Qatar Real Estate Market Report

March 2026

QAR 768M
Total Transaction Value

226
Total Transaction

-39.8%
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 March 2026, comparing year-over-year trends against March 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 eight municipalities - highlighting Doha, Al Rayyan, and Al Dhaayen as the most active zones - while examining the residential unit sector's performance 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

coreo

Executive Summary

TOTAL SALES VOLUME	TOTAL TRANSACTIONS
QAR 768.2M	**226**
▼-39.8% YOY	▼-20.1% YoY
March 2026 total transaction value across all municipalities	Total real estate contracts registered in March 2026

March 2026 saw a significant contraction in Qatar's real estate market. Total transaction value reached QAR 768.2M, representing a -39.8% year-over-year decrease compared to March 2025. The decline was driven by reduced activity across most municipalities and a sharp drop in large-scale land transactions, with total vacant land sales falling from 166 plots to 97.

The market also experienced a notable month-over-month correction, declining 72% from February 2026's QAR 2.71 billion. This follows a strong February that had been boosted by several major deals. Despite the headline decline, building transactions remained relatively resilient, with 129 building sales compared to 117 in March 2025, suggesting continued demand for developed properties.

Total real estate transactions declined -20.1% year-over-year, falling from 283 contracts in March 2025 to 226 in March 2026. Al Wakra emerged as a notable bright spot, with transaction value surging +81.0% YoY to QAR 106.6 million.

Source: Ministry of Justice

Key Market Insights

INSIGHT 1

Market Correction After Strong February

The -39.8% YoY decline in total transaction value reflects a normalization following February 2026's exceptional QAR 2.71B month. Vacant land transactions fell sharply from 166 to 97 plots, while building sales actually increased from 117 to 129, indicating that investor appetite for developed assets remains intact even as speculative land activity cools.

INSIGHT 2

Doha Retains Market Leadership Despite Volume Decline

Doha Municipality accounted for QAR 270.6 million (35% of total transaction value) and 25% of all deals, maintaining its position as Qatar's most active real estate market. Building prices reached QAR 861/sqft, up from QAR 756/sqft in March 2025, reflecting a +13.9% increase in premium property values despite lower transaction volumes.

INSIGHT 3

Al Wakra Emerges as the Fastest-Growing Municipality

Transaction value in Al Wakra surged +81.0% YoY to QAR 106.6 million, making it the fastest-growing municipality in March. Al Wakra also led in transaction count with 57 deals (25% of total), narrowly ahead of Doha. This growth reflects increasing buyer interest in Al Wakra's more affordable pricing and ongoing infrastructure development.

INSIGHT 4

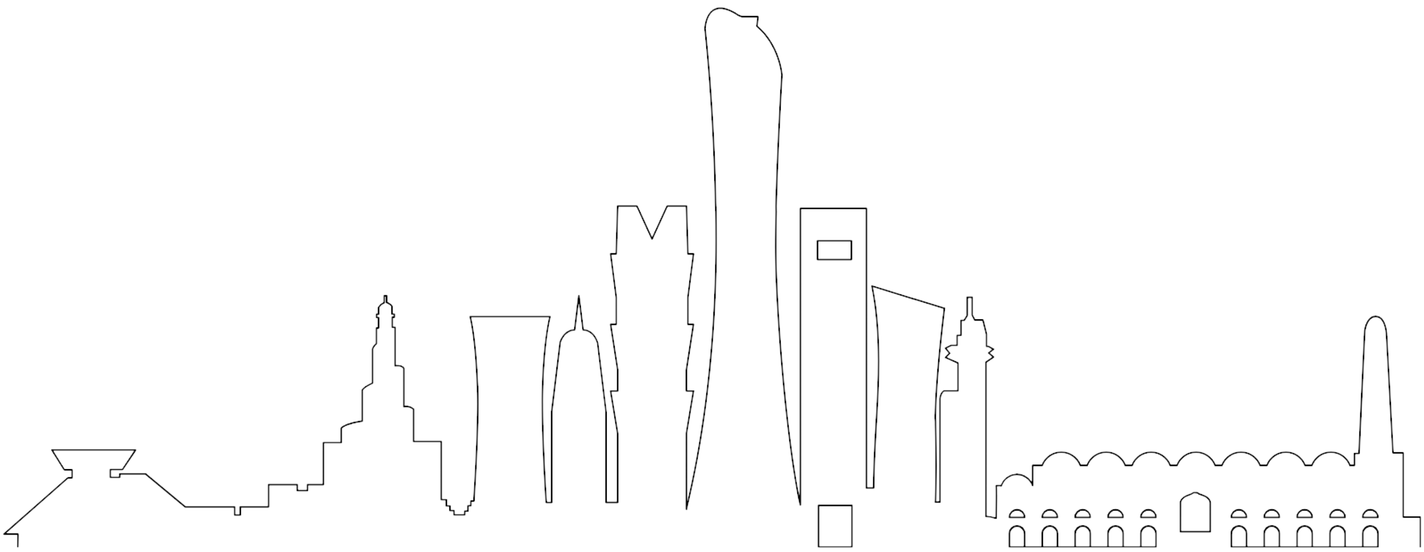
Building Prices Show Upward Momentum Across Key Areas

Despite the overall market contraction, building prices per square foot increased in several key municipalities. Al Daayen saw the most dramatic rise, from QAR 516 to QAR 868/sqft (+68.2%). Doha building prices climbed from QAR 756 to QAR 861/sqft (+13.9%), suggesting that demand for quality built properties continues to strengthen.

Source: Ministry of Justice

coreo

List of Monthly Bulletin of the Properties Sold for March 2026



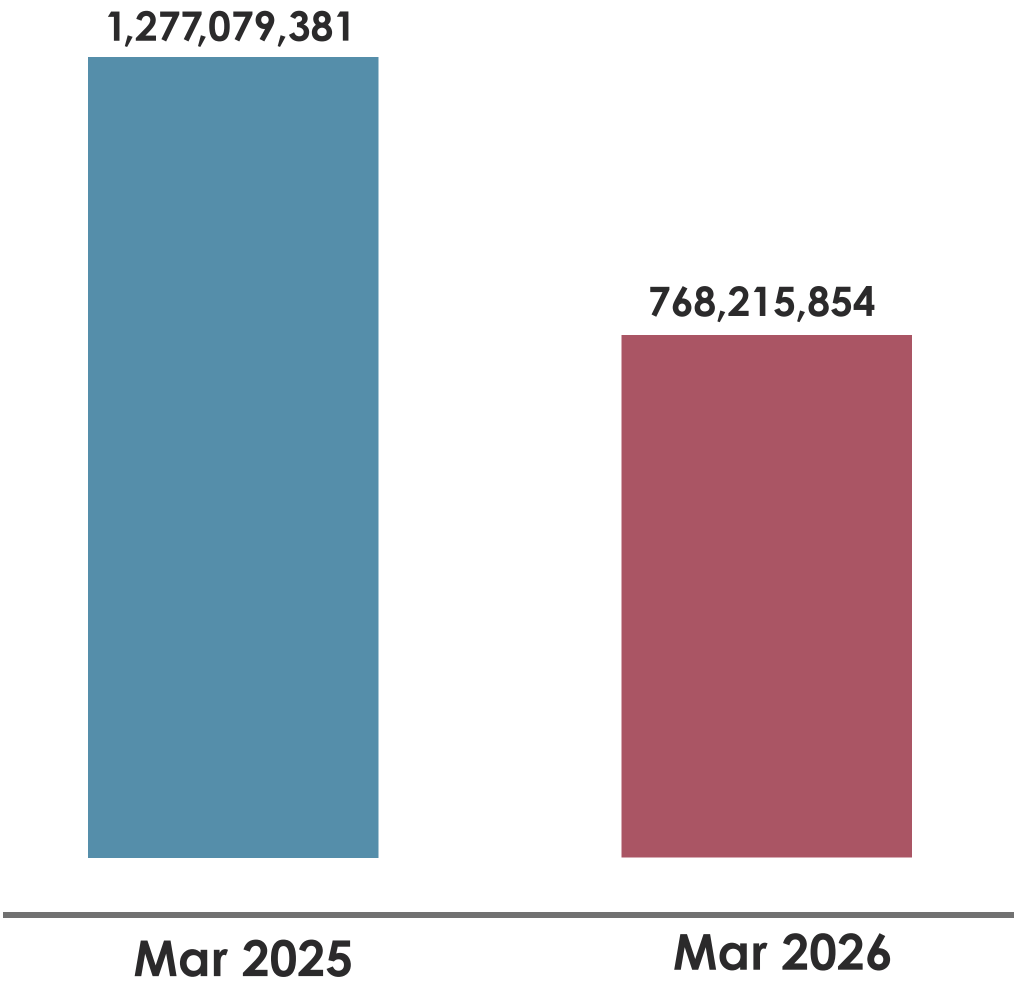
Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Properties' Percentage	YoY Change
	Vacant Land	Buildings				
Doha	15	41	270,588,720	56	25%	▼ -50.7%
Al Rayyan	14	28	146,676,525	42	19%	▼ -47.8%
Al Dhaayen	5	17	116,096,522	22	10%	▲ +9.3%
Umm Slal	14	19	95,370,414	33	15%	▼ -34.4%
Al Wakra	44	13	106,628,971	57	25%	▲ +81.0%
Al Khor & Thakira	3	5	15,807,119	8	4%	▼ -51.6%
Al Shamal	2	5	15,547,583	7	3%	▼ -85.0%
Al Sheehaniya	0	1	1,500,000	1	0%	-N/A
Total	**97**	**129**	**768,215,854**	**226**	**100%**	▼ **-39.8%**

Source: Ministry of Justice

coreo

Sales Movement

Volume of Real Estate Trading

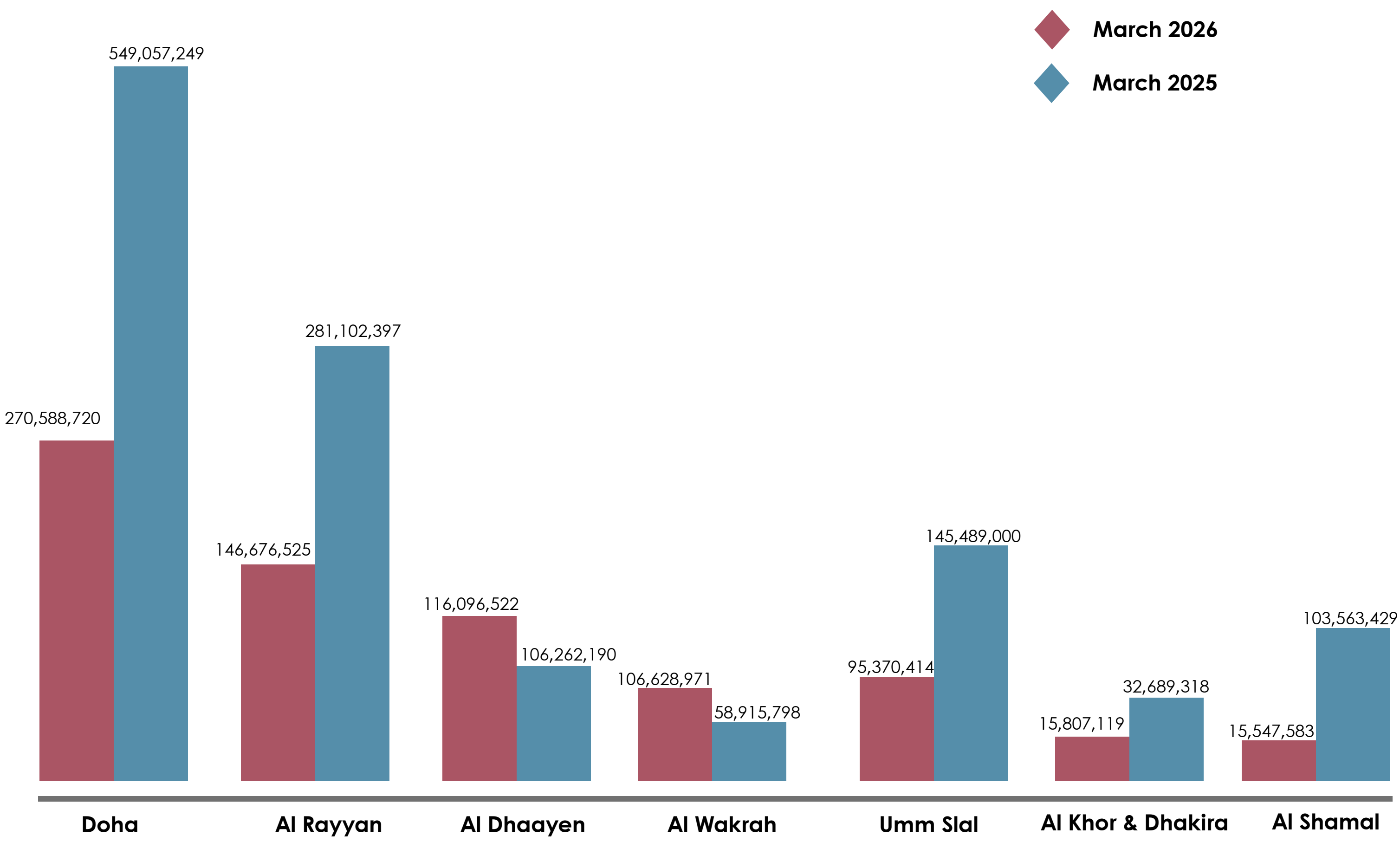


During March 2026, the real estate trading index achieved a total value of QAR 768,215,854 across 226 transactions. Compared to March 2025, which recorded QAR 1,277,079,381 in value and 283 transactions, the market experienced a year-over-year decline. The total transaction value decreased by -39.8% YoY, reflecting reduced activity in large-scale land deals. However, month-over-month comparisons show this follows an exceptionally strong February 2026 (QAR 2.71B), suggesting a natural market correction rather than a structural downturn.

Source: Ministry of Justice

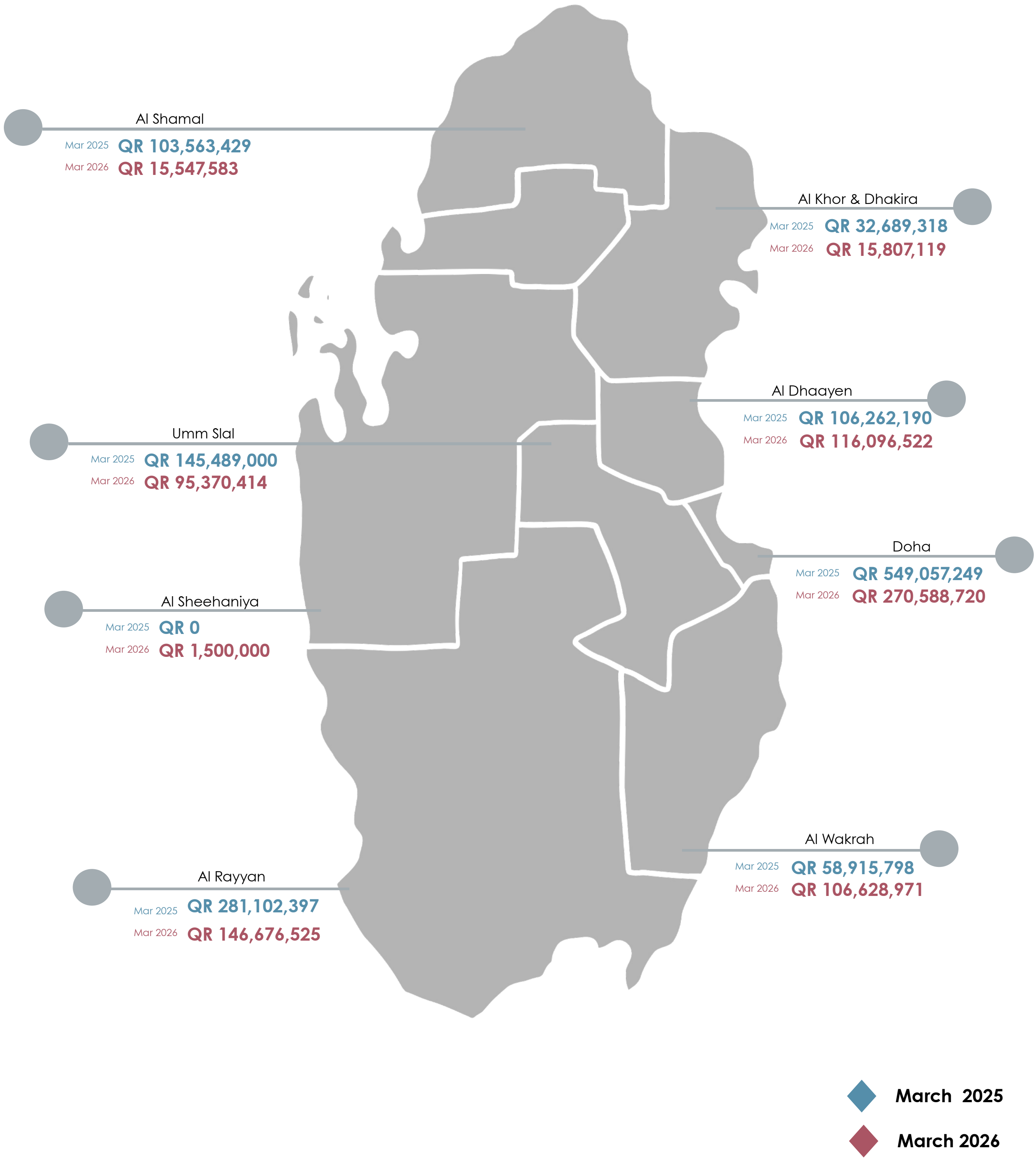
The Index of Financial Values of Deal

The real estate market index for March 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 270.6 million in sales, though this represents a -50.7% YoY decline from QAR 549.1 million in March 2025. Al Rayyan Municipality ranked second with QAR 146.7 million, down -47.8% YoY. Al Dhaayen secured third place with QAR 116.1 million, posting modest growth of +9.3% YoY. Notably, Al Wakra emerged as a standout performer with QAR 106.6 million in transactions, surging +81.0% year-over-year.



Source: Ministry of Justice

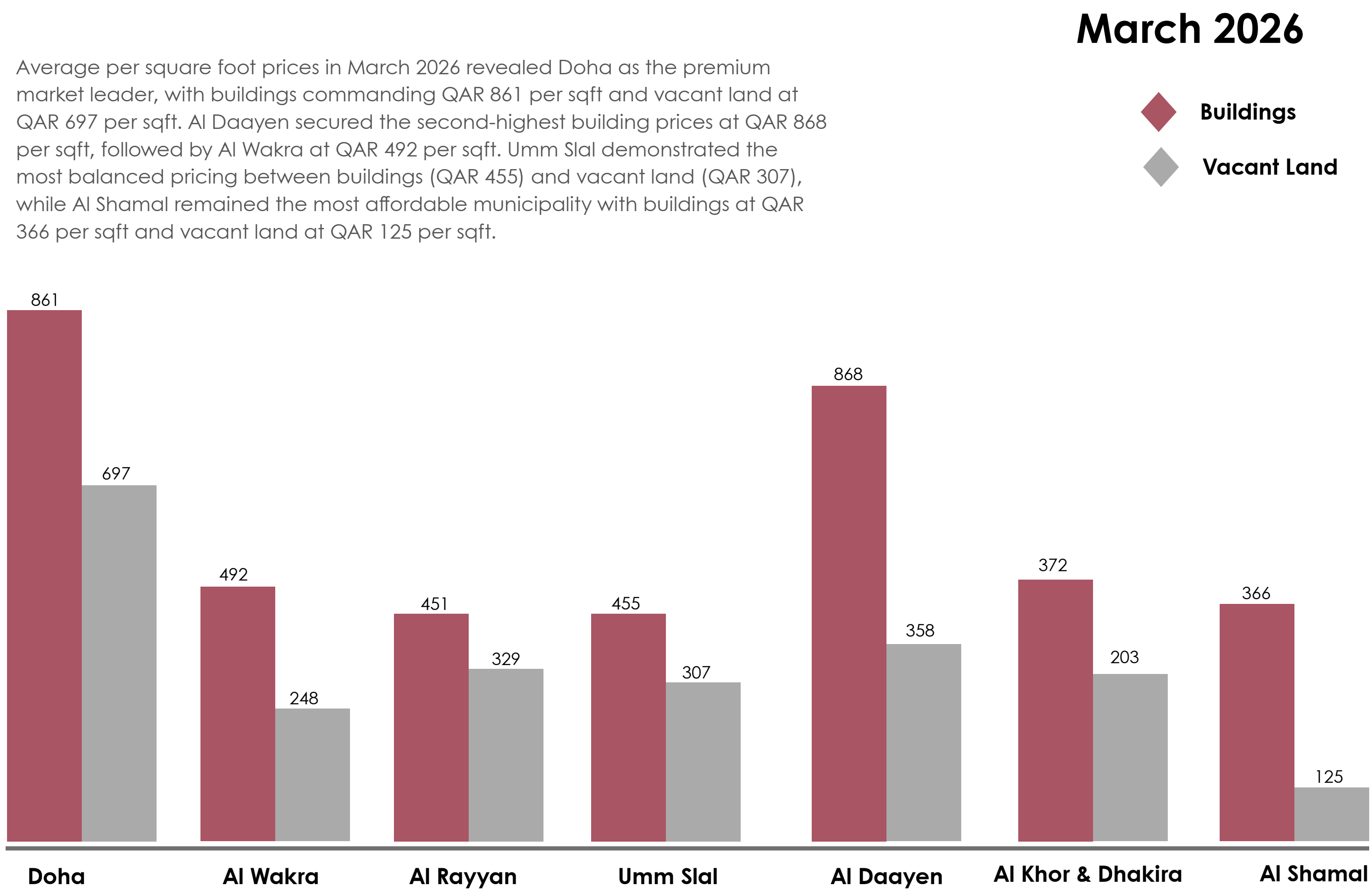
Amount of Traded Properties as per Municipalities



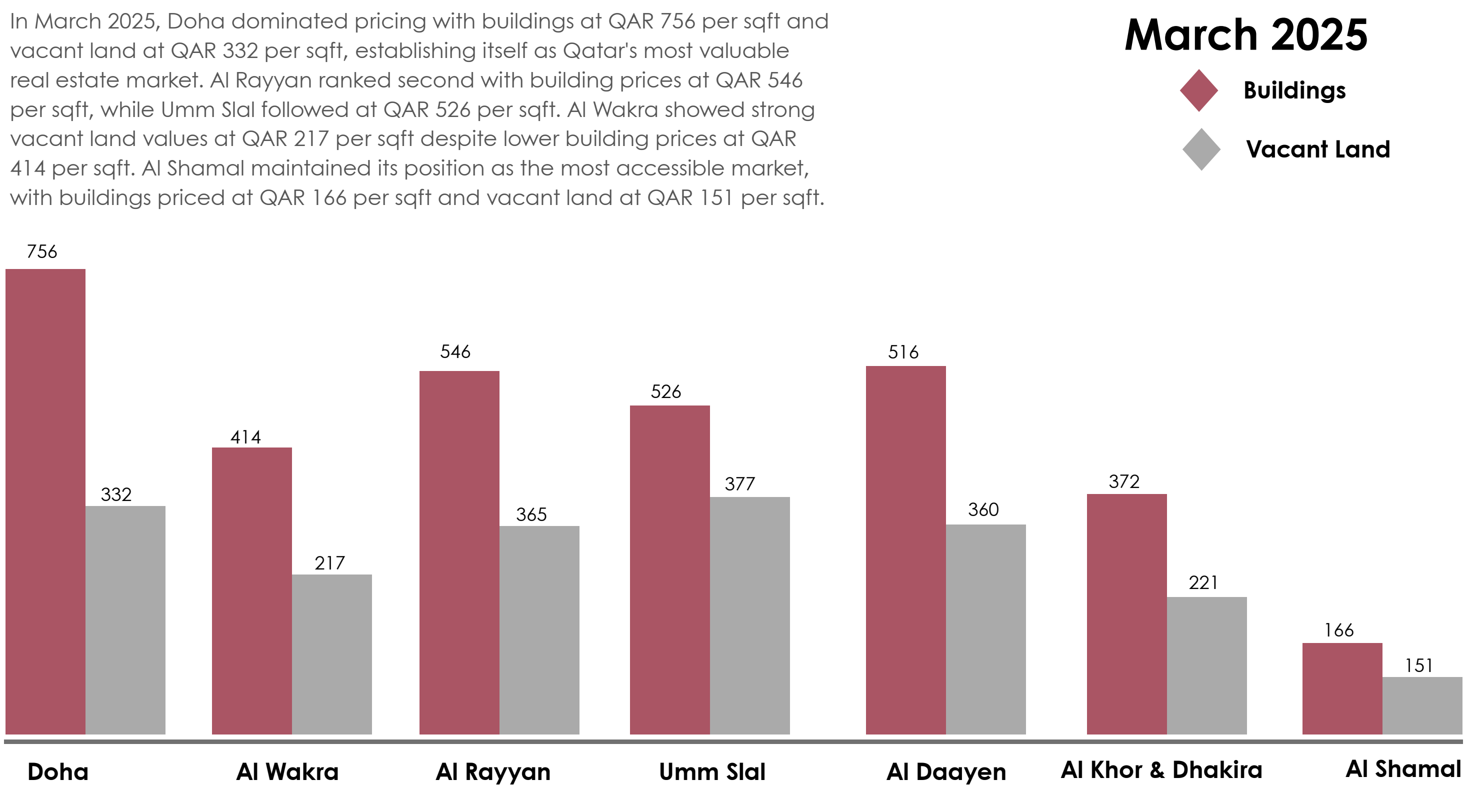
Source: Ministry of Justice

Average per Square Foot Prices for Mar 2025 and Mar 2026

Average per square foot prices in March 2026 revealed Doha as the premium market leader, with buildings commanding QAR 861 per sqft and vacant land at QAR 697 per sqft. Al Daayen secured the second-highest building prices at QAR 868 per sqft, followed by Al Wakra at QAR 492 per sqft. Umm Slal demonstrated the most balanced pricing between buildings (QAR 455) and vacant land (QAR 307), while Al Shamal remained the most affordable municipality with buildings at QAR 366 per sqft and vacant land at QAR 125 per sqft.



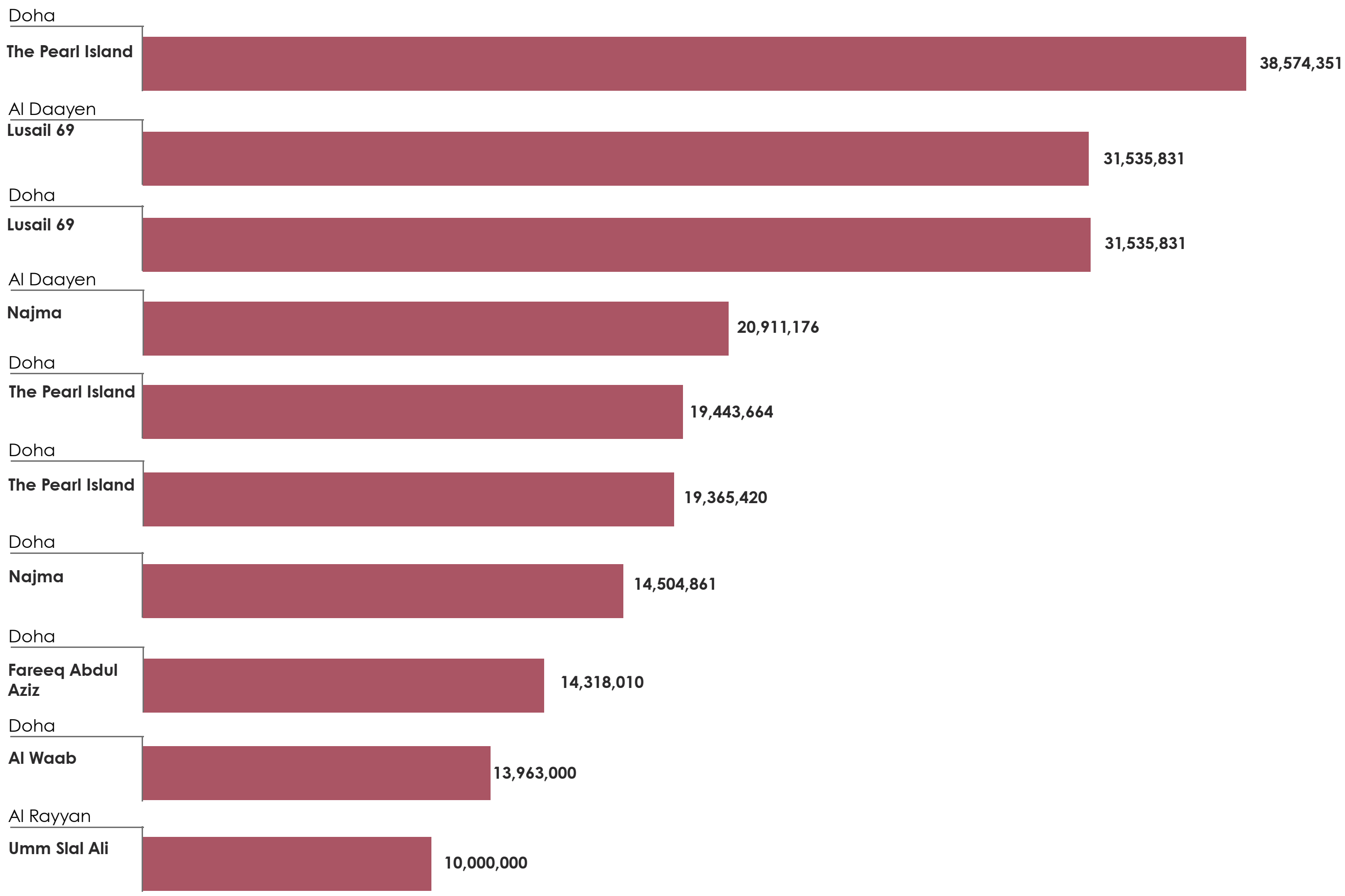
In March 2025, Doha dominated pricing with buildings at QAR 756 per sqft and vacant land at QAR 332 per sqft, establishing itself as Qatar's most valuable real estate market. Al Rayyan ranked second with building prices at QAR 546 per sqft, while Umm Slal followed at QAR 526 per sqft. Al Wakra showed strong vacant land values at QAR 217 per sqft despite lower building prices at QAR 414 per sqft. Al Shamal maintained its position as the most accessible market, with buildings priced at QAR 166 per sqft and vacant land at QAR 151 per sqft.



Source: Ministry of Justice

Most Expensive Property Sold in March 2026

Trading revealed the value of top (10) properties for March 2026, which registered (6) properties in Doha Municipality, (2) properties in Al Daayen Municipality, and (1) property each in Al Rayyan and Umm Slal Municipalities.



Most Expensive Property Sold in March 2026

Source: Ministry of Justice

coreo

mycoreo.com

@mycoreo 40167000 40167000