



Aqari
Data Bank



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بنك المعلومات

Q2 2025 Real Estate Market Report AQARI.RERA.GOV.BH



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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.



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



Q2 2025 In Numbers



↑ 12.86%

Number of Sale
Transactions

In comparison to
Q2 2024



↑ 10.55%

Sale Transactions
value

In comparison to
Q2 2024



**DIYAR AL
MUHARRAQ**

Top area by
number of sales
Transaction

543
sales
Transaction



**MANAMA /
SEA FRONT**

Top area by Value of sales
Transaction

Value of sales
BHD 37.32M



BHD 600.1 M

Value of active Off-Plan
Projects

BHD 27.38 M

Value of Off-Plan
Sale Contracts

43.39% ↑

In comparison to
Q2 2024



477

Number of issued New
building permit

Northern
governorate leads with

183 permits

Sales transaction information according to data received from the SLRB.

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





Real Estate Activity Overview by Governorate

Q2 2025

CAPITAL

SALES

674

SALES VALUE

BHD 118.94 M

BUILDING PERMITS

142

NORTHERN

SALES

852

SALES VALUE

BHD 117.53 M

BUILDING PERMITS

183

MUHARRAQ

SALES

1000

SALES VALUE

BHD 114.55 M

BUILDING PERMITS

72

SOUTHERN

SALES

318

SALES VALUE

BHD 42.56 M

BUILDING PERMITS

80

TOTAL OF SALES TRANSACTIONS

2844

TOTAL SALES VALUE

BHD 393.59M

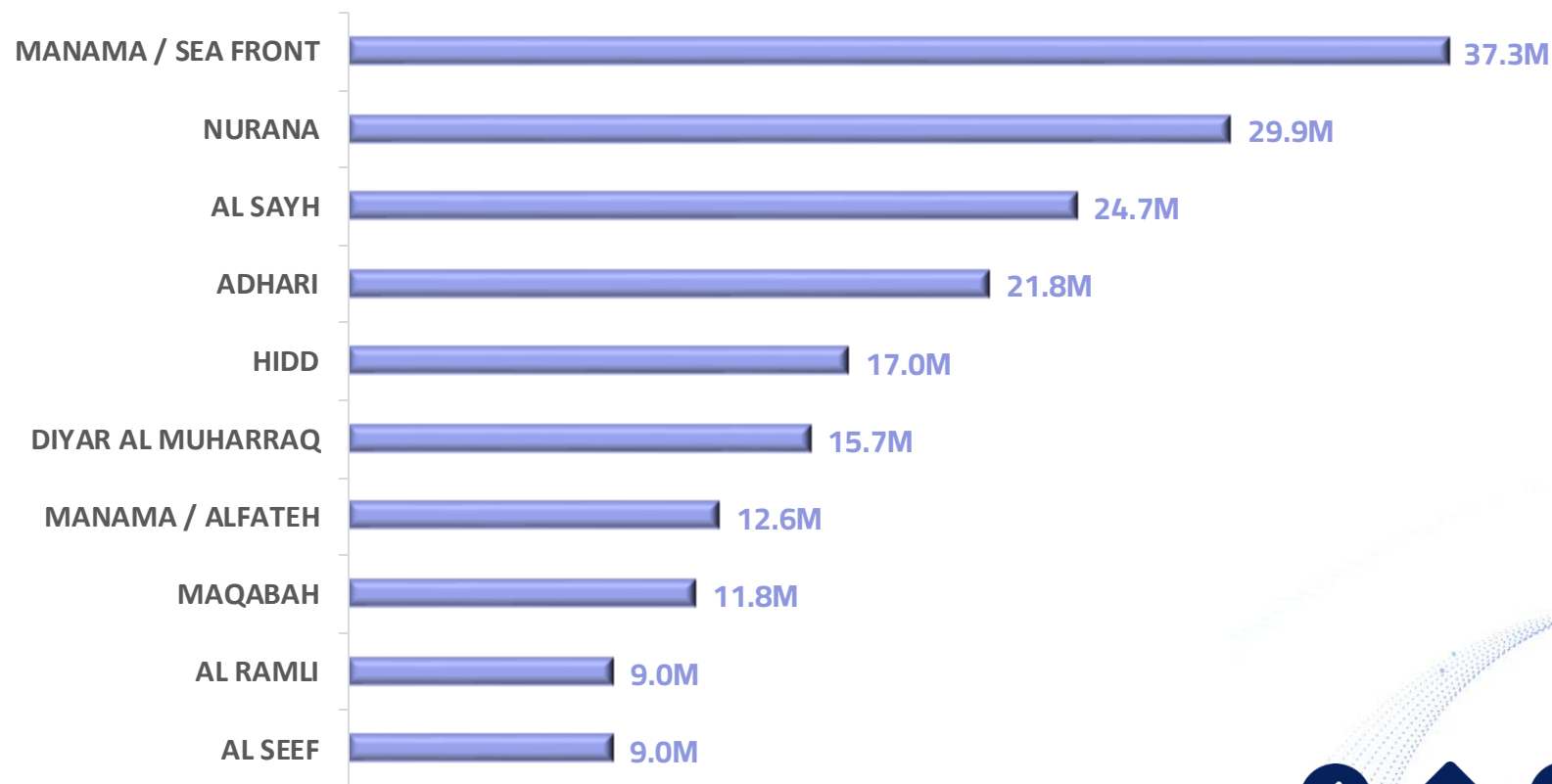
TOTAL BUILDING PERMITS

477



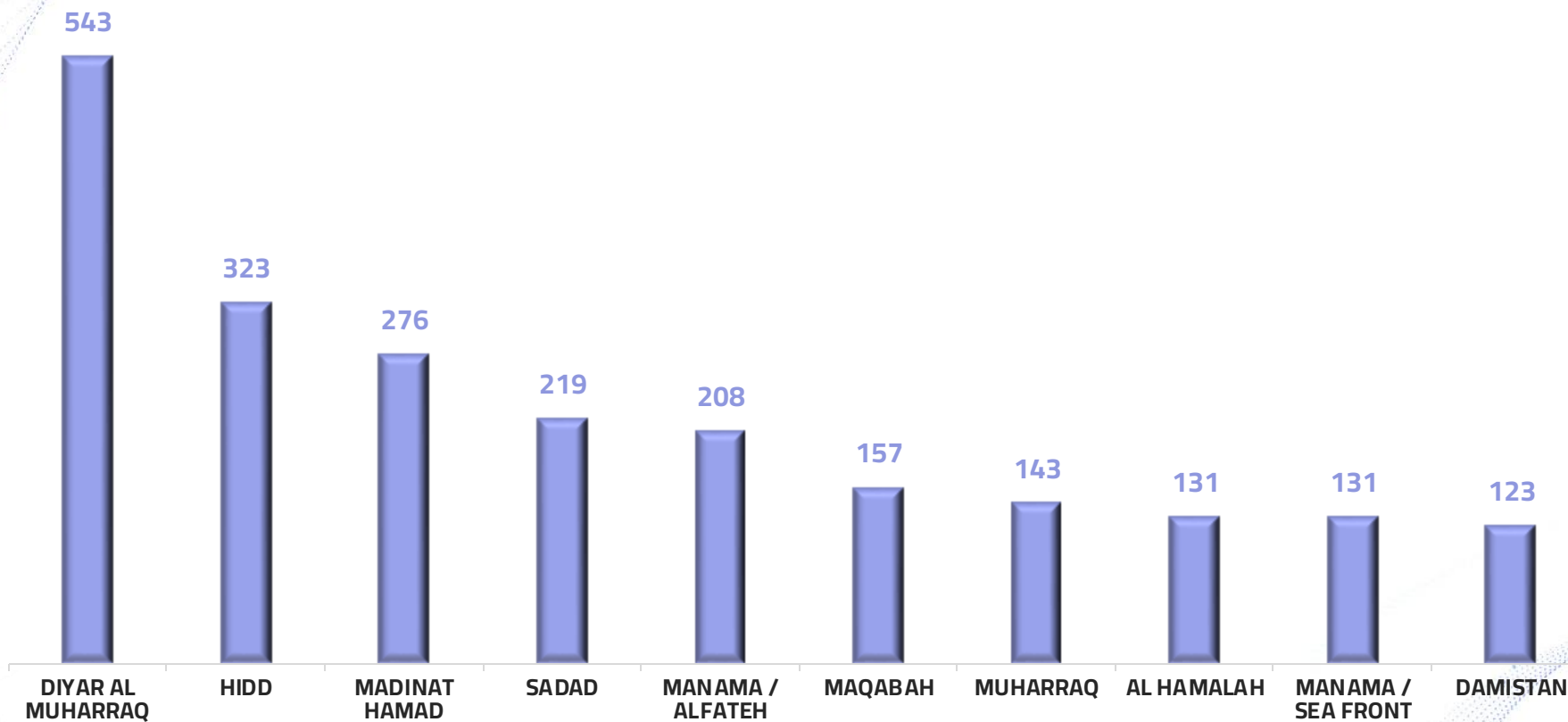


Top 10 Areas by Value of Sale Transactions Q2 2025





Top 10 Areas by Number of Sale Transactions Q2 2025



Ownership by Number and Value of Sales Transactions Q2 2025 vs. Q2 2024

2025

2024

2024-2025

Number Of transactions	Percentage of transactions by nationality Transactions	Real estate trading volume BD
2368	83.26	35,120,874.31
135	4.75	15,752,946
341	11.99	26,631,478

Number Of transactions	Percentage of transactions by nationality Transactions	Real estate trading volume BD
2125	84.33	314,293,874
174	6.90	23,277,582
221	8.77	18,453,126

Difference number of transactions

243.00



-39



120

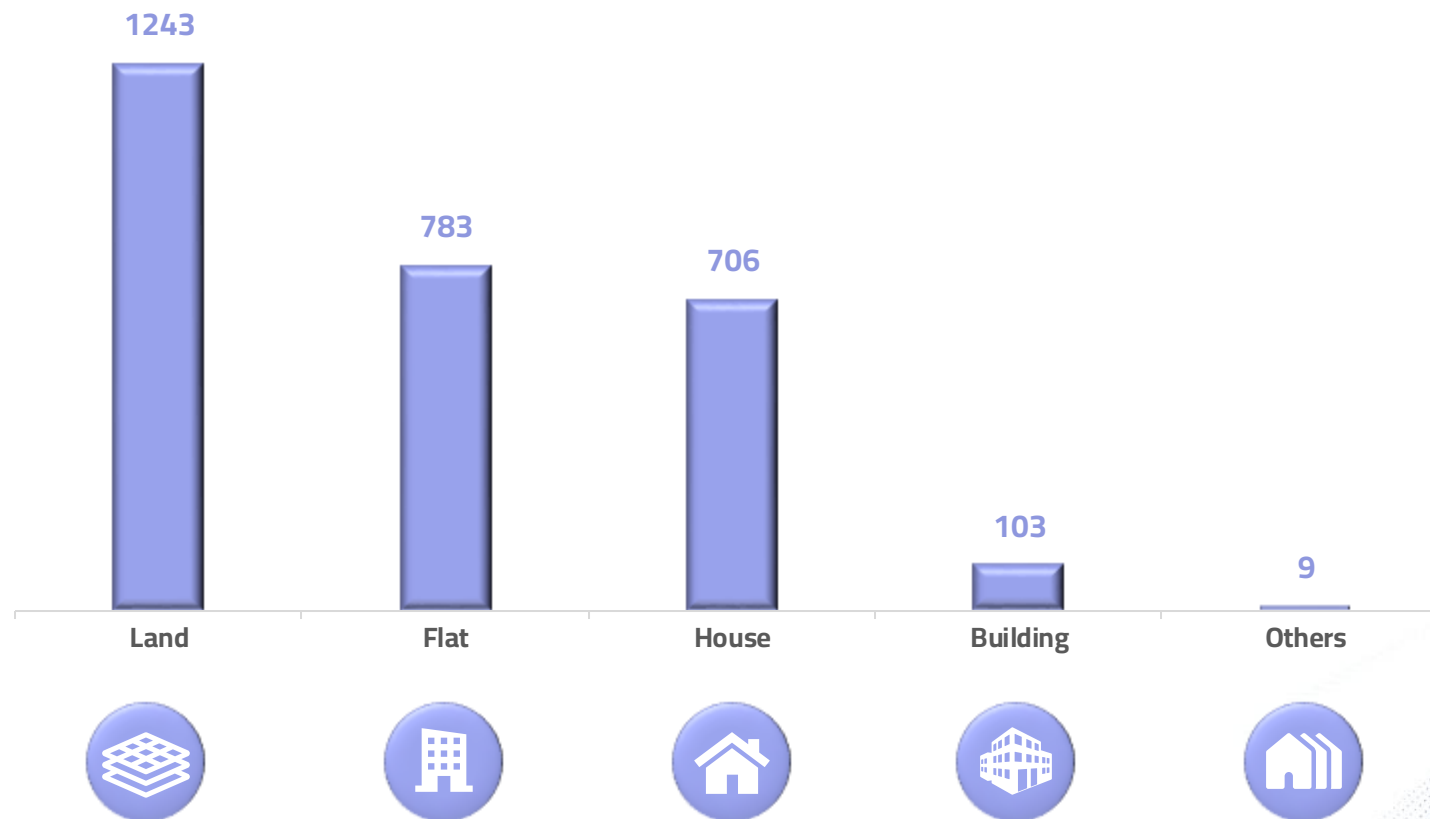


Areas of ownership
By non-Bahrainis of built
real estate and lands





Number of Sale Transactions by Property Type Q2 2025

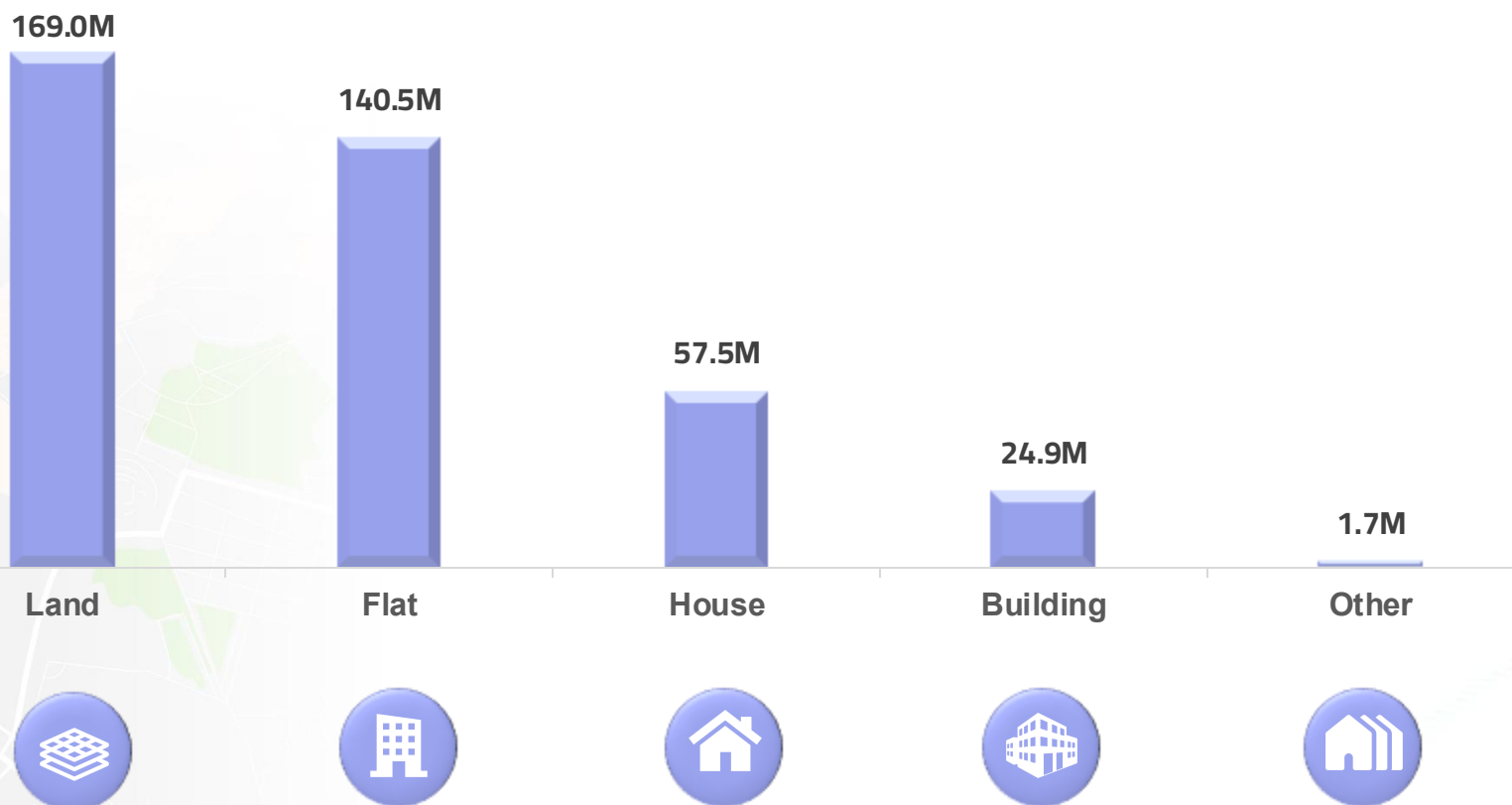


Other: Government property, residential complex, farm, commercial and corner



Value of Sale Transactions by Property Type

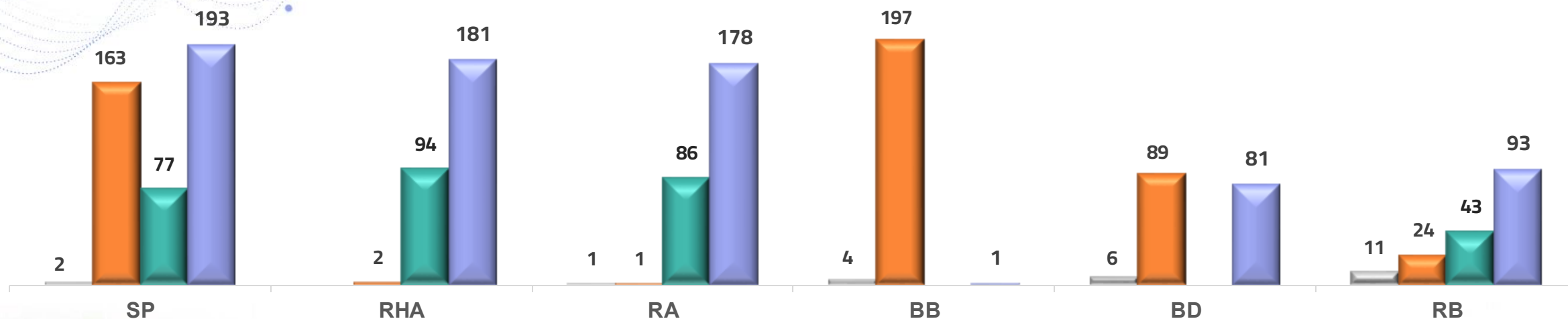
Q2 2025



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



Top Zone Types by Property Type and Number of Sale Transactions Q2 2025



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



Building



Flat



House

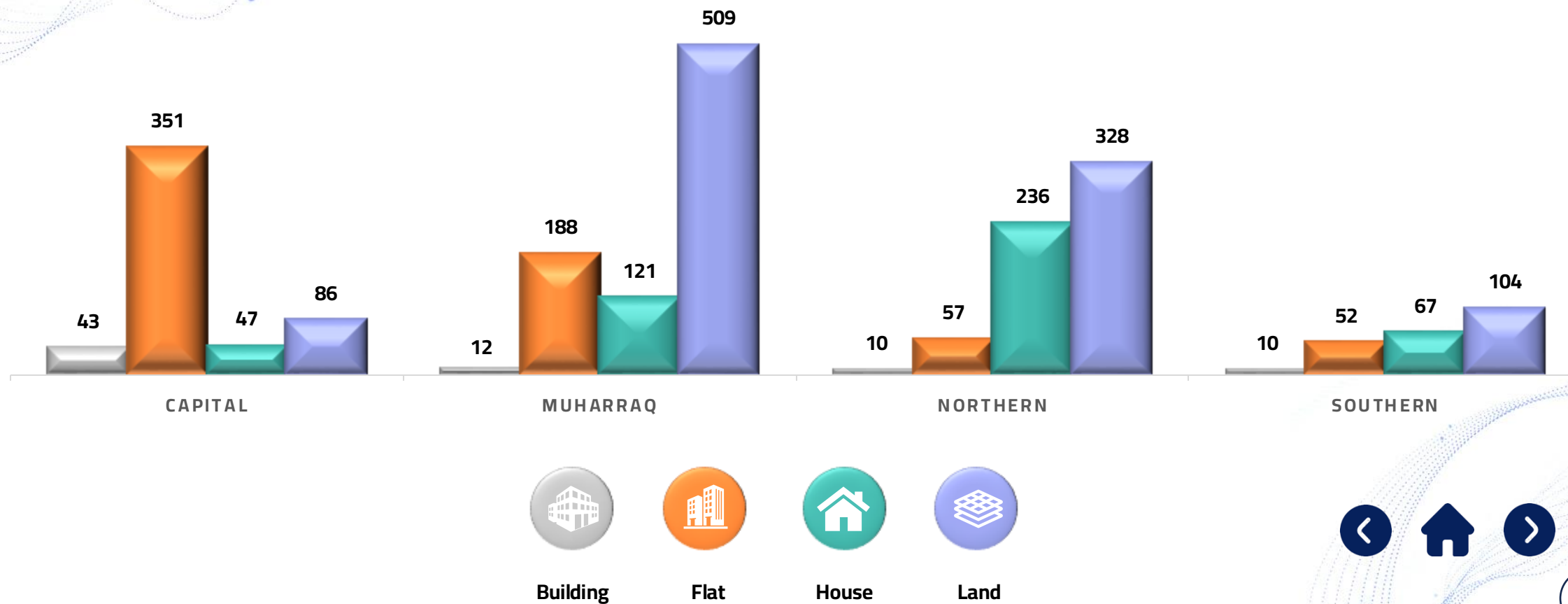


Land





Number of Sale Transactions By Property Type and Governorates Q2 2025





Distribution of Sale Transactions by Property Type and Price Range – Q2 2025



Building

8 15 17 11 16 8 3 1 0 0 5 2 1



Apartment

184 392 74 27 3 2 3 3 1 0 0 0 0



House

22 70 282 56 31 20 9 4 3 1 3 0 0



Land

62 635 517 61 25 12 16 7 8 3 13 6 0

BHD

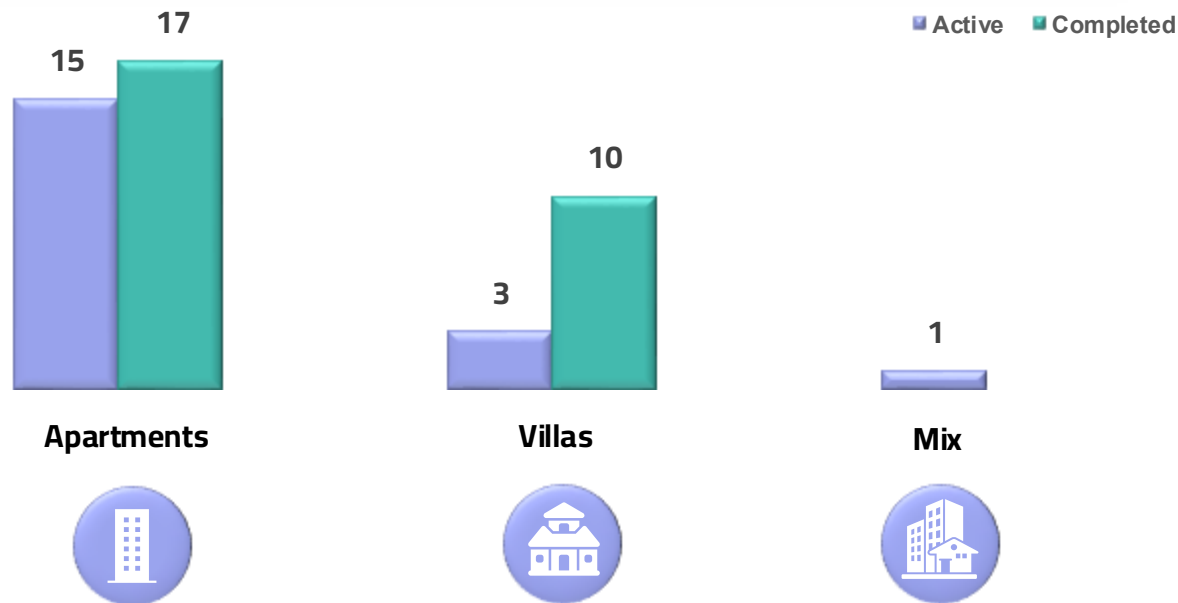
0-50k 50k-100k 100k-150k 150k-200k 200k-250k 250k-300k 300k-350k 350k-400k 400k-450k 450k-500k 500k-1M 1M-3M +3M



13



Off-Plan Development Projects Q2 2025



**MORE THAN
600M
BHD**

Total value of Active
off plan development
projects

19

Total active off plan
development projects

**MORE THAN
69M
BHD**

Value of licensed
Off-Plan Projects
Q2 2025





Off-Plan Sale Contracts Q2 2025

Units

Sales

66

BHD 12,909,652.8



37

BHD 5,367,073.4



57

BHD 9,107,840



160

BHD 27,384,566.20

Total

43.39%

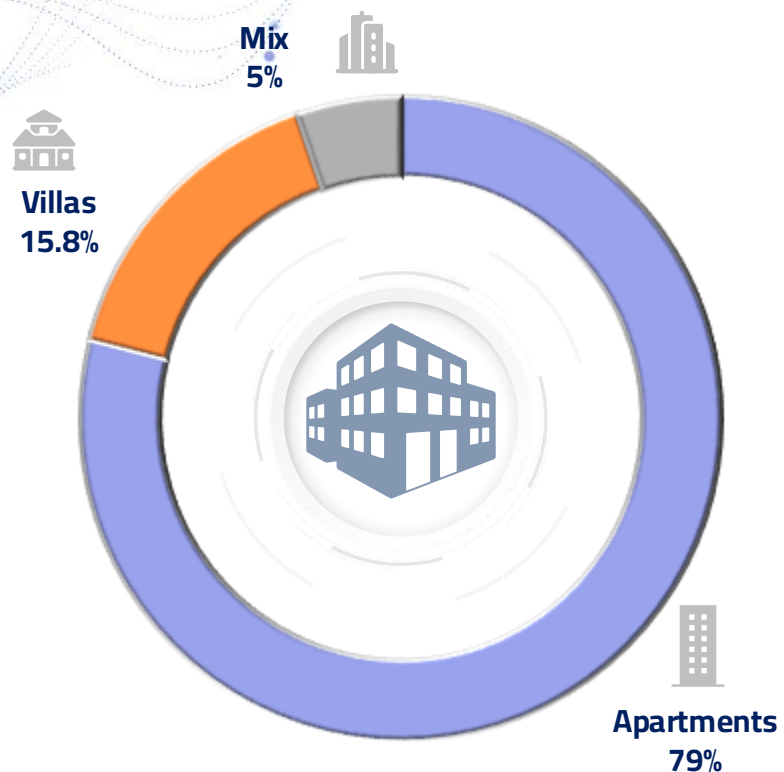
Increase compared
to Q2 2024



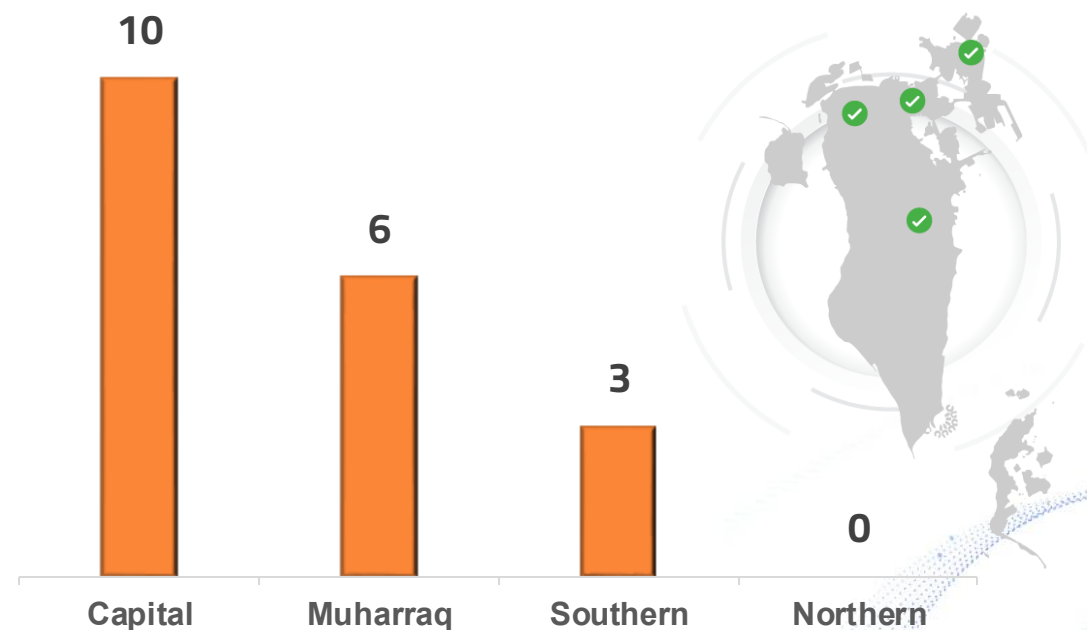


Overview of Active Off-Plan Projects – Q2 2025

Distribution of Active Off-Plan Project Types

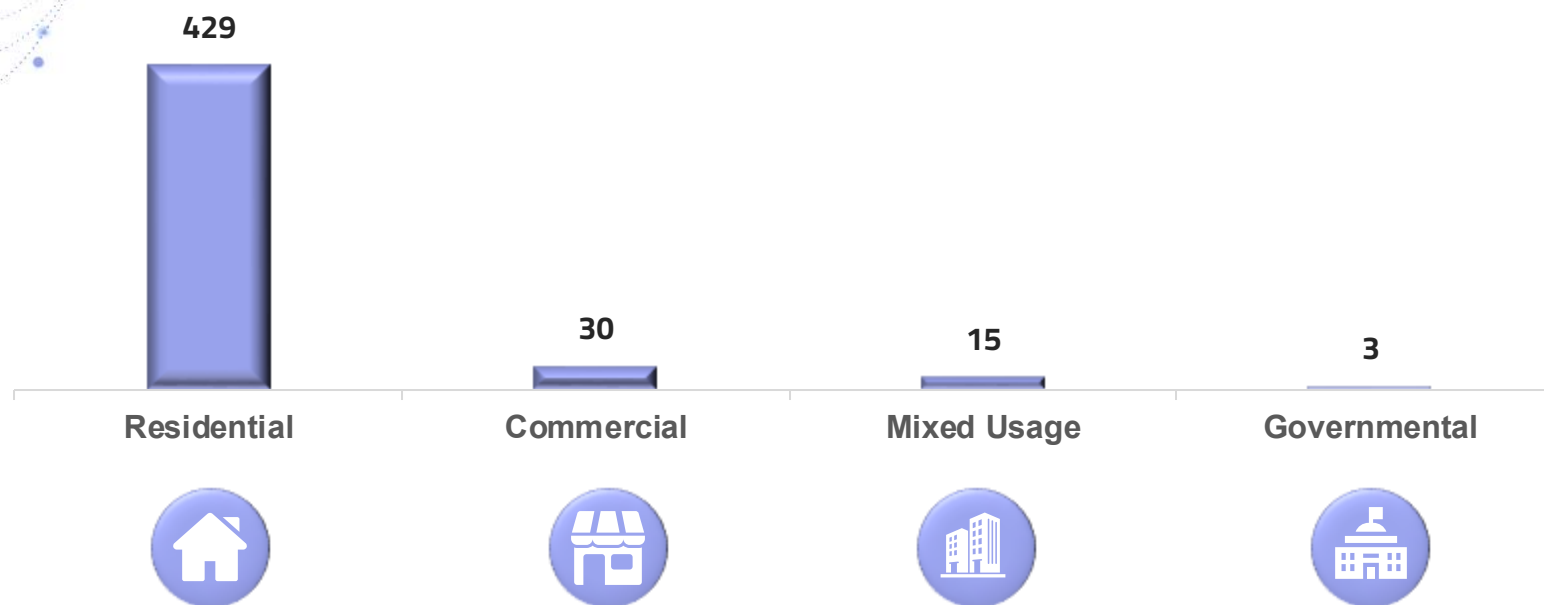


Active Off-Plan Projects by Governorate



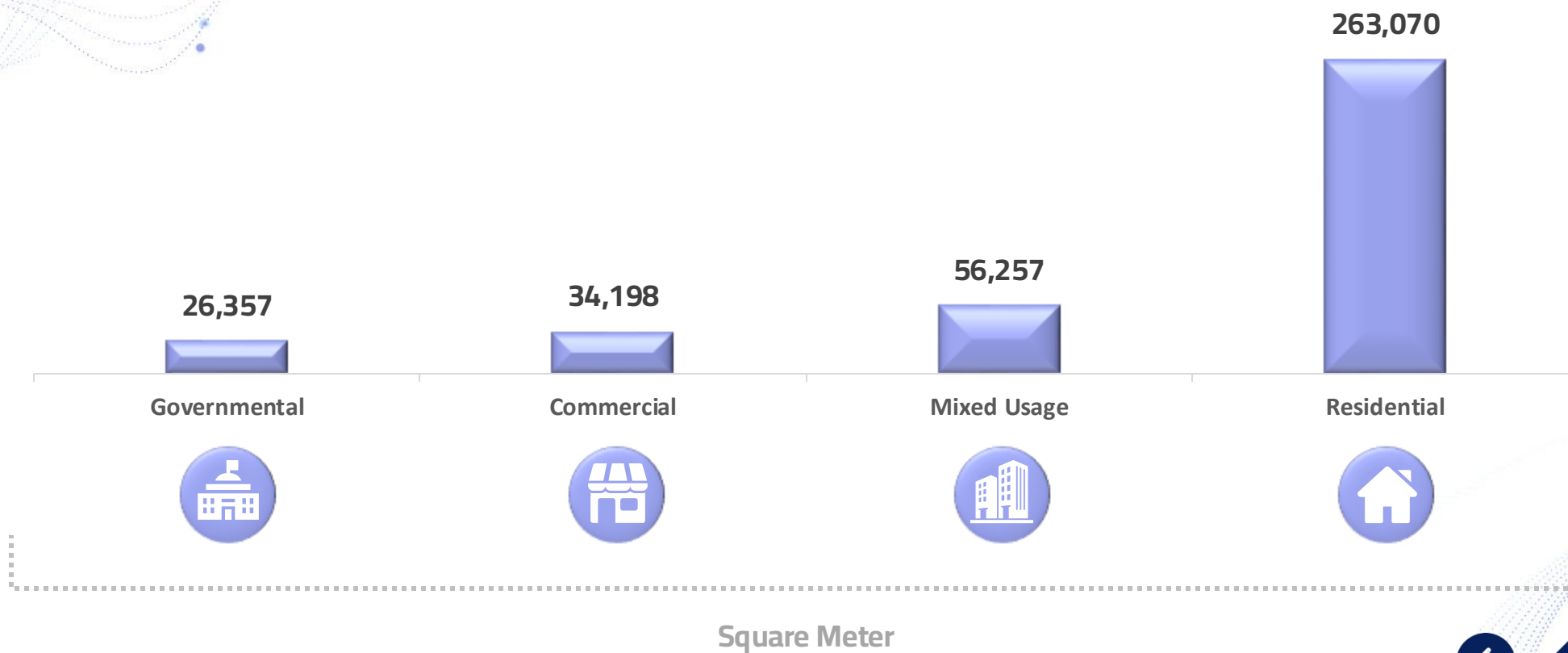


New Building Permits by Usage Nature Q2 2025





Built-Up Area of Newly Issued Building Permits by Usage Nature (sqm) Q2 2025

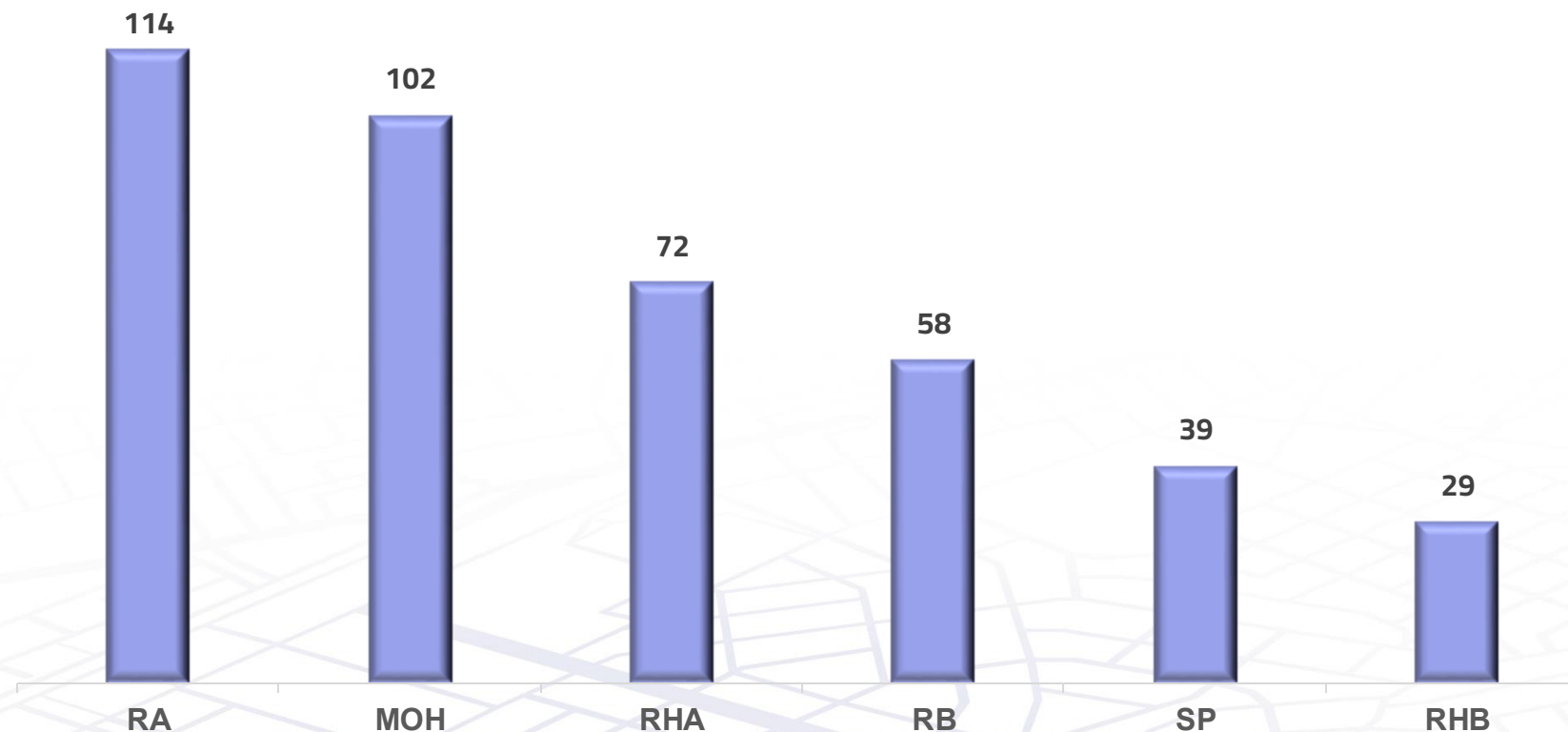




Top Zones by Number of Newly Issued Building Permits – Q2 2025



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 Q2 2025

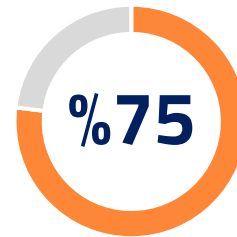
Mandatory Training Courses – Q2 2025

During the second quarter of 2025, a total of 163 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.

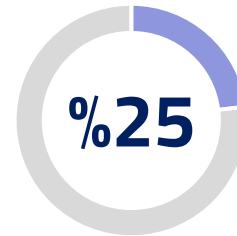
The distribution of participants across the training courses was as follows:

- 40 participants in the Property Managers course
- 123 participants in the Real Estate Sales Agents and Brokers course

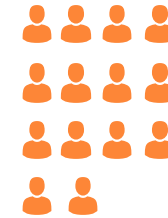
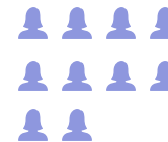
Gender distribution statistics indicate that 75% of the participants were male, while 25% were female. This demonstrates a shared commitment among both genders to professional growth and active engagement in the real estate labor market.



Males



Females



Total
163
Trainee

123

In the mandatory course
for the sales agents real
estate brokers



40

In the mandatory
courses of property
managers



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Kingdom of Bahrain مملكة البحرين
مؤسسة التنظيم العقاري
Real Estate Regulatory Authority



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by registering to Aqari Platform

