Kingdom of Bahrain مملكة البحرين

مؤسسة التنظيم العقاري

Real Estate Regulatory Authority

Aqari Data Bank

عقاري بنك المعلومات

Q1 2025

Real Estate Market Report

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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.

BHD

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

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Q1 2025
In Numbers

%-9.26

Number of Sale Transactions

In comparison to Q1 2024

-1.77%

Sale Transactions value

In comparison to Q1 2024

MANAMA / ALFATEH

Top area by number of sales Transaction
151 sales Transaction

AL SAYH

Top area by Value of sales Transaction

Value of sales
BHD 22.6 M

BHD 543M M

Value of active Off-Plan Projects

BHD 31,69 M

Value of Off-Plan Sales Transaction

185.35%

In comparison to Q1 2024

505

Number of issued New building permit

Northern governorate leads with

178 permits

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

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Real Estate Activity Overview by Governorate

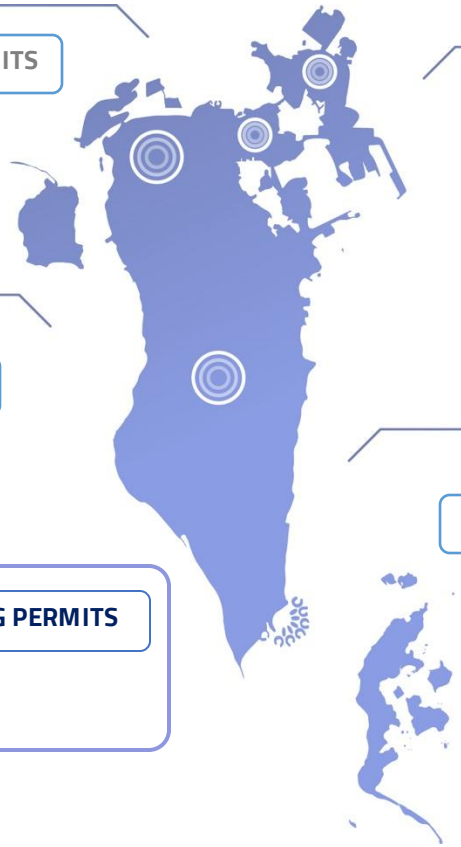
Q1 2025

CAPITAL

SALES	SALES VALUE	BUILDING PERMITS
632	BHD 146.53 M	92

NORTHERN

SALES	SALES VALUE	BUILDING PERMITS
696	BHD 97.45 M	178



MUHARRAQ

SALES	SALES VALUE	BUILDING PERMITS
596	BHD 83.06 M	101

SOUTHERN

SALES	SALES VALUE	BUILDING PERMITS
331	BHD 54.38 M	134

TOTAL OF SALES TRANSACTIONS	TOTAL SALES VALUE	TOTAL BUILDING PERMITS
2255	BHD 381.42 M	505

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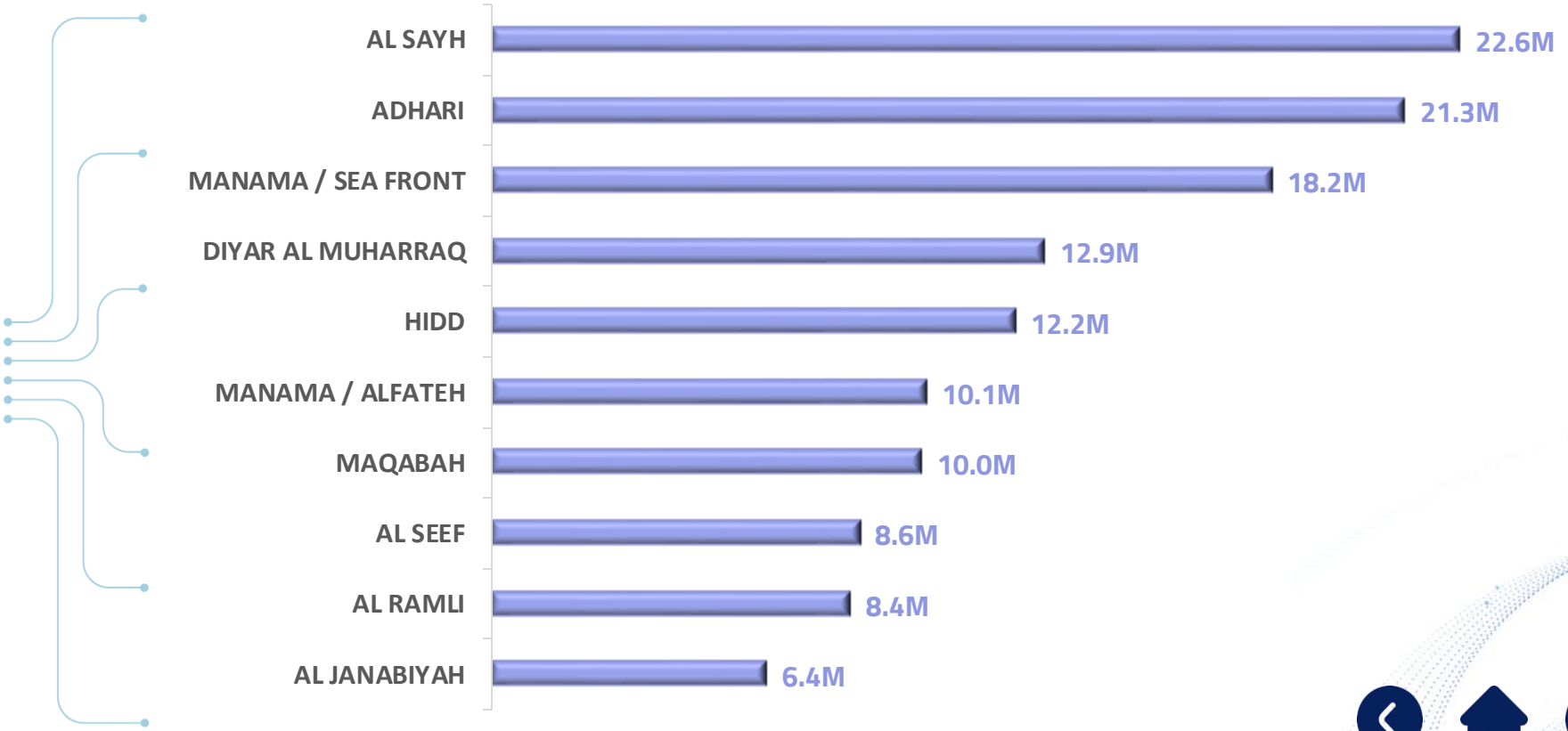
Top 10 Areas
by Value of Sale Transactions
Q1 2025



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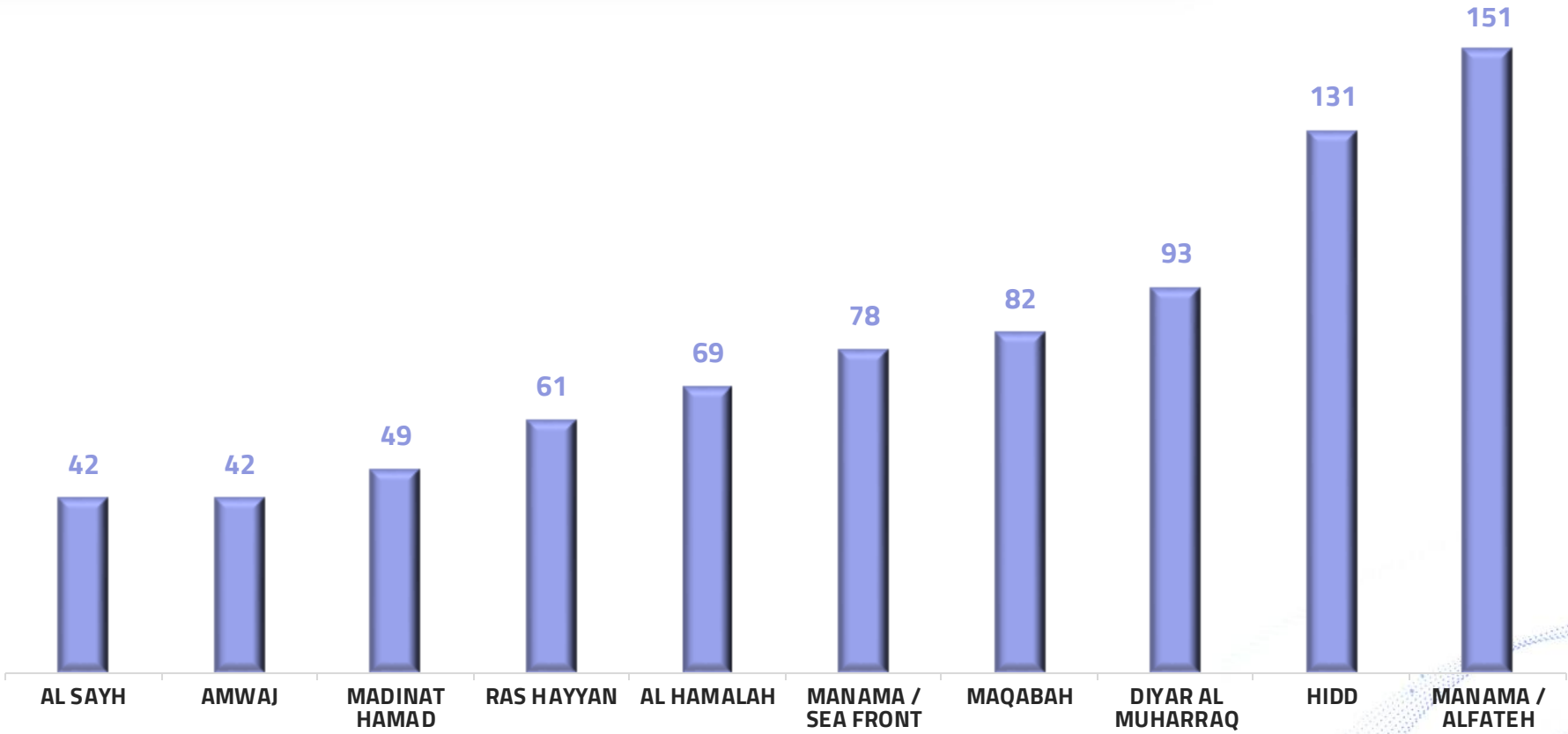
Top 10 Areas
by Number of Sale Transactions
Q1 2025



Ownership by Number and Value of Sales Transactions

Q1 2025 vs. Q1 2024

Value of Sale Transactions (%)

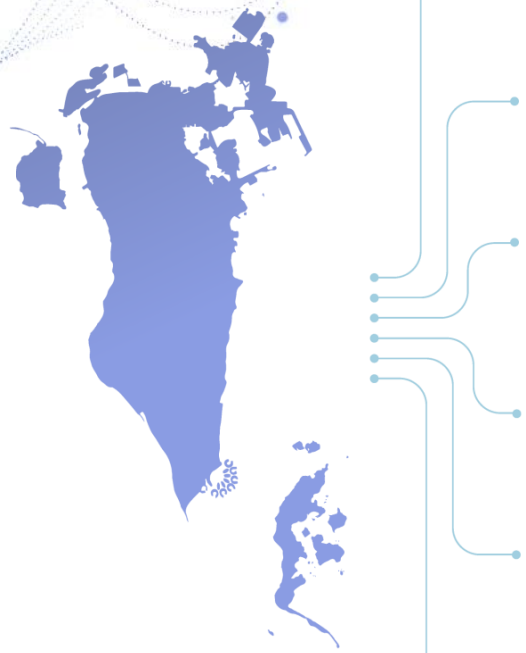
Citizens	-1.82%
GCC	-5.16%
Foreigners	1.28%

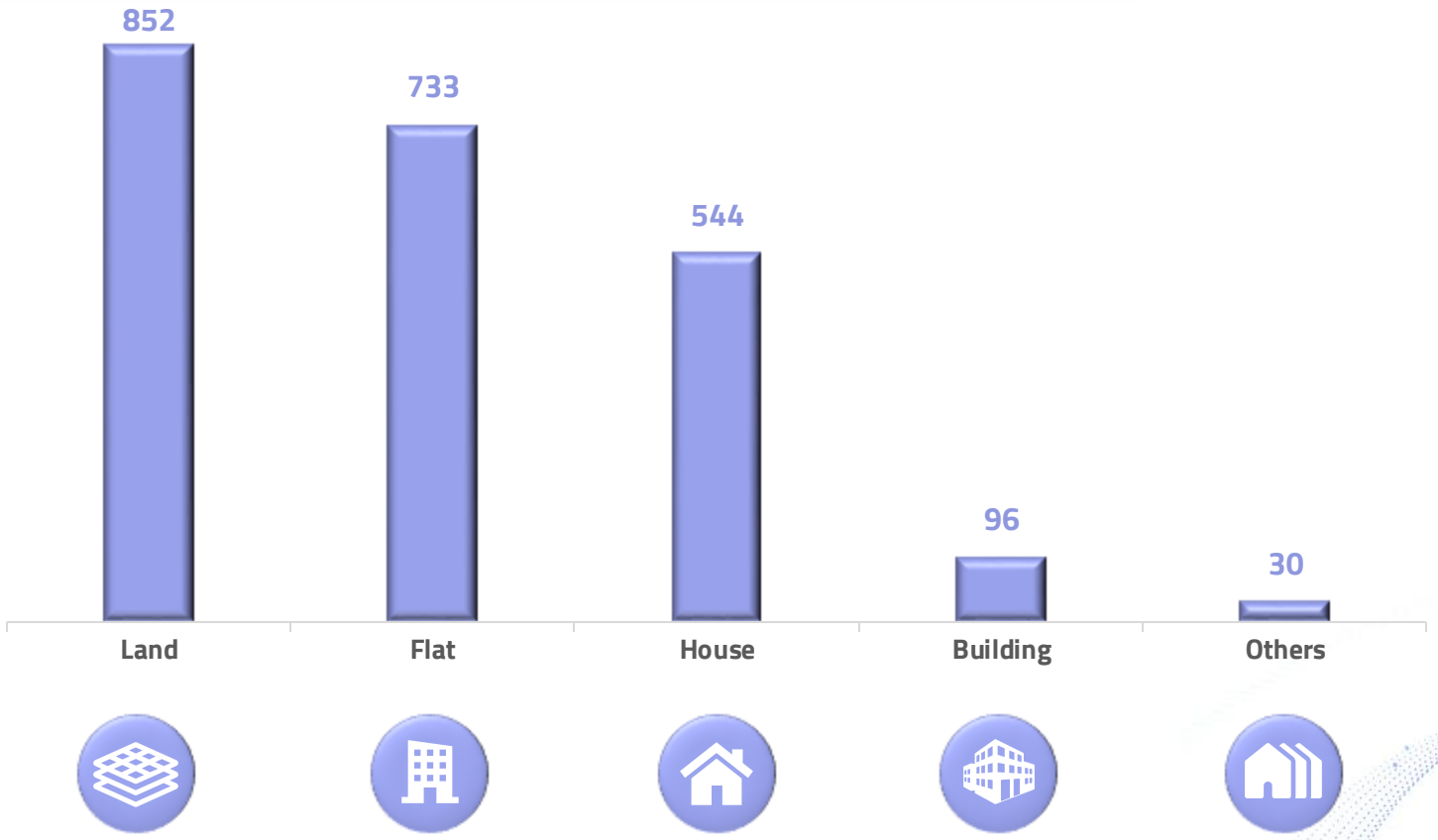
Number of Sale Transactions (%)

Citizens	-10.42%
GCC	-15.83%
Foreigners	2.91%

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

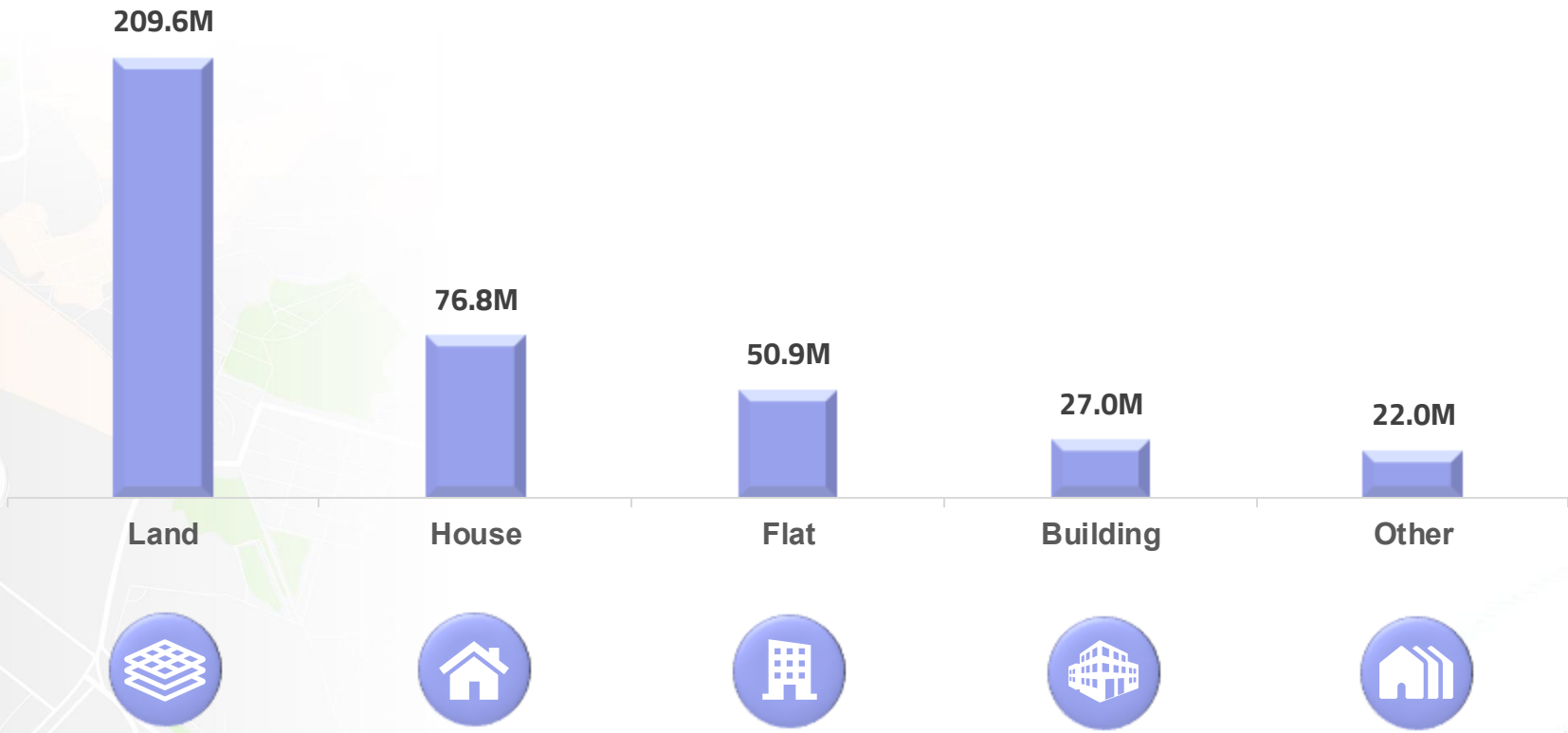
Number of Sale Transactions by Property Type
Q1 2025





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

Value of Sale Transactions by Property Type
Q1 2025



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

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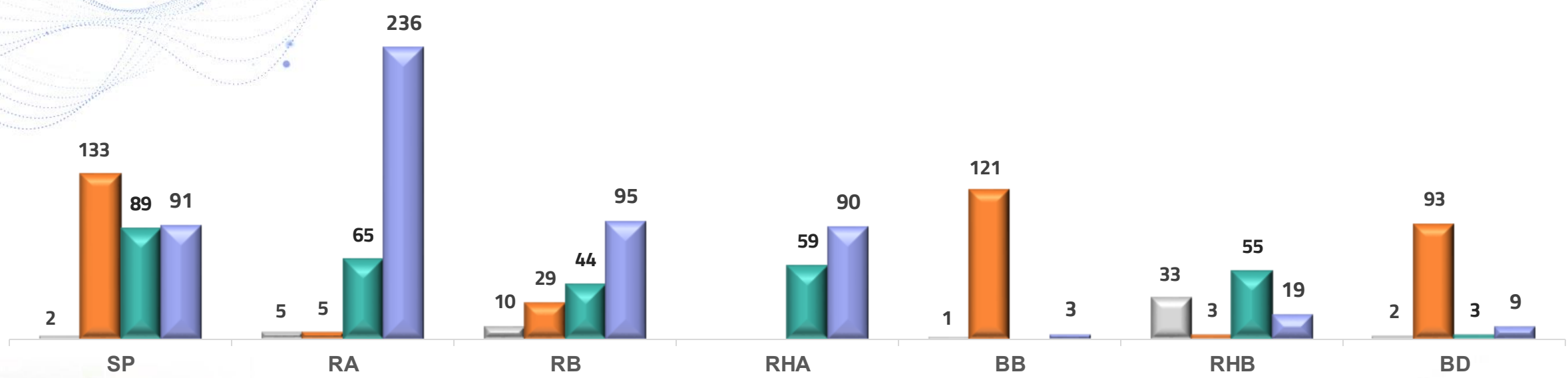
Top Zone Types by Property Type and Number of Sale Transactions

Q1 2025

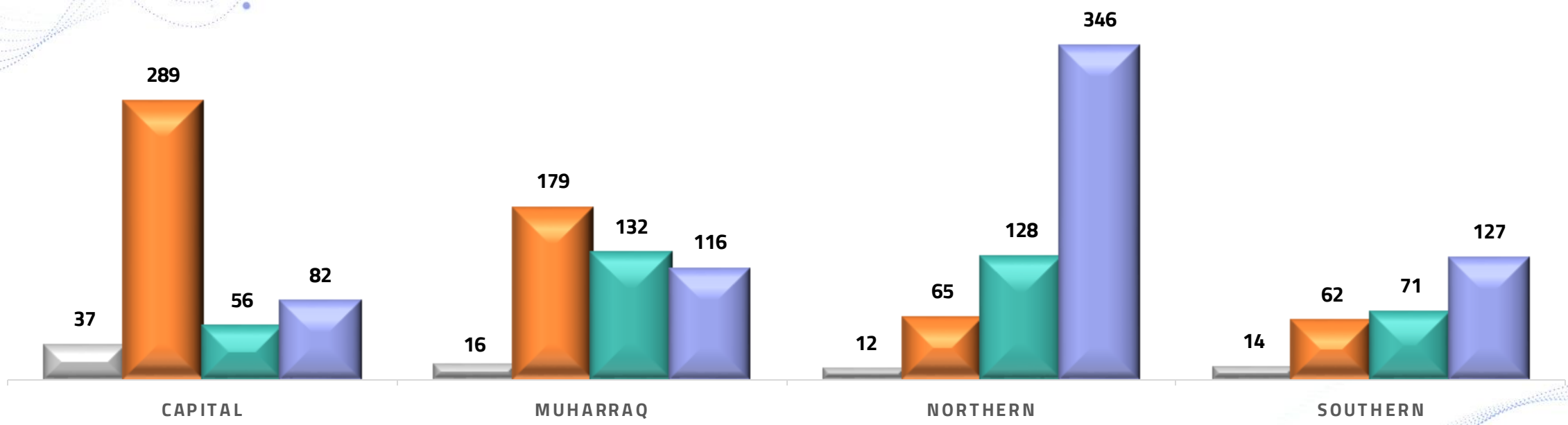


Building Flat House Land

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

Number of Sale Transactions By Property Type and Governorates

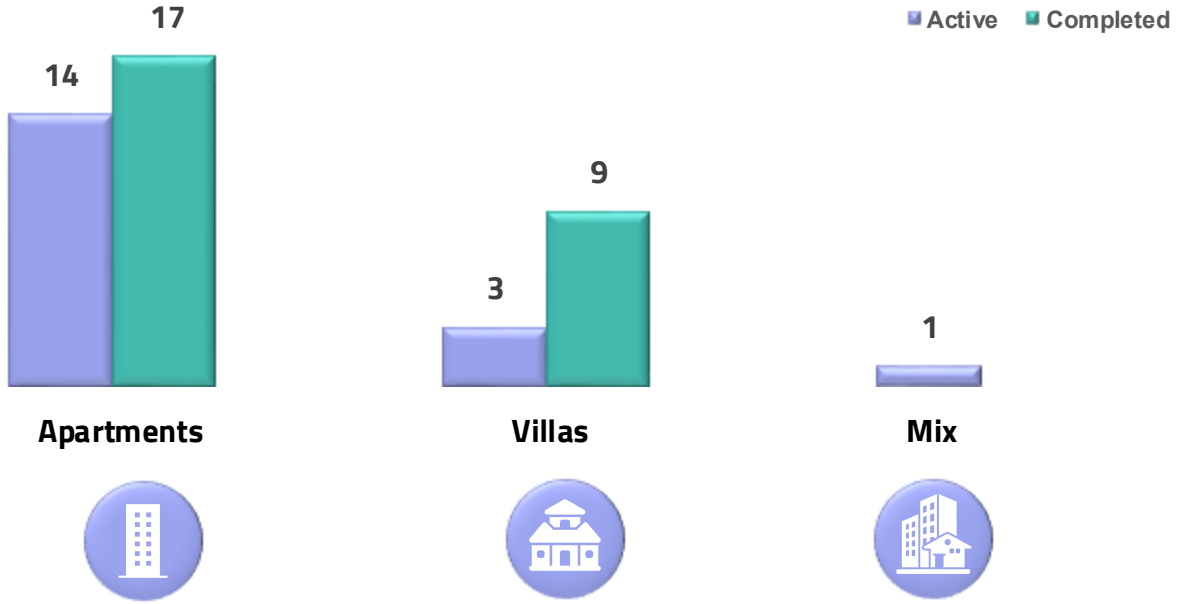
Q1 2025



Distribution of Sale Transactions by Property Type and Price Range – Q1 2025

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	4	22	23	12	9	4	2	5	3	3	6	2	1
Apartment	184	354	58	15	6	1	3	0	0	1	0	0	0
House	34	75	199	34	18	18	20	9	3	1	3	0	0
Land	62	270	192	53	27	19	10	13	8	6	20	17	6

Off-Plan Development Projects
Q1 2025



MORE THAN
543M
BHD

Total value of Active off plan development projects

18

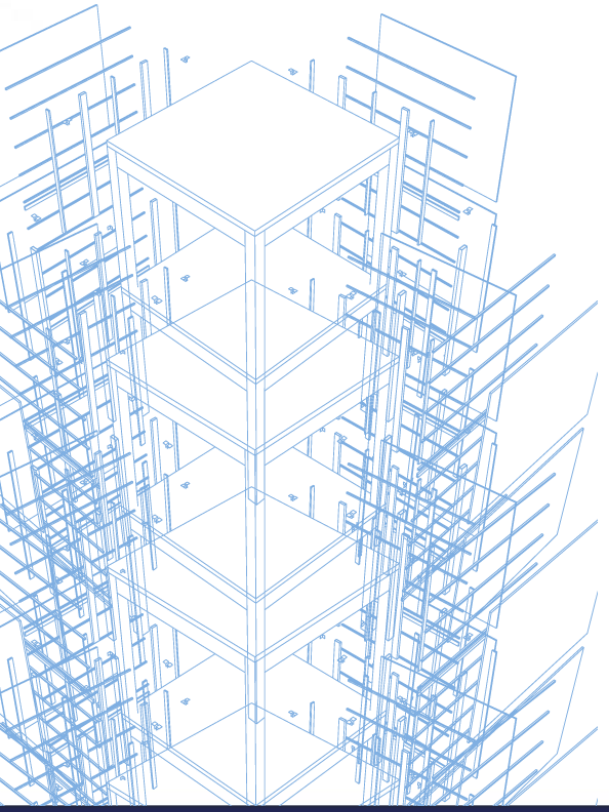
Total active off plan development projects

Off-Plan Sale Transactions
Q1 2025

	Units	Sales
Citizens	83	BHD 14,734,607.53
GCC	73	BHD 9,448,307.82
Foreigners	53	BHD 7,513,837.19
Total	209	BHD 31,696,752.54

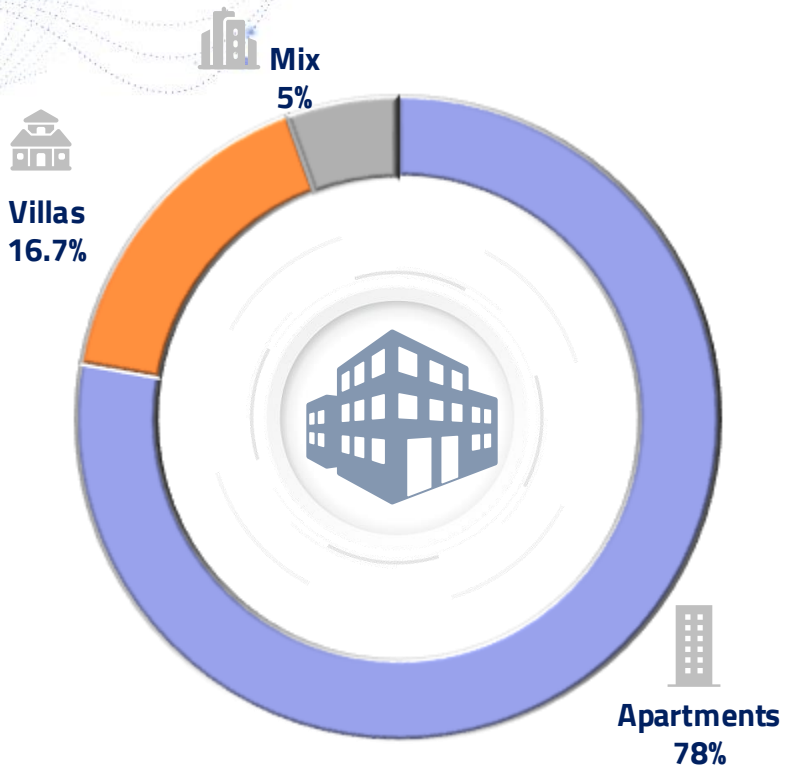
185.35% ↑

Increase compared to Q1 2024

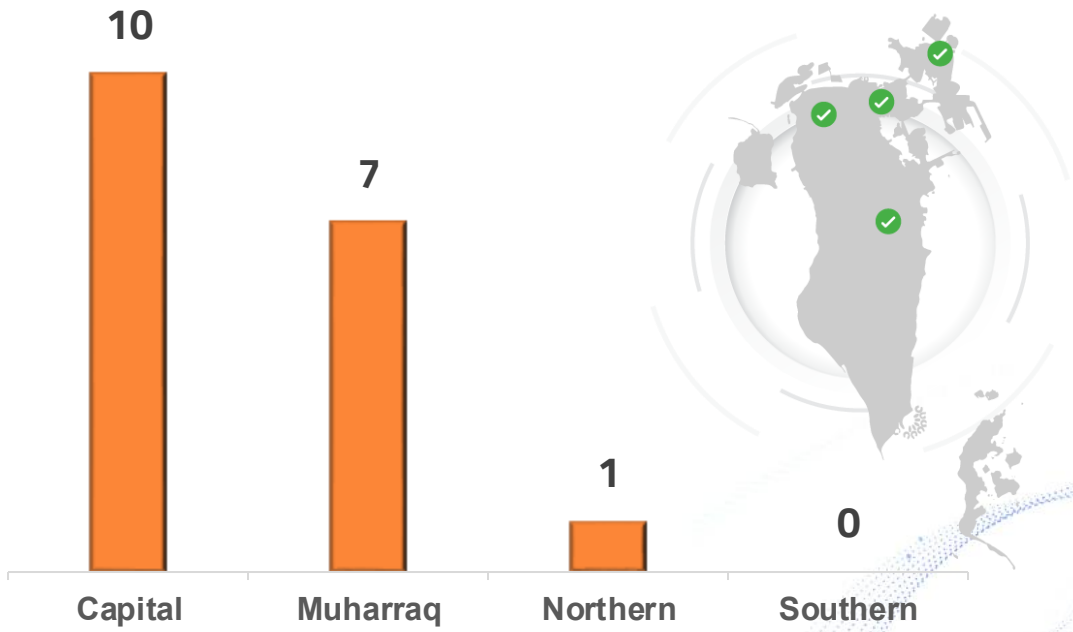


Overview of Active Off-Plan Projects – Q1 2025

Distribution of Active Off-Plan Project Types

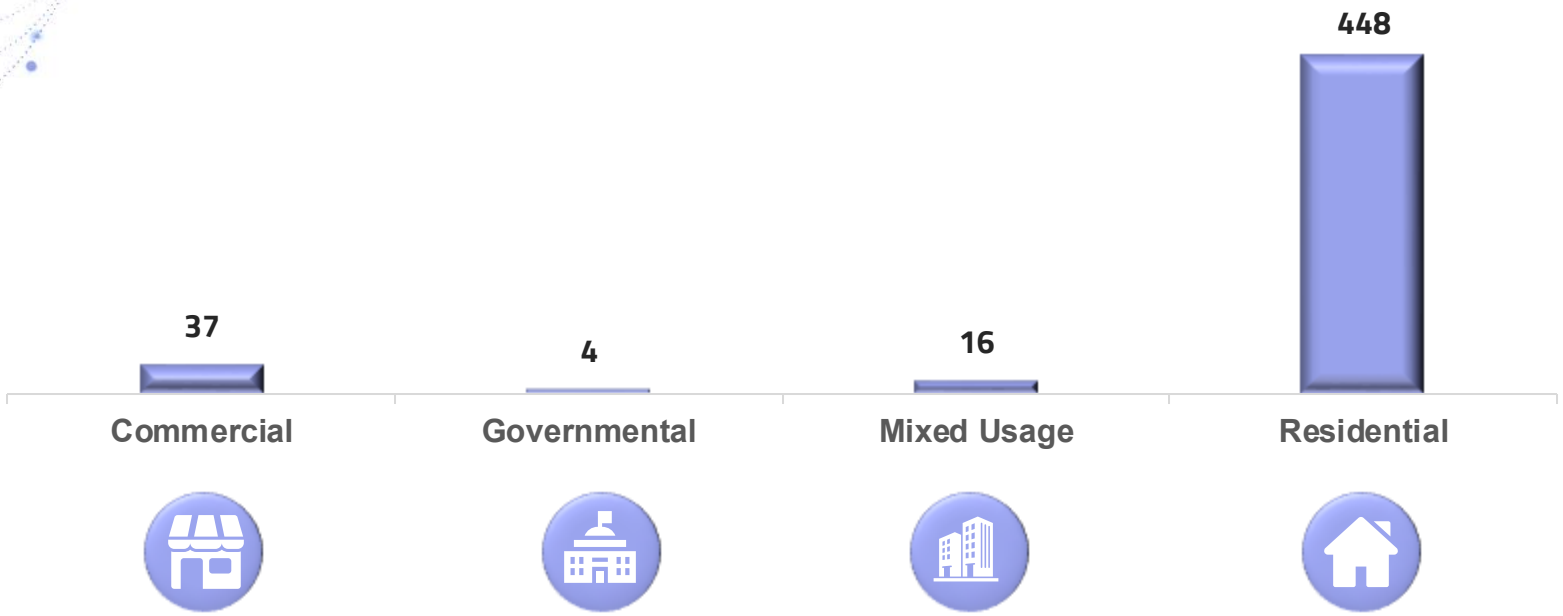


Active Off-Plan Projects by Governorate

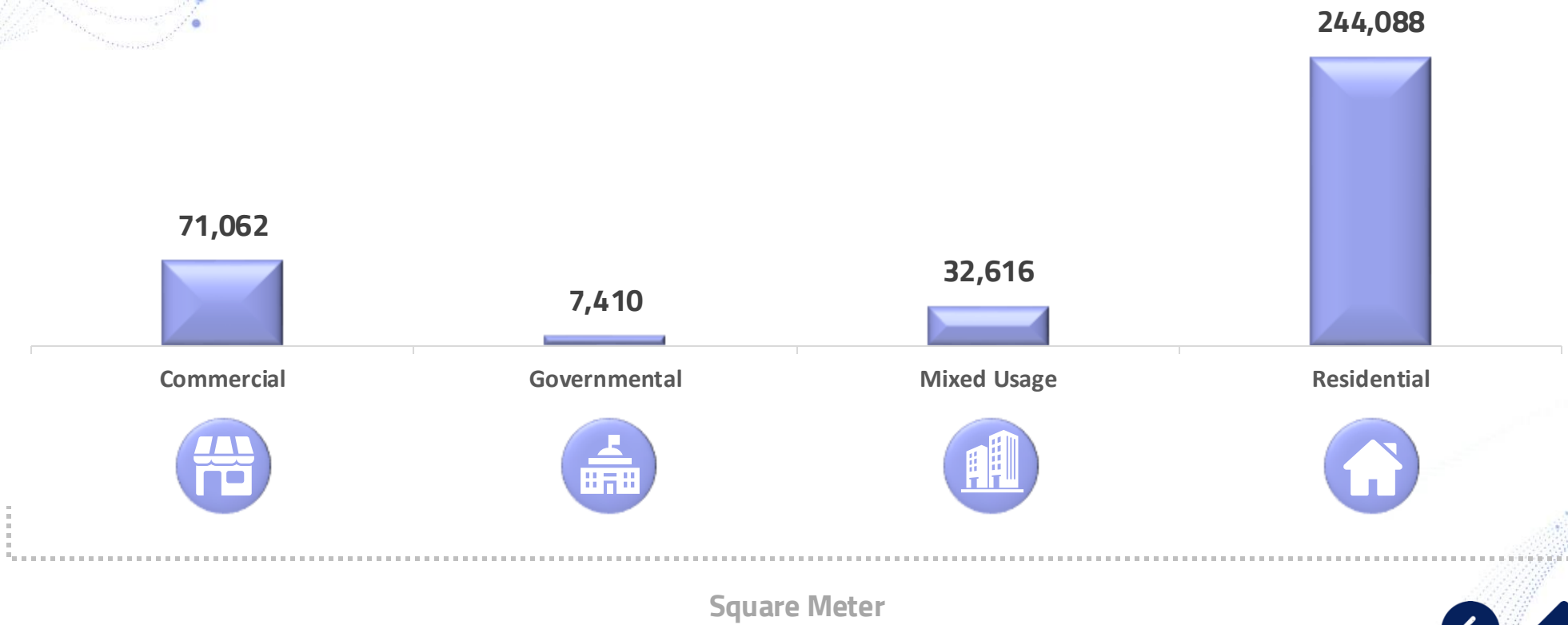


New Building Permits by Usage Nature

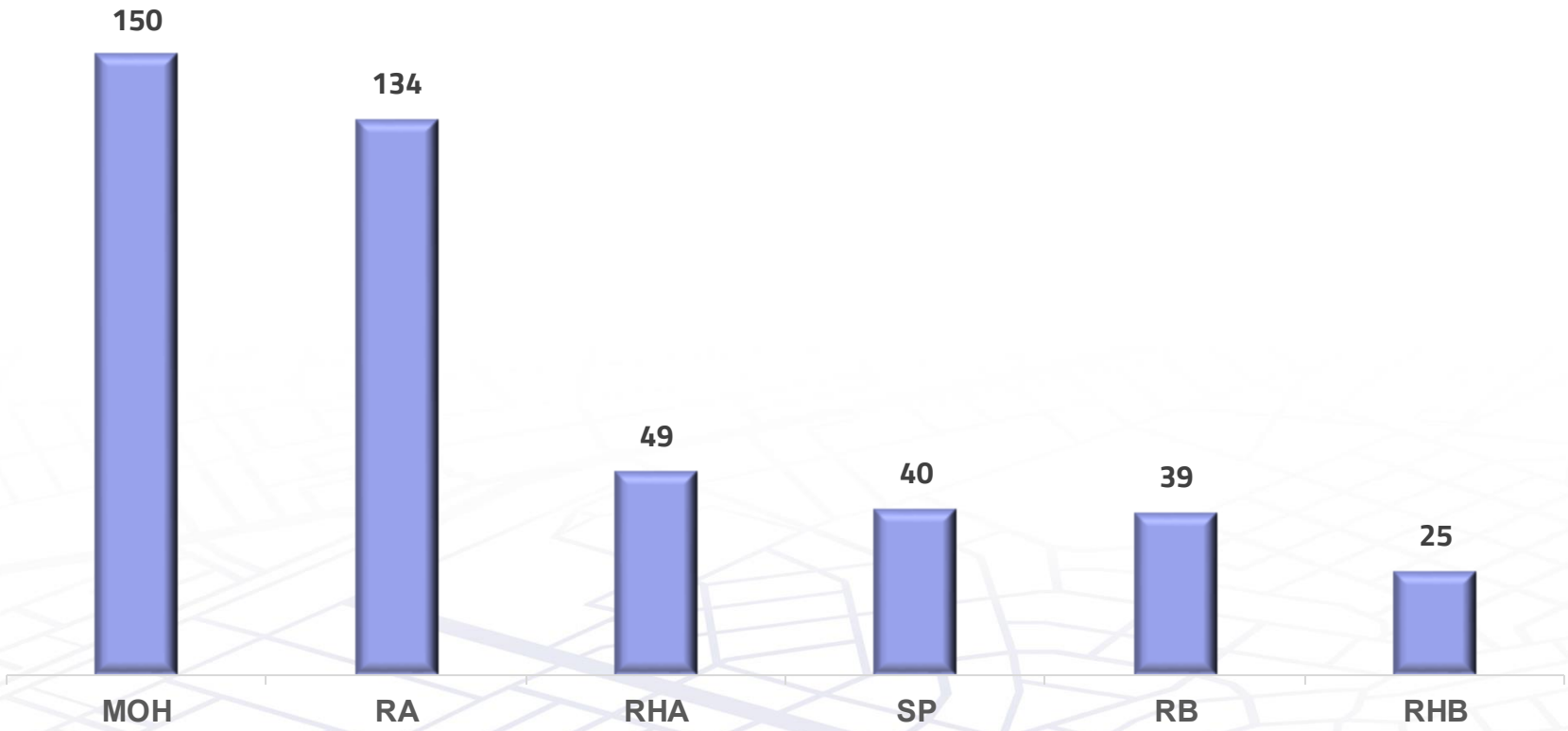
Q1 2025



Built-Up Area of Newly Issued Building Permits by Usage Nature (sqm) Q1 2025



Top Zones by Number of Newly Issued Building Permits – Q1 2025



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

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

Continuous Professional Development
Q1 2025

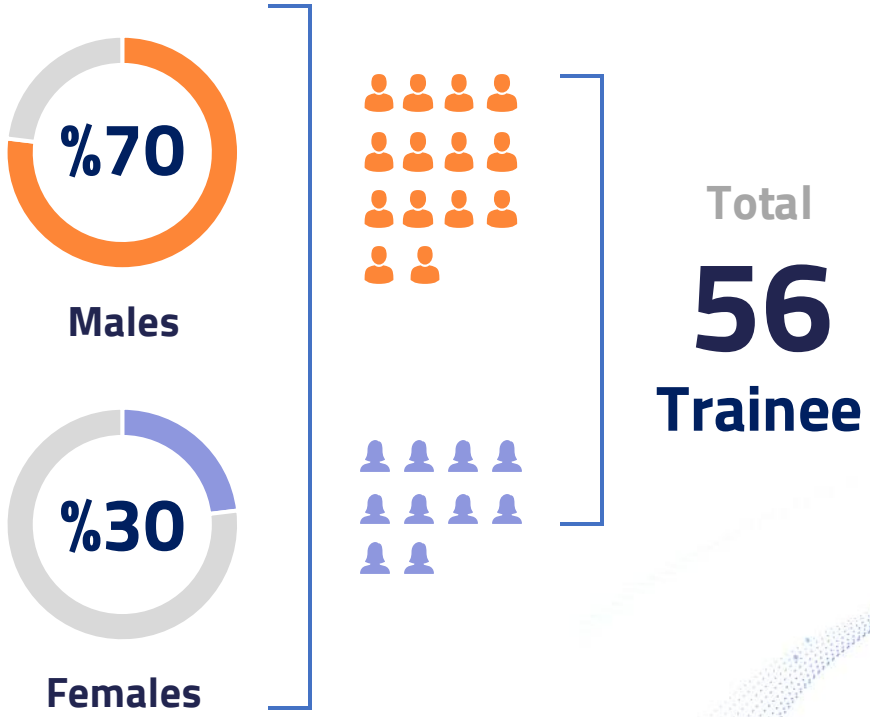
Mandatory Training Courses – Q1 2025

During the first quarter of 2025, a total of 56 participants successfully completed the mandatory training courses conducted under the Real Estate Sector Worker Qualification Program. These courses are a key requirement for obtaining a real estate license and are designed to support continuous professional development while enhancing the efficiency and professionalism within the sector.

The distribution of participants across the training courses was as follows:

- 7 participants in the Property Managers course
- 49 participants in the Real Estate Sales Agents and Brokers course

Gender distribution statistics indicate that 70% of the participants were male, while 30% were female. This demonstrates a shared commitment among both genders to professional growth and active engagement in the real estate labor market.



In the mandatory course for the sales agents real estate brokers

In the mandatory courses of property managers

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