

Real estate prices rise by 1.5% in Q3/2022

Real Estate Price Index (RPI) increased by 1.5% in the third quarter of 2022 compared to the same quarter of the previous year, mainly due to the increase in residential real estate prices by 2.5%. The decline in commercial real estate prices by 0.4% and agricultural real estate prices by 0.6% had a dampening effect on the general index.

Residential land prices main driver for the rise in real estate prices in Q3/2022 compared to Q3/2021

Residential real estate prices increased by 2.5% on an annual basis in the third quarter of 2022, affected by the increase in residential land plots prices by 2.6%, which contributed to the rise in the general index, due to its high relative importance in the index.

Among other residential real estate prices, the prices of villas increased by 0.2%, and apartments by 1.0%. On the other hand, house prices decreased by 0.7%, while the prices of residential buildings were stable and did not record any significant relative change.

Commercial real estate prices decreased by 0.4%, affected by a decrease in commercial land plots prices by 0.4%. The prices of exhibitions also decreased by 1.5%, while the prices of commercial centers increased by 0.2%. However, commercial buildings prices were stable and did not record any significant relative change

Agricultural real estate prices decreased by 0.6%, affected by the decrease in agricultural land prices by 0.6%.

Real estate prices increase by 0.3% on a quarterly basis

General Real Estate Price Index (RPI) increased by 0.3% during the third quarter of 2022 compared to the second quarter of 2022 affected by the rise in residential real estate prices by 0.4%, due to the increase in residential land plots prices by 0.4%.

Among other residential real estate, apartment prices increased by 0.9%. On the other hand, villa prices decreased by 1.5% and houses by 0.3%, while the prices of residential buildings were stable and did not record any significant relative change.

Commercial real estate prices increased by 0.2%; due to the increase in commercial plots by 0.2% and commercial centers by 0.1%. On the other hand, the prices of exhibitions decreased by 0.1%, while the prices of commercial buildings were stable and did not record any significant relative change.

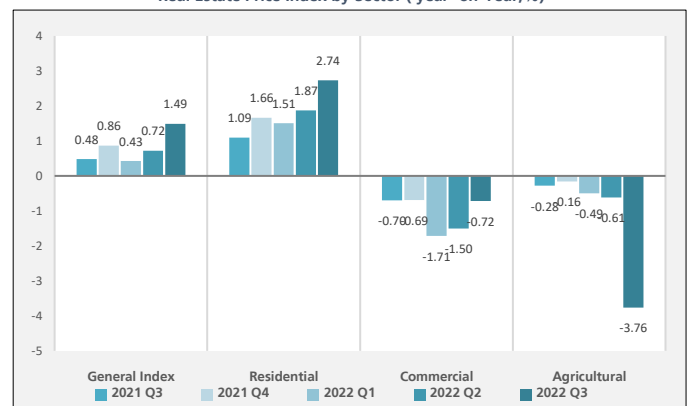
Agricultural sector was stable and did not record any significant relative change.

Table 1. Annual & Quarterly Change in the Real Estate Price Index by Sector & Type of Real Estate (Q3 2022)

Sector & Type of Real Estate	Percent Change in Q3-2022 from:	
	Q3-2021	Q2-2022
General Index	1.5	0.3
Residential	2.5	0.4
Plot	2.6	0.4
Building	0.0	0.0
Villa	0.2	-1.5
Apartment	1.0	0.9
House	-0.7	-0.3
Commercial	-0.4	0.2
Plot	-0.4	0.2
Building	0.0	0.0
Gallery /Shop	-1.5	-0.1
Commercial Center	0.2	0.1
Agricultural	-0.6	0.0
Agricultural Land	-0.6	0.0

Source: [Tables](#).

Real Estate Price Index by Sector (year- on-Year,%)



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. For more info click [Methodology](#)