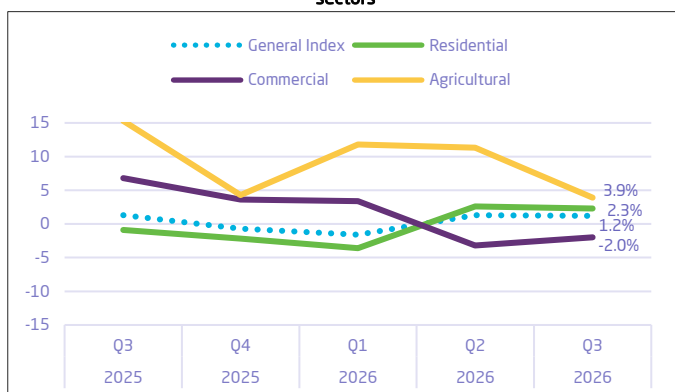


REPI rises by 1.2% in Q3 of 2026

The Real Estate Price Index (REPI) in Saudi Arabia recorded an increase of 1.2% in Q3 of 2026 compared to the same quarter of 2025. This was mainly due to the increase in the prices of the residential sector by 2.3% and the prices of the agricultural sector by 3.9%, while the prices of the commercial sector recorded an annual decrease of 2.0% (Figure 1)

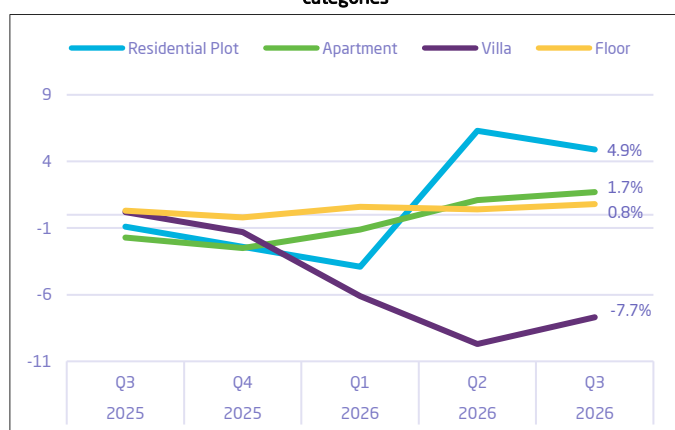
Figure 1. Annual change in real estate prices (%) in Q3 of 2026 for real estate sectors



Real estate sector developments in Q3 of 2026 on an annual basis

Data indicate that real estate prices in the residential sector increased in Q3 of 2026 compared to the same quarter of the previous year. The residential sector recorded an increase of 2.3%, driven by the increase in the prices of residential lands by 4.9%, the prices of apartments by 1.7%, and the prices of residential floors by 0.8%, while the prices of villas decreased by 7.7%. In contrast, real estate prices in the commercial sector decreased in Q3 of 2026 compared to the same quarter of the previous year (2025). The commercial sector, which has a weight of 25.4% in the index, recorded a decline of 2.0%, driven by a decrease in the prices of commercial land plots by 2.1%, the prices of buildings by 1.4%, and the prices of exhibitions and shops by 0.9%. Meanwhile, the agricultural sector maintained its pace of annual growth, as the prices increased by 3.9%, driven by the increase in agricultural land prices by 3.9% (Figure 2).

Figure 2. Annual change in real estate prices (%) in Q3 of 2026 for residential categories



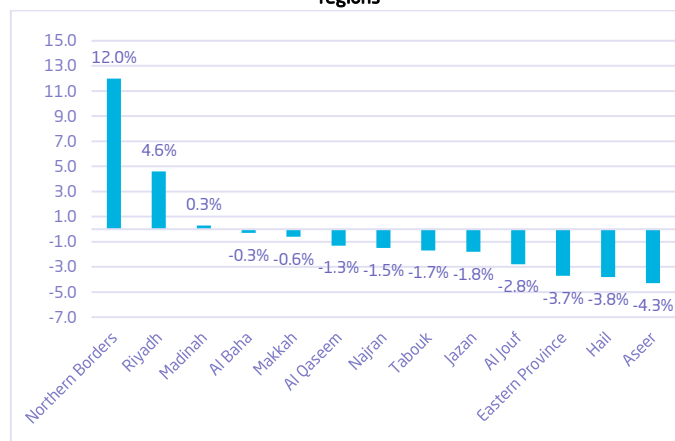
Real estate prices decline by 1.2% Q3 of 2026 on a quarterly basis

REPI decreased on a quarterly basis by 1.2% during Q3 of 2026, compared to the previous quarter (Q2 of 2026). REPI was affected by the decrease in the prices of the residential sector by 1.5%, driven by the decrease in the prices of residential lands by 2.1%, the prices of apartments by 0.5%, and the prices of villas by 0.4%, while the prices of residential floors increased by 1.0%. The prices of the commercial sector also decreased by 0.3%, driven by the decrease in the prices of commercial lands by 0.4% and the prices of exhibitions and shops by 1.7%, while the prices of buildings increased by 0.2%. In contrast, the prices of real estate in the agricultural sector increased by 0.2% compared to Q2 of 2026, driven by the increase in the prices of agricultural land plots by 0.2%

Annual real estate price movements by administrative regions

Regarding the impact of administrative regions on the annual change in REPI, which increased by 1.2% across Saudi Arabia in Q3 of 2026, Riyadh Region witnessed an increase in real estate prices by 4.6%. Northern Borders and Madinah Regions recorded the highest rates of price increases, at 12.0% and 0.3%, respectively. In contrast, Asir Region recorded the highest rates of price decline, at 4.3%, followed by Hail Region by 3.8%, Eastern Province by 3.7%, and Al-Jouf Region by 2.8% (Figure 3).

Figure 3. Annual change in real estate prices (%) in Q3 of 2026 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 Real Estate General 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. [Methodology and quality . table](#)