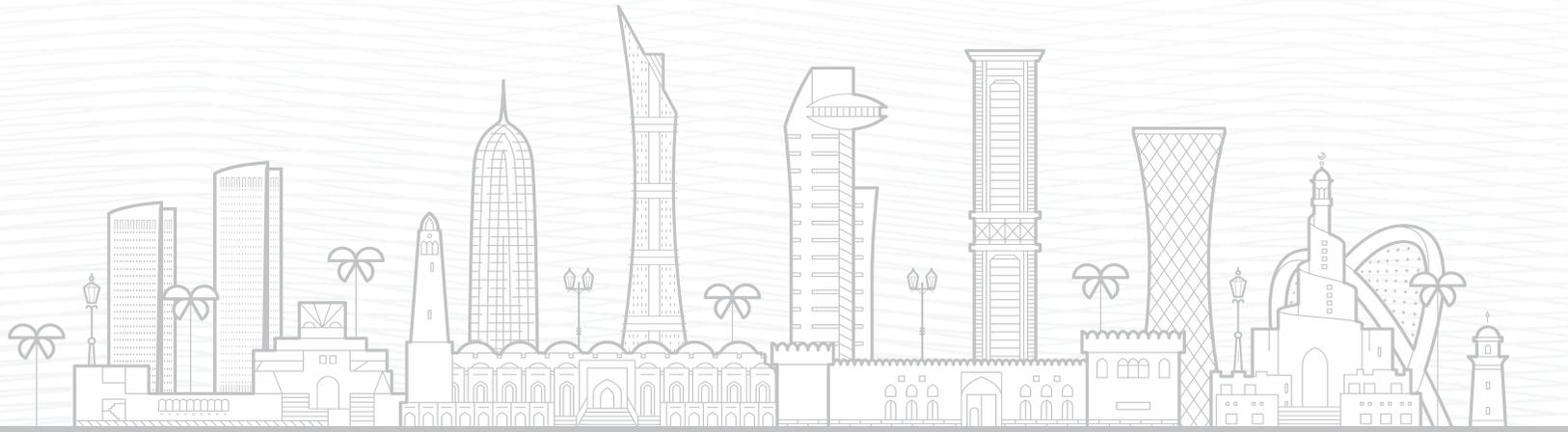


The Real Estate Third Quarter Bulletin

Q3-2025

List of Monthly Bulletin of the Properties Sold

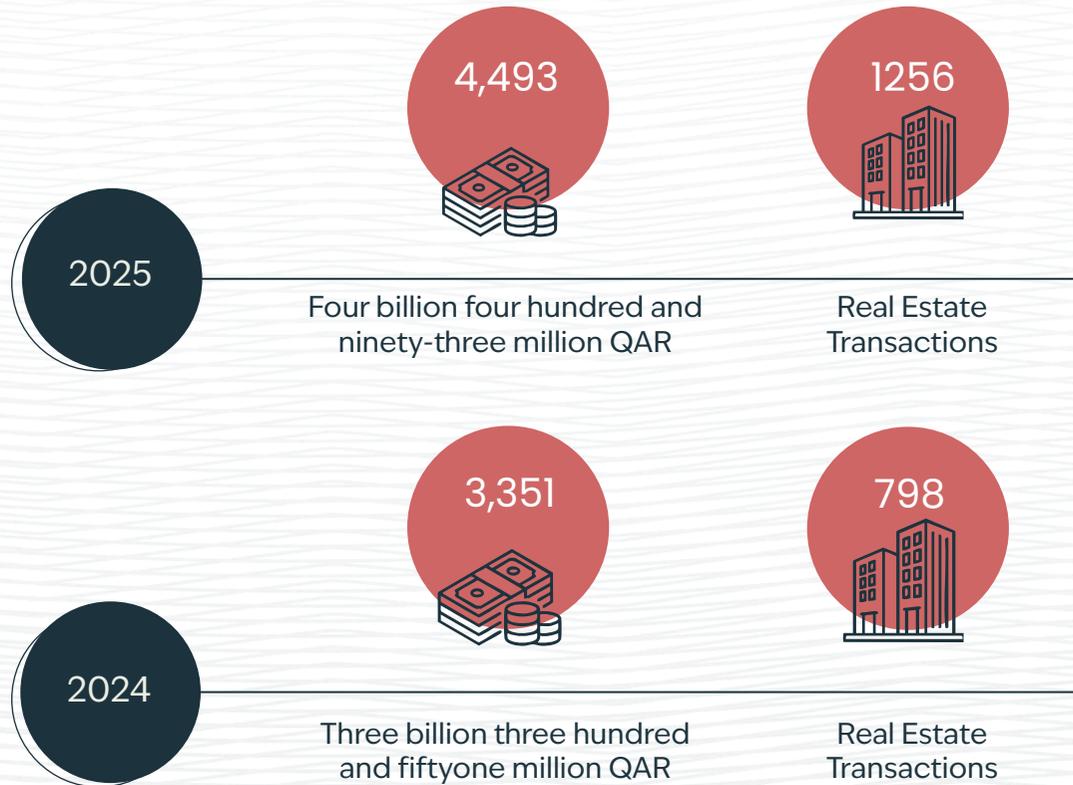


Municipality / Zone	Type		Total amounts of sale	Sold Properties	Properties Percentage
	Vacant Land	Buildings			
Al Wakra	143	54	418,091,274	197	10%
Doha	82	256	1,596,395,261	338	27%
Al Rayyan	130	239	1,497,058,945	369	29%
Al Daayen	57	78	444,403,285	135	10%
UmmSalal	42	78	368,824,257	120	9%
Al Khor and Al Thakira	27	34	101,689,462	61	5%
Al Shamal	26	9	65,597,739	35	3%
Al Sheehaniya	0	1	1,030,000	1	0%
Total	507	749	4,493,090,223	1256	100%

Sale Movement

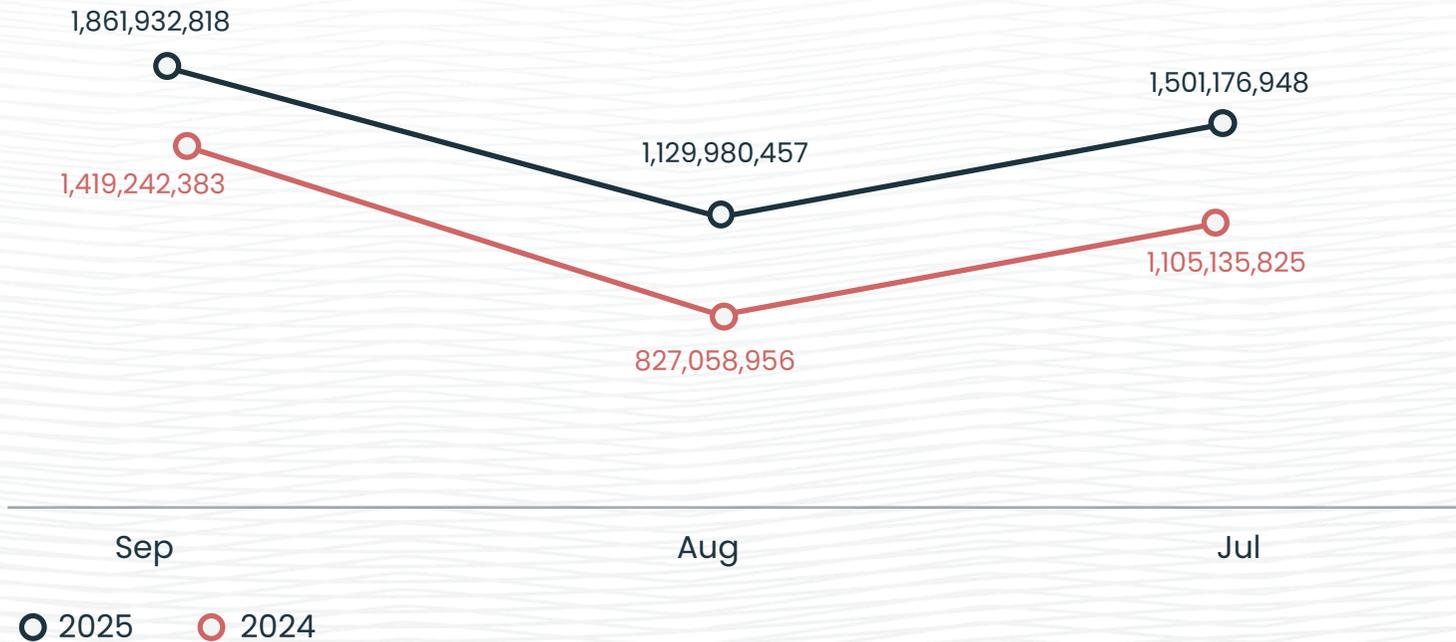


Real Estate Trading Volume During the Third Quarter of 2024 and 2025



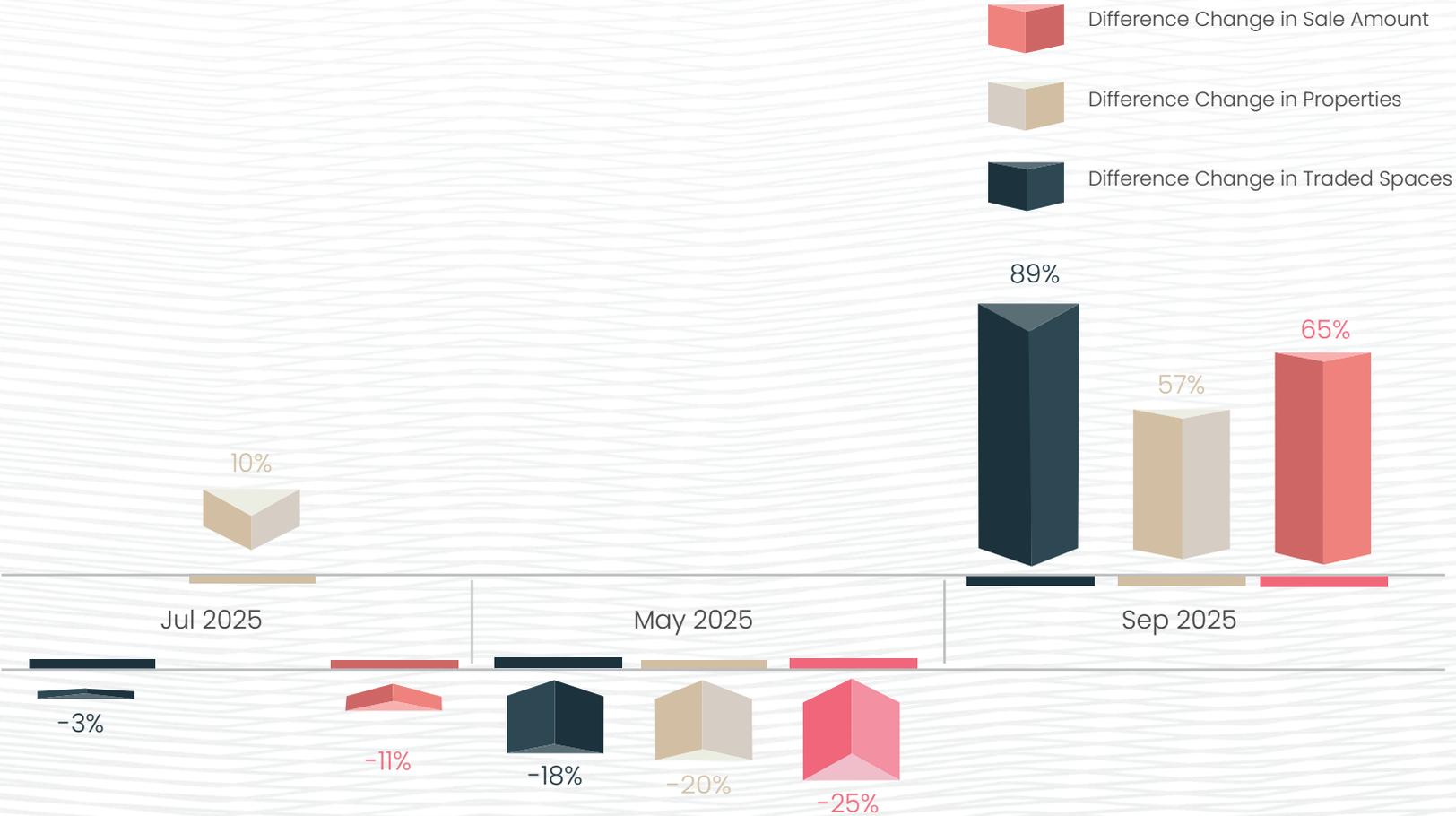
During Q3-2025, real estate index achieves total value (QR 4,493,090,223) for (1256) real estate transaction, while, during Q3-2024, real estate index achieves total value (QR 3,351,437,164) for (798) real estate transaction.

Comparison of Real Estate Transaction Volume During Q3 of 2024 and 2025

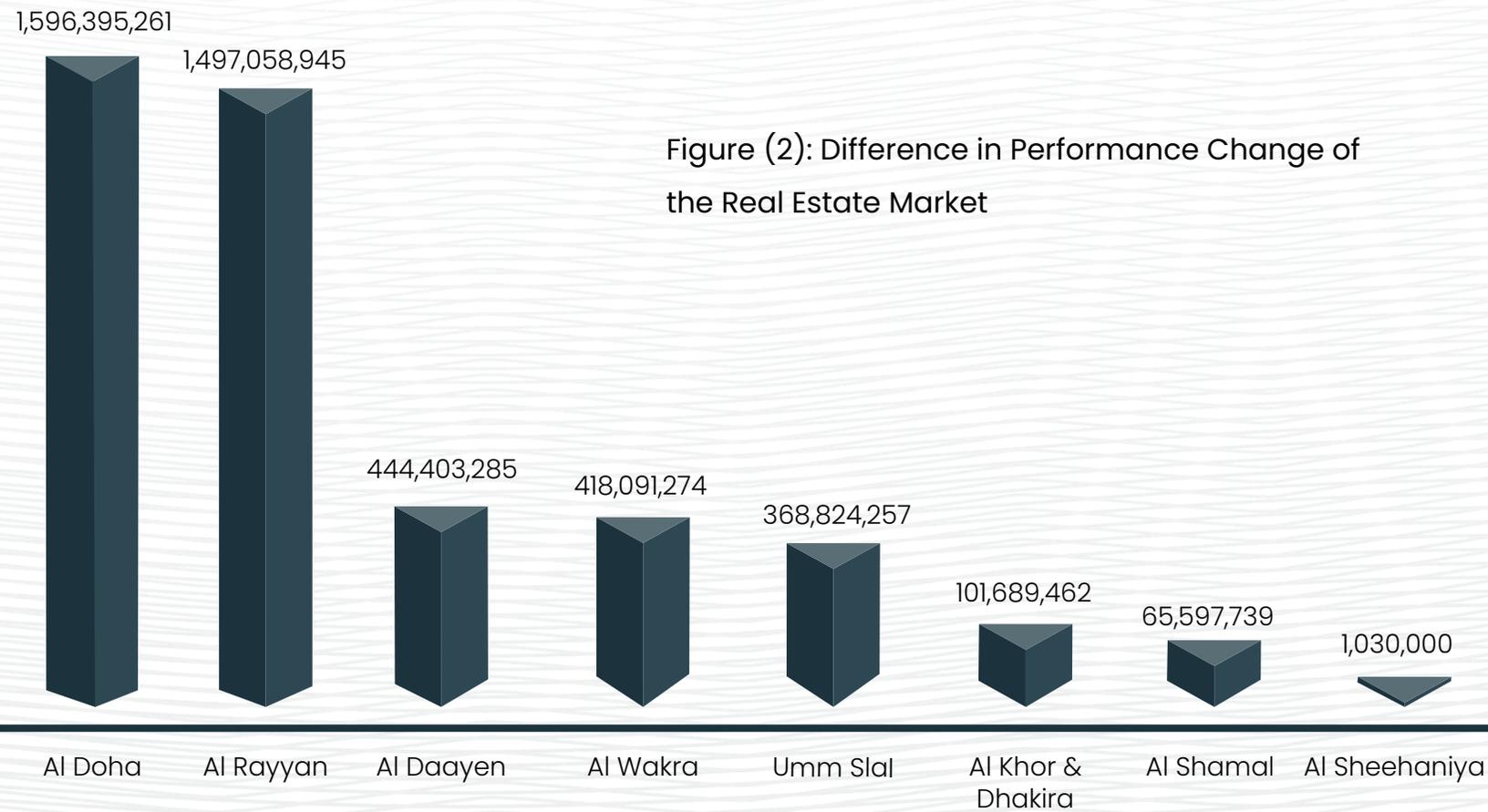


During Q3-2025, real estate transactions index achieved total value (QR 4,493,090,223) for (1256) transactions. The index achieved the highest value in Sep 2025 with total value (QR 1,861,932,818). Comparing to Q3-2024, it is found that the real estate index registered an increase. For Aug 2025, the real estate index achieved an increase of total value of (QR 1,129,980,457) comparing to Aug 2024. While in Jul 2025, the index achieved an increase with total value of (QR 1,501,176,948) than the index of Jul 2024.

Real Estate Trading Volume



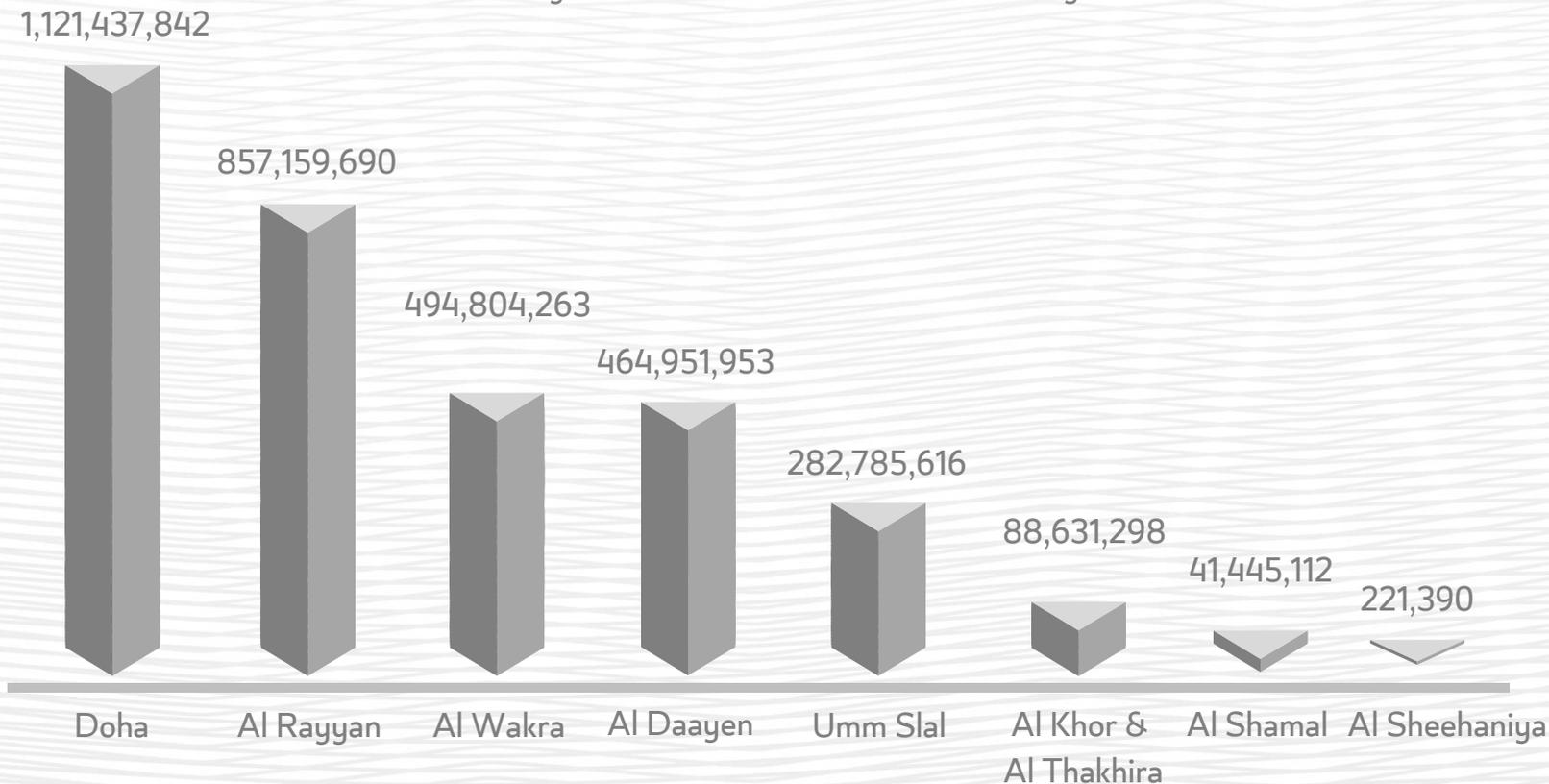
The Index of Financial Value of Deals for Q3-2025



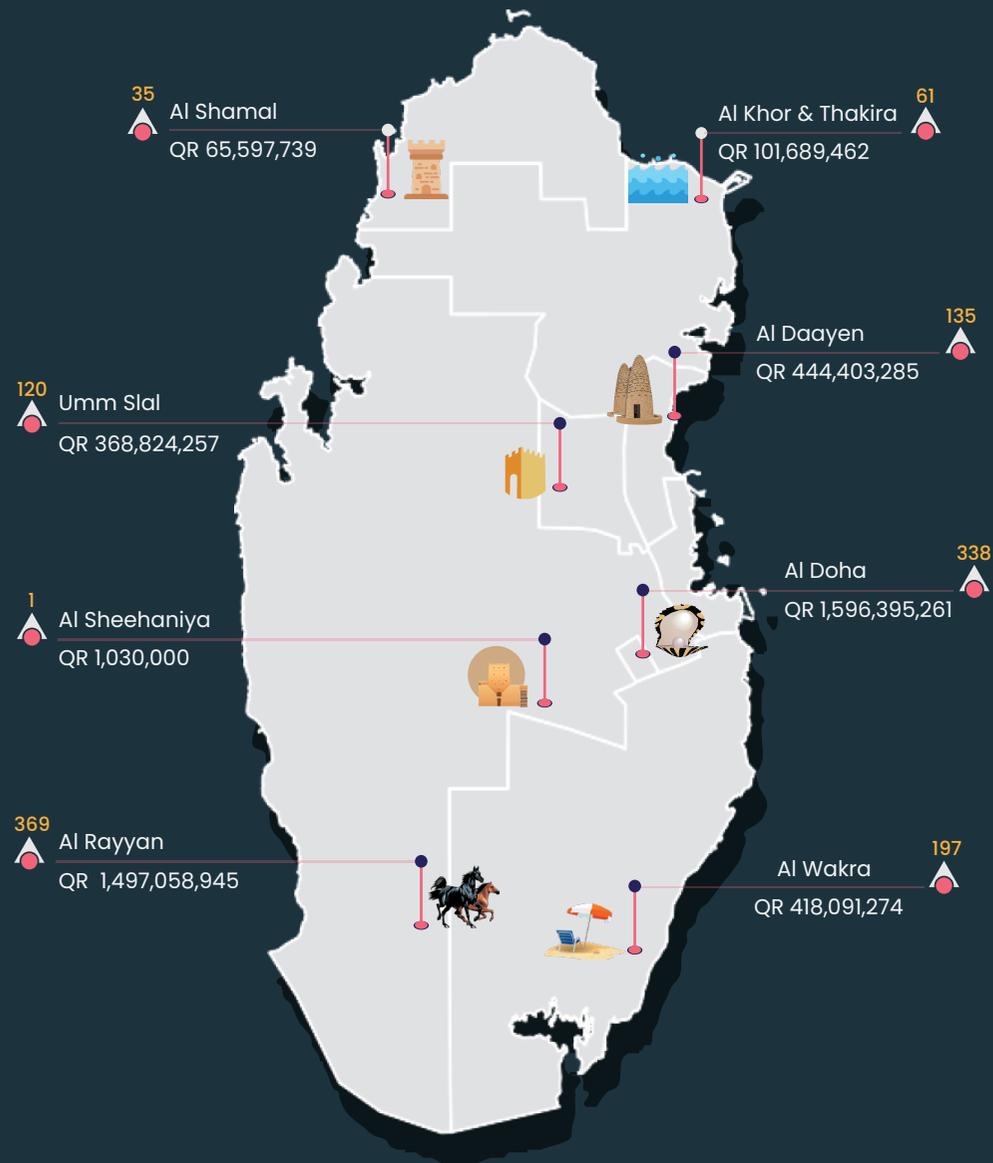
The Index of Financial Value of Deals for Q3-2024

The real estate market index for Q3-2024 revealed that Doha Municipality, Al Rayyan Municipality, and Al Wakra Municipality, consecutively, are the most active in terms of financial value. As the financial values of Doha Municipality transactions is (QR 1,121,437,842), Al Rayyan Municipality is ranked second with transactions value of (QR 857,159,690), and then Al Wakra is ranked third with the value of transactions amounting to (QR 494,804,263).

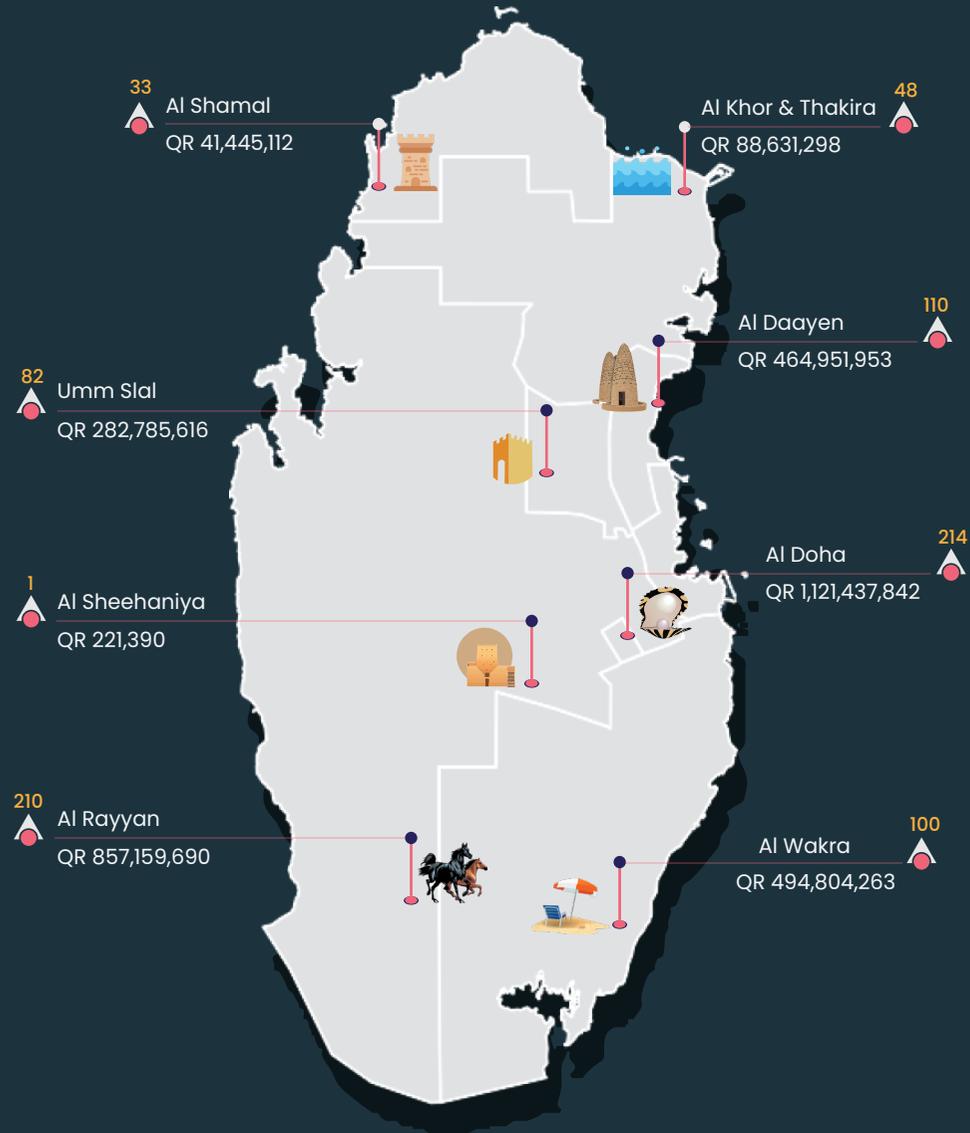
Figure 3: Difference in Performance Change of the Real Estate Market



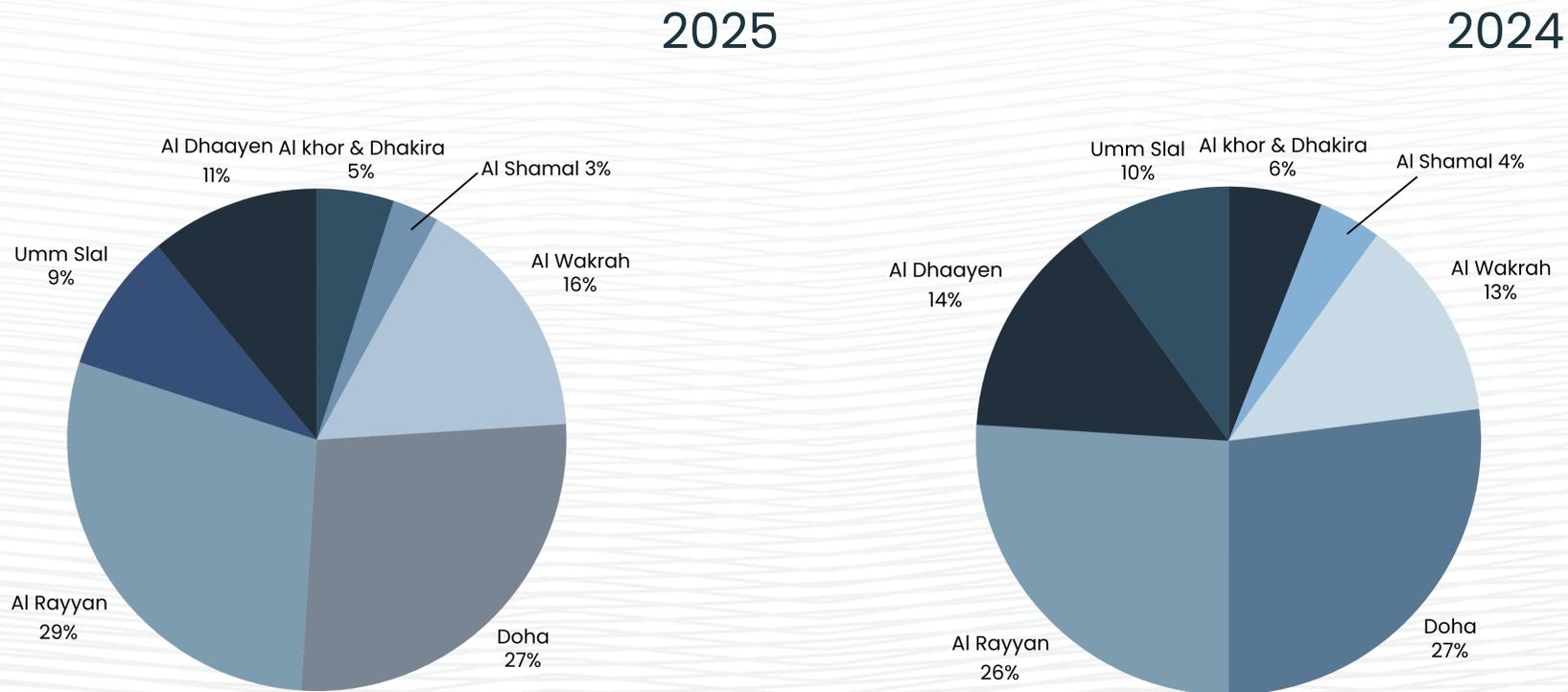
Number of Trade Properties as per Municipalities in Q3-2025



Number of Trade Properties as per Municipalities in Q3-2024

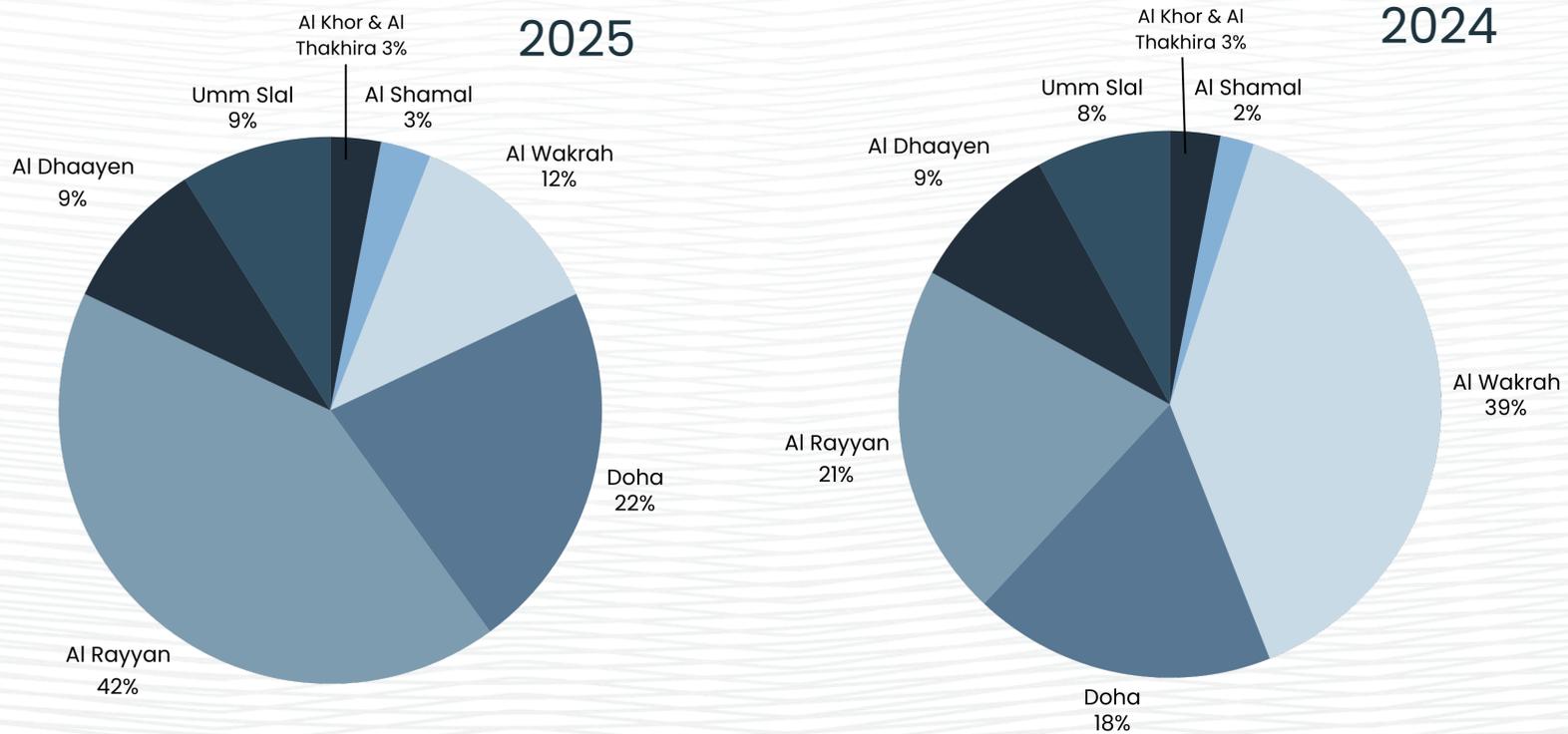


Figure(4): Percentage of Area Traded by Municipalities



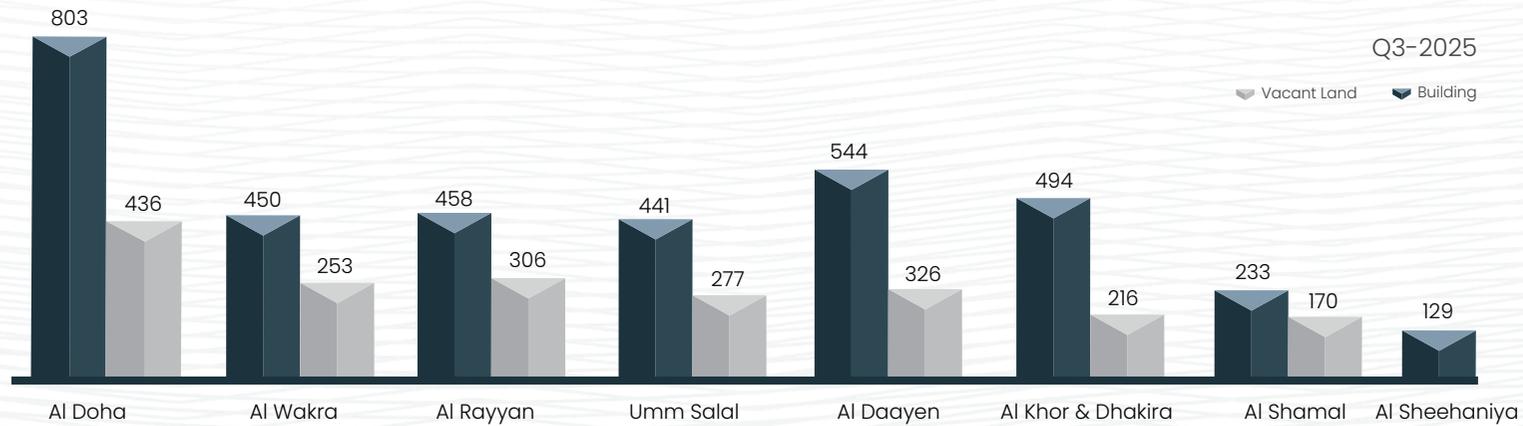
During Q2-2025, for the number of sold real estates, the most active municipalities are Doha and Al Rayyan (27%) for each, then Al Wakrah (15%). While in Q2-2024, Al Rayyan (26%), followed by Doha (25%), then Al Dhaayen (15%) each were the most active municipalities for the number of sold real estates.

Figure(5): Percentage of Area Traded by Municipalities

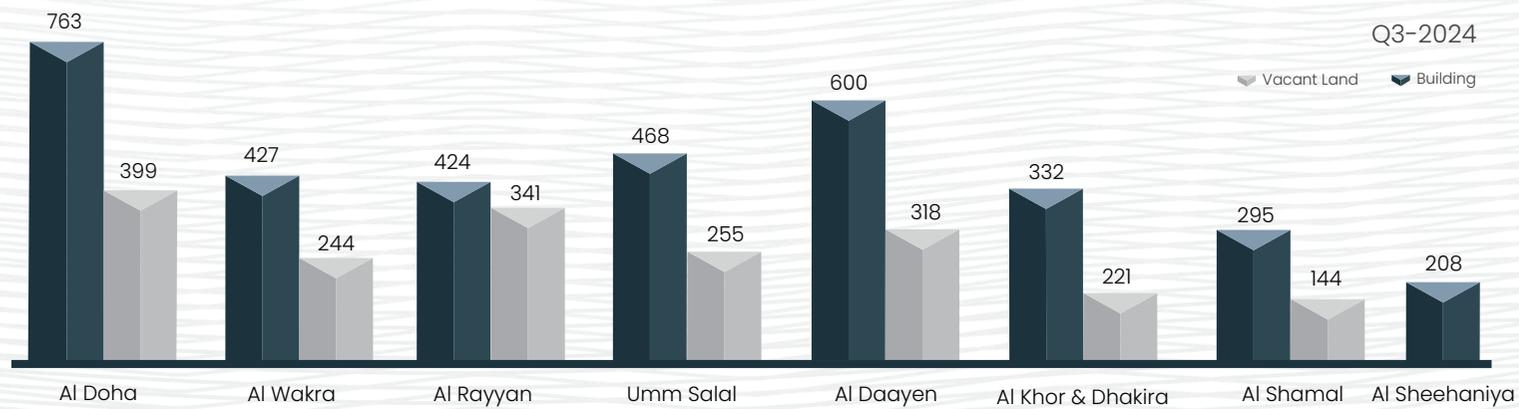


According to the area index, in Q3-2025, indices show that the most active municipalities in real estate trading movement are Al Rayyan (42%), then Doha (22%), followed by Al Wakra (12%) of the total transactions. While in Q3-2024, indices show that the most active municipalities are Al Wakra (39%), Al Rayyan (21%), Doha (18%), consecutively, of the total transactions according to the area index.

Average per Square Foot Prices for Q3-2025 and Q3-2024

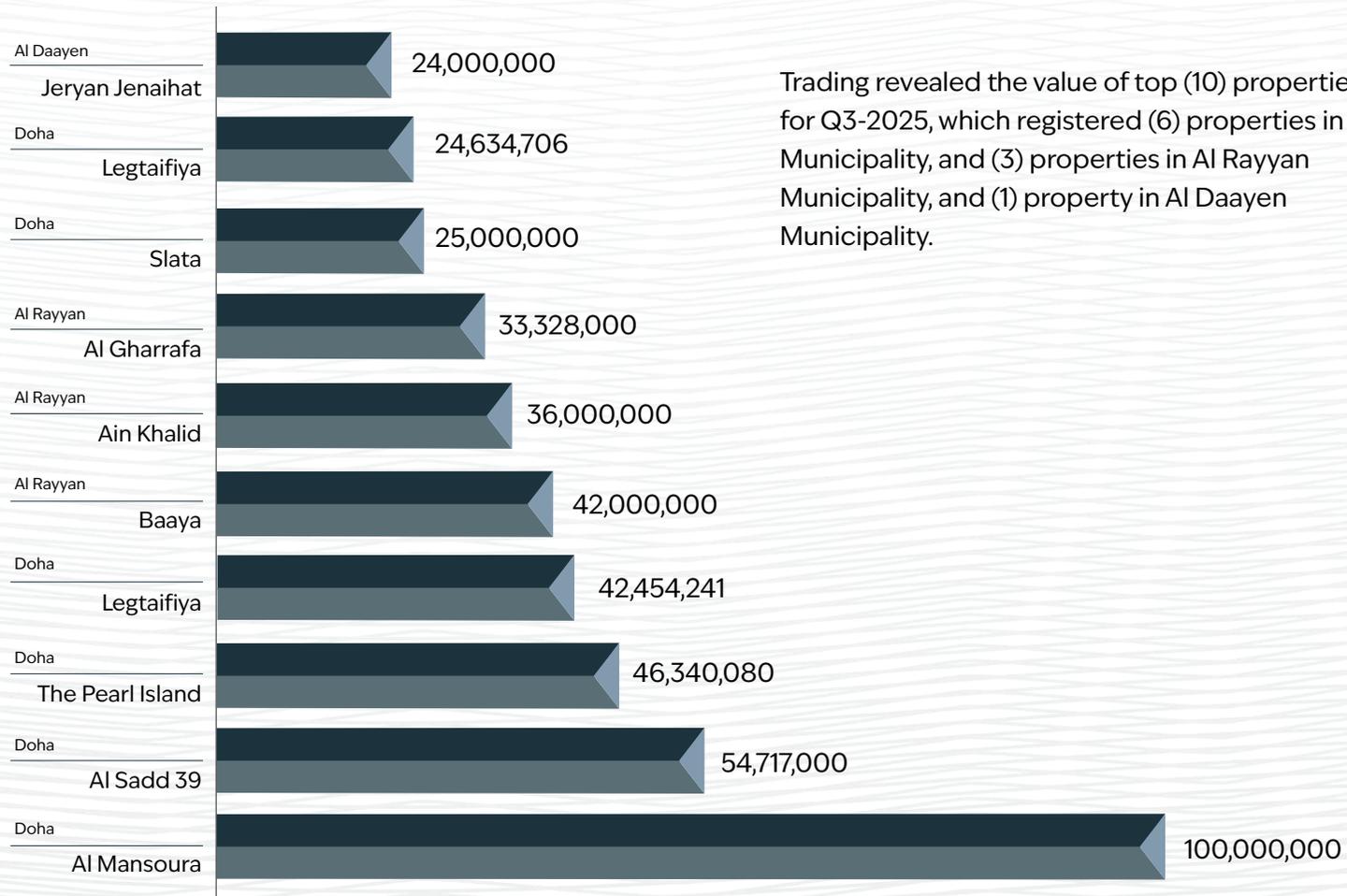


Al Sheehaniya municipality has not registered any vacant land sale transactions



Al Sheehaniya municipality has not registered any vacant land sale transactions

Q3 2025: Top Ten Properties



Trading revealed the value of top (10) properties for Q3-2025, which registered (6) properties in Doha Municipality, and (3) properties in Al Rayyan Municipality, and (1) property in Al Daayen Municipality.

Figure (7) The Ten Most Expensive Properties for Q3-2025

Q3 – 2024: Top Ten Properties



Trading revealed the value of top (10) properties for Q3-2024, which registered (4) properties in Doha Municipality, (2) properties in Al Daayen and Al Rayyan Municipalities each, and (1) properties in Umm Slal and Al Wakra Municipalities each.

See Figure (8)

Figure (8) The Ten Most Expensive Properties for Q3-2024.

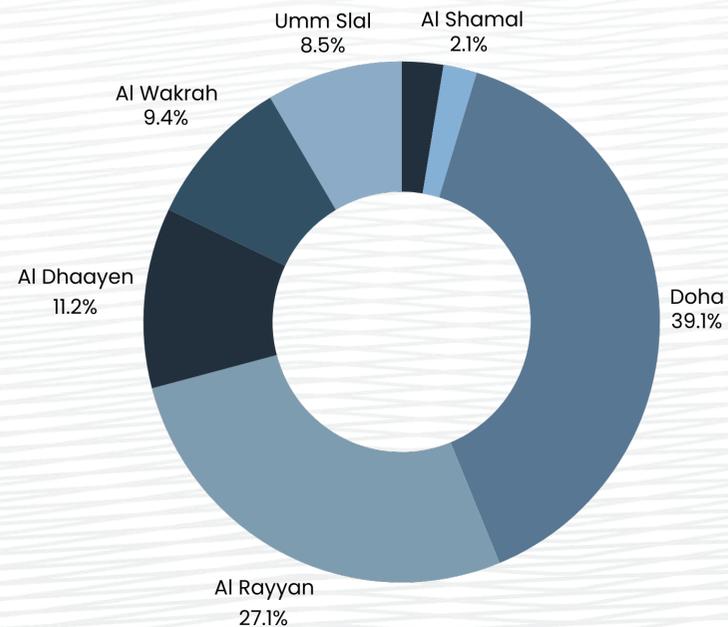
Mortgages Movement



Mortgage Trading Movement during Q3-2025



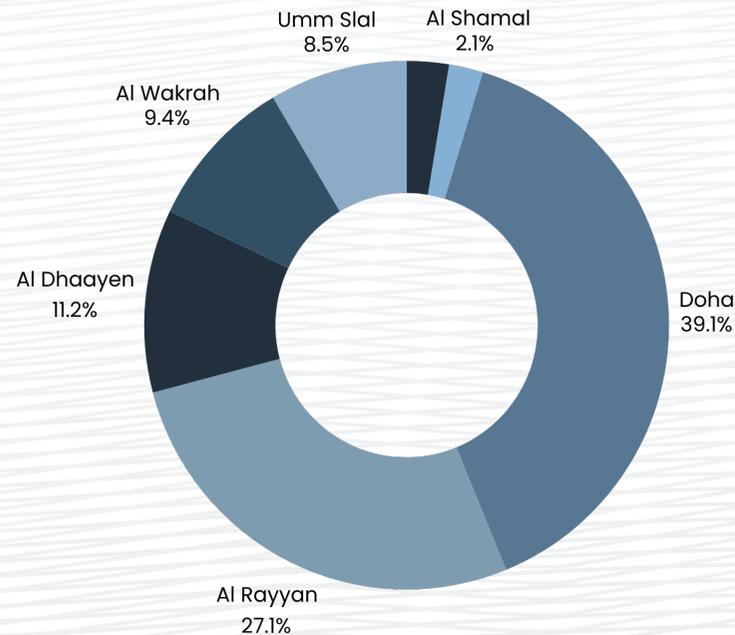
The volume of mortgage transactions achieved during Q3-2025 reached (340) transactions, with a total amount of (QR 8,043,140,334), where Doha Municipality registered the highest number of mortgage transactions with (133) equivalent to (39.1%), followed by Al Rayyan Municipality with (92) transactions equivalent (27.1%). Then Al Daayen Municipality with (38) transactions equivalent (11.2%) of the total number of mortgaged properties.



Mortgage Trading Movement during Q3-2024



The volume of mortgage transactions achieved during Q3-2024 reached (351) transactions, with a total amount of (QR 10,802,694,177), where Doha Municipality registered the highest number of mortgage transactions with (190) equivalent to (54.1%), followed by Al Rayyan Municipality with (84) transactions equivalent (23.9%), then Umm Slal Municipality with (26) transactions equivalent (7.4%) of the total number of mortgaged properties).



Mortgage Trading Movement during Q3-2025 & Q3 2024

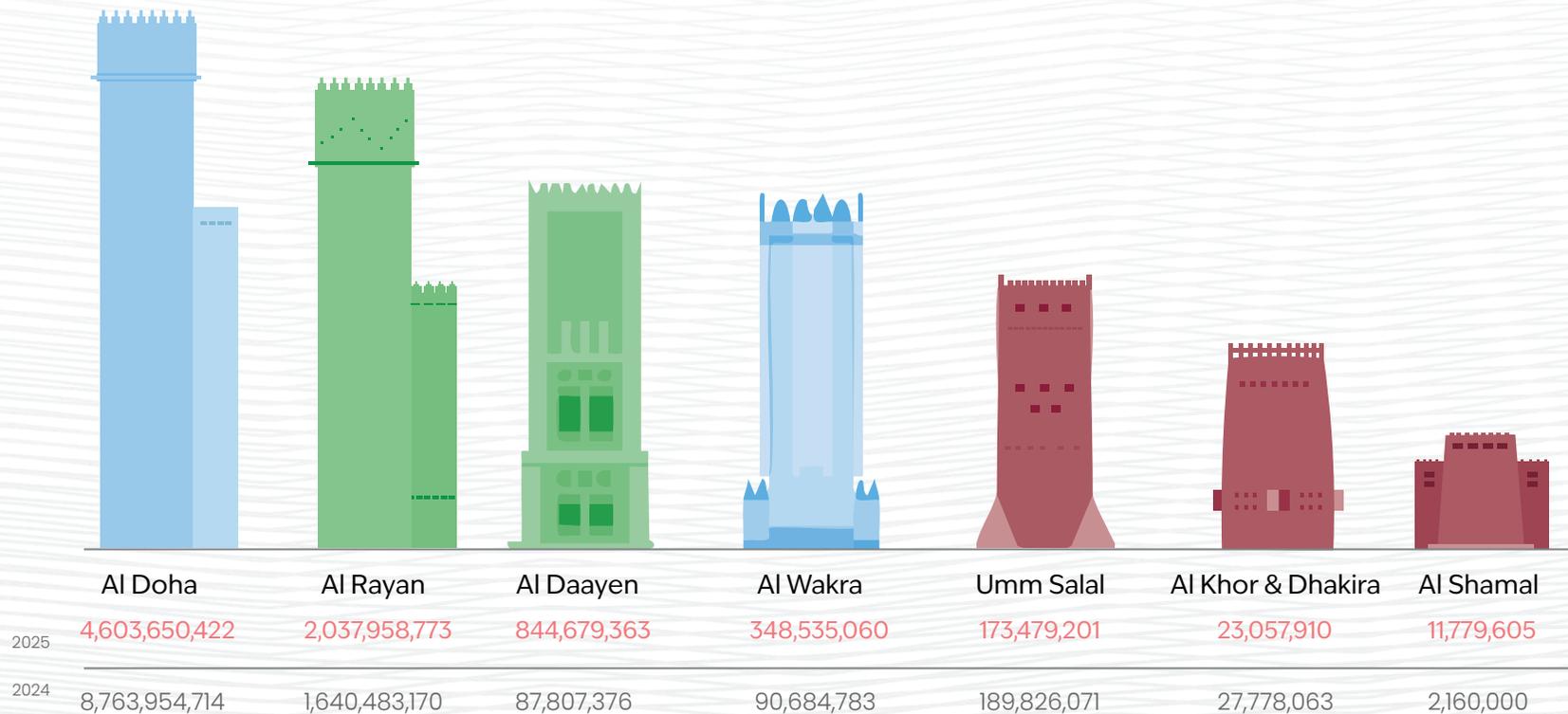
Regarding the value of mortgages in Q3-2025, Doha Municipality comes first with amount reached (QR 4,603,650,422), while Al Shamal Municipality registered the lowest value, which reached (QR 11,779,605). Comparing to Q3-2024, Doha Municipality comes first with amount reached (QR 8,763,954,714), while Al Shamal Municipality registered the lowest value, which reached (QR 2,160,000).



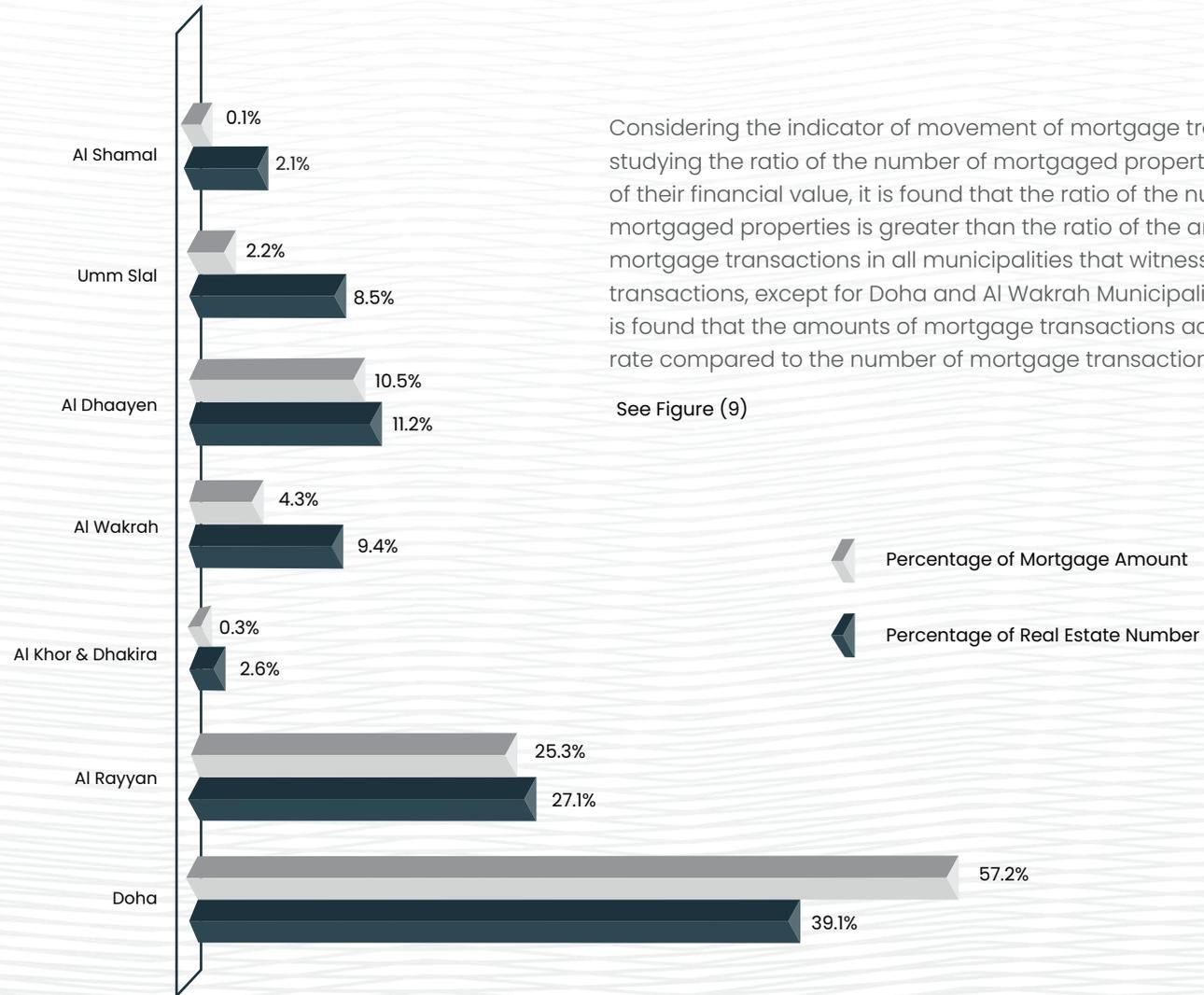
Mortgages Transactions in Q3-2025



Mortgages Transactions in Q3-2024

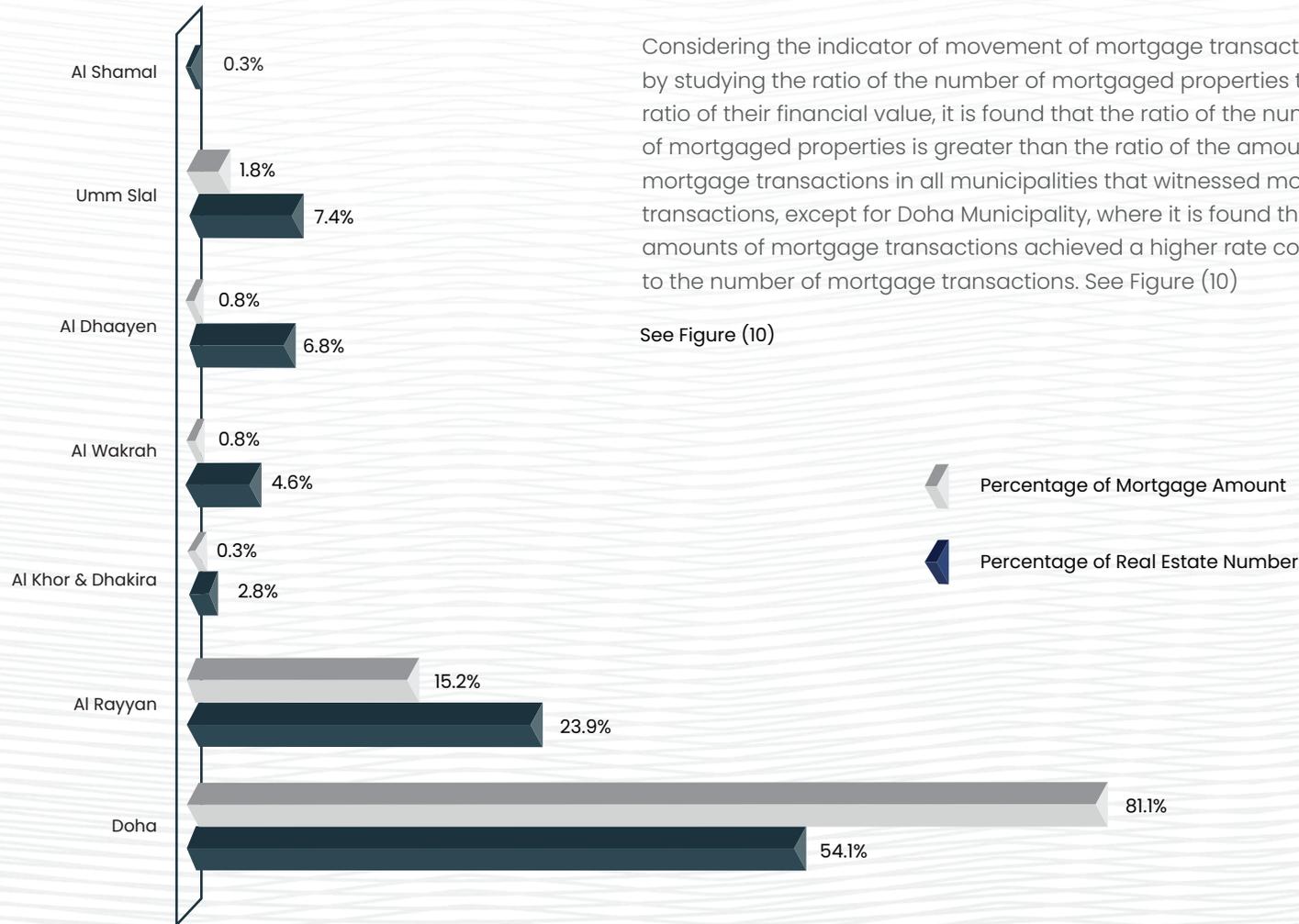


Mortgage Trading Movement During Q3-2025



Percentage of the Number and Amounts of Mortgage Transactions as per Municipalities

Mortgage Trading Movement During Q3-2024



Considering the indicator of movement of mortgage transactions by studying the ratio of the number of mortgaged properties to the ratio of their financial value, it is found that the ratio of the number of mortgaged properties is greater than the ratio of the amounts of mortgage transactions in all municipalities that witnessed mortgage transactions, except for Doha Municipality, where it is found that the amounts of mortgage transactions achieved a higher rate compared to the number of mortgage transactions. See Figure (10)

See Figure (10)

Figure (10) Percentage of the Number and Amounts of Mortgage Transactions as per Municipalities



Mortgage Trading Movement During Q3-2024

A quick glance and tracking the movement and volume of mortgage transactions that were processed during Q2-2025, we found that Doha Municipality has registered (7) properties, while Al Wakrah Municipality has registered (3) properties of the top ten mortgaged properties.

The volume of mortgage transactions for the top (10) properties reached 51% of the total value of the whole mortgage transactions that were processed during Q2-2025.

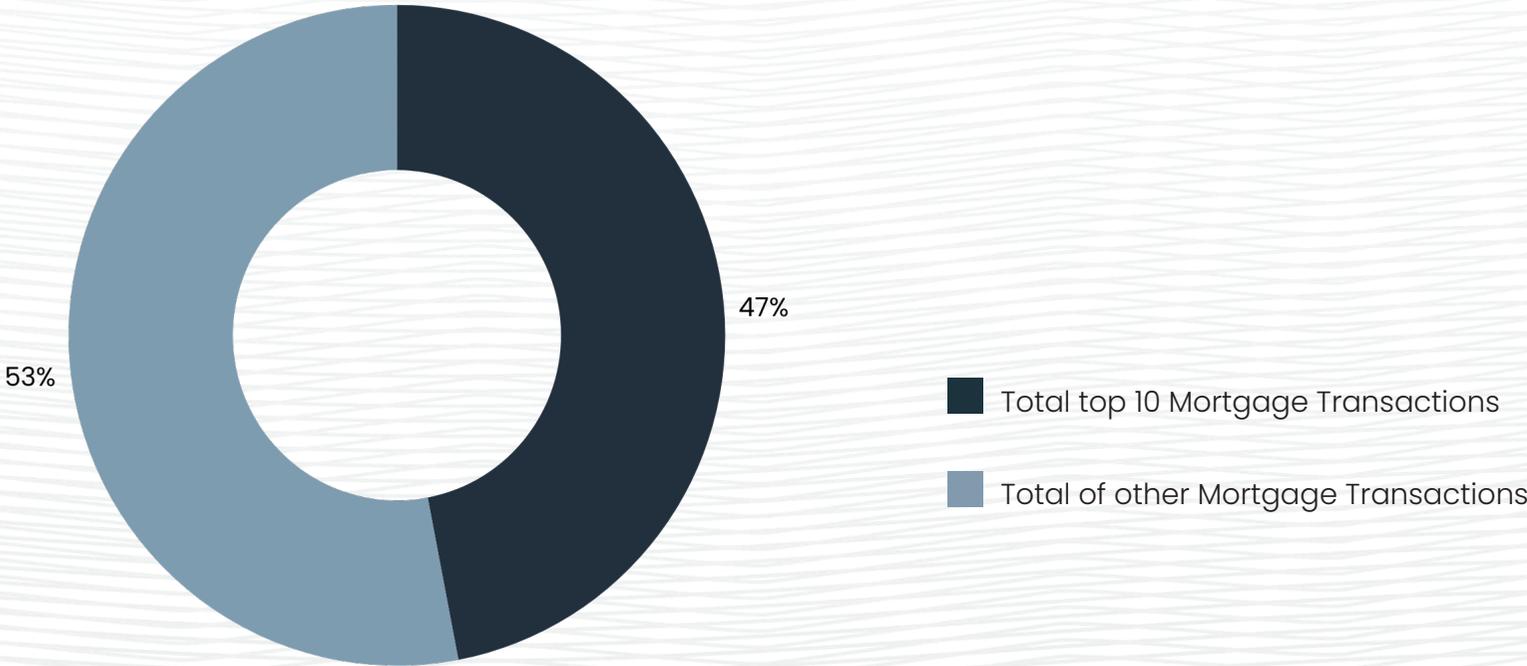


Figure (1) The Total Percentage of the Top Mortgage Transactions

Mortgage Trading Movement During Q3-2024

A quick glance and tracking the movement and volume of mortgage transactions that were processed during Q2-2024, we found that Doha Municipality has registered (7) properties, while Al Rayyan Municipality has registered (3) properties of the top ten mortgaged properties.

The volume of mortgage transactions for the top (10) real estates reached 58% of the total value of the whole mortgage transactions that were processed during Q2-2024.

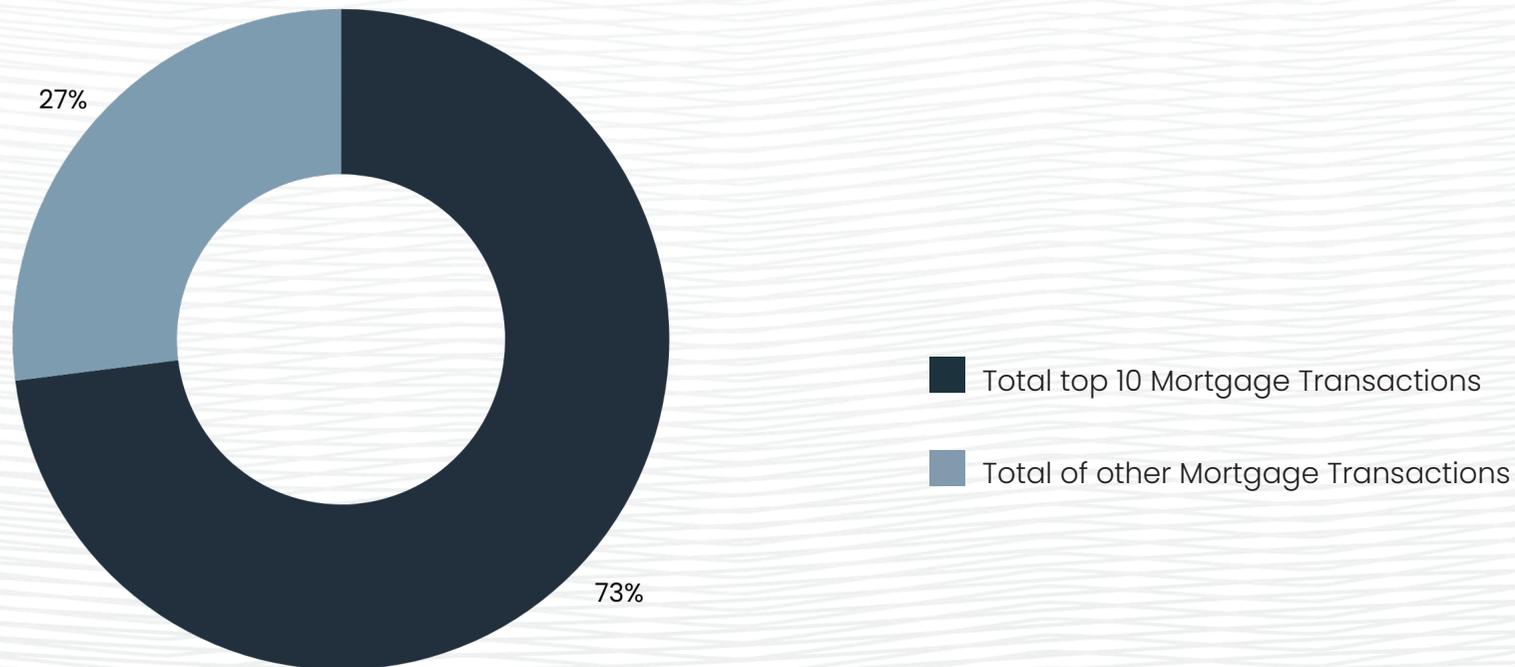


Figure (12) The Total Percentage of the Top Mortgage Transactions

Trading Movement

Residential Units



Trading Movement of Residential Units

Comparing Q3-2025 to Q3-2024, the trading movement in the residential units witnessed an increase in trading volume, where the number of transactions reached (413) for the residential units, with a total value of (QR 702,825,197), while in Q3-2024, the number of transactions reached (198) for the residential units, with a total value of (QR 373,954,955).

Period	Number of Transactions	Trading Amounts
Sep 2025	196	QR 318,544,573
Aug 2025	108	QR 184,122,771
Jul 2025	109	QR 200,157,853

Period	Number of Transactions	Trading Amounts
Sep 2024	97	QR 174,844,666
Aug 2024	48	QR 86,974,266
Jul 2024	53	QR 112,136,023

Table (1) Trading of Residential Units



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