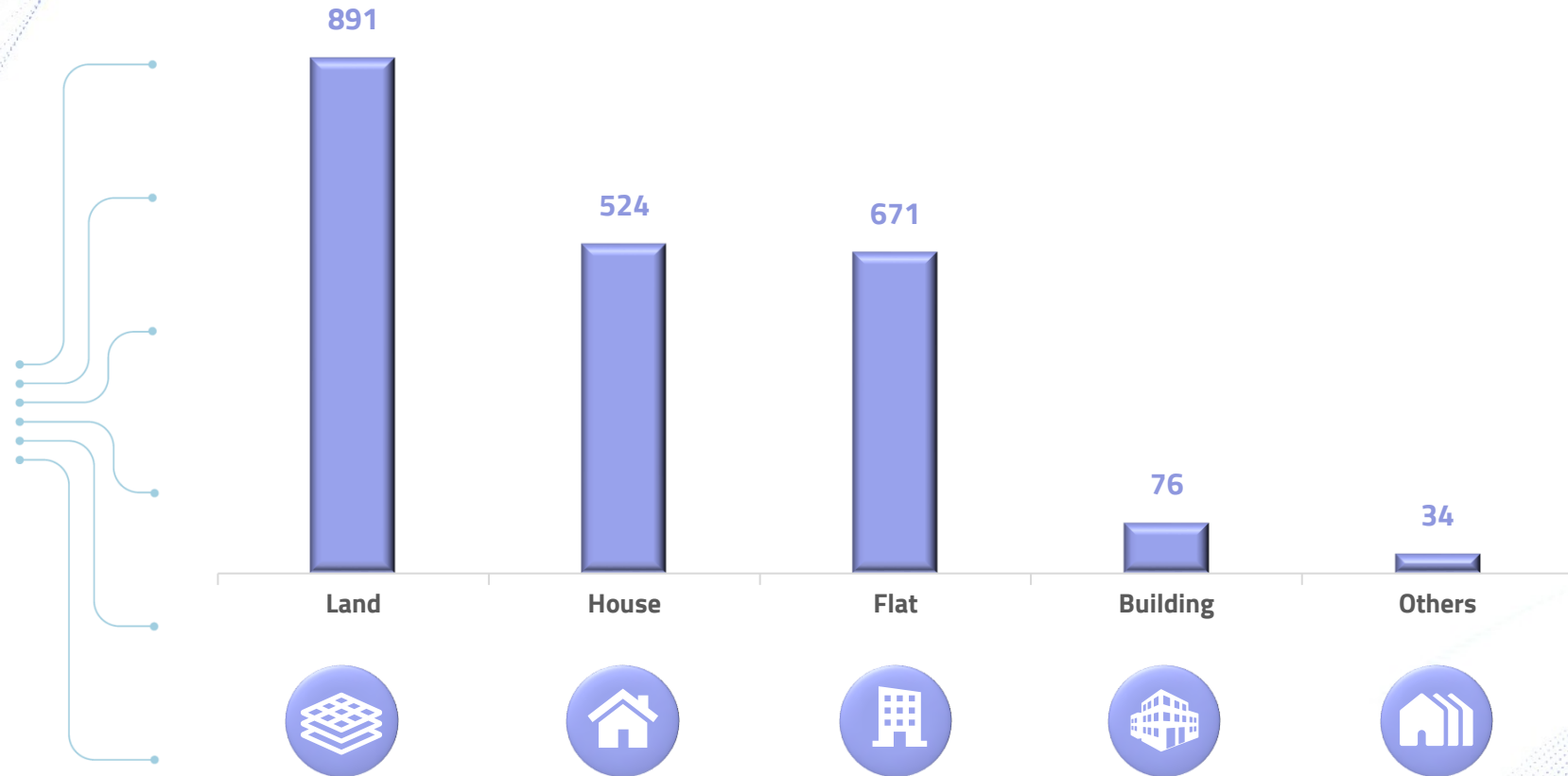
Foreigners





Number of Sales Transactions by Property Type

Q1 2026



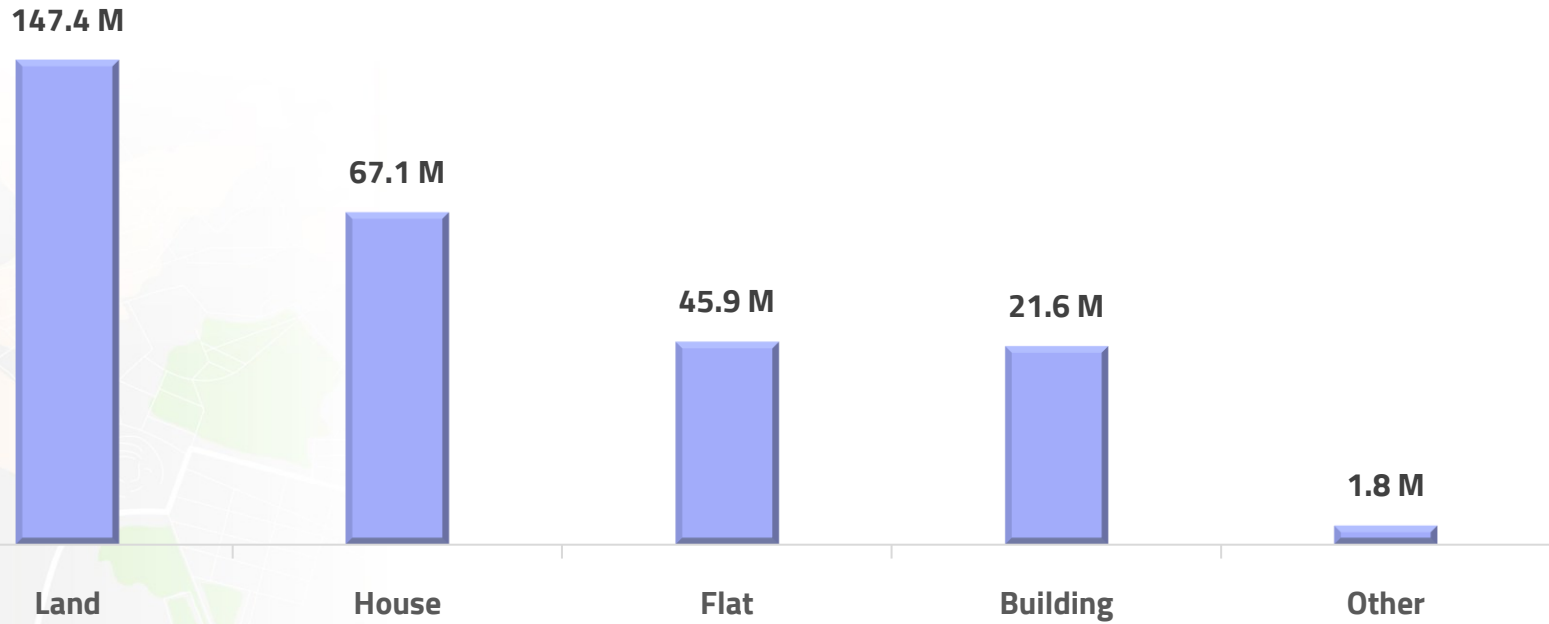
Others residential complex, farm, commercial and corner





Value of Sale Transactions by Property Type

Q1 2026



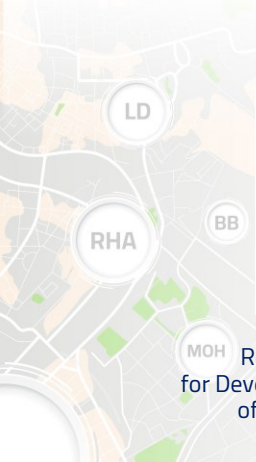
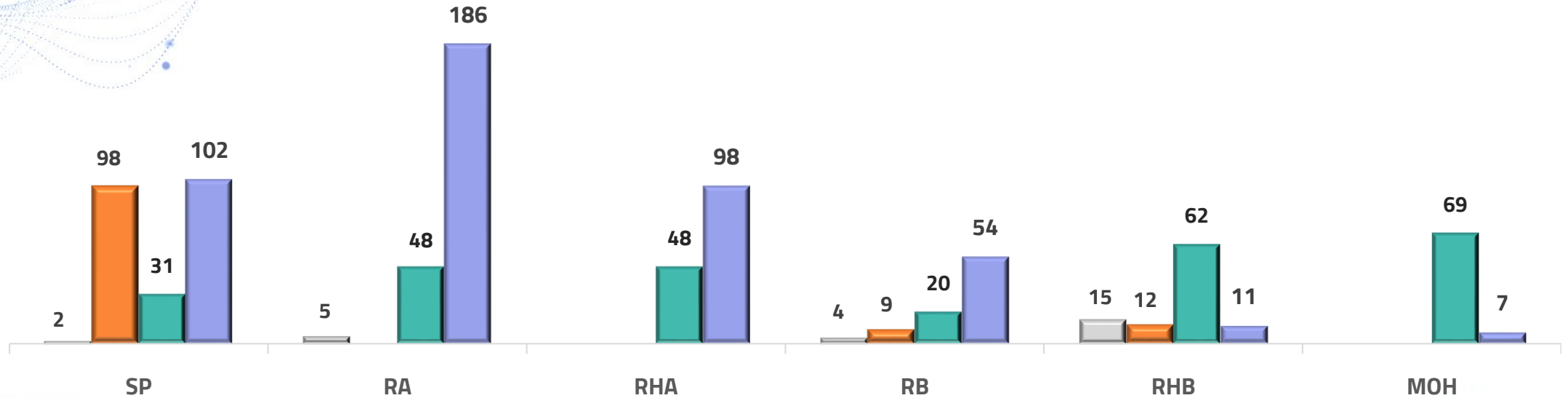
BHD

Other: residential complex, farm, commercial and corner








Top Zone Types by Property Type and Number of Sales Transactions Q1 2026



Regulatory Requirements for Development in the Various Areas of the Kingdom of Bahrain

- 
Building
- 
Flat
- 
House
- 
Land



Market Research Licenses

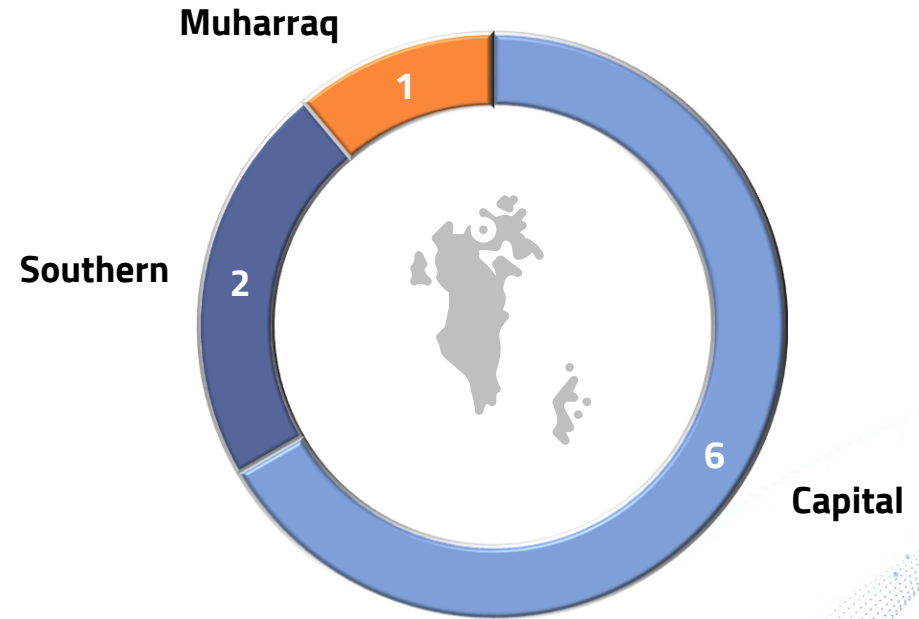
Q1 2026



9

Active market research licenses

Distribution of market research licenses by governorate

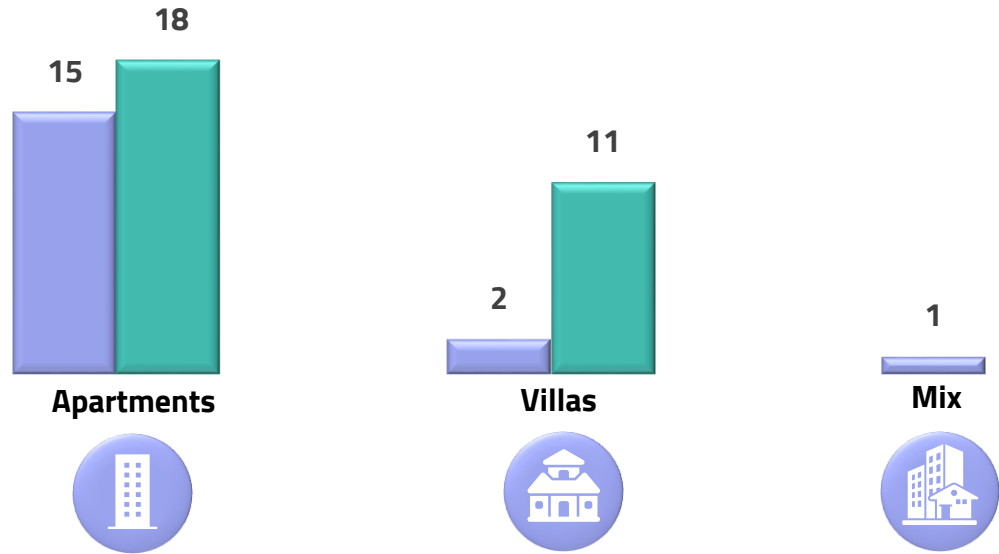




Off-Plan Development Projects

Q1 2026

■ Active ■ Completed



661.3 M
BHD

Total Value of Active off Plan Development Projects

18

Total Active Off-Plan Development Projects





Off-Plan Sales Contracts

Q1 2026

Units	Sales	
53	BHD 11,346,895	Citizens
35	BHD 4,755,950	GCC
52	BHD 9,162,918	Foreigners
140	BHD 25,265,763	Total



Percentage change in the value of sales contracts Q1 2025

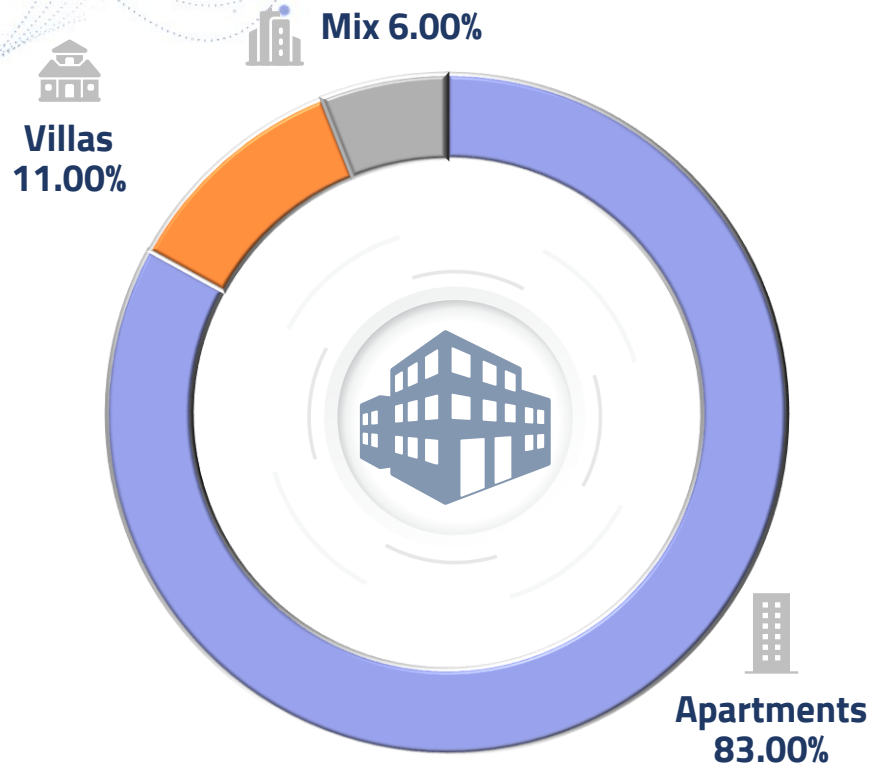




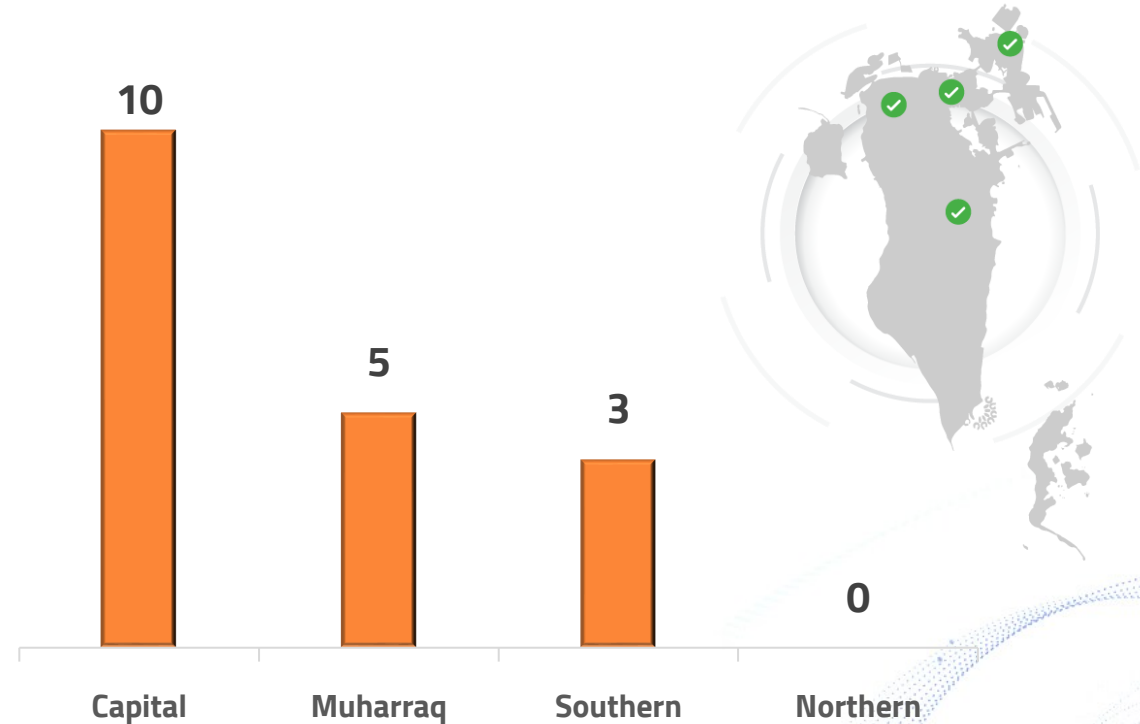
Overview of Active Off-Plan Projects

Q1 2026

Distribution of Active Off-Plan Project Types

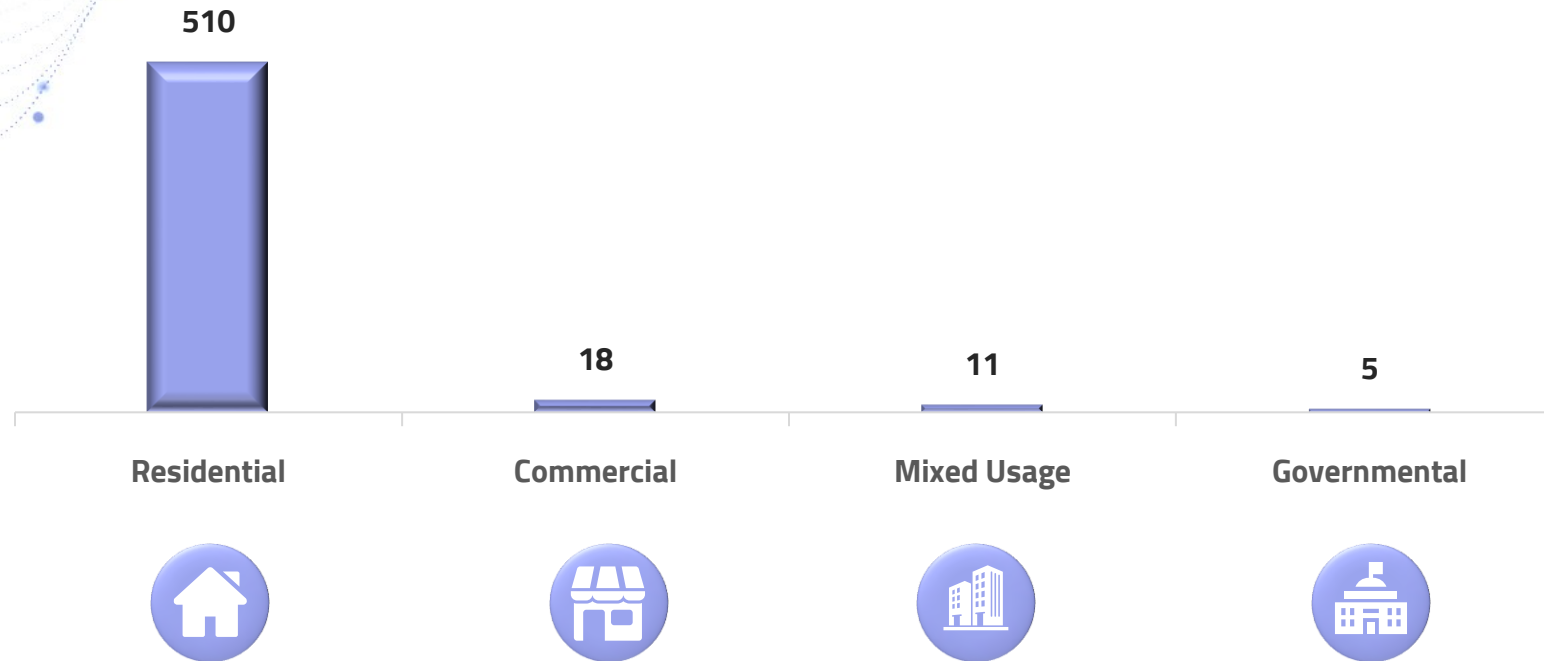


Active Off-Plan Projects by Governorate



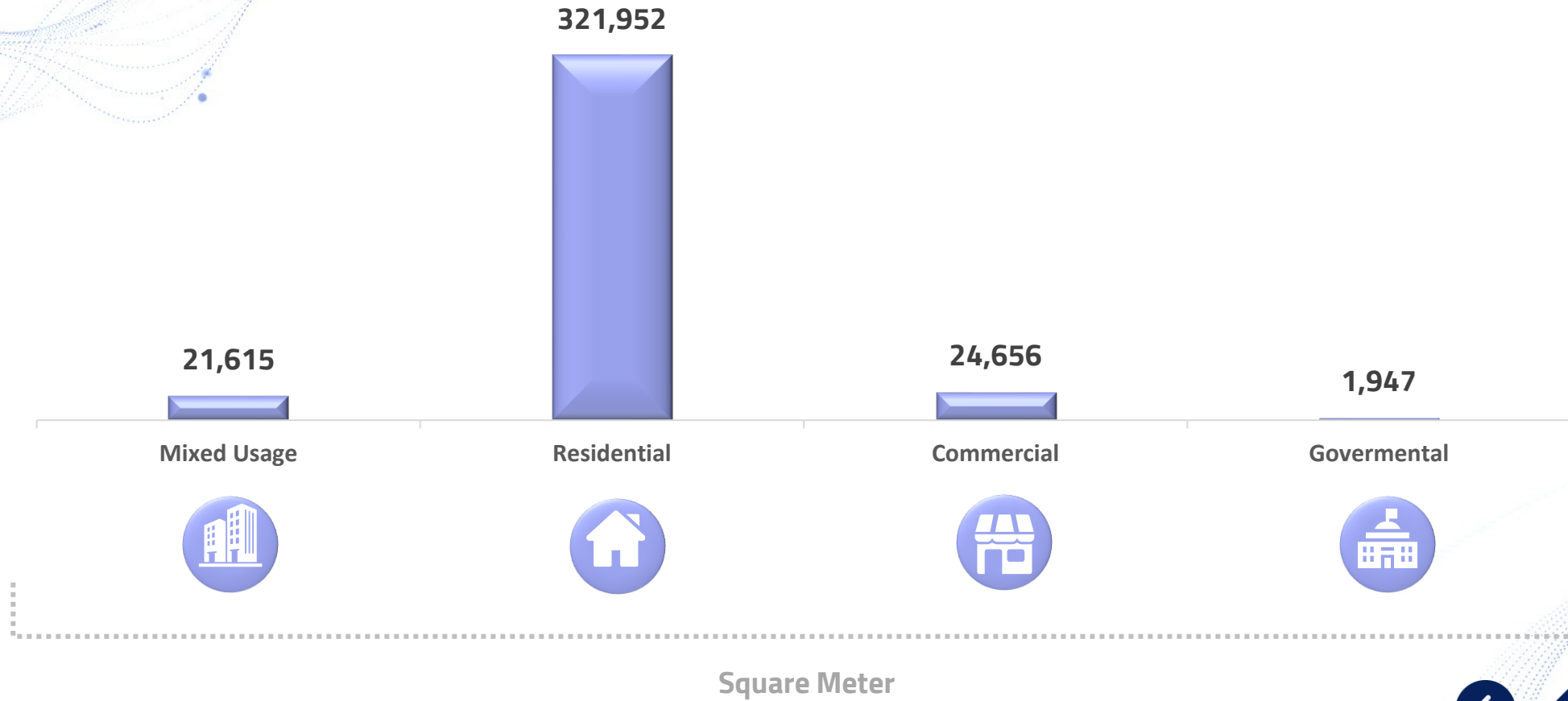


New Building Permits by Usage Nature Q1 2026





Built-Up Area of Building Permits by Usage Nature (sqm) Q1 2026





Top Zones by Number of Building Permits Q1 2026



Regulatory Requirements
for Development in the Various Areas
of the Kingdom of Bahrain



Building permits (New Only) is according to Benayat Data.





Active Real Estate Professional Licenses Statistics

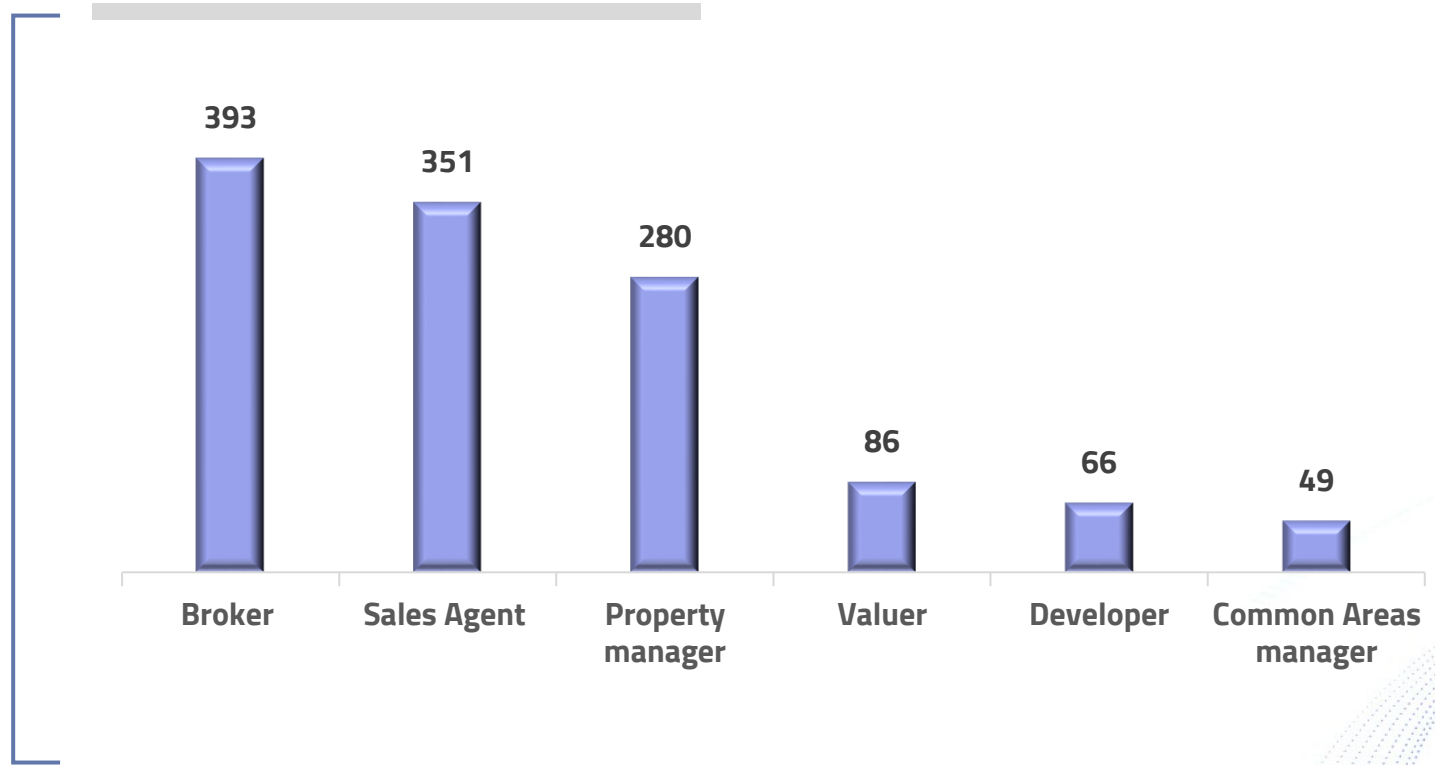
Q1 2026



1225

Total active licenses
Q1 2026

Active Real Estate Professional Licenses

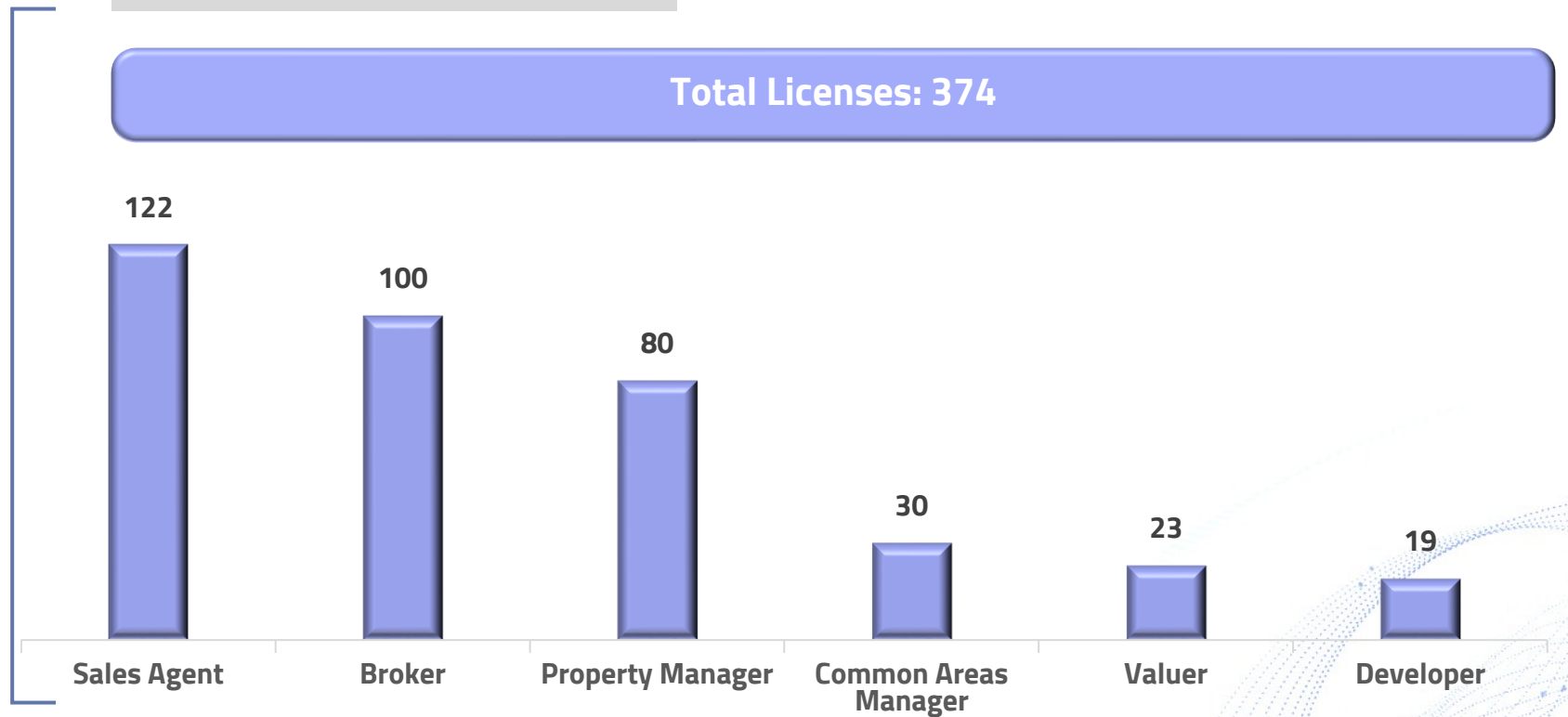




Issued Real Estate Professional Licenses Statistics

Q1 2026

Issued Real Estate Professional Licenses



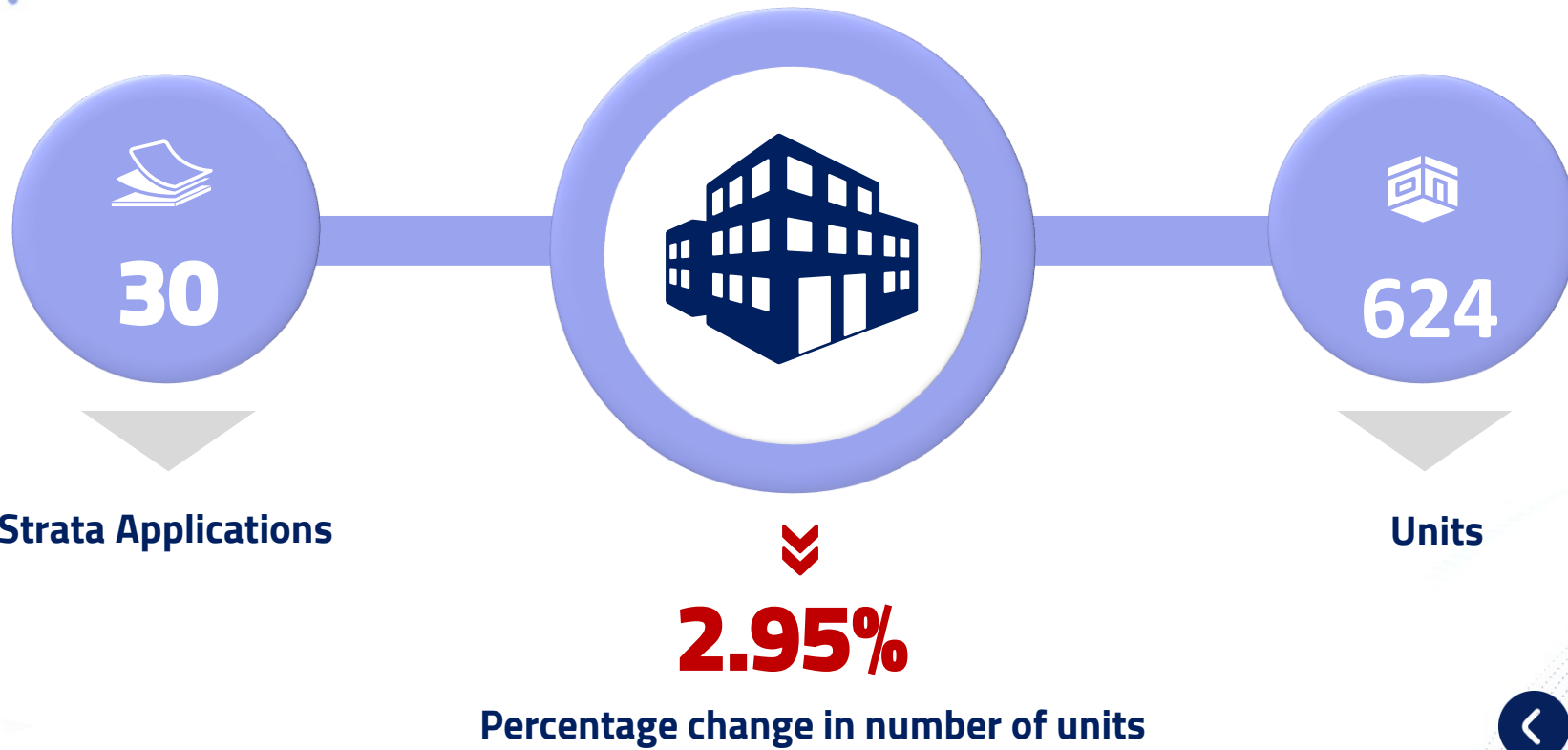
%3.89

Percentage change in number
of Issued Real Estate Professionals
Licenses



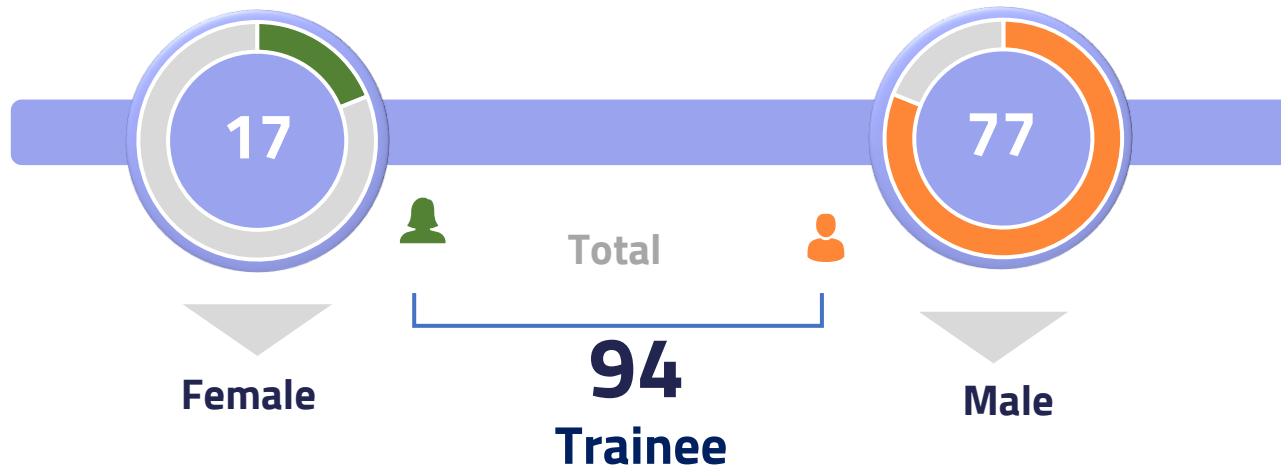


Statistics on Multistory Sales Applications Q1 2026 vs Q1 2025



Continuous Professional Development

Q1 2026



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