



# Qatar Real Estate Transactions Monthly Pulse

Tracking Monthly Market Movements

July 2025

KPMG in Qatar

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# Introduction

KPMG in Qatar is excited to share the July 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.

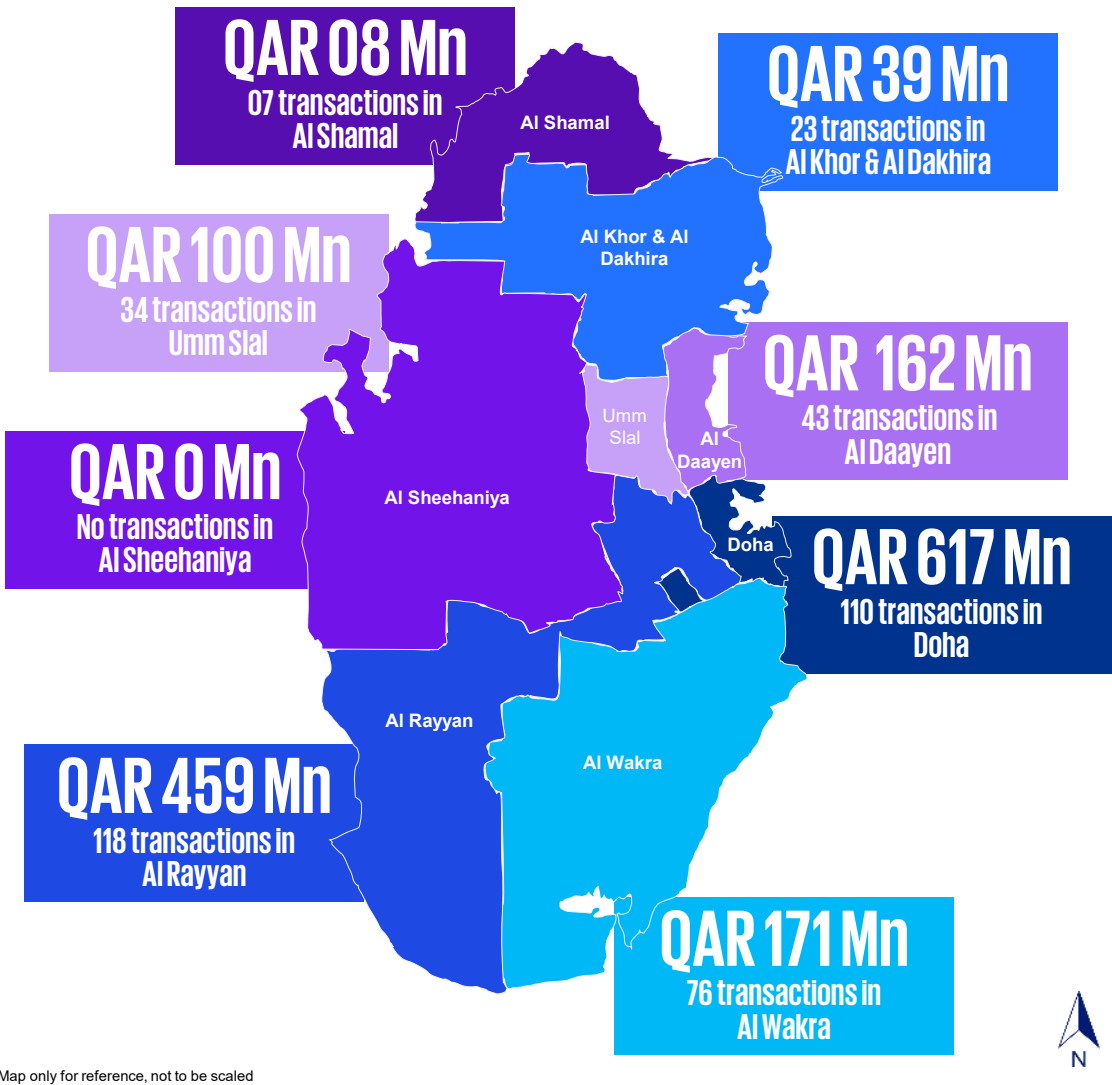
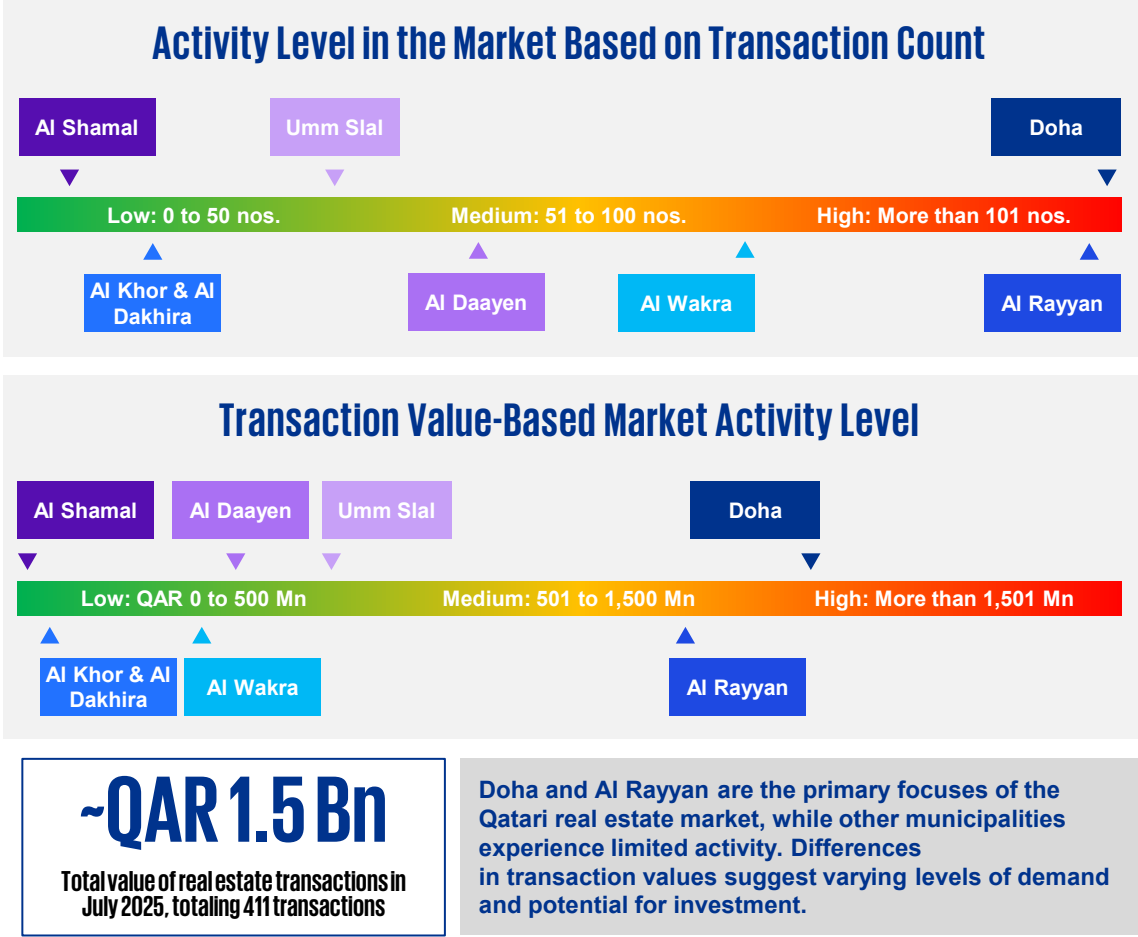
Moreover, it includes a thorough analysis of a chosen municipality, presenting the weighted average sale rates in the most active regions based on transaction volume.



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Director, Head of Infrastructure  
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# Summary of Real Estate Transactions in Qatar by Municipality for July 2025



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





# Summary of Land Transactions by Municipality for July 2025

**QAR 758 Mn**

Total value of land transactions in **June 2025**, totaling 157 transactions

**QAR 407 Mn**

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

**QAR 459 Mn**

Total value of land transactions in **July 2024**, totaling 110 transactions



Map only for reference, not to be scaled

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



**Al Shamal**

05 transactions  
totalling QAR 05 Mn at an average  
land price of **QAR 155/sq. ft.**



**Al Khor & Al Dakhira**

11 transactions  
totalling QAR 16 Mn at an average  
land price of **QAR 210/sq. ft.**



**Al Daayen**

10 transactions totalling QAR  
29 Mn at an average land  
price of **QAR 340/sq. ft.**



**Umm Slal**

11 transactions totalling  
QAR 19 Mn at an average land  
price of **QAR 265/sq. ft.**



**Al Sheehaniya**

No transaction  
in month of July



**Doha**

26 transactions totalling  
QAR 97 Mn at an average  
land price of **QAR 380/sq. ft.**



**Al Rayyan**

43 transactions totalling  
QAR 125 Mn at an average  
land price of **QAR 290/sq. ft.**

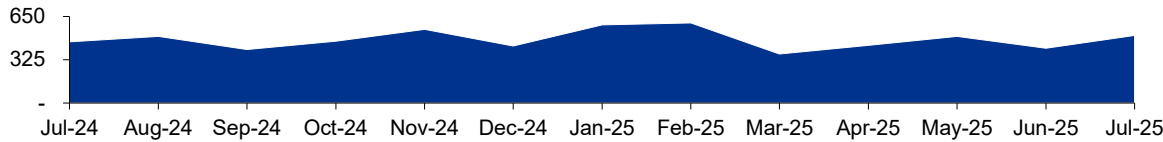


**Al Wakra**

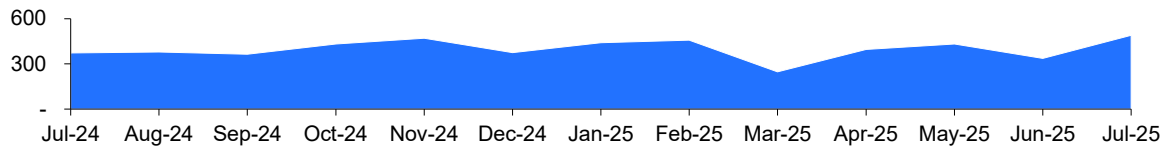
58 transactions totalling  
QAR 114 Mn at an average land  
price of **QAR 265/sq. ft.**

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

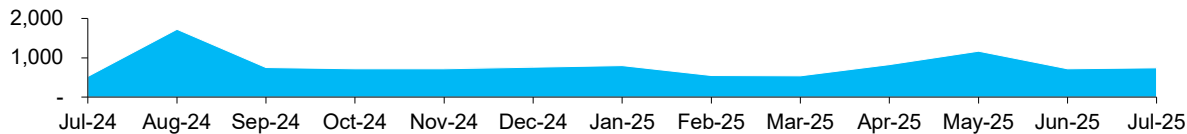
## Nuaija



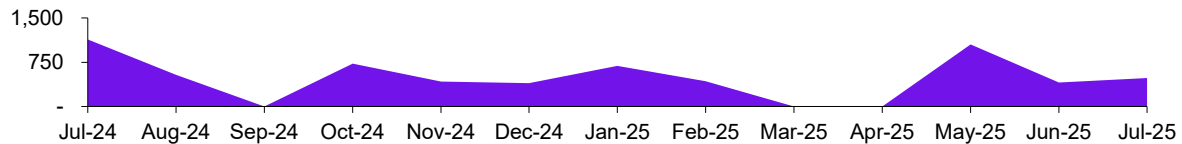
## Al Thumama



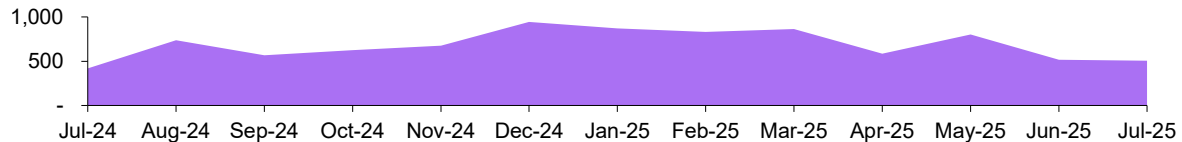
## Madinat Khalifa South



## Umm Lekhba



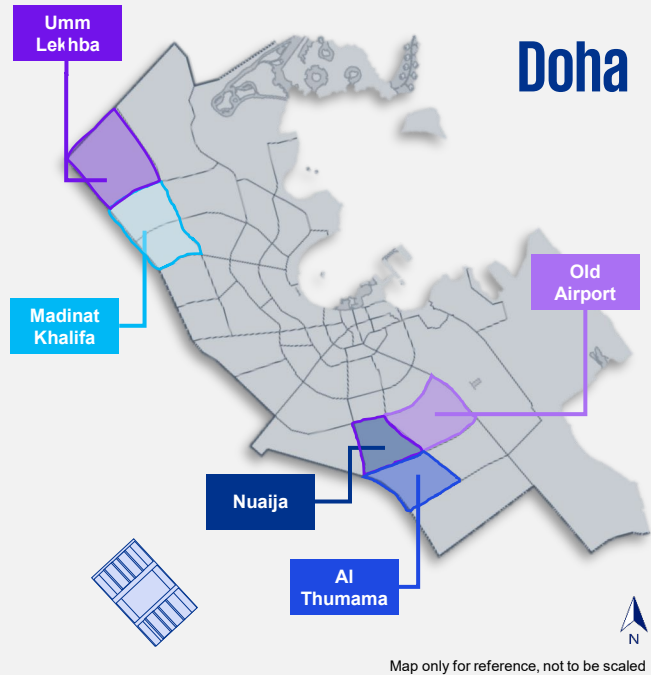
## Old Airport



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



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- In July 2025, the weighted average sale rate in Nuaija was QAR 507 per sq. ft.
- In Al Thumama, the average rate stood at QAR 490 per sq. ft.
- Madinat Khalifa South recorded an average rate of QAR 744 per sq. ft.
- Umm Lekhba reported an average rate of QAR 483 per sq. ft.
- Old Airport, the average rate reached QAR 504 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.

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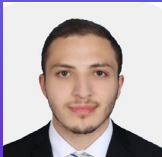
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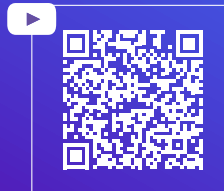
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