

JULY — SEPTEMBER 2026

EASTERN PROVINCE *Q3 Report*

306

ZONES SCORED & RANKED

2,335

SALES · Q3 2026

138

FULLY SCORED

6.9%

MEDIAN GROSS YIELD

Q3 2026 · 2,335 SALES · SAR 3.00B · TRAILING-3Q DEALS 5,459 · SOURCE — REOS INTELLIGENCE ENGINE

REOS

DATA THROUGH 30 SEP 2026 · PUBLISHED OCT 2026

altctrl
intelligence

EASTERN PROVINCE · Q3 2026

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FOREWORD · THE INTELLIGENCE ENGINE

The Whole City, One Data Model

All **306 of Eastern's districts** are scanned, scored, and ranked from a single district profile each. Q3 2026 recorded **2,335 sales** worth **SAR 3.00B** on the SREM deed register, alongside **138,883 rental contracts** in the zone rent slice. Four quarters of history carry **8,274** zone-level deals; the trailing three-quarter window used for the current signal contains **5,459** deals.

306	2,335	138	18
DISTRICT PROFILES	Q3 SALES PRICED	ZONES FULLY SCORED	HEADLINE INVESTABLE
one per area	SAR 3.00B · SREM	190 on watch · thin data	14 BUY · 4 BUILD

THE ENGINE

One profile per district. One signal per profile.

Every metric traces to government transaction data, derived by fixed rules and ranked against the other 305 zones. Scores are frozen once written — no recomputation, no drift, no interpretation between the record and the page.

Zones with too little trading stay on WATCH. Coverage grows as more deeds register.

EXECUTIVE SUMMARY

Seven Things That Define Q3 2026

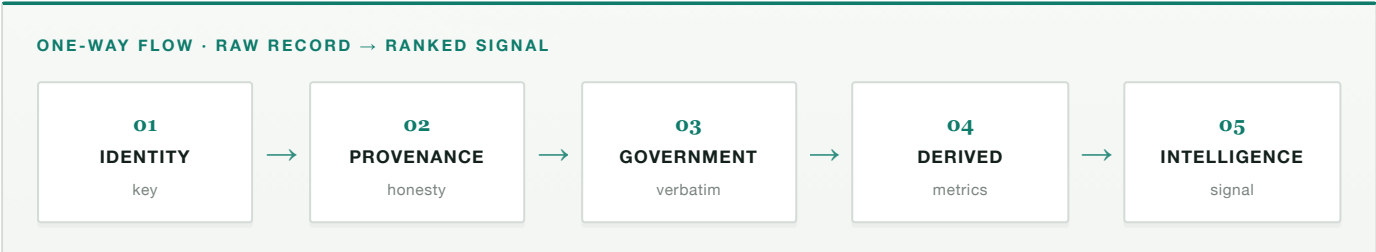
A disciplined read of Eastern straight from the intelligence engine — actionable zones first, then the city base case.

- 01** **The signal is conservative by rule.** Across 306 zones the split is **14 BUY / 4 BUILD / 98 HOLD / 190 WATCH**. BUY marks where prices still look soft and the upside is not yet priced in.
- 02** **Headline actionable basket is 18 zones** (BUY + BUILD with a sale price). Lead with Taibah · Dammam / طيبة, Al Khalij · Dammam / الخليج, Al Fayha · Dammam / الفيحاء, and Al Athir / الأثير. Total BUY + BUILD tags are still 18 — capped / rental-only shells stay off the marquee list. Do not lead with the 98 HOLD base case.
- 03** **External market is cooling; BUY runs against the grain.** National residential values -26.9% YoY (CBRE, Q2 2026) while REOS BUY points to zones where prices are still soft and momentum has not yet arrived.
- 04** **Median yield 6.9%** on official rent/sqm (print-safe; † when sale basis remapped). Median sale price **2,317 SAR/sqm**.
- 05** **SREM deeds 2,335** · value **SAR 3.00B**. Zone-slice Q3 deals 1,475; trailing-3Q 5,459.
- 06** **Zone movement:** 13 zones newly BUY/BUILD vs Q2; 12 left an active signal. Labels can change quarter to quarter — the 2–3 yr BUY horizon is the holding idea, not a lock on the tag.
- 07** **Forward returns** use the ±39% base-case band — FULL-tier only; otherwise projection withheld with reason.

03 · THE DISTRICT PROFILE

Five Layers, One Truth

Every Eastern district carries one complete profile — five layers, strictly separated. Data moves one way: from the government record to the final signal. Nothing below rewrites what sits above.



01	Identity	Permanent REOS key: country, city, zone, currency, unit. Never a government ID.
02	Provenance	Sources, coverage, quality flags, and quarantined quarters — the honesty layer.
03	Government	Verbatim registry: sales, rents, type profiles. Never edited, renamed, or recomputed.
04	Derived	Growth, volatility, drawdown, yield, velocity — marked when estimated.
05	Intelligence	Market Score + Development Score → one BUY / BUILD / HOLD / WATCH call.

306

DISTRICT PROFILES
one per area

2

SCORE PILLARS
Market · Development

4

SIGNALS
BUY · BUILD · HOLD · WATCH

Q3

EDITION
quarterly screen

VERSIONED · REPRODUCIBLE

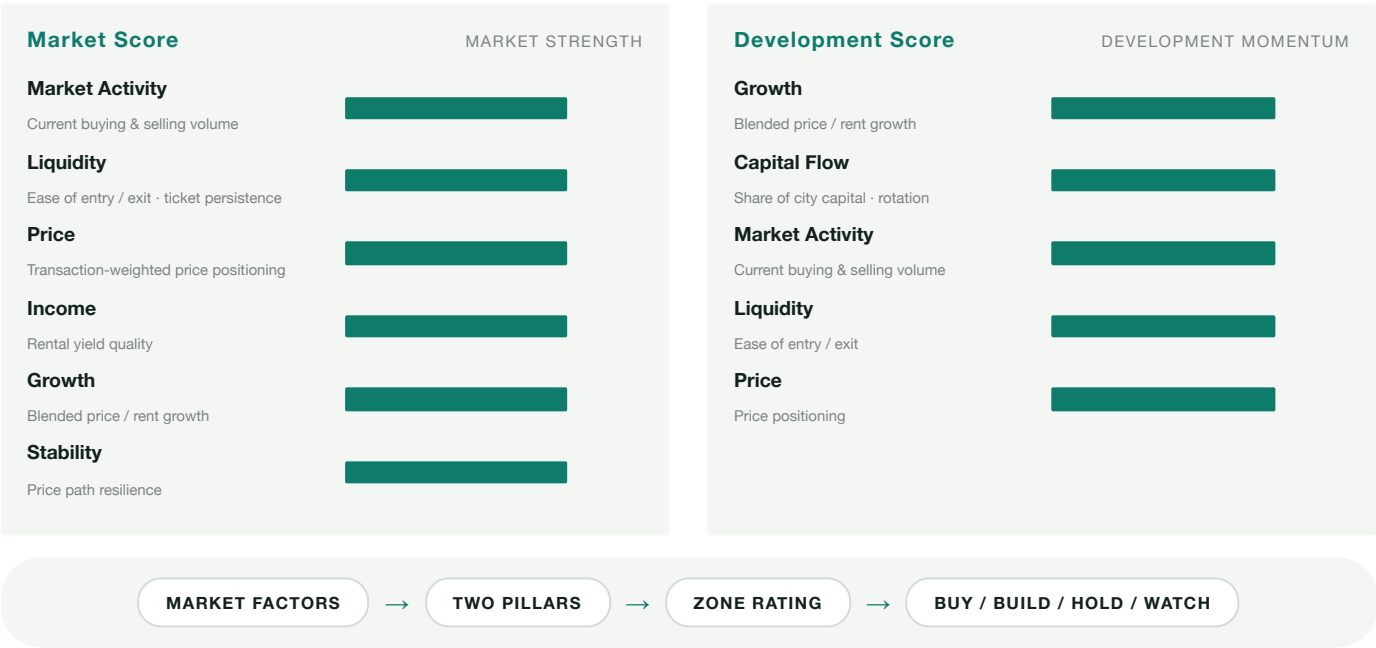
Each profile is tied to its own data shape. This report **reads** the engine output — it does not rebuild the scores.

Raw record in. Ranked signal out.

04 · HOW WE SCORE

Two Pillars, One Zone Rating

Each zone is read on **Market Score** (strength now) and **Development Score** (building momentum). The **REOS Score** combines both. The tag — BUY, BUILD, HOLD, or WATCH — is the engine’s action call on that rating.



05 · TAG REFERENCE

What Each Tag Means

Each tag is an action call. Read the meaning below whenever BUY, BUILD, HOLD, or WATCH appears.

TAG	MEANING	HORIZON
BUY	opportunity to build a position — prices still soft, upside not yet in (2–3 yr)	2–3 yr
BUILD	supply-led opportunity — follow delivery in the zone (9–15 mo)	9–15 mo
HOLD	solid today — no active entry or exit call	—
WATCH	thin trading — monitor only	—

14

BUY
build a position

4

BUILD
follow supply

98

HOLD
no active call

190

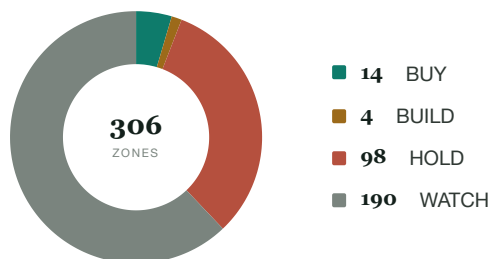
WATCH
monitor only

06 · THE VERDICT

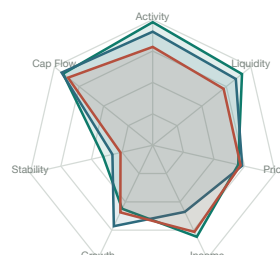
Just Tell Me Where to Act

Headline actionable zones first (sale-priced BUY + BUILD) — then the citywide distribution. BUY + BUILD counts remain 14+4; capped / rental-only shells are footnoted, not headlined.

SIGNAL DISTRIBUTION



TOP BUY PROFILE



- Taibah · Dammam / طيبة
- Al Khalij · Dammam / الخليج
- Al Fayha · Dammam / الفيحاء

EXHIBIT — HEADLINE ACTIONABLE (18 · BUY + BUILD)

AREA	SIGNAL	REOS	SAR/SQM	YIELD
Taibah · Dammam / طيبة	BUY	79.9	1,984	8.4%
Al Khalij · Dammam / الخليج	BUY	78.5	2,153	6.2%
Al Fayha · Dammam / الفيحاء	BUY	70.9	2,108	8.2%
Al Athir / الأثير	BUY	67.0	1,265	—
An Nasriyah / الناصرية	BUY	66.7	1,950	7.4%†
Al Naseem · Qatif / النسيم	BUY	66.1	964	—†
Al Awamiyah / العوامية	BUY	65.7	2,317	6.2%
2nd Industrial / الصناعية الثانية	BUY	61.9	505	—
Prince Muhammad bin Saud / الأمير محمد بن سعود	BUY	61.4	3,452	5.0%†
Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل	BUY	61.1	503	—
Al Aqiq · Khobar / العقيق	BUY	60.8	977	11.1%
Al Qadisiyah / القادسية	BUY	59.8	1,544	8.7%
Gharb An Nabiyah / غرب النابية	BUY	52.7	1,333	10.1%
Anak / عنك	BUY	50.9	451	—†
Al Aziziyah · Jubail / العزيزية	BUILD	70.9	1,353	12.2%
Al Hamra · Jubail / الحمراء	BUILD	70.6	1,738	10.1%
An Nabiyah / النابية	BUILD	62.5	1,152	—
Qurtubah · Jubail / قرطبة	BUILD	61.8	1,675	9.6%†

† Yield print uses official rent ÷ listed SAR/sqm when the engine yield's sale basis differs from the listed price (or fails price-band sanity). Tags/scores unchanged.

06B · PRICE MOVE

Price Move
Q2 → Q3

Q2 Where-to-Act basket — residential SAR/sqm from the call quarter into live Q3. Split by Q2 call: **BUY** first, then **BUILD**. No tag column — the section is the signal.

12

BUY ZONES

10 priced

5

BUILD ZONES

4 priced

+33.9%

MEDIAN CHANGE

All priced pairs

+223.5%

BIGGEST MOVER

Al Jish

SORTED BY |%| WITHIN EACH SECTION · ▲ UP · ▼ DOWN · NAME MARK = |Δ| ≥ 50%

BUY

Q2 WHERE-TO-ACT · 12 ZONES

ZONE	Q2 SAR/SQM	Q3 SAR/SQM	CHANGE
Al Jish / الجش ▲	1,383	4,473	+223.5% ▲
At Tubayshi / الطبيشي ▲	539	1,629	+202.1% ▲
Prince Muhammad bin Saud / الأمير محمد بن سعود ▲	1,682	3,452	+105.2% ▲
Anak / عنك ▼	992	451	-54.5% ▼
An Nasriyah / الناصرية	3,448	1,950	-43.4% ▼
Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل	359	503	+40.0% ▲
Ar Rimal / الرمال	1,863	2,500	+34.2% ▲
Al Nakhil · Dammam / النخيل	1,167	1,452	+24.4% ▲
An Noor · Dammam / النور	2,351	2,644	+12.4% ▲
Jalmodah / جلمودة	699	649	-7.2% ▼
Al Hizam Al Akhdar / الحزام الأخضر	4,000 [†]	—	not priced
Halat Mahish / حلة محيش	638	—	not priced

BUILD

Q2 WHERE-TO-ACT · 5 ZONES

ZONE	Q2 SAR/SQM	Q3 SAR/SQM	CHANGE
Ash Shifa / الشفاء ▲	1,130	1,810	+60.1% ▲
At Tahliyah / التحلية ▲	1,340	2,012	+50.2% ▲
Ishbiliyah · Jubail / إشبيلية	1,649	2,204	+33.7% ▲
An Nabiyah / النابية	1,643	1,152	-29.9% ▼
An Nawras / النورس	2,270	—	not priced

[†] listed model SAR/sqm (no residential sale stamp that quarter).

06C · PRICE TRAIL · EASTERN Q1 COHORT

Price Trail
Q1 · Q2 · Q3

Eastern’s **Q1 2026** tags from the data pack — **BUY** and **BUILD** in separate tables — tracked through Q2 and Q3. Prices are residential SAR/sqm (sale stamps). Δ by Q3 is vs Q1.

14

Q1 BUY
separate table below

6

Q1 BUILD
separate table below

16

FULL TRAIL
Q1·Q2·Q3 priced

+140.6%

BIGGEST Q1→Q3
Al Dabab · Dammam

EACH TABLE SORTED BY |Q1→Q3 %| · ▲ UP · ▼ DOWN · NAME MARK = |Δ| ≥ 50%

BUY

EASTERN Q1 BUY · 14 ZONES

ZONE	Q1	Q2	Q3	Δ BY Q3
Al Dabab · Dammam / الضباب ▲	1,136	4,130	2,733	+140.6% ▲
Al Jawharah · Dammam / الجوهرة ▲	3,038	2,620	5,766	+89.8% ▲
An Nuzhah / النزهة ▲	1,547	2,461	2,816	+82.1% ▲
Al Kawthar · Khobar / الكوثر ▲	748	1,175	1,169	+56.3% ▲
Ar Rajaa / الرجاء ▲	682	1,053	1,027	+50.6% ▲
Al Arifi Industrial - Jubail / الصناعية العريفي - الجبيل ▼	1,014	359	503	-50.5% ▼
Al Zuhur · Dammam / الزهور	2,138	3,298	3,121	+45.9% ▲
2nd Industrial / الصناعية الثانية	436	744	505	+15.8% ▲
Al Murjan · Khobar / المرجان	760	601	687	-9.6% ▼
Al Nakhil · Dammam / النخيل	1,376	1,167	1,452	+5.5% ▲
Al Aqiq · Khobar / العقيق	990	690	977	-1.4% ▼
Al Khalidiyah Ash Shamaliyah / الخالدية الشمالية	3,226	1,826	—	not priced
Half Moon Beach · Dammam / شاطئ نصف القمر	539	3,189	—	not priced
West Al Aziziyah / غرب العزيزية	882	—	—	not priced

BUILD

EASTERN Q1 BUILD · 6 ZONES

ZONE	Q1	Q2	Q3	Δ BY Q3
Ash Shifa / الشفاء ▲	1,180	1,130	1,810	+53.4% ▲
At Tahliyah / التحلية	1,426	1,340	2,012	+41.1% ▲
Al Aziziyah · Jubail / العزيزية	1,237	1,454	1,353	+9.4% ▲
Al Amwaj / الأمواج	1,407	1,520	1,277	-9.2% ▼
Al Sholah / الشعلة	2,105	2,559	2,079	-1.2% ▼
Al Muhammadiyah / المحمدية	4,416	2,772	—	not priced

07 · ZONE MOVEMENT

What Changed Since Last Quarter

What changed from Q2 to Q3. **13** zones newly BUY/BUILD; **12** left an active signal — quarterly label moves are normal. The **2–3 yr BUY horizon** is how long to hold the idea, not a lock on the tag.

13

NEW BUY / BUILD
became active this quarter

12

FELL OFF
lost BUY/BUILD → HOLD/WATCH

14

BUY NOW
4 carried from Q2

306

PRIOR QUARTER
2026-Q2 index

NEW THIS QUARTER (HEADLINE)

AREA	NOW	REOS
2nd Industrial / الصناعية الثانية	BUY	61.9
Al Athir / الأثير	BUY	67.0
Al Fayha · Dammam / الفيحاء	BUY	70.9
Al Khalij · Dammam / الخليج	BUY	78.5
Al Qadisiyah / القادسية	BUY	59.8
Al Aziziyah · Jubail / العزيزية	BUILD	70.9
Al Hamra · Jubail / الحمراء	BUILD	70.6
Qurtubah · Jubail / قرطبة	BUILD	61.8

MOMENTUM LEADERS (Δ REOS)

AREA	Δ	NOW
Al Wahah · Jubail / الواحة	+57.4	WATCH
Ibn Khaldun / ابن خلدون	+49.2	HOLD
Ghirnatah · Qatif / غرناطة	+48.3	WATCH
Al Bahar · Qatif / البحر	+44.8	WATCH
Ad Danah · Dammam / الدانة	+43.3	WATCH
Ghirnatah · Jubail / غرناطة	+42.8	HOLD
As Sufun / السفن	+42.4	WATCH
Al Bustan · Khobar / البستان	+41.2	WATCH

LABEL MOVES ≠ BROKEN HORIZON

The 2–3 year BUY horizon is how long to hold the idea once you enter. A zone can change tag next quarter without cancelling that holding idea.

08 · BUY ZONES, DETAILED

The Opportunity List

14 BUY zones — prices still soft, upside not yet priced in. Soft recent growth is part of the call, not against it. † = yield at listed

SAR/sqm when the print sale price differs from the engine basis.

Taibah · Dammam / طيبة BUY 79.9 SAR / SQM 1,984 YIELD 8.4% GROWTH -8.1%	Al Khalij · Dammam / الخليج BUY 78.5 SAR / SQM 2,153 YIELD 6.2% GROWTH -7.8%
Al Fayha · Dammam / الفيحاء BUY 70.9 SAR / SQM 2,108 YIELD 8.2% GROWTH -16.9%	Al Athir / الأثير BUY 67.0 SAR / SQM 1,265 YIELD — GROWTH -34.8%
An Nasriyah / الناصرية BUY 66.7 SAR / SQM 1,950 YIELD 7.4%† GROWTH -16.6%	Al Naseem · Qatif / النسيم BUY 66.1 SAR / SQM 964 YIELD —† GROWTH -44.3%
Al Awamiyah / العوامية BUY 65.7 SAR / SQM 2,317 YIELD 6.2% GROWTH -11.1%	2nd Industrial / الصناعية الثانية BUY 61.9 SAR / SQM 505 YIELD — GROWTH -15.5%
Prince Muhammad bin Saud / الأمير محمد بن سعود BUY 61.4 SAR / SQM 3,452 YIELD 5.0%† GROWTH -13.4%	Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل BUY 61.1 SAR / SQM 503 YIELD — GROWTH -7.8%
Al Aqiq · Khobar / العقيق BUY 60.8 SAR / SQM 977 YIELD 11.1% GROWTH -27.3%	Al Qadisiyah / القادسية BUY 59.8 SAR / SQM 1,544 YIELD 8.7% GROWTH -31.3%
Gharb An Nabiyah / غرب النابية BUY 52.7 SAR / SQM 1,333 YIELD 10.1% GROWTH -4.2%	Anak / عنك BUY 50.9 SAR / SQM 451 YIELD —† GROWTH -27.8%

09 · BUILD ZONES, DETAILED

Supply Gate, Zone by Zone

4 headline BUILD zones with a sale price on book. BUILD count this edition: 4 .

<

HOW TO READ THE STRIP

Pipeline × compares disclosed units to recent residential sales. A higher multiple means more stock relative to recent trading; **0.0** means no unit book is disclosed.

03

THE MARKET

Market Depth

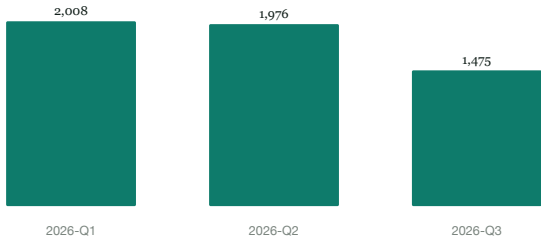
Beneath the scores, the registered market itself — deal direction, macro context, the top ranked zones, and off-plan developers.

10 · MARKET DIRECTION

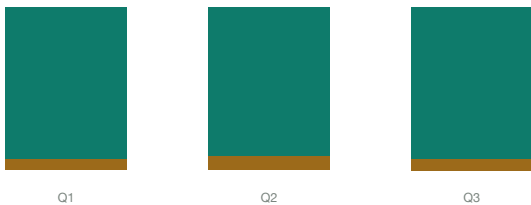
Which Way the Market Turned

From your data — citywide deals Q1 → Q2 → Q3, and the residential vs commercial split. Trailing total = res + com + other (untyped slice).

DEAL COUNTS BY QUARTER



RES VS COMMERCIAL MIX



■ Residential ■ Commercial

5,459

TRAILING 3Q DEALS

res 4,977 · com 385 · other 97

2,335

MOJ Q3 DEEDS

SAR 3.00B

1,475

ZONE-SLICE Q3

sale transactions

6.9%

MEDIAN YIELD

print-safe · † remapped

DIRECTION CALL

External market is **cooling** nationally while REOS **BUY** zones still look early — prices soft, upside not yet priced in. The Eastern Province runs against the national grain: an **industrial- and logistics-anchored** market (SPARK, ports, the Aramco corridor) with Dammam showing genuine price and deal momentum and affordability versus Khobar.

11 · MACRO & REGULATORY · CONTEXT — NOT SCORED

The Backdrop, Never the Score

Kingdom macro + Q3 news. Real, attributed, and **never entered into any model, score or tag.**

MACRO DATA BLOCK

MACRO POINT	Q3 2026 VALUE	SOURCE
Vision 2030	Diversification programme	Gov / PIF
SAMA repo rate	5.00%	SAMA
SAMA reverse repo rate	4.50%	SAMA
RETT transaction tax	5%	ZATCA / MOJ
Saudi GDP (IMF)	1.7% (24) / 3.3% (25) / 4.1% (26 med-term)	IMF
Non-oil GDP growth	~4.5% annually	GASTAT
GASTAT Real Estate Price Index	+1.3% y/y (Q2 2026)	GASTAT
Homeownership rate	~63.7% (target 70% by 2030)	Gov
National population (2026E)	~35.3 million; non-Saudi ~15.7M (~44%)	GASTAT / Global Property Guide
CPI / Housing CPI	~1.9% / +3.2%	GASTAT
Real estate % of GDP	~5.8%	GASTAT
PIF AUM / giga-projects	>\$930B; NEOM \$500B, Diriyah, Metro	PIF
Sakani programme	500,000+ allocated units	Ministry of Housing
Mortgage market	>SAR 550B outstanding; 70% fixed-rate	SAMA
Foreign ownership (national)	Non-Saudi law live 22 Jan 2026; 170 designated areas; Cabinet-approved zones + regulations 23 Jun 2026	REGA / Arab News
Foreign ownership (Eastern Province)	Dammam Metropolitan Area (Dammam · Al Khobar · Dhahran) open to non-Saudi ownership within REGA-designated zones; not a restricted holy-city — broader access than Makkah/Madinah; verify each address via REGA "Saudi Properties"	REGA (authoritative)

Q3 2026 MARKET NEWS

- **Dammam is Saudi Arabia's fastest-growing property market** — record ~3,000 transactions worth ~SAR 3.2B in a recent quarter, volume **+60% YoY / +37% QoQ** — Cavendish Maxwell / Gulf News (latest regional print)
- **Dammam price momentum:** apartment prices **+5.8% y/y**, villa prices **+3.2% y/y**; apartment rents **+4.8% y/y**, villa rents **+2.2% y/y** — Cavendish Maxwell
- National residential market cooling at headline level: GASTAT Real Estate Price Index **+1.3% y/y in Q2 2026**; CBRE reported national residential transaction values **-26.9% YoY (CBRE, Q2 2026)** — GASTAT / CBRE
- **Eastern Province affordability edge:** cheaper than Riyadh/Jeddah, drawing both end-users and investors — "emerging as a new hot spot for property investment" (Sean Heckford, Cavendish Maxwell)
- **Supply pipeline building:** ~1,800 homes targeted near-term and ~12,000 units over the following two years in Dammam — Cavendish Maxwell / Bayut

12 · RANKED INDEX · 1-30 OF 80

Top 80 by REOS Score

Top 80 of 306 · ~30/page · off-plan pages cover the rest. † = yield at listed SAR/sqm, or SAR/sqm below 100 print floor.

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
1	Ash Shati Ash Sharqi / الشاطئ الشرقي	85.7	HOLD	4,003	4.6%
2	Al Hamra · Khobar / الحمراء	84.9	HOLD	3,900	6.8%
3	Al Aqrabiyah / العقربية	84.5	HOLD	4,586	4.8%
4	Al Itsalat Subdivision / مخطط الإتصالات	84.3	HOLD	2,137	6.5%
5	Al Bahar · Khobar / البحر	84.1	HOLD	5,572	7.4%
6	Al Badiyah / البادية	83.5	HOLD	2,980	5.3%
7	Al Manar · Dammam / المنار	81.3	HOLD	1,987	8.3%
8	Al Khubar Al Janubiyah / الخبر الجنوبية	80.6	HOLD	3,974	4.5%†
9	Taibah · Dammam / طيبة	79.9	BUY	1,984	8.4%
10	Al Muntazah · Dammam / المنتزة	79.8	HOLD	4,472	5.2%
11	At Tahliyah / التحلية	79.1	HOLD	2,012	8.0%†
12	Al Khalij · Dammam / الخليج	78.5	BUY	2,153	6.2%
13	Al Khuzama · Khobar / الخزامى	77.5	HOLD	4,000	4.7%†
14	Ash Shifa / الشفاء	77.5	HOLD	1,810	8.5%†
15	An Nahdah / النهضة	77.5	HOLD	4,579	5.1%
16	Al Zuhur · Dammam / الزهور	76.8	HOLD	3,121	5.0%†
17	Al Aziziyah · Dammam / العزيزية	76.0	HOLD	2,461	8.0%
18	Ad Dawasir / الدواسر	75.9	HOLD	5,027	2.0%
19	Al Kuthriah / الخضرية	75.7	HOLD	4,050	4.3%†
20	Al Sholah / الشعلة	75.5	HOLD	2,079	9.2%
21	Al Olaya / العليا	75.4	HOLD	2,976	8.8%†
22	Al Bandariyah / البندرية	74.8	HOLD	5,336	5.5%
23	Al Khabra Ash Shamalia / الخبر الشمالية	74.3	HOLD	5,870	4.1%
24	Ash Sheraa / الشراع	74.3	HOLD	2,284	8.3%
25	Abdullah Fouad / عبدالله فؤاد	74.1	HOLD	1,692	10.5%†
26	Al Urubah · Dammam / العروبة	73.9	HOLD	2,644	7.8%
27	Ar Rakah Al Janubiyah / الراكة الجنوبية	73.9	HOLD	2,190	10.6%†
28	Al Nakhil · Dammam / النخيل	73.7	HOLD	1,452	9.6%
29	Ar Rawdah · Dammam / الروضة	73.5	HOLD	2,278	6.2%
30	Al Adamah / العدامة	73.1	HOLD	4,037	4.6%

12 · RANKED INDEX · 31-60 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
31	As Saif / السيف	73.1	HOLD	4,287	6.1%
32	Al Jawharah · Dammam / الجوهرة	72.9	HOLD	5,766	3.2%†
33	Badr / بدر	72.6	HOLD	2,486	6.3%
34	Ar Rayaah / الريان	72.6	WATCH	3,200	5.2%
35	Al Safat / الصفاة	72.5	HOLD	5,698	4.1%
36	Al Jamiyin · Dammam / الجامعيين	72.4	WATCH	2,404	7.7%
37	Al Wahah · Jubail / الواحة	72.4	WATCH	6,466	3.2%†
38	Al Faisaliyah / الفيصلية	72.0	HOLD	2,860	6.0%†
39	Ar Rawabi · Khobar / الروابي	71.8	HOLD	4,096	6.4%
40	Al Amamrah / العمامرة	71.4	HOLD	3,064	2.8%
41	Al Dabab · Dammam / الضباب	71.3	HOLD	2,733	—
42	An Noor · Dammam / النور	71.2	HOLD	2,644	7.0%
43	Al Aziziyah · Jubail / العزيزية	70.9	BUILD	1,353	12.2%
44	Qurtubah · Khobar / قرطبة	70.9	HOLD	5,808	7.0%
45	Al Fayha · Dammam / الفيحاء	70.9	BUY	2,108	8.2%
46	An Nuzhah / النزهة	70.8	HOLD	2,816	6.5%†
47	Al Wahah · Dammam / الواحة	70.7	HOLD	3,298	5.6%†
48	Al Hamra · Jubail / الحمراء	70.6	BUILD	1,738	10.1%
49	Qatif Beach / شاطئ القطيف	70.2	HOLD	—†	—
50	Al Amwaj / الأمواج	69.8	HOLD	1,277	9.4%
51	Al Jawharah · Khobar / الجوهرة	69.8	HOLD	6,056	—
52	An Nada / الندى	69.7	HOLD	2,992	7.7%
53	Al Hussam / الحسام	69.3	HOLD	1,703	12.8%†
54	Al Sawari · Khobar / الصواري	68.8	HOLD	2,102	8.2%
55	Al Merqab / المرقاب	68.6	HOLD	3,192	7.0%†
56	Al Loalua / اللؤلؤ	68.5	HOLD	2,395	7.7%†
57	Al Jisr / الجسر	68.1	HOLD	3,091	5.2%
58	An Nasirah / الناصرة	67.8	HOLD	3,394	3.8%
59	Ath Thuqbah / الثقبه	67.7	HOLD	3,539	3.5%
60	Al Dabab · Jubail / الضباب	67.7	HOLD	2,422	9.0%†

12 · RANKED INDEX · 61-80 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
61	As Safa · Dammam / الصفاء	67.5	HOLD	7,758	3.0%†
62	Al Qadih / الفديح	67.1	WATCH	737	—†
63	Al Athir / الأثير	67.0	BUY	1,265	—
64	Al Muhammadiyah / المحمدية	66.9	HOLD	2,219	7.2%†
65	An Nasriyah / الناصرية	66.7	BUY	1,950	7.4%†
66	Madinat Al Ummal · Khobar / مدينة العمال	66.5	HOLD	4,273	3.7%
67	Taibah · Jubail / طيبة	66.2	HOLD	2,553	7.3%
68	Al Naseem · Qatif / النسيم	66.1	BUY	964	—†
69	Abu Main / أبو معن	66.0	WATCH	—†	—
70	Al Awamiyah / العوامية	65.7	BUY	2,317	6.2%
71	As Salam · Dammam / السلام	65.5	HOLD	3,330	6.2%
72	At Tubayshi / الطبيشي	64.7	WATCH	1,629	10.8%†
73	Madinat Al Ummal · Dammam / مدينة العمال	64.5	HOLD	1,922	8.6%†
74	Hajr / هجر	64.4	HOLD	2,674	6.7%
75	Al-Matrefeyah / المطرفية	64.2	HOLD	1,750	6.8%†
76	Ibn Khaldun / ابن خلدون	64.2	HOLD	1,645	9.2%†
77	Al Jalawiyah / الجلوية	64.0	HOLD	2,737	6.1%
78	Al Kawthar · Khobar / الكوثر	64.0	HOLD	1,169	—
79	Ohod / أحد	64.0	HOLD	1,891	7.0%
80	Al Iskan Janubi / الإسكان الجنوبي	63.9	HOLD	2,525	6.6%

13 · OFF-PLAN PIPELINE

Deepest Pipelines

Zone pipeline from district supply books, plus the registered Wafi book (143 live off-plan projects in Eastern).

143

WAFI PROJECTS

REGA licensed off-plan

62

UNDER CONSTRUCTION

active book

15,281

UNITS DISCLOSED

where Wafi reports units

18

ZONES WITH PIPELINE

district supply book

TOP 16 OF 18 ZONES WITH PIPELINE

AREA	PIPELINE UNITS	SIGNAL
Ad Danah · Jubail / الدانة	2,576	HOLD
Ash Shifa / الشفاء	2,338	HOLD
Al Sholah / الشعلة	1,234	HOLD
Al Hamra · Jubail / الحمراء	1,217	BUILD
Al Khawr / الخور	935	HOLD
Al Aziziyah · Jubail / العزيزية	761	BUILD
Taibah · Jubail / طيبة	193	HOLD
Al Jawharah · Jubail / الجوهرة	88	HOLD
Al Olaya / العليا	59	HOLD
Al Bandariyah / البندرية	56	HOLD
An Nabiyah / النابية	56	BUILD
Al Jisr / الجسر	52	HOLD
Al Qusor / القصور	40	HOLD
Ar Rawabi · Khobar / الروابي	34	HOLD
Al Anud / العنود	31	HOLD
Al Loaloa / اللؤلؤ	30	HOLD

SOURCE

Zone units from the district supply book. Project book from REGA Wafi detail pages (REGA Wafi · 2026-10-07 refresh).

Who Is Building

Active off-plan developers and largest disclosed projects in the Eastern Province Wafi book. Ranked by disclosed units, then project count — context for BUILD, not a score input rewrite.

TOP DEVELOPERS BY DISCLOSED PIPELINE UNITS

DEVELOPER	PROJECTS	UNITS	FOCUS DISTRICTS
ROSHN Group	1	2,576	Ad Danah · Jubail
—	2	2,008	—
—	3	1,419	Al Hamra · Jubail, Al Sawari · Khobar, Ash Shifa
—	7	1,336	الهفوف, Al Manar · Qatif, Ash Shifa
—	1	1,234	Al Sholah
—	3	1,232	Ash Shifa, طريق الدمام الرياض السريع
—	3	775	Al Aziziyah · Jubail, Al-Andalus, At Tahliyah
—	1	701	Dahiyat Al Malik Fahd

LARGEST PROJECTS BY UNITS

PROJECT	DEVELOPER	DISTRICT	UNITS	% DONE	STATUS
الدانة	ROSHN Group	Ad Danah · Jubail / الدانة	2,576	9	under construction
أراسي	—	Ash Shifa / الشفاء	1,336	0	not started
معالم ليورا هومز	—	Al Sholah / الشعلة	1,234	95	under construction
الجبيل 1	—	—	1,004	0	not started
الجبيل 2	—	—	1,004	0	not started
الصدفة ريزيدنس 35	—	Ash Shifa / الشفاء	947	0	not started
نساج لازورد	—	Al Aziziyah · Jubail / العزيزية	750	0	not started
مشروع ريما السكني 1	—	Dahiyat Al Malik Fahd / ضاحية الملك فهد	701	14	under construction

15 · FORWARD OUTLOOK & CONFIDENCE

The Reading, and How Firm

What happens next — and how sure REOS is. Every figure below is a **range**, not a point: a base path with a **±39%** band on the cumulative multiple. Shown for actionable FULL-coverage zones (14/14 BUY with bands this edition).

±39%

BASE-CASE BAND
back-tested error band

14

BUY WITH BANDS
of 14 BUY

FULL

GETS 3/5/10 + IRR
full coverage tier

138

FULL ZONES
of 306 citywide

EXHIBIT — FORWARD BANDS · BUY + BUILD (FULL COVERAGE)

AREA	SIGNAL	TIER	3-YR	5-YR	10-YR	IRR 10Y
Taibah · Dammam / طيبة	BUY	FULL	-51%...12%	-55%...2%	-51%...13%	-2.1%
Al Khalij · Dammam / الخليج	BUY	FULL	-41%...35%	-37%...44%	-13%...98%	3.6%
Al Fayha · Dammam / الفيحاء	BUY	FULL	-51%...12%	-56%...-1%	-53%...6%	-2.7%
Al Athir / الأثير	BUY	FULL	-51%...12%	-56%...1%	-51%...11%	-2.2%
An Nasriyah / الناصرية	BUY	FULL	-51%...12%	-58%...-3%	-61%...-12%	-4.4%
Al Naseem · Qatif / النسيم	BUY	FULL	-51%...12%	-58%...-3%	-70%...-32%	-6.9%
Al Awamiyah / العوامية	BUY	FULL	-48%...18%	-48%...18%	-34%...50%	0.7%
2nd Industrial / الصناعية الثانية	BUY	FULL	-37%...43%	-31%...56%	-2%...123%	4.9%
Prince Muhammad bin Saud / الأمير محمد بن سعود	BUY	FULL	-6%...114%	23%...180%	126%...415%	14.0%
Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل	BUY	FULL	-51%...12%	-58%...-3%	-69%...-30%	-6.6%
Al Aqiq · Khobar / العقيق	BUY	FULL	-35%...49%	-27%...66%	7%...143%	5.7%
Al Qadisiyah / القادسية	BUY	FULL	-50%...14%	-52%...10%	-42%...32%	-0.5%
Gharb An Nabiyah / غرب النابية	BUY	FULL	-16%...92%	4%...138%	79%...308%	11.4%
Anak / عنك	BUY	FULL	-51%...12%	-58%...-3%	-69%...-30%	-6.6%
Al Aziziyah · Jubail / العزيزية	BUILD	FULL	-46%...24%	-44%...27%	-27%...67%	1.8%
Al Hamra · Jubail / الحمراء	BUILD	FULL	-47%...20%	-47%...21%	-32%...56%	1.1%
An Nabiyah / النابية	BUILD	FULL	-50%...14%	-52%...9%	-42%...31%	-0.6%
Qurtubah · Jubail / قرطبة	BUILD	FULL	7%...144%	56%...255%	297%...805%	20.6%

HOW TO READ THE BAND

Ranges are capital-path outlooks from registered sale prices, not point forecasts. IRR is capital-only (price path), not a yield blend. Thinner coverage tiers stay withheld with the reason stated.

Built to Survive Due Diligence

WHAT THIS IS

Market intelligence, for information only — not a RICS / IVS Red Book valuation, not investment advice, not an offer.

WHAT FEEDS THE SCORE

Registered MOJ / SREM sales, Ejar-linked rents, and Wafi off-plan supply. Macro and news are context only — never scored.

THE RULES THIS EDITION FOLLOWS

RULE		HOW ENFORCED
Tags from engine only		Printed from the engine — never re-derived in this report
Yield	Official rent ÷ sale price, with a print sanity cap. † when the listed SAR/sqm is used instead of the engine sale basis. Tags untouched.	
Forward projections	Ranges for FULL-coverage zones (3/5/10 + IRR); else withheld with reason	
Macro & news	Shown as context — never enters a score or tag	
Foreign-investment zones	No REGA designated-zones dataset for this edition — zone-level foreign-ownership mapping is skipped; national and regional rules are shown as context on the Macro page	
Ranked index	Top 80 of 306 printed; the full ranking is held in the underlying records	
District names	English from the REOS profile; Arabic from the MOJ sale register — printed as English / Arabic. Tags and scores untouched.	
Remote-sensing layer	Omitted entirely this edition	

CONTACT

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The Market Has More Than One Direction.

The Eastern Province is a region of distinct markets — an industrial- and logistics- anchored economy shaped by SPARK, the ports, and the Aramco corridor, with development cycles, supply pipelines and investment dynamics found nowhere else in the Kingdom.

Across 306 districts spanning Dammam, Khobar, Jubail and Qatif, REOS brings government-registered transactions, rental behaviour, supply conditions and deterministic market intelligence into one consistent view of how each district is behaving.

The result is not another citywide average.

It is a clearer view of where the Eastern Province is stabilizing, where pressure is building, and where the next opportunity may be taking shape.