Qatar Real Estate Market Report

April 2026

QAR 2.06B
Total Transaction Value

516
Total Transaction

+13.0%
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 April 2026, comparing year-over-year trends against April 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 Daayen 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

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Executive Summary

TOTAL SALES VOLUME	TOTAL TRANSACTIONS
QAR 2.06B	**516**
▲+13.0%	▲ +38.0%
April 2026 total transaction value across all municipalities	Total real estate contracts registered in April 2026

April 2026 saw a strong rebound in Qatar's real estate market. Total transaction value reached QAR 2.06B, representing a +13.0% year-over-year increase compared to April 2025. The growth was driven by surging activity in Al Daayen (+193.0% YoY) and broad-based increases across most municipalities, with building transactions jumping from 214 to 362 (+69.2% YoY).

The market experienced a dramatic month-over-month recovery, surging +168.4% from March 2026's QAR 768.2 million. March had been impacted by regional geopolitical uncertainty, and April's rebound signals renewed market confidence. Vacant land transactions declined modestly from 160 to 154 (-3.8% YoY), while building sales surged from 214 to 362.

Total real estate transactions surged +38.0% year-over-year, rising from 374 contracts in April 2025 to 516 in April 2026. Al Daayen emerged as the standout performer, with transaction value surging +193.0% YoY to QAR 498.2 million, driven by major Lusail 69 developments.

Source: Ministry of Justice

Key Market Insights

INSIGHT 1

Strong Market Rebound After March Correction

The +13.0% YoY increase in total transaction value marks a recovery following March 2026's -39.8% decline amid regional geopolitical uncertainty. Building transactions surged from 214 to 362 (+69.2% YoY), while vacant land moderated slightly from 160 to 154, indicating that buyer appetite for developed assets continues to strengthen.

INSIGHT 2

Doha Retains Market Leadership With QAR 735.2M

Doha Municipality accounted for QAR 735.2 million (35.6% of total transaction value) and 28% of all deals, maintaining its position as Qatar's most active real estate market. Building prices reached QAR 790/sqft, down from QAR 1,056/sqft in April 2025, reflecting a -25.2% correction in premium property values despite higher transaction counts

INSIGHT 3

Al Daayen Surges +193.0% - Lusail 69 Effect

Transaction value in Al Daayen surged +193.0% YoY to QAR 498.2 million, making it the fastest-growing municipality in April. Five of the top 10 most expensive properties were in Lusail 69. Al Daayen's market share jumped from 9.3% to 24.2%, with building prices reaching QAR 807/sqft (+34.3% YoY), the highest in Qatar.

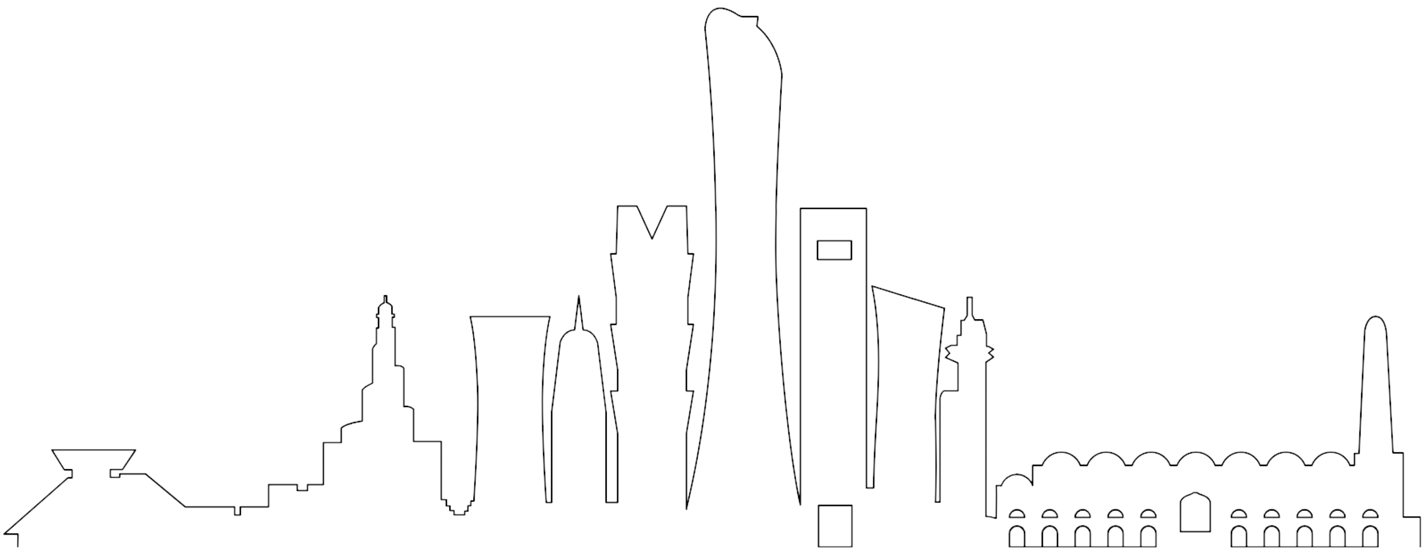
INSIGHT 4

Building Prices Rise Across Six Municipalities

Despite Doha's building price correction, per square foot prices increased in six municipalities. Al Daayen saw +34.3% (QAR 601 to QAR 807/sqft), Al Shamal +33.1% (QAR 172 to QAR 229/sqft), and Umm Slal +21.2% (QAR 415 to QAR 503/sqft). This broad-based price growth suggests strengthening demand for quality built properties across Qatar.

Source: Ministry of Justice

List of Monthly Bulletin of the Properties Sold for April 2026

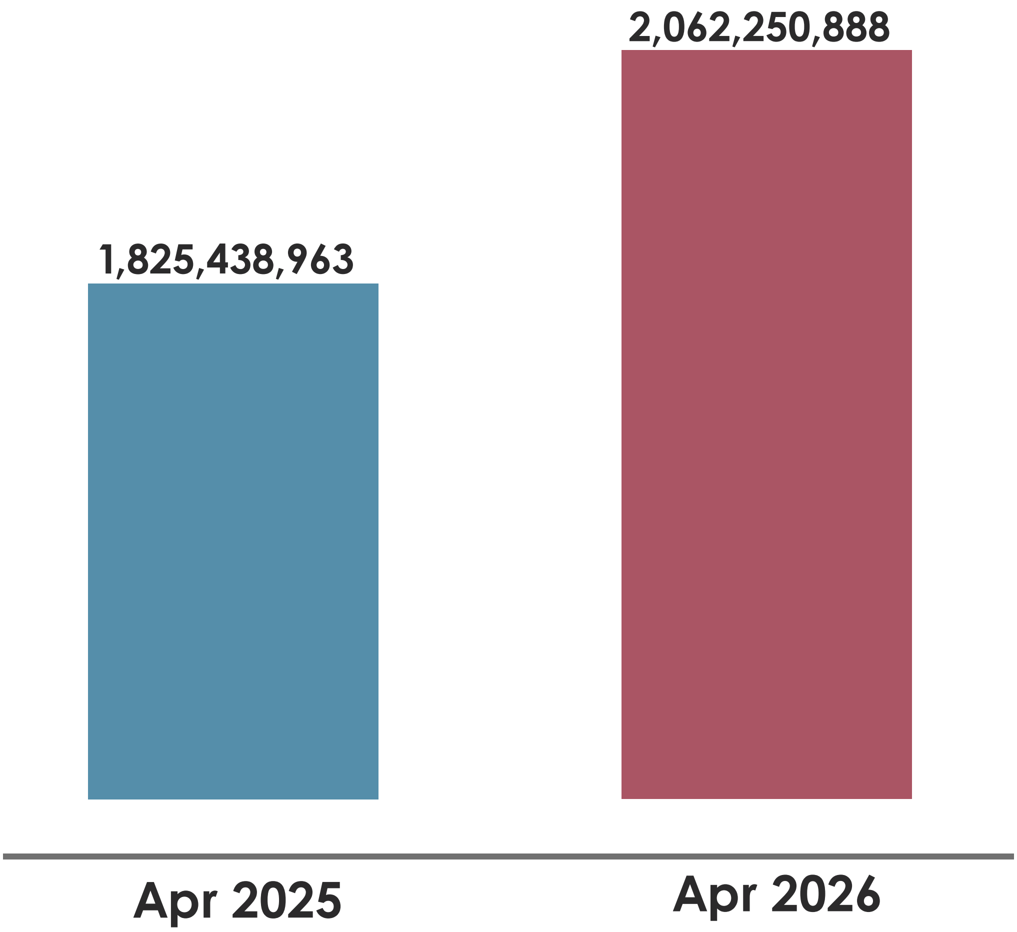


Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Properties' Percentage	YoY Change
	Vacant Land	Buildings				
Doha	29	116	735,181,113	145	28%	▼ -24.2%
Al Rayyan	35	103	512,832,178	138	27%	▲ +21.1%
Al Daayen	30	64	498,240,645	94	18%	▲ +193.0%
Umm Slal	16	35	137,169,715	51	10%	▲ +15.8%
Al Wakra	36	23	129,913,748	59	12%	▲ +19.8%
Al Khor & Thakira	4	16	37,103,106	20	4%	▲ +73.2%
Al Shamal	4	3	8,560,383	7	1%	▼ -40.0%
Al Sheehaniya	0	2	3,250,000	2	0%	-N/A
Total	**154**	**362**	**2,062,250,888**	**516**	**100%**	**▲ +13.0%**

Source: Ministry of Justice

Sales Movement

Volume of Real Estate Trading

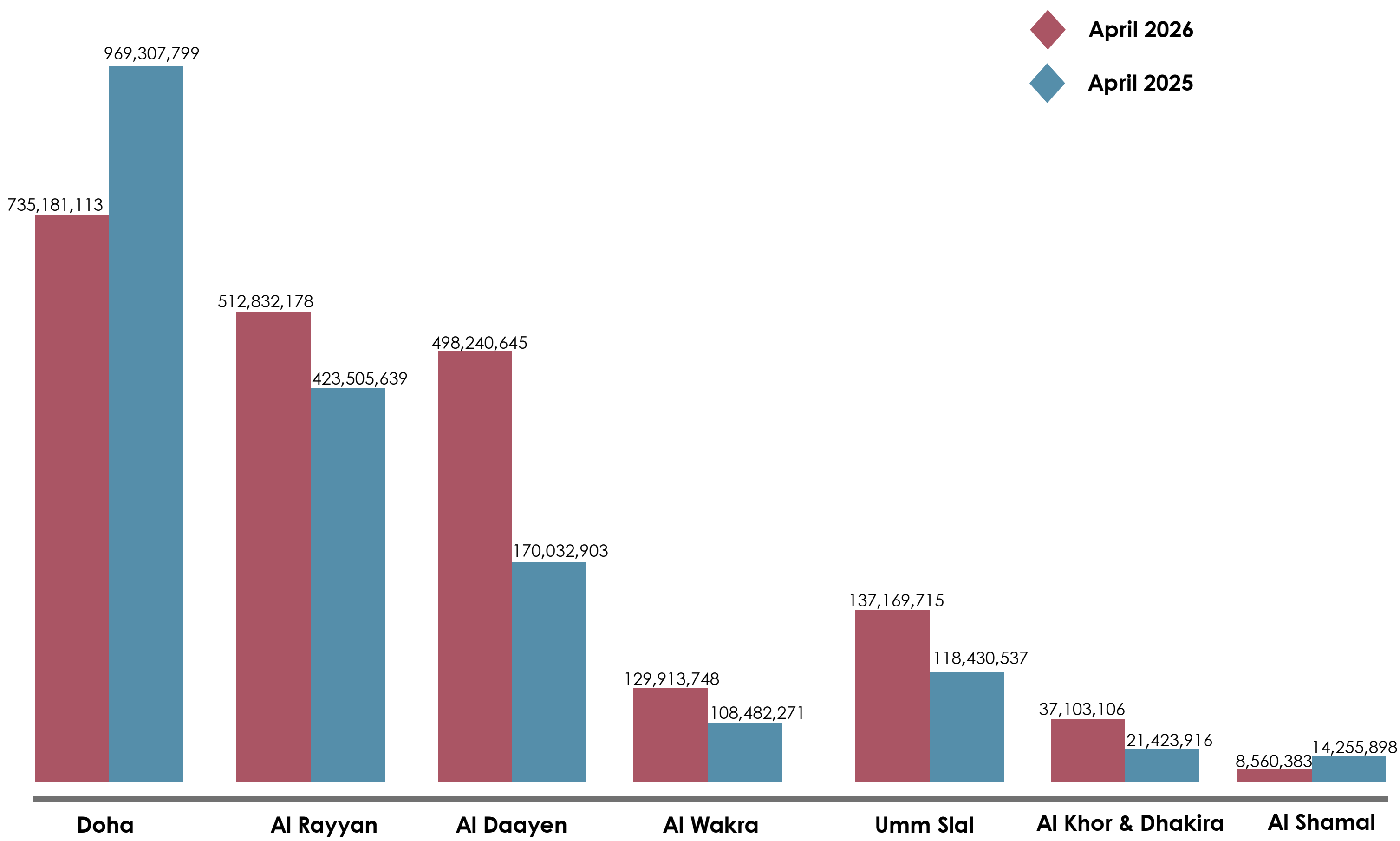


During April 2026, the real estate trading index achieved a total value of QAR 2,062,250,888 across 516 transactions. Compared to April 2025, which recorded QAR 1,825,438,963 in value and 374 transactions, the market experienced a year over- year increase. The total transaction value increased by +13.0% YoY, driven by surging building transactions (+69.2% from 214 to 362). The dramatic +168.4% month-over-month recovery from March 2026 (QAR 768.2M) signals renewed market confidence following March's geopolitical-driven correction.

Source: Ministry of Justice

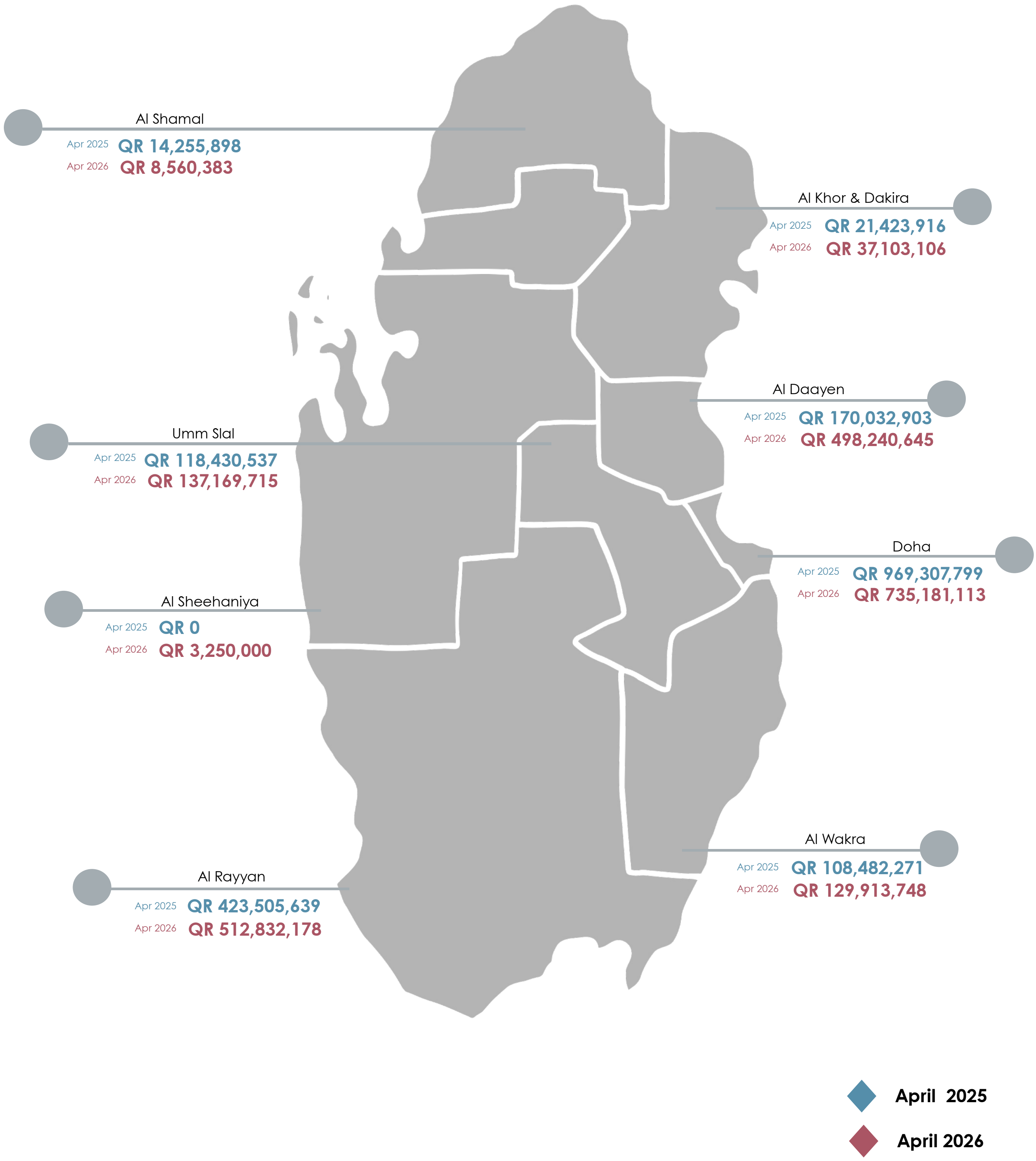
The Index of Financial Values of Deal

The real estate market index for April 2026 revealed that Doha Municipality, Al Rayyan Municipality, and Al Daayen Municipality remain the most active zones in terms of transaction value. Doha Municipality led with QAR 735.2 million in sales, though this represents a -24.2% YoY decline from QAR 969.3 million in April 2025. Al Rayyan Municipality ranked second with QAR 512.8 million, up +21.1% YoY. Al Daayen secured third place with QAR 498.2 million, posting a dramatic surge of +193.0% YoY. Notably, six of eight municipalities recorded year-over-year increases in transaction value.



Source: Ministry of Justice

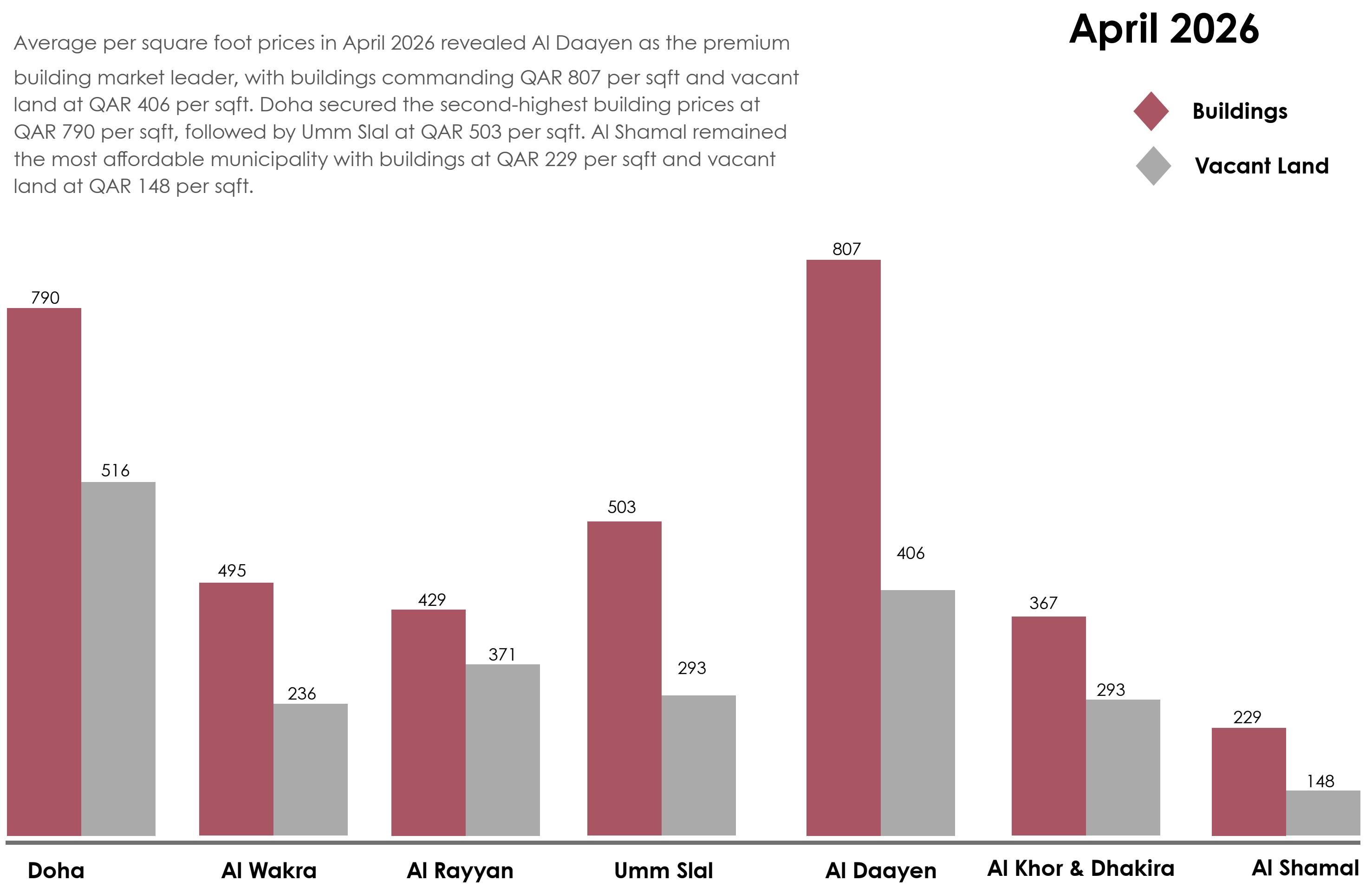
Amount of Traded Properties as per Municipalities



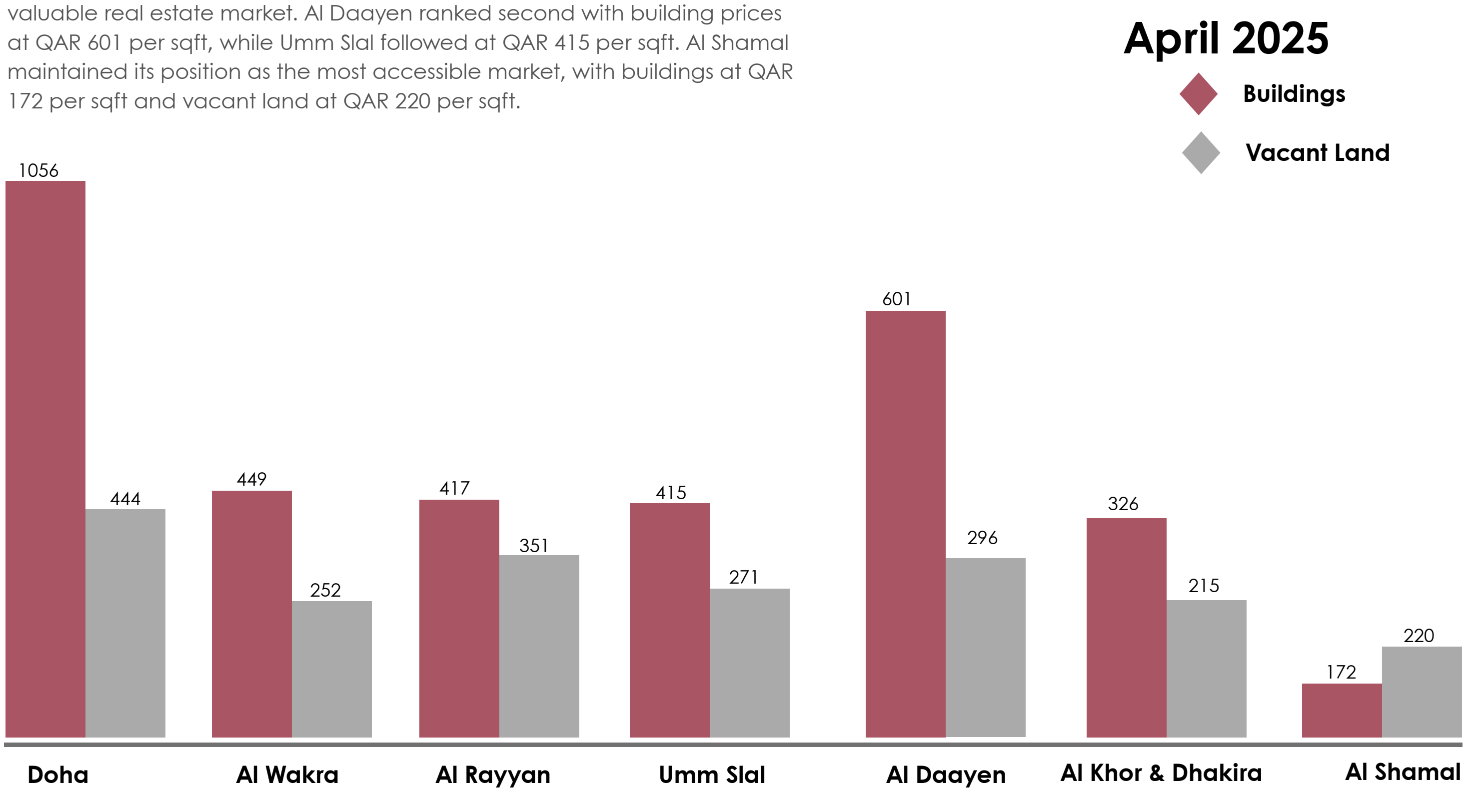
Source: Ministry of Justice

Average per Square Foot Prices for Apr 2025 and Apr 2026

Average per square foot prices in April 2026 revealed Al Daayen as the premium building market leader, with buildings commanding QAR 807 per sqft and vacant land at QAR 406 per sqft. Doha secured the second-highest building prices at QAR 790 per sqft, followed by Umm Slal at QAR 503 per sqft. Al Shamal remained the most affordable municipality with buildings at QAR 229 per sqft and vacant land at QAR 148 per sqft.



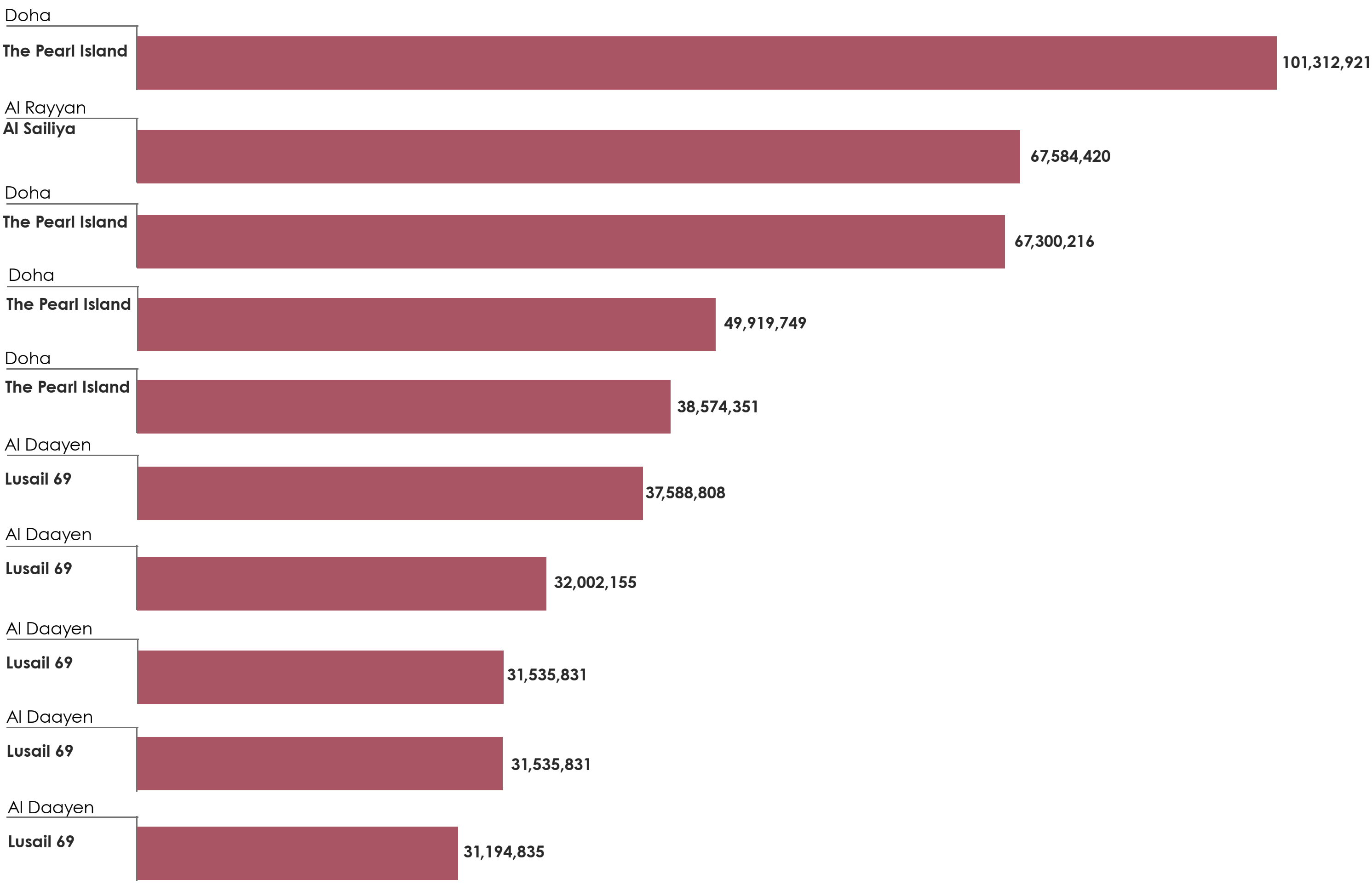
In April 2025, Doha dominated pricing with buildings at QAR 1,056 per sqft and vacant land at QAR 444 per sqft, establishing itself as Qatar's most valuable real estate market. Al Daayen ranked second with building prices at QAR 601 per sqft, while Umm Slal followed at QAR 415 per sqft. Al Shamal maintained its position as the most accessible market, with buildings at QAR 172 per sqft and vacant land at QAR 220 per sqft.



Source: Ministry of Justice

Most Expensive Property Sold in April 2026

Trading revealed the value of top (10) properties for April 2026, which registered (5) properties in Al Daayen Municipality, (4) properties in Doha Municipality, and (1) property each in Al Rayyan Municipality.



Most Expensive Property Sold in April 2026

Source: Ministry of Justice

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