Kingdom of Bahrain مملكة البحرين

مؤسسة التنظيم العقاري

Real Estate Regulatory Authority

Aqari Data Bank

عقاري بنك المعلومات

Q4 2024
Real Estate Market Report

AQARI.RERA.GOV.BH

Aqari Data Bank عقاري بنك المعلومات

Introduction

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.

BHD

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

Aqari Data Bank عقاري بنك المعلومات

Q4 2024
In Numbers

-22.9%

Number of Sale Transactions

In comparison to Q4 2023

-3%

Sale Transactions value

In comparison to Q4 2023

AL Hamala Area

Top area by number of sales transaction

BHD 606.7 M

Value of active Off-Plan Projects

BHD 193.7 M

Value of new Off-Plan Projects

Q4 2024

BHD 20.29 M

Value of Off Plan Sales Transaction

65.72%

In comparison to Q4 2023

426

Number of issued building permit

Northern governorate leads with "174 permits"

Sales transaction information according to data received from the SLRB.

Building permits (New Only) is according to Benayat Data new building permits

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Real Estate Activity Overview by Governorate

Q4 2024

CAPITAL

SALES	SALES VALUE	BUILDING PERMITS
756	BHD 99.55 M	80

NORTHERN

SALES	SALES VALUE	BUILDING PERMITS
652	BHD 53.42 M	174

MUHARRAQ

SALES	SALES VALUE	BUILDING PERMITS
737	BHD 66.83 M	90

SOUTHERN

SALES	SALES VALUE	BUILDING PERMITS
331	BHD 162.17 M	82

TOTAL OF SALES TRANSACTIONS	TOTAL SALES VALUE	TOTAL BUILDING PERMITS
2163	BHD 381.98 M	426

Building permits (New Only) is according to Benayat Data. | Sales transaction information according to data received from the SLRB.

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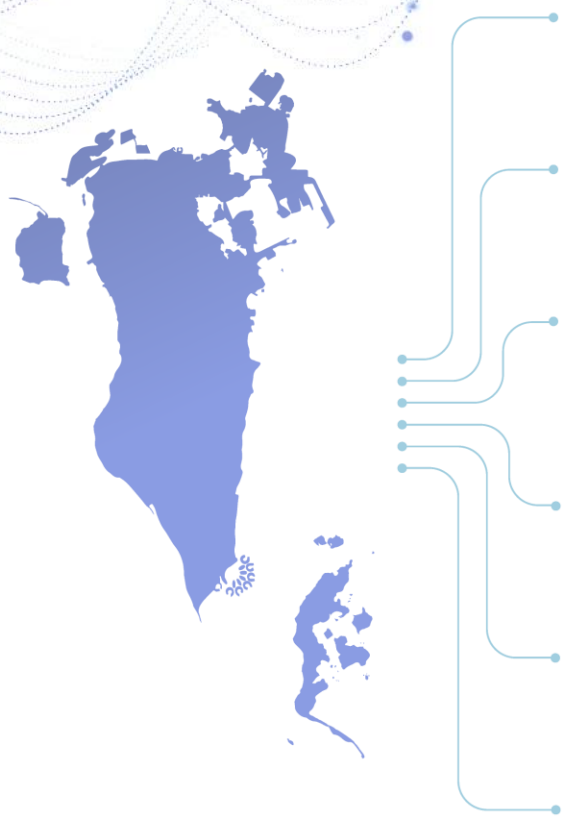
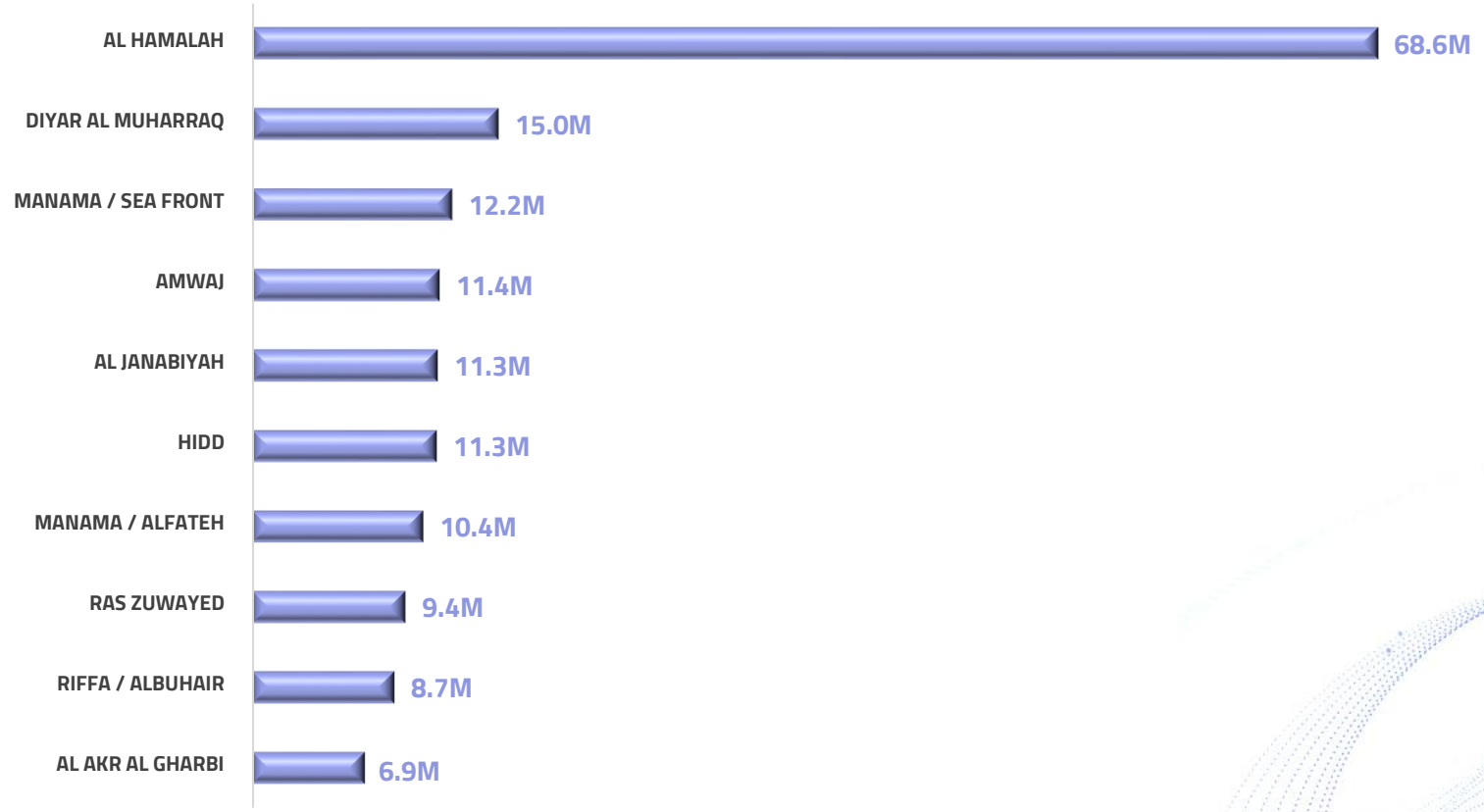
Top 10 Areas
by Value of Sale Transactions
Q4 2024





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Top 10 Areas
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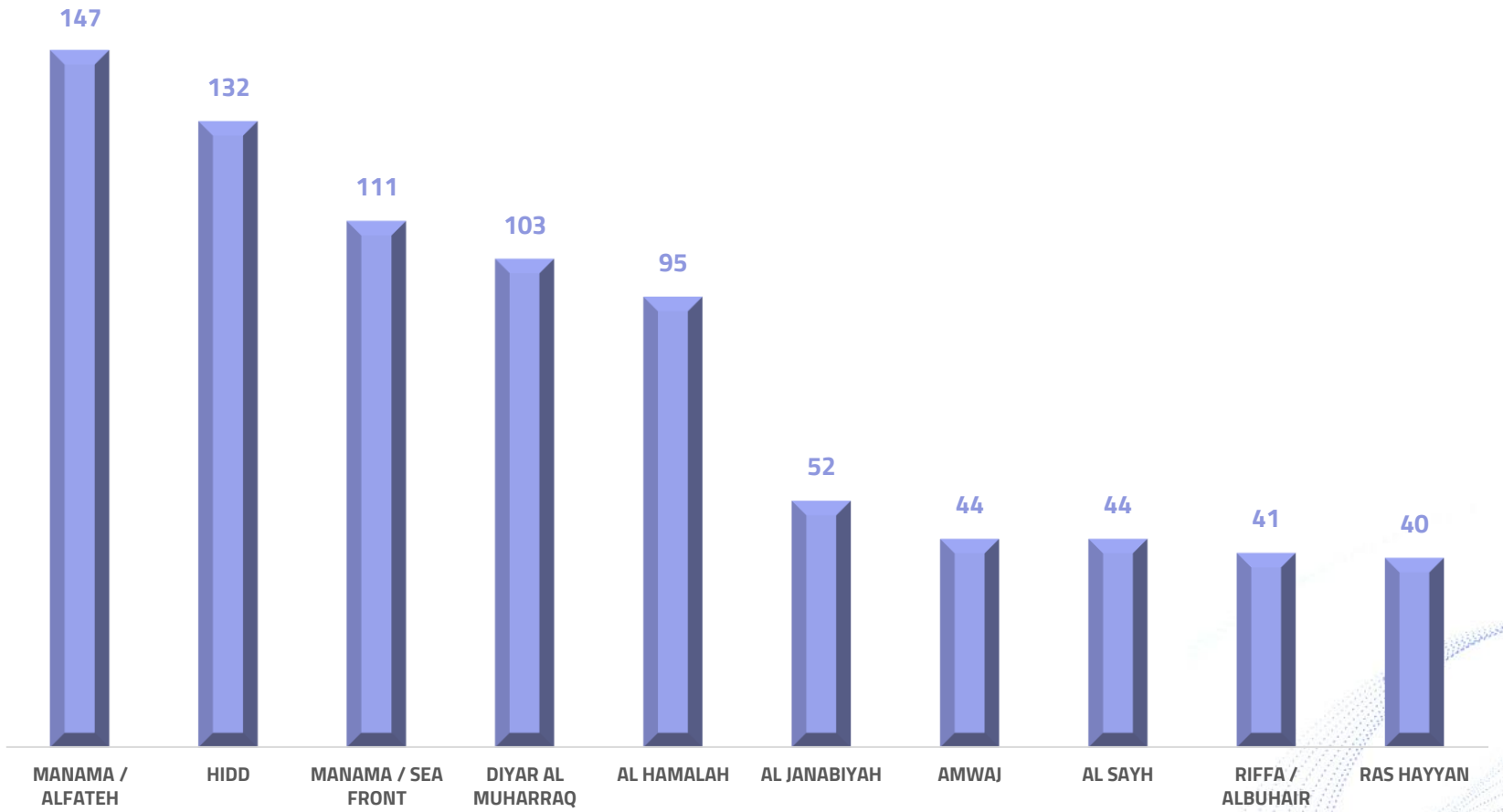
Q4 2024



Foreign ownership by number and value of sales transactions

During the Q4 of 2024
Compared to the Q4 of 2023

	Value of Sale Transactions (%)	Number of Sale Transactions (%)
Citizens	-0.97%	-23.35%
GCC	-4.56%	11.32%
Foreigners	-34.44%	-37.66%

Foreign Ownership: https://drive.google.com/file/d/1KZ24QNfI3V4cxWZn8jO6sp-t5Dfm33Yl/view

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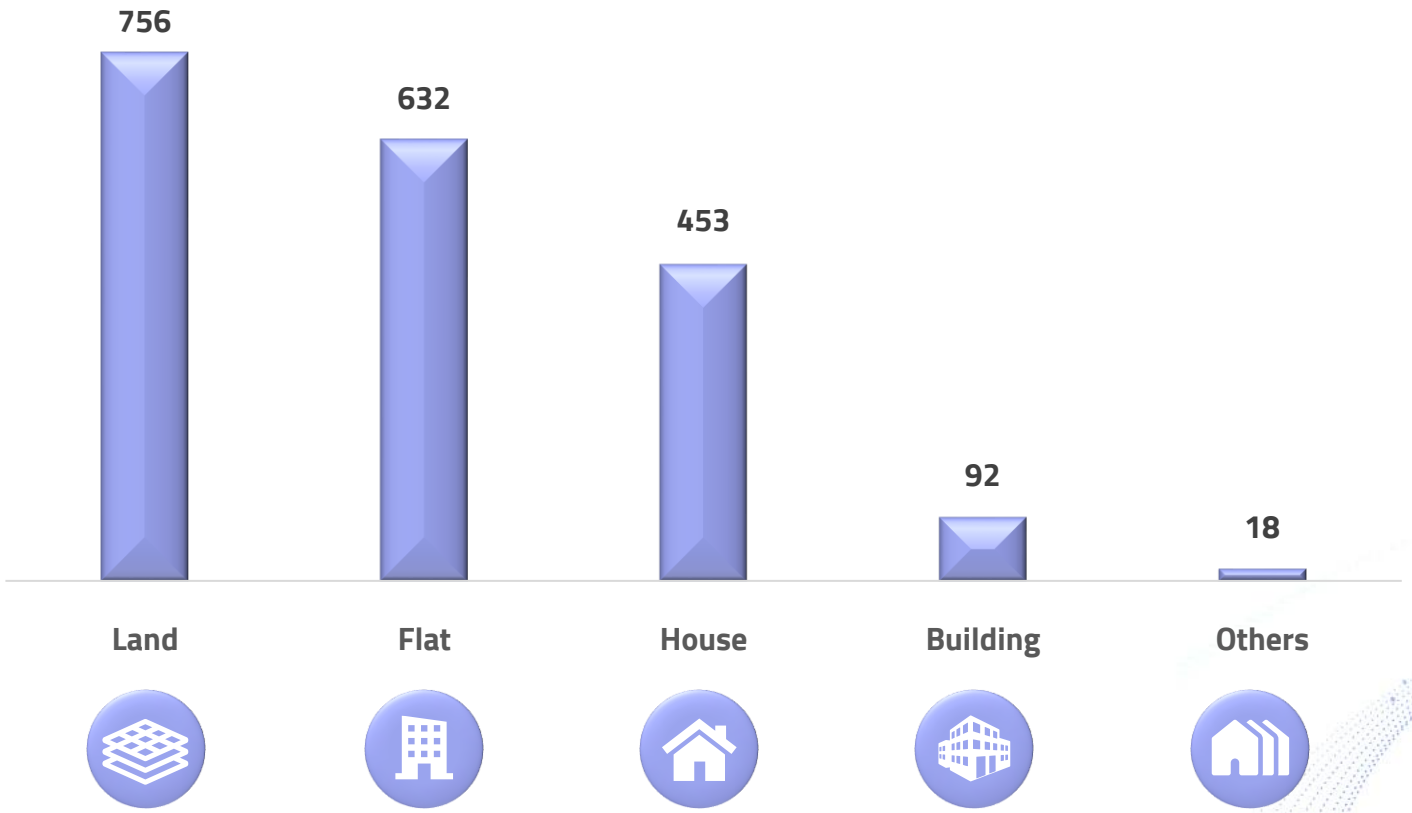
Number of Sale Transactions by Property Type
Q4 2024



Other: Government property, residential complex, farm, commercial and corner

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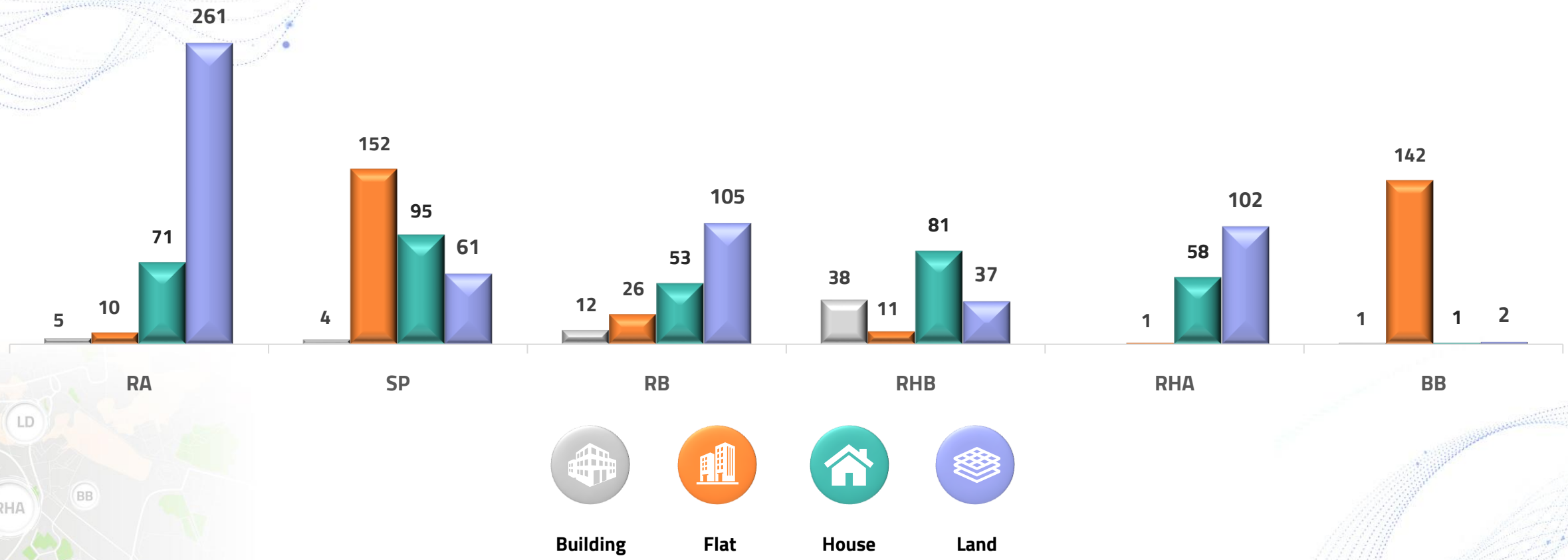
Top Zone Types by Type of Property and Number of Sale Transactions

Q4 2024



Definitions : https://www.upda.gov.bh/en/category/zoning-and-construction-regulations

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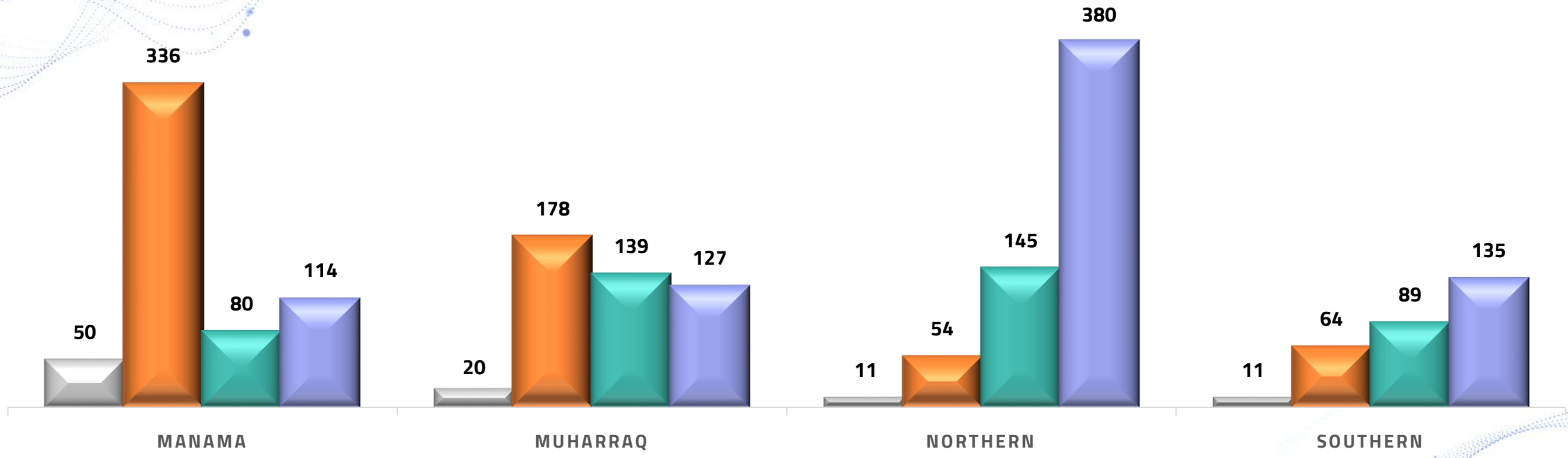
Sale Transactions
By Property Types and Governorates
Q4 2024



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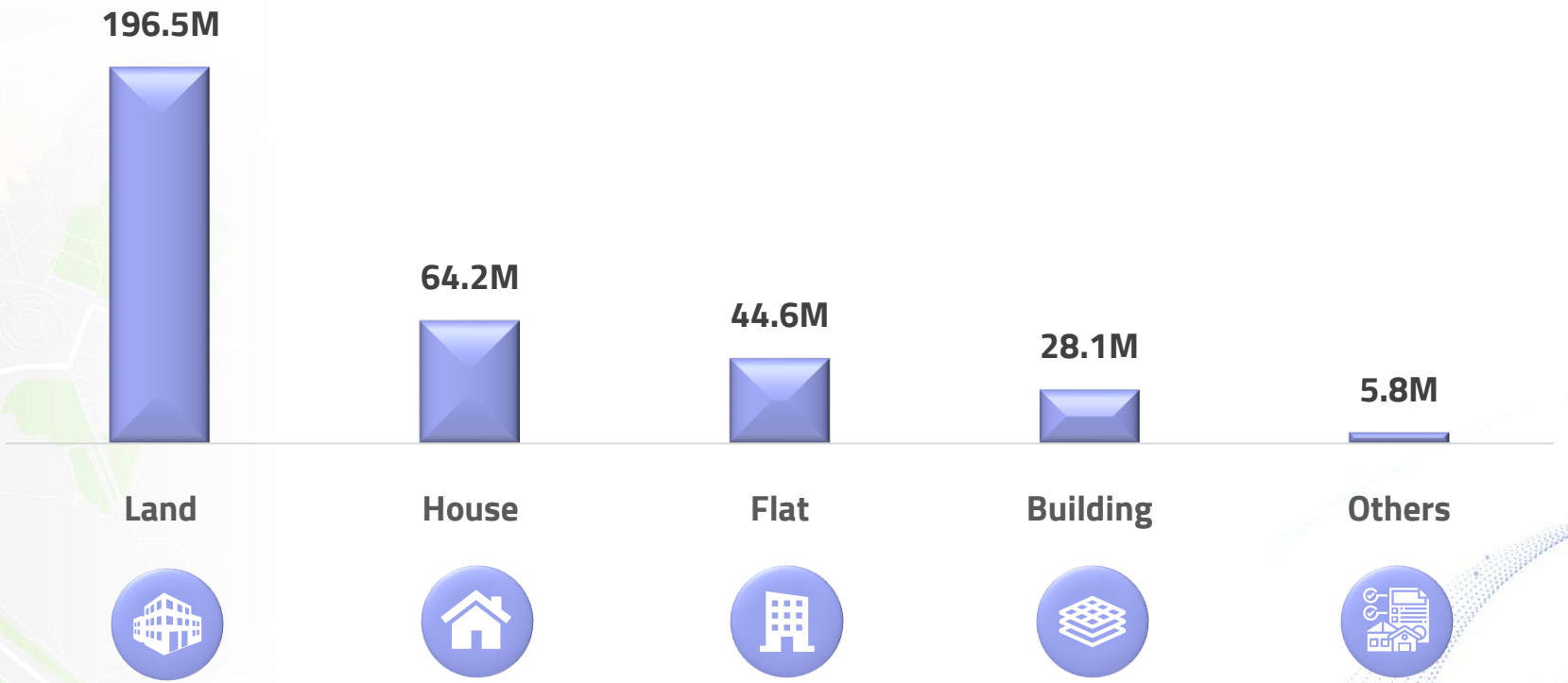
Sales Value by Property Type
For Q4 2024

BHD	0-50k	50k-100k	100k-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-1M	1M-3M	+3M
Building	12	12	18	14	14	9	7	7	2	2	8	5	1
Apartment	206	382	49	14	5	3	3	1	0	1	1	0	0
House	29	112	204	64	34	16	10	7	3	4	4	0	0
Land	84	306	193	61	23	29	23	17	5	13	20	14	5

Property Sale Values by Type
Q4 2024



Other: Government property, residential complex, farm, commercial and corner

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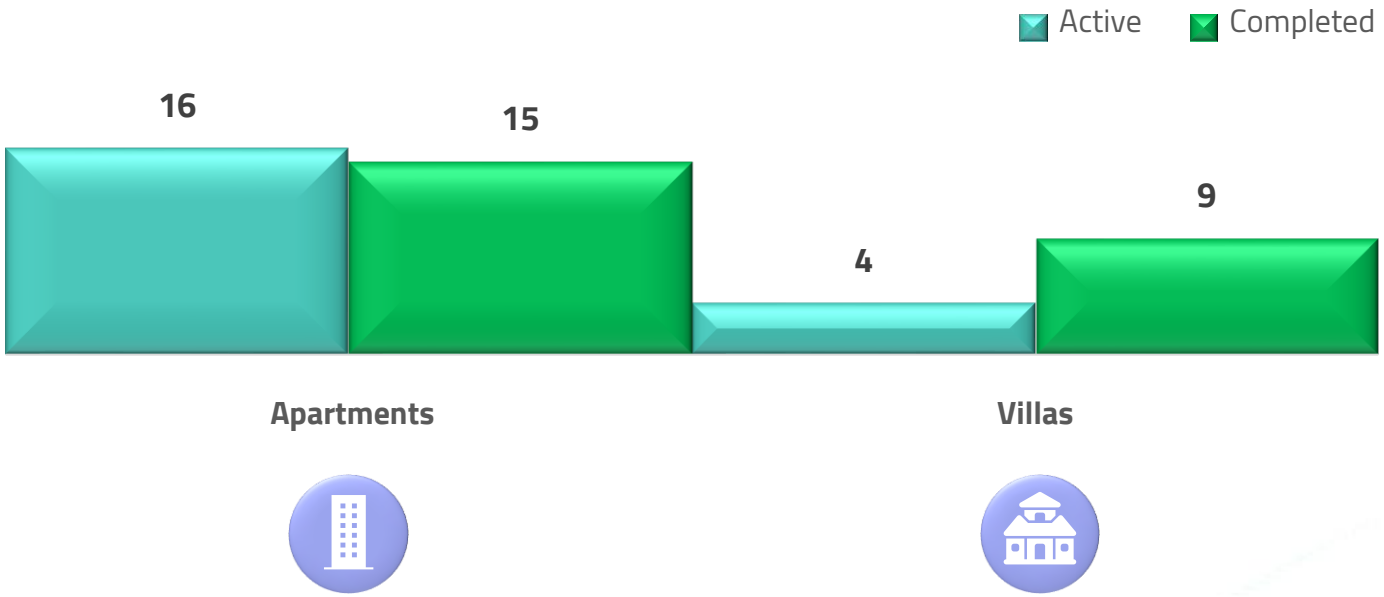
Off Plan Development Projects
Q4 2024



MORE THAN
606.7M
BHD
Total value of Active off plan development projects

20
Total active off plan development projects

MORE THAN
193.7M
BHD
Value of licensed Off-Plan Projects Q3 2024

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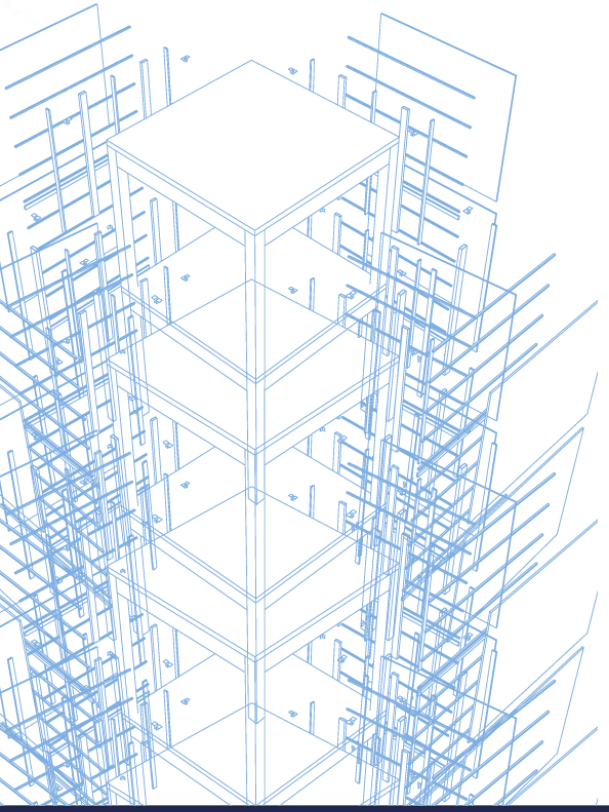
Off Plan Sale Transactions
Q4 2024



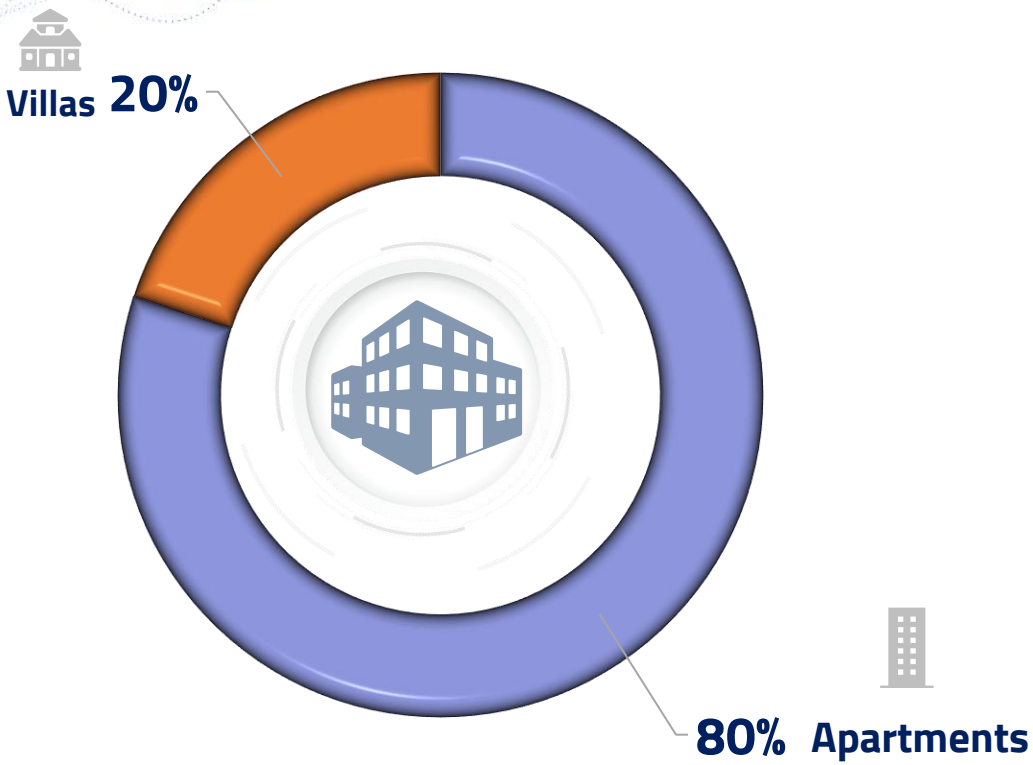
	Units	Sales
Citizens	53	BHD 4,980,638.02
GCC	75	BHD 9,887,572.30
Foreigners	56	BHD 5,430,0071.90
Total	184	BHD 20,298,218.22

65.72 %

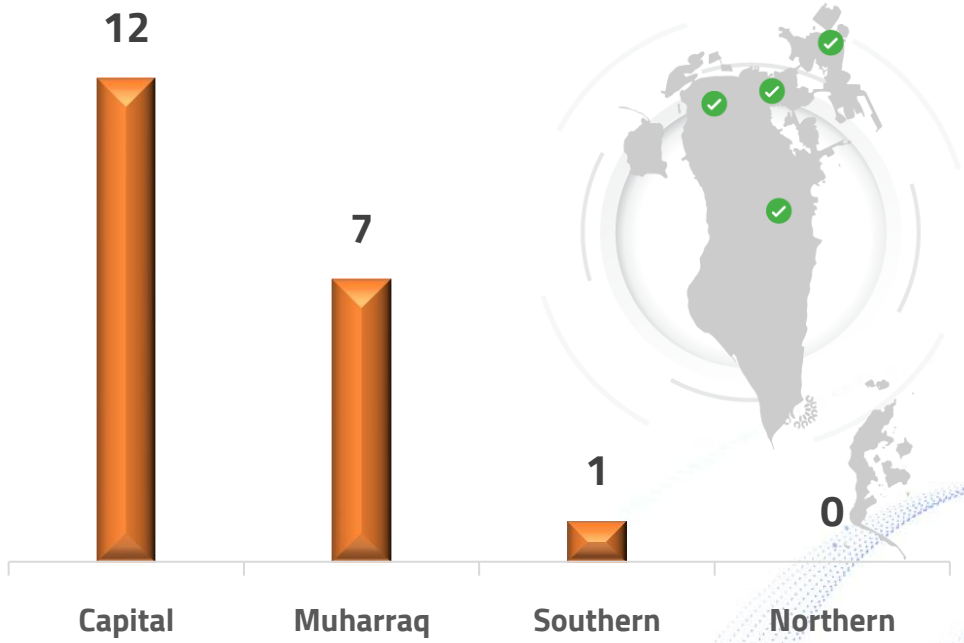
Increase Rate
compared to Q4 2023

Active Off Plan Development Project
Q4 2024

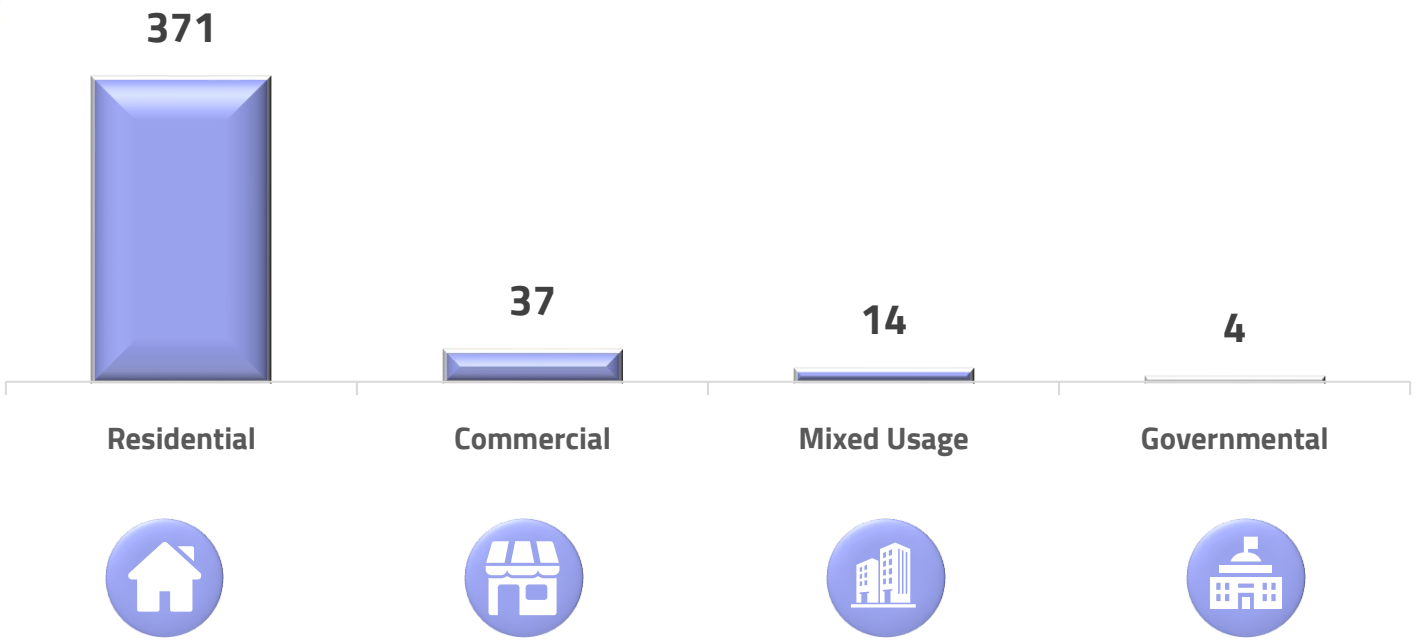
Distribution of Off Plan Project Types (Active)



Off Plan Projects by Governorate (Active)



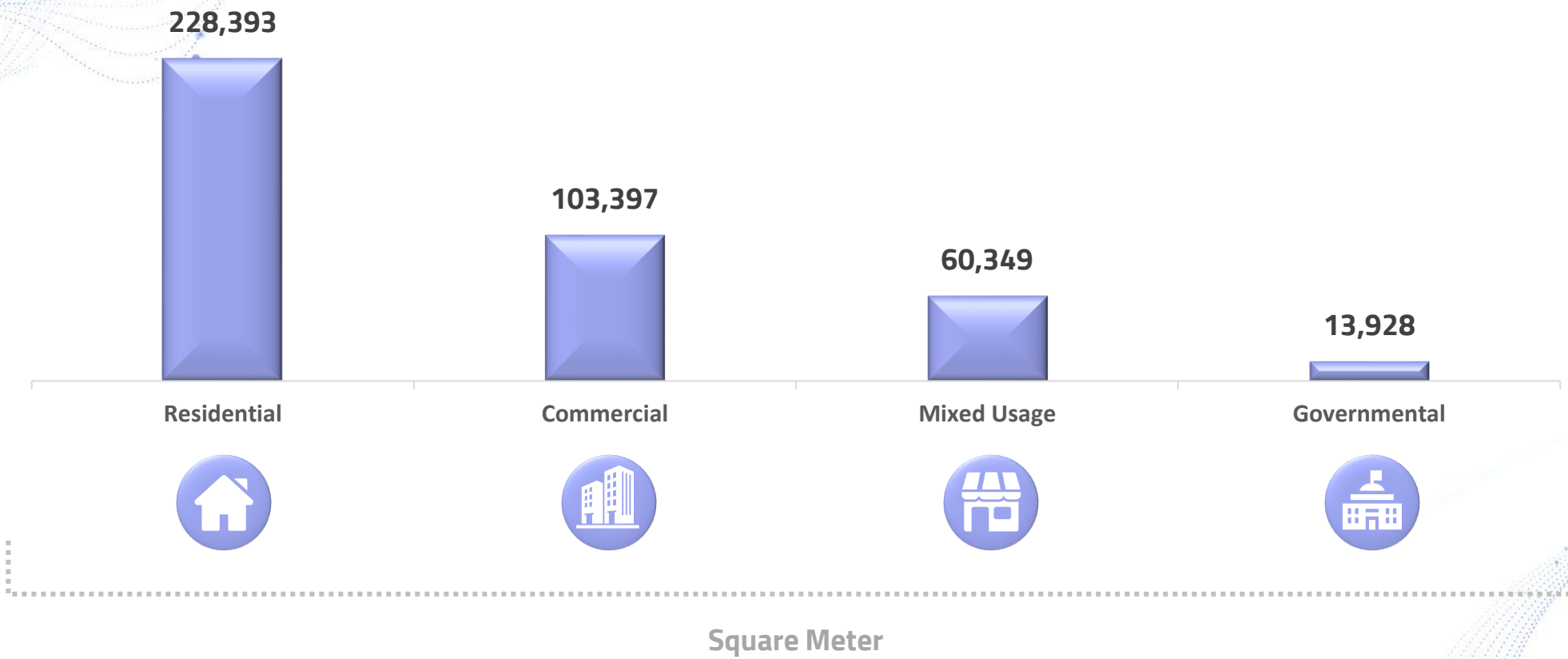
Building Permits by Usage Nature
Q4 2024



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

Building Permits Build Up Area by Usage Nature (Sqm)

Q4 2024



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

Top Zones by count of Building Permits

Q4 2024

Definitions : https://www.upda.gov.bh/en/category/zoning-and-construction-regulations

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

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