



Aqari
Data Bank



عقاري
بنك المعلومات

Q3 2025
Real Estate Market Report
AQARI.RERA.GOV.BH



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Continuous Professional Development



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.

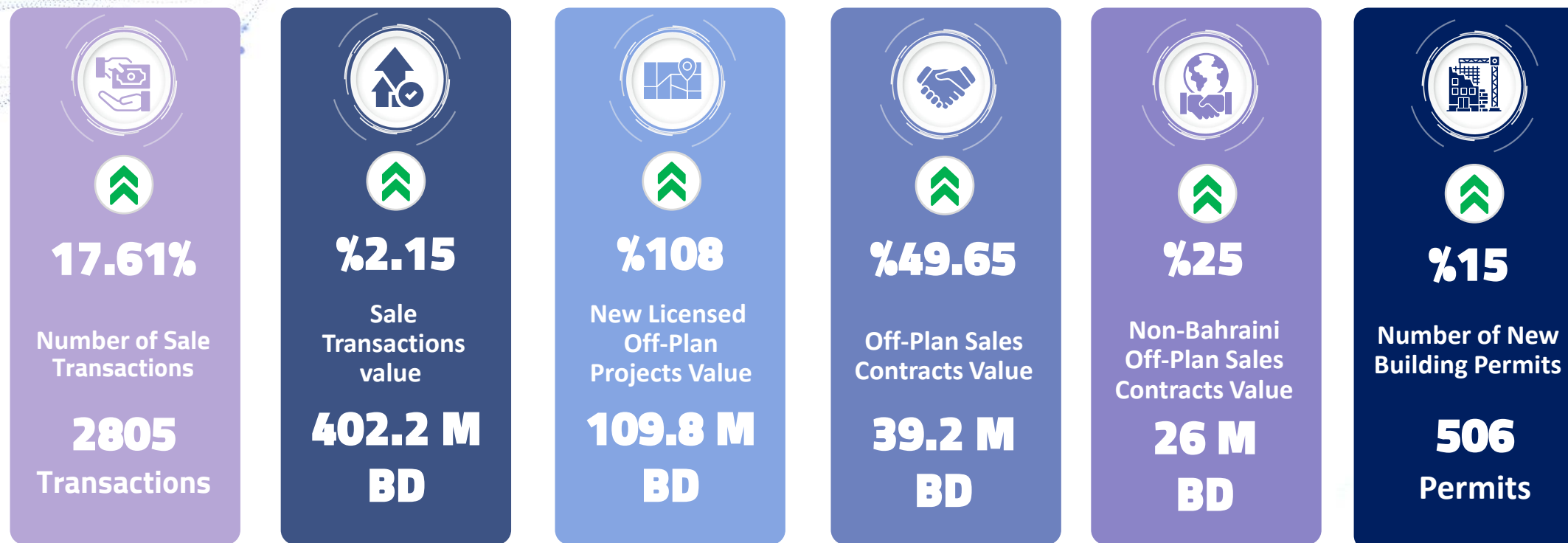


All Values in this report are in **Bahraini Dinars**.





Comparison of Q3 2025 vs Q3 2024



Q3 2025 In Numbers



65.5%

Value of Active
Off-Plan Projects
vs Q3 2024

**713.5 M
BD**



HIDD

Top Area by
Number of Sales
Transaction

227
Transaction



**DIYAR
AL MUHARRAQ**

Top Area by
Value of Sales
Transaction

**45.1 M
BD**



**Land
35.7%**

Top Property Type
by Number of Sales
Transaction

1001
Transaction



**Land
39%**

Top Property Type
by Value of Sales
Transaction

**157.7 M
BD**



**RA
16%**

Top Zone by
Number of Land
Sales Transaction

160
Transaction





Real Estate Activity Overview by Governorate

Q3 2025

CAPITAL

SALES

707

SALES VALUE

BHD 125.98 M

BUILDING PERMITS

91

NORTHERN

SALES

866

SALES VALUE

BHD 109.01 M

BUILDING PERMITS

162

MUHARRAQ

SALES

875

SALES VALUE

BHD 111.95 M

BUILDING PERMITS

167

SOUTHERN

SALES

357

SALES VALUE

BHD 55.34 M

BUILDING PERMITS

86

TOTAL OF SALES TRANSACTIONS

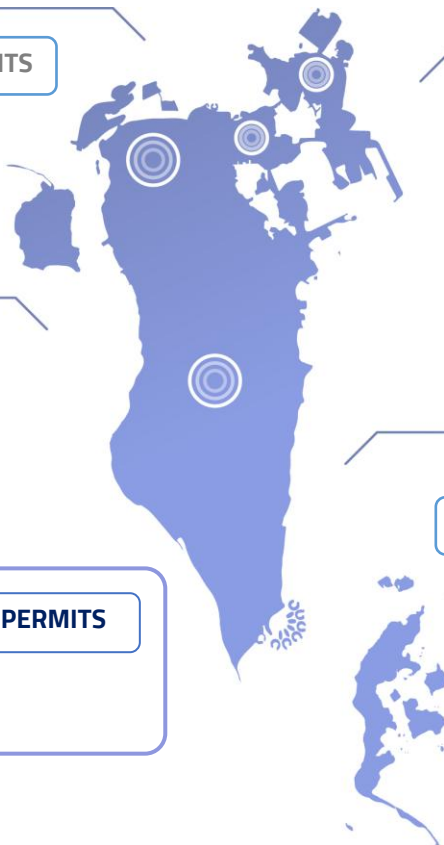
2805

TOTAL SALES VALUE

BHD 402.285M

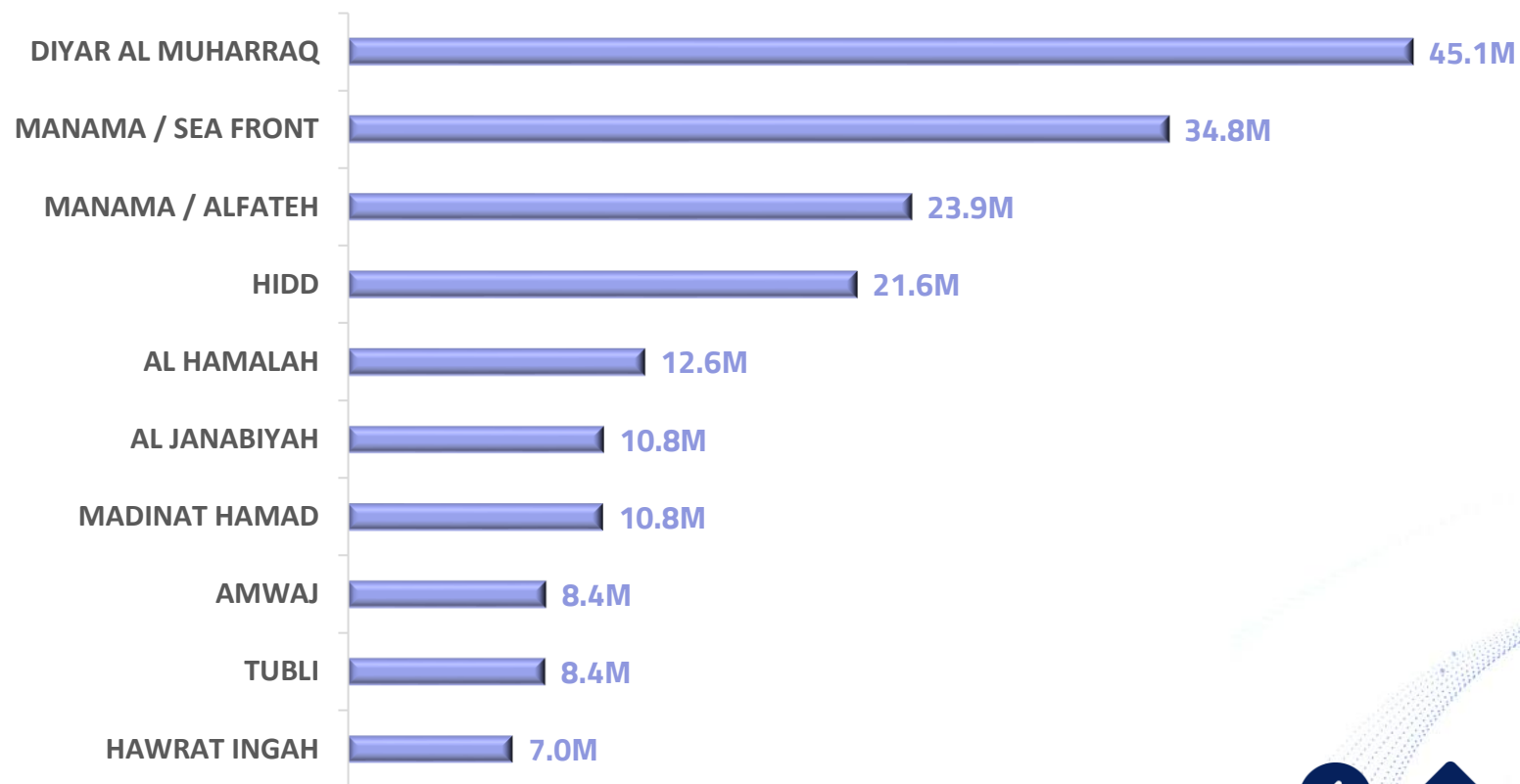
TOTAL BUILDING PERMITS

506



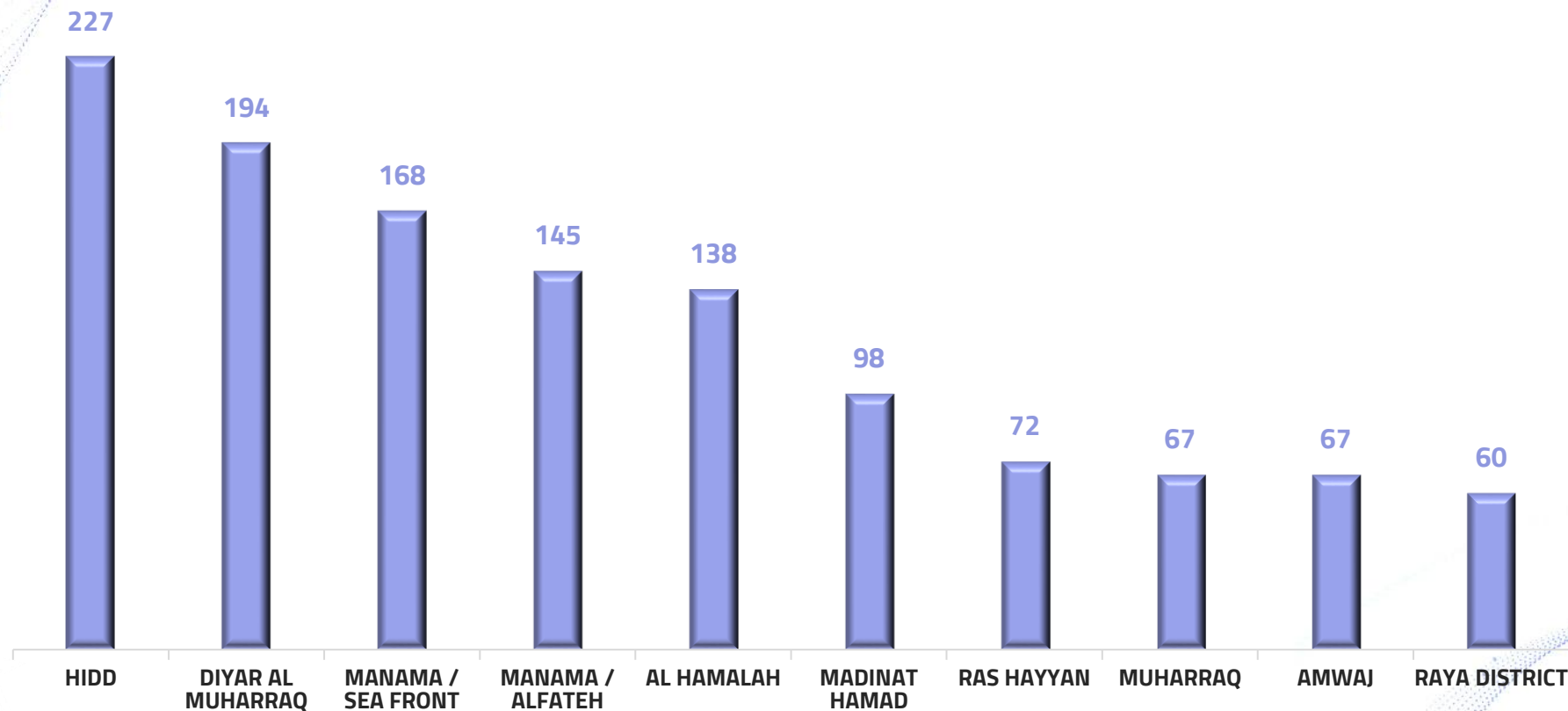


Top 10 Areas by Value of Sale Transactions Q3 2025





Top 10 Areas by Number of Sale Transactions Q3 2025



Number and Value of Sales Transactions by nationality Q3 2025 vs. Q3 2024

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



2025

Number Of Transactions	Percentage of Transactions by nationality Transactions	Sales Transaction Value BD
2449	87.31	365,212,090.35
140	4.99	18,509,764
216	7.70	18,564,123

Citizens

GCC

Foreigners

2024

Number Of Transactions	Percentage of Transactions by nationality Transactions	Sales Transaction Value BD
1965	84.33	351,564,912
182	7.63	18,916,087
238	9.98	23,347,640

2024-2025

Difference in Number of Transactions

24.6%



-23.1%



-9.2%



2024-2025

Difference in Value of Transactions

3.9%



-2.1%



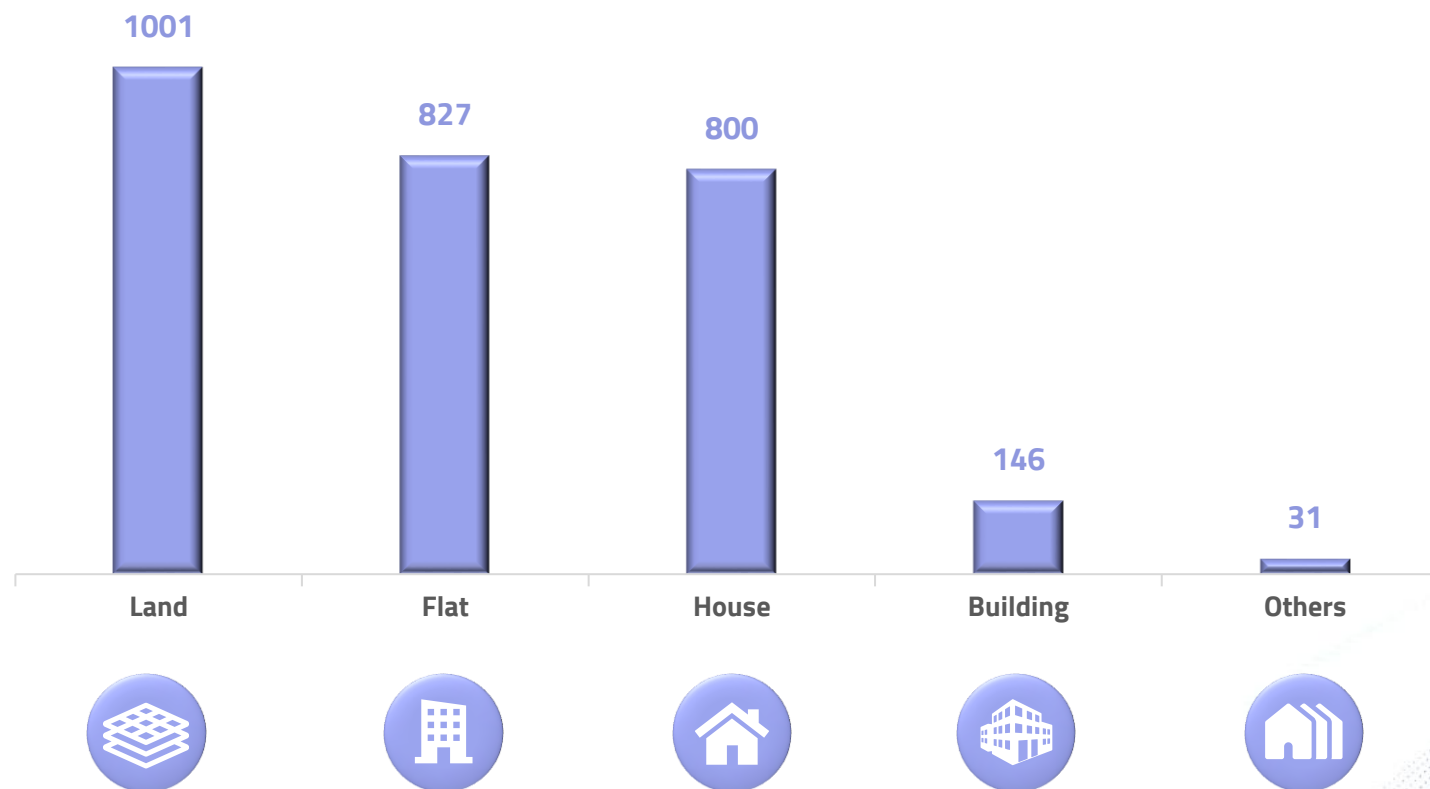
-20.5%





Number of Sale Transactions by Property Type

Q3 2025

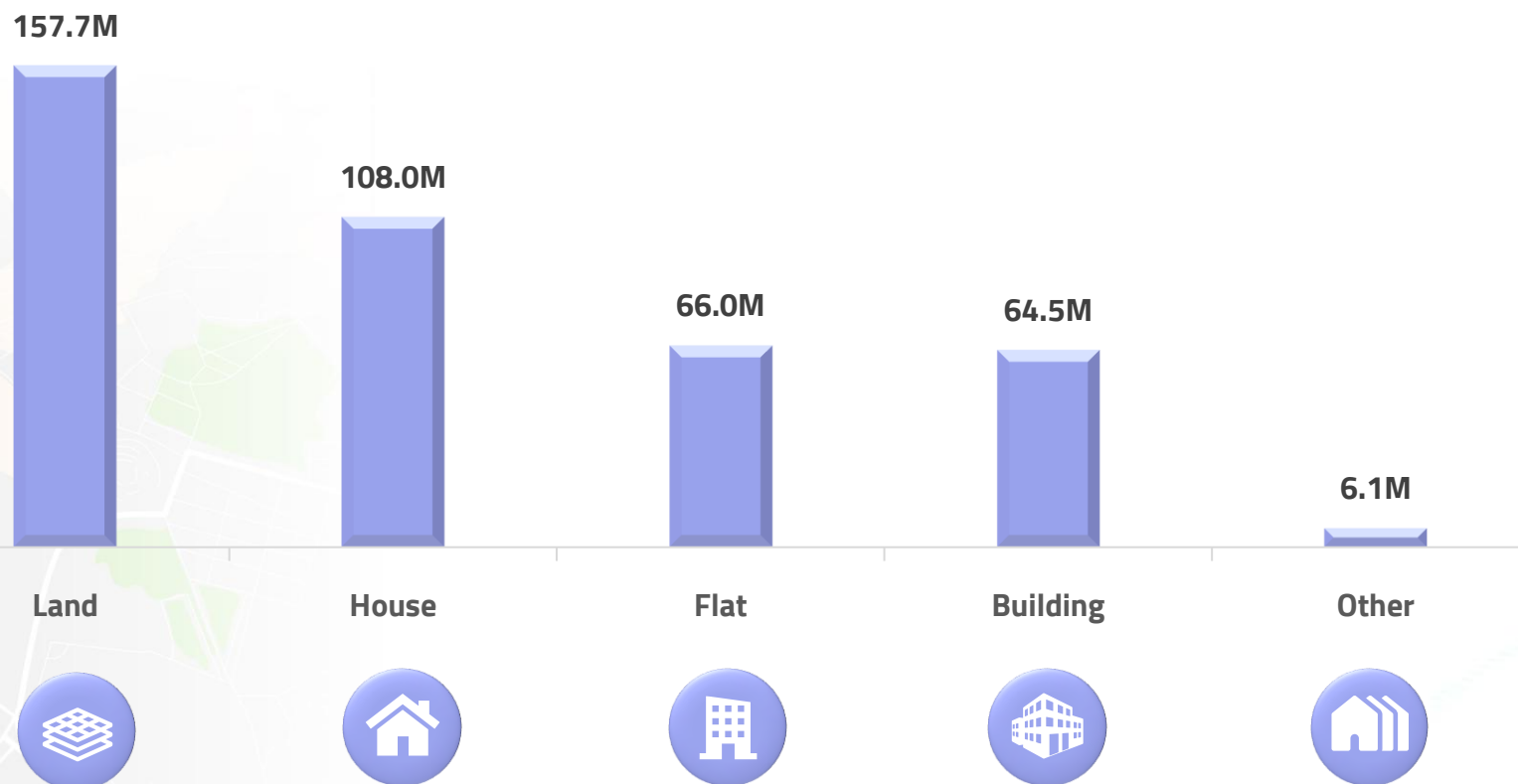


Other: Government property, residential complex, farm, commercial and corner



Value of Sale Transactions by Property Type

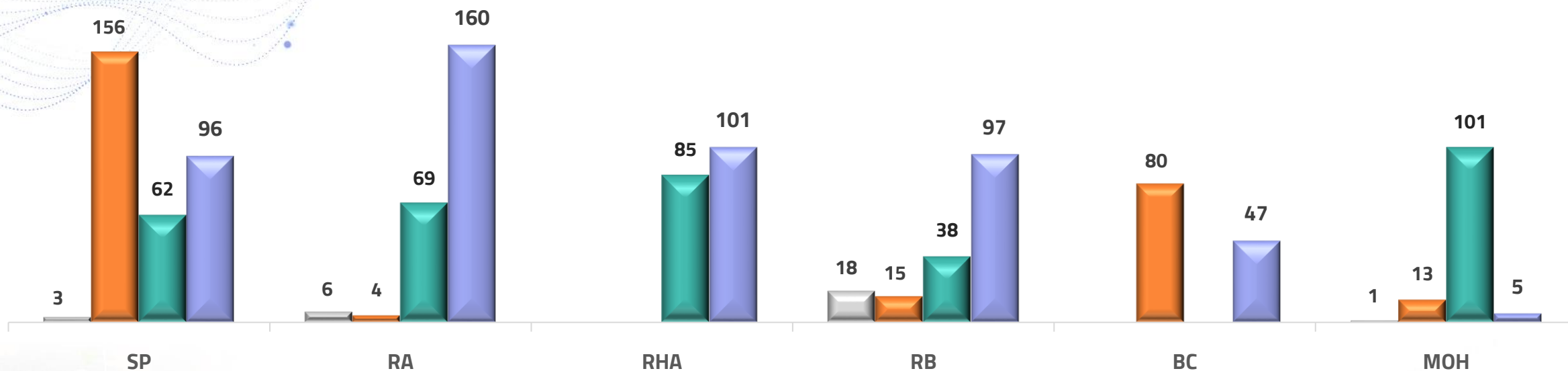
Q3 2025



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



Top Zone Types by Property Type and Number of Sale Transactions Q3 2025



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



Building



Flat



House

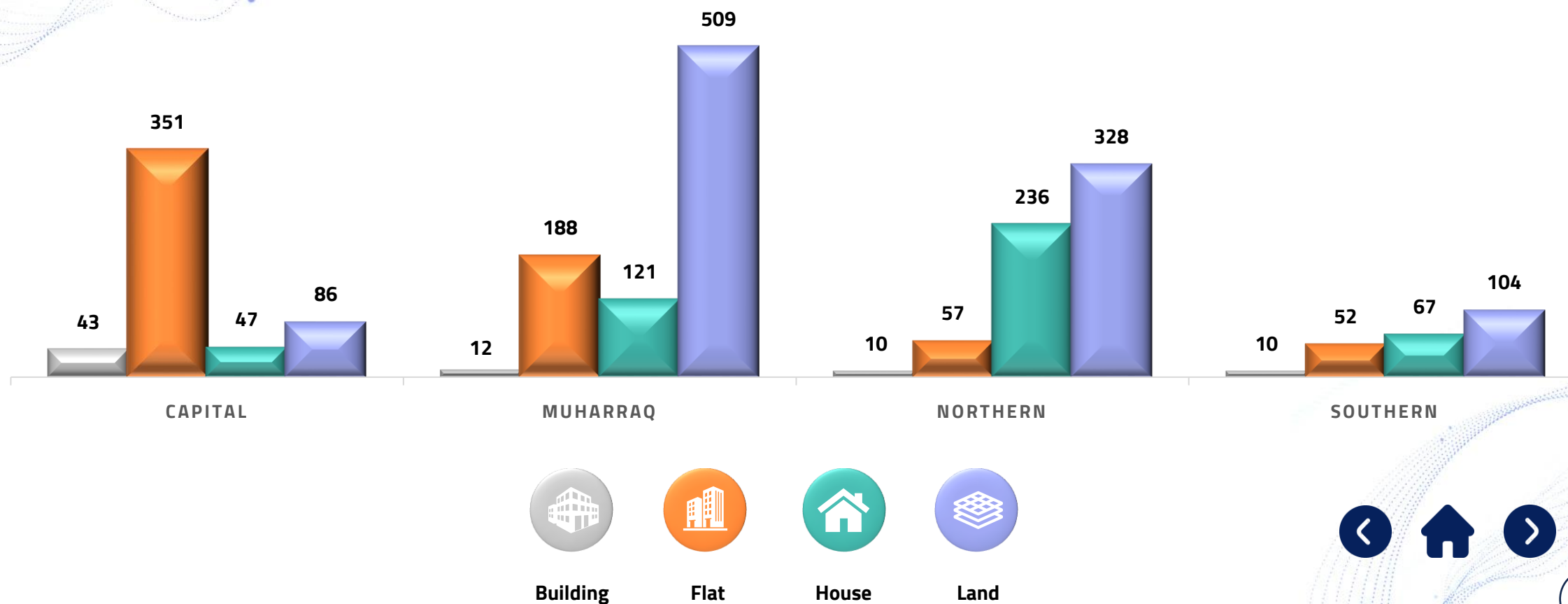


Land





Number of Sale Transactions By Property Type and Governorates Q3 2025



Distribution of Sale Transactions by Property Type and Price Range – Q3 2025



Building

8 13 16 10 11 6 2 1 0 0 5 2 1



Apartment

184 355 70 27 3 2 3 3 1 0 0 0 0



House

22 64 275 49 27 17 7 4 3 1 2 0 0



Land

62 632 191 59 21 12 16 7 5 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

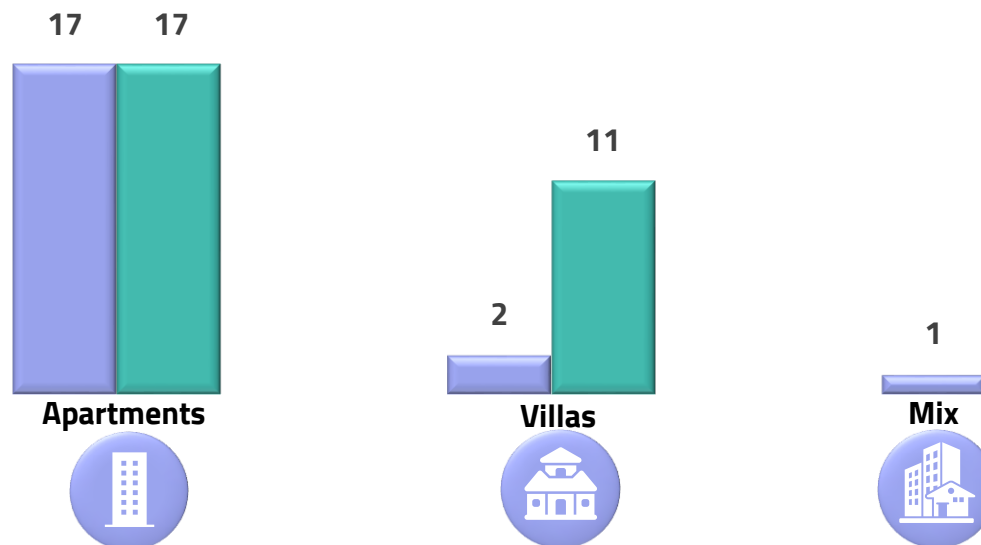


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Off-Plan Development Projects Q3 2025

■ Active ■ Completed



MORE THAN
713.5M
BHD

Total Value of Active
off Plan Development
Projects

20

Total Active Off-
Plan Development
Projects

MORE THAN
109.8M
BHD

Value of Licensed
Off-Plan Projects
Q3 2025





Off-Plan Sale Contracts Q3 2025

Units

Sales

101

BHD 13,012,003.47



108

BHD 13,562,341



123

BHD 12,664,654



332

BHD 39,238,998.47

Total

49.65%



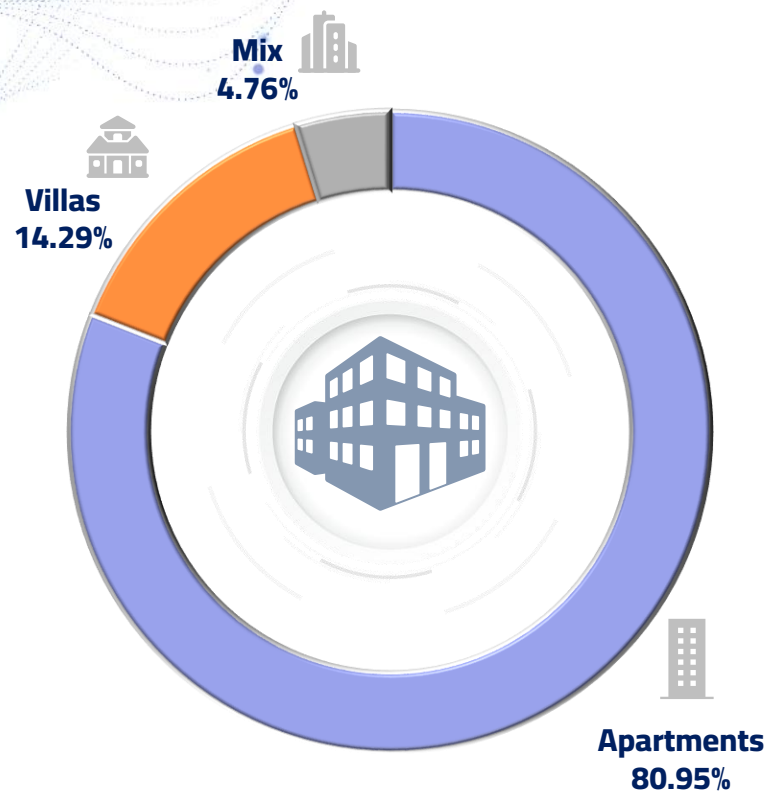
Quarterly Growth
vs Q3 2024



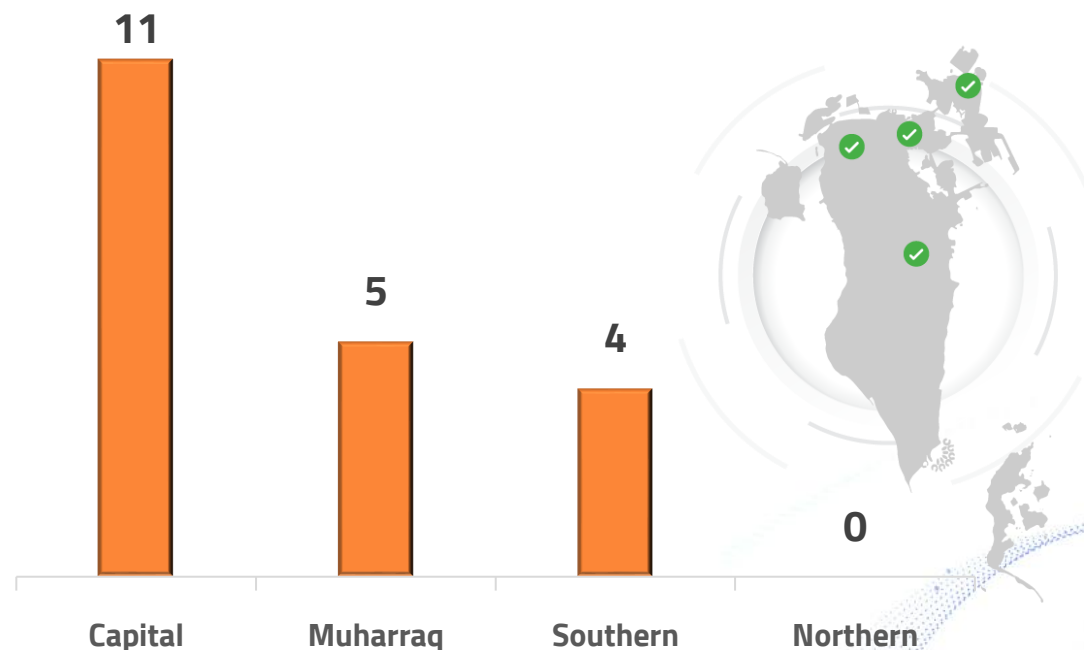


Overview of Active Off-Plan Projects Q3 2025

Distribution of Active Off-Plan Project Types

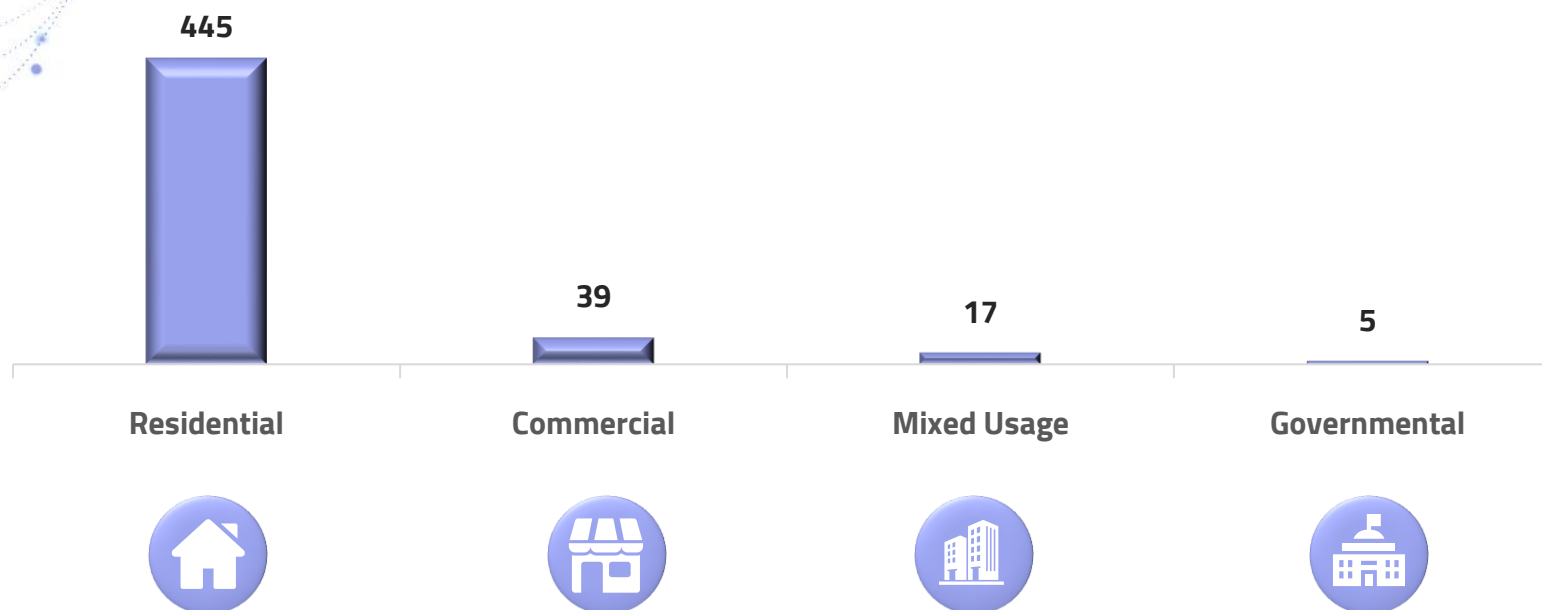


Active Off-Plan Projects by Governorate



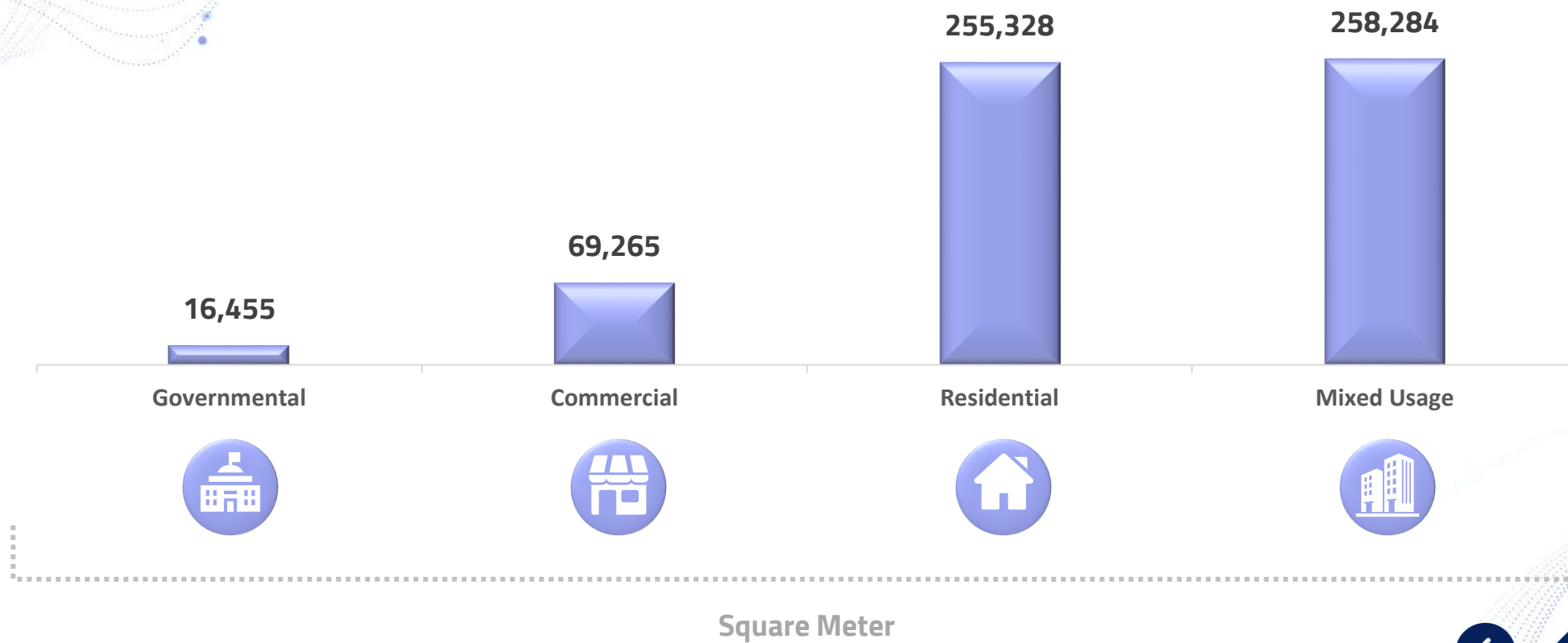


New Building Permits by Usage Nature Q3 2025





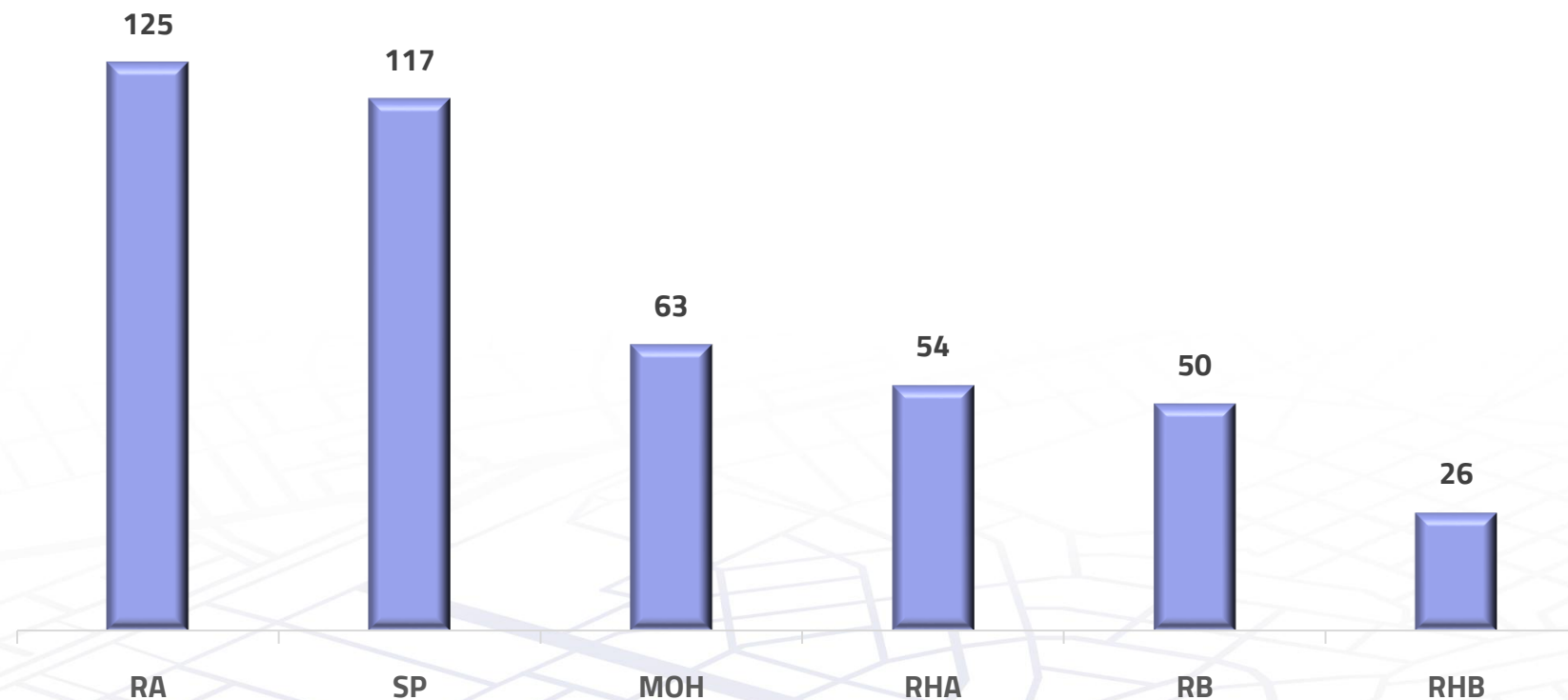
Built-Up Area of Building Permits by Usage Nature (sqm) Q3 2025



Top Zones by Number of Building Permits Q3 2025



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

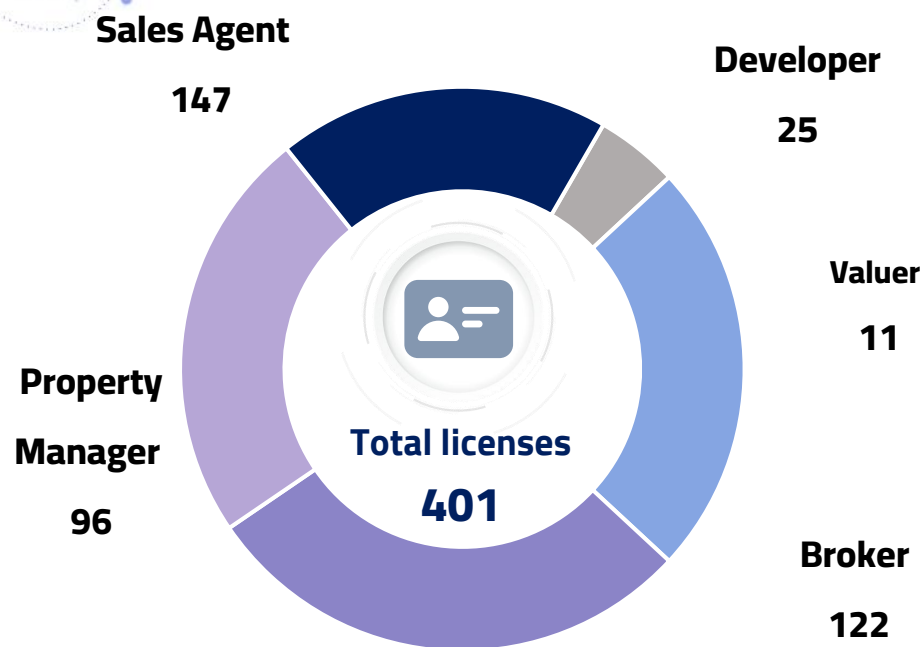


Building permits (New Only) is according to Benayat Data.



Issued Real Estate Professionals Licenses Statistics Q3 2025 vs Q3 2024

Issued Real Estate Professionals Licenses

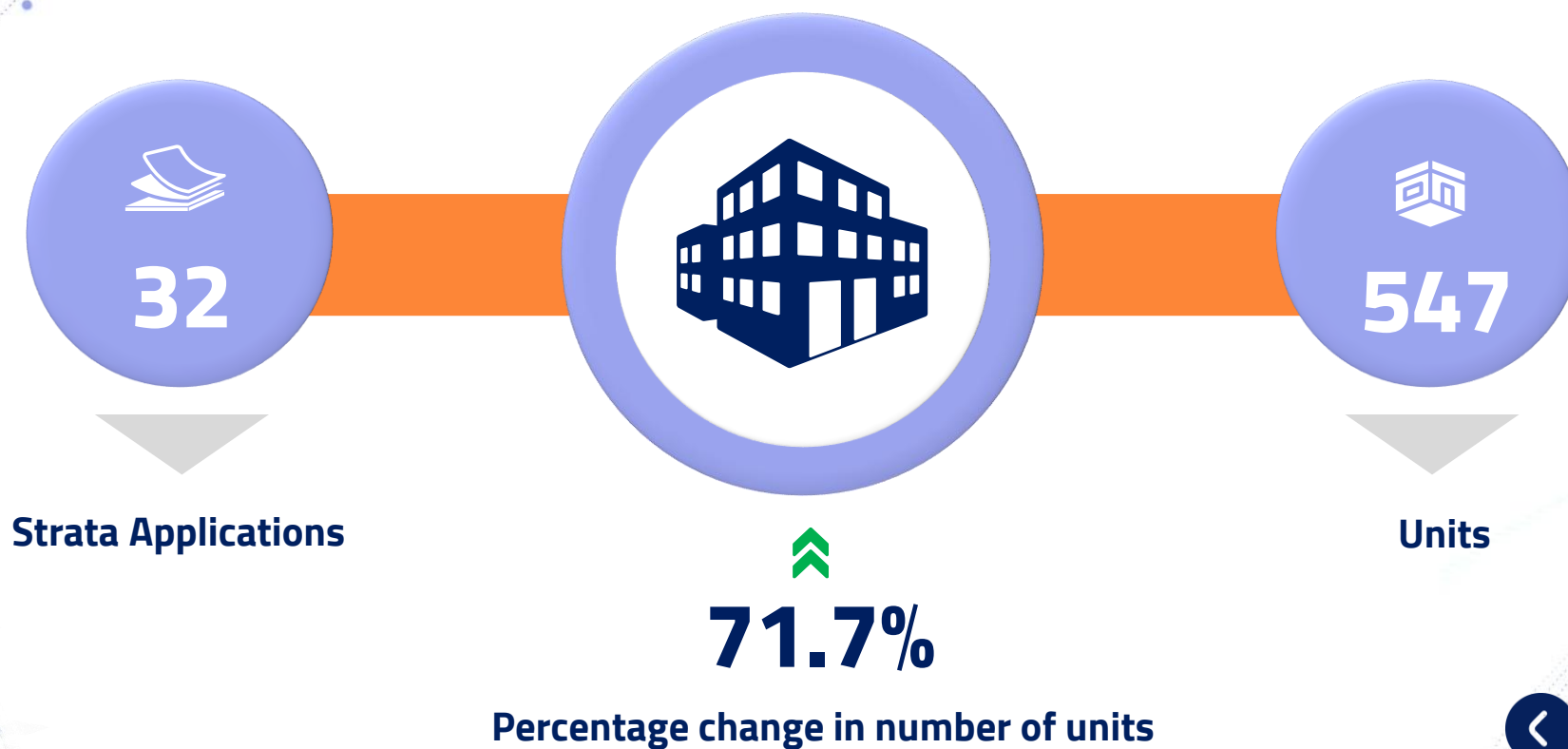


Percentage change in number
of Issued Real Estate Professionals
Licenses





Statistics on Multistory Sales Applications Q3 2025 vs Q3 2024





Continuous Professional Development Q3 2025



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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

