



Kingdom of Bahrain
**Real Estate Regulatory
Authority**

— Real Estate Regulatory Authority

Real Estate Market Report — Second Quarter of 2026

A comprehensive overview of real estate transaction volume and value, price per square meter, off-plan sales, and building and professional licenses, compared with Q2 2025.

Contents

1	Market Performance Dashboard	3
2	Investment Demand by Governorate	4
3	Investor Preferences	5
4	Property Types and Price per m ²	6
5	Investment Demand by Area	7
6	Off-Plan Sale Projects	8
7	Construction Diversity and Building Permits	9
8	Regulatory and Professional Capacity	10
9	Useful Links	11

Market Performance Dashboard

Key figures for Q2 2026 compared with Q2 2025.

• Number of Transactions

2,756

Transactions

vs 2,844 in Q2 2025 (–3.1%)

• Value of Transactions

376.6

BD million

vs BD 393.6 million in Q2 2025 (–4.3%)

• Average Transaction Value

136,631

BD

vs BD 138,395 in Q2 2025 (–1.3%)

• Top Property Type

Land

by number of transactions and value

1,284 transactions · BD 168.7 million

• Top Area

Diyar Al Muharraq

by number of transactions and value

293 transactions · BD 32.1 million

• Active Professional Licenses

1,231

Licenses

Total active licenses

• Highest Area by Price per m²

1,052

BD/m²

Manama/Bahrain Bay

• New Building Permits

466

Permits

vs 477 in Q2 2025 (–2.3%)

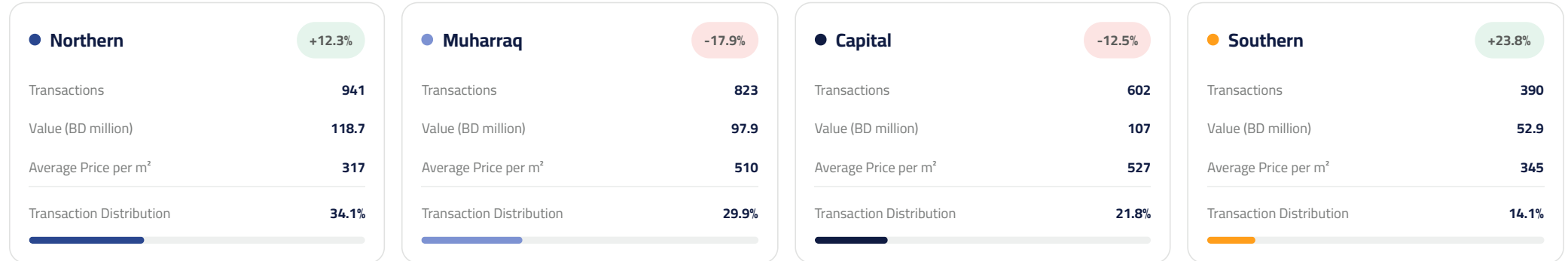
Basis of comparison: All change rates (▲ increase · ▼ decrease) shown in this report represent year-on-year comparisons between Q2 2026 and Q2 2025. Each rate is calculated based on either transaction count or value, as indicated.

Executive Summary

Sales transactions totaled 2,756 in Q2 2026, worth a combined BD 376.6 million, compared with 2,844 transactions worth BD 393.6 million in Q2 2025. Average price per m² stood at BD 731 for buildings and BD 647 for apartments, while houses averaged BD 482 per m². In construction, 466 new building permits were issued for a total built-up area of 465,939 m², while 690 units were recorded under the Multistory Sales Applications system and 71 off-plan sale contracts were signed.

Investment Demand by Governorate

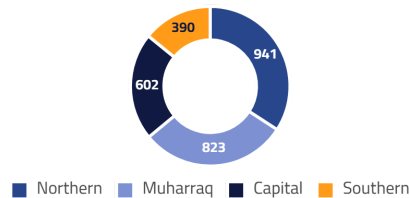
Transactions, value, average price per m², and each governorate's Distribution. The colored badge on each card represents the year-on-year change in the governorate's transaction count (2026 vs 2025).



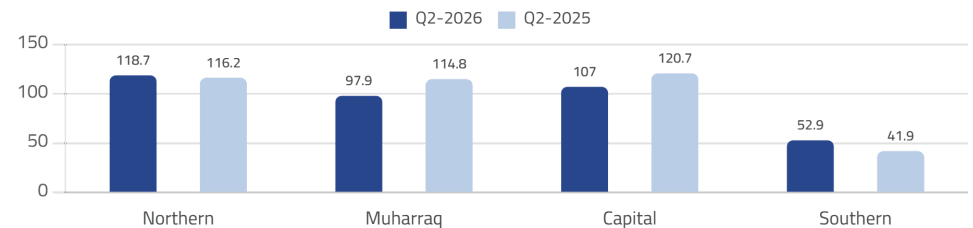
Bahrain's Governorates Map



Transaction Distribution by Governorate



Transaction Value by Governorate (BD million)



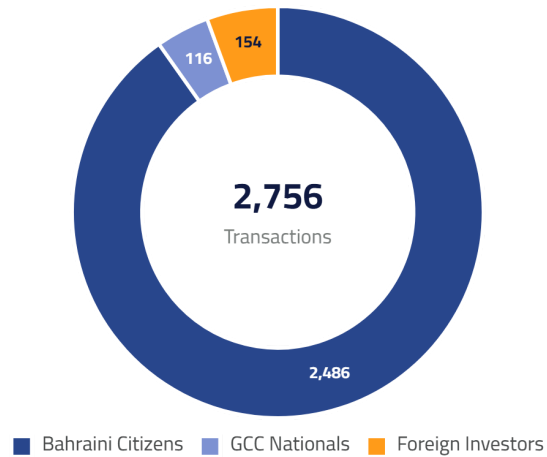
Geographic Distribution of Real Estate Activity

Sales transactions were distributed across the four governorates during the quarter, with the Northern Governorate accounting for 34.1% of total transactions, followed by Muharraq (29.9%), Capital (21.8%), and Southern (14.1%). By average price per m², Capital recorded the highest value at BD 527, followed by Muharraq (BD 510), Southern (BD 345), and Northern (BD 317). These figures reflect varying levels of activity and price per m² across governorates.

Investor Preferences

Distribution of transactions and their value among Bahraini citizens, GCC nationals, and foreign investors. For each segment, transaction count and its year-on-year change are shown above, and value and its year-on-year change are shown below.

Transaction Count by Nationality



Transaction Value and Count by Nationality

● Bahraini Citizens

Count: **2,486** ▲ +5.2%

Value: **341.3** BD million ▼ -2.7%

● GCC Nationals

Count: **116** ▼ -12.8%

Value: **20.8** BD million ▲ +35.5%

● Foreign Investors

Count: **154** ▼ -55.6%

Value: **14.5** BD million ▼ -47.5%

Total Transaction Count

2,756 ▼ -3.1%

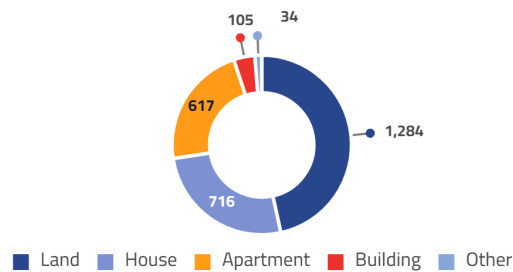
Reading Investor Preferences

Sales transactions were distributed by investor nationality: Bahraini citizens led in transaction count, while GCC nationals' transactions led in value, reflecting a shift toward larger, higher-value deals and longer-term investment.

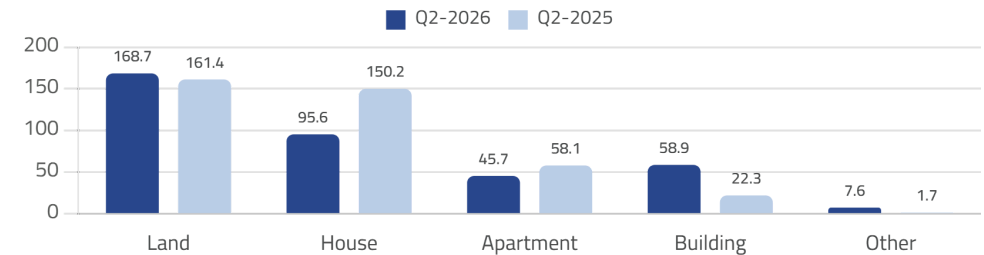
Property Types and Price per m²

Transactions by property type, average price per square meter by type and governorate (Average).

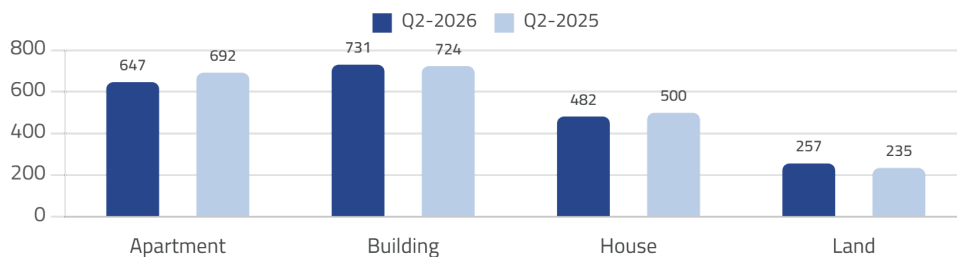
Transaction Distribution by Property Type



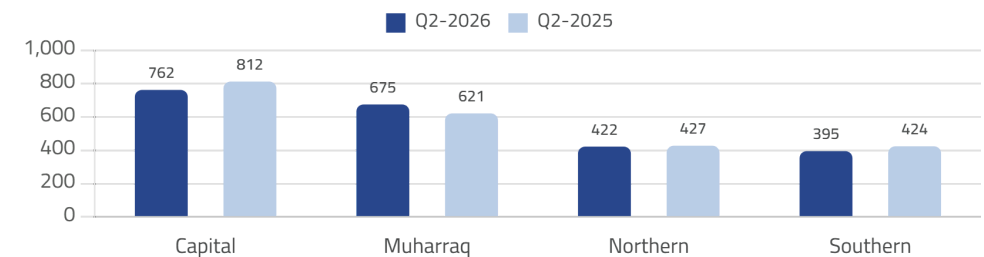
Transaction Value by Property Type (BD million)



Average Price per m² by Property Type (BD/m²)



Average Price per m² for Apartments by Governorate (BD/m²)



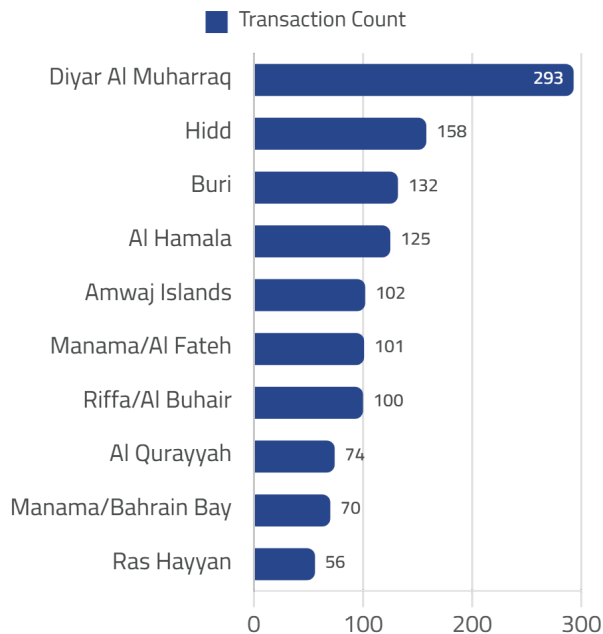
Reading Property Types and Prices

Sales transactions by property type: land accounted for 46.6% of total transactions, followed by houses (26%), apartments (22.4%), and buildings (3.8%). By average price per m², buildings recorded BD 731, followed by apartments (BD 647), houses (BD 482), and land (BD 257). Apartment price per m² averaged BD 647, down from BD 692 in Q2 2025.

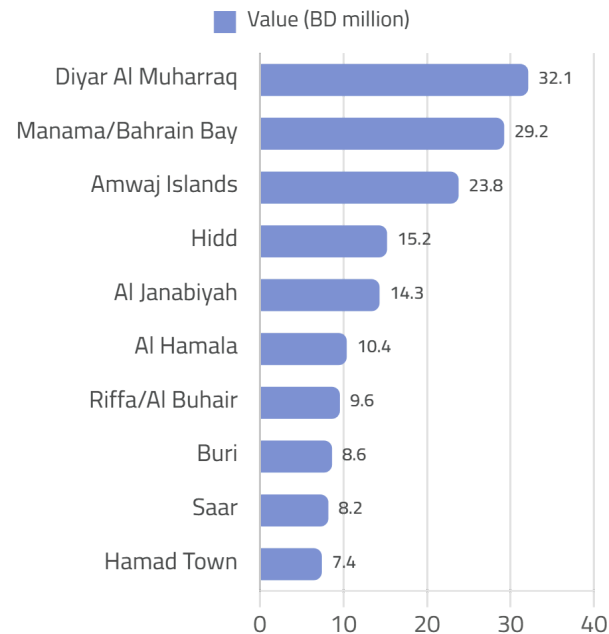
Investment Demand by Area

Areas with the highest transaction volume and value, and the areas with the highest price per square meter.

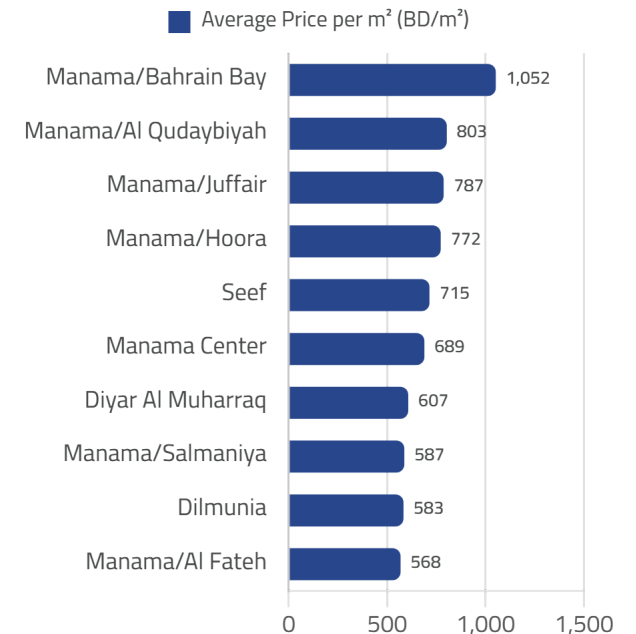
Top Areas by Transaction Count



Top Areas by Value (BD million)



Top Areas by Price per m² (Average, BD/m²)



Distribution of Real Estate Demand

Real estate transaction value was concentrated in a limited number of areas during the quarter, with the top ten areas accounting for approximately 40% of total transaction value. Diyar Al Muharraq led by transaction count (293 transactions) and by value (BD 32.1 million). Manama/Bahrain Bay recorded the highest average price per m² at BD 1,052, the highest level among the Kingdom's areas this quarter.

Off-Plan Sale Projects

Performance of off-plan sale contracts, related indicators, and the distribution of active projects.

Active Off-Plan Projects

18 projects

Total active RERA-licensed projects

Value of Active Off-Plan Projects

BD 617.4 million

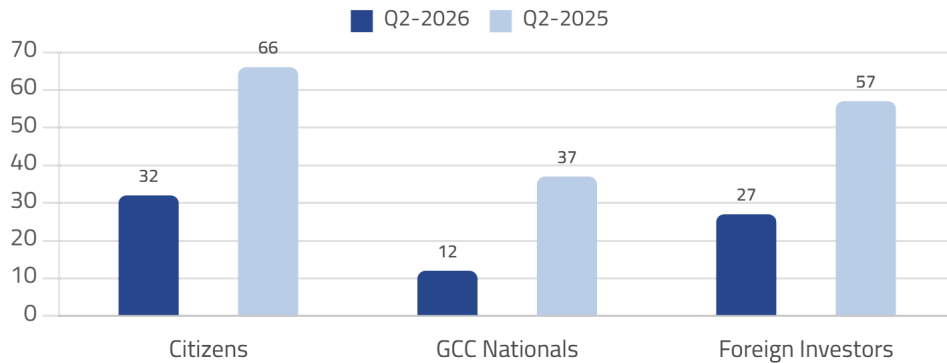
Total value of active projects

Off-Plan Contracts This Quarter

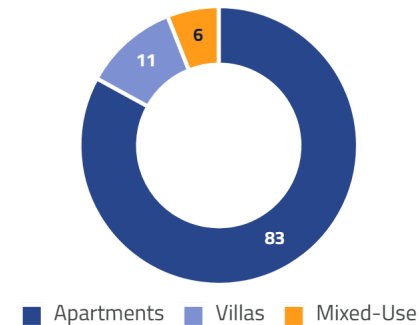
71 contracts

Total value of BD 11.6 million

Investor Count by Nationality



Distribution of Active Projects by Type (2026)



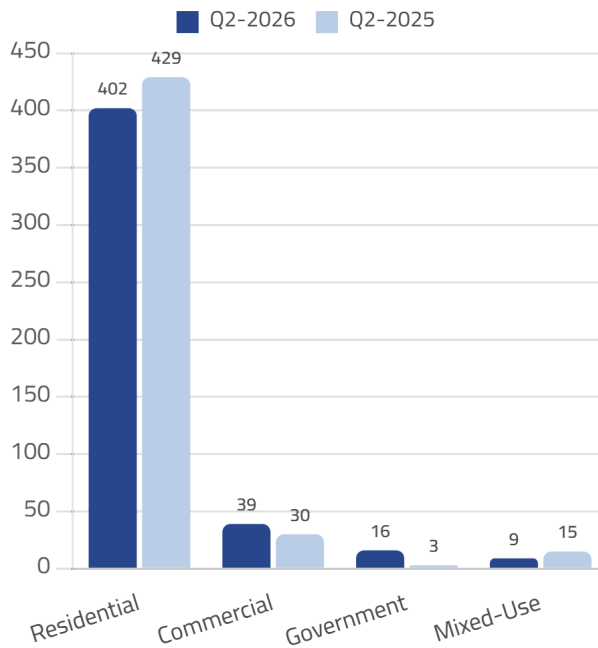
Reading Off-Plan Sales

RERA-licensed active off-plan projects totaled 18, worth a combined BD 617.4 million. 71 off-plan sale contracts worth a combined BD 11.6 million were recorded this quarter, compared with 160 contracts worth BD 27.4 million in Q2 2025. Active projects are concentrated in the apartment category at 83% of total projects.

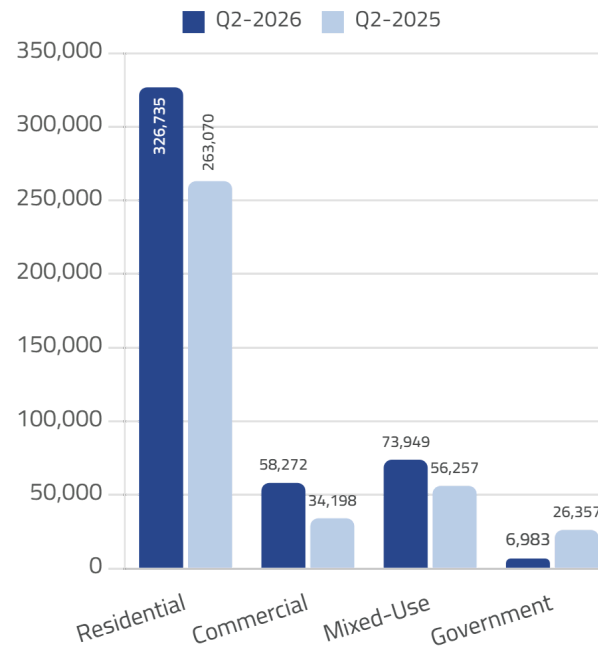
Construction Diversity and Building Permits

New permits and built-up area by use, and the top zoning classifications.

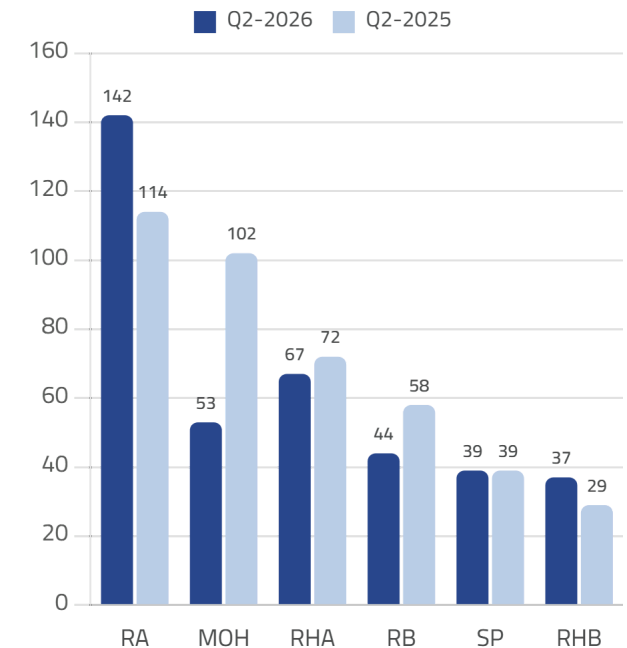
Permit Count by Use



Built-Up Area (m²)



Top Zoning Classifications by Permit Count



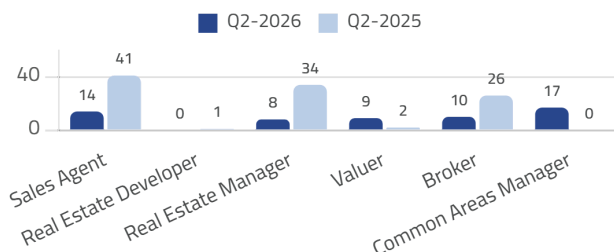
Construction and Building Permits Sector

466 new building permits were issued in Q2 2026, compared with 477 in Q2 2025, for a total built-up area of 465,939 m² versus 379,882 m². Residential permits made up the largest share at 402. Average built-up area per permit was approximately 1,000 m², up from 796 m² in the same period of the previous year.

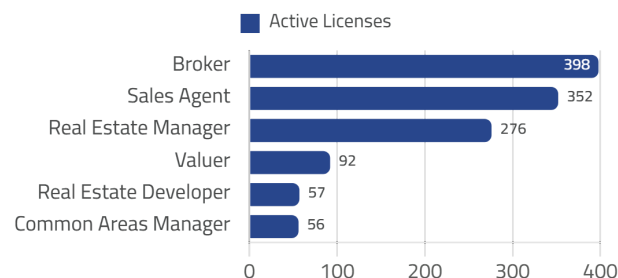
Regulatory and Professional Capacity

Issued and active professional licenses, multistory sales applications, continuing professional development, and field research licenses.

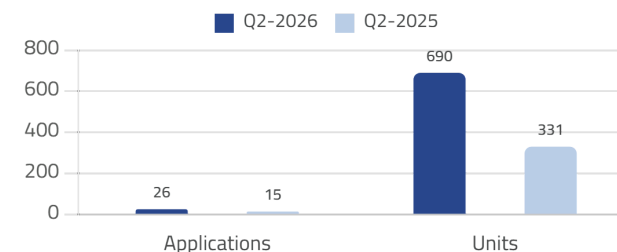
Licenses Issued by Type



Active Licenses



Multistory Sales Applications



Professional Licenses Issued

58

During Q2 2026

Total Attendance in Continuing Professional Development Programs

85

During Q2 2026

Active Field Research Licenses

9

During Q2 2026

Total Owners' Association Applications

935

During Q2 2026

Regulatory and Professional Reading

The Authority continued strengthening regulatory oversight and professional capacity in Q2 2026, reflecting an advanced level of governance and compliance with legal and regulatory requirements in Bahrain's real estate market. 58 professional licenses were issued, bringing total active professional licenses to 1,231. The Authority continued raising sector competency through continuing professional development programs, in which 85 professionals participated this quarter.

In Multistory Sales Applications, 26 applications covering 690 units were received, compared with 15 applications covering 331 units in the same period of 2025, reflecting growth in real estate project activity, which remains subject to the approved regulatory and procedural frameworks, alongside the issuance of 9 field research licenses and total of 935 owner Association certificates, reinforcing transparency and safeguarding the rights of all market participants.

Useful Links

[Areas of Foreign Ownership](#)

[Regulatory Requirements for Development Across Bahrain's Areas](#)

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