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Qatar Real Estate Market Report

JULY 2026

QAR 1.86B	485	+23.9%
Total Transaction Value	Total Transaction	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 July 2026, comparing year-over-year trends against July 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.

Executive Summary

TOTAL SALES VOLUME	TOTAL TRANSACTIONS
QAR 1.86B	485
+23.9%	+18.0%
July 2026 total transaction value across all municipalities	Total real estate contracts registered in July 2026

July 2026 saw Qatar's real estate market grow across the board. Total transaction value reached QAR 1.86B, a +23.9% year-over-year increase over July 2025's QAR 1.50B. The number of transactions rose +18.0% YoY, from 411 to 485. Vacant land transactions climbed +42.1% to 233 plots and building transactions rose +2.0% to 252, signalling broad-based momentum across the market.

Al Daayen Municipality was the standout performer, recording a +45.2% YoY surge in transaction value to QAR 230.3M and more than doubling its transaction count (42 to 89). All eight municipalities grew in value year-over-year, with Al Daayen rising to third place nationally by value - a decisive broadening of activity beyond the capital.

Doha Municipality strengthened its position as Qatar's most financially active market with QAR 763.8M in transaction value, a +30.0% YoY increase. Doha also led on transaction count (134 deals, 28% of total), well ahead of Al Rayyan (98 deals, QAR 461.4M, +4.6% YoY value). Al Daayen ranked third and was among the strongest year-over-year performers nationally.

Key Market Insights

INSIGHT 1

Broad-Based Growth Across the Market

Qatar's total transaction value rose +23.9% YoY in July 2026 to QAR 1.86B, while the number of deals grew +18.0% (411 to 485). Vacant land transactions rose +42.1% (164 to 233) and building transactions +2.0% (247 to 252), pointing to broad-based momentum across the market.

INSIGHT 2

Doha Retains Market Leadership With QAR 763.8M

Doha led all municipalities in financial value with QAR 763.8M (41.1% of total), up +30.0% YoY. Building prices firmed to QAR 447/sqft (+17.0% YoY) and vacant land rose to QAR 929/sqft (+12.5% YoY), underlining resilient demand in the capital.

INSIGHT 3

Al Daayen Breaks Out +45.2% Against the Field

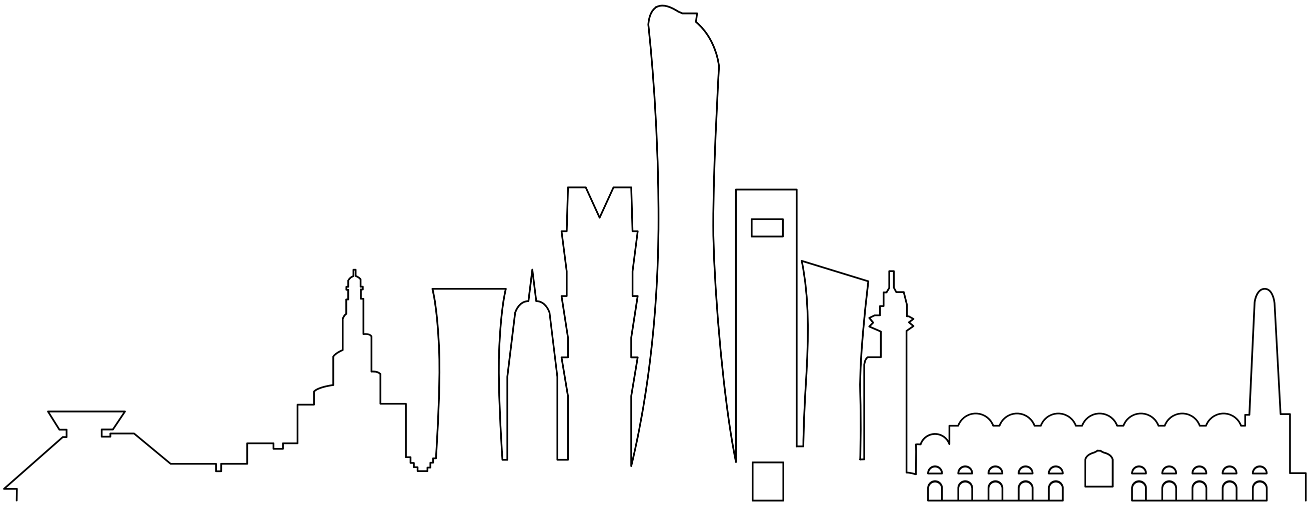
Al Daayen was the month's standout, with transaction value up +45.2% YoY to QAR 230.3M and deals up +111.9% (42 to 89), driven by a surge in vacant-land trading (10 to 66 plots). The municipality rose to third nationally by value.

INSIGHT 4

Broad-Based Growth Lifts All Eight

All eight municipalities grew in value year-over-year. Al Shamal (+321.5%), Al Khor & Thakhira (+84.8%) and Al Daayen (+45.2%) posted the strongest gains, and Al Sheehaniya returned to the market (QR 0 to 1.1M) after no sales a year earlier.

List of Monthly Bulletin of the Properties Sold for July 2026

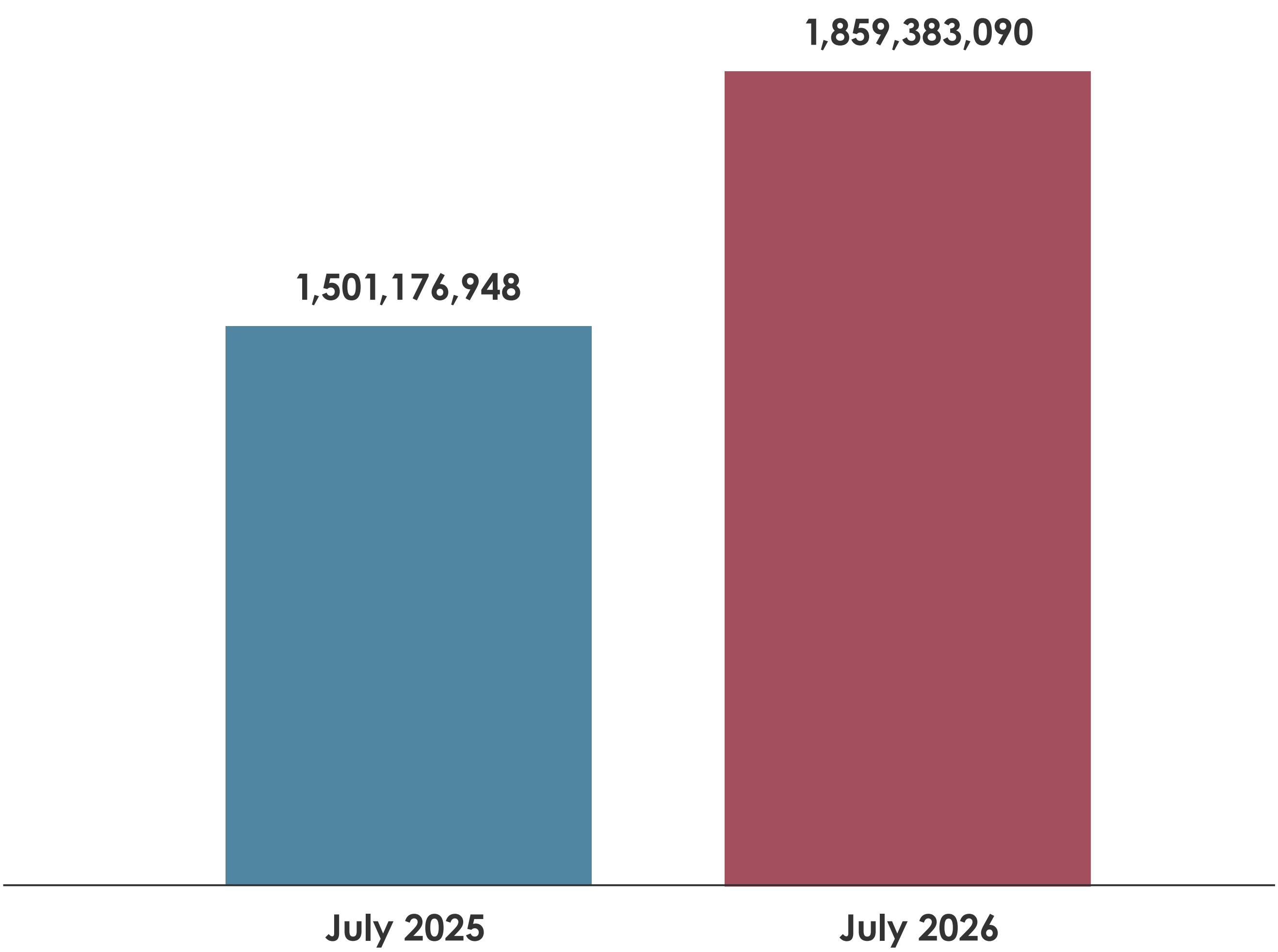


Municipality / Zone	Type		Total Amount of Sales	Sold Properties	Properties' Percentage	YoY Change
	Vacant Land	Buildings				
Doha	53	81	763,844,226	134	28%	▲ +30.0%
Al Rayyan	34	64	461,427,789	98	20%	▲ +4.6%
Al Daayen	66	23	230,302,596	89	18%	▲ 45.2%
Umm Slal	15	31	126,135,920	48	9%	▲ +27.7%
Al Wakra	43	29	171,137,396	72	15%	▲ 1.7%
Al Khor & Thakira	12	16	71,606,407	28	6%	▲ +84.8%
Al Shamal	10	7	33,828,756	17	4%	▲ +321.5%
Al Sheehaniya	0	1	1,100,000	1	0%	▲ New
Total	233	252	1,859,383,090	485	100%	▲ +23.9%

Source: Ministry of Justice

Sales Movement

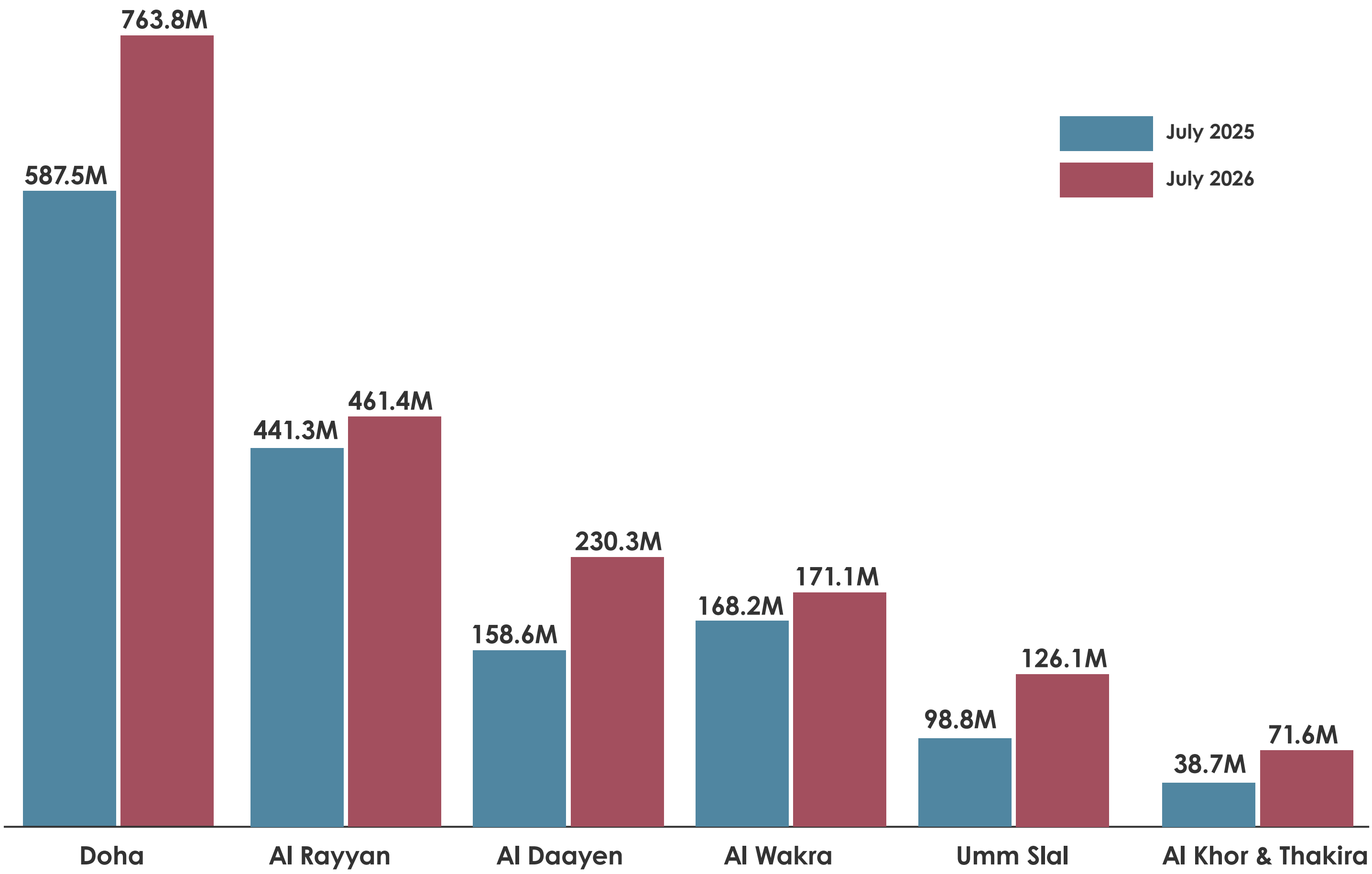
Volume of Real Estate Trading



During July 2026, the real estate trading index achieved a total value of QR 1,859,383,090 across 485 transactions. Compared to July 2025, which recorded QR 1,501,176,948 in value and 411 transactions, the market grew in value (+23.9% YoY) while transaction volume rose +18.0%. Building transactions increased to 252 (+2.0% YoY), and vacant land transactions rose from 164 to 233 (+42.1% YoY).

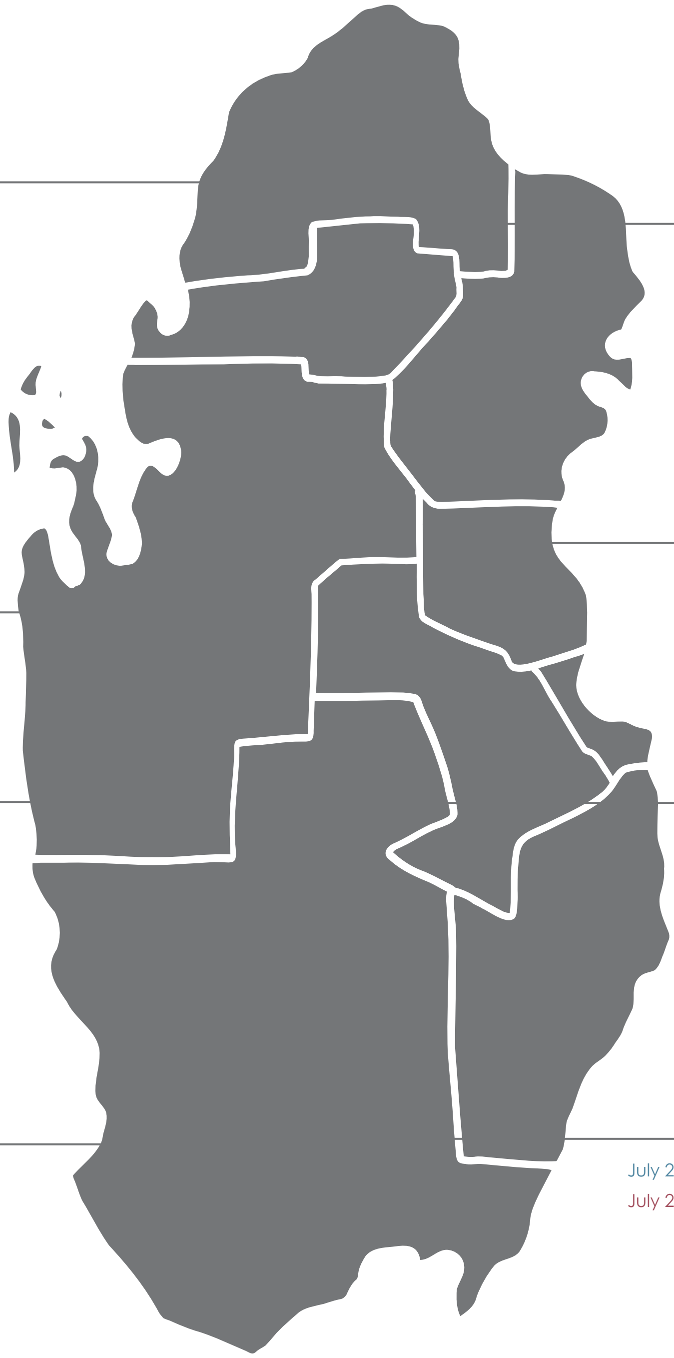
The Index of Financial Values of Deal

According to the July real estate index, the municipalities of Doha, Al Rayyan, and Al Daayen were, consecutively, the most financially active. Doha led with QR 763.8M, a +30.0% YoY increase. Al Rayyan ranked second with QR 461.4M (+4.6% YoY). Al Daayen surged to third with QR 230.3M, a +45.2% YoY increase - the strongest performer among the leading municipalities.



Source: Ministry of Justice

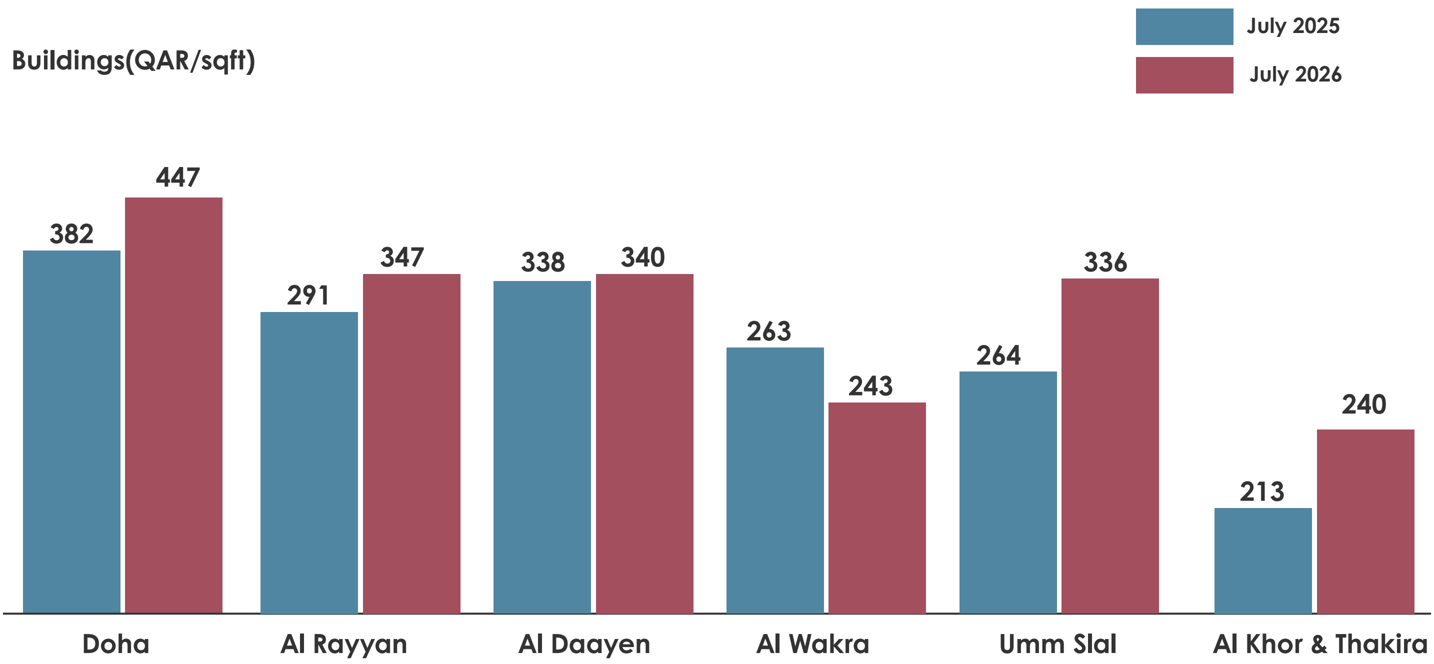
Amount of Traded Properties as per Municipalities



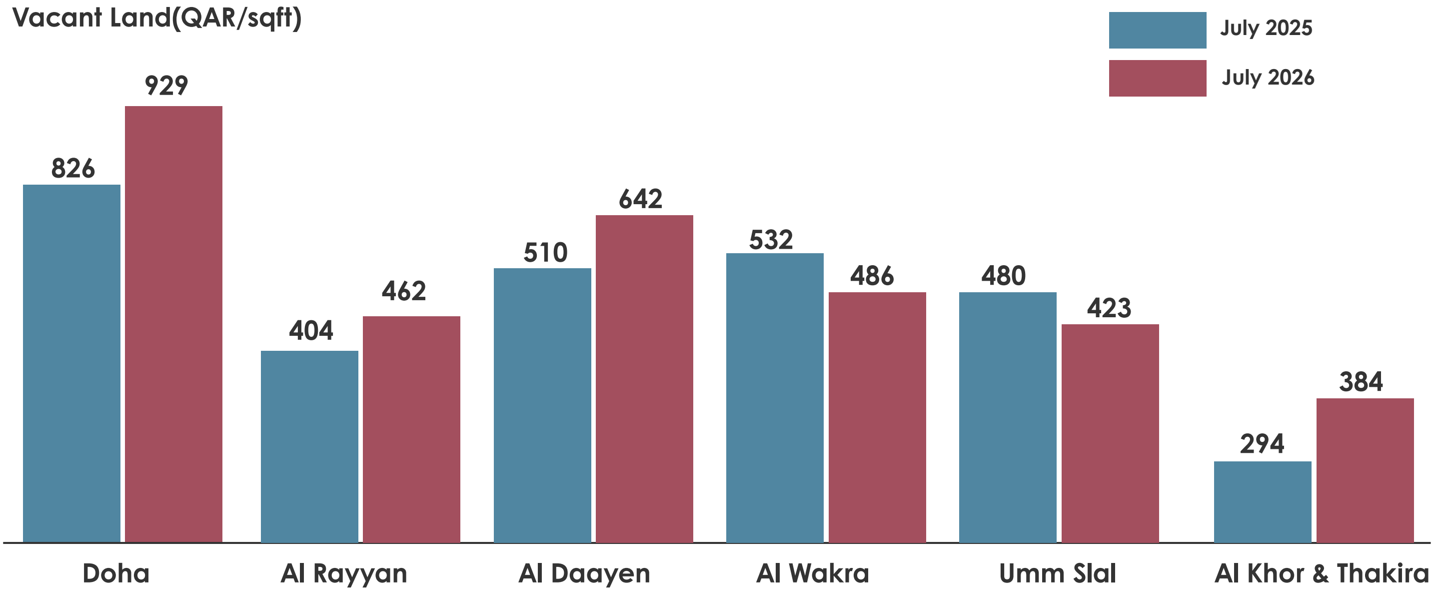
Municipality	July 2025	July 2026
Al Shamal	QR 8,025,000	QR 33,828,756
Al Khor & Thakira	QR 38,742,321	QR 71,606,407
Al Daayen	QR 158,625,550	QR 230,302,596
Umm Slal	QR 98,801,895	QR 126,135,920
Al Sheehaniya	QR 0	QR 1,100,000
Doha	QR 587,498,656	QR 763,844,226
Al Rayyan	QR 441,287,029	QR 461,427,789
Al Wakra	QR 168,196,497	QR 171,137,396

Average per Square Foot Prices for July 2025 and July 2026

Buildings(QAR/sqft)



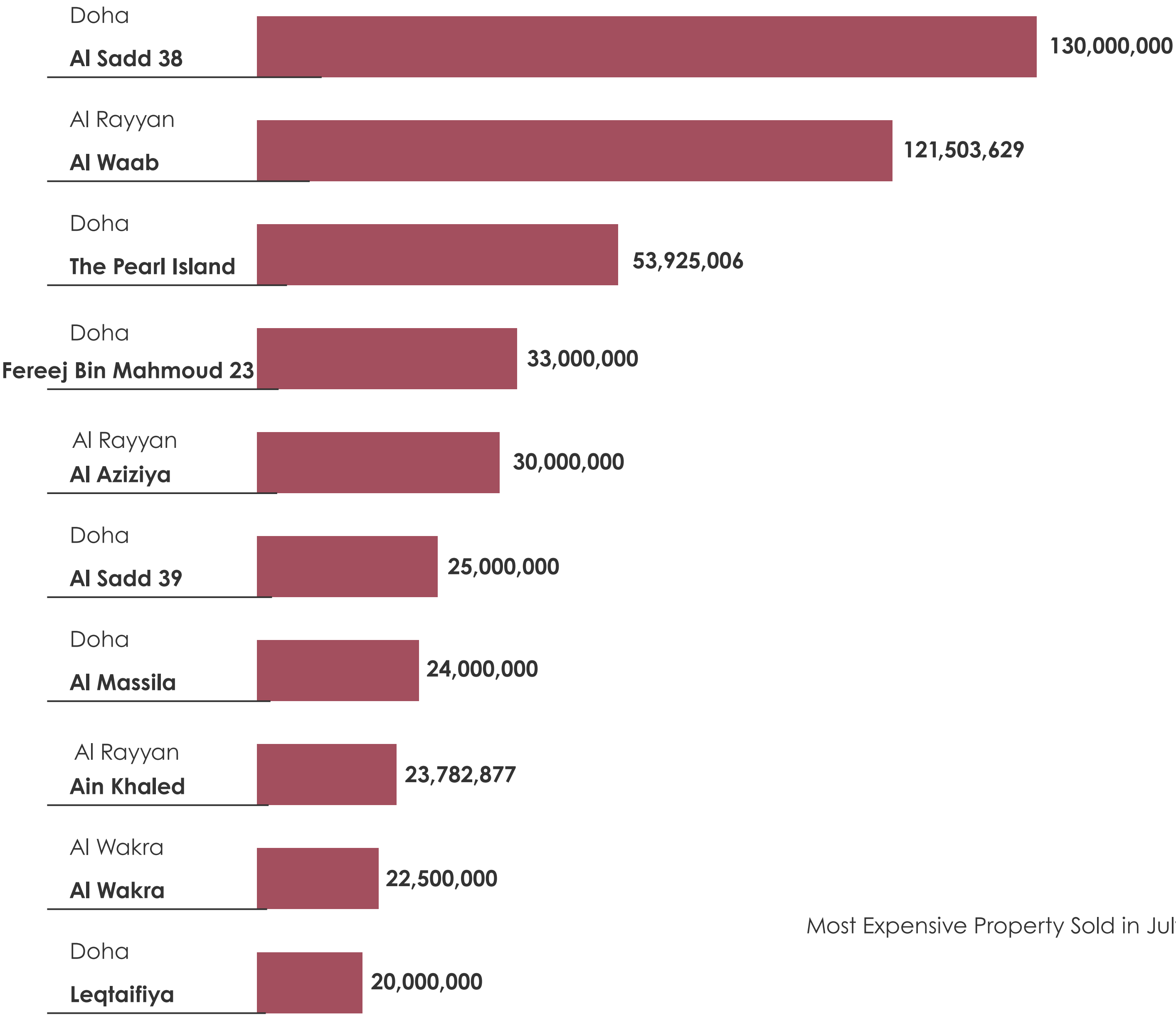
Vacant Land(QAR/sqft)



In July 2026, Doha commanded the highest prices in both segments - QR 929/sqft for vacant land and QR 447/sqft for buildings (+17.0% YoY). Al Khor & Thakhira posted the strongest vacant-land growth among the majors (+30.6% YoY to QR 384/sqft), followed by Al Daayen (+25.9% YoY to QR 642/sqft). Building prices climbed across most municipalities, led by Umm Slal (+27.3% YoY to QR 336/sqft) and Al Rayyan (+19.2% YoY to QR 347/sqft). Al Shamal remained the most affordable municipality, with buildings at QR 160/sqft.

Most Expensive Property Sold in July 2026

Trading revealed the value of top (10) properties for July 2026, which registered (6) properties in Doha Municipality, (3) properties in Al Rayyan Municipality, and (1) property in Al Wakra Municipality.



Most Expensive Property Sold in July 2026

Source: Ministry of Justice

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