



# Qatar Real Estate Transactions Monthly Pulse

Tracking Monthly Market Movements

August 2025

KPMG in Qatar

[kpmg.com/qa](https://kpmg.com/qa)



# Introduction

KPMG in Qatar is excited to share the August 2025 edition of the 'Qatar Real Estate Transactions Monthly Pulse.' This report monitors significant trends in the real estate transactions market across various municipalities in Qatar, including:

- Total number of real estate transactions
- Total value of real estate transactions
- Number of land transactions
- Value of land transactions
- Sales market trends for the top five active micro markets within the selected municipality

Created by the KPMG Infrastructure & Real Estate Advisory team, this dashboard utilizes data from the Ministry of Justice to provide insights into real estate transactions by municipality, emphasizing month-on-month trends.

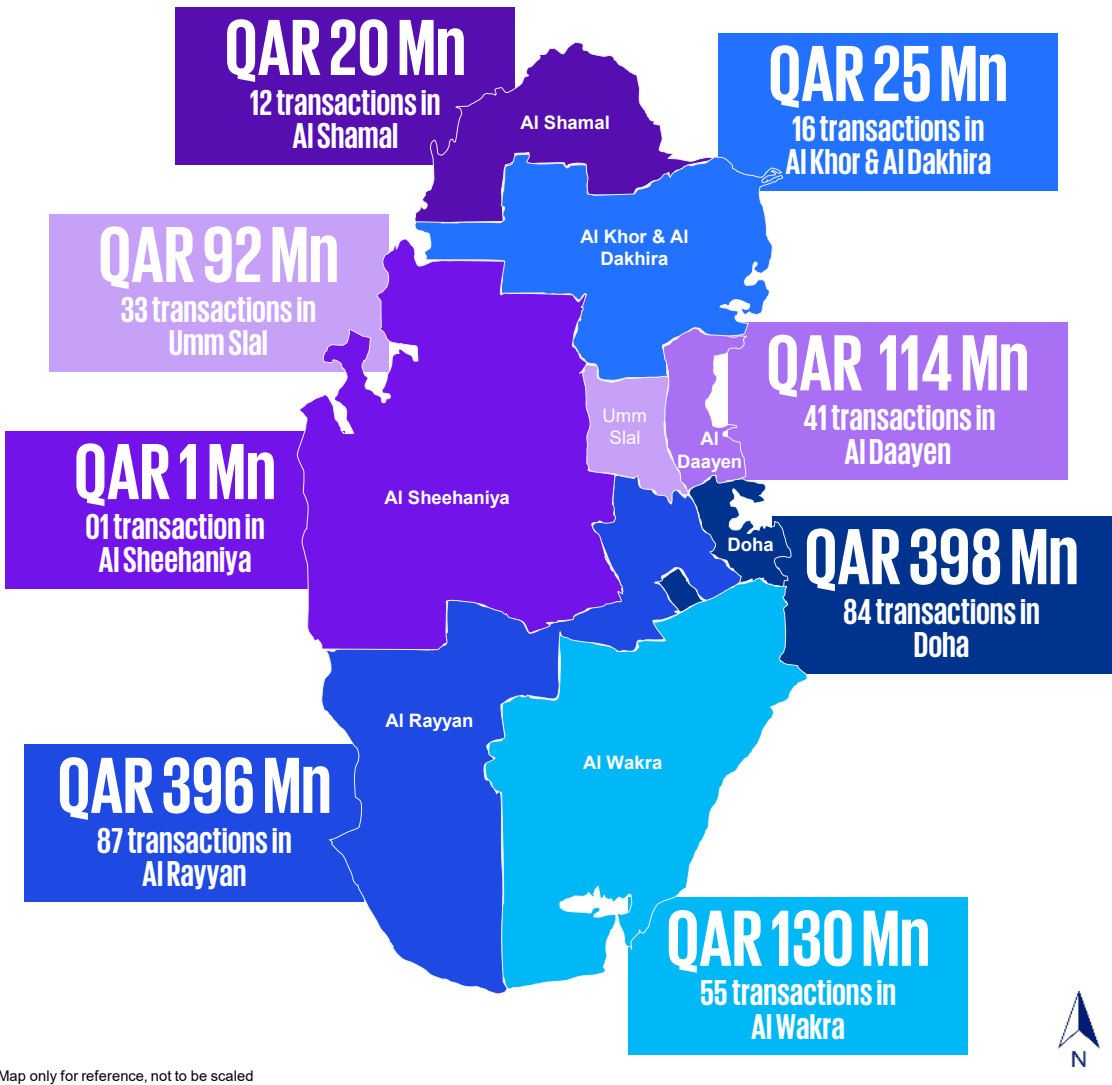
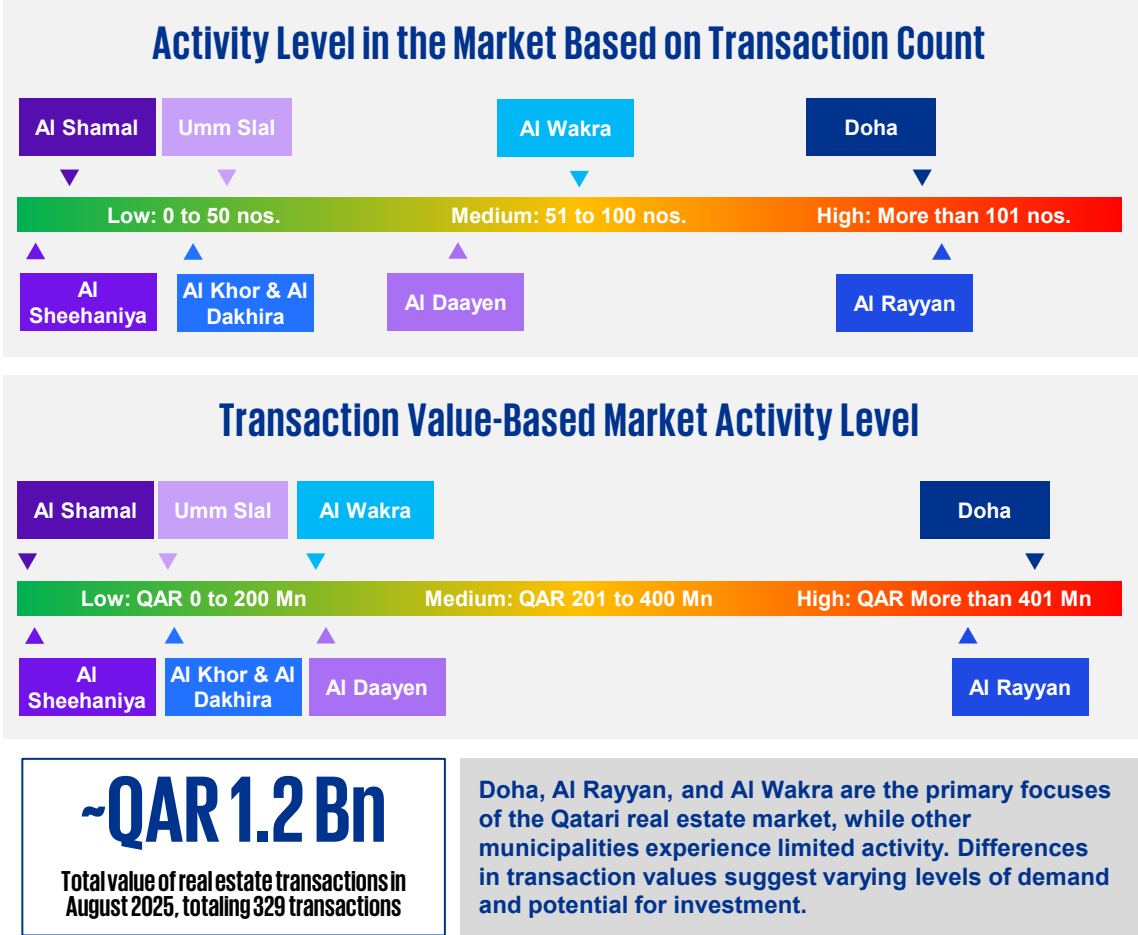
Moreover, it includes a thorough analysis of a chosen municipality, presenting the weighted average sale rates in the most active regions based on transaction volume.



**Sayantana Pande**  
Director, Head of Infrastructure  
& Real Estate Advisory  
KPMG in Qatar



# Summary of Real Estate Transactions in Qatar by Municipality for August 2025



Source: Ministry of Justice, KPMG Research & Assessment (on a best-effort basis)

# Summary of Land Transactions by Municipality for August 2025

**QAR 407 Mn**

Total value of land transactions in **July 2025**, totaling 164 transactions

**QAR 391 Mn**

Total value of land transactions in **August 2025**, totaling 127 transactions

**QAR 280 Mn**

Total value of land transactions in **August 2024**, totaling 102 transactions



Map only for reference, not to be scaled  
Source: Ministry of Justice, KPMG Research & Assessment (on a best-effort basis)



**Al Shamal**

09 transactions  
totalling QAR 14 Mn at an average  
land price of **QAR 180/sq. ft.**



**Al Khor & Al Dakhira**

06 transactions  
totalling QAR 09 Mn at an average  
land price of **QAR 230/sq. ft.**



**Al Daayen**

16 transactions totalling QAR  
38 Mn at an average land  
price of **QAR 330/sq. ft.**



**Umm Slal**

15 transactions totalling  
QAR 36 Mn at an average land  
price of **QAR 285/sq. ft.**



**Al Sheehaniya**

No transaction  
in month of August



**Doha**

16 transactions totalling  
QAR 56 Mn at an average  
land price of **QAR 420/sq. ft.**



**Al Rayyan**

33 transactions totalling  
QAR 182 Mn at an average  
land price of **QAR 285/sq. ft.**



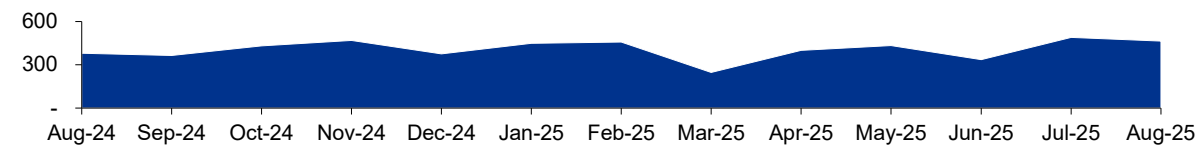
**Al Wakra**

32 transactions totalling  
QAR 54 Mn at an average land  
price of **QAR 250/sq. ft.**

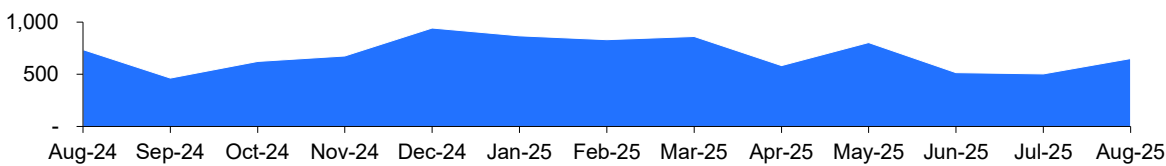


# Sales market trends for the five leading micro markets in Doha

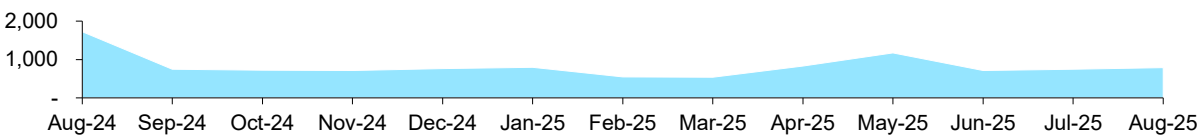
Al Thumama



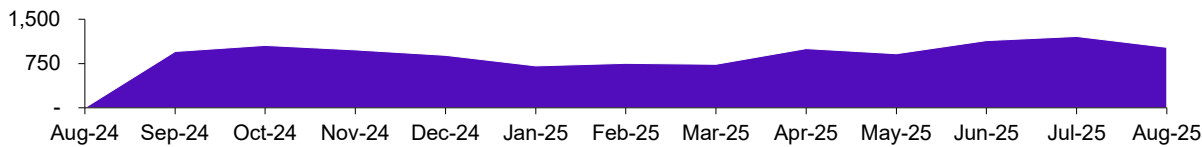
Old Airport



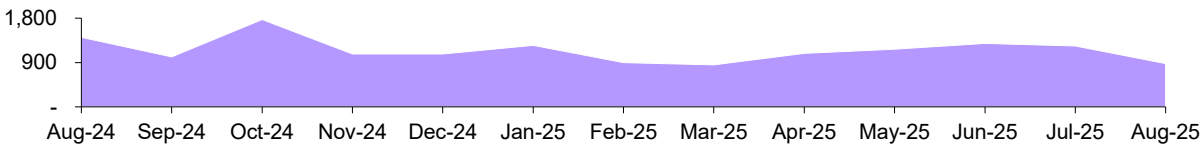
Madinat Khalifa South



Umm Ghuwailina



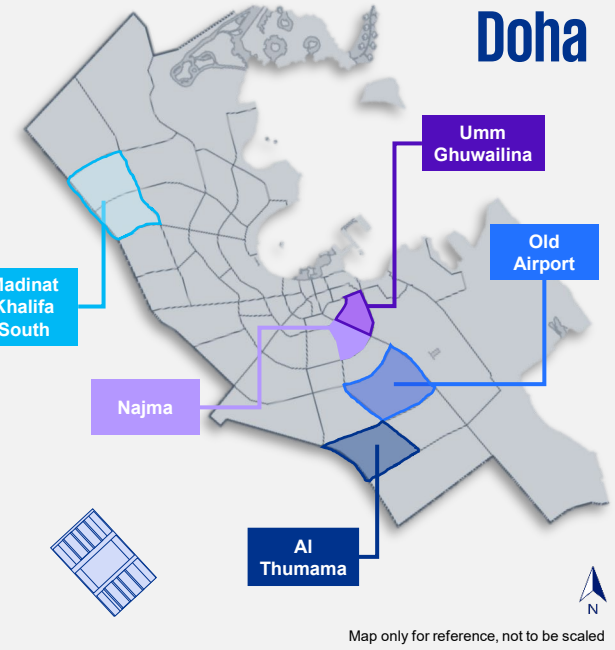
Najma



Source: Ministry of Justice, KPMG Research & Assessment (on a best-effort basis)



© 2025 KPMG Qatar Branch is registered with the Ministry of Commerce and Industry, State of Qatar and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. All rights reserved



- In August 2025, the weighted average sale rate in Al Thumama was QAR 465 per sq. ft.
- In Old Airport, the average rate stood at QAR 652 per sq. ft.
- Madinat Khalifa South recorded an average rate of QAR 784 per sq. ft.
- Umm Ghuwailina reported an average rate of QAR 1,022 per sq. ft.
- Najma, the average rate reached QAR 877 per sq. ft.

The Sale Price is determined based on the Weighted Average Sale Rate (QAR per Square Foot). An active market is defined by the volume of transactions occurring within that specific micro market.

# Contact Us

**Venkat Krishnaswamy**

Partner,  
Head of Advisory  
KPMG in Qatar

[kvenkatesh@kpmg.com](mailto:kvenkatesh@kpmg.com)  
M : +974 5554 1024

**Sayantan Pande**

Director,  
Head - Infrastructure & Real  
Estate Advisory  
KPMG in Qatar  
[sayantanpande@kpmg.com](mailto:sayantanpande@kpmg.com)  
M : +974 3330 9793

**Rishu Gupta**

Manager, Infrastructure & Real  
Estate Advisory  
KPMG in Qatar

[guptar@kpmg.com](mailto:guptar@kpmg.com)  
M: +974 6653 7641

**Mohit Gauriar**

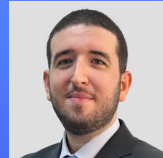
Manager, Infrastructure & Real  
Estate Advisory  
KPMG in Qatar

[mgauriar@kpmg.com](mailto:mgauriar@kpmg.com)  
M: +974 7087 0342

**Fathi Melhem**

Senior Consultant, Infrastructure  
& Real Estate Advisory  
KPMG in Qatar

[fathimelhem@kpmg.com](mailto:fathimelhem@kpmg.com)  
M: +974 6650 0752

**Firas Moukhadder**

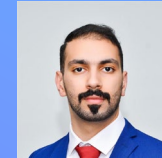
Senior Consultant, Infrastructure  
& Real Estate Advisory  
KPMG in Qatar

[fmoukhadder@kpmg.com](mailto:fmoukhadder@kpmg.com)  
M: +974 7783 8458

**Ayman Takkoush**

Consultant, Infrastructure &  
Real Estate Advisory  
KPMG in Qatar

[atakoush@kpmg.com](mailto:atakoush@kpmg.com)  
M: +974 5594 1619

**Mahmoud Shehada**

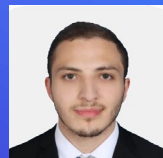
Consultant, Infrastructure &  
Real Estate Advisory  
KPMG in Qatar

[mshahada@kpmg.com](mailto:mshahada@kpmg.com)  
M: +974 7757 1173

**Iheb Salhi**

Consultant, Infrastructure &  
Real Estate Advisory  
KPMG in Qatar

[ihabs@kpmg.com](mailto:ihabs@kpmg.com)  
M: +974 3348 3571

**Feras Abu Ghoush**

Consultant, Infrastructure &  
Real Estate Advisory  
KPMG in Qatar

[ferasabughoush@kpmg.com](mailto:ferasabughoush@kpmg.com)  
M: +974 6655 7080

[kpmg.com/qa](https://kpmg.com/qa)



© 2025 KPMG Qatar Branch is registered with the Ministry of Commerce and Industry, State of Qatar and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. All rights reserved.

© 2025 KPMG LLC, a limited liability company registered with Qatar Financial Centre Authority (QFCA), State of Qatar and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. All rights reserved.

The KPMG name and logo are registered trademarks of KPMG International.