



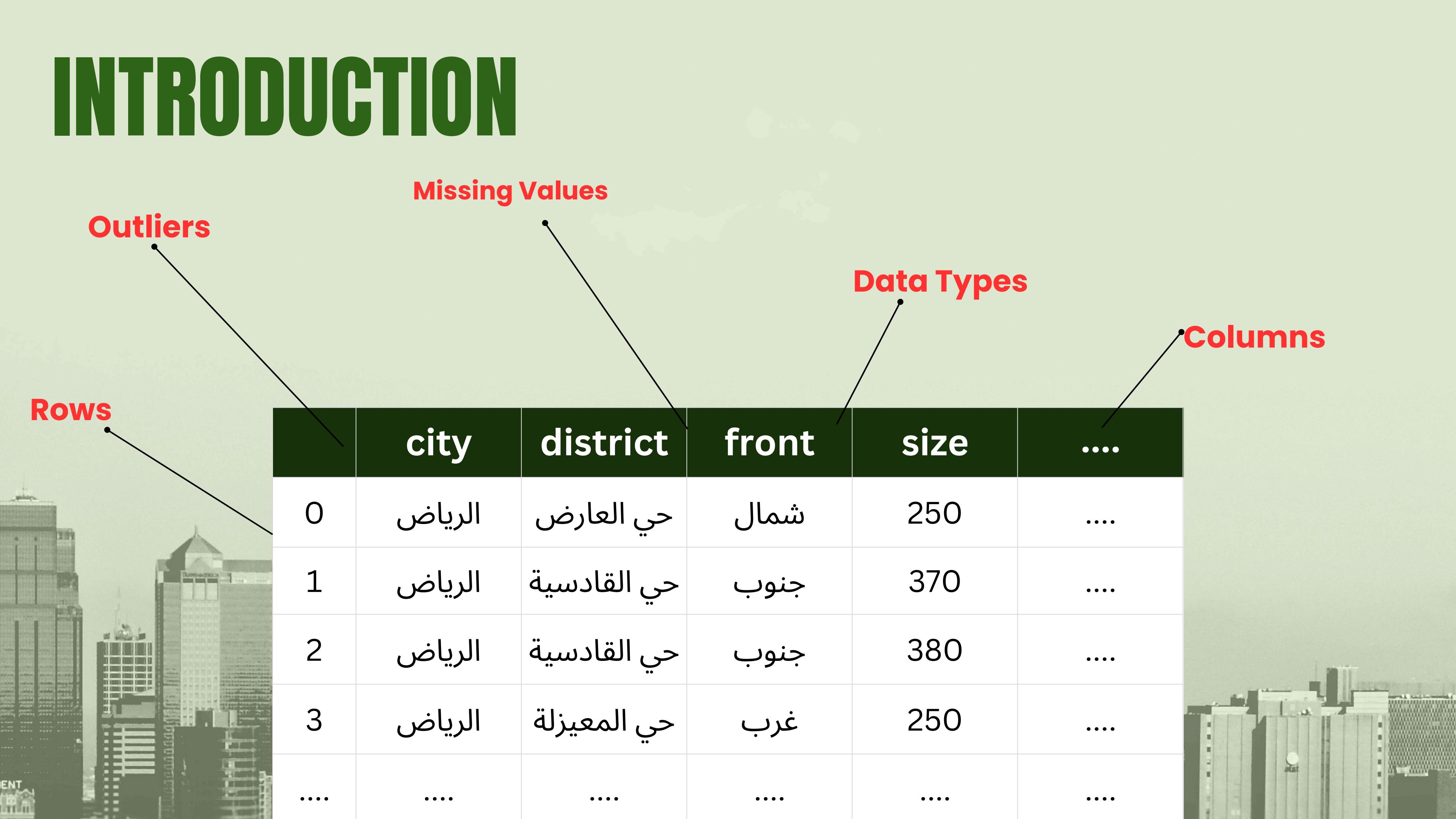
KSA Real Estate Analysis

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INTRODUCTION



The image shows a table with data points, overlaid on a background of a city skyline. The table has a header row with columns labeled 'city', 'district', 'front', 'size', and '....'. The data rows show various locations in Riyadh, such as 'الرياض' and 'حي العارض'. The table is annotated with red text and arrows:

- Outliers**: Points to a value in the 'size' column of the first row.
- Rows**: Points to the first row of the table.
- Missing Values**: Points to the '....' placeholder in the 'size' column of the first row.
- Data Types**: Points to the 'size' column header.
- Columns**: Points to the '....' placeholder in the 'size' column of the second row.

	city	district	front	size
0	الرياض	حي العارض	شمال	250
1	الرياض	حي القادسية	جنوب	370
2	الرياض	حي القادسية	جنوب	380
3	الرياض	حي المعizzلة	غرب	250
....

UNDERSTANDING THE DATASET

All Columns = 24

- City, District, Size , property age, bedrooms, bathrooms, livingrooms, Kitchen , garage, roof, pool, frontyard, basement , duplex , stairs, elevator , fireplace , price , details

Data Types

- Numerical (integer): Most other columns like size, bedrooms, bathrooms, price .
- No dates are present.
- data type object .

Rows

Rows: 3799

Missing Values

One column had missing data

PROBLEM STATEMENT

The real estate market in Saudi Arabia is complex, and property prices vary a lot due to many factors.

However, missing or inaccurate data makes it hard to know the real value and compare different regions.

AIM

**To identify key factors that influence real estate prices in Saudi Arabia.
Especially across Riyadh, Dammam, Khobar, and Jeddah.**

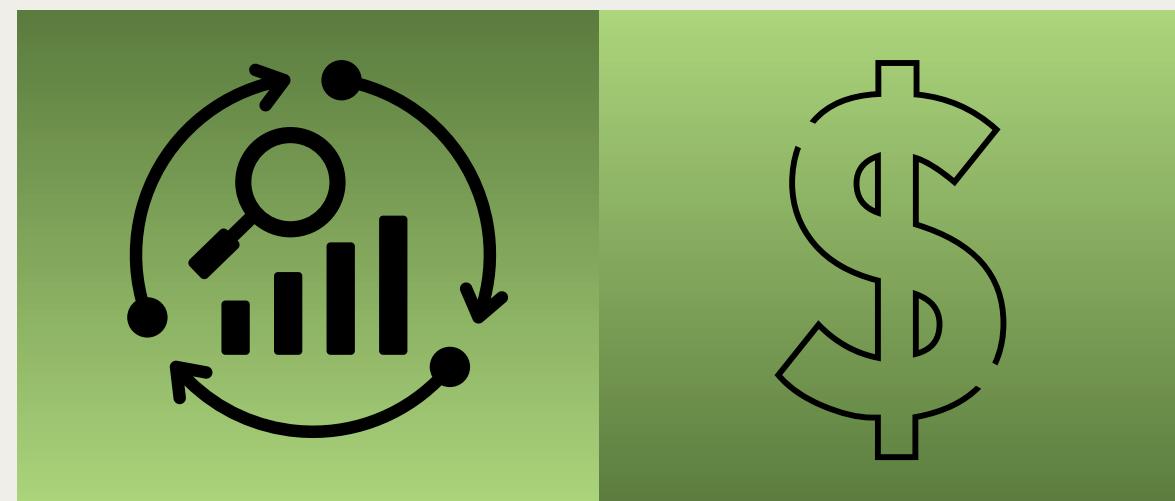
ANALYSIS

ASSUMPTIONS

- Sizes were assumed to be in square meters (m^2).
- Prices assumed to be in SAR. ₩
- Some properties with 0 kitchens; the kitchen column was assumed as extra kitchens.
- Some properties were considered as duplex, but had neither stairs no elevators; these data points were assumed incorrect and eliminated.
- Size of the properties as 1 m^2 and 95000 m^2 ; assumed incorrect and eliminated.

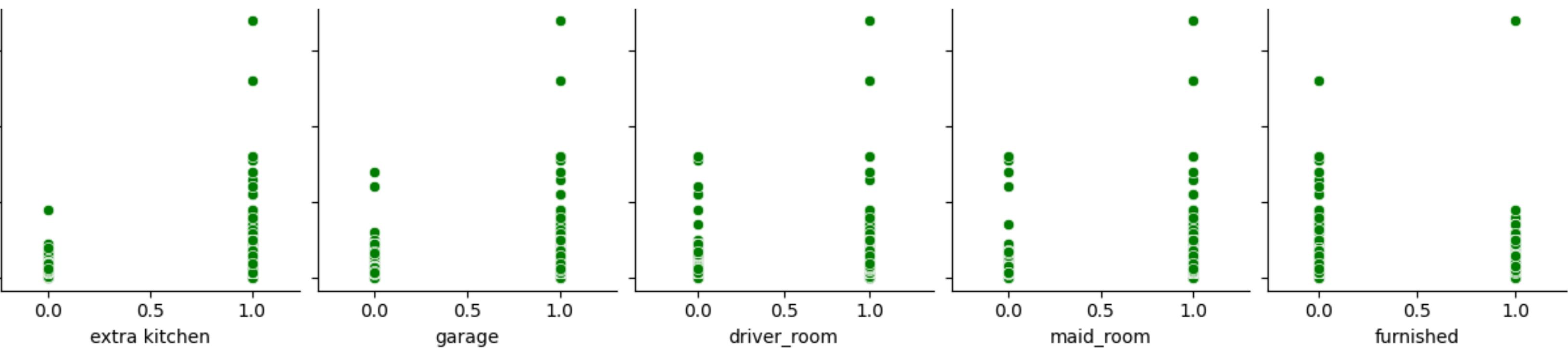
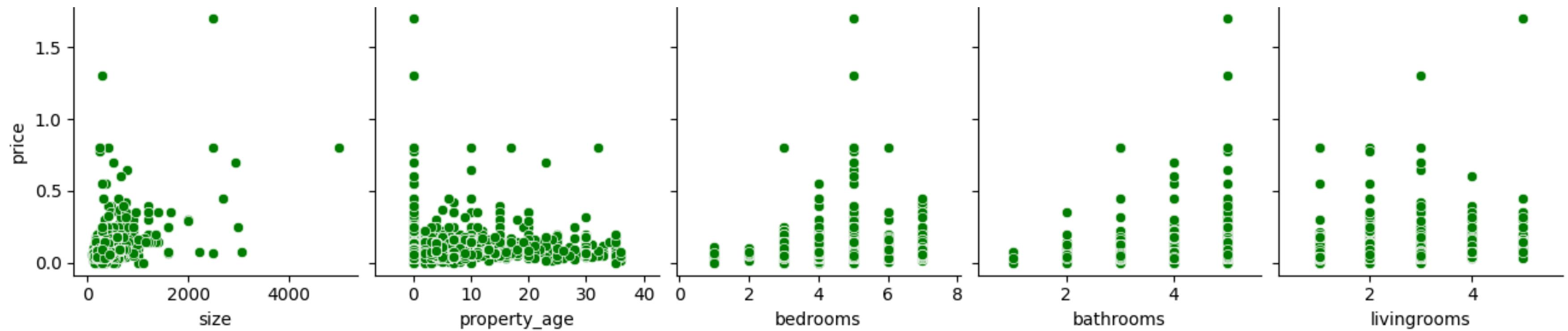
PROPERTY CHARACTERISTICS

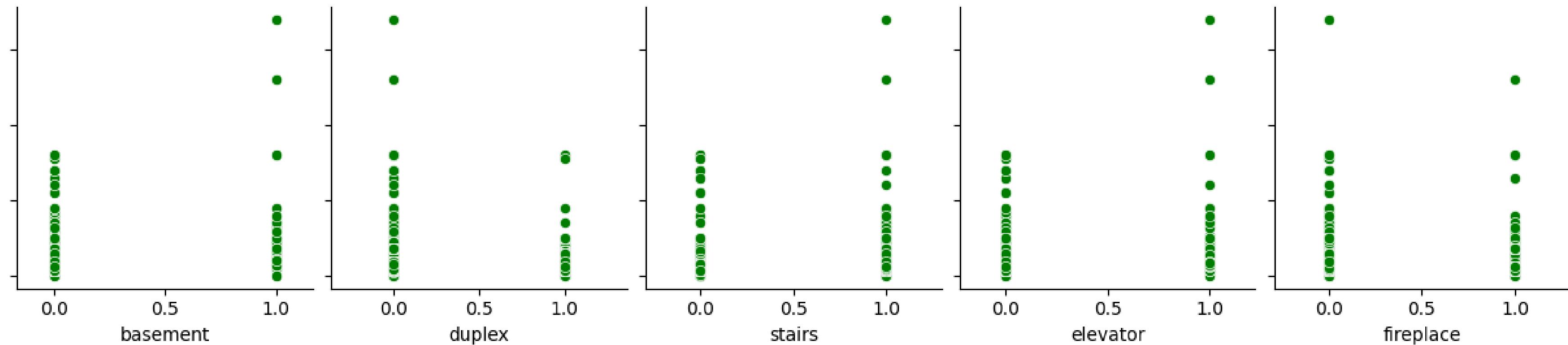
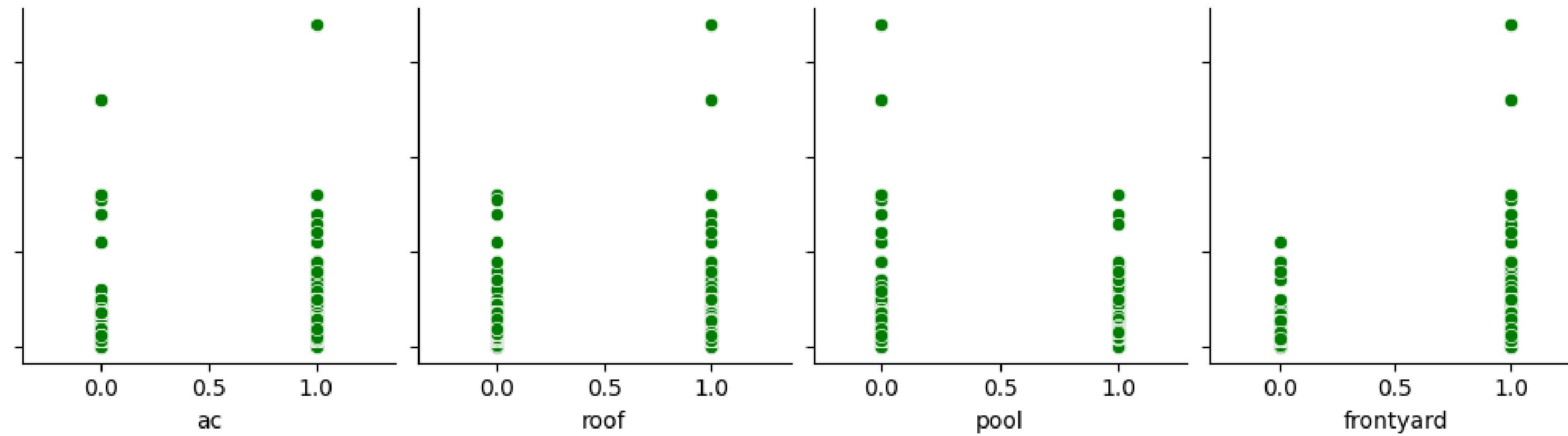
- Price range: 55,000–80,000 SAR. ₩
- One notable high-price outlier (80,000) likely location-driven.
- Most properties: 4–5 bedrooms, 5 bathrooms.
- Size range: 250–380 m².
- Indicates: Mostly villas suited for families.



PRICE ANALYSIS

**WHICH FEATURES ARE
STRONGLY CORRELATED
WITH PROPERTY PRICE?**





HOW DOES LOCATION AFFECT PRICING?

LOCATION INSIGHTS



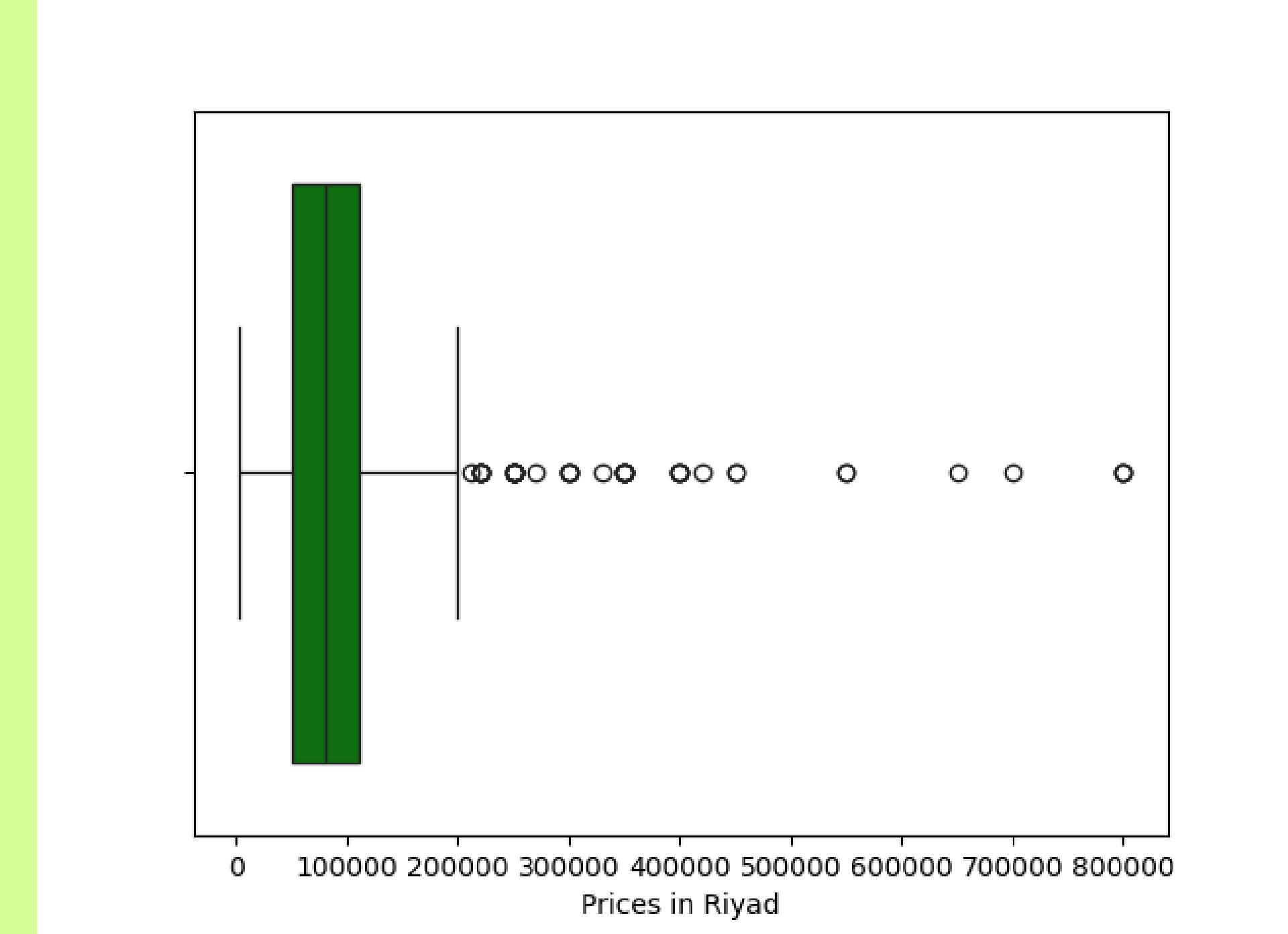


RIYADH

	size	property_age	bedrooms	bathrooms	livingrooms	price
count	960	960	960	960	960	960
mean	384.13	6.01	4.84	4.59	2.01	94291.60
std	249.00	9.05	1.17	0.71	0.91	78283.44
min	120	0	1	1	1	2000
25%	265	0	4	4	1	50000
50%	323.5	2	5	5	2	80000
75%	400	9	5	5	2	110000
max	3060	36	7	5	5	800000



RIYADH



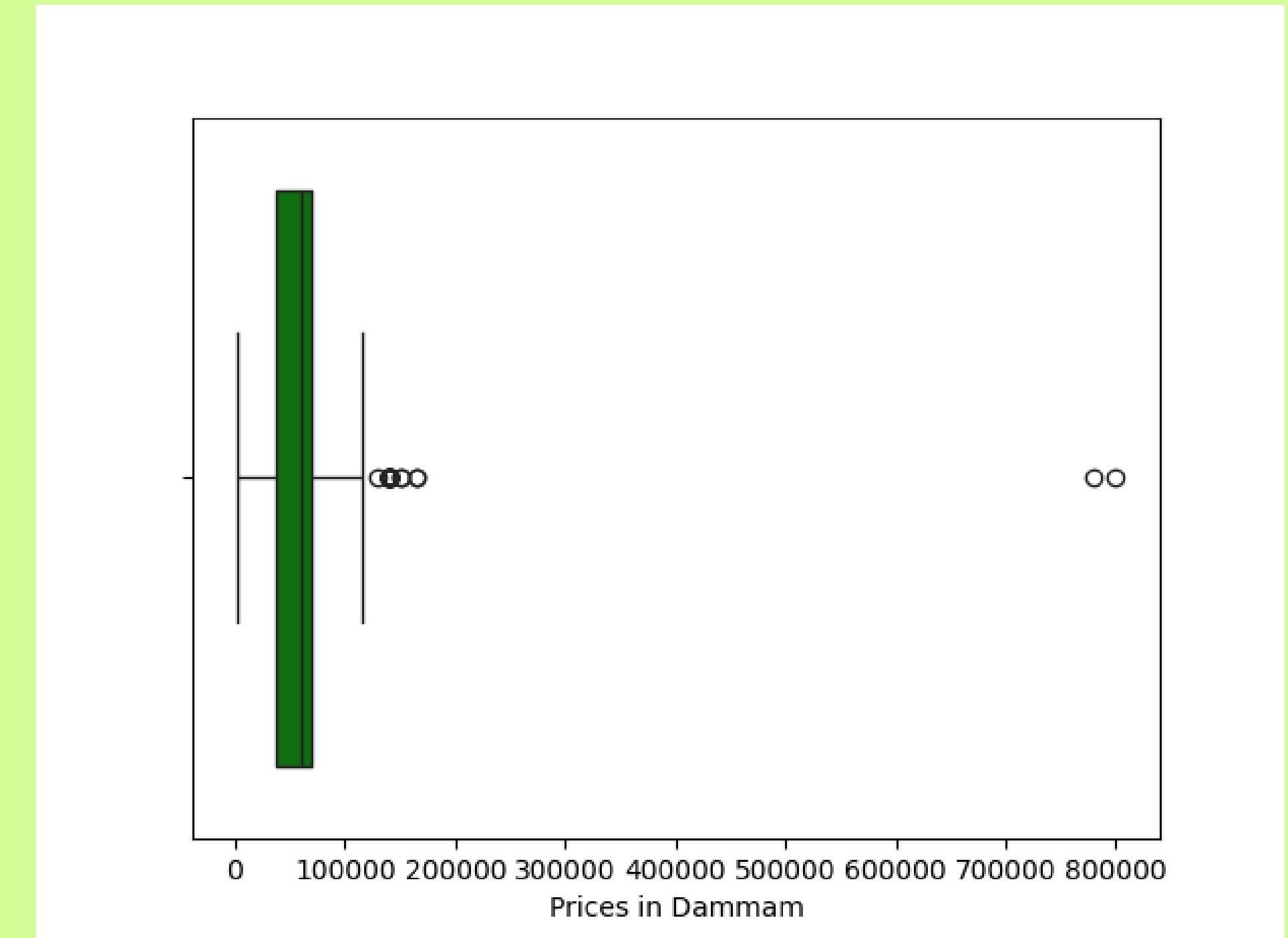


DAMMAM

	size	property_age	bedrooms	bathrooms	livingrooms	price
count	894	894	894	894	894	894
mean	326.84	2.91	5.50	4.61	2.17	63282.44
std	108.00	3.69	1.26	0.83	0.78	44192.73
min	125	0	1	1	1	1000
25%	250	0	5	5	2	37000
50%	300	0	5	5	2	60000
75%	380	5	7	5	3	70000
max	1200	26	7	5	5	800000



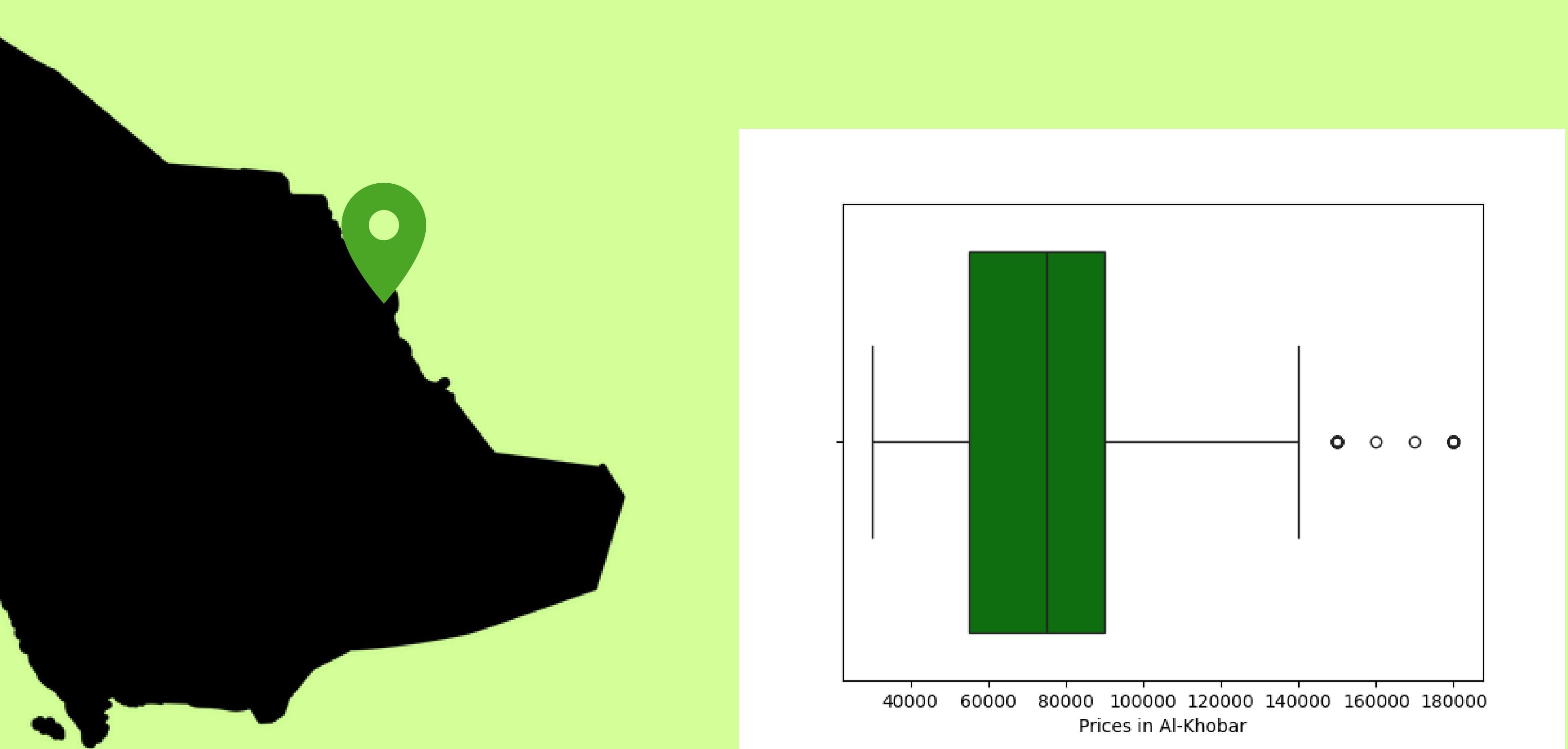
DAMMAM



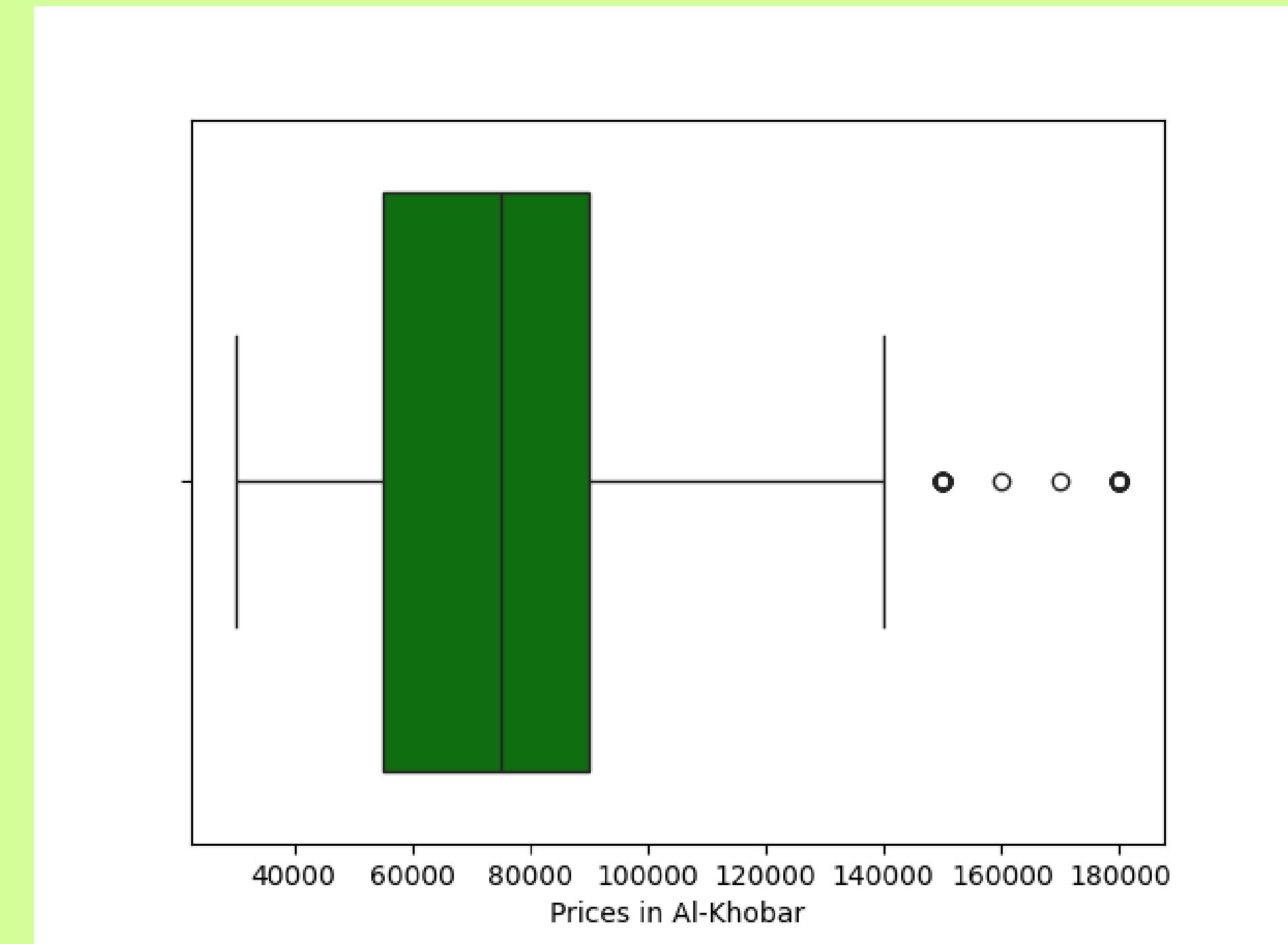


AL-KHOBAR

	size	property_age	bedrooms	bathrooms	livingrooms	price
count	976	976	976	976	976	976
mean	370.26	5.88	5.23	4.72	2.37	79482.53
std	124.10	9.30	1.05	0.47	0.93	37390.67
min	111	0	1	2	1	30000
25%	300	0	4	4	2	55000
50%	348	0	5	5	2	75000
75%	437	10	6	5	3	90000
max	2226	30	7	5	5	180000



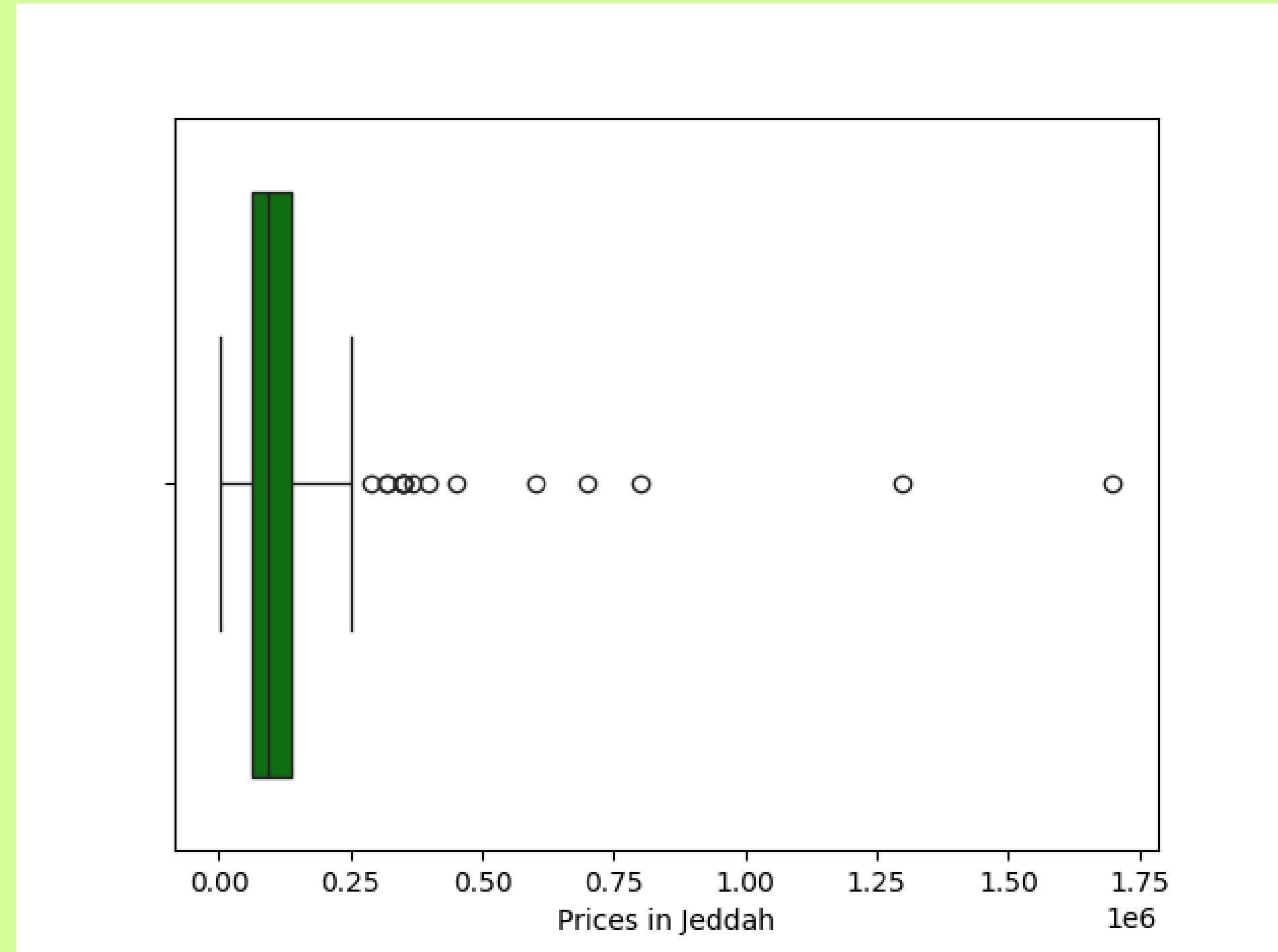
AL-KHOBAR



	size	property_age	bedrooms	bathrooms	livingrooms	price
count	886	886	886	886	886	886
mean	379.55	5.32	4.78	4.49	2.44	112865.80
std	269.45	6.15	1.31	0.75	0.97	97170.01
min	100	0	1	1	1	1000
25%	280	0	4	4	2	62000
50%	312	3	5	5	2	95000
75%	400	9	5	5	3	140000
max	5000	36	7	5	5	1700000



JEDDAH



JEDDAH

LOCATION INSIGHTS

SUMMARY

	Size	Price
Riyad	323.5	80000
Dammam	300	60000
Al-Khobar	348	75000
Jeddah	312	95000

JEDDAH

CLOSE PROXIMITY TO MAKKAH

1. Gateway for Pilgrims
2. Strategic Location
3. Prime Zone

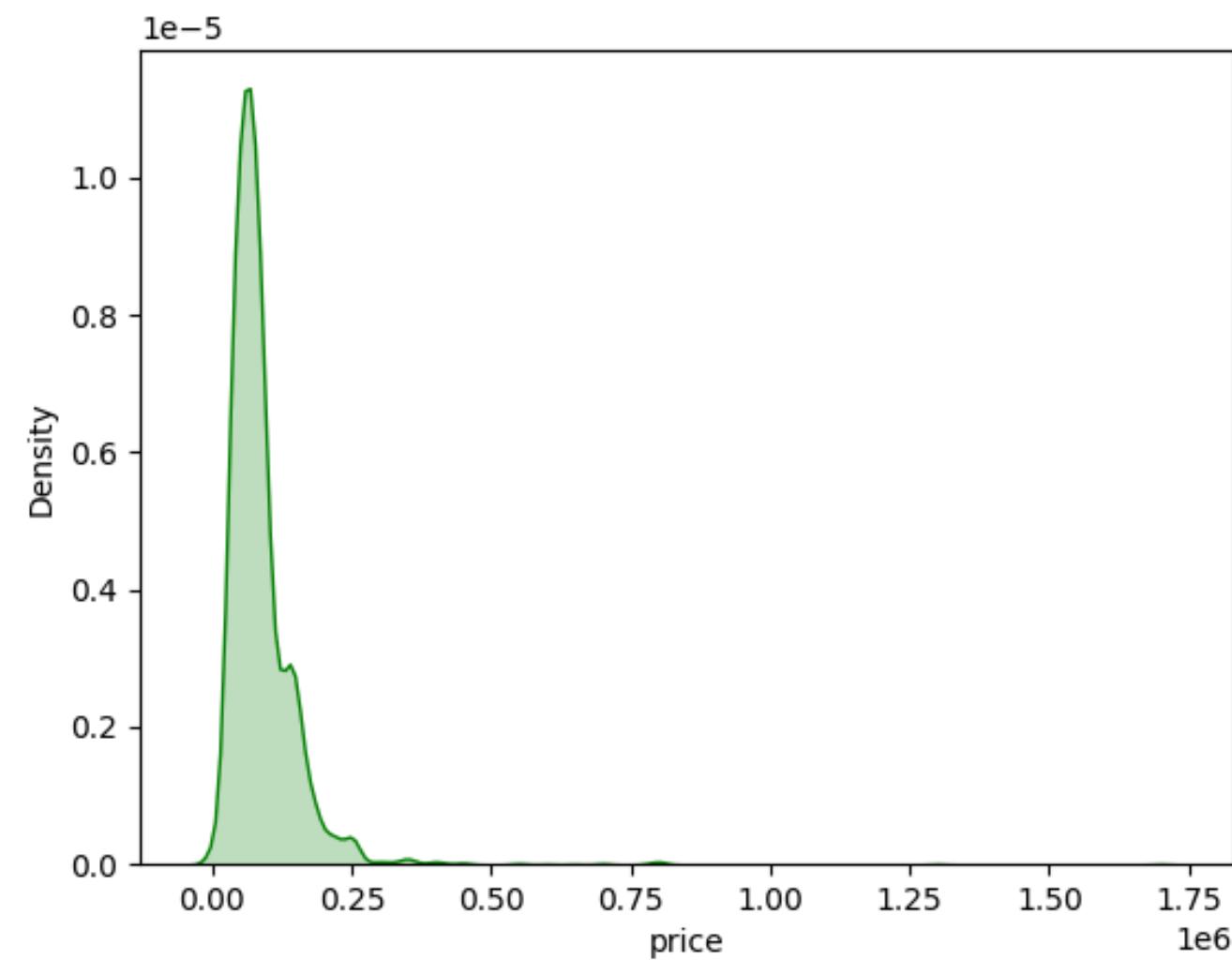
RIYADH

**DAMMAM &
AL-KHOBAR**

WIDEST PRICE DISTRIBUTION

**MID-RANGE BUT LESS
VARIATION**

CONCLUSION



- Housing prices in the selected areas are highly varied.
- Price trends are primarily driven by property size and location.
- Most properties are in the low-to-mid range with a few luxury outliers.

LIMITATIONS & FUTURE WORK

- Expand the dataset
- Future analysis should segregate properties by type (apartment vs. villa) for clearer patterns.
- Quantify how distance to key landmarks affects prices

Thank You!

Any questions?

