coreo

Qatar Real Estate Market Report

February 2026

QAR 2.71B
Total Transaction Value

508
Total Transaction

+109.7%
Year over Year Growth

Source: Ministry of Justice

What is in this report

This monthly market report provides a comprehensive overview of Qatar's real estate performance for February 2026, comparing year-over-year trends against February 2025. You'll find key transaction metrics including total sales volume, number of contracts, and detailed breakdowns by municipality and property type.

We analyze performance across Qatar's seven municipalities - highlighting Doha, Al Rayyan, and Al Dhaayen as the most active zones - while examining the residential unit sector's strong growth trajectory.

Whether you're an investor evaluating market momentum, a homeowner tracking property values, or a real estate professional monitoring regional trends, this report delivers the data-driven insights you need to understand where Qatar's property market stands and how it's evolving year-over-year.

Source: Ministry of Justice

Executive Summary

TOTAL SALES VOLUME	TOTAL TRANSACTIONS
QAR 2.71B	**508**
▲+109.7% YoY	▲+39.3% YoY
February 2026 total transaction value across all municipalities	Total real estate contracts registered in February 2026

February 2026 marked one of the strongest months in Qatar's real estate market in recent years. Total transaction value reached QAR 2.71 billion, representing a +109.7% year-over-year increase compared to February 2025. Market activity was driven primarily by large land and commercial transactions in Doha and Al Rayyan, which together accounted for 75% of total market value.

A single landmark transaction, a QAR 330 million deal in Al Waab, Al Rayyan, amplified the headline figure significantly, accounting for approximately 12% of total monthly volume. Even excluding this outlier, underlying growth remains exceptional at approximately +84% YoY, still one of the strongest monthly performances on record.

Total real estate transactions surged 39.2% year-over-year, rising from 365 contracts in February 2025 to 508 in February 2026, reflecting broad-based market participation across all property types and municipalities.

Source: Ministry of Justice

Key Market Insights

INSIGHT 1

Institutional-Scale Transactions Are Driving Market Growth

The significant increase in total transaction value (+109.7% YoY) is driven by large-scale land and commercial deals rather than broad-based price inflation. The QAR 330M Al Waab transaction alone represents 12.2% of February's total volume. This pattern indicates strong institutional and investment-grade demand, particularly for strategic development parcels in Doha and Al Rayyan.

INSIGHT 2

Doha continues to dominate as Qatar's primary investment hub

Doha accounted for QAR 1.18 billion (44% of total transaction value) and 30% of all deals, reinforcing its position as Qatar's most active real estate market. Building prices reached QAR 972/sqft, approaching the QAR 1,000 threshold, reflecting sustained premium demand in Pearl Island, Al Sadd, and Mushaireb zones.

INSIGHT 3

Al Rayyan is the fastest-growing municipality

Transaction value in Al Rayyan surged +167.5% YoY to QAR 847.8 million, making it the fastest-growing municipality in February. This growth reflects rising investor interest in Al Rayyan's development opportunities, evidenced by the Al Waab mega-deal, and its strategic position as a high-growth corridor adjacent to Doha.

INSIGHT 4

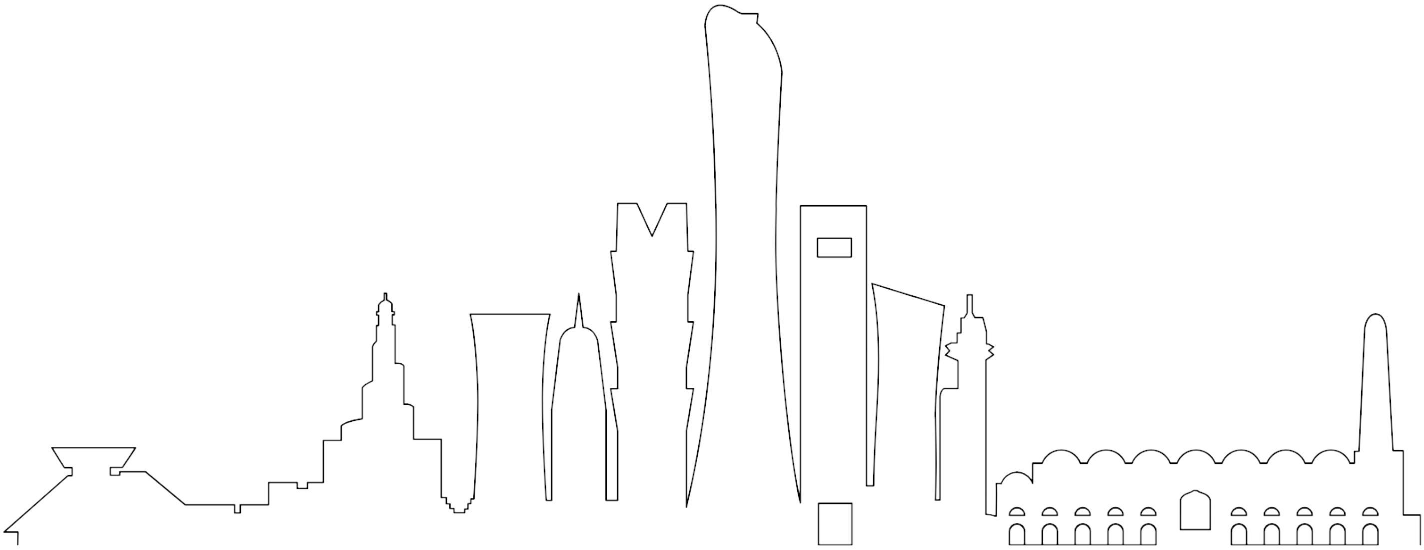
Transaction Volume Signals Broad Market Participation

Total real estate transactions surged 39.2% year-over-year, rising from 365 contracts in February 2025 to 508 in February 2026. Unlike the headline value figure amplified by the QAR 330M Al Waab mega-deal, this growth reflects broad-based market activity across all property types and municipalities, driven by a wide pool of buyers and investors actively participating across Qatar's real estate market.

Source: Ministry of Justice

coreo

List of Monthly Bulletin of the Properties Sold for February 2026

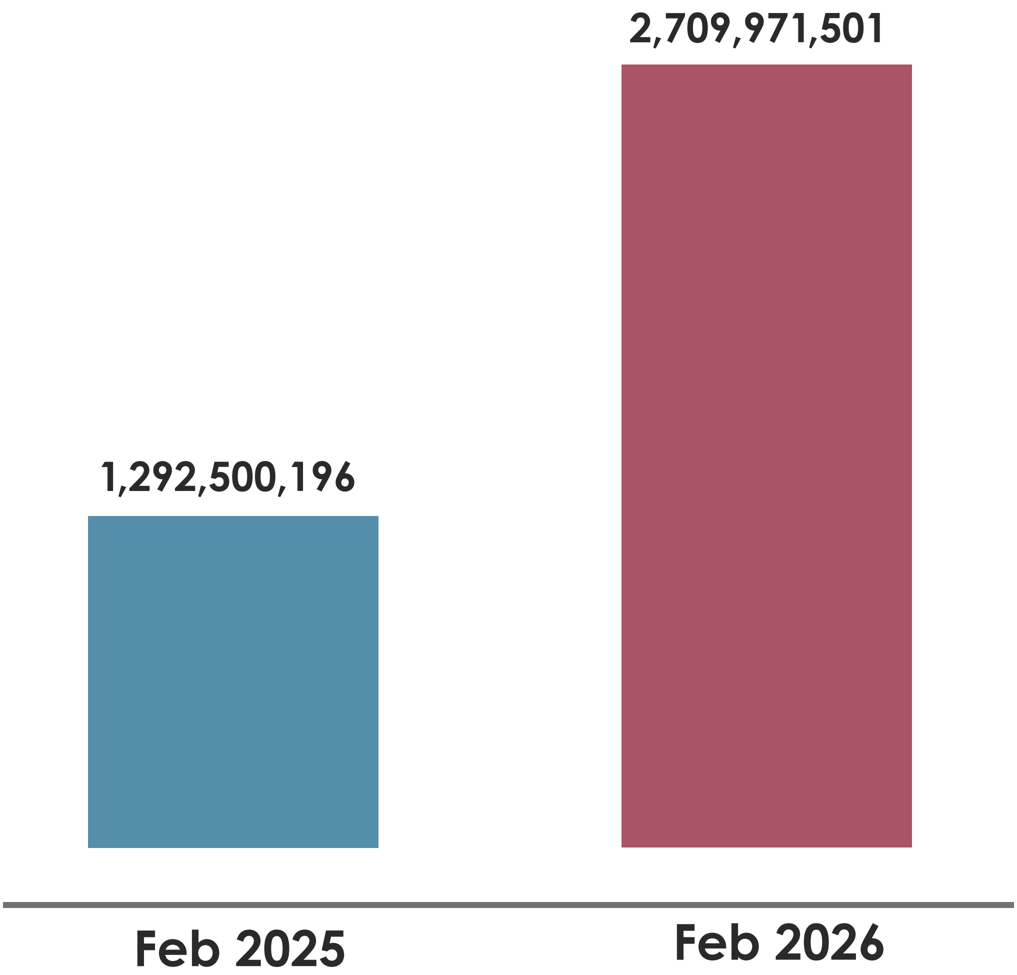


Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Share	YoY Change
	Vacant Land	Buildings				
Doha	32	119	1,184,365,619	151	30%	▲+147.5%
Al Rayyan	43	64	847,847,983	107	21%	▲+167.5%
Al Dhaayen	80	35	268,310,274	115	23%	▲ +15.6%
Umm Slal	20	17	90,574,508	37	7%	▲ +13.2%
Al Wakra	39	29	261,873,966	68	13%	▲+158.9%
Al Khor & Thakira	2	14	39,463,365	16	3%	▼ -24.9%
Al Shamal	11	2	16,335,786	13	3%	▼ -47.5%
Al Sheehaniya	0	1	1,200,000	1	0%	-N/A
Total	227	281	2,709,971,501	508	100%	▲ +109.7%

Source: Ministry of Justice

Sales Movement

Volume of Real Estate Trading

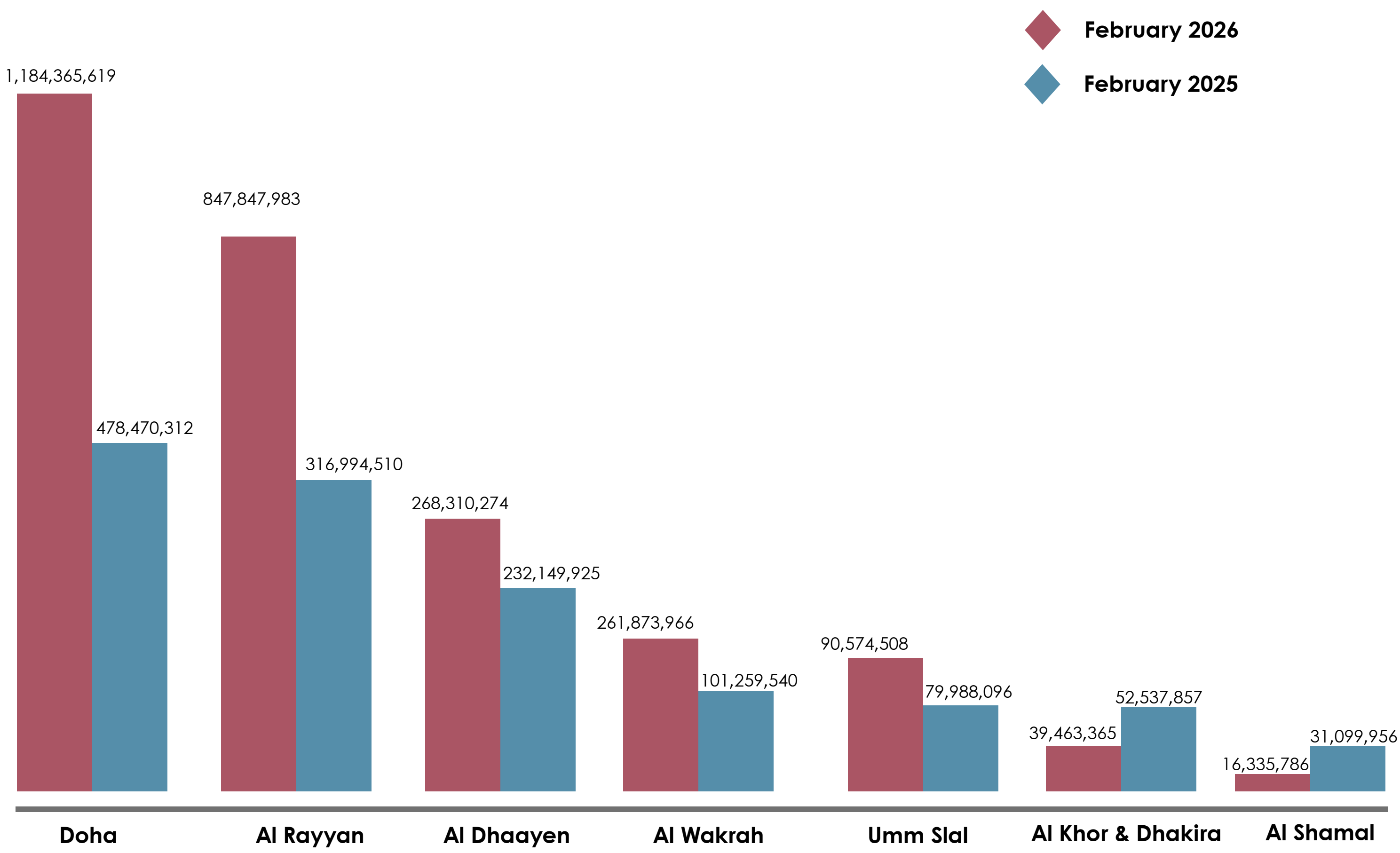


During February 2026, the real estate trading index achieved a total value of QAR 2,709,971,501 across 508 transactions. Compared to February 2025, which recorded QAR 1,292,500,196 in value and 365 transactions, the market demonstrated explosive year-over-year growth. The total transaction value surged by +109.7% YoY, more than doubling from the previous year, reflecting unprecedented market momentum and exceptional demand growth driven by major commercial and land transactions.

Source: Ministry of Justice

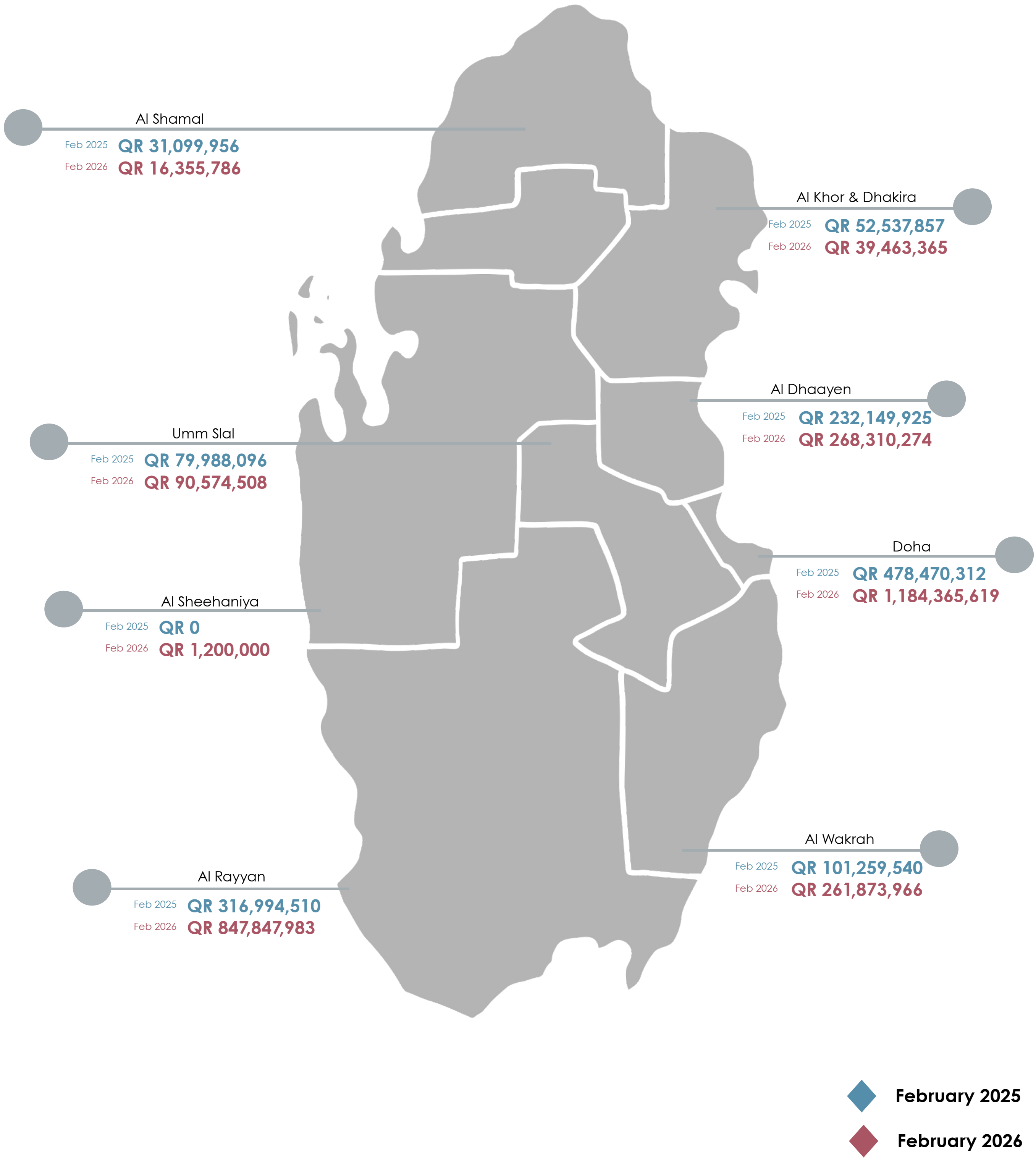
The Index of Financial Values of Deal

The real estate market index for February 2026 revealed that Doha Municipality, Al Rayyan Municipality, and Al Dhaayen Municipality remain the most active zones in terms of transaction value. Doha Municipality led with QAR 1.18 billion in sales, reflecting explosive +147.5% YoY growth from QAR 478.5 million in February 2025. Al Rayyan Municipality ranked second with QAR 847.8 million in transactions, posting remarkable +167.5% YoY surge from QAR 317.0 million the previous year. Al Dhaayen Municipality secured third place with QAR 268.3 million in value, demonstrating steady growth of +15.6% YoY compared to QAR 232.1 million in February 2025. Unlike January's mixed performance, all three municipalities experienced strong upward momentum in February, with Al Rayyan leading the surge despite ranking second in absolute value.



Source: Ministry of Justice

Amount of Traded Properties as per Municipalities

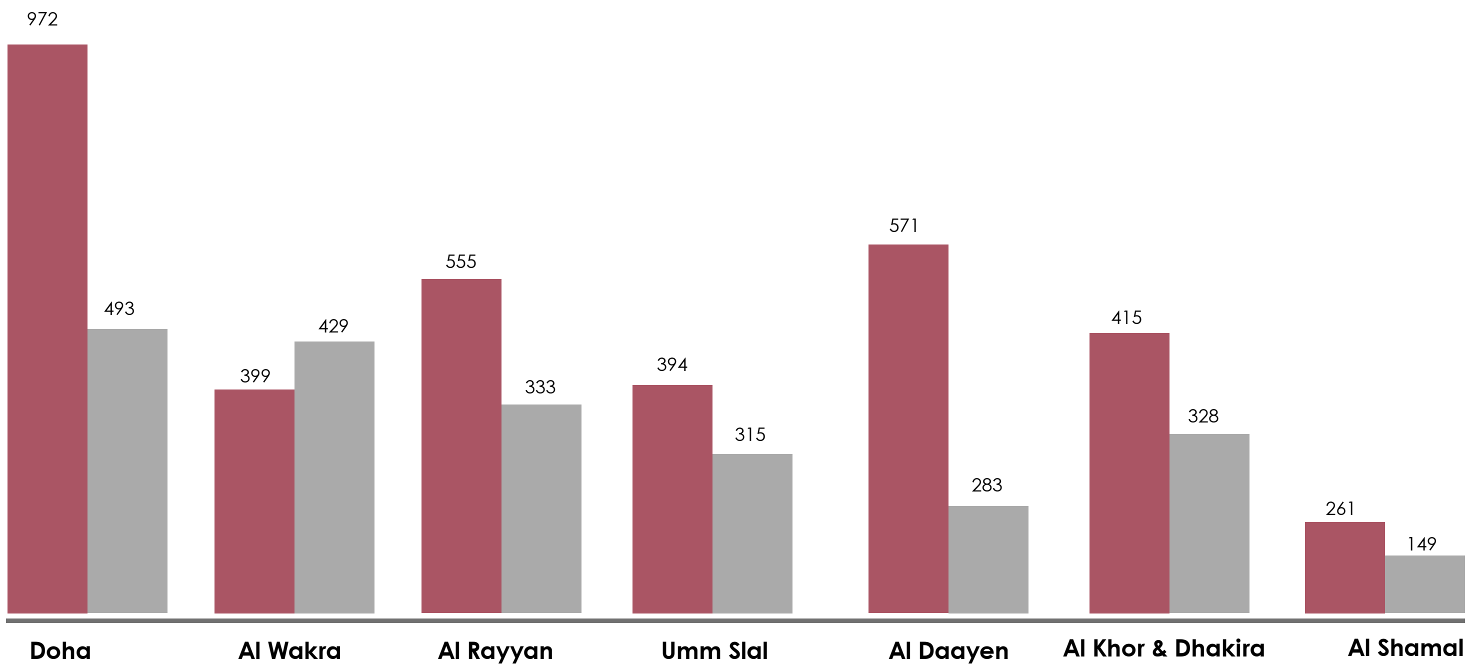


Source: Ministry of Justice

Average per Square Foot Prices for Feb 2025 and Feb 2026

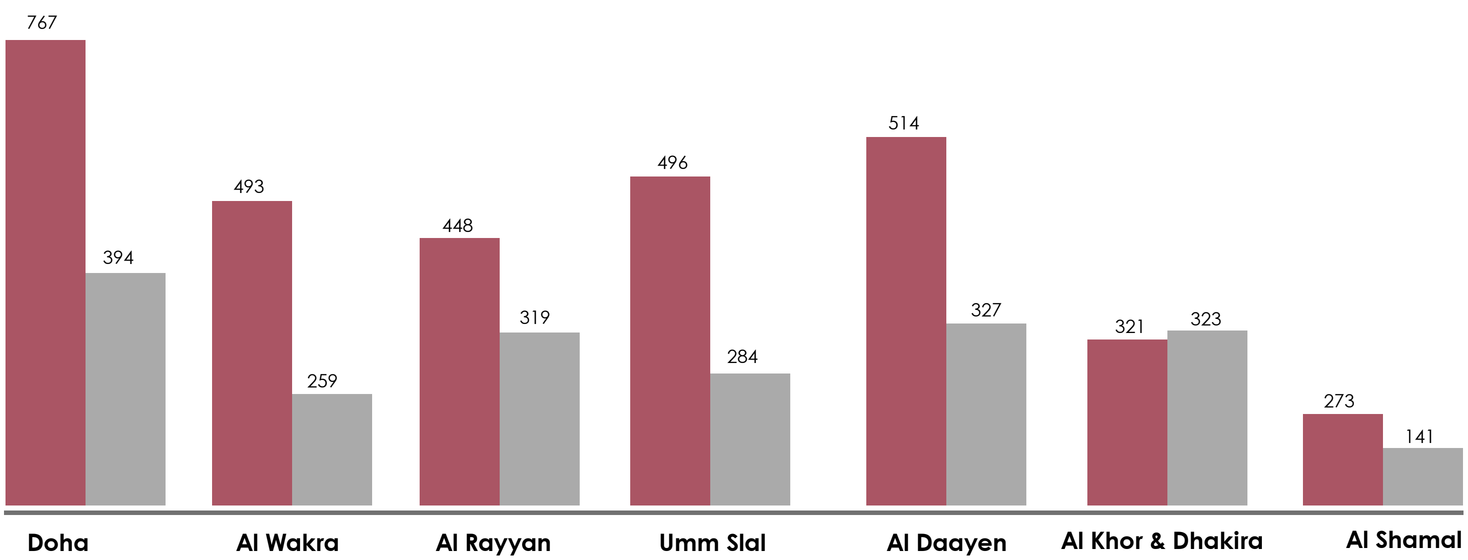
February 2026

Average per square foot prices in February 2026 revealed Doha as the premium market leader, with buildings commanding QAR 972 per sqft and vacant land at QAR 493 per sqft. Al Daayen secured the second-highest building prices at QAR 571 per sqft, followed by Al Rayyan at QAR 555 per sqft. Al Wakra demonstrated the most balanced pricing between buildings (QAR 399) and vacant land (QAR 429), while Al Shamal remained the most affordable municipality with buildings at QAR 261 per sqft and vacant land at QAR 149 per sqft.



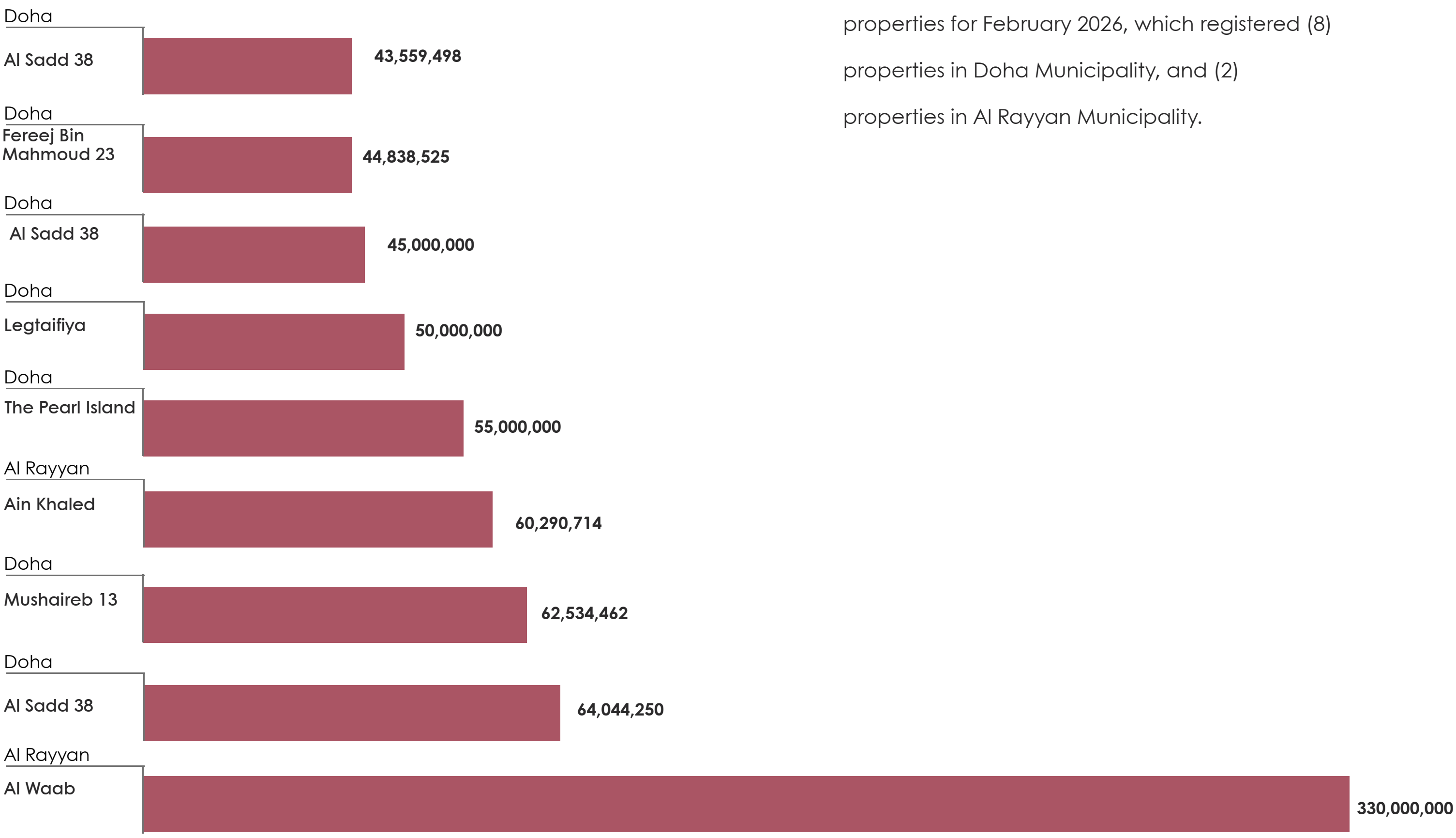
February 2025

In February 2025, Doha dominated pricing with buildings at QAR 767 per sqft and vacant land at QAR 394 per sqft, establishing itself as Qatar's most valuable real estate market. Al Daayen ranked second with building prices at QAR 514 per sqft, while Umm Slal followed at QAR 496 per sqft. Al Wakra showed strong vacant land values at QAR 259 per sqft despite lower building prices at QAR 493 per sqft. Al Shamal maintained its position as the most accessible market, with buildings priced at QAR 273 per sqft and vacant land at QAR 141 per sqft.



Source: Ministry of Justice

Most Expensive Property Sold in February 2026



Most Expensive Property Sold in February 2026

Trading revealed the value of top (10) properties for February 2026, which registered (8) properties in Doha Municipality, and (2) properties in Al Rayyan Municipality.

Source: Ministry of Justice

coreo

mycoreo.com

@mycoreo 40167000 40167000