

Real Estate Market Insights: Zameen.com Listings (Pakistan)

Executive Summary

Total cleaned listings analysed (after basic filtering): 17,650

Breakdown: 10,670 Sale listings (60.5%), 6,980 Rent listings (39.5%).

Key city-level insights (Sale market, top cities by listing volume):

- Rawalpindi: median sale price ≈ PKR 36,000,000 for median area ≈ 2,720 sqft (price-per-sqft ≈ PKR 14,246).
- Faisalabad: median sale price ≈ PKR 23,500,000 for median area ≈ 1,496 sqft (price-per-sqft ≈ PKR 14,154).
- Multan: median sale price ≈ PKR 22,000,000 for median area ≈ 1,904 sqft (price-per-sqft ≈ PKR 11,029).
- Lahore: median sale price ≈ PKR 30,000,000 for median area ≈ 2,176 sqft (price-per-sqft ≈ PKR 14,338).
- Gujranwala: median sale price ≈ PKR 24,000,000 for median area ≈ 1,510 sqft (price-per-sqft ≈ PKR 13,971).

Rental market (top cities by rental listings):

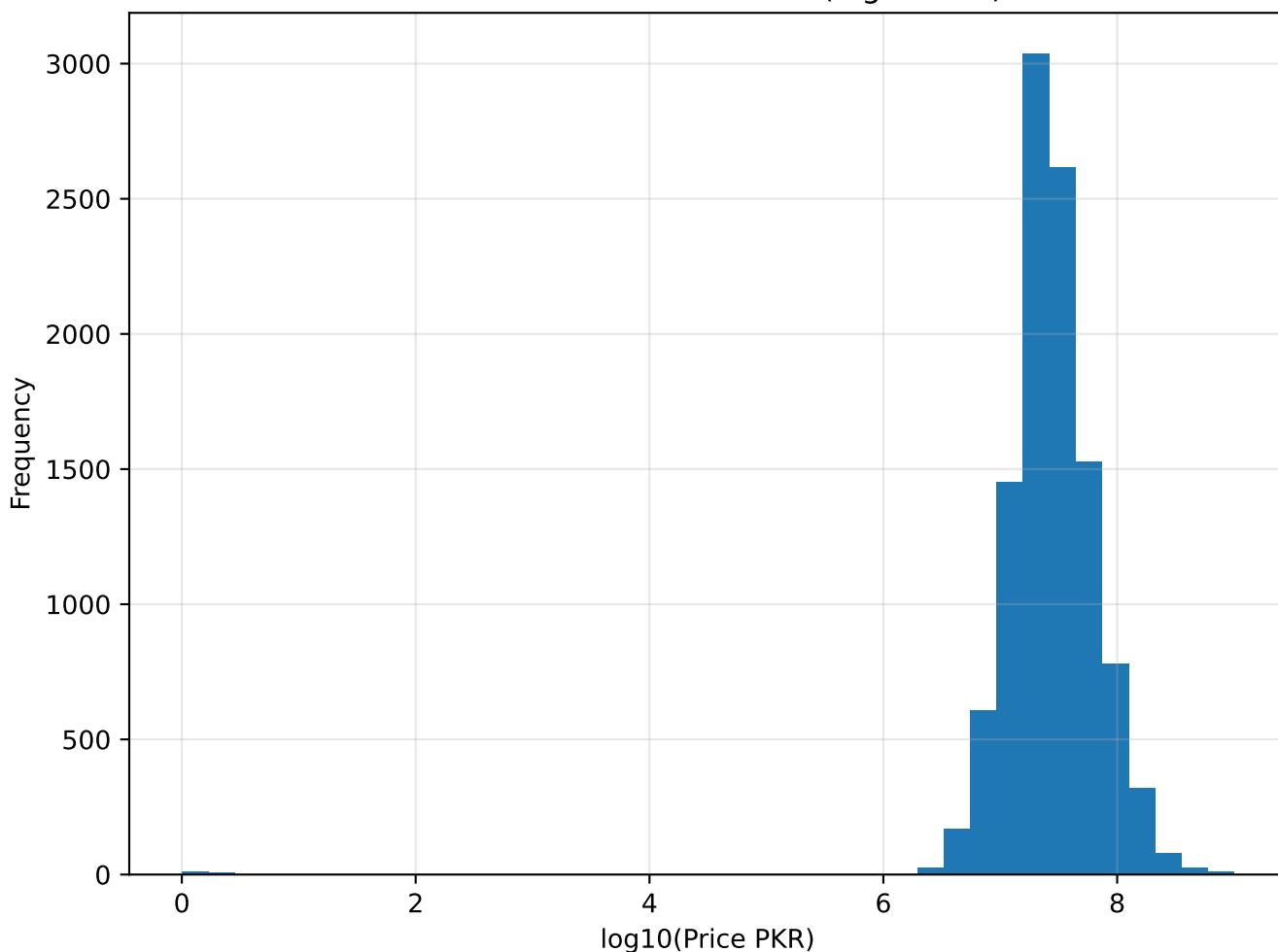
- Rawalpindi: median monthly rent ≈ PKR 80,000, median area ≈ 2,720 sqft (rent-per-sqft ≈ PKR 38.5).
- Islamabad: median monthly rent ≈ PKR 155,000, median area ≈ 3,210 sqft (rent-per-sqft ≈ PKR 59.3).
- Lahore: median monthly rent ≈ PKR 139,000, median area ≈ 2,720 sqft (rent-per-sqft ≈ PKR 50.6).
- Karachi: median monthly rent ≈ PKR 170,000, median area ≈ 2,448 sqft (rent-per-sqft ≈ PKR 66.7).
- Gujranwala: median monthly rent ≈ PKR 55,000, median area ≈ 1,360 sqft (rent-per-sqft ≈ PKR 34.0).

Property type highlights (Sale):

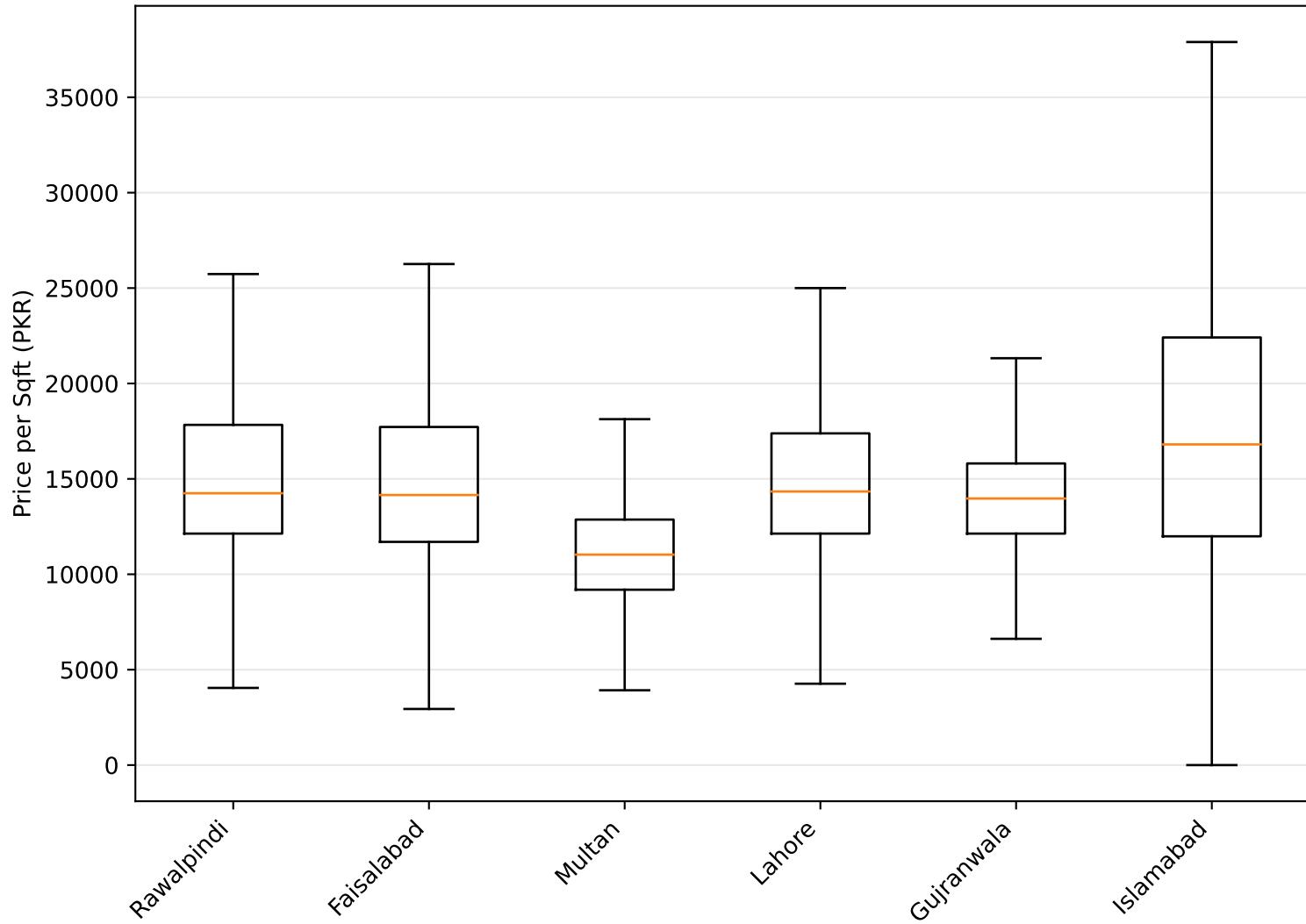
- House: median price ≈ PKR 28,000,000, median area ≈ 1,904 sqft, median price-per-sqft ≈ PKR 13,971.
- Flat: median price ≈ PKR 15,000,000, median area ≈ 1,333 sqft, median price-per-sqft ≈ PKR 12,523.
- Farm House: median price ≈ PKR 60,500,000, median area ≈ 21,760 sqft, median price-per-sqft ≈ PKR 2,253.
- Upper Portion: median price ≈ PKR 26,900,000, median area ≈ 1,800 sqft, median price-per-sqft ≈ PKR 13,657.
- Penthouse: median price ≈ PKR 30,750,000, median area ≈ 3,441 sqft, median price-per-sqft ≈ PKR 8,375.
- Lower Portion: median price ≈ PKR 28,000,000, median area ≈ 1,800 sqft, median price-per-sqft ≈ PKR 14,583.
- Room: median price ≈ PKR 3,200,000, median area ≈ 381 sqft, median price-per-sqft ≈ PKR 8,403.

Overall, prices correlate moderately with bedrooms and bathrooms, and only weakly with raw plot size. This suggests that livable space and room count are stronger price drivers than area alone.

Distribution of Sale Prices (log10 PKR)



Price per Sqft by City (Top 6 Sale Cities)



Correlation Heatmap (Numeric Features)

