



DAR MAGHNIM Real Estate Report – Saudi Real Estate Market (Up to September 2025)

1. Executive Summary

The Saudi real estate market has experienced exceptional growth over the past five years (2019–2023), with a compound annual growth rate (CAGR) exceeding **15%**. Transaction values increased from around **SAR 180 billion** in 2019 to over **SAR 460 billion** in 2023.

This performance reflects the market’s resilience and the success of government reforms that have transformed the sector from a traditional marketplace into a regulated and transparent investment environment.

As of September **2025**, data from the Ministry of Justice and the Ministry of Housing confirm the continued upward momentum, with more than **770,000 documented transactions** valued at approximately **SAR 867 billion**.

2. Market Overview

Transaction Value Growth (2019–2023)

Year	Transaction Value (SAR Billion)	Key Highlights
2019	180	Early Vision 2030 real estate stimulus
2020	210	Resilient despite COVID-19 disruption
2021	280	Strong growth driven by mortgage programs
2022	350	Expansion in residential and commercial projects
2023	460+	Unprecedented surge (Ministry of Justice data)

During this period, real estate became the **second-largest sector** attracting local capital after oil, and a growing focal point for foreign investors.

3. Recent Developments (2024–2025)

- **Ministry of Justice:** Over **770,972 real estate transactions** documented, covering **3.5 billion m²** with a total value of **SAR 867 billion**.
- **Sakani (Ministry of Housing):** Steady growth in rental contracts and variations in price per square meter across major cities and development zones.
- **Real Estate Market Platform:** More than **136,000 transactions** recorded since its launch up to May 2024.

4. Regulatory Transformation

- Launch of the **Saudi Real Estate Exchange** under the Capital Market Authority, introducing a new institutional framework for property transactions.
- Strengthening the role of the **General Real Estate Authority** in overseeing brokers and digital platforms, with mandatory registration and licensing.
- Expansion of **subsidized mortgage programs** by the Ministry of Housing to increase home ownership rates.
- Simplified **real estate development licensing** procedures under the Ministry of Municipal, Rural Affairs and Housing.

These reforms have made the Saudi market increasingly attractive to institutional investors and aligned its framework with international standards.

5. DAR MAGHNIM Outlook

At **DAR MAGHNIM Real Estate**, we view the current phase as a **turning point** in the market's evolution:

- **Near Future (2026–2030):**
 - Expansion in mixed-use developments.
 - Rising demand for modern commercial assets (flexible office spaces, co-working hubs).
 - Growing foreign investor participation, boosted by the Saudi Real Estate Exchange.
 - **Local Investors:** Will continue benefiting from economic expansion and sustained housing demand in major cities.
 - **International Investors:** Will find a transparent, regulated, and opportunity-rich environment for secure, long-term investments.
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6. Conclusion & Recommendations

- The Saudi real estate sector is undergoing the **most significant transformation in its history**, driven by Vision 2030 and bold regulatory reforms.
- Official data confirms transaction values exceeding **SAR 860 billion** in less than two years.
- This unique context represents a **prime opportunity** for both local and global investors to enter projects that guarantee **security and sustainable growth**.

At **DAR MAGHNIM Real Estate**, we position ourselves not merely as a broker, but as a **strategic partner** offering in-depth analysis, trusted networks, and regulatory support — ensuring that investment decisions are made with confidence and clarity.

Sources: Ministry of Justice – Ministry of Housing (Sakani) – General Real Estate Authority – Capital Market Authority – General Authority for Statistics