

Real Estate Market Analysis in Alexandria

An Investment-Oriented View of the Alexandria Property Market



Price by Location

Number of Rooms

Price per m²

Time Series 2017 to 2024

Value vs Currency & Gold

Survey Insights & ROI

 **13,019**

Number of Houses

 **38**

Number of Locations

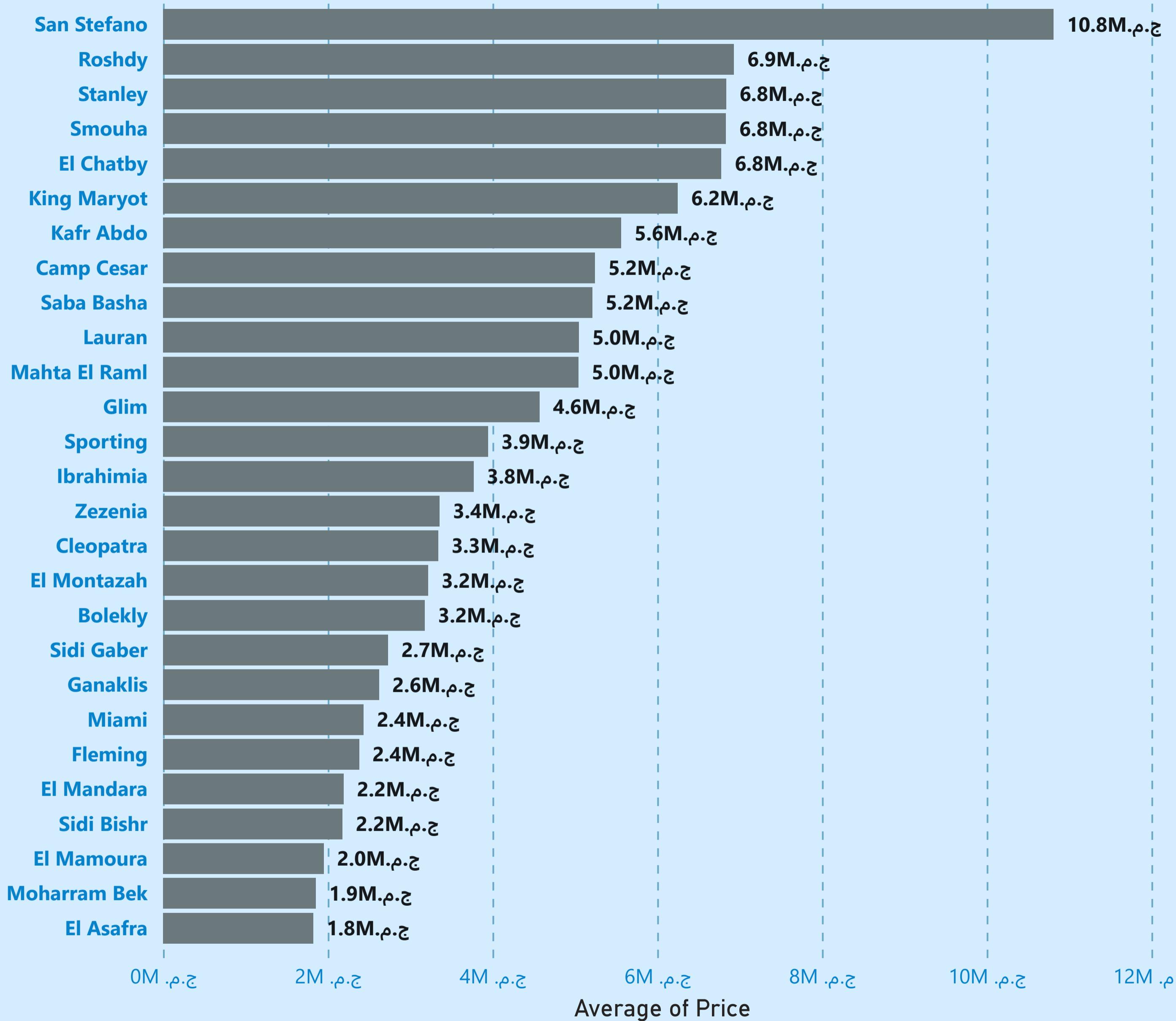
 **140**

Average Size in Meters

 **2,946,451 .ج.م.**

Average of Price

Average of Price By Location



Filter By Price

450,000 .ج.م.

100,000,000 .ج.م.



Location



Search

Zezenia

Saba Basha

Victorya

Roshdy

Stanley

New Miami

Sporting

Moharram Bek

Smouha

Miami

Sidi Gaber

Mansheya

Sidi Bishr

Mahta El Raml

San Stefano

Lauran

Price by Location

Number of Rooms

Price per m²

Time Series 2017 to...

Value vs Currency ...

Survey Insights & ROI

 **13,019**

Number of Houses

 **12**

Max Number of Rooms

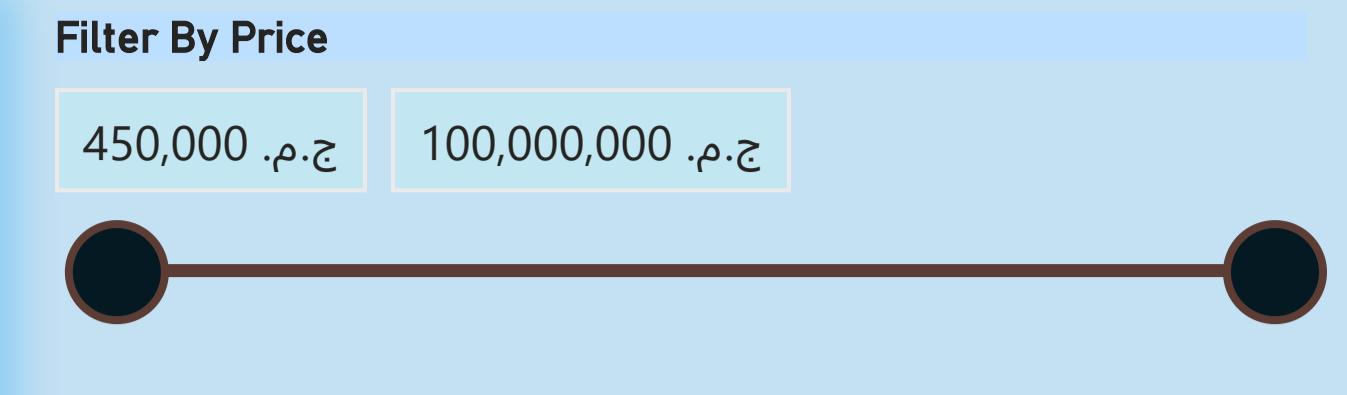
 **1**

Min Number of Rooms

 **3**

Average Number of Rooms

Location	Average of Rooms	Average of Size in Meters	Average of Price
San Stefano	3.24	223.61	10,811,576.58 .ج.م.
Roshdy	3.22	216.93	6,930,537.97 .ج.م.
Stanley	3.28	198.49	6,835,555.56 .ج.م.
Smouha	3.06	173.60	6,833,208.85 .ج.م.
El Chatby	2.92	178.85	6,777,206.62 .ج.م.
King Maryot	2.86	161.44	6,248,057.20 .ج.م.
Kafr Abdo	3.05	198.29	5,561,842.11 .ج.م.
Camp Cesar	2.82	166.69	5,242,619.05 .ج.م.
Saba Basha	2.92	179.57	5,209,701.49 .ج.م.
Lauran	2.95	186.58	5,047,919.16 .ج.م.
Mahta El Raml	3.30	172.94	5,041,382.98 .ج.م.
Glim	2.78	177.17	4,569,723.30 .ج.م.
Sporting	2.78	145.20	3,944,457.36 .ج.م.
Ibrahimia	2.89	165.06	3,768,305.08 .ج.م.
Zezenia	2.71	150.41	3,356,860.47 .ج.م.
Cleopatra	2.77	129.71	3,339,296.88 .ج.م.
El Montazah	2.71	140.96	3,217,928.39 .ج.م.
Bolekly	2.99	156.50	3,175,589.68 .ج.م.
Sidi Gaber	2.53	120.39	2,731,290.32 .ج.م.
Ganaklis	2.75	141.77	2,620,794.26 .ج.م.
Miami	2.66	134.44	2,433,465.36 .ج.م.
Fleming	2.77	138.39	2,378,911.76 .ج.م.
El Mandara	2.72	133.67	2,191,545.45 .ج.م.
Sidi Bishr	2.70	128.33	2,178,647.69 .ج.م.
El Mamoura	2.63	122.33	1,950,797.10 .ج.م.
Moharram Bek	2.80	121.04	1,852,206.80 .ج.م.
El Asafra	2.61	118.93	1,821,650.50 .ج.م.
New Miami	2.68	118.32	1,637,653.17 .ج.م.
El Amreya	2.67	111.45	1,630,590.06 .ج.م.
Mansheya	2.70	135.24	1,521,111.11 .ج.م.
Victorya	2.63	113.67	1,464,846.49 .ج.م.
Borg El Arab	2.42	103.33	1,339,666.67 .ج.م.
El Seyouf	2.60	110.64	1,020,009.40 .ج.م.
Bakoos	2.62	104.83	987,111.11 .ج.م.
Al Gharbiya	2.61	104.81	980,500.00 .ج.م.



Location		
<input type="text"/> Search		
Zezenia	Saba Basha	King Maryot
Victorya	Roshdy	Kafr Abdo
Stanley	New Miami	Ibrahimia
Sporting	Moharram Bek	Glim
Smouha	Miami	Ganaklis
Sidi Gaber	Mansheya	Fleming
Sidi Bishr	Mahta El Raml	El Seyouf
San Stefano	Lauran	El Montazah

Price by Location

Number of Rooms

Price per m²

Time Series 2017 to...

Value vs Currency ...

Survey Insights & ROI

18,549 .ج.م



Average Price By Meter

140

Average Size in Meters

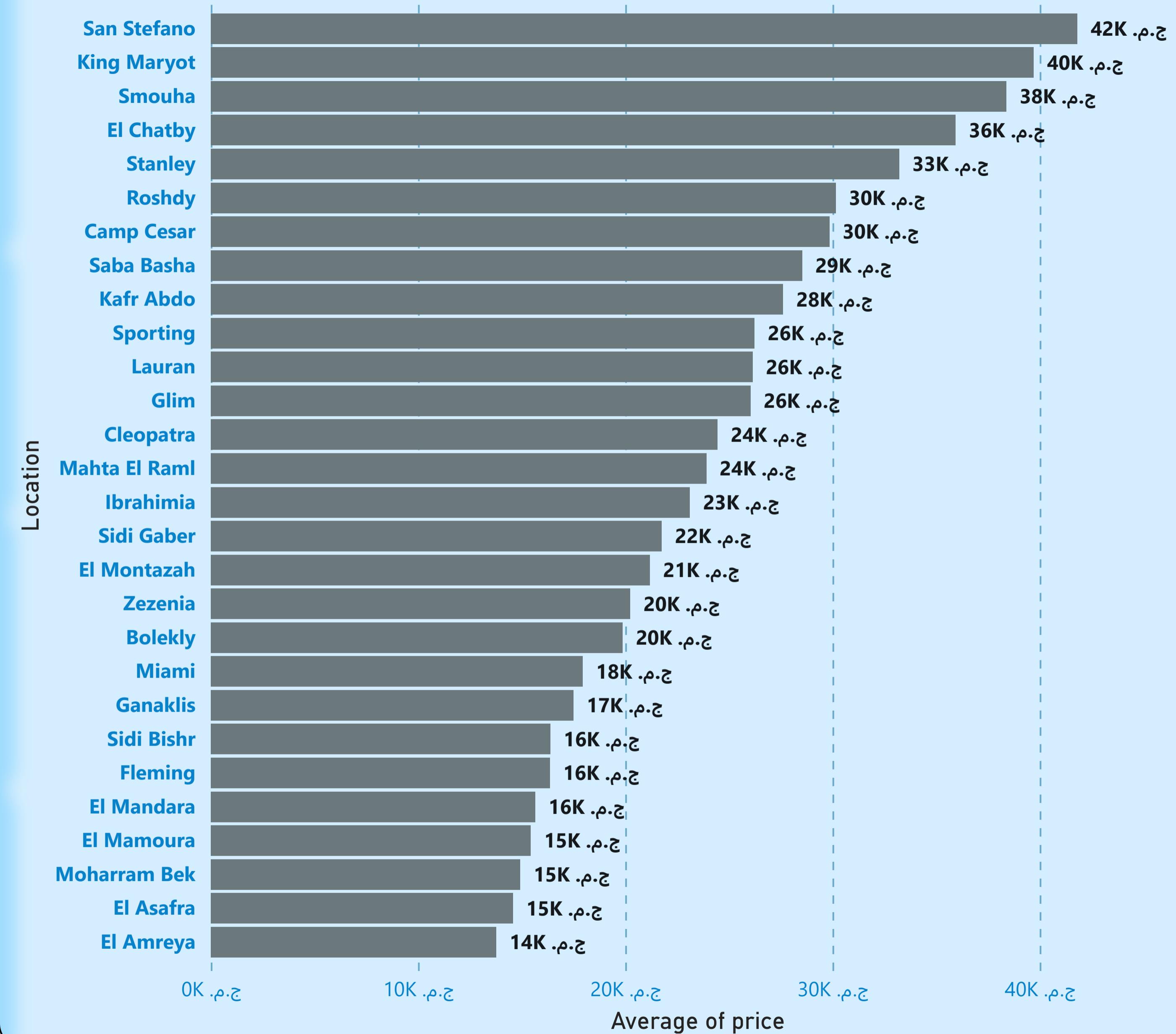
1400

Max Size in Meters

30

Min Size in Meters

Average price per meter by Location



Filter By Price

450,000 .ج.م

100,000,000 .ج.م



Location

Search

Zezenia

Saba Basha

Victorya

Roshdy

Stanley

New Miami

Sporting

Moharram Bek

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Price by Location

Number of Rooms

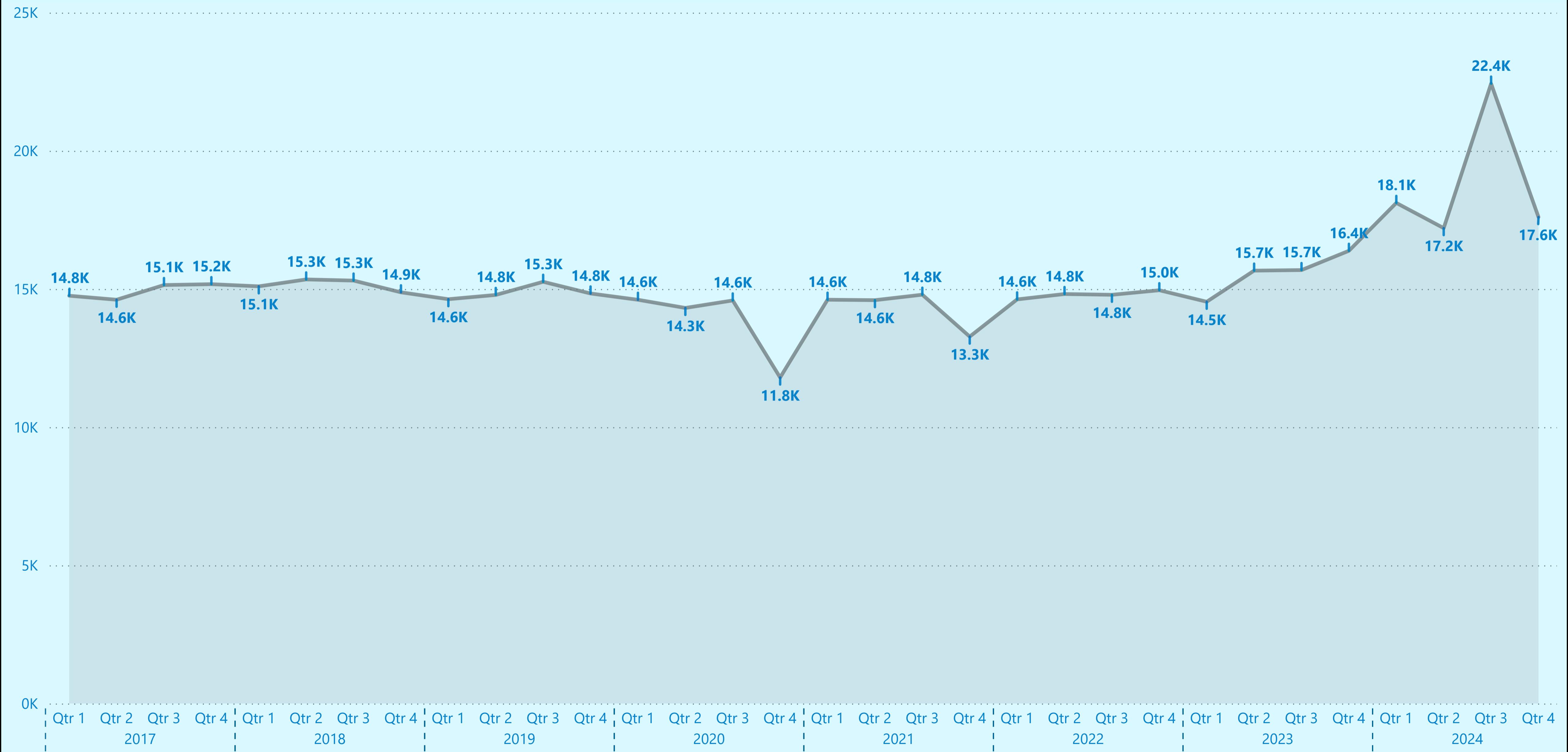
Price per m²

Time Series 2017 to...

Value vs Currency &..

Survey Insights & ROI

AVG price (EGB) per meter by quarter from 2017 to 2024



Price by Location

Number of Rooms

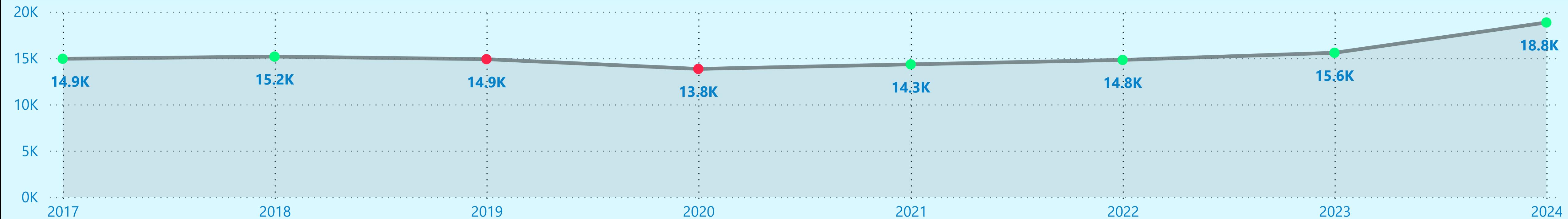
Price per m²

Time Series 2017 to 2024

Value vs Currency ...

Survey Insights & ROI

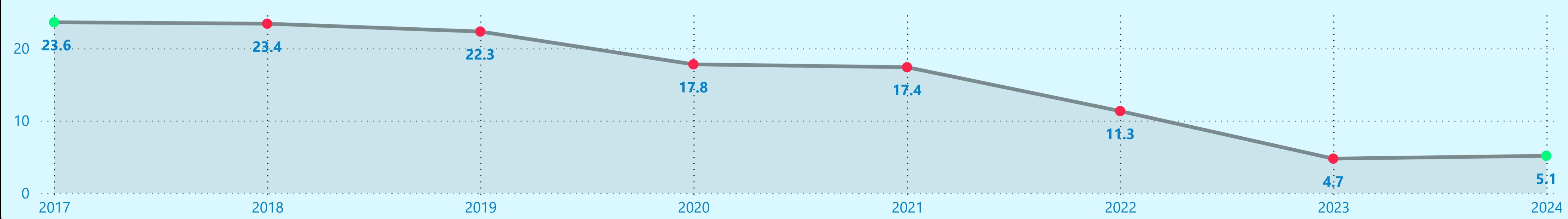
AVG price (EGB) per meter by year



AVG price (\$) per meter by year



AVG price (Gold 21K) per meter by year



Price by Location

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Time Series 2017 to...

Value vs Currency & Gold

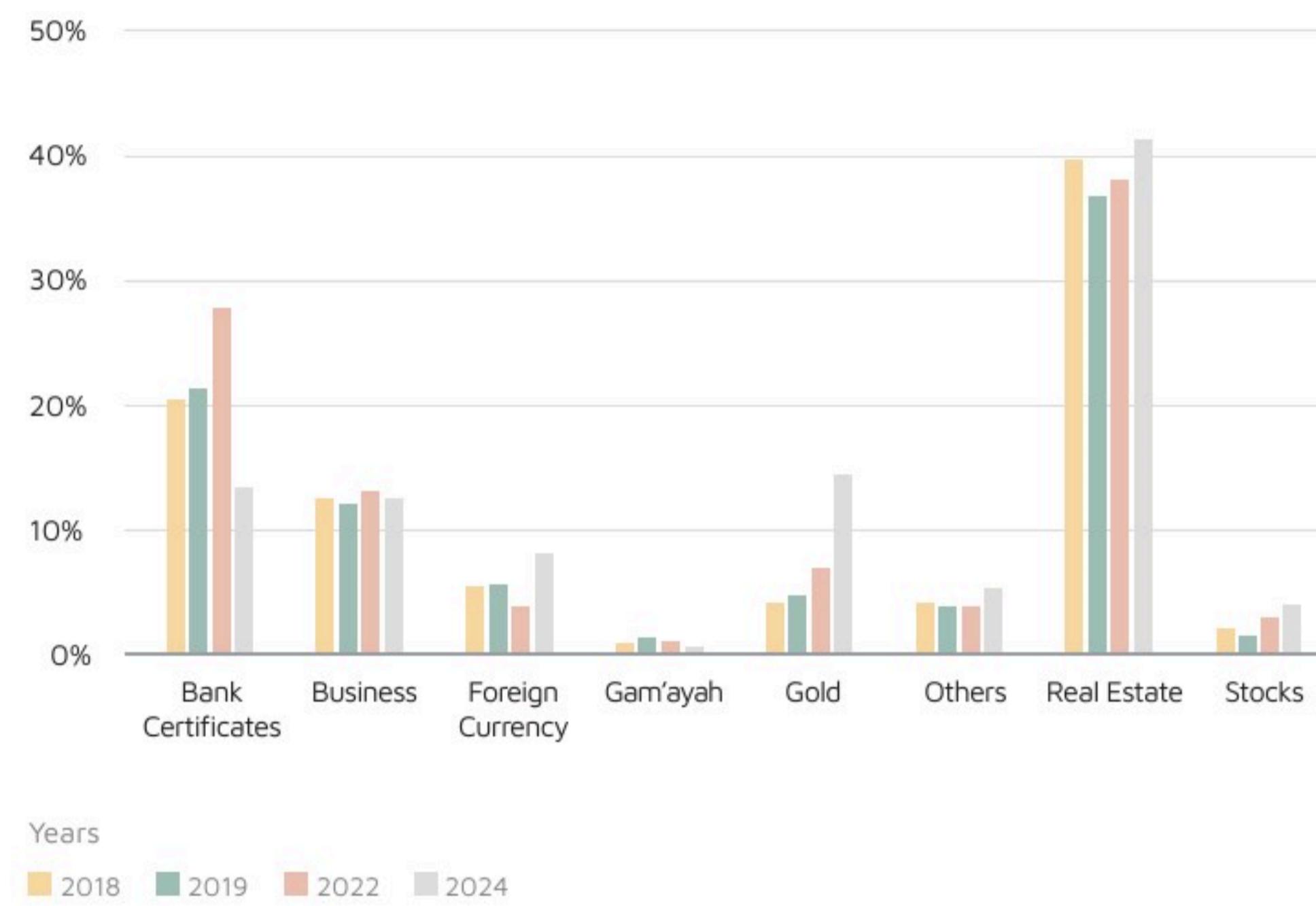
Survey Insights & ROI

Survey conducted by Aqar Map with over 2 million responses



Investing

How do you prefer to invest your savings? (Survey results over the years)



Return on 1M EGP Investment (2015–2023)



1M EGP Comparative Investment Scenarios

How much would 1M EGP be worth in March 2024 if you invested in different vehicles at different years?

		2015	2016	2017	2018	2019
USD	Today's Value	6,327,013	6,328,225	3,104,637	2,818,351	1,752,860
	Total ROI	533%	533%	210%	182%	75%
	Annual ROI	59%	67%	30%	30%	15%
Gold	Today's Value	11,885,520	11,295,756	5,502,566	4,713,954	2,598,038
	Total ROI	1089%	1030%	450%	371%	160%
	Annual ROI	121%	129%	64%	62%	32%



1M EGP Comparative Investment Scenarios

How much would 1M EGP be worth in March 2024 if you invested in different vehicles at different years?

		2020	2021	2022	2023
USD	Today's Value	3,180,359	3,162,093	2,669,720	1,617,167
	Total ROI	218%	216%	167%	62%
	Annual ROI	55%	72%	83%	62%
Gold	Today's Value	4,797,095	4,134,341	3,136,435	1,909,813
	Total ROI	380%	313%	214%	91%
	Annual ROI	95%	104%	107%	91%

[Price by Location](#)[Number of Rooms](#)[Price per m²](#)[Time Series 2017 to...](#)[Value vs Currency ...](#)[Survey Insights & ROI](#)