



OSOOL
MARKET

INDEPENDENT MARKET RESEARCH

THE SAUDI REAL ESTATE SERIES

Saudi Cities In Focus

Riyadh. Jeddah. Dammam and Khobar.



OCTOBER 2026 / ENGLISH EDITION

City rents: Q1 2026 | Sales: Q2 2026 | Land: Q3 2025

06

EXECUTIVE BRIEF

One comparison needs several lenses

City rent, recorded sale and land indicators measure different products and periods. This volume keeps those distinctions visible.

30,791

Riyadh apartment rent
SAR/year | Q1 2026

24,519

Jeddah apartment rent
SAR/year | Q1 2026

21,891

Khobar apartment rent
SAR/year | Q1 2026

01 Riyadh has the highest apartment benchmark here

Among the four cities in this volume, Riyadh has the highest observed annual apartment rent. This is a selected-city comparison, not a national ranking.

02 Jeddah shows a rising recorded-sale series

Its mixed residential sale benchmark moved from SAR 3,160/m² in Q2 2025 to SAR 3,323/m² in Q2 2026. Composition changes remain relevant.

03 Eastern cities should stay separate

Dammam and Khobar have different rent and sale readings. Combining them into one Eastern Province city figure would lose that detail.

[riyadh] Riyadh | Osool city evidence · [jeddah] Jeddah | Osool city evidence · [dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [S] Osool | Calculations from recorded residential sale deeds, through Q2 2026

01 / RENTAL COMPARISON

Apartments provide the cleaner starting point

Use the same property category and reporting quarter before exploring district-level differences.

Annual apartment rent

Q1 2026 | SAR per year



CITY	ALL RESIDENTIAL RENT	APARTMENT RENT	APARTMENT CONTRACTS
Riyadh	34,533	30,791	169,480
Jeddah	26,019	24,519	107,543
Dammam	19,311	18,690	37,683
Khobar	23,985	21,891	23,287

Apartment counts are from the displayed REGA city table. Contract coverage and apartment characteristics can differ between cities.

[R] REGA | Residential rental indicators via Osool, Q1 2026 · [riyadh] Riyadh | Osool city evidence · [jeddah] Jeddah | Osool city evidence · [dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence

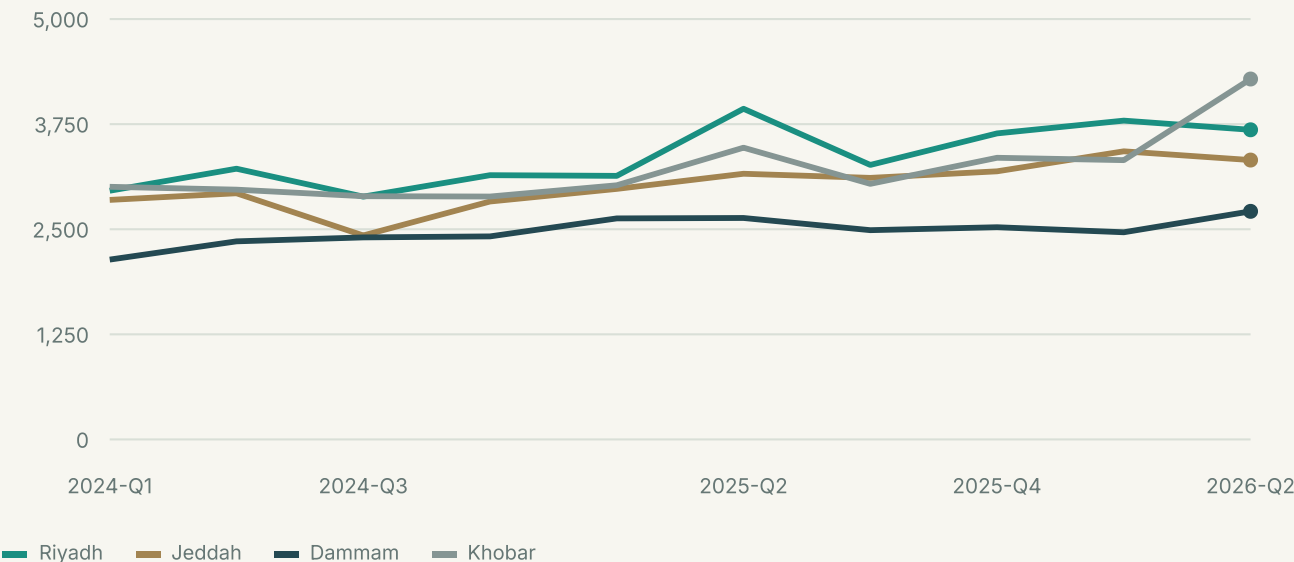
02 / RECORDED SALE COMPARISON

Sale benchmarks are mixed-property evidence

The recorded residential sale series includes both land and built property; it is not an apartment sale-price series.

Recorded residential sale price per m²

Quarterly | SAR/m² | Land and built property mixed



CITY	Q2 2026 SAR/M ²	PRICE SAMPLE WEIGHT
Riyadh	3,683	1,527
Jeddah	3,323	5,923
Dammam	2,713	1,092
Khobar	4,287	1,025

Price sample weights are not verified transaction counts. Historical fallback information was not retained. No liquidity, absorption or complete-market conclusion follows from these weights.

[S] Osool | Calculations from recorded residential sale deeds, through Q2 2026 · [riyadh] Riyadh | Osool city evidence · [jeddah] Jeddah | Osool city evidence · [dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence

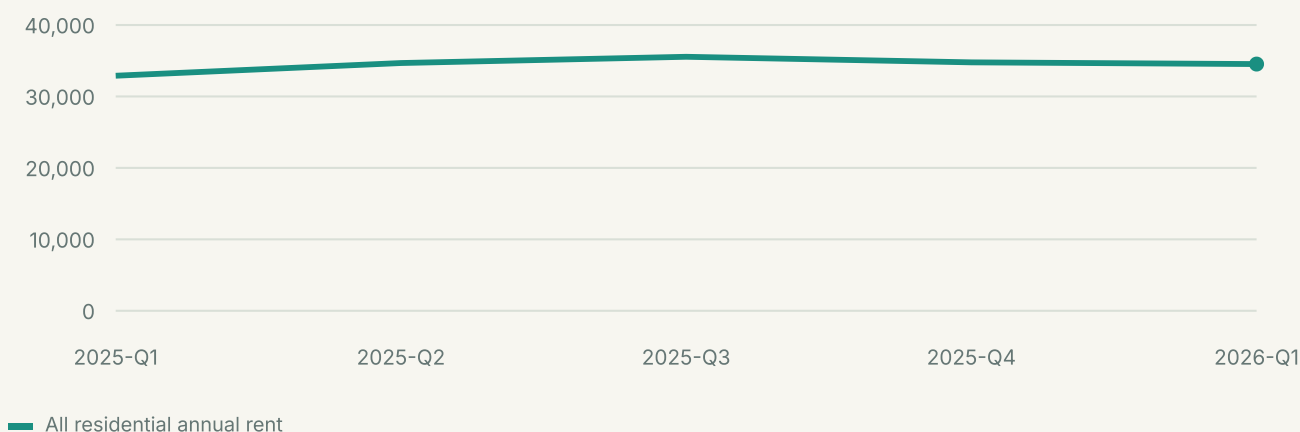
03 / RIYADH

Riyadh: two different trajectories

Annual rent means and sale-price benchmarks should be read on their own axes.

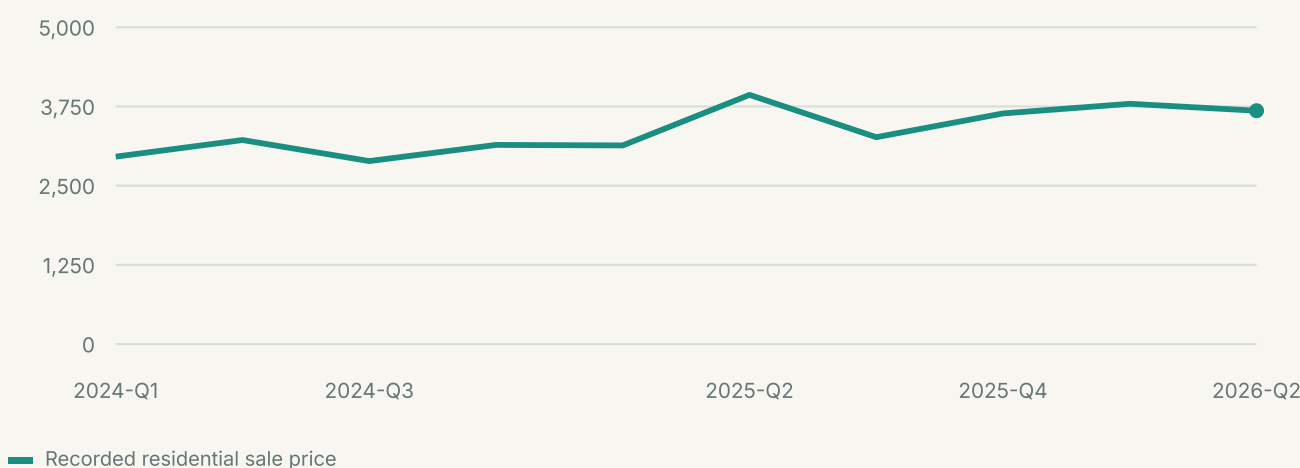
Residential rent by quarter

SAR/year | REGA via Osool



Recorded sale price by quarter

SAR/m² | Land and built property mixed



The all-type rent mean changed +5.0% between Q1 2025 and Q1 2026. Both series can move with changing composition; they do not trace an unchanged set of homes.

[riyadh] Riyadh | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [S] Osool | Calculations from recorded residential sale deeds, through Q2 2026

Riyadh recorded-deed completeness is not established; lower sample weight is not proof of fewer sales.

DISTRICT REFERENCE DESK

Riyadh: rent and land evidence

Two distinct datasets, two explicit periods. They are not paired property valuations.

Apartment rent | Q1 2026 | SAR per year

DISTRICT	SAR / YEAR	APARTMENT CONTRACTS
ظهرة لبن	28,267	7,505
طويق	23,338	4,975
الرمال	31,364	4,814
اليرموك	29,546	4,327

Q1 2026. Selected by apartment contract count, with at least 30 contracts. Source district names are preserved. No adjustment for size, condition, furnishing or exact location.

Residential land | Q3 2025 | SAR/m²

DISTRICT (SOURCE LABEL)	SAR/M²	TRANSACTIONS
الجنادرية	778.22	1,282
ضاحية نمار	1,195.84	179
عريض	858.44	158
مطار الملك خالد الدولي	2,748.98	66

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.

[riyadh] Riyadh | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

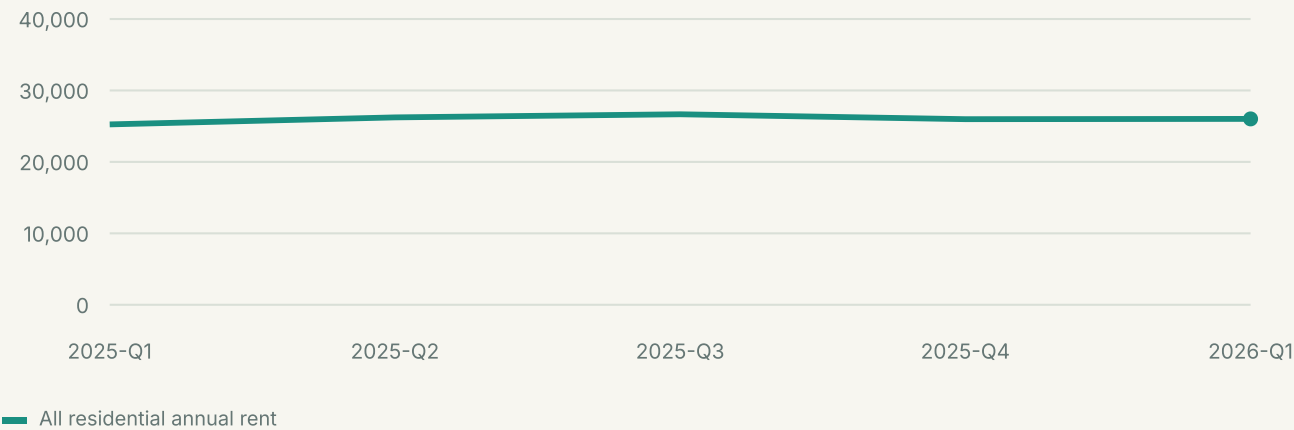
03 / JEDDAH

Jeddah: two different trajectories

Annual rent means and sale-price benchmarks should be read on their own axes.

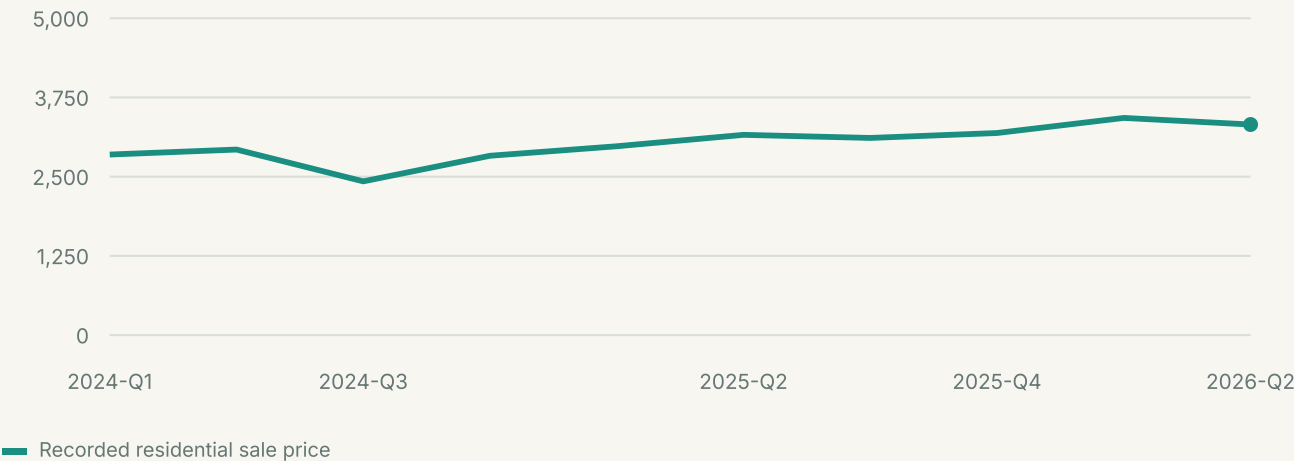
Residential rent by quarter

SAR/year | REGA via Osool



Recorded sale price by quarter

SAR/m² | Land and built property mixed



The all-type rent mean changed +3.0% between Q1 2025 and Q1 2026. Both series can move with changing composition; they do not trace an unchanged set of homes.

[jeddah] Jeddah | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [S] Osool | Calculations from recorded residential sale deeds, through Q2 2026

DISTRICT REFERENCE DESK

Jeddah: rent and land evidence

Two distinct datasets, two explicit periods. They are not paired property valuations.

Apartment rent | Q1 2026 | SAR per year

DISTRICT	SAR / YEAR	APARTMENT CONTRACTS
الصفاء	23,011	8,041
البوادي	21,302	5,586
السلامة	28,148	5,495
المروة	25,682	4,962

Q1 2026. Selected by apartment contract count, with at least 30 contracts. Source district names are preserved. No adjustment for size, condition, furnishing or exact location.

Residential land | Q3 2025 | SAR/m²

DISTRICT (SOURCE LABEL)	SAR/M²	TRANSACTIONS
الشرايع	418.82	103
الرحمانية	1,288.09	60
الندى	573.69	52
الرياض	1,127.83	50

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.

[jeddah] Jeddah | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

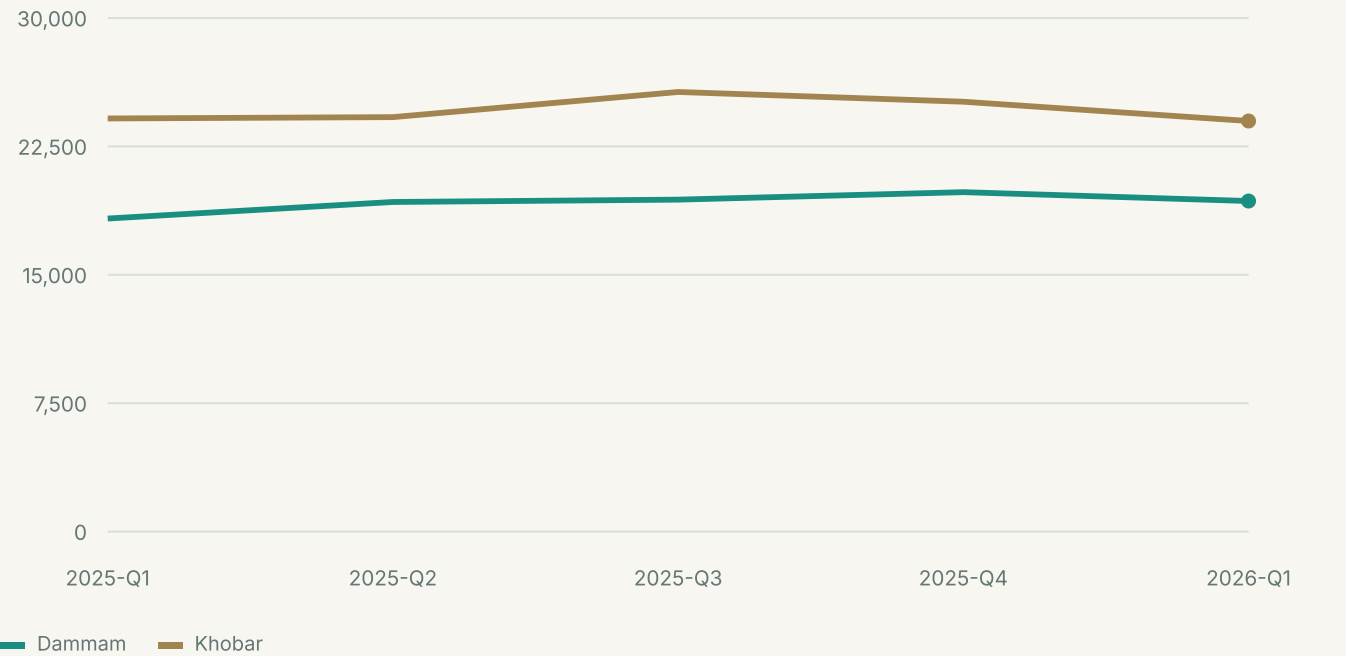
04 / EASTERN CITIES

Dammam and Khobar rent paths diverge

All-type quarterly rent means show why one regional headline can miss city detail.

Annual residential rent by city

Quarterly | SAR/year | All residential types



CITY	Q1 2025	Q1 2026	CHANGE
Dammam	18,288	19,311	+5.6%
Khobar	24,134	23,985	-0.6%

Khobar’s all-type mean declined, while its apartment mean increased from SAR 20,982 to SAR 21,891 a year. This reinforces the need to separate the product mix from a same-property rent change.

[R] REGA | Residential rental indicators via Osool, Q1 2026 · [dammam] Dammam | Osool city evidence · [khobar] Khobar | Osool city evidence

DISTRICT REFERENCE DESK

Dammam: rent and land evidence

Two distinct datasets, two explicit periods. They are not paired property valuations.

Apartment rent | Q1 2026 | SAR per year

DISTRICT	SAR / YEAR	APARTMENT CONTRACTS
النور	17,944	2,801
ضاحية الملك فهد	18,559	1,903
طيبة	19,949	1,741
الشعلة	28,166	1,677

Q1 2026. Selected by apartment contract count, with at least 30 contracts. Source district names are preserved. No adjustment for size, condition, furnishing or exact location.

Residential land | Q3 2025 | SAR/m²

DISTRICT (SOURCE LABEL)	SAR/M²	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.

[dammam] Dammam | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

DISTRICT REFERENCE DESK

Khobar: rent and land evidence

Two distinct datasets, two explicit periods. They are not paired property valuations.

Apartment rent | Q1 2026 | SAR per year

DISTRICT	SAR / YEAR	APARTMENT CONTRACTS
الثقبة	15,077	4,367
الخبر الشمالية	16,981	3,422
الخبر الجنوبية	16,600	3,257
العليا	33,514	1,828

Q1 2026. Selected by apartment contract count, with at least 30 contracts. Source district names are preserved. No adjustment for size, condition, furnishing or exact location.

Residential land | Q3 2025 | SAR/m²

DISTRICT (SOURCE LABEL)	SAR/M²	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.

[khobar] Khobar | Osool city evidence · [R] REGA | Residential rental indicators via Osool, Q1 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

05 / COMPARISON DISCIPLINE

Do not turn mismatched means into yields

A city rent mean and a mixed sale price per m² do not form a matched income-and-value pair.

01 Annual rent is a property-level amount

The rent mean is SAR per year for the observed property category. Unit area and quality are not controlled in the aggregate.

02 Sale evidence is per square metre

The recorded sale series mixes land and buildings. Applying a guessed apartment size does not turn it into a comparable apartment price.

03 Land has another reporting date

District land figures in these profiles are Q3 2025 observations. They are not synchronised with Q1 2026 rents or Q2 2026 sales.

04 A yield needs matched evidence

Use a specific property's supported purchase price, achievable rent, vacancy and operating costs. This volume does not calculate property yields.

[R] REGA | Residential rental indicators via Osool, Q1 2026 · [S] Osool | Calculations from recorded residential sale deeds, through Q2 2026 · [L] REGA | District land observations via Osool; Q3 2025 unless stated

REFERENCE DESK

Sources & editorial notes

Traceable evidence, explicit periods and reproducible calculations.

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 ↗](#)

R

REGA | Residential rental indicators via Osool, Q1 2026

[Open the cited source or evidence page ↗](#)

S

Osool | Calculations from recorded residential sale deeds, through 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 ↗](#)

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.

This volume contains four city profiles within three geographic sections. City tables were captured on 4 October 2026. Sale series use displayed rounded Osool calculations; sample weights are retained as weights.

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.

Publication date: 4 October 2026. Prepared by Osool Market.