



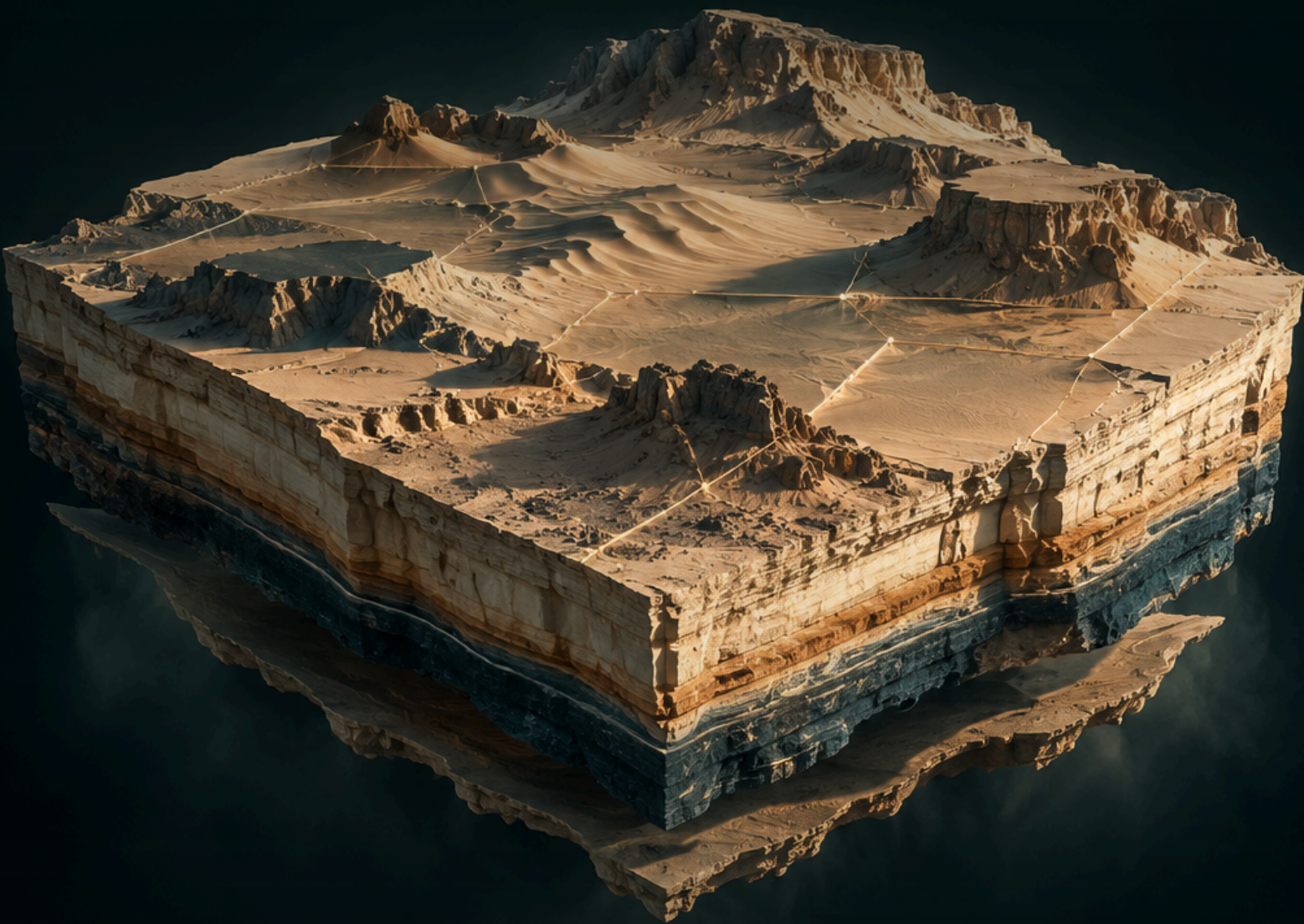
OSOOL
MARKET

INDEPENDENT MARKET RESEARCH

THE SAUDI REAL ESTATE SERIES

Saudi Land Price Atlas

The geography of land, seen through published evidence.



OCTOBER 2026 / ENGLISH EDITION

National indices: Q2 2026 | District benchmarks: Q3 2025

02

EXECUTIVE BRIEF

Land is not one market

National land indices and district transaction benchmarks reveal different dimensions of the market.

+6.3%

Residential land prices
Q2 2026 | Annual change

-3.5%

Commercial land prices
Q2 2026 | Annual change

Q3 2025

District period in this atlas
Riyadh, Jeddah, Dammam, Khobar

01

Use matters

Residential and commercial land indices moved in opposite annual directions. Agricultural land rose 11.3%, but it belongs to a separate use category.

02

District prices are historical observations

The selected district benchmarks are from Q3 2025. A Q1 2026 city-level release does not update those district observations.

03

Sample detail belongs beside price

Each table keeps the reported transaction count with the published average. Large price differences can reflect parcel size, location, use and deal mix.

[G1] GASTAT | Real Estate Price Index, Q2 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

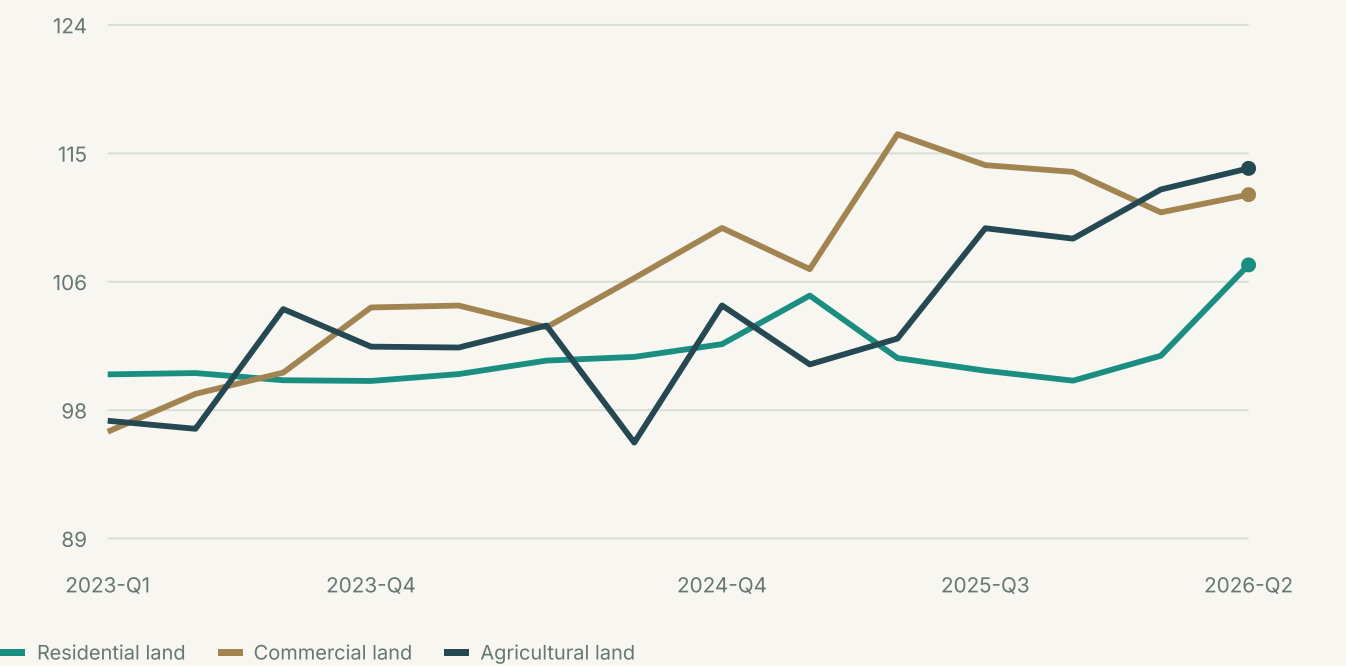
01 / NATIONAL DIRECTION

Residential land leads commercial land

Compare matching national index categories before moving to individual districts.

Land price indices

Quarterly | 2023 = 100



LAND CATEGORY	Q2 2026 INDEX	ANNUAL CHANGE
Residential	107.65	+6.3%
Commercial	112.44	-3.5%
Agricultural	114.23	+11.3%

Index levels are relative to each category's own base-year basket. They do not rank the SAR/m² price of residential, commercial and agricultural land.

[G1] GASTAT | Real Estate Price Index, Q2 2026

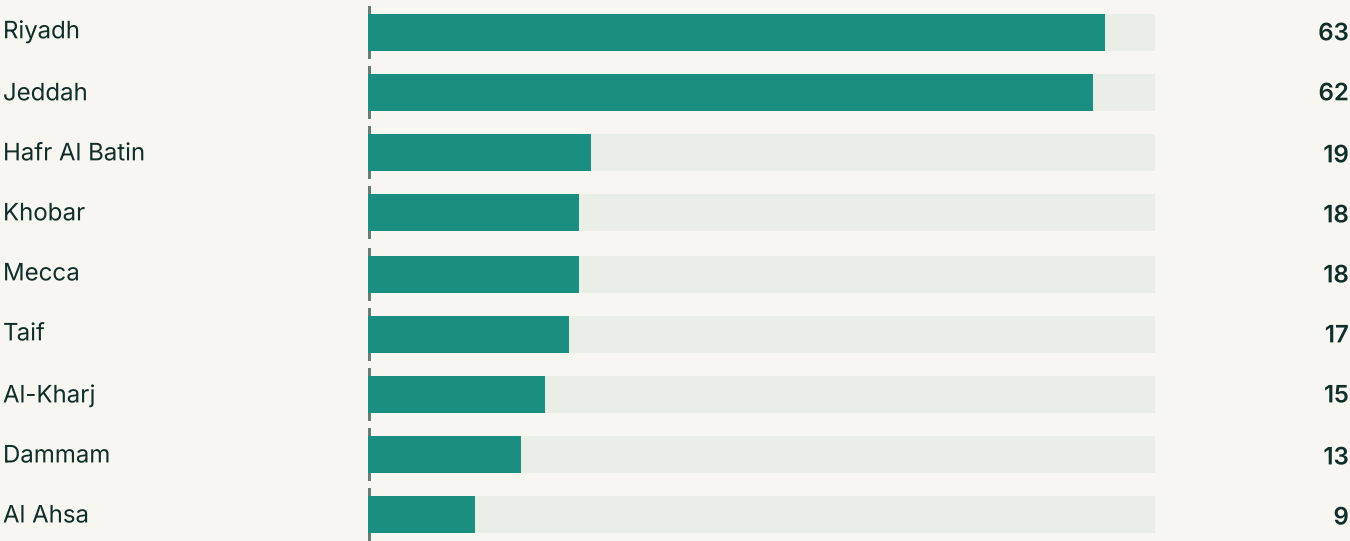
02 / ATLAS COVERAGE

Coverage varies before prices do

The public district-land directory contains 17 city entries. Coverage is uneven and does not represent all Saudi districts.

Selected cities: districts with published prices

Q3 2025 | All land uses | Directory count



Medina’s latest priced district quarter in the captured directory is Q4 2024, with 48 districts. It is excluded from the Q3 2025 comparison rather than presented as contemporaneous.

District counts do not equal the number of price observations: one district can have more than one land use. The atlas profiles four cities with the same reporting quarter.

[L] REGA | District land observations via Osool; Q3 2025 unless stated

03 / RIYADH

Riyadh: a broad spread across districts

Eight residential-land observations selected by published transaction count.

DISTRICT (SOURCE LABEL)	SAR/M ²	TRANSACTIONS
الجنادرية	778.22	1,282
ضاحية نمار	1,195.84	179
عريض	858.44	158
مطار الملك خالد الدولي	2,748.98	66
عكاظ	721.46	64
الرمال	2,697.98	63
الملقا	6,846.86	63
ديراب	1,414.54	61

Residential land, Q3 2025. Selected by highest published transaction count among positive, non-conflicting district observations; ties use the source district label. District names link to the REGA source. Not a price ranking.

One observation to read carefully

الجنادرية has 1,282 reported transactions and a published mean of SAR 778.22/m². That mean describes the source’s district/use/quarter aggregate, not every parcel in the district.

[riyadh] Riyadh | Osool city evidence · [L] REGA | District land observations via Osool; Q3 2025 unless stated

03 / JEDDAH

Jeddah: read each district on its own terms

Eight residential-land observations selected by published transaction count.

DISTRICT (SOURCE LABEL)	SAR/M ²	TRANSACTIONS
الشرايع	418.82	103
الرحمانية	1,288.09	60
الندي	573.69	52
الرياض	1,127.83	50
الصفوة	924.25	32
الوفاء	801.72	32
الصفاء	4,725.00	29
القرينية	1,366.20	27

Residential land, Q3 2025. Selected by highest published transaction count among positive, non-conflicting district observations; ties use the source district label. District names link to the REGA source. Not a price ranking.

One observation to read carefully

الشرايع has 103 reported transactions and a published mean of SAR 418.82/m². That mean describes the source's district/use/quarter aggregate, not every parcel in the district.

[jeddah] Jeddah | Osool city evidence · [L] REGA | District land observations via Osool; Q3 2025 unless stated

04 / EASTERN CITIES

Dammam and Khobar, separately

Both cities share a region, but district observations should retain their city identity.

Dammam | Residential land

DISTRICT (SOURCE LABEL)	SAR/M ²	TRANSACTIONS
السيف	1,933.10	23
الفيصلية	2,420.00	15
الخدمات المساندة	617.45	11
المنتزة	6,233.05	11

Residential land, Q3 2025. Selected by highest published transaction count among positive, non-conflicting district observations; ties use the source district label. District names link to the REGA source. Not a price ranking.

Khobar | Residential land

DISTRICT (SOURCE LABEL)	SAR/M ²	TRANSACTIONS
اللؤلؤ	1,112.02	40
الصدفة	2,071.44	36
الامواج	1,573.46	31
الصواري	2,013.23	27

Residential land, Q3 2025. Selected by highest published transaction count among positive, non-conflicting district observations; ties use the source district label. District names link to the REGA source. Not a price ranking.

[dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence · [L] REGA | District land observations via Osool; Q3 2025 unless stated

05 / REFERENCE PANEL

A price is stronger with its context

Selected named districts for orientation, all residential land in Q3 2025. This is not an opportunity ranking.

CITY	DISTRICT	SAR/M ²	TRANSACTIONS
Riyadh	الملقا	6,846.86	63
Riyadh	الترجس	7,967.02	30
Jeddah	أبجر الشمالية	5,771.50	26
Jeddah	الرحمانية	1,288.09	60
Dammam	الفيصلية	2,420.00	15
Khobar	الشرع	2,845.92	21

- 01

Keep the use fixed

A commercial average and a residential average are different products, even on adjacent streets.
- 02

Keep the date visible

Older evidence can inform research but should not be relabelled as an October 2026 transaction price.
- 03

Check the actual plot

Plot dimensions, access, services, planning conditions and legal status need parcel-specific evidence beyond this dataset.

[riyadh] Riyadh | Osool city evidence · [jeddah] Jeddah | Osool city evidence · [dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence · [L] REGA | District land observations via Osool; Q3 2025 unless stated

06 / EVIDENCE QUALITY

A missing price is not a zero price

Withheld and conflicting observations stay outside the price comparisons.

CITY	PUBLISHED	WITHHELD	CONFLICT
Riyadh	70	142	4
Jeddah	69	119	0
Dammam	15	65	1
Khobar	22	30	0

Counts above are district/use observations in the captured Q3 2025 view, not unique properties or nationwide totals. Published includes the explicit zero described below.

Published zero: Al Fanar, Dammam

The source preserves a residential-land average of zero for Al Fanar, alongside 43 transactions. It is retained as a source-quality flag and excluded from positive-price comparison tables. It is not interpreted as free land.

No price is imputed where the source withholds it. Conflicting rows are not silently resolved.

[L] REGA | District land observations via Osool; Q3 2025 unless stated · [dammam] Dammam | Osool city evidence · [riyadh] Riyadh | Osool city evidence · [jeddah] Jeddah | Osool city evidence · [khobar] Khobar | Osool city evidence

07 / COMPARISON FRAMEWORK

Build a defensible comparison

The atlas is a starting point for property research. A comparable plot needs more than a matching district name.

01 Match the legal use and planning envelope

Record land use, permitted intensity, setback rules, road access and service connections from the relevant parcel documents.

02 Match the economics

Compare plot area, frontage, subdivision potential and transaction terms. The district average cannot control for these attributes.

03 Match the time window

Use the actual quarter and keep later asking prices in a separate column. Asking prices and completed transaction benchmarks measure different things.

04 Document the adjustment

If an analyst adjusts a comparable, show the rationale and sensitivity. Do not present the adjustment as an official REGA figure.

[L] REGA | District land observations via Osool; Q3 2025 unless stated

REFERENCE DESK

Sources & editorial notes

Traceable evidence, explicit periods and reproducible calculations.

G1

GASTAT | Real Estate Price Index, Q2 2026
[Open the cited source or evidence page ↗](#)

L

REGA | District land observations via Osool; Q3 2025 unless stated
[Open the cited source or evidence page ↗](#)

riyadh

Riyadh | Osool city evidence
[Open the cited source or evidence page ↗](#)

jeddah

Jeddah | Osool city evidence
[Open the cited source or evidence page ↗](#)

dammam

Dammam | Osool city evidence
[Open the cited source or evidence page ↗](#)

khobar

Khobar | Osool city evidence
[Open the cited source or evidence page ↗](#)

Sources retrieved or retained on 2-4 October 2026. GASTAT workbook and normalized-file hashes were checked against the retained import manifest. Osool city pages and public rental responses were captured on 4 October 2026. Reporting cutoffs are shown beside every chart.

District selections are count-ranked, positive and non-conflicting residential observations. Arabic district labels are preserved exactly to avoid ambiguous transliteration. No boundary map or parcel valuation is inferred.

Osool modifications: translated labels, rounded display values, charting and explicitly identified arithmetic comparisons. Cover art is a conceptual AI-generated illustration, not a photograph or geographic map. Research and market context; not an individual property valuation or investment recommendation.

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