



Aqari
Data Bank



عقاري
بنك المعلومات

Q4 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.**





Q4 2025 In Numbers



42.26%

Compared to Q4 2024

Increase in
number of sales
transactions

3013
Transactions



13.63%

Compared to Q4 2024

Increase in sales
transactions value

425.6 M
BHD



62.57%

Compared to Q4 2024

Increase in the value
of sales transactions
in Muharraq
Governorate

106.2 M
BHD



**Northern
Governorate**

The highest in
number and value of
sales transactions

989
Transactions
132.3 M BHD



**Diyar AL
Muharraq**

Top area by value of
sales transaction

32.9 M
BHD



HIDD

Top area by
number of sales
transactions

228
Transactions





Q4 2025 In Numbers



9.53%

Compared to Q4 2024

Increase in the value
of sales transactions
for Bahrainis

**376.6 M
BHD**



49.51%

Compared to Q4 2024

Increase in the value
of sales transactions
for GCC nationals

**21.2 M
BHD**



68.08%

Compared to Q4 2024

Increase in the value
of sales transactions
for Foreigners

**27.9 M
BHD**



37.39%

Compared to Q4 2024

House

Top property type
by growth in sales
value

**111.3 M
BHD**



9.94%

Compared to Q4 2024

SP

Top zone in
number of sales
transactions

**343
Transactions**



Land

Property type with
the highest number
and value of sales
transactions

**1256
Transactions
194.5 M
BHD**





Q4 2025 In Numbers



9%

Compared to Q4 2024

Increase in the
value of active
off-plan projects

**661.3 M
BHD**



85.61%

Compared to Q4 2024

Increase in the
value of off-plan
sales contracts

**37.7 M
BHD**



26.24%

Compared to Q4 2024

Increase in the
number of off-plan
sales contracts

**279
Contracts**



**Capital
Governorate**

Highest number
and value of active
off-plan projects

10 projects

**357 M
BHD**



24.90%

Compared to Q4 2024

Increase in the
number of
Multistory
Applications (Strata)

**647
Units**



62.50%

Compared to Q4 2024

Increase in issued
real estate
professional
licenses

**130
Licenses**





Q4 2025 In Numbers



40.61%

Compared to Q4 2024

Increase in the
number of building
permits

599
permits



42.30%

Compared to Q4 2024

RESIDENTIAL

Usage type with the
highest number of
building permits

528
permits



21.62%

Compared to Q4 2024

Increase in
commercial building
permits

45
permits



RA

Top zone in number
of new building
permits

142
permits



**Northern
Governorate**

Highest number of
building permits

207
permits



RESIDENTIAL

Highest built-up
area of new
building permits
by usage type

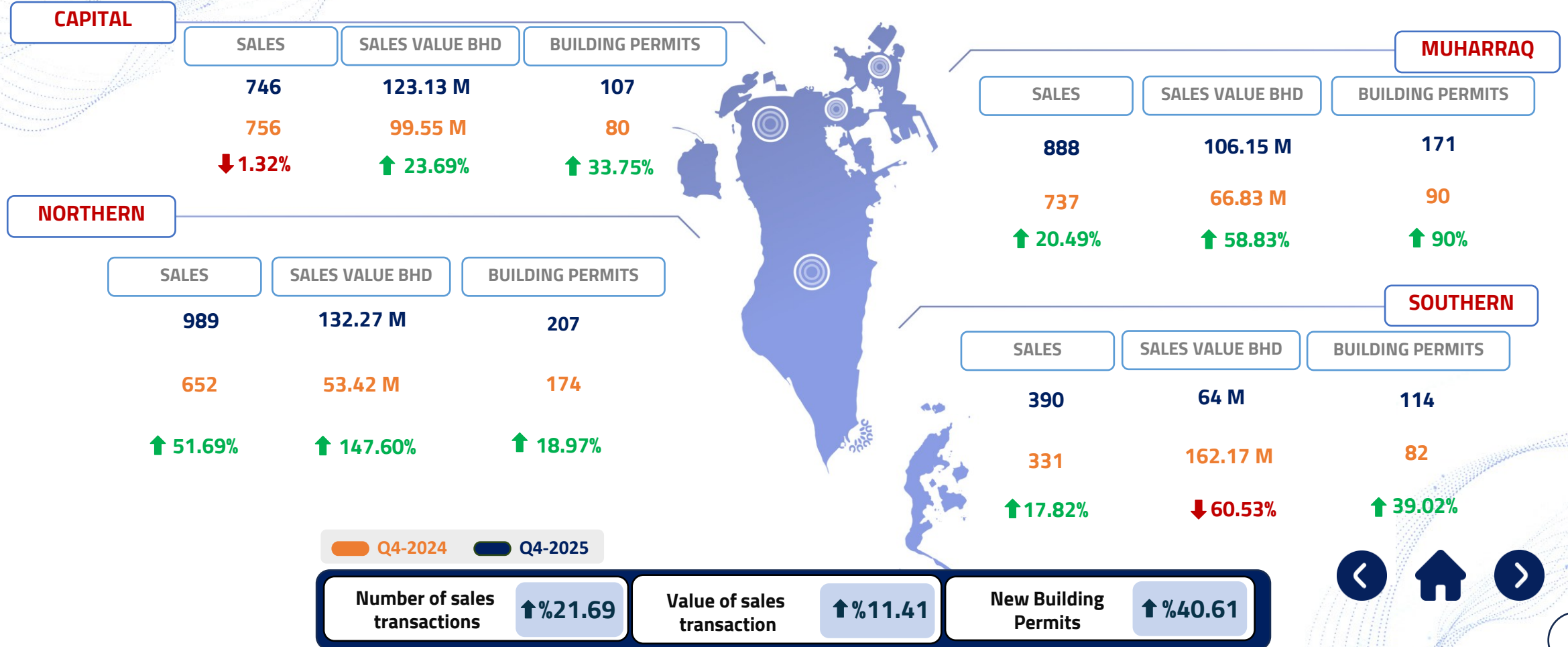
321,000
m²





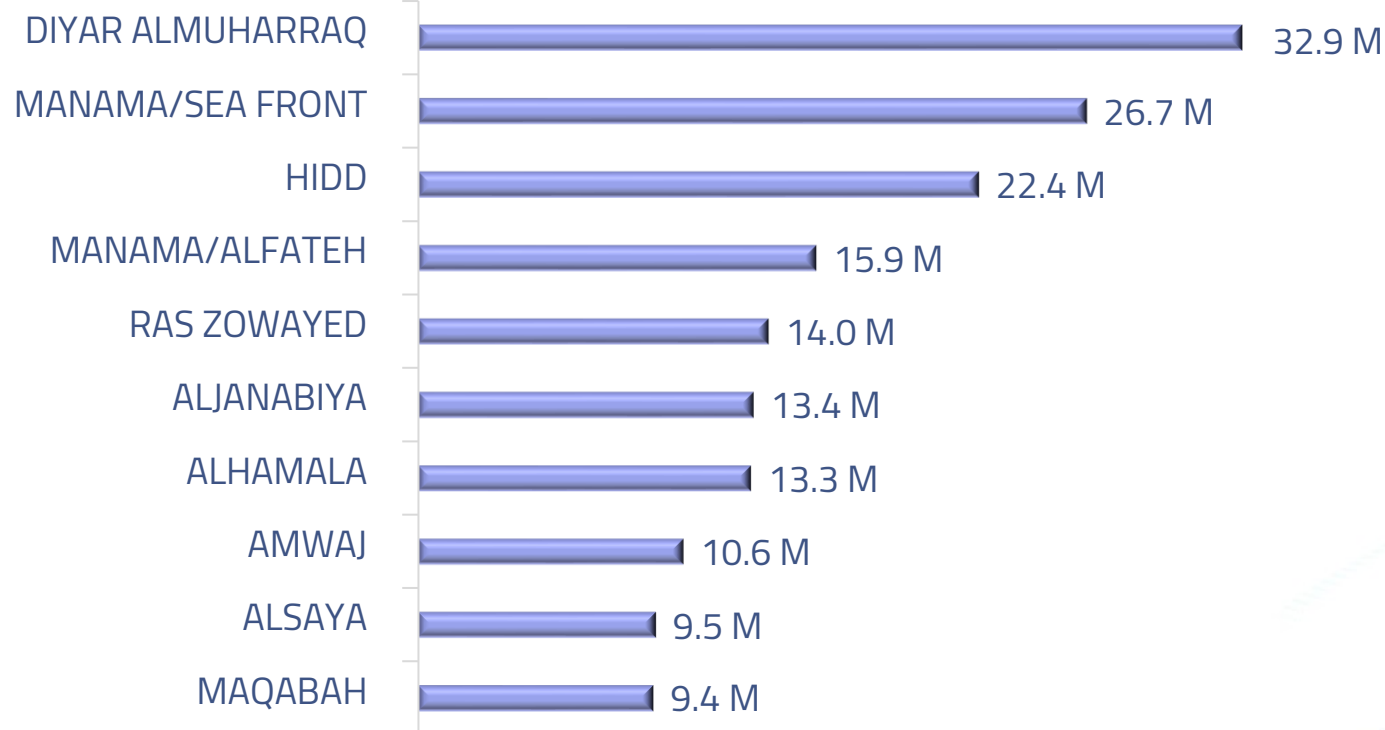
Real Estate Activity Overview by Governorate

Comparison of Q4 2025 vs Q4 2024



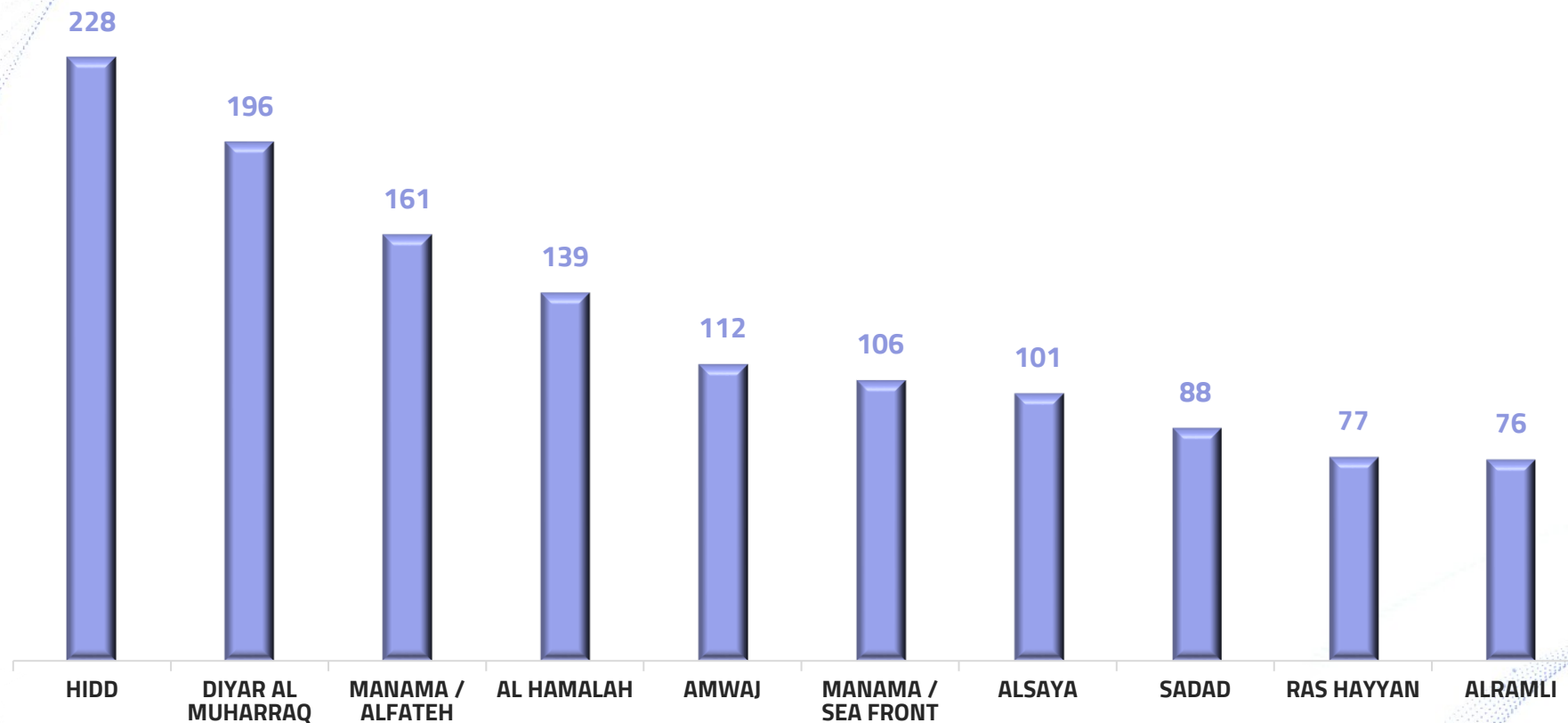


Top 10 Areas by Value of Sales Transactions Q4 2025





Top 10 Areas by Number of Sales Transactions Q4 2025



Number and Value of Sales Transactions by nationality

Q4 2025 vs. Q4 2024

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



Citizens



GCC



Foreigners

2025

Number Of Transactions	Percentage of Transactions by nationality Transactions	Sales Transaction Value BHD
2537	84.20	376,630,945.81
165	5.48	21,071,620
311	10.32	27,851,320

2024

Number Of Transactions	Percentage of Transactions by nationality Transactions	Sales Transaction Value BHD
1767	83.43	343,854,250
140	6.61	14,093,636
211	9.96	16,570,263

2024-2025

Difference in Number of Transactions

43.58%



17.86%



47.39%



2024-2025

Difference in Value of Transactions

9.53%



49.51%



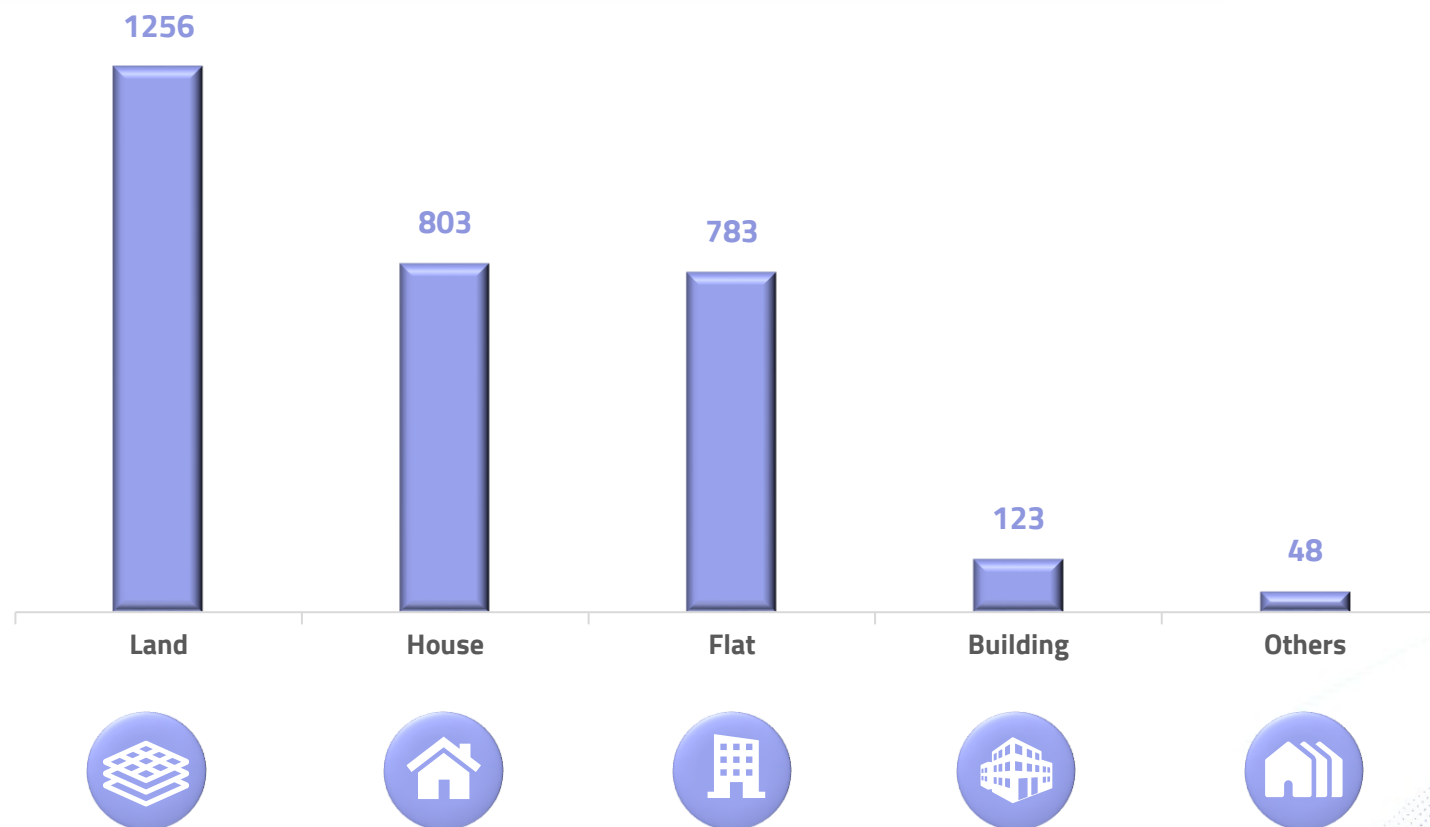
68.08%





Number of Sales Transactions by Property Type

Q4 2025

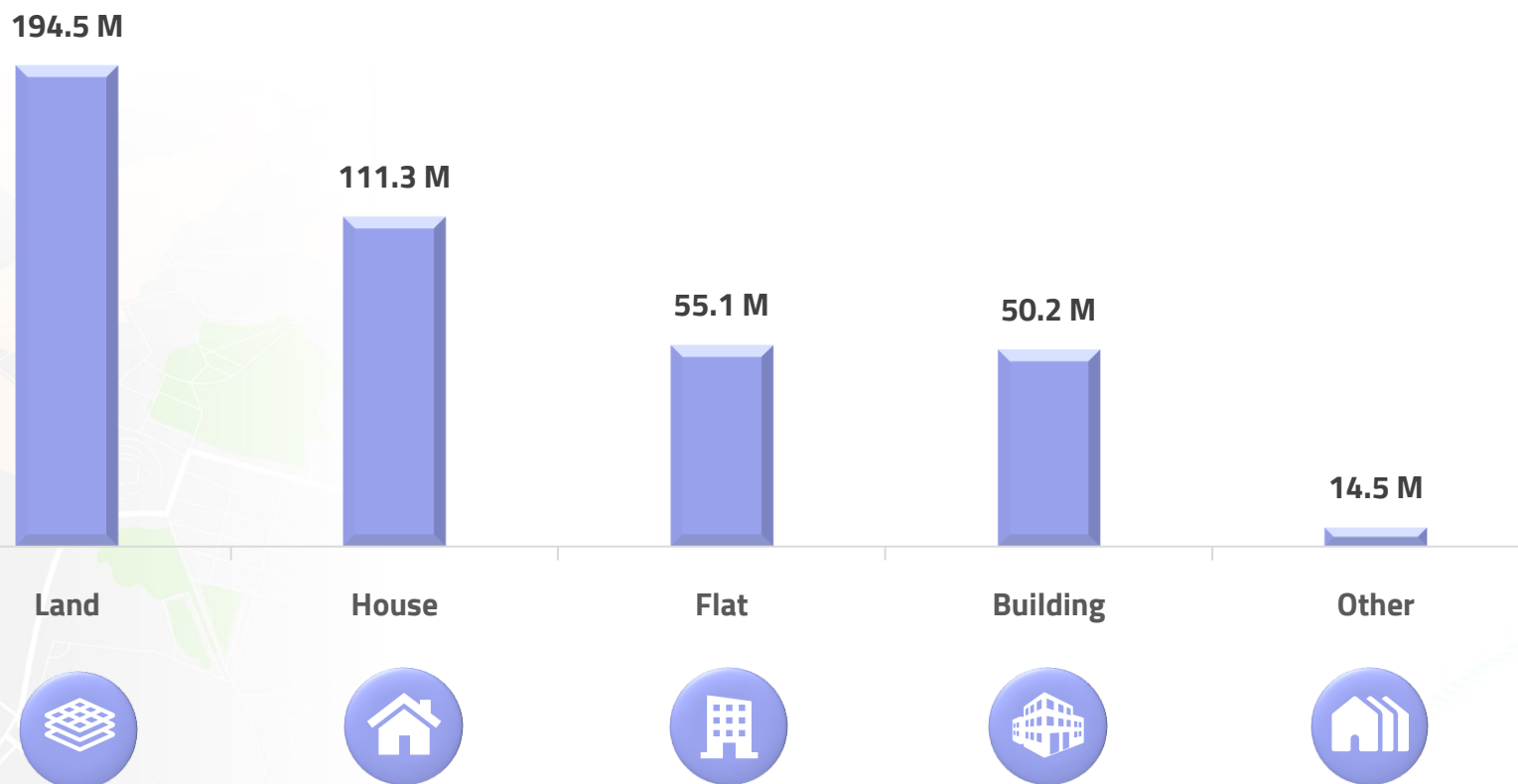


Others: Government property, residential complex, farm, commercial and corner



Value of Sale Transactions by Property Type

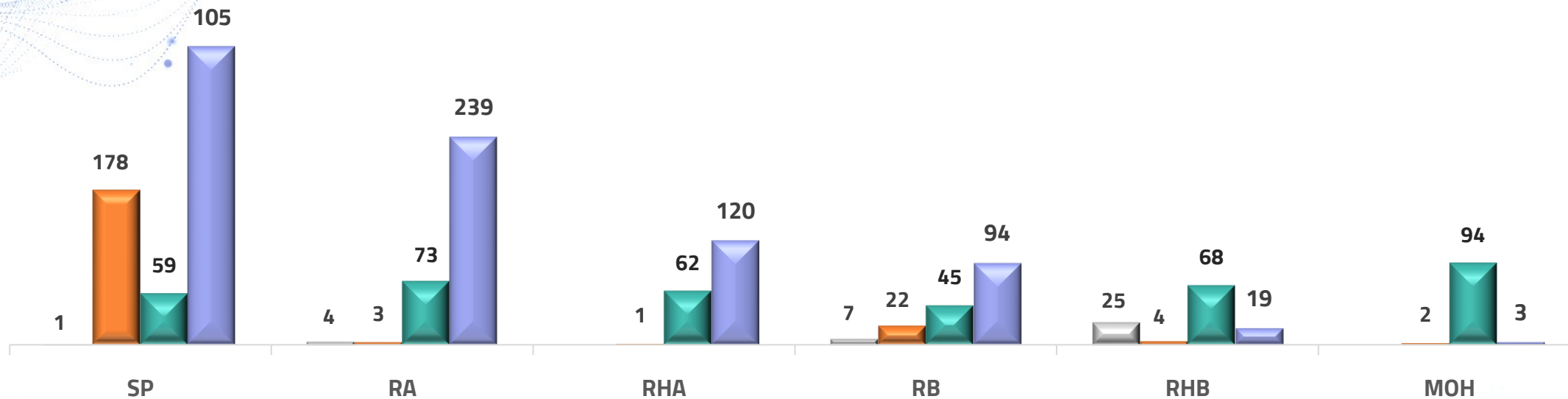
Q4 2025



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



Top Zone Types by Property Type and Number of Sales Transactions Q4 2025



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



Building



Flat



House



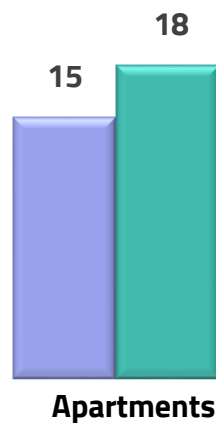
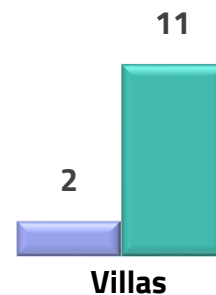
Land





Off-Plan Development Projects Q4 2025

Active Completed



661.3 M
BHD

Total Value of Active
off Plan Development
Projects

18

Total Active Off-
Plan Development
Projects

**MORE THAN
27.9 M**
BHD

Value of Licensed
Off-Plan active
Projects



15



Off-Plan Sales Contracts Q4 2025

Units	Sales	
78	BHD 10,417,664.20	 Citizens
114	BHD 16,013,177.09	 GCC
87	BHD 11,245,262	 Foreigners
279	BHD 37,676,103.29	Total


85.61%

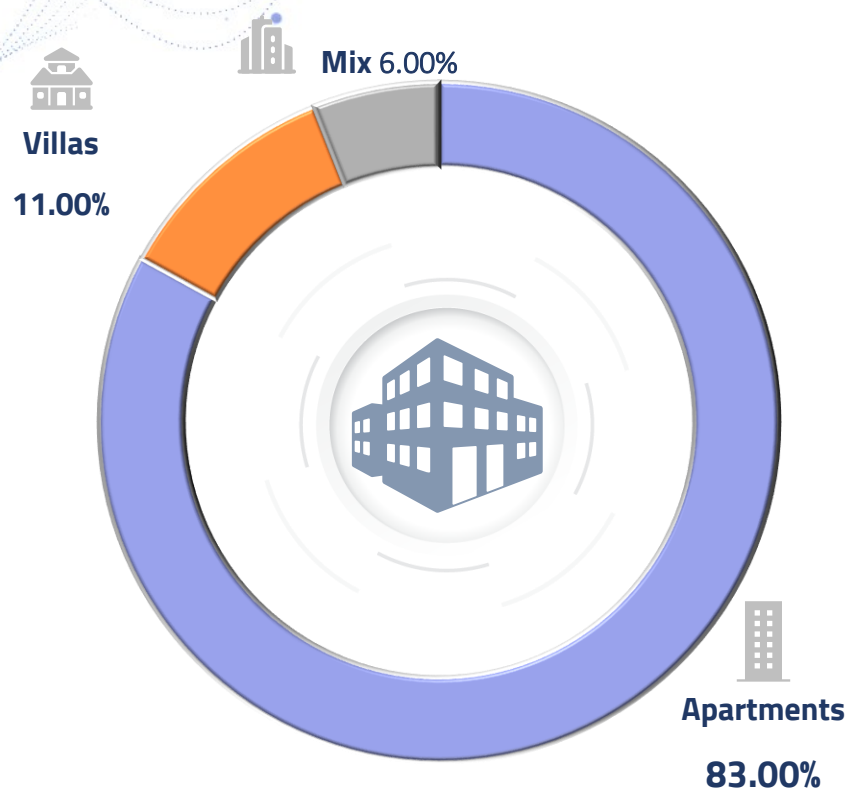
Quarterly Growth
vs Q4 2024



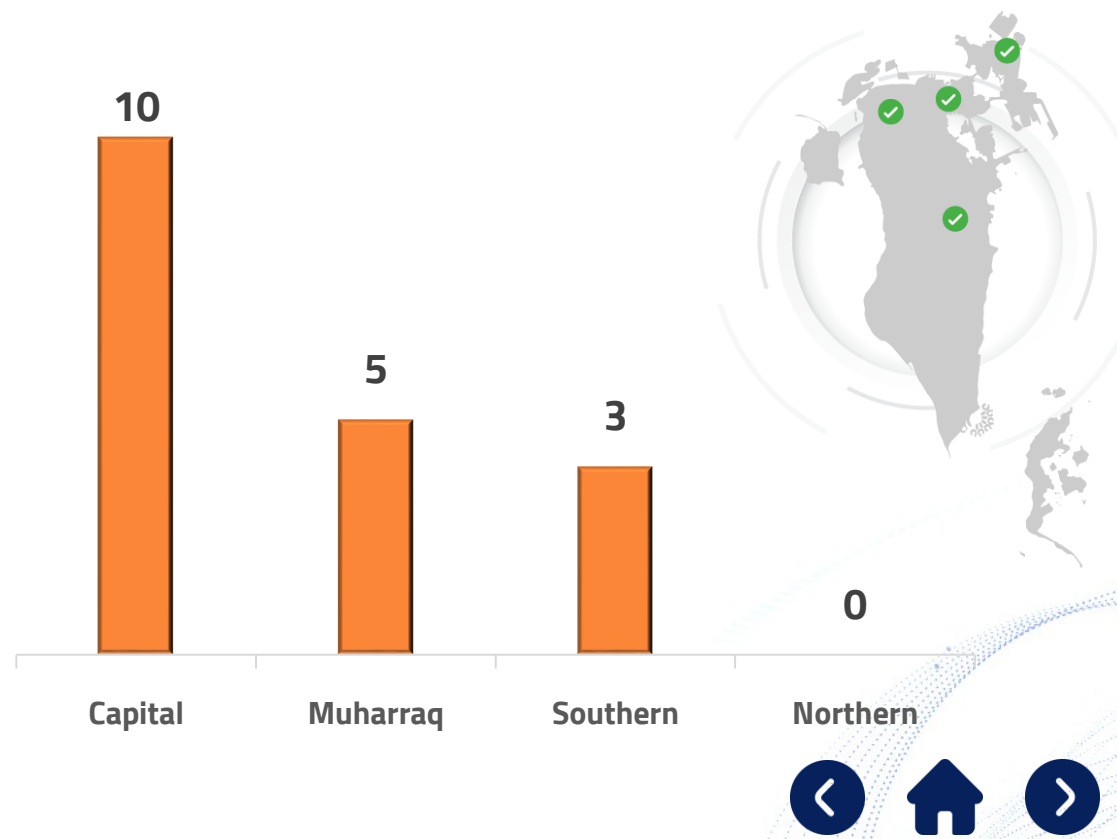


Overview of Active Off-Plan Projects Q4 2025

Distribution of Active Off-Plan Project Types

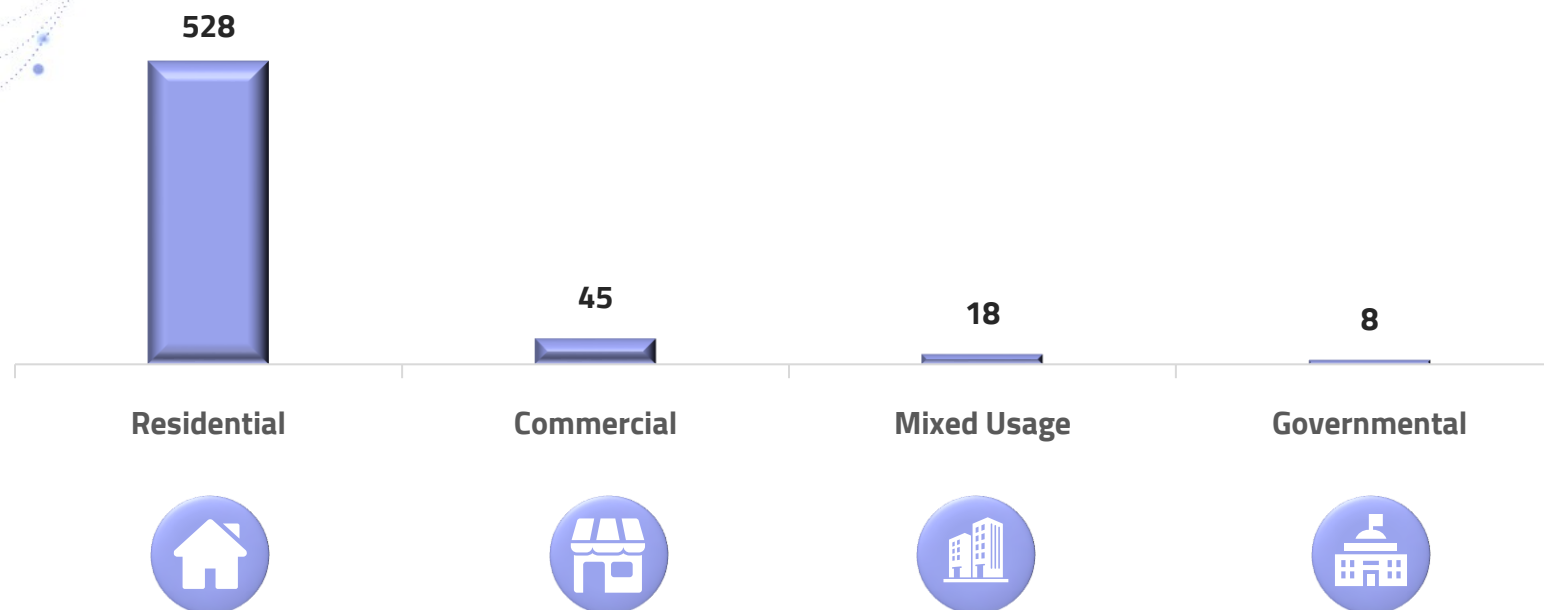


Active Off-Plan Projects by Governorate



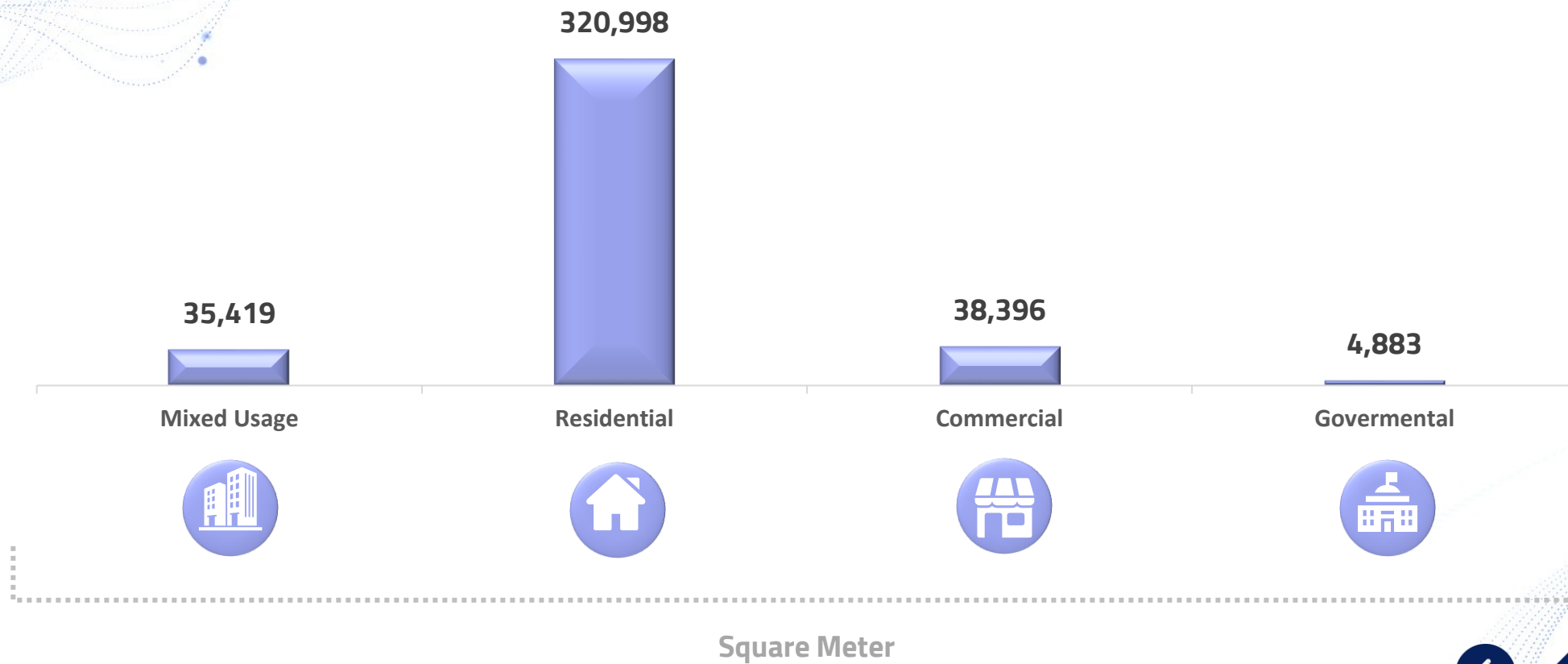


New Building Permits by Usage Nature Q4 2025





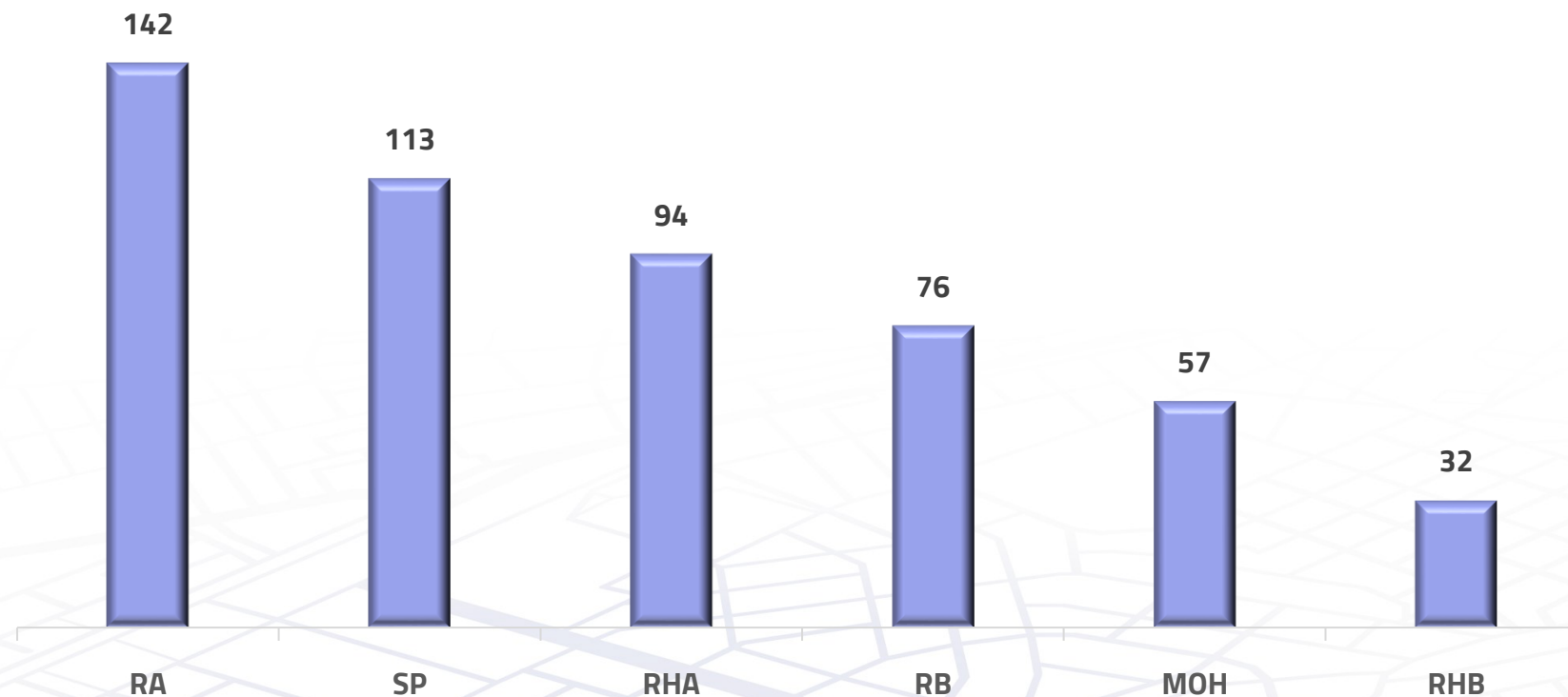
Built-Up Area of Building Permits by Usage Nature (sqm) Q4 2025



Top Zones by Number of Building Permits Q4 2025



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



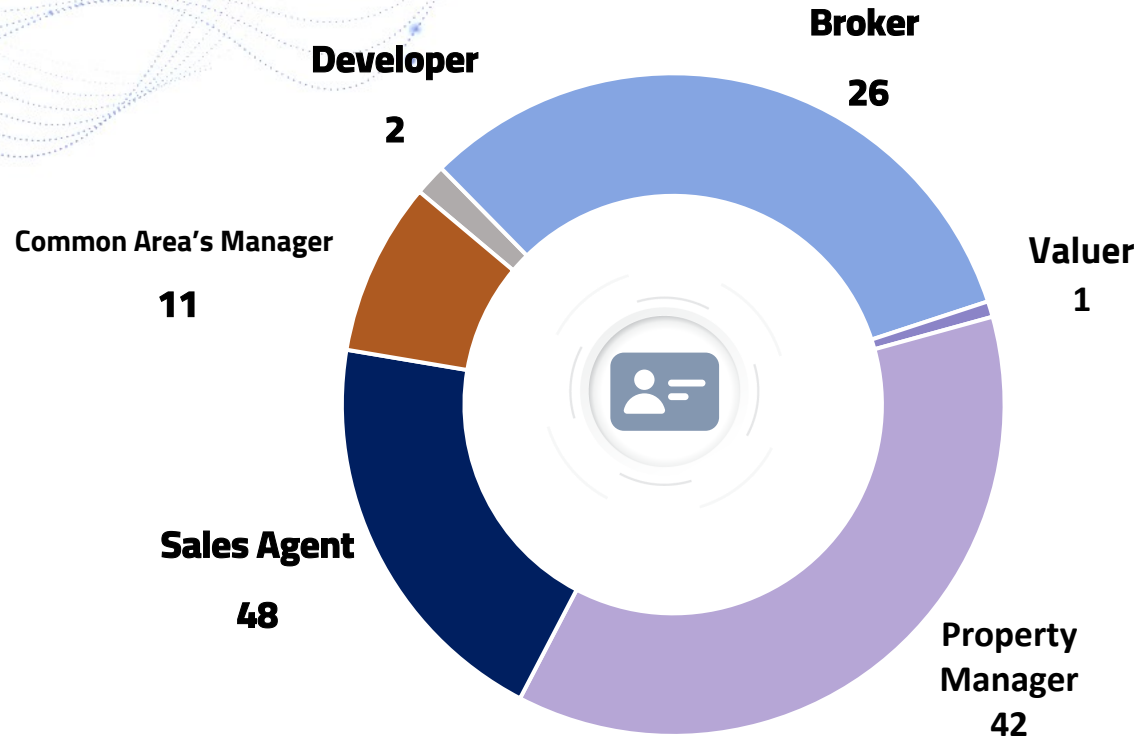
Building permits (New Only) is according to Benayat Data.



Issued Real Estate Professionals Licenses Statistics

Q4 2025 vs Q4 2024

Issued Real Estate Professionals Licenses



Total Licenses 130

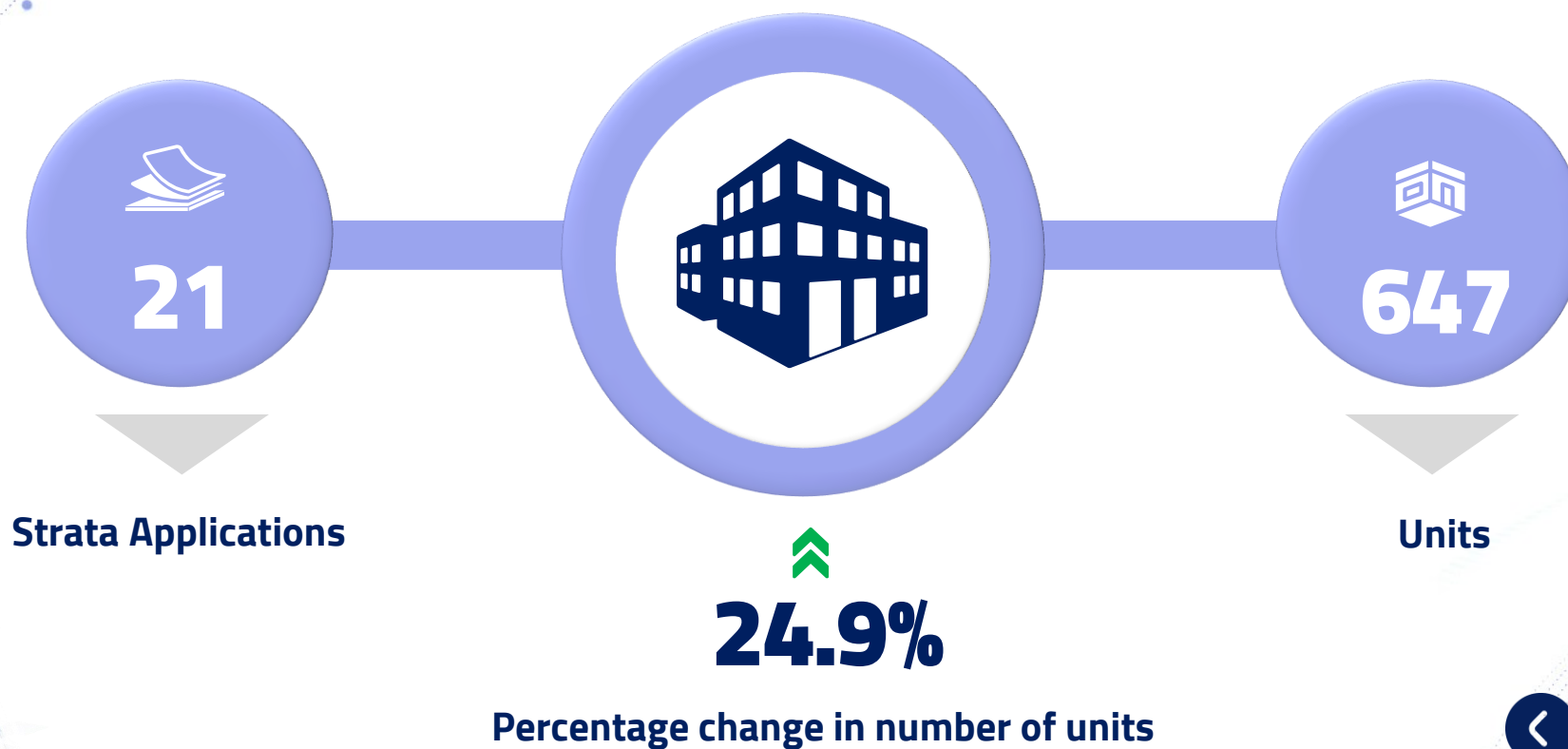
62.5%

Percentage change in number
of Issued Real Estate Professionals
Licenses

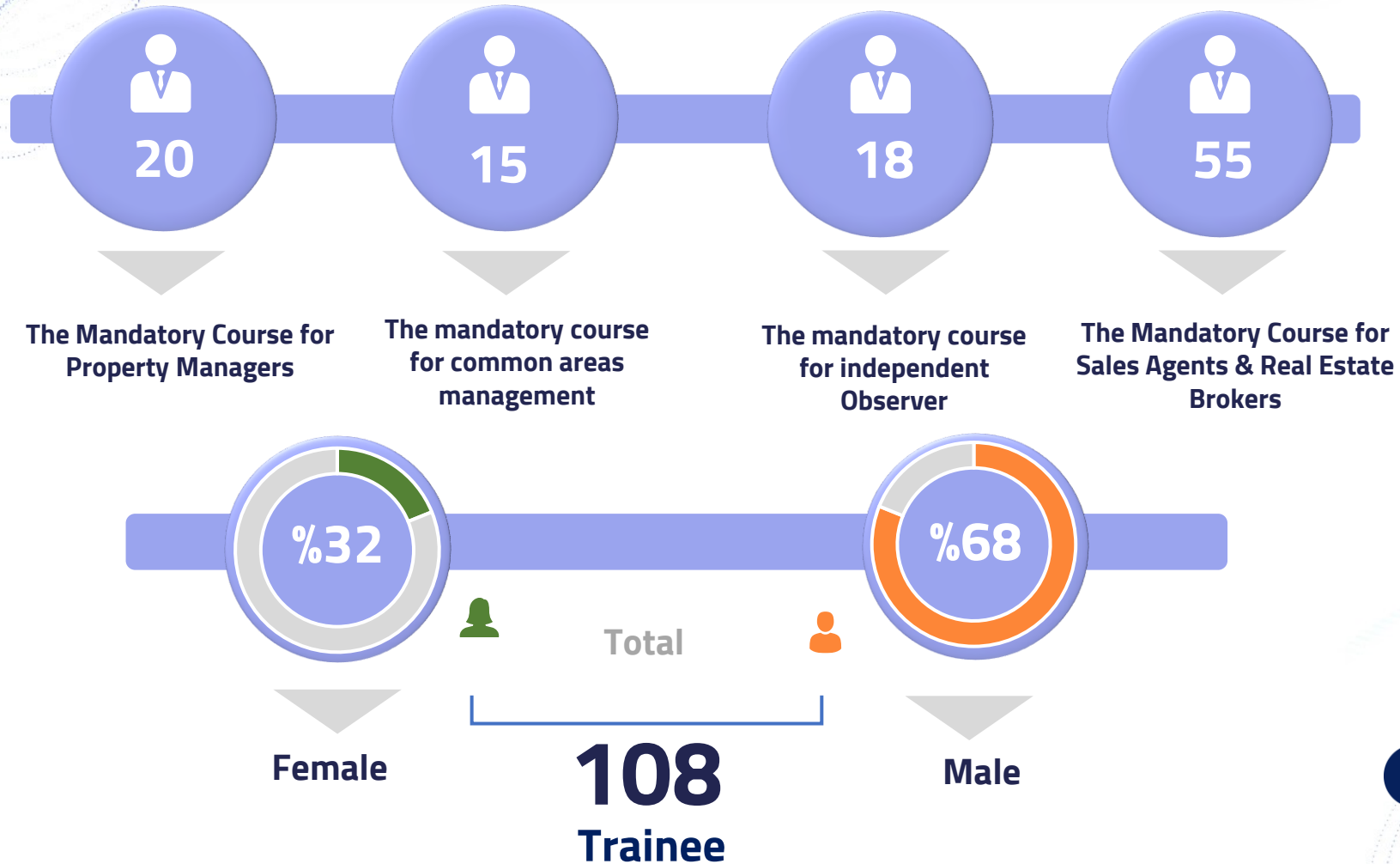




Statistics on Multistory Sales Applications Q4 2025 vs Q4 2024



Continuous Professional Development Q4 2025



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



AQARI.RERA.GOV.BH

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