Qatar Real Estate Market Report

May 2026

QAR 1.73B
Total Transaction Value

425
Total Transaction

-31.2%
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 May 2026, comparing year-over-year trends against May 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

Executive Summary

TOTAL SALES VOLUME	TOTAL TRANSACTIONS
QAR 1.73B	425
▼-31.2%	▼ -24.8%
May 2026 total transaction value across all municipalities	Total real estate contracts registered in May 2026

May 2026 saw Qatar's real estate market soften amid regional geopolitical uncertainty. Total transaction value reached QAR 1.73B, a -31.2% year-over-year decline compared to May 2025's QAR 2.52B. Vacant land transactions bore the brunt of the pullback, falling -51.1% YoY from 270 to 132 plots, while building transactions held near-flat at 293 (-0.7% YoY), signalling that end-user demand for developed properties remained resilient.

Against a backdrop of regional geopolitical headwinds, total real estate transactions declined -24.8% year-over-year, from 565 contracts in May 2025 to 425 in May 2026. Despite the broad-based contraction, Al Daayen Municipality bucked the trend, recording a +36.1% YoY surge in transaction value to QAR 368.4M, driven by continued premium development activity. Five of May 2026's top 10 most expensive deals were located in Al Daayen, underscoring the district's emergence as Qatar's premier growth corridor.

Doha Municipality retained its position as Qatar's most financially active market with QAR 559.0M in transaction value, though this represents a -49.6% YoY contraction from QAR 1.11B in May 2025. Al Rayyan ranked second with QAR 538.6M (-12.2% YoY) and led all municipalities on transaction count (139 deals, 33% of total). Al Daayen ranked third and was the only municipality in the top three to record year-over-year growth.

Source: Ministry of Justice

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Key Market Insights

INSIGHT 1

Market Softens Amid Geopolitical Headwinds

Qatar's real estate market contracted -31.2% YoY in total transaction value in May 2026, in a climate of regional geopolitical uncertainty. Vacant land transactions fell sharply from 270 to 132 (-51.1% YoY), while building transactions held near-flat at 293 (-0.7% YoY), suggesting that end-user demand for developed properties remained firm through the downturn.

INSIGHT 2

Doha Retains Market Leadership With QAR 559.0M

Doha Municipality led all municipalities in financial value with QAR 559.0M (32.3% of total transaction value), despite a -49.6% YoY decline from QAR 1.11B in May 2025. Building prices moderated to QAR 831/sqft from QAR 929/sqft (-10.6% YoY), while vacant land prices surged to QAR 713/sqft (+45.8% YoY), pointing to strong underlying land demand in the capital even as deal volumes softened

INSIGHT 3

Al Daayen Surges +36.1% Against the Trend

Amid broad-based market decline, Al Daayen stood out as the only top-three municipality to post YoY growth, with transaction value rising +36.1% to QAR 368.4M. Building prices hit QAR 714/sqft, the highest across all municipalities in May 2026 (+34.7% YoY). Five of the month's top 10 most expensive properties were in Al Daayen, reflecting robust demand for premium developments in the district.

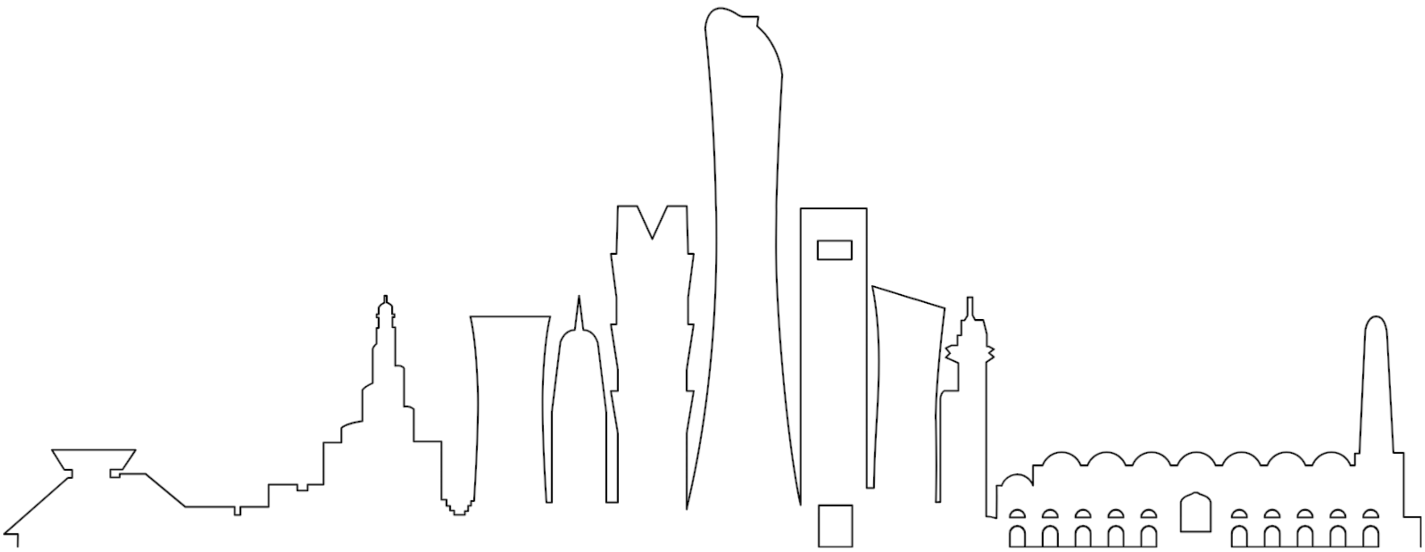
INSIGHT 4

Al Rayyan Leads on Transaction Volume

Al Rayyan recorded the highest share of total transactions at 33% (139 deals), ahead of Doha at 26% (111 deals), a notable shift in activity away from the capital. While transaction value declined -12.2% YoY to QAR 538.6M, the district's Al Sailiya district claimed May 2026's single most expensive deal at QAR 73.0M, reflecting continued strong interest in Al Rayyan's premium residential pockets.

Source: Ministry of Justice

List of Monthly Bulletin of the Properties Sold for May 2026

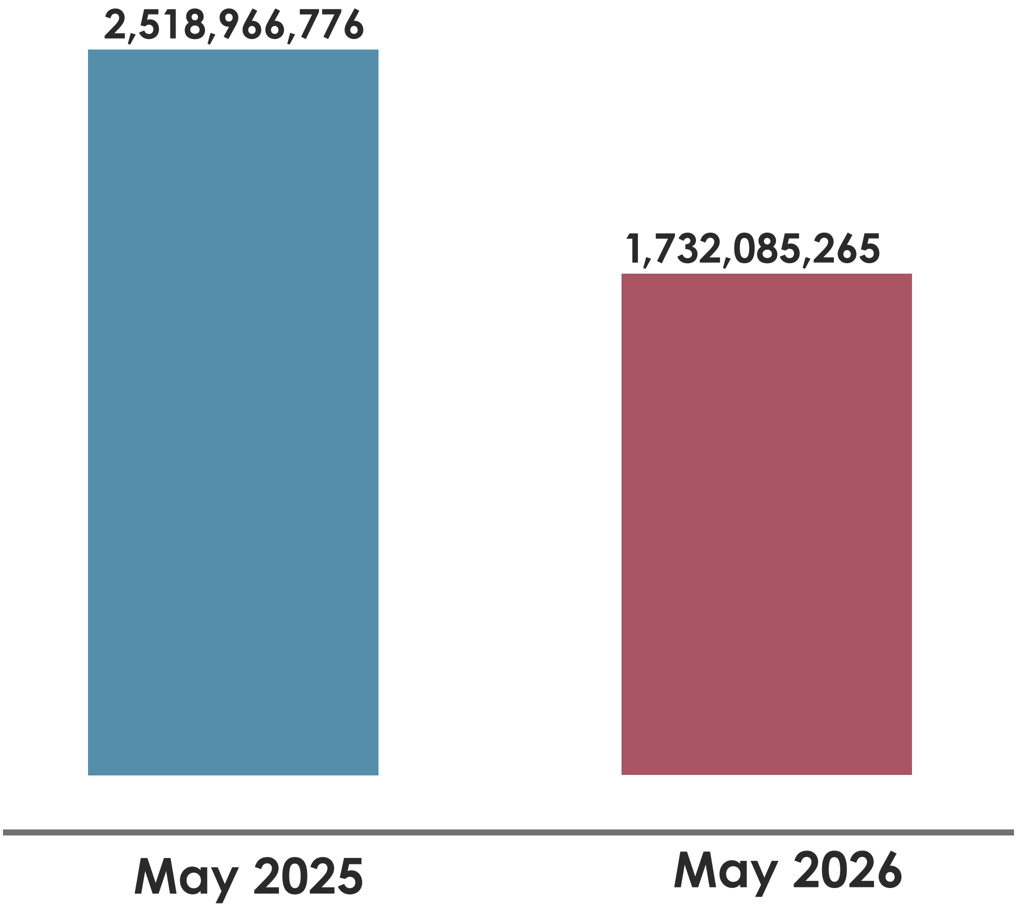


Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Properties' Percentage	YoY Change
	Vacant Land	Buildings				
Doha	13	98	559,019,846	111	26%	▼ -49.5%
Al Rayyan	40	99	538,610,301	139	33%	▼ -12.2%
Al Daayen	27	40	368,365,531	67	16%	▲ +36.1%
Umm Slal	8	20	88,777,053	28	7%	▼ -56.1%
Al Wakra	23	14	97,774,957	37	9%	▼ -61.1%
Al Khor & Thakira	6	20	57,143,617	26	6%	▲ +8.7%
Al Shamal	15	2	22,393,960	17	3%	▲ +9.9%
Al Sheehaniya	0	0	0	0	0%	-N/A
Total	**132**	**293**	**1,732,085,265**	**425**	**100%**	▼ **-31.2%**

Source: Ministry of Justice

Sales Movement

Volume of Real Estate Trading

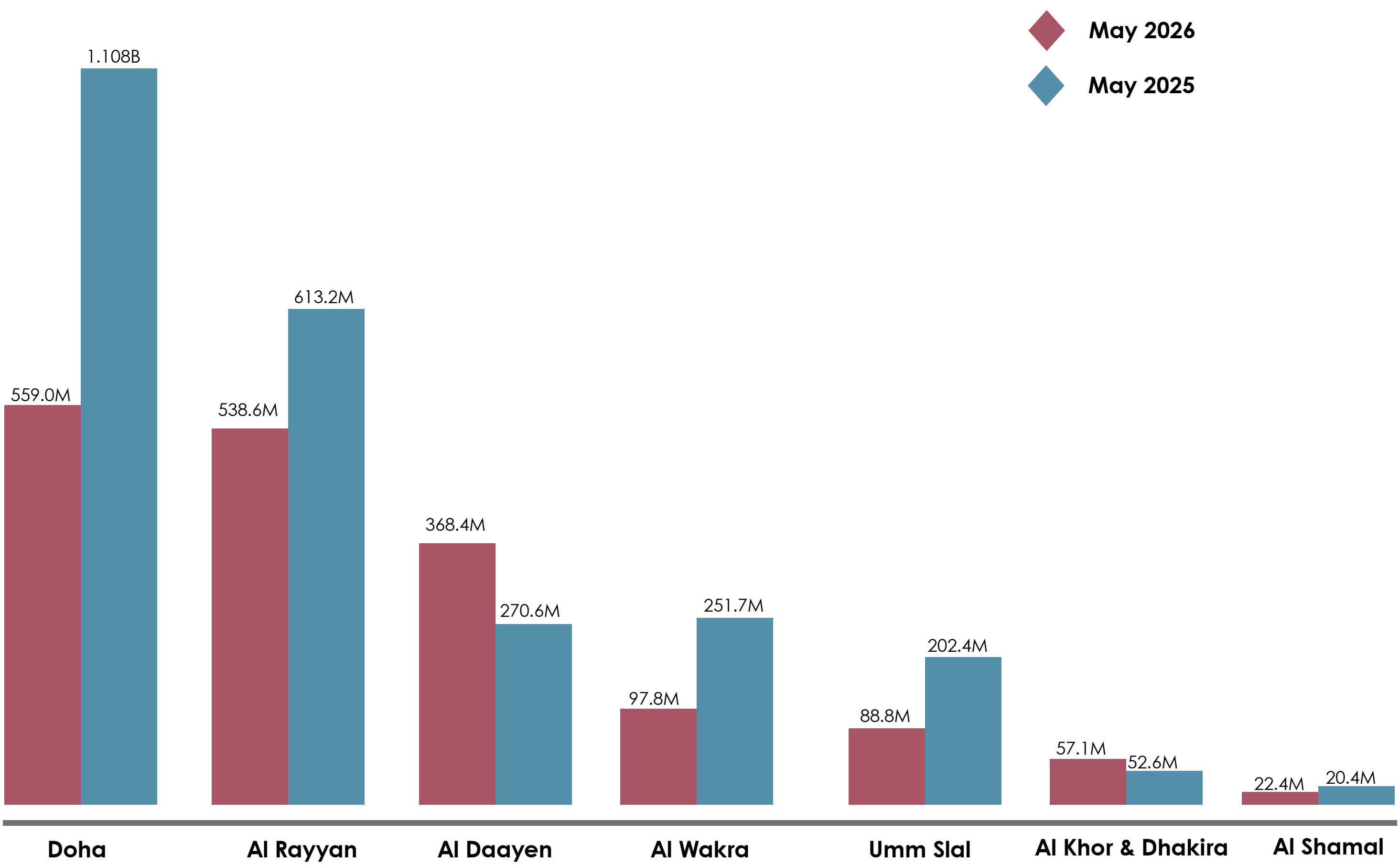


During May 2026, the real estate trading index achieved a total value of QAR 1,732,085,265 across 425 transactions. Compared to May 2025, which recorded QAR 2,518,966,776 in value and 565 transactions, the market experienced a year-over-year decline of -31.2% in total transaction value, amid regional geopolitical uncertainty. Building transactions held near-flat at 293 (-0.7% YoY), while vacant land transactions fell sharply from 270 to 132 (-51.1% YoY).

Source: Ministry of Justice

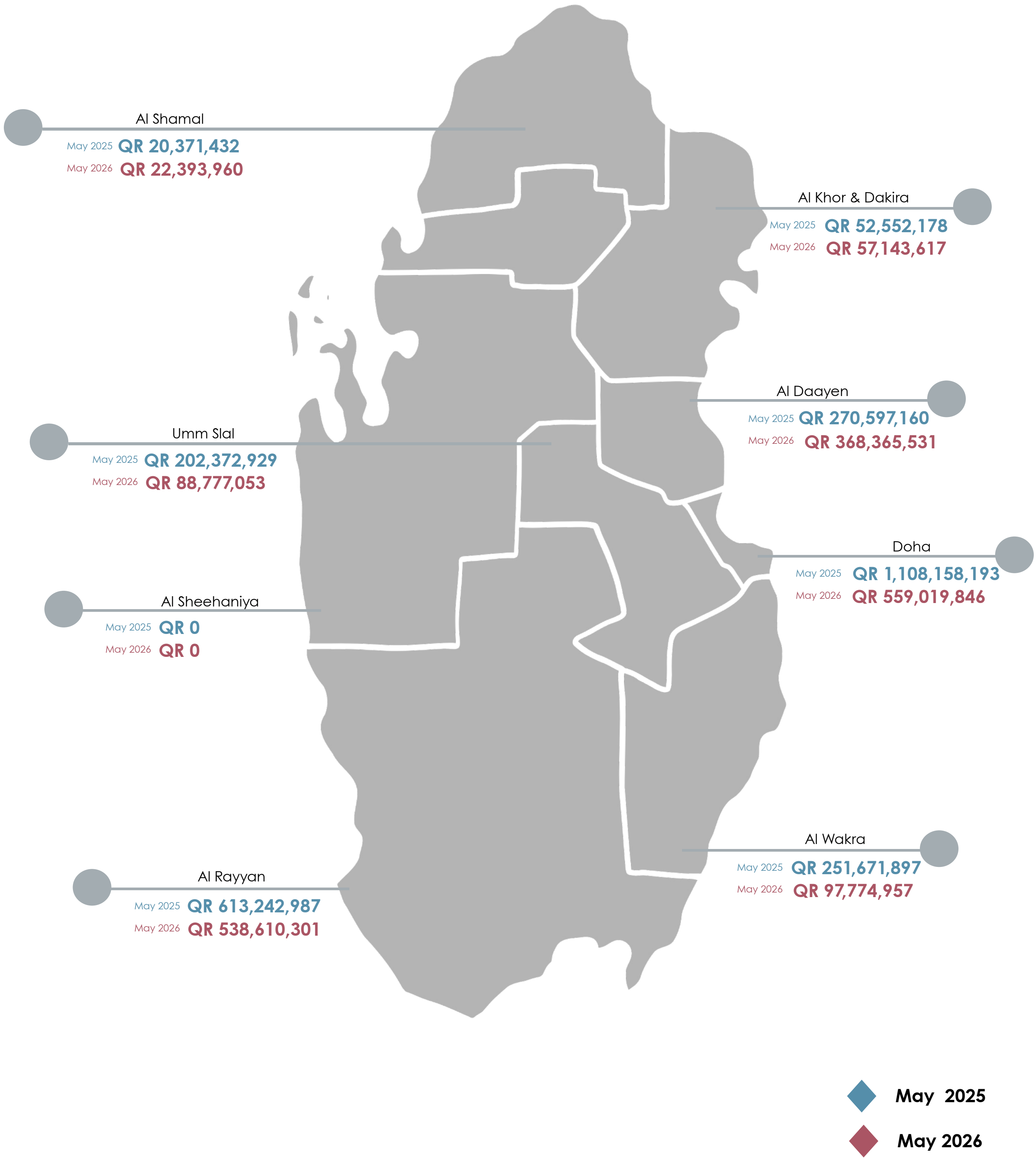
The Index of Financial Values of Deal

The real estate market index for May 2026 revealed that Doha Municipality, Al Rayyan Municipality, and Al Daayen Municipality remain the most active zones in terms of transaction value. Doha led with QAR 559.0M, though this represents a -49.6% YoY decline. Al Rayyan ranked second with QAR 538.6M (-12.2% YoY). Al Daayen secured third with QAR 368.4M, posting a +36.1% YoY surge as the only top-three municipality to record growth.



Source: Ministry of Justice

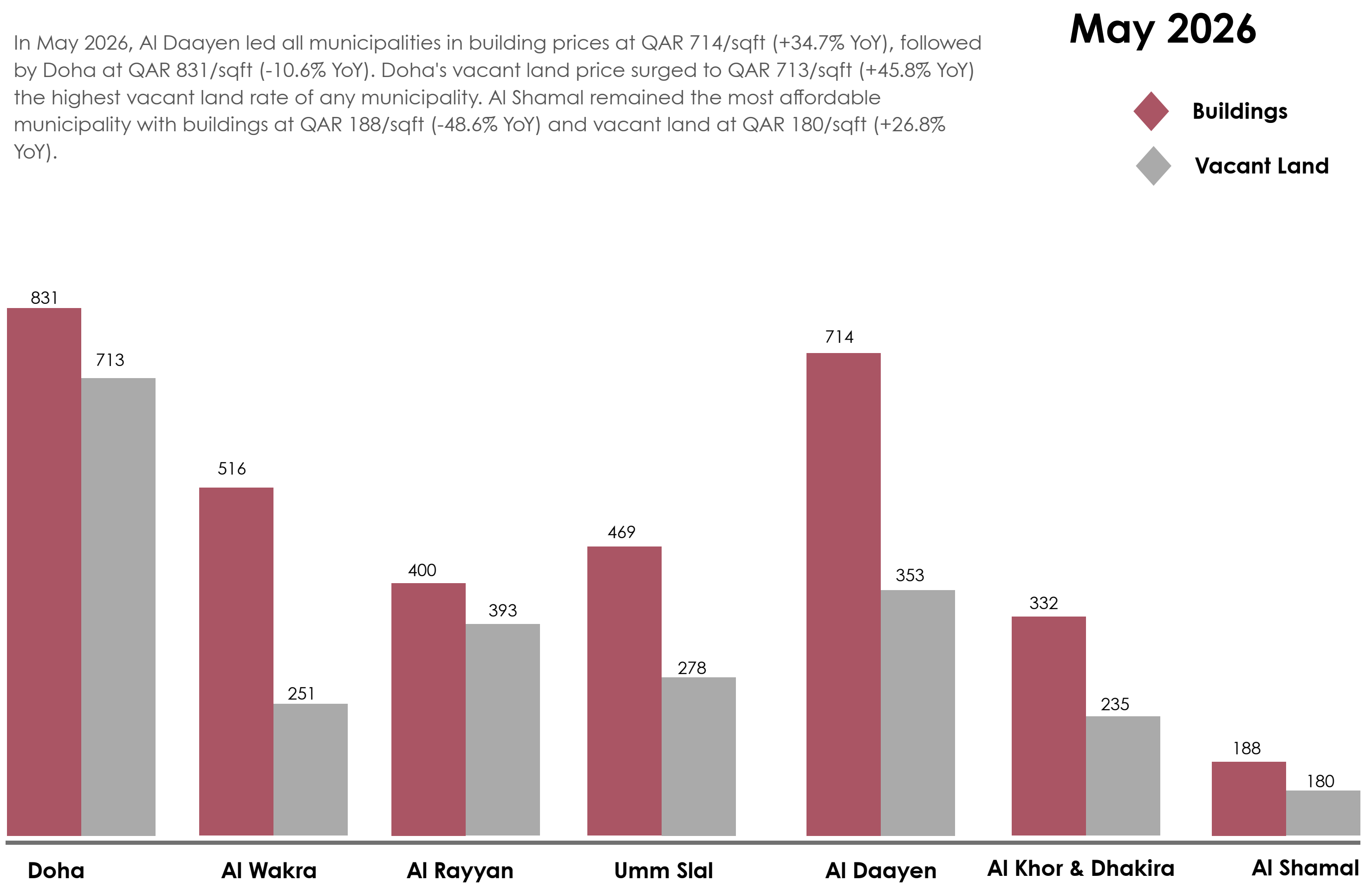
Amount of Traded Properties as per Municipalities

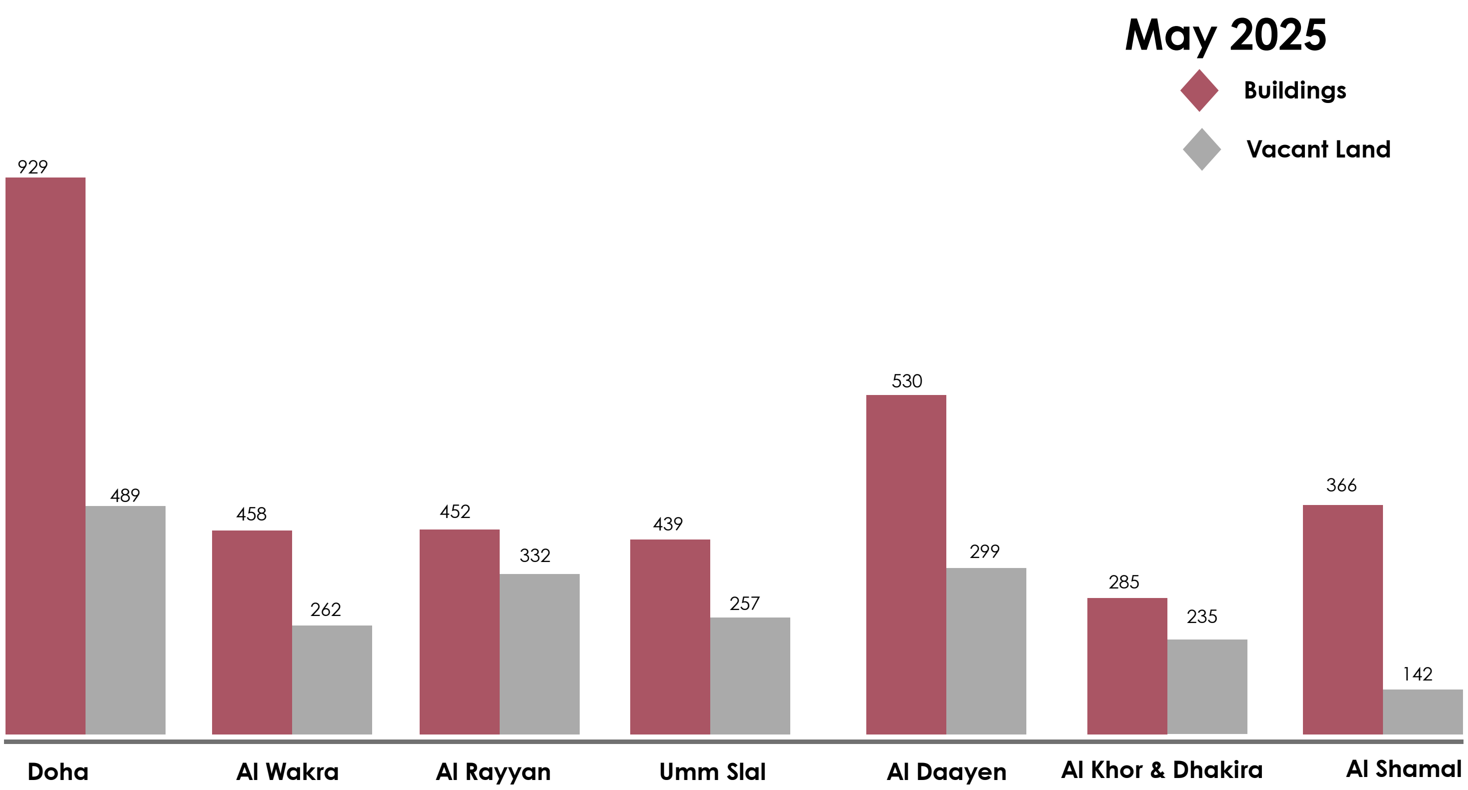


Source: Ministry of Justice

Average per Square Foot Prices for May 2025 and May 2026

In May 2026, Al Daayen led all municipalities in building prices at QAR 714/sqft (+34.7% YoY), followed by Doha at QAR 831/sqft (-10.6% YoY). Doha's vacant land price surged to QAR 713/sqft (+45.8% YoY) the highest vacant land rate of any municipality. Al Shamal remained the most affordable municipality with buildings at QAR 188/sqft (-48.6% YoY) and vacant land at QAR 180/sqft (+26.8% YoY).

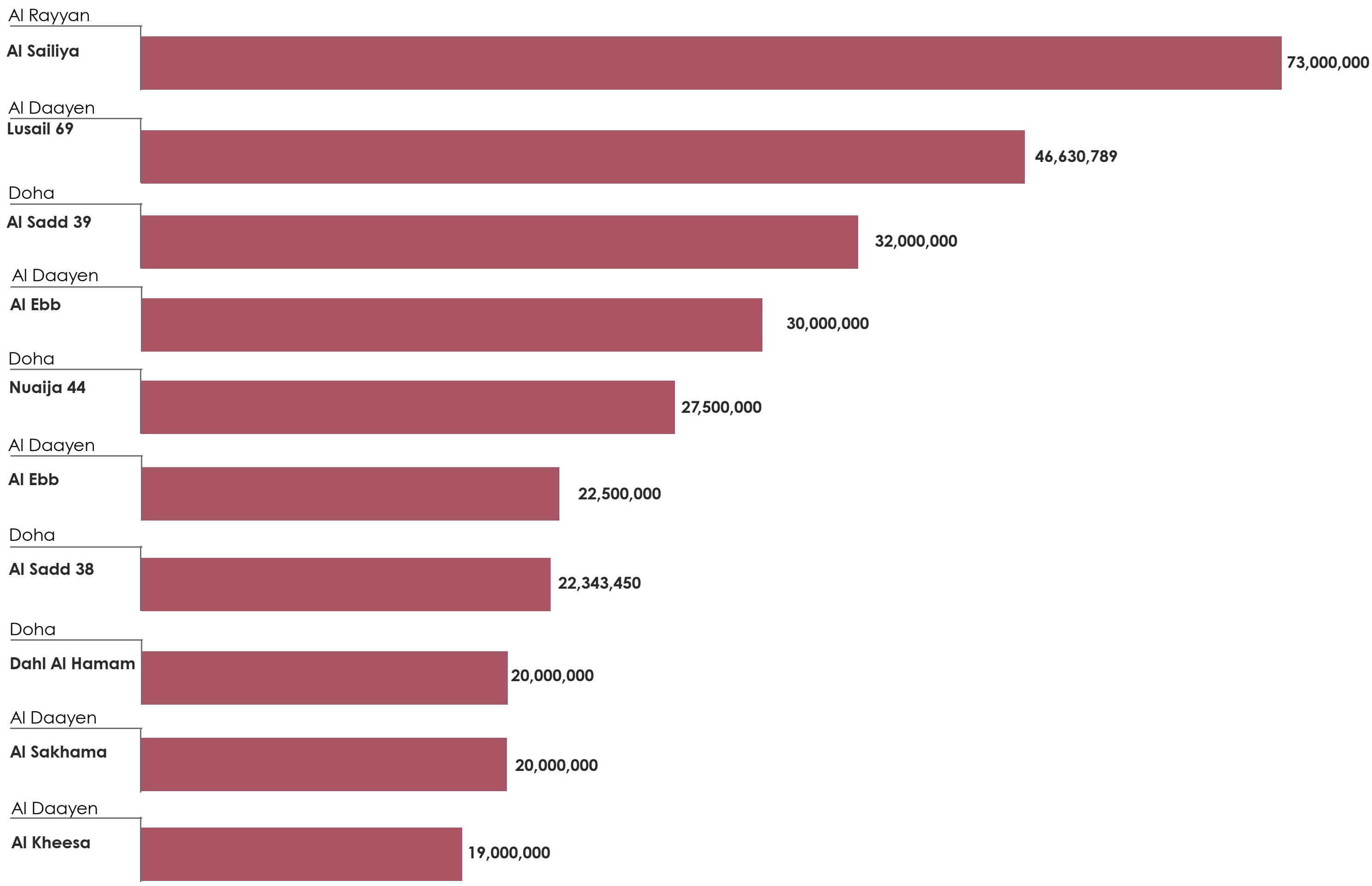




Source: Ministry of Justice

Most Expensive Property Sold in May 2026

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



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Source: Ministry of Justice

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