

# Qatar Real Estate Market Outlook to 2013

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## Abstracts

The report titled “Qatar Real Estate Market Outlook to 2013” discusses in details various aspects of Qatar’s real estate market with the focus on the increasing government investments. The report covers the comprehensive analysis on the market size of the real estate sector in Qatar on the basis of supply and contribution of the real estate sector to the economy of the country, market segmentation, competitive landscape and company profiles of major developers operating in Qatar. The report also entails the SWOT analysis of the real estate sector in Qatar. The future projections and outlook provide an insight on the future growth drivers and challenges in the real estate sector of Qatar.

The country soon after the global economic slowdown in 2008 entered into an impressive recovery stage in early 2009 when the government initiated to finance real estate development projects. In addition, the rising oil prices resulted into excess liquidity in the country which as a result aided the economy to stabilize remarkably. This has also helped in regaining the confidence of the foreign investors and expatriates in the economy and thus proved to be a driving factor of the growth of the real estate sector in the country.

In 2010, an inflow of demand for office spaces have been witnessed from the government related bodies and partly from the private companies (financial services and technology companies). Similarly, a potential demand for residential properties was registered in 2010 due to the reviving economy and increasing employment opportunities.

The demand for hotel rooms continued to remain strong due to an increasing inflow of tourists to the country. Similarly, the retail markets continued to remain undersupplied with potential investors waiting in the line. The demand for high end malls in premium locations with better retail management services and entertainment activities is

expected to prevail in the future.

The market in Qatar however continued the growth trajectory in 2011, with stabilizing prices in all the segments of the real estate sector as compared to other countries in the Middle East. The average rental rates of two-bedroom apartments in the fourth quarter of 2011 in Al-Sadid and Peal-Qatar were USD ~ and USD ~. Although the rents in the prime area of West bay declined marginally by the period due to lower volume of transactions, the rents for villas appreciated in the fourth quarter with a impelling preference for high-end villas in the area. The rents for better quality villas remained within USD ~ and USD ~ per month.

The real estate sector in Qatar is fragmented amongst many large-scale and small-scale developers. A major share of the real estate market is fragmented amongst non-government real estate organizations that primarily undertake private real estate development activities and around 30% of the market is shared amongst several public shareholding companies of which the United Development Company has controlled around ~% of the total market in 2010.

The future for the real estate market in Qatar is certainly promising on account of the booming domestic economy due to the inclining oil revenues and the bid win of the FIFA world Cup 2022. Qatar has emerged as one of the least affected country in the Middle East during the global economic crisis. The economy with rich oil reserves has recovered impressively.

### **Key Topics Covered in the Report:**

The market size of the real estate sector in Qatar on the basis of total supply and the contribution of the sector to the GDP of the economy, 2005-2010.

Market segmentation of the Qatar real estate market by residential, office, retail and hotel on the basis of total supply, 2005-2010

Recent trends and developments of the Qatar real estate market

SWOT analysis of the Qatar real estate market

Market share of the major real estate developers operating in Qatar, 2010

Company profiles of leading developers in the real estate market in Qatar

Future outlook and projections of the supply of residential, office, retail and hotel spaces, 2011-2013

Cause and effect relationship analysis between industry factors and expected industry prospects in the Qatar real estate market

Historical and future forecast of several macro-economic and industry factors including Population, GDP, number of tourist arrivals, inflation and housing finance

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