

Real estate prices rise 0.4% in Q1/2022

The real estate price index increased by 0.4% in the first quarter of 2022 compared to the same quarter of the previous year, mainly due to an increase in residential real estate prices of 1.5%. The decline in commercial real estate prices by 1.7% and agricultural real estate prices by 0.5% had a dampening effect on the general index.

Residential land prices are the driving factor of the rise in real estate prices in Q1/2022 relative to Q1/2021

Residential real estate prices increased by 1.5% on an annual basis in the first quarter of 2022, affected by the increase in residential land plots prices by 1.8%, which contributed to the rise in the general index, due to its high importance in the index.

Among other "residential" real estate prices, the prices of villas decreased by 7.4%, apartments by 3.4%, and houses by 1.2%. Buildings prices remained stable in this period and did not show any significant change.

Commercial real estate prices decreased by 1.7%, affected by a decrease in commercial land plots prices by 1.7%. On the other hand, galleries prices increased by 0.1%, while both buildings and commercial centers prices stable.

Agricultural real estate prices decreased by 0.5%, affected by a decrease in agricultural land prices by 0.5%.

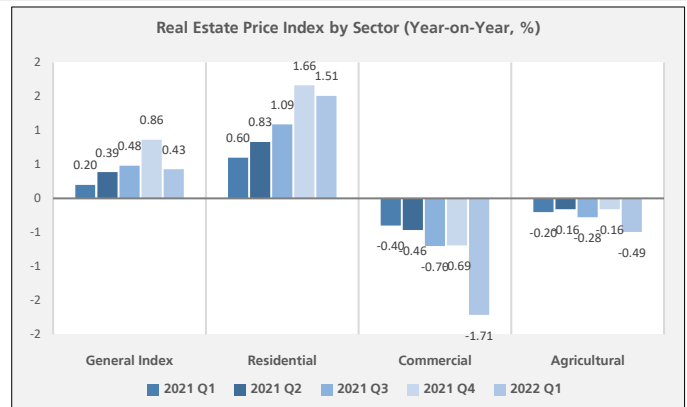
Real estate prices increase by 0.5% on a quarterly basis

The general real estate price index increased by 0.5% during the first quarter of 2022 compared to the previous quarter (fourth quarter of 2021), effected by the rise in residential real estate prices by 0.9%, due to the increase in residential land plots prices by 0.9%.

Among other residential real estate, apartment prices increased by 0.1%. House prices decreased by 0.1%, while both villas and buildings prices remained stable.

Commercial real estate prices decreased by 0.3%, due to the decrease in commercial land plots by 0.3%, galleries prices by 0.4%. Buildings and commercial centers prices remained stable.

Agricultural real estate prices decreased by 0.4%, due to the decrease in agricultural land prices by 0.4%.



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](#)

Table 2. Annual & Quarterly Change in the Real Estate Price Index by Sector & Type Of Real Estate (Q1 2022)

Sector & Type of Real Estate	Percent Change in Q1-2022 from:	
	Q1-2021	Q4-2021
General Index	0.4	0.5
Residential	1.5	0.9
Plot	1.8	0.9
Building	0.0	0.0
Villa	-7.4	0.0
Apartment	-3.4	0.1
House	-1.2	-0.1
Commercial	-1.7	-0.3
Plot	-1.7	-0.3
Building	0.0	0.0
Gallery /Shop	0.1	-0.4
Commercial Center	0.0	0.0
Agricultural	-0.5	-0.4
Agricultural Land	-0.5	-0.4

Source: [Tables](#).