

JULY — SEPTEMBER 2026

JEDDAH Q3 *Report*

183

ZONES SCORED & RANKED

5,385

SALES · Q3 2026

110

FULLY SCORED

5.7%

MEDIAN GROSS YIELD

Q3 2026 · 5,385 SALES · SAR 7.53B · TRAILING-3Q DEALS 13,070 · SOURCE — REOS INTELLIGENCE ENGINE

REOS

DATA THROUGH 30 SEP 2026 · PUBLISHED OCT 2026

altctrl
intelligence

JEDDAH · Q3 2026

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FOREWORD · THE INTELLIGENCE ENGINE

The Whole City, One Data Model

All **183 of Jeddah's districts** are scanned, scored, and ranked from a single district profile each. Q3 2026 recorded **5,385 sales** worth **SAR 7.53B** on the SREM deed register, alongside **0 rental contracts** in the zone rent slice. Four quarters of history carry **20,167** zone-level deals — enough depth to rank price, growth, stability, and yield with confidence.

183

DISTRICT PROFILES

one per area

5,385

Q3 SALES PRICED

SAR 7.53B · SREM

110

ZONES FULLY SCORED

78 on watch · thin data

18

HEADLINE INVESTABLE

11 BUY · 7 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 182 zones. Scores are frozen once written — no recomputation, no drift, no interpretation between the record and the page.

Zones below the data threshold are held on WATCH rather than scored. Coverage expands as deed volume accumulates.

EXECUTIVE SUMMARY

Seven Things That Define Q3 2026

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

- 01** **The signal is conservative by rule.** Across 183 zones the split is **12 BUY / 7 BUILD / 86 HOLD / 78 WATCH**. BUY requires both pillars past the cutoff — never one.
- 02** **Headline actionable basket is 18 zones** (BUY + BUILD with a sale price). Lead with (Ar Rughamah / الرغامه, Al Wadi / الوادي, As safwa / الصفوة, As Sarawat / السروات...). Engine tags still count 19 — capped / rental-only shells are gated from the marquee list. Do not lead with the 86 HOLD base case.
- 03** **External market is cooling; BUY is contrarian.** National residential values -26.9% YoY (CBRE) while REOS BUY means accumulate — priced low, momentum not yet arrived.
- 04** **Median yield 5.7%** on official rent/sqm (print-safe; † when sale basis remapped). Median sale price **2,923 SAR/sqm**.
- 05** **SREM deeds 5,385** · value **SAR 7.53B**. Zone-slice Q3 deals 3,018; trailing-3Q 13,070.
- 06** **Zone movement:** 12 zones newly BUY/BUILD vs Q1; 12 fell off an active signal. Tag turnover is high because the gate re-reads a trailing window each quarter — the 2-3 yr BUY horizon is the holding thesis, not a lock on the label.
- 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 Jeddah 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.

183

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.



MARKET FACTORS

TWO PILLARS

ZONE RATING

BUY / BUILD / HOLD / WATCH

EXHIBIT — TOP SIX BY REOS SCORE

AREA	MARKET	DEVELOP.	REOS	SIGNAL
An Nuzhah / النزهة	81.1	90.4	85.8	HOLD
Ash Shati / الشاطئ	80.9	82.6	81.8	HOLD
Ar Rawdah / الروضة	79.8	83.3	81.6	HOLD
As Safa / الصفاء	78.2	83.4	80.8	HOLD
Abhur Al Janubiyah / أبحر الجنوبية	75.9	84.7	80.3	HOLD
Ash Sharafiyah / الشرفية	76.0	83.5	79.8	HOLD

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	—

12

BUY
build a position

7

BUILD
follow supply

86

HOLD
no active call

78

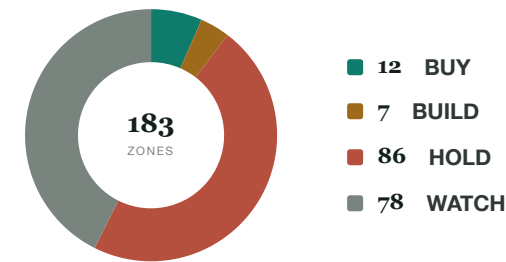
WATCH
monitor only

06 · THE VERDICT

Just Tell Me Where to Act

Headline actionable zones first (sale-priced BUY + BUILD) — then the distribution that proves the screen is conservative. Engine tag counts remain 12+7; capped / rental-only shells are footnoted, not headlined.

SIGNAL DISTRIBUTION



TOP BUY MODEL FINGERPRINT

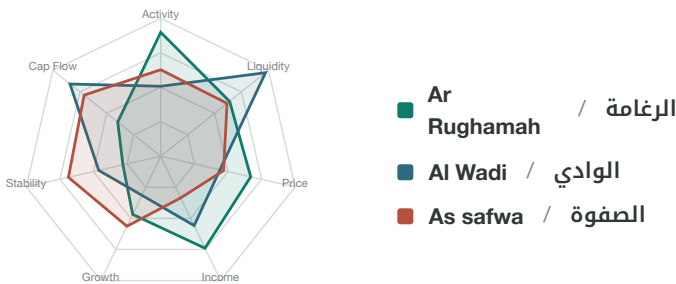


EXHIBIT — HEADLINE ACTIONABLE (18 · BUY + BUILD)

AREA	SIGNAL	REOS	SAR/SQM	YIELD
Ar Rughamah / الرغامة	BUY	63.3	2,760	6.9%
Al Wadi / الوادي	BUY	58.5	720	—
As safwa / الصفوة	BUY	58.4	775	—
As Sarawat / السروات	BUY	58.3	818	—
Umm Asalam / أم السلم	BUY	56.9	1,980	—
Al Najma / النجمة	BUY	56.6	1,076	—
Al Hada / الهدا	BUY	53.0	2,081	9.0%
An Nada / الندى	BUY	51.6	498	—
Al Mahjar / المحجر	BUY	51.0	2,614	—
Al Adel / العدل	BUY	43.9	1,714	8.8%
Al Ushiria / العشرية	BUY	32.1	820	—
Mraykh / مريخ	BUILD	78.0	2,795	6.8%
Taibah / طيبة	BUILD	75.2	2,364	7.0%
Ar Rahmanyah / الرحمانية	BUILD	71.1	2,460	6.1%
Al Sawari / الصواري	BUILD	70.9	2,974	7.0%†
Ar Riyadh / الرياض	BUILD	70.8	1,389	10.4%
Ar Rayaan / الريان	BUILD	67.5	3,275	6.0%
Al Buhayrat / البحيرات	BUILD	62.7	1,722	—

† 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.

Gated from this exhibit (1): Umm Al Salam / أم السلم (BUY, capped REOS 15 · no sale price) — engine tag retained; excluded from the headline basket until a sale price clears.

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.

15

BUY ZONES
15 priced

4

BUILD ZONES
4 priced

+5.2%

MEDIAN CHANGE
All priced pairs

+92.7%

BIGGEST MOVER
Prince Fawaz Al Janoubi

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

BUY Q2 Where-to-Act · 15 zones

ZONE	Q2 SAR/SQM	Q3 SAR/SQM	CHANGE
Prince Fawaz Al Janoubi / الأمير فواز الجنوبي ▲	1,750	3,372	+92.7% ▲
Al Mutanazahat / المنتزهات	1,626	2,189	+34.6% ▲
Al Manarat / المنارات	2,134	1,403	-34.2% ▼
As Sarawat / السروات	1,220	1,608	+31.8% ▲
Quba / قباء	1,583	1,083	-31.6% ▼
Al Wadi / الوادي	487	376	-22.7% ▼
Al Zuhur / الزهور	800	952	+19.0% ▲
Al Hada / الهدا	2,269	1,995	-12.1% ▼
Al Ajaweed / الأجاويد	2,398	2,625	+9.5% ▲
As safwa / الصفوة	777	716	-7.9% ▼
Al Jazirah / الجزيرة	783	845	+7.9% ▲
Al Adel / العدل	1,663	1,750	+5.2% ▲
Al Furqan / الفرقان	687	723	+5.2% ▲
Al Yusr / اليسر	739	768	+3.9% ▲
Umm Asalam / أم السلم	1,980	1,980 [†]	+0.0% ▲

BUILD Q2 Where-to-Act · 4 zones

ZONE	Q2 SAR/SQM	Q3 SAR/SQM	CHANGE
Bryman / بريمان ▲	1,039	1,835	+76.5% ▲
Al Sawari / الصواري	3,262	2,266	-30.5% ▼
As Sanabel / السنابل	3,308	2,367	-28.4% ▼
Umm Hablain Al Gharbia / أم حبلين الغربية	2,709	3,415	+26.1% ▲

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

06C · PRICE TRAIL · JEDDAH Q1 COHORT

Price Trail
Q1 · Q2 · Q3

Jeddah'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.

16

Q1 BUY
separate table below

2

Q1 BUILD
separate table below

15

FULL TRAIL
Q1·Q2·Q3 priced

+139.7%

BIGGEST Q1→Q3
Prince Fawaz Al Janoubi

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

BUY Jeddah Q1 BUY · 16 zones

ZONE	Q1	Q2	Q3	Δ BY Q3
Prince Fawaz Al Janoubi / الأمير فواز الجنوبي ▲	1,407	1,750	3,372	+139.7% ▲
Al Wadi / الوادي ▼	884	487	376	-57.5% ▼
Al Khalij / الخليج	1,811	771	1,104	-39.1% ▼
As safwa / الصفوة	888	777	716	-19.4% ▼
Az Zomorod / الزمرد	2,149	3,157	2,466	+14.7% ▲
Al Jazirah / الجزيرة	738	783	845	+14.5% ▲
Al Najma / النجمة	1,108	1,076	961	-13.3% ▼
Al Zuhur / الزهور	871	800	952	+9.3% ▲
Umm Sidra / أم سدره	513	710	497	-3.1% ▼
Al Hada / الهدا	2,045	2,269	1,995	-2.4% ▼
An Nada / الندي	512	509	504	-1.7% ▼
Al Yusr / اليسر	778	739	768	-1.3% ▼
Al Durra / الدرة	811	881	817	+0.7% ▲
Al Furqan / الفرقان	726	687	723	-0.5% ▼
Al Jawharah / الجوهرة	—	1,694	—	not priced
Al Quraiyat / القريات	1,964	7,513	—	not priced

BUILD Jeddah Q1 BUILD · 2 zones

ZONE	Q1	Q2	Q3	Δ BY Q3
Umm Hablain Al Gharbia / أم حبلين الغربية	3,171	2,709	3,415	+7.7% ▲
Al Buhayrat / البحيرات	1,522	1,747	—	not priced

— = no residential sale stamp that quarter. Prices are sale stamps only.

07 · ZONE MOVEMENT

What Changed Since Last Quarter

Turns a static score into a story. Q2 → Q3 transitions from the prior engine run. **12** zones newly BUY/BUILD; **12** lost an active signal — high quarterly turnover is expected: tags re-read a trailing price/growth window each quarter. The **2–3 yr BUY horizon is the holding thesis, not a lock on the label** — a zone can flip at the gate while the accumulate thesis still runs.

12

NEW BUY / BUILD

became active this quarter

12

FELL OFF

lost BUY/BUILD → HOLD/WATCH

12

BUY NOW

6 carried from Q2

183

PRIOR QUARTER

2026-Q2 index

NEW THIS QUARTER (HEADLINE)

AREA	NOW	REOS
Al Buhayrat / البحيرات	BUILD	62.7
Al Mahjar / المحجر	BUY	51.0
Al Najma / النجمة	BUY	56.6
Al Ushiria / العشيرية	BUY	32.1
An Nada / الندى	BUY	51.6
Ar Rahmanyah / الرحمانية	BUILD	71.1
Ar Rayaan / الريان	BUILD	67.5
Ar Riyadh / الرياض	BUILD	70.8

Also tagged new, gated from marquee: Umm Al Salam / أم السلم (capped / no sale price).

MOMENTUM LEADERS (Δ REOS)

AREA	Δ	NOW
Abhur Al Janubiyah / أبهر الجنوبية	+0.0	HOLD
Abhur Ash Shamaliyah / أبهر الشمالية	+0.0	HOLD
Abu Jaala / أبو جعالة	+0.0	WATCH
Ad Dahiah / الضاحية	+0.0	WATCH
Al Abeer / العبير	+0.0	HOLD
Al Adel / العدل	+0.0	BUY
Al Ajaweed / الأجاويد	+0.0	HOLD
Al Ajwad / الأجاود	+0.0	HOLD

TURNOVER ≠ BROKEN HORIZON

BUY’s 2–3 year gloss is how long to hold the thesis once you enter. The quarterly tag is a fresh screen on trailing deals — border zones flip often. That is gate sensitivity, not evidence the engine forgot last quarter’s call.

08 · BUY ZONES, DETAILED

The Opportunity List

12 BUY zones — accumulate signals. Priced low, momentum not yet arrived. Negative trailing growth is the signal, not a contradiction of it. † = yield at listed SAR/sqm (engine sale basis mismatched).

Ar Rughamah / الرغامه BUY 63.3 SAR / SQM 2,760 YIELD 6.9% GROWTH -7.0%	Al Wadi / الوادي BUY 58.5 SAR / SQM 720 YIELD — GROWTH -5.6%
As safwa / الصفوة BUY 58.4 SAR / SQM 775 YIELD — GROWTH -4.6%	As Sarawat / السروات BUY 58.3 SAR / SQM 818 YIELD — GROWTH -2.9%
Umm Asalam / أم السلم BUY 56.9 SAR / SQM 1,980 YIELD — GROWTH -3.8%	Al Najma / النجمة BUY 56.6 SAR / SQM 1,076 YIELD — GROWTH -5.6%
Al Hada / الهدا BUY 53.0 SAR / SQM 2,081 YIELD 9.0% GROWTH -6.3%	An Nada / الندى BUY 51.6 SAR / SQM 498 YIELD — GROWTH -2.7%
Al Mahjar / المحجر BUY 51.0 SAR / SQM 2,614 YIELD — GROWTH -4.8%	Al Adel / العدل BUY 43.9 SAR / SQM 1,714 YIELD 8.8% GROWTH -27.0%
Al Ushiria / العشيرية BUY 32.1 SAR / SQM 820 YIELD — GROWTH -39.9%	Umm Al Salam / أم السلم BUY 15.0 SAR / SQM — YIELD — GROWTH -9.4%

09 · BUILD ZONES, DETAILED

Supply Gate, Zone by Zone

7 headline BUILD zones with a sale price — supply conditions earn the tag . Engine BUILD count is still 7 .

Mraykh / مريخ78.0

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

2,795

4

100%

0.22x

Early-stage book (100% early) — pipeline still ahead of delivery.

Taibah / طيبة75.2

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

2,364

1

0%

0.00x

No disclosed unit pipeline — activity sits in existing projects.

Ar Rahmanyah / الرحمانية71.1

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

2,460

1

0%

0.00x

No disclosed unit pipeline — activity sits in existing projects.

Al Sawari / الصواري70.9

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

2,974

8

100%

0.05x

Early-stage book (100% early) — pipeline still ahead of delivery.

Ar Riyadh / الرياض70.8

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

1,389

1

100%

0.09x

Thin book — 1 active project in the zone.

Ar Rayaan / الريان67.5

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

3,275

1

0%

0.00x

No disclosed unit pipeline — activity sits in existing projects.

Al Buhayrat / البحيرات62.7

BUILD

supply-led opportunity — follow delivery in the zone (9–15 mo)

SAR / SQM

ACTIVE

EARLY

PIPELINE x

1,722

1

0%

0.00x

No disclosed unit pipeline — activity sits in existing projects.

HOW TO READ OVERSUPPLY

Pipeline x compares disclosed units to recent residential sales. A high multiple means more stock versus recent trading; **0.0** means no disclosed units. So a high multiple is a glut risk inside a cleared gate; 0.0 is activity without a unit book; a one-project early book is concentration, not citywide momentum. Tags unchanged.



THE MARKET

03

Market Depth

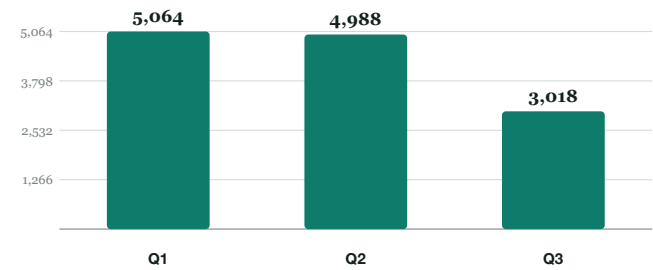
Beneath the scores, the registered market itself — deal direction, macro context, the top ranked zones, off-plan developers and REGA non-Saudi ownership zones.

10 · MARKET DIRECTION

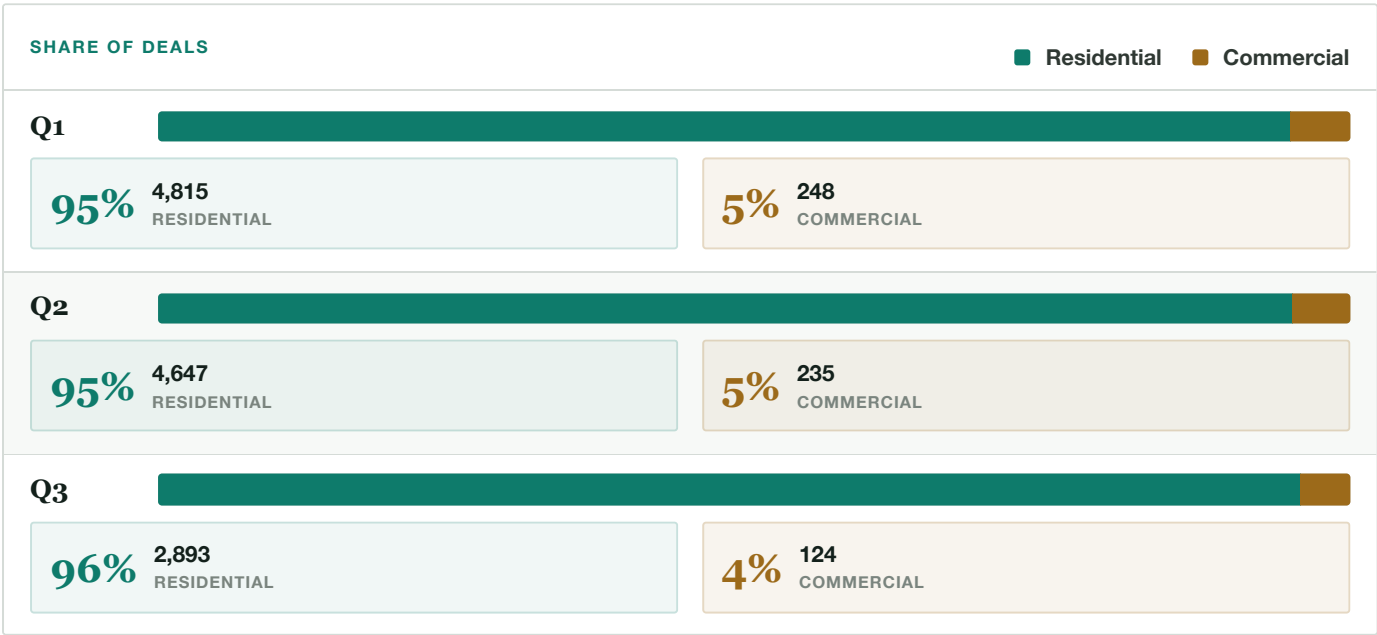
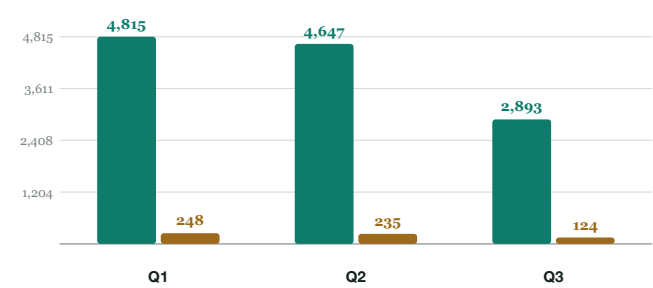
Which Way the Market Turned

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



RESIDENTIAL VS COMMERCIAL · DEALS



13,070

TRAILING 3Q DEALS
res 12,355 · com 607 · other 108

5,385

SREM Q3 DEEDS
SAR 7.53B

3,018

ZONE-SLICE Q3
sale transactions

5.7%

MEDIAN YIELD
print-safe · † remapped

DIRECTION CALL

External market is **cooling** nationally while REOS **BUY** zones are **contrarian accumulate** — priced low, momentum not yet arrived. Jeddah reads as a **Red Sea coastal and commercial** market: Grade A office demand, Corniche / Jeddah Central waterfront supply, and a deep Wafi off-plan book sit alongside residential cooling — BUY here is about price dislocation, not pilgrimage inelasticity.

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% (tracking US Fed; further cuts flagged toward end-2026 — confirm current Q3 print)	SAMA
SAMA reverse repo rate	4.50% (confirm current Q3 print)	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) — latest confirmed; refresh with Q3 2026 print	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
Jeddah population	~4.7 million and rising	GASTAT
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 (Jeddah)	Jeddah designated list = city centre + ~55 numbered development zones across the governorate (one guide cites 57); zones are mapped parcels — verify each address via REGA "Saudi Properties"	REGA (authoritative); Bird & Bird, Omnia Capital

Q3 2026 MARKET NEWS

- 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 down YoY earlier in 2026 — GASTAT / CBRE
- Jeddah Grade A office occupancy ~92%** — tenants favouring modern stock along primary commercial corridors — CBRE (Q2 2026)
- Jeddah office supply: a development in final fit-out set to add **>30,000 sqm** of corporate space by **Q4 2026** — CBRE (Q2 2026)
- Jeddah Central** waterfront giga-project — ~9.5 km of new public seafront (marina, stadium, opera house); first phase due from **late 2027** — Omnia Capital
- Foreign-buyer demand** concentrating in Jeddah waterfront/established districts — Al Shati (Corniche), Al Hamra, Al Rawdah, North Obhur / MARAFY — within REGA-designated zones only — Basri Developments / Sands of Wealth (2026)

12 · RANKED INDEX · 1-30 OF 80

Top 80 by REOS Score

Top 80 of 183 · ~30/page · off-plan & REGA pages cover the rest. † = yield at listed SAR/sqm, or SAR/sqm below 100 print floor.

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
1	An Nuzhah / النهضة	85.8	HOLD	7,347	2.9%†
2	Ash Shati / الشاطئ	81.8	HOLD	7,539	6.8%
3	Ar Rawdah / الروضة	81.6	HOLD	6,199	4.9%
4	As Safa / الصفاء	80.8	HOLD	4,158	5.0%
5	Abhur Al Janubiyah / أبهر الجنوبية	80.3	HOLD	12,339	2.6%†
6	Ash Sharafiyah / الشرفية	79.8	HOLD	4,985	4.5%†
7	Al Khalidiyah / الخالدية	78.3	HOLD	9,137	4.5%
8	Abhur Ash Shamaliyah / أبهر الشمالية	78.1	HOLD	4,116	9.6%
9	Mraykh / مريخ	78.0	BUILD	2,795	6.8%
10	An Nahdah / النهضة	76.8	HOLD	6,309	4.8%
11	Al Bawadi / البوادي	76.7	HOLD	6,154	3.7%
12	Al Qryniah / القرينية	76.1	HOLD	1,978	8.9%†
13	Al Falah / الفلاح	75.4	HOLD	3,468	5.3%
14	Taibah / طيبة	75.2	BUILD	2,364	7.0%
15	Ar Rehab / الرحاب	74.6	HOLD	3,782	5.9%†
16	Al Hamadaniyah / الحمدانية	74.0	HOLD	3,216	5.3%
17	Bani Malik / بني مالك	73.5	HOLD	4,030	5.3%
18	Al Loaloa / اللؤلؤ	72.8	HOLD	3,153	6.8%
19	Az Zahra / الزهراء	72.6	HOLD	6,233	4.5%
20	Al Aziziyah / العزيزية	72.4	HOLD	4,878	4.6%†
21	Al Marwah / المروة	72.3	HOLD	3,991	5.5%
22	Al Fayha / الفيحاء	71.3	HOLD	4,635	5.2%
23	An Naim / النعيم	71.2	HOLD	5,103	4.5%
24	Ar Rahmanyah / الرحمانية	71.1	BUILD	2,460	6.1%
25	Al Sawari / الصواري	70.9	BUILD	2,974	7.0%†
26	Ar Riyadh / الرياض	70.8	BUILD	1,389	10.4%
27	Al Yaqoot / الياقوت	70.7	HOLD	2,835	7.2%
28	Mishrifah / مشرفة	70.6	HOLD	4,080	5.0%
29	As Salamah / السلامة	69.0	HOLD	5,533	4.1%
30	As Samir / السامر	68.7	HOLD	3,312	4.3%

12 · RANKED INDEX · 31-60 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
31	Al Frosyah / الفروسية	68.6	HOLD	2,411	6.9%†
32	Al Naseem / النسيم	67.7	HOLD	4,153	4.2%
33	Ar Rayaan / الريان	67.5	BUILD	3,275	6.0%
34	Madain Al Fahd / مدائن الفهد	66.9	HOLD	4,666	4.6%
35	An Noor / النور	66.6	HOLD	2,007	9.0%
36	Al Khomrah / الخمرة	66.4	HOLD	2,343	6.9%
37	Al Manar / المنار	65.9	HOLD	3,078	5.7%
38	An Nazlah Ash Sharqiyah / النزلة الشرقية	65.8	HOLD	5,251	3.9%†
39	Al Ajaweed / الأجاويد	65.8	HOLD	2,172	8.3%
40	Prince Abdulmajeed / الأمير عبدالمجيد	65.5	HOLD	2,835	5.1%
41	Az Zomorod / الزمرد	65.2	HOLD	2,932	5.6%†
42	Al Manarat / المنارات	65.0	HOLD	1,704	10.4%†
43	Ar Rabwah / الربوة	65.0	HOLD	4,278	4.6%
44	Al Hamra / الحمراء	65.0	HOLD	5,817	3.8%
45	Al Wahah / الواحة	65.0	HOLD	3,364	5.9%
46	Al Fadeylah / الفضيلة	64.6	HOLD	2,208	8.0%†
47	Al Faisaliyah / الفيصلية	64.2	HOLD	4,566	4.2%
48	Al Amwaj / الأمواج	63.9	HOLD	3,344	7.5%
49	Al Baghdadiyah Al Gharbiyah / البغدادية الغربية	63.5	HOLD	5,531	5.6%
50	Ar Rughamah / الرغامة	63.3	BUY	2,760	6.9%
51	Al Ferdous / الفردوس	63.2	HOLD	5,811	4.8%
52	Ghulail / غليل	63.2	HOLD	3,270	—
53	Al Murjan / المرجان	62.9	HOLD	5,178	3.8%
54	Al Mutanazahat / المنتزهات	62.8	HOLD	1,460	11.5%†
55	Al Buhayrat / البحيرات	62.7	BUILD	1,722	—
56	As Sanabel / السنابل	62.7	HOLD	3,312	5.8%
57	Al Nakhil / النخيل	62.6	HOLD	2,629	7.7%
58	As Salhiyah / الصالحية	62.0	HOLD	2,427	6.4%
59	Al Fanar / الفنار	61.9	HOLD	1,715	—
60	Al Basatin / البساتين	60.9	HOLD	4,842	5.2%†

12 · RANKED INDEX · 61-80 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
61	Ash Sheraa / الشراع	60.6	HOLD	3,869	5.9%
62	Ar Ruwais / الرويس	60.6	HOLD	3,561	6.0%†
63	Al Bashaer / البشائر	60.2	HOLD	2,479	6.8%†
64	Umm Hablain Al Gharbia / أم حبلين الغربية	60.2	HOLD	2,742	5.8%
65	Al Hindawiyah / الهنداوية	59.2	WATCH	7,478	—
66	Al Wafa / الوفاء	59.2	HOLD	1,335	10.4%
67	Al Baghdadiyah Al Sharqiyah / البغددية الشرقية	58.8	WATCH	7,514	—
68	Al Wadi / الوادي	58.5	BUY	720	—
69	As Sahil / الساحل	58.5	HOLD	1,298	—
70	Al Muruj / المروج	58.5	HOLD	1,108	—
71	Al Balad / البلد	58.4	WATCH	9,958	—
72	As safwa / الصفوة	58.4	BUY	775	—
73	As Sarawat / السروات	58.3	BUY	818	—
74	Al Muhammadiyah / المحمدية	57.4	HOLD	5,932	3.0%
75	Umm Asalam / أم السلم	56.9	BUY	1,980	—
76	Al Najma / النجمة	56.6	BUY	1,076	—
77	Al Kawthar / الكوثر	56.4	HOLD	2,649	6.2%†
78	Al Andalus / الأندلس	56.1	HOLD	6,877	—
79	Al Wurud / الورود	55.9	HOLD	3,968	5.9%
80	Al Durra / الدرة	54.3	HOLD	918	—

REGA Designated Areas for Foreign Investment

Official zones where non-Saudis may own in **Jeddah**. Source: saudiproperties.rega.gov.sa — 23 June 2026. These **58** are the Jeddah designated areas on that portal — not the national ~170-area footprint cited in Macro (law effective **22 Jan 2026**). Named sites (Jeddah Central, ALAROUS) sit with numbered Development Zones. Wafi off-plan is listed separately this edition — **no parcel match** to REGA zone boundaries. Names below are **REGA's official English / Arabic** (not re-translated). **Context only — never scored.**

58	169	Open	1 / 3
JEDDAH DESIGNATED	WAFI IN CITY	ELIGIBILITY	THIS PAGE
REGA portal · 23 Jun 2026	not parcel-matched	nationality rules per plot	designated list

DESIGNATED AREAS · 18 OF 58

L058	Comprehensive development projects on lands located within the urban boundary	جدة - مشاريع التطوير الشامل على الأراضي الواقعة داخل النطاق العمراني
L061	Jeddah Central	وسط جدة
L067	ALAROUS	العروس
L005	Development Zones (2)	محافظة جدة - مناطق التطوير (2)
L014	Development Zones (3)	محافظة جدة - مناطق التطوير (3)
L016	Development Zones (1)	محافظة جدة - مناطق التطوير (1)
L018	Development Zones (6)	محافظة جدة - مناطق التطوير (6)
L025	Development Zones (7)	محافظة جدة - مناطق التطوير (7)
L026	Development Zones (8)	محافظة جدة - مناطق التطوير (8)
L028	Development Zones (10)	محافظة جدة - مناطق التطوير (10)
L032	Development Zones (13)	محافظة جدة - مناطق التطوير (13)
L033	Development Zones (14)	محافظة جدة - مناطق التطوير (14)
L034	Development Zones (27)	محافظة جدة - مناطق التطوير (27)
L035	Development Zones (26)	محافظة جدة - مناطق التطوير (26)
L037	Development Zones (5)	محافظة جدة - مناطق التطوير (5)
L049	Development Zones (25)	محافظة جدة - مناطق التطوير (25)
L063	Development Zones (9)	محافظة جدة - مناطق التطوير (9)
L203	Development Zones (24)	محافظة جدة - مناطق التطوير (24)

REGA Zones — Designated Areas

Continuation of the Jeddah designated list. Official Arabic is taken verbatim from the REGA record. Plot-level eligibility is authoritative only on saudiproperties.rega.gov.sa.

DESIGNATED AREAS · 19–38 OF 58

L205	Development Zones (15)	محافظة جدة - مناطق التطوير (15)
L209	Development Zones (23)	محافظة جدة - مناطق التطوير (23)
L220	Development Zones (22)	محافظة جدة - مناطق التطوير (22)
L221	Development Zones (21)	محافظة جدة - مناطق التطوير (21)
L222	Development Zones (20)	محافظة جدة - مناطق التطوير (20)
L223	Development Zones (18)	محافظة جدة - مناطق التطوير (18)
L224	Development Zones (19)	محافظة جدة - مناطق التطوير (19)
L225	Development Zones (17)	محافظة جدة - مناطق التطوير (17)
L226	Development Zones (16)	محافظة جدة - مناطق التطوير (16)
L227	Development Zones (53)	محافظة جدة - مناطق التطوير (53)
L228	Development Zones (28)	محافظة جدة - مناطق التطوير (28)
L229	Development Zones (4)	محافظة جدة - مناطق التطوير (4)
L230	Development Zones (54)	محافظة جدة - مناطق التطوير (54)
L231	Development Zones (11)	محافظة جدة - مناطق التطوير (11)
L232	Development Zones (29)	محافظة جدة - مناطق التطوير (29)
L233	Development Zones (30)	محافظة جدة - مناطق التطوير (30)
L234	Development Zones (31)	محافظة جدة - مناطق التطوير (31)
L235	Development Zones (32)	محافظة جدة - مناطق التطوير (32)
L236	Development Zones (34)	محافظة جدة - مناطق التطوير (34)
L237	Development Zones (33)	محافظة جدة - مناطق التطوير (33)

13C · REGA FOREIGN OWNERSHIP · REMAINING

REGA Zones — Remaining

Final designated areas on the Jeddah portal list.

DESIGNATED AREAS · 39–58 OF 58

L238	Development Zones (35)	محافظة جدة - مناطق التطوير (35)
L239	Development Zones (36)	محافظة جدة - مناطق التطوير (36)
L241	Development Zones (37)	محافظة جدة - مناطق التطوير (37)
L242	Development Zones (39)	محافظة جدة - مناطق التطوير (39)
L243	Development Zones (38)	محافظة جدة - مناطق التطوير (38)
L244	Development Zones (40)	محافظة جدة - مناطق التطوير (40)
L245	Development Zones (41)	محافظة جدة - مناطق التطوير (41)
L246	Development Zones (42)	محافظة جدة - مناطق التطوير (42)
L247	Development Zones (43)	محافظة جدة - مناطق التطوير (43)
L248	Development Zones (44)	محافظة جدة - مناطق التطوير (44)
L249	Development Zones (45)	محافظة جدة - مناطق التطوير (45)
L250	Development Zones (46)	محافظة جدة - مناطق التطوير (46)
L251	Development Zones (47)	محافظة جدة - مناطق التطوير (47)
L252	Development Zones (48)	محافظة جدة - مناطق التطوير (48)
L253	Development Zones (55)	محافظة جدة - مناطق التطوير (55)
L254	Development Zones (52)	محافظة جدة - مناطق التطوير (52)
L255	Development Zones (51)	محافظة جدة - مناطق التطوير (51)
L256	Development Zones (50)	محافظة جدة - مناطق التطوير (50)
L257	Development Zones (49)	محافظة جدة - مناطق التطوير (49)
L258	Development Zones (12)	محافظة جدة - مناطق التطوير (12)

HOW TO READ THIS

Arabic zone names are taken verbatim from the REGA designated-areas record. Plot-level eligibility is authoritative only on **saudiproperties.rega.gov.sa**. Macro's ~170 figure is the national designated footprint at law go-live; this chapter is the Jeddah subset only. Jeddah's 169 Wafi licences are the city off-plan book — they are **not parcel-matched** to these numbered development zones. This edition never scores these zones into BUY / BUILD / HOLD / WATCH.

Deepest Pipelines

Zone pipeline from district supply inputs, plus the registered Wafi book (219 live off-plan projects in Jeddah).

219

WAFI PROJECTS

REGA licensed off-plan

98

UNDER CONSTRUCTION

active book

8,677

UNITS DISCLOSED

where Wafi reports units

25

ZONES WITH PIPELINE

district supply book

AREA	PIPELINE UNITS	SIGNAL
As Safa / الصفاء	1,710	HOLD
Al Hamadaniyah / الحمدانية	835	HOLD
Umm Hablain Al Gharbia / أم حبلين الغربية	791	HOLD
Al Ferdous / الفردوس	755	HOLD
Ar Rawdah / الروضة	533	HOLD
Prince Fawaz Al Janoubi / الأمير فواز الجنوبي	430	HOLD
Al Fayha / الفيحاء	185	HOLD
Mraykh / مريخ	174	BUILD
Abhur Al Janubiyah / أبحر الجنوبية	168	HOLD
An Nahdah / النهضة	121	HOLD
An Naim / النعيم	120	HOLD
Ar Rabwah / الربوة	80	HOLD
As Salamah / السلامة	80	HOLD
Al Hamra / الحمراء	65	HOLD
Al Muhammadiyah / المحمدية	62	HOLD
Al Yaqoot / الياقوت	60	HOLD

SOURCE

Zone units from the district supply book. Project book from REGA Wafi detail pages (REGA Wafi · —).

Who Is Building

Active off-plan developers and largest disclosed projects in the Jeddah 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
شركة ديار البنيان العقارية	1	1,143	As Safa
شركة العوالي العقارية	2	807	Al Hamadaniyah
شركة شرفة للتطوير العقاري	3	771	Al Ferdous, As Salamah, Az Zahra
الشركة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة	12	759	Al Hamadaniyah, As Sanabel, At Taawun
شركة الديار العربية للتطوير العقاري	2	528	مرافي
شركة مسكان الصناعية شركة شخص واحد	1	494	Industrial
شركة نواف جميل عبيدالله الفهمي للتطوير العقاري شركة شخص واحد	1	491	As Safa
شركة عبر المملكة العقارية	3	478	At Taawun, Dhahban Town
Mohammed Al Habib Real Estate	1	390	Ad Dahiah
شركة مكيون مطورون عمرانيون مساهمة مقفلة	3	369	Dhahban Town, Industrial, Umm Hablain Al Gharbia
شركة ساطعة التعمير للتطوير والاستثمار العقاري	1	274	Umm Hablain Al Gharbia
شركة سواعد الماسية للتطوير العقاري	4	231	Al Hamra, Ar Rawdah, As Salamah

LARGEST PROJECTS BY UNITS

PROJECT	DEVELOPER	DISTRICT	UNITS	% DONE	STATUS
ديار الصفا 109	شركة ديار البنيان العقارية	As Safa / الصفاء	1,143	—	not started
ود جاردنز	شركة شرفة للتطوير العقاري	Al Ferdous / الفردوس	755	30	under construction
مسكان السدن	شركة مسكان الصناعية شركة شخص واحد	Industrial / الصناعية	494	18	under construction
الشاكرين 97	شركة نواف جميل عبيدالله الفهمي للتطوير العقاري شركة شخص واحد	As Safa / الصفاء	491	0	not started
جزلا	شركة عبر المملكة العقارية	At Taawun / التعاون	478	0	not started
مشروع آكام جدة	شركة العوالي العقارية	Al Hamadaniyah / الحمدانية	450	0	not started
ضفاف	شركة الديار العربية للتطوير العقاري	مرافي	450	—	not started
مرجانة	الشركة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة	Prince Fawaz Al Janoubi / الأمير فواز الجنوبي	430	41	under construction
إيال سدايم	Mohammed Al Habib Real Estate	Ad Dahiah / الضاحية	390	0	under construction
ميان هابتس	شركة مكيون مطورون عمرانيون مساهمة مقفلة	Umm Hablain Al Gharbia / أم حبلين الغربية	369	10	not started

15B · OFF-PLAN PROJECTS · CONTINUED

Off-Plan Projects (cont.)

More of the Jeddah Wafi book by disclosed units — same ranking as the prior page.

PROJECT	DEVELOPER	DISTRICT	UNITS	% DONE	STATUS
آكام هومز	شركة العوالي العقارية	Al Hamadaniyah / الحمدانية	357	0	not started
ذا ريزيدنس ات سدايم	الشركة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة الوطنية للاسكان شركة شخص واحد مساهمة مقفلة	Dhahban Town / بلدة ذهبان	329	0	not started
أكنان هايتس	شركة ساطعة التعمير للتطوير والاستثمار العقاري	Umm Hablain Al Gharbia / أم حبلين الغربية	274	0	not started
سواعد 106 الروضة	شركة سواعد الماسية للتطوير العقاري	Ar Rawdah / الروضة	176	0	under construction
مشروع ركائز	شركة ديار الاولى للعقارات شركة شخص واحد	Mraykh / مريخ	144	0	under construction
في لاين فيلا	شركة في لاين للتطوير والاستثمار العقاري	An Naim / النعيم	120	0	not started
سدين ليفينق 12	شركة شهلاء العالمية التجارية	Abhur Al Janubiyah / أبهر الجنوبية	99	25	under construction
إيلاف جدة	الشركة الزاملية للاستثمار	Ar Rawdah / الروضة	95	90	not started
داركو ايليت 2	شركة ديار الرائدة للتطوير والاستثمار العقاري	An Nahdah / النهضة	90	93	under construction
مصانعكم	شركة الديار العربية للتطوير العقاري	—	78	0	under construction
ماسة الفيحاء	مؤسسة علي عمر عقيل النهدي للخدمات العقارية	Al Fayha / الفيحاء	76	0	under construction
سدنة فيدا	شركة سدنة للتطوير والاستثمار العقاري	As Safa / الصفاء	76	25	under construction
ازيان الهضبة	شركة التطوير الشامل للتطوير العقاري	Umm Hablain Al Gharbia / أم حبلين الغربية	74	13	under construction
واجهة بريمان	شركة اعمار الخليج المصرية للمقاولات	Umm Hablain Al Gharbia / أم حبلين الغربية	74	23	under construction
ليفينج بالاس	شركة اثيل المتطورة العقارية	Al Fayha / الفيحاء	62	0	not started
برج طريق المدينة	مؤسسة هيا عبدالعزيز عبدالله موسى للاستثمار	Al Muhammadiyah / المحمدية	62	25	under construction
أبهر ليفينق	شركة ديل الماسية العقارية شخص واحد	Al Yaqoot / الياقوت	60	0	not started
سدنة تاون هاوس	شركة سدنة للتطوير والاستثمار العقاري	Ar Rawdah / الروضة	60	0	not started
هابل فيو	مؤسسة الغربية الذهبية المتحدة للمقاولات	Ar Rabwah / الربوة	58	0	not started
ازيان جده	شركة التطوير الشامل للتطوير العقاري	Al Tadamun / التضامن	52	0	not started
الجود 107	مؤسسة الجود المتقدمة للتطوير العقاري	Ar Rawdah / الروضة	48	0	under construction
115	شركة كفاءات الوطنية العقارية	Al Fayha / الفيحاء	47	0	under construction

16 · 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: base path from Forward-Metrics v3 (momentum → 11.4% reversion, decay 0.85), then a **±39%** back-test band on the cumulative multiple. Shown for actionable FULL-tier zones (11/12 BUY cleared the gate this edition).

±39%

BASE-CASE BAND

p75 back-test error

11

BUY WITH BANDS

of 12 BUY

FULL

GETS 3/5/10 + IRR

zone_tier == full

110

FULL ZONES

of 183 citywide

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

AREA	SIGNAL	TIER	3-YR	5-YR	10-YR	IRR 10Y
Ar Rughamah / الرغامة	BUY	FULL	-51%...12%	-55%...3%	-49%...17%	-1.7%
Al Wadi / الوادي	BUY	FULL	-51%...12%	-58%...-3%	-70%...-32%	-6.8%
As safwa / الصفوة	BUY	FULL	-51%...12%	-56%...0%	-52%...9%	-2.4%
As Sarawat / السروات	BUY	FULL	-21%...80%	-5%...118%	57%...258%	9.9%
Umm Asalam / أم السلم	BUY	FULL	-49%...17%	-49%...15%	-37%...44%	0.4%
Al Najma / النجمة	BUY	FULL	-50%...13%	-52%...9%	-43%...30%	-0.7%
Al Hada / الهدا	BUY	FULL	-51%...12%	-55%...2%	-51%...13%	-2.1%
An Nada / الندى	BUY	FULL	-47%...21%	-46%...22%	-31%...58%	1.3%
Al Mahjar / المحجر	BUY	FULL	7%...144%	56%...255%	297%...805%	20.6%
Al Adel / العدل	BUY	FULL	-51%...12%	-58%...-3%	-64%...-17%	-5.0%
Al Ushiria / العشيرية	BUY	FULL	4%...137%	42%...224%	181%...540%	16.5%
Mraykh / مريخ	BUILD	FULL	-48%...19%	-47%...20%	-33%...53%	1.0%
Taibah / طيبة	BUILD	FULL	-49%...16%	-49%...15%	-37%...43%	0.3%
Ar Rahmanyah / الرحمانية	BUILD	FULL	-51%...12%	-54%...5%	-47%...21%	-1.4%
Al Sawari / الصواري	BUILD	FULL	-51%...12%	-58%...-3%	-61%...-11%	-4.4%
Ar Riyadh / الرياض	BUILD	FULL	-37%...44%	-31%...57%	-1%...125%	4.9%
Ar Rayaan / الريان	BUILD	FULL	-35%...49%	-27%...66%	7%...143%	5.7%
Al Buhayrat / البحيرات	BUILD	FULL	-45%...25%	-44%...28%	-26%...69%	2.0%

HOW TO READ THE BAND

Price path from **validation_history** SAR/sqm → YoY momentum → v3 decay/reversion → cumulative return. Band is applied to the price multiple $(1+R) \times (1 \pm 39\%) - 1$. IRR is capital-only (price path), not a yield blend. LOW / WATCH / SUSPECT 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, Ejari-linked rents, and Wafi off-plan supply. Macro, news, and REGA expat zones are context only — never scored.

THE RULES THIS EDITION FOLLOWS

RULE		HOW ENFORCED
Tags from engine only		Read from the signal — never re-derived at render
Yield	Official rent ÷ sale price; 15% hard cap. Print † when engine sale basis ≠ listed SAR/sqm (or price-band fail) — then show rent ÷ listed price. Tags untouched.	
Forward projections	Forward-Metrics v3 on validation_history prices; FULL-tier 3/5/10 + IRR; else withheld with reason	
Macro, news & expat zones	Shown as context — never enters a score or tag	
Ranked index	Top 80 of 183 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.

Jeddah is a city of distinct markets — Red Sea waterfront, commercial corridors, and a deep off-plan book — shaped by coastal demand, development cycles, supply pipelines and investment dynamics unique on the western coast.

Across 183 districts, 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 Jeddah is stabilizing, where pressure is building, and where the next opportunity may be taking shape.