

JULY — SEPTEMBER 2026

QATAR Q3 Report

224

ZONES SCORED & RANKED

1,975

SALES · Q3 2026

86

FULLY SCORED

4.8%

MEDIAN GROSS YIELD

Q3 2026 · 1,975 SALES · QAR 1.32B · TRAILING-3Q DEALS 5,706 · SOURCE — REOS INTELLIGENCE ENGINE · TAGGING V6.1

REOS

DATA THROUGH 30 SEP 2026 · PUBLISHED OCT 2026

altctrl
intelligence

QATAR · DOHA · Q3 2026

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FOREWORD · THE INTELLIGENCE ENGINE

The Whole City, One Data Model

All **224 of Qatar's districts** are scanned, scored, and ranked from a single district profile each. Q3 2026 recorded **1,975 sales** worth **QAR 1.32B** on the Ministry of Justice deed register, alongside **30,029 rental contracts** in the zone rent slice. Four quarters of history carry **8,610** zone-level deals; the trailing three-quarter window used for the current signal contains **5,706** deals.

224

DISTRICT PROFILES

one per area

1,975

Q3 SALES PRICED

QAR 1.32B · MOJ

86

ZONES FULLY SCORED

135 on watch · thin data

11

HEADLINE INVESTABLE

9 BUY · 2 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 223 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

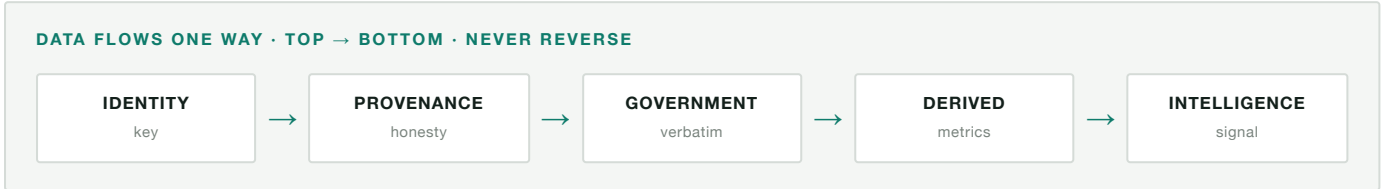
A disciplined read of Qatar straight from the intelligence engine — actionable zones first, then the city base case.

- 01** **The signal is conservative by rule.** Across 224 zones the split is **9 BUY / 2 BUILD / 78 HOLD / 135 WATCH**. BUY requires both pillars past the cutoff — never one.
- 02** **Headline actionable basket is 11 zones** (BUY + BUILD with a sale price). Lead with New Al Hitmi / الهتمي الجديد, Aba Al Duloof / أبا الظلوف, Lebday / لبديع, and Ain Khaled / عين خالد. Engine tags still count 11 — capped / rental-only shells are gated from the marquee list. Do not lead with the 78 HOLD base case.
- 03** **Market past the trough; BUY is early-recovery, not deep-contrarian.** QCB Real Estate Price Index +8.0% y/y (Mar 2026) while REOS BUY means accumulate — priced low, momentum only just turning.
- 04** **Median yield 4.8%** on official rent/sqm (print-safe; † when sale basis remapped). Median sale price **5,341 QAR/sqm**.
- 05** **MOJ deeds 1,975 · value QAR 1.32B.** Zone-slice Q3 deals 1,975; trailing-3Q 5,706.
- 06** **Zone movement:** 10 zones newly BUY/BUILD vs Q2; 6 zones 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 Qatar district carries one complete profile. Five layers, strictly separated, data flowing one way — from raw government record to final signal. Nothing below ever rewrites what sits above.



●	identity	Permanent REOS key: country, city, zone, currency, unit. Never a government ID.
●	provenance	The honesty layer: sources, coverage gates, quality flags, quarantined quarters.
●	government	Verbatim registry: sales, rents, type profiles. Never edited, renamed, or recomputed.
●	derived	Deterministic metrics: growth, volatility, drawdown, yield, velocity. Flagged when estimated.
●	intelligence	Peer-ranked signal: eight models, two pillars, one BUY / BUILD / HOLD / WATCH call.

224

DISTRICT PROFILES

one per area

8

INTERNAL MODELS

shared into 2 pillars

4

SIGNALS

BUY · BUILD · HOLD · WATCH

v6.1

TAGGING RULES

after round 2dp

VERSIONED AND REPRODUCIBLE

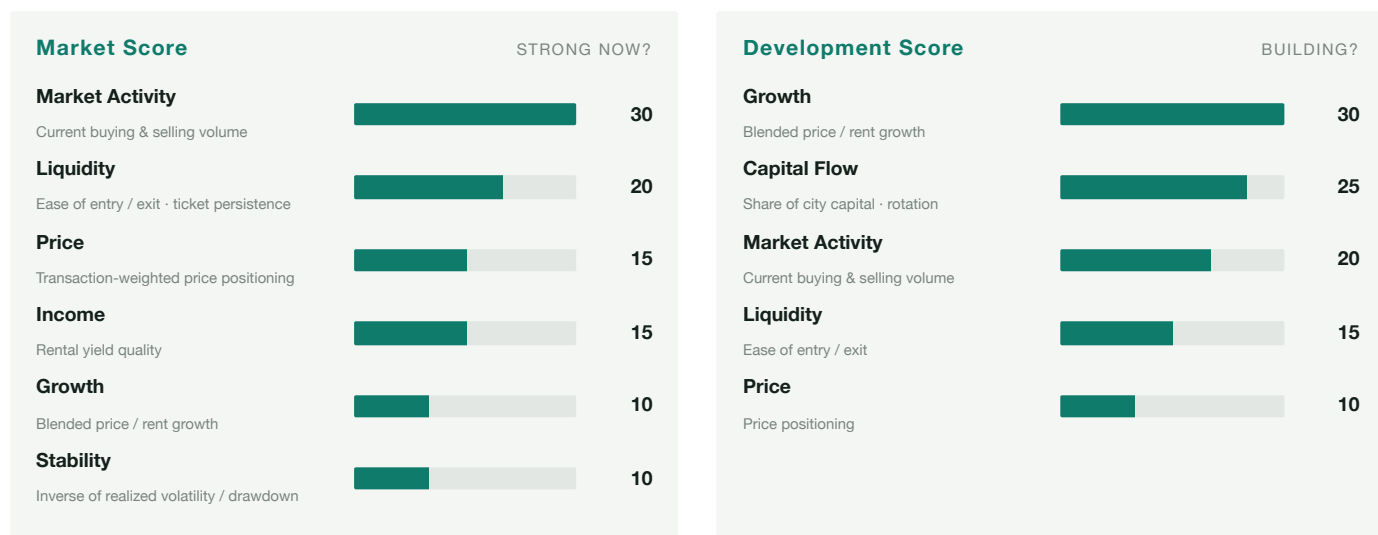
Every profile carries its own data-shape and methodology version — recomputable bit-for-bit from its own government layer. The renderer only reads; it never re-derives.

Raw record in. Ranked signal out. Every step on the page.

04 · HOW WE SCORE

Eight Models, Two Pillars

Every input is **percentile-ranked within Qatar**. Eight models feed two pillars. The **REOS Score** is the mean of Market Score and Development Score. **Model 8 (Supply)** gates the BUILD tag — it is not weighted into either pillar.



EIGHT MODELS



TWO PILLARS



ZONE RATING



BUY / BUILD / HOLD / WATCH

EXHIBIT — TOP SIX BY REOS SCORE

AREA	MARKET	DEVELOP.	REOS	SIGNAL
Rawdat Al Khail / روضة الخيل	86.7	96.9	91.8	HOLD
Lusail 69 / لوسيل 69	86.8	94.8	90.8	HOLD
Izghawa 51 / ازغوى 51	84.9	93.6	89.2	HOLD
Al Wakra / الوكرة	86.0	90.1	88.1	HOLD
Madinat Khalifa North / مدينة خليفة الشمالية	82.1	92.2	87.1	HOLD
Madinat Al Shamal / مدينة الشمال	80.4	93.5	86.9	HOLD

FROM SCORES TO A SIGNAL

BUY needs both pillars past the cutoff. BUILD is the Model 8 supply gate (oversupply inverted inside the score). Else HOLD if scoreable, WATCH if not.

05 · TAG REFERENCE

Print the Gloss Wherever a Tag Appears

Tag meaning is v6.1. **BUY** = cheap + quiet (accumulate), not “strong now.” Misreading the gloss is the most common error.

TAG	RULE (V6.1, AFTER ROUND 2DP)	GLOSS TO DISPLAY	HORIZON
BUY	Price < 40 AND Growth < 30	accumulate — priced low, momentum not yet arrived (2–3yr)	2–3 yr
BUILD	Supply ≥ 55 AND Price < 50 AND Growth < 40	Model 8 supply gate cleared — read the zone line (9–15mo)	9–15 mo
HOLD	Scoreable, neither BUY nor BUILD	strong now, flat — no active call	—
WATCH	Not scoreable (trailing deals < 5)	quiet market, thin data — monitor	—

EVALUATION ORDER

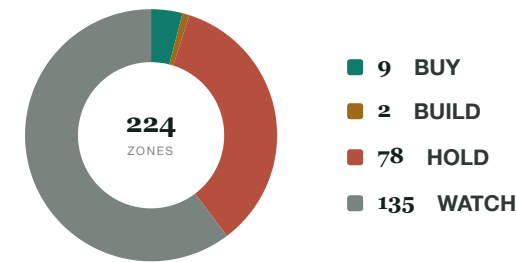
0) not scoreable → WATCH · 1) round P,G,S to 2dp · 2) BUILD · 3) BUY · 4) else HOLD. Read tag from **signal.signal** — never recompute.

9	2	78	135
BUY	BUILD	HOLD	WATCH
accumulate	Model 8 supply gate cleared	city base case	thin-data gate

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 9+2; capped / rental-only shells are footnoted, not headlined.

SIGNAL DISTRIBUTION



TOP BUY MODEL FINGERPRINT

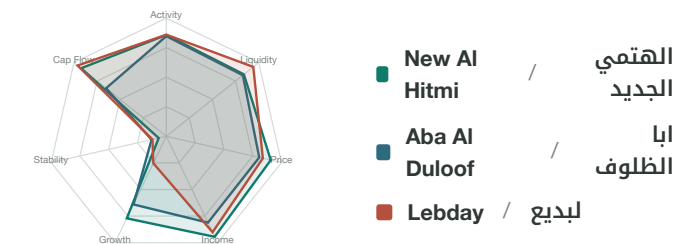


EXHIBIT — HEADLINE ACTIONABLE (11 · BUY + BUILD)

AREA	SIGNAL	PRICE %ILE	GROWTH %ILE	REOS	QAR/SQM	YIELD
New Al Hitmi / الهتمي الجديد	BUY	30.9	2.8	81.8	5,459	5.5%
Aba Al Duloof / ابا الظلوف	BUY	2.8	5.1	73.4	2,180	2.1%
Lebday / لبديع	BUY	18.5	15.2	72.9	3,802	4.9%
Ain Khaled / عين خالد	BUY	15.2	18.5	72.4	3,360	4.4%
Al Aziziya / العزيرية ‡	BUY	35.4	28.6	69.3	4,226	4.8%
New Al Rayan / الريان الجديد	BUY	12.9	20.8	67.7	3,757	4.9%
Al Luqta / اللقطة	BUY	36.5	19.7	67.1	4,534	4.2%
Muaither 53 / معيذر 53	BUY	26.4	27.5	66.3	4,002	6.6%
Rawdat Egdaim / روضة اقديم	BUY	7.3	8.4	60.2	2,733	4.0%
Al Wukair / الوكير ‡	BUILD	39.9	3.9	81.1	4,340	6.0%
Umm Slal Mohammed / ام صلال محمد	BUILD	20.8	21.9	75.2	3,872	4.8%

Price/Growth %ile = the two percentile ranks BUY is gated on (v6.1: BUY needs Price < 40 and Growth < 30). Shown here so every tag is independently checkable against the rule. ‡ = borderline — within 2pts of the BUY cutoff on at least one pillar; the tag holds today but is the first to move if next quarter's deed mix shifts. † Yield print uses official rent ÷ listed QAR/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 QAR/sqm from the call quarter into live Q3. Full basket KPIs below; table shows the largest |%| movers (top 18 BUY).

7

BUY ZONES

7 priced

0

BUILD ZONES

0 priced

+4.5%

MEDIAN CHANGE

All priced pairs

-38.7%

BIGGEST MOVER

Bani Hajer

TOP |%| MOVERS · ▲ UP · ▼ DOWN · NAME MARK = |Δ| ≥ 50%

BUY Q2 Where-to-Act · top 7 by |%| · 7 zones

ZONE	Q2 QAR/SQM	Q3 QAR/SQM	CHANGE
Bani Hajer / بني هاجر	3,916	2,400	-38.7% ▼
Umm Ebairiya / ام عبيرية	4,043	5,277	+30.5% ▲
Fereej Al Murra / فريج المرة	2,924	3,742	+28.0% ▲
Umm Al Seneem / ام السنييم	3,807	4,742	+24.6% ▲
New Al Rayan / الريان الجديد	4,622	3,757	-18.7% ▼
Gharrafat Al Rayyan / غرافة الريان	4,415	4,616	+4.5% ▲
Al Sheehaniya / الشيدانية	2,227	2,272	+2.0% ▲

Full Q2 Where-to-Act: 7 BUY · 7 priced · median +4.5%. † listed model QAR/sqm (no residential sale stamp that quarter).

06C · PRICE TRAIL · QATAR Q1 COHORT

Price Trail
Q1 · Q2 · Q3

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

11	1	12	+144.8%
Q1 BUY	Q1 BUILD	FULL TRAIL	BIGGEST Q1→Q3
separate table below	separate table below	Q1·Q2·Q3 priced	Bu Sidra

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

BUY Qatar Q1 BUY · 11 zones

ZONE	Q1	Q2	Q3	Δ BY Q3
Bu Sidra / بو سدرة ▲	2,855	3,686	6,990	+144.8% ▲
Lebday / لبديع ▲	2,047	5,646	3,802	+85.7% ▲
Al Waab / الوعب ▲	4,003	4,875	6,803	+69.9% ▲
New Slata / اسلطة الجديدة ▲	3,820	5,230	5,959	+56.0% ▲
Al Kharaitiyat / الخريطيات ▲	3,518	5,240	5,445	+54.8% ▲
Ain Khaled / عين خالد	5,273	4,265	3,360	-36.3% ▼
Umm Ebairiya / ام عبيرية	4,293	4,043	5,277	+22.9% ▲
Muaither 55 / معيذر 55	3,460	3,570	4,237	+22.4% ▲
Umm Slal Ali / ام صلال علي	3,916	4,223	4,757	+21.5% ▲
Al Maamoura 56 / المعصورة 56	4,130	5,195	4,890	+18.4% ▲
Gharrafat Al Rayyan / غرافة الريان	5,025	4,415	4,616	-8.1% ▼

BUILD Qatar Q1 BUILD · 1 zones

ZONE	Q1	Q2	Q3	Δ BY Q3
Al Khor / الخور	3,842	3,763	5,021	+30.7% ▲

— = no residential sale stamp that quarter. Δ by Q3 is vs Q1.

07 · ZONE MOVEMENT

What Changed Since Last Quarter

Turns a static score into a story. Q2 → Q3 transitions from the prior engine run. **10** zones newly BUY/BUILD; **6** 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.

10

NEW BUY / BUILD

became active this quarter

6

FELL OFF

lost BUY/BUILD → HOLD/WATCH

9

BUY NOW

1 carried from Q2

224

PRIOR QUARTER

2026-Q2 index

NEW THIS QUARTER (HEADLINE)

AREA	NOW	REOS
Aba Al Duloof / ابا الظلوف	BUY	73.4
Ain Khaled / عين خالد	BUY	72.4
Al Aziziya / العزيزية	BUY	69.3
Al Luqta / اللقطة	BUY	67.1
Al Wukair / الوكير	BUILD	81.1
Lebday / لبديع	BUY	72.9
Muaither 53 / معيذر 53	BUY	66.3
New Al Hitmi / الهتمي الجديد	BUY	81.8

MOMENTUM LEADERS (Δ REOS)

AREA	Δ	NOW
Onaiza 63 / عنيزة 63	+59.8	WATCH
Aba Al Duloof / ابا الظلوف	+58.4	BUY
Old Al Ghanim 6 / الغانم العتيق 6	+58.4	HOLD
Al Markhiya / المرخية	+58.1	WATCH
Mesaimeer / مسيمير	+57.7	HOLD
Mehairja / محيرجة	+55.8	WATCH
Al Rufaa / الرفاع	+54.9	HOLD
New Fereej Al Ghanim / الغانم الجديد	+54.3	WATCH

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

9 BUY zones — accumulate signals. Priced low, momentum only just turning. Bottom-percentile trailing growth is the signal, not a contradiction of it. † = yield at listed QAR/sqm (engine sale basis mismatched).

New Al Hitmi / الهتمي الجديد

BUY

81.8

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

5,459

YIELD

5.5%

GROWTH

-27.1%

Aba Al Duloof / ابا الظلوف

BUY

73.4

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

2,180

YIELD

2.1%

GROWTH

-19.1%

Lebday / لبديع

BUY

72.9

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

3,802

YIELD

4.9%

GROWTH

-8.7%

Ain Khaled / عين خالد

BUY

72.4

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

3,360

YIELD

4.4%

GROWTH

-7.8%

Al Aziziya / العزيزية

BUY

69.3

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

4,226

YIELD

4.8%

GROWTH

-4.2%

New Al Rayan / الريان الجديد

BUY

67.7

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

3,757

YIELD

4.9%

GROWTH

-7.6%

Al Luqta / اللقطة

BUY

67.1

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

4,534

YIELD

4.2%

GROWTH

-7.7%

Muaither 53 / معيذر 53

BUY

66.3

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

4,002

YIELD

6.6%

GROWTH

-4.3%

Rawdat Egdaim / روضة اقديم

BUY

60.2

accumulate — priced low, momentum not yet arrived (2–3yr)

QAR / SQM

2,733

YIELD

4.0%

GROWTH

-15.0%

09 · BUILD ZONES, DETAILED

Supply Gate, Zone by Zone

2 headline **BUILD** zones with a sale price — supply conditions earn the tag . Engine BUILD count is still 2 .

Al Wukair / الوكير 81.1				Umm Slal Mohammed / ام صلال محمد 75.2			
BUILD Model 8 supply gate cleared — read the zone line (9–15mo)				BUILD Model 8 supply gate cleared — read the zone line (9–15mo)			
QAR / SQM	ACTIVE	EARLY	PIPELINE x	QAR / SQM	ACTIVE	EARLY	PIPELINE x
4,340	1	0%	0.00x	3,872	1	0%	0.00x
No disclosed unit pipeline (oversupply 0.0) — BUILD from active-project peer rank + soft price/growth gates (S 67.9), not a glut signal.				No disclosed unit pipeline (oversupply 0.0) — BUILD from active-project peer rank + soft price/growth gates (S 67.9), not a glut signal.			

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

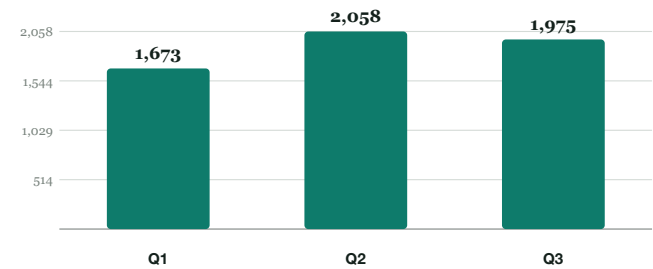
Beneath the scores, the registered market itself — deal direction, macro context, the top ranked zones, and off-plan developers.

10 · MARKET DIRECTION

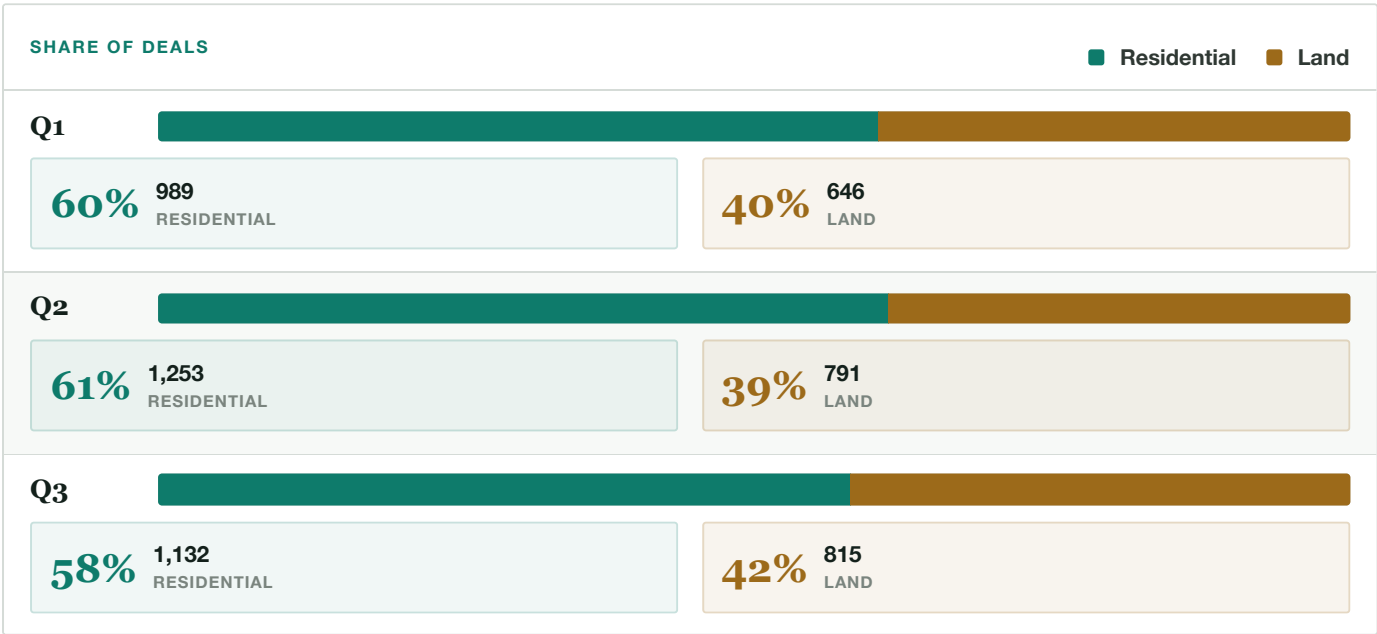
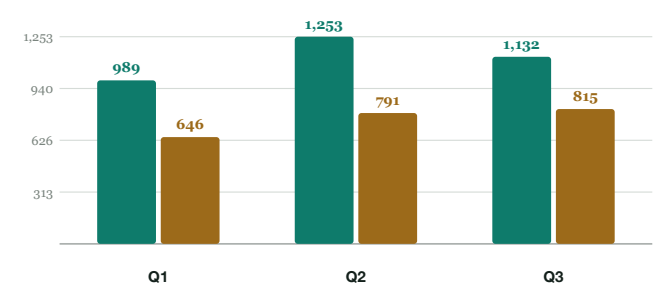
Which Way the Market Turned

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

DEAL COUNTS BY QUARTER



RESIDENTIAL VS LAND · DEALS



5,706

TRAILING 3Q DEALS

res 3,374 · land 2,252 · com 15 · other 65

1,975

MOJ Q3 DEEDS

QAR 1.32B

1,975

ZONE-SLICE Q3

sale transactions

4.8%

MEDIAN YIELD

print-safe · † remapped

DIRECTION CALL

Qatar is reading as a **mature market past its post-tournament trough** — the QCB Real Estate Price Index turned **+8.0% y/y** in March 2026, and Q1 2026 registered transaction value rose **+28.5% y/y** to QAR 9.2B. Unlike a cooling cycle where BUY is a pure contrarian call, Doha's BUY zones sit on a genuine early-recovery grain — priced low with momentum only just turning — and are concentrated in inland value corridors rather than the freehold peninsulas, where The Pearl and Lusail read HOLD.

11 · MACRO & REGULATORY · CONTEXT — NOT SCORED

The Backdrop, Never the Score

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

MACRO DATA BLOCK

MACRO POINT	Q3 2026 VALUE	SOURCE
National framework	Qatar National Vision 2030; ~USD 200B diversification plan	Gov of Qatar / IMF
Currency peg	QAR pegged to USD at 3.64	QCB
QCB deposit rate	4.35% (unchanged through Q2 2026)	Qatar Central Bank
QCB lending rate	4.85% (unchanged through Q2 2026)	Qatar Central Bank
QCB repo rate	4.60% (3x 25bp cuts Sep–Dec 2025; unchanged H1 2026)	Qatar Central Bank
Property transfer fee	~0.25% of value; no annual property tax; no capital-gains tax	Qatar MOJ / advisory
QCB Real Estate Price Index	234.31 pts (Mar 2026), +8.0% y/y (+3.7% real)	Qatar Central Bank
Population	>3.0 million; ~85%+ expatriate	Qatar Planning & Statistics Authority
Real estate + construction	~18.5% of GDP	Invest Qatar
Sovereign wealth fund	Qatar Investment Authority (QIA)	QIA
Key economic catalyst	North Field East LNG expansion completed mid-2026	QatarEnergy
Total residential inventory	~406,097 units (Q2 2026): ~257,271 apartments + villas	ValuStrat (Q2 2026)
Mortgage financing	QCB-regulated; conventional + Islamic; fixed-rate extended to mid-income	QCB / MarkWide
Foreign ownership (national)	Law 16/2018 as amended by Law 1/2025; Cabinet Resolution 21/2026 → 10 freehold zones + 16 usufruct (99-yr) areas	Qatar MOJ / Qatar Living
Freehold zones (Doha)	The Pearl-Qatar, Lusail, West Bay & Leqtaifiya, Al Dafna, Onaiza, West Bay Lagoon, Al Khor Resort, etc. — verify each address via MOJ Real Estate Registration	Qatar MOJ / Omnia Capital
Residency-by-investment	New 10-year residency permit announced Feb 2026 ; title + 5-yr renewable residency at ≥ QAR 730k (~\$200k); permanent at ≥ QAR 3.65M (~\$1M)	RERA / Omnia Capital / Gulf News

Q3 2026 MARKET NEWS

- **Home sales surged +23.6% QoQ / +15.8% YoY to 755 transactions in Q2 2026** — a strong rebound after a subdued Q1; capital values held stable — ValuStrat Qatar Review (Q2 2026)
- **ValuStrat Price Index 97.8 pts** (Q1 2021 = 100), broadly flat: **–0.2% QoQ, –0.3% YoY** — a mature, stabilising market — ValuStrat (Q2 2026)
- **Apartment capital values ~QAR 10,420–10,475/sqm; villas ~QAR 5,500/sqm**; The Pearl apartments ~QAR 10,615/sqm (one of the few freehold zones holding/rising) — ValuStrat / Omnia Capital (2026)
- **Gross residential yield ~5.9%** — apartments ~8.3–8.4%, villas ~4.6–4.7%; price-to-rent ratio ~19 years — ValuStrat / Omnia Capital (2026)
- **Rents softening on new supply** — residential rents ~–1.5% vs prior half-year as Lusail & The Pearl inventory lands; premium stock resilient — ValuStrat (2026)

12 · RANKED INDEX · 1-30 OF 80

Top 80 by REOS Score

Top 80 of 89 scoreable zones (224 districts total; 135 held on WATCH) · ~30/page · off-plan pages cover the rest. † = yield at listed QAR/sqm.

#	AREA	REOS	SIGNAL	QAR/SQM	YIELD
1	Rawdat Al Khail / روضة الخيل	91.8	HOLD	14,495	4.9%
2	Lusail 69 / لوسيل 69	90.8	HOLD	8,021	6.7%
3	Izghawa 51 / ازغوى 51	89.2	HOLD	6,209	5.4%
4	Al Wakra / الوكرة	88.1	HOLD	5,536	5.5%
5	Madinat Khalifa North / مدينة خليفة الشمالية	87.1	HOLD	5,712	4.7%
6	Madinat Al Shamal / مدينة الشمال	86.9	HOLD	4,725	2.7%
7	Al Mearad / المعراض	86.7	HOLD	2,763	6.2%
8	Fereej Abdel Aziz / فريج عبد العزيز	85.7	HOLD	10,190	5.8%
9	Gharrafat Al Rayyan / غرافة الريان	85.1	HOLD	4,616	4.5%
10	Al Thumama 50 / الثمامة 50	84.8	HOLD	7,104	6.5%
11	Al Waab / الوعب	83.8	HOLD	6,803	3.2%
12	Al Gharrafa / الغرافة	83.7	HOLD	6,212	2.1%
13	Umm Al Amad / ام العمد	83.6	HOLD	4,054	3.8%
14	Al Sheehaniya / الشيحانية	83.4	HOLD	2,272	5.6%
15	Umm Slal Ali / ام سلال علي	83.3	HOLD	4,757	4.4%
16	Muaither 55 / معيذر 55	82.9	HOLD	4,237	5.3%
17	Old Al Ghanim 16 / الغانم العتيق 16	82.9	HOLD	17,120	4.2%
18	Fereej Al Murra / فريج المرة	82.8	HOLD	3,742	5.2%
19	Jeryan Jenaihat / جريان جنihat	82.6	HOLD	4,915	6.0%
20	Onaiza 66 / عنيزة 66	82.6	HOLD	5,097	5.2%
21	New Al Hitmi / الهتمي الجديد	81.8	BUY	5,459	5.5%
22	Hazm Al Markhiya / حزم المرخية	81.5	HOLD	5,026	3.2%
23	Al Wukair / الوكير	81.1	BUILD	4,340	6.0%
24	Fereej Bin Dirhem / فريج بن درهم	80.3	HOLD	18,656	2.5%
25	Al Khor / الخور	79.8	HOLD	5,021	6.4%
26	Bu Sidra / بو سدره	79.5	HOLD	6,990	5.6%
27	Rawdat Al Hamama / روضة الحمامة	79.4	HOLD	6,248	2.2%
28	Nuaija 41 / نعيجة 41	78.5	HOLD	4,886	3.5%
29	Najma / نجمة	78.0	HOLD	21,479	—†
30	Madinat Khalifa (South) / مدينة خليفة الجنوبية	77.9	HOLD	7,570	4.3%

12 · RANKED INDEX · 31-60 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	QAR/SQM	YIELD
31	Al Kharaitiyat / الخريطيات	76.3	HOLD	5,445	4.8%
32	The pearl / اللؤلؤة	76.2	HOLD	12,150	6.6%
33	Al Sadd 39 / السد 39	75.8	HOLD	9,540	2.1%
34	Umm Al Seneem / ام السنينم	75.6	HOLD	4,742	3.7%
35	Jeryan Nejaima / جريان نجيمة	75.4	HOLD	4,843	2.4%
36	Umm Slal Mohammed / ام صلال محمد	75.2	BUILD	3,872	4.8%
37	Al Maamoura 56 / المعمورة 56	74.5	HOLD	4,890	6.1%
38	Fereej Bin Mahmoud 22 / فريج بن محمود 22	74.1	HOLD	17,483	—
39	Umm Ghuwailina / ام غويلينة	73.8	HOLD	14,065	6.3%
40	Umm Garn / ام قرن	73.5	HOLD	6,505	5.7%
41	Aba Al Duloof / ابا الظلوف	73.4	BUY	2,180	2.1%
42	Old Al Ghanim 6 / الغانم العتيق 6	73.4	HOLD	18,103	—
43	Al Hilal / الهلال	73.1	HOLD	3,865	4.2%
44	Duhail / دحيل	73.0	HOLD	5,955	5.5%
45	Al Thumama 46 / الثمامة 46	72.9	HOLD	6,357	5.9%
46	Lebday / لبدع	72.9	BUY	3,802	4.9%
47	Al Thakhira / الذخيرة	72.7	HOLD	4,339	6.3%
48	Mesaimeer / مسيمير	72.7	HOLD	5,663	—
49	Old Airport / المطار العتيق	72.6	HOLD	7,834	4.8%
50	Ain Khaled / عين خالد	72.4	BUY	3,360	4.4%
51	Al Mansoura / المنصورة	72.0	HOLD	13,861	—
52	Nuaija 44 / نعيجة 44	71.4	HOLD	6,076	6.2%
53	Mebaireek / مبيريك	70.7	HOLD	2,244	5.5%
54	Al Meshaf / المشاف	70.6	HOLD	5,896	4.1%
55	Fereej Kulaib / فريج كليب	70.4	HOLD	7,056	3.3%
56	Al Kharayej / الخرايج	70.2	HOLD	4,976	5.5%
57	New Slata / اسلطة الجديدة	70.2	HOLD	5,959	3.9%
58	Al Rufaa / الرفاع	69.9	HOLD	36,242	—
59	Umm Ebairiya / ام عبيرية	69.5	HOLD	5,277	6.5%
60	Al Aziziya / العزيزية	69.3	BUY	4,226	4.8%

12 · RANKED INDEX · 61-80 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	QAR/SQM	YIELD
61	Madinat Al Kaaban / مدينة الكعبان	69.1	HOLD	2,418	5.9%
62	Al Sakhama / الصخامة	68.8	HOLD	5,063	3.6%
63	Al Ruwais / الرويس	68.8	HOLD	2,343	4.5%
64	Jabal Thuaileb / جبل ثعلب	68.5	HOLD	12,887	—†
65	Al Maamoura 43 / المعصورة 43	68.2	HOLD	7,048	4.2%
66	Legtaifiya / لقطيفة	67.8	HOLD	5,009	4.6%
67	New Al Rayan / الريان الجديد	67.7	BUY	3,757	4.9%
68	Al Kheesa / الخيسة	67.5	HOLD	7,135	5.5%
69	Fereej Bin Mahmoud 23 / فريج بن محمود 23	67.4	HOLD	17,727	—
70	Al Luqta / اللقطة	67.1	BUY	4,534	4.2%
71	AL Dafna 60 / الدفنة 60	66.9	HOLD	12,008	5.7%
72	Semaisma / سميسمة	66.9	HOLD	6,038	3.6%
73	Muraikh / مريخ	66.8	HOLD	3,845	5.4%
74	Al Ebb / العب	66.5	HOLD	6,752	4.7%
75	Muaither 53 / معيذر 53	66.3	BUY	4,002	6.6%
76	Fereej Bin Omran / فريج بن عمران	65.5	HOLD	9,740	3.5%
77	Luaib / لوعيب	65.1	HOLD	4,170	5.5%
78	Umm Lekhba / أم لخبا	65.0	HOLD	5,366	5.7%
79	Leabaib / لعبيب	64.8	HOLD	4,469	5.0%
80	Bu Hamour / بو هامور	64.6	HOLD	5,981	4.8%

13 · OFF-PLAN PIPELINE

Deepest Pipelines

Zone pipeline from the district supply book, plus a compiled off-plan project list (44 disclosed projects in Qatar). Qatar has no central public off-plan registry — this book is best-effort from developer disclosures and press.

44

OFF-PLAN PROJECTS

compiled book

—

UNDER CONSTRUCTION

active book

3,089

UNITS DISCLOSED

where a source reports units

3

ZONES WITH PIPELINE

district supply book

AREA	PIPELINE UNITS	SIGNAL
Al Wakra / الوكرة	8,184	HOLD
Lusail 69 / لوسيل 69	1,677	HOLD
The pearl / اللؤلؤة	1,524	HOLD

SOURCE

Zone units from the district supply book. Project list compiled from developer sites and press — not an official licence register.

Who Is Building

Active off-plan developers and largest disclosed projects in the compiled Qatar off-plan 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
United Development Company (UDC)	6	1,412	اللؤلؤة قطر, جزيرة جيوآن
Taameer Development	3	601	قطيفان الشمالية, لوسيل - الواجهة المائية, لوسيل - سيف
Dar Global (Dar Al Arkan)	2	348	قطيفان الشمالية
Taameer Properties	1	316	قطيفان الشمالية
JMJ Group Holding	2	293	قطيفان الشمالية, مدينة لوسيل
Mazaya Real Estate	4	119	قطيفان الشمالية, لوسيل - الواجهة المائية, مدينة لوسيل
Barwa Real Estate	5	—	الوكرة, الوكير, مسيعيد
Unknown	5	—	أم صلال محمد, الخور, اللؤلؤة قطر
Capstone Property	2	—	مدينة لوسيل

LARGEST PROJECTS BY UNITS

PROJECT	DEVELOPER	DISTRICT	UNITS	% DONE	STATUS
مدينتنا	Barwa Real Estate	الوكرة	6,780	100	completed
براحة الجنوب	Barwa Real Estate	الوكرة	1,404	100	completed
جزيرة جيوآن	United Development Company (UDC)	جزيرة جيوآن	712	—	under construction
سيف الواجهة المائية	Taameer Development	لوسيل - سيف	601	—	under construction
كريستال ريزيدنس	United Development Company (UDC)	جزيرة جيوآن	586	—	under construction
لي فاغ باي إيلي صعب	Dar Global (Dar Al Arkan)	قطيفان الشمالية	348	—	under construction
كارلتون هاوس	Taameer Properties	قطيفان الشمالية	316	—	under construction
ذا جروف	JMJ Group Holding	قطيفان الشمالية	293	—	under construction
فويا	Mazaya Real Estate	لوسيل - الواجهة المائية	119	—	under construction
فلوريستا جاردنز	United Development Company (UDC)	اللؤلؤة قطر	114	—	under construction
جياردينو جاردنز	United Development Company (UDC)	اللؤلؤة قطر	80	100	completed
فلوريستا جاردن 2	United Development Company (UDC)	اللؤلؤة قطر	32	100	completed

Completed projects are shown for context and are excluded from pipeline units.

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 price path from recent residential QAR/sqm, then a **±39%** confidence band. Shown for actionable full-coverage zones (9/9 BUY this edition). Doha bands are provisional — no Qatar-only back-test yet.

±39%

BASE-CASE BAND

confidence range

9

BUY WITH BANDS

of 9 BUY

FULL

GETS 3/5/10 + IRR

full coverage only

86

FULL ZONES

of 224 citywide

EXHIBIT — FORWARD BANDS · BUY + BUILD

AREA	SIGNAL	TIER	3-YR	5-YR	10-YR	IRR 10Y
New Al Hitmi / الهتمي الجديد	BUY	FULL	-51%...12%	-57%...-1%	-54%...5%	-2.8%
Aba Al Duloof / ابا الظلوف	BUY	FULL	-51%...12%	-56%...-0%	-53%...7%	-2.6%
Lebday / لبديع	BUY	FULL	7%...144%	54%...251%	231%...655%	18.4%
Ain Khaled / عين خالد	BUY	FULL	-46%...23%	-45%...26%	-28%...64%	1.7%
Al Aziziya / العزيزية	BUY	FULL	-51%...12%	-54%...5%	-47%...21%	-1.3%
New Al Rayan / الريان الجديد	BUY	FULL	-51%...12%	-58%...-3%	-59%...-7%	-4.0%
Al Luqta / اللقطة	BUY	FULL	-46%...24%	-44%...27%	-27%...67%	1.8%
Muaither 53 / معيذر 53	BUY	FULL	-51%...12%	-54%...4%	-48%...19%	-1.6%
Rawdat Egdaim / روضة اقديم	BUY	FULL	-51%...12%	-58%...-3%	-64%...-18%	-5.1%
Al Wukair / الوكير	BUILD	FULL	-36%...46%	-30%...60%	2%...131%	5.2%
Umm Slal Mohammed / ام صلال محمد	BUILD	FULL	-35%...47%	-29%...63%	4%...136%	5.4%

HOW TO READ THE BAND

Each band is a price-path range, not a yield forecast. IRR is capital-only. Thin-deal zones can swing hard quarter to quarter — a BUY tag can sit beside a soft near-term band without contradiction. Low-coverage zones stay withheld.

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 sale deeds, zone-level rent contracts, and a compiled off-plan supply book. Macro and news 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 QAR/sqm (or price-band fail) — then show rent ÷ listed price. Tags untouched.
Forward projections	Forward-Metrics v3 on zone-pack validation-history prices; FULL-tier 3/5/10 + IRR; else withheld with reason
Macro & news	Shown as context — never enters a score or tag
Property classes	Qatar carries 4 classes (Residential / Commercial / Land / Other) — not collapsed to a 2-class read; live tagging is Residential-scored
Foreign-investment zones	Qatar has no scored foreign-transaction dataset for this edition — the freehold/usufruct framework is carried as a one-line macro-context row only, not a transaction-level chapter; not implied to be absent
Ranked index	Top 80 of 89 scoreable zones printed (224 districts total); the full ranking is held in the underlying records
District names	English from the REOS profile; Arabic from the same zone record — printed as English / Arabic. Tags and scores untouched.
Satellite indices	REOS provides 7 zone-level indices per report from ESA Copernicus satellite data — a REOS capability, separate from this edition's registry-based scores and tags

CONTACT

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QATAR · DOHA · Q3 2026

The Market Has More Than One Direction.

Doha is a capital of distinct micro-markets — freehold peninsulas built for capital (The Pearl, Lusail), an established diplomatic core (West Bay), and value corridors further inland — each on its own supply and pricing cycle, not one national curve.

Across 224 districts spanning Doha, Al Rayyan, Al Daayen and the wider municipalities, 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 Qatar is stabilizing, where pressure is building, and where the next opportunity may be taking shape.

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