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Qatar Real Estate Market Report

JUNE 2026

QAR 1.69B
Total Transaction Value

541
Total Transaction

+0.5%
Year over Year Growth

Source: Ministry of Justice

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What is in this report

This monthly market report provides a comprehensive overview of Qatar's real estate performance for June 2026, comparing year-over-year trends against June 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 Wakra 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.

Executive Summary

TOTAL SALES VOLUME

QAR 1.69B

▲ +0.5%

June 2026 total transaction value across all municipalities

TOTAL TRANSACTIONS

541

▲ +45.4%

Total real estate contracts registered in June 2026

June 2026 saw Qatar's real estate market hold steady in value while activity broadened sharply. Total transaction value reached QAR 1.69B, a +0.5% year-over-year increase over June 2025's QAR 1.68B. The number of transactions surged +45.4% YoY, from 372 to 541. Both vacant land (up +61.7% to 249 plots) and building transactions (up +33.9% to 292) rose strongly, signalling broad-based momentum across the market.

Al Wakra Municipality was the standout performer, recording a +162.2% YoY surge in transaction value to QAR 236.2M and more than tripling its transaction count (37 to 126). Seven of the eight municipalities grew in value year-over-year, with Al Wakra rising to third place nationally by both value and volume - a decisive broadening of activity beyond the capital.

Doha Municipality retained its position as Qatar's most financially active market with QAR 649.1M in transaction value, though this represents a -29.6% YoY moderation from an elevated QAR 922.3M in June 2025. Doha also led on transaction count (136 deals, 25% of total), narrowly ahead of Al Rayyan (133 deals, QAR 418.4M, +5.2% YoY). Al Wakra ranked third and was the strongest year-over-year performer among the leading municipalities.

Key Market Insights

INSIGHT 1

Market Holds Steady as Activity Broadens

Qatar's total transaction value edged up +0.5% YoY in June 2026 to QAR 1.69B, while the number of deals surged +45.4% (372 to 541). Vacant land transactions rose +61.7% (154 to 249) and building transactions +33.9% (218 to 292), pointing to broad-based momentum across the market.

INSIGHT 2

Doha Retains Market Leadership With QAR 649.1M

Doha led all municipalities in financial value with QAR 649.1M (38.4% of total), despite a -29.6% YoY moderation from an elevated June 2025. Building prices firmed to QAR 499/sqft (+26.0% YoY), while vacant land held at QAR 925/sqft, underlining resilient demand in the capital.

INSIGHT 3

Al Wakra Breaks Out +162.2% Against the Field

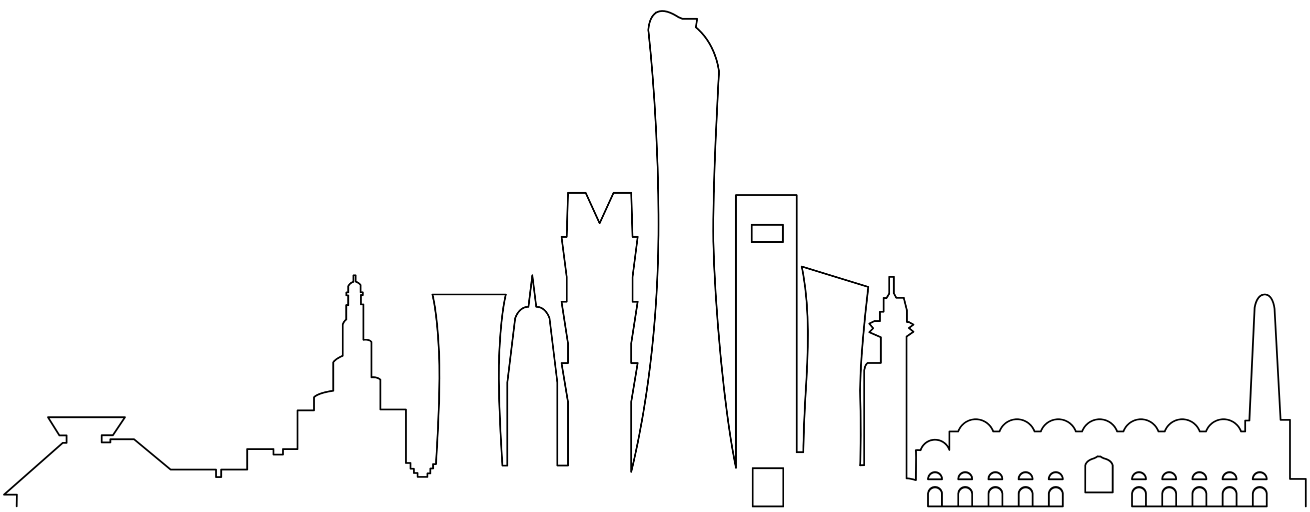
Al Wakra was the month's standout, with transaction value up +162.2% YoY to QAR 236.2M and deals up +240.5% (37 to 126), driven by a surge in vacant-land trading (22 to 97 plots). The municipality rose to third nationally by both value and volume.

INSIGHT 4

Broad-Based Growth Lifts Seven Municipalities

Seven of eight municipalities grew in value year-over-year. Umm Slal (+46.4%), Al Shamal (+62.6%) and Al Khor & Thakira (+61.7%) posted strong gains, and Al Daayen rose +28.6%. Only Doha eased, moderating from an exceptionally strong prior-year base.

List of Monthly Bulletin of the Properties Sold for June 2026

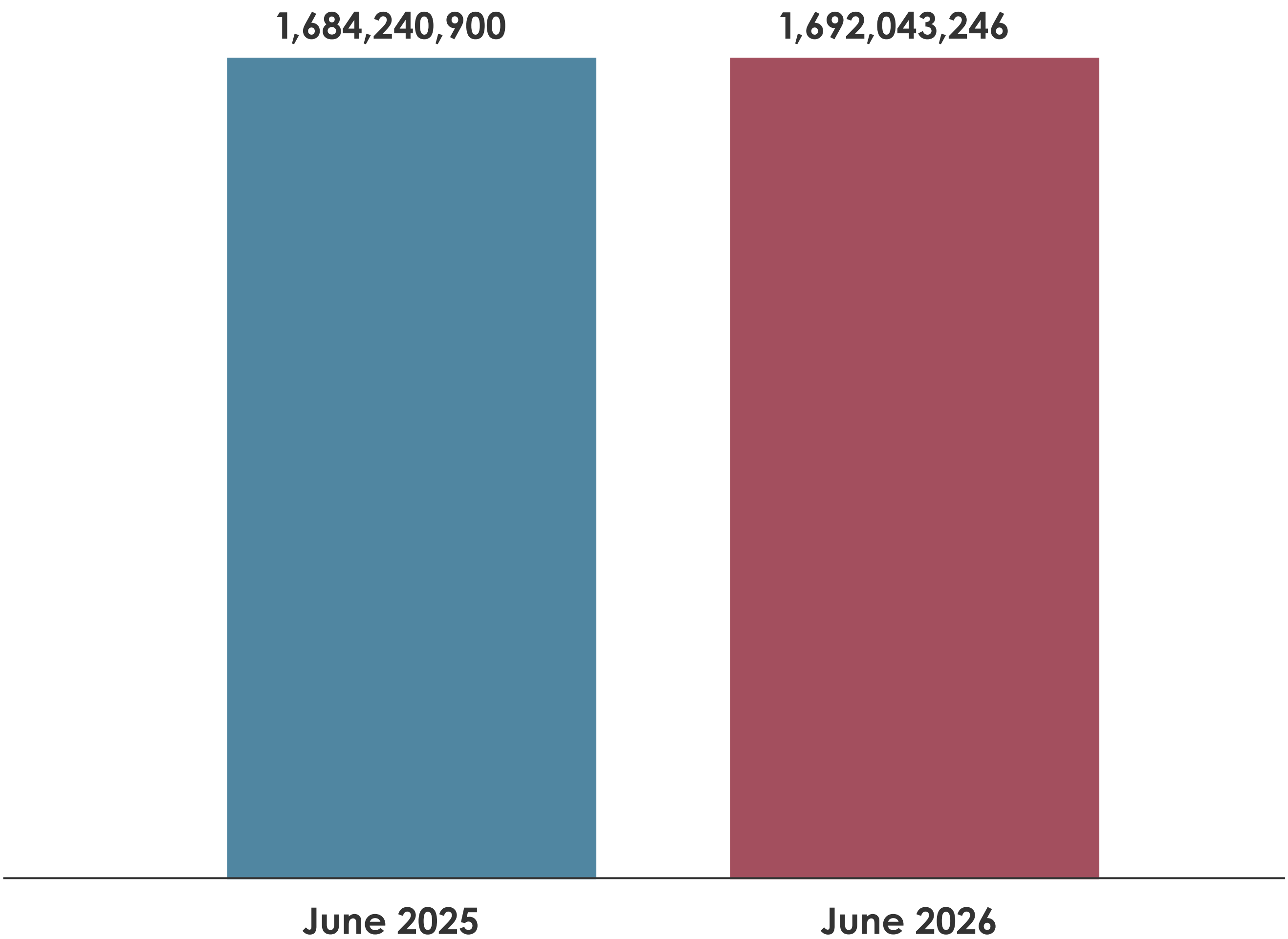


Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Properties' Percentage	YoY Change
	Vacant Land	Buildings				
Doha	25	111	649,140,471	136	25%	▼ -29.6%
Al Rayyan	59	74	418,378,172	133	25%	▲ +5.2%
Al Daayen	20	27	159,630,584	47	9%	▲ +28.6%
Umm Slal	11	27	121,524,223	38	7%	▲ +46.4%
Al Wakra	97	29	236,184,621	126	23%	▲ +162.2%
Al Khor & Thakira	20	18	79,874,775	38	7%	▲ +61.7%
Al Shamal	17	5	24,660,400	22	4$	▲ +62.6%
Al Sheehaniya	0	1	2,650,000	1	0%	▲ +15.2%
Total	249	292	1,692,043,246	541	100%	▲ +0.5%

Source: Ministry of Justice

Sales Movement

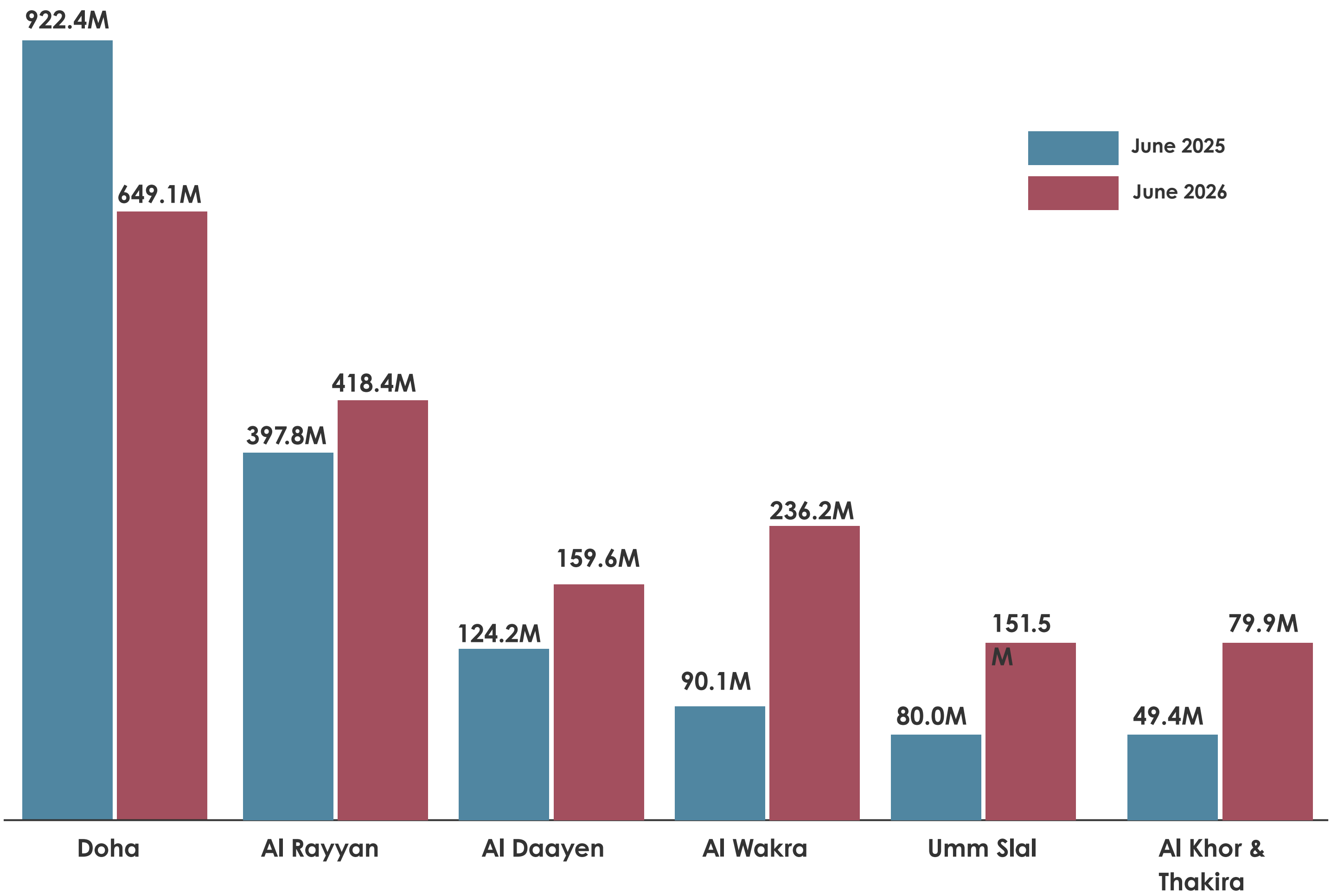
Volume of Real Estate Trading



During June 2026, the real estate trading index achieved a total value of QR 1,692,043,246 across 541 transactions. Compared to June 2025, which recorded QR 1,684,240,900 in value and 372 transactions, the market held steady in value (+0.5% YoY) while transaction volume surged +45.4%. Building transactions rose to 292 (+33.9% YoY), and vacant land transactions increased sharply from 154 to 249 (+61.7% YoY).

The Index of Financial Values of Deal

The real estate market index for June 2026 revealed that Doha, Al Rayyan, and Al Wakra Municipalities were the most active zones in terms of transaction value. Doha led with QR 649.1M, though this represents a -29.6% YoY moderation. Al Rayyan ranked second with QR 418.4M (+5.2% YoY). Al Wakra surged to third with QR 236.2M, a +162.2% YoY increase - the strongest performer among the leading municipalities.



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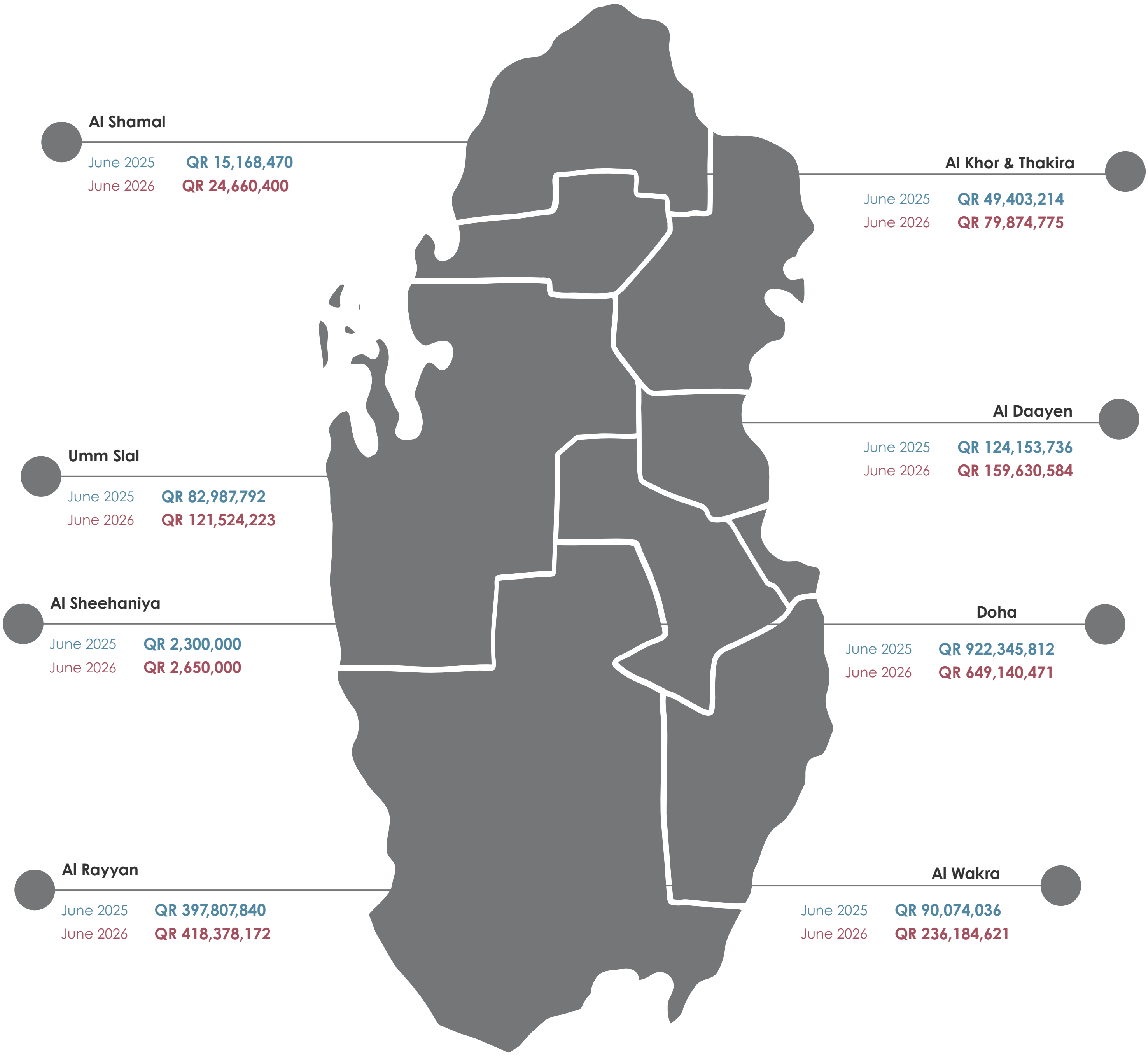
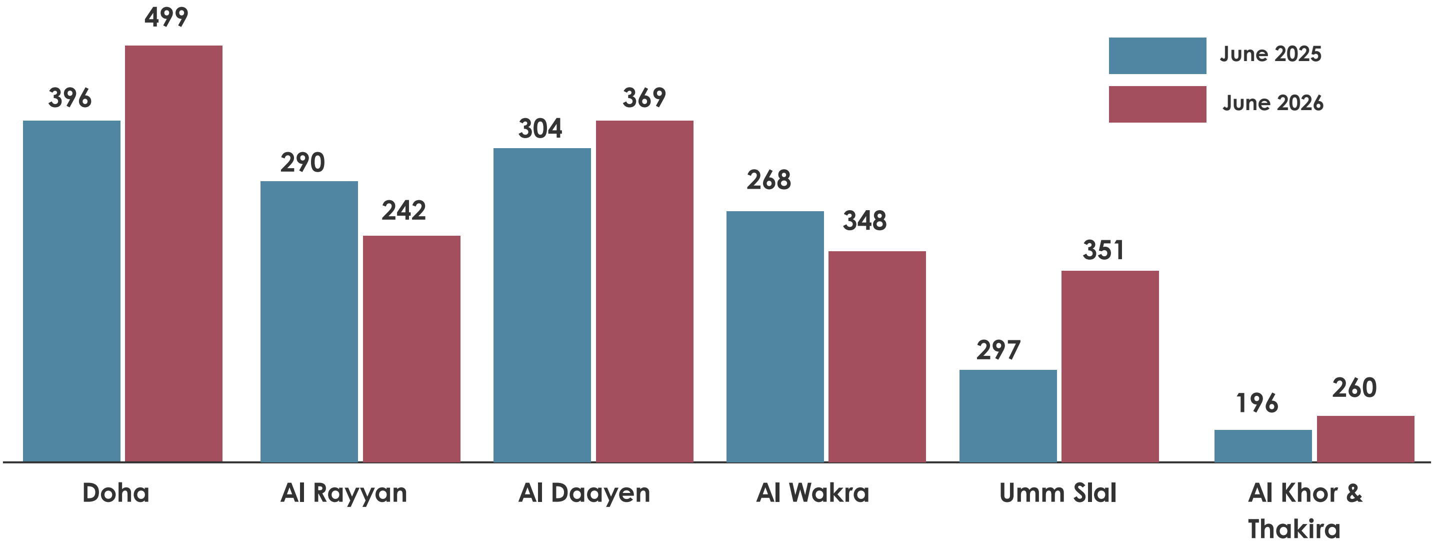
Amount of Traded Properties as per Municipalities



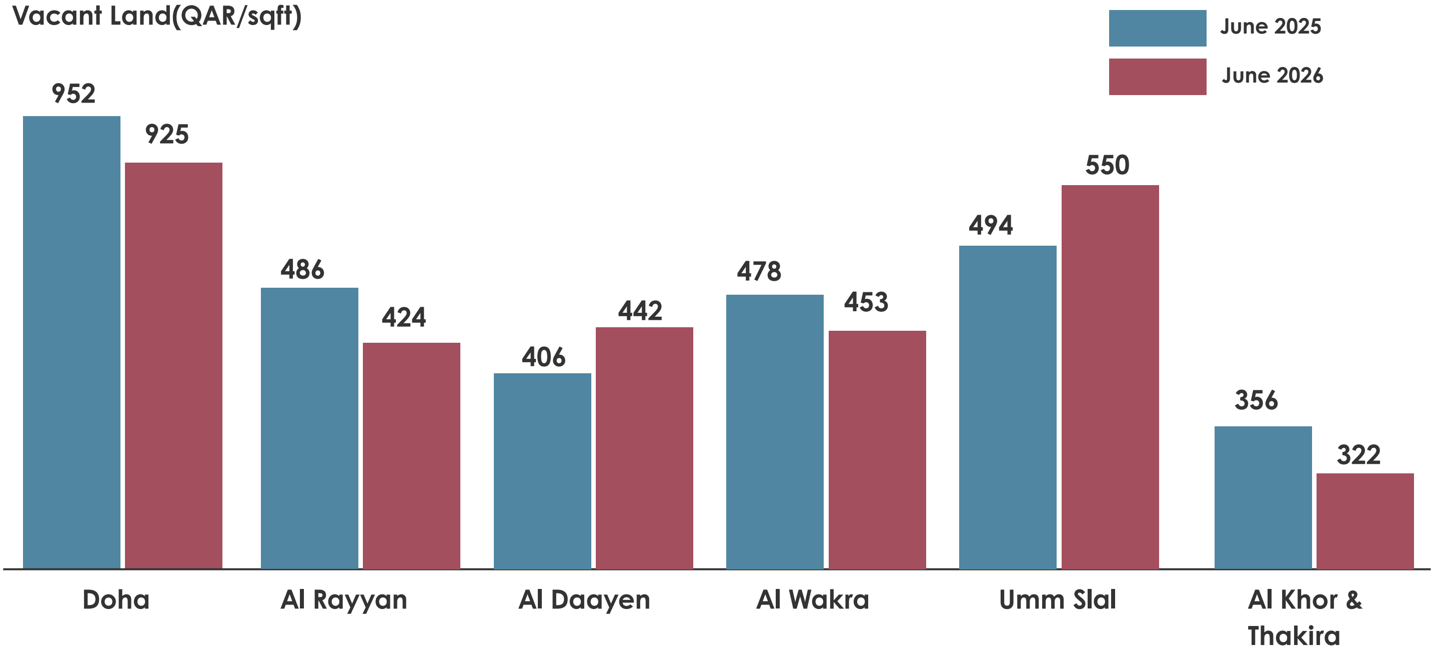
Source: Ministry of Justice

verage per Square Foot Prices for June 2025 and June 2026

Buildings(QAR/sqft)



Vacant Land(QAR/sqft)

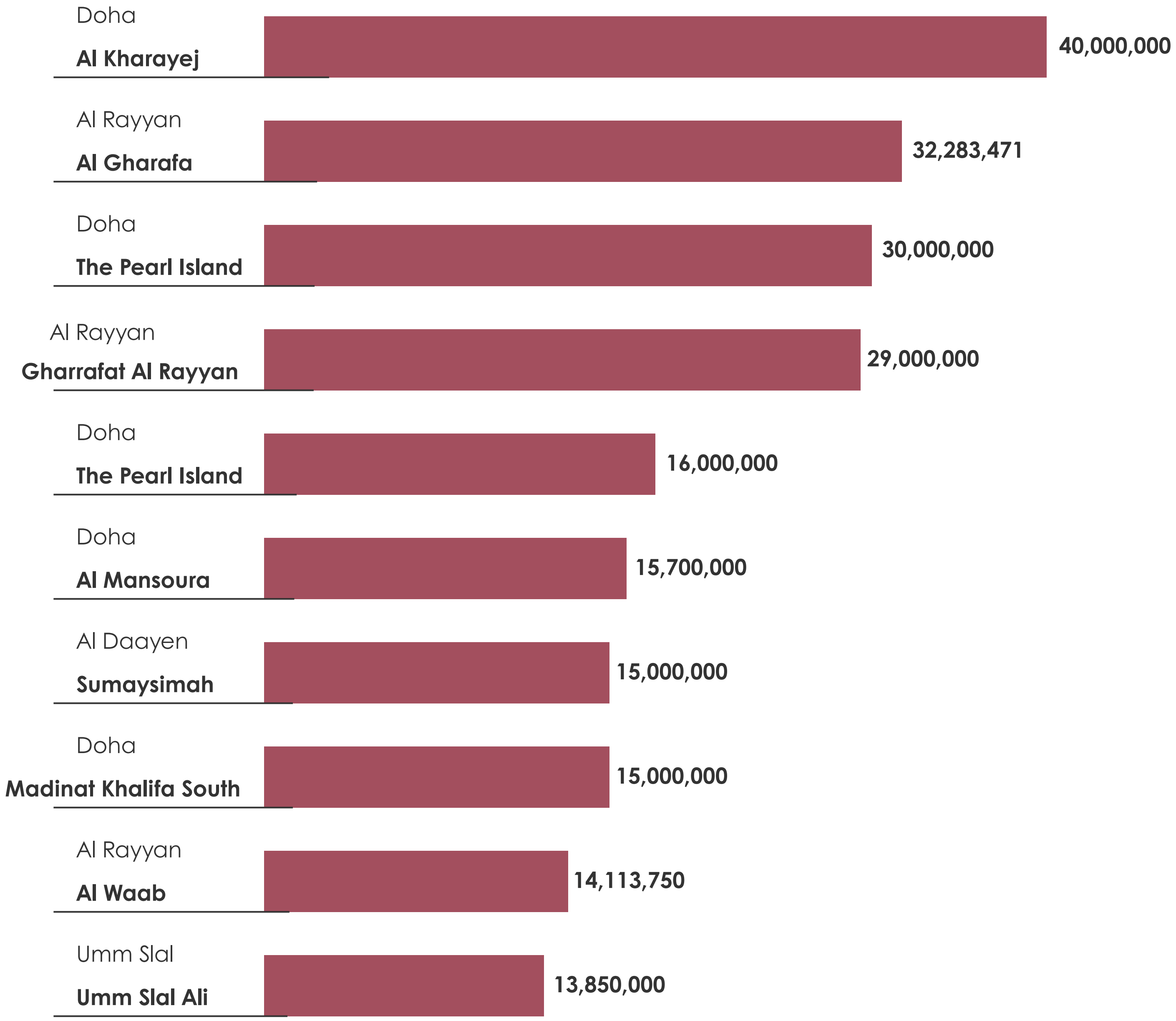


In June 2026, Doha commanded the highest prices in both segments - QR 925/sqft for vacant land and QR 499/sqft for buildings (+26.0% YoY). Al Daayen posted the strongest vacant-land growth, rising to QR 550/sqft (+11.3% YoY). Building prices climbed across most municipalities, led by Umm Slal (+29.9% YoY to QR 348/sqft) and Al Khor & Thakira (+32.7% YoY to QR 260/sqft). Al Shamal remained the most affordable municipality, with buildings at QR 161/sqft.

Source: Ministry of Justice

Most Expensive Property Sold in June 2026

Trading revealed the value of top (10) properties for June 2026, which registered (5) properties in Doha Municipality, (3) properties in Al Rayyan Municipality, and (1) property in each of Al Daayen and Umm Slal Municipalities.



Most Expensive Property Sold in June 2026

Source: Ministry of Justice

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