

Smarter Housing Choices

Presented by Zainab Husain





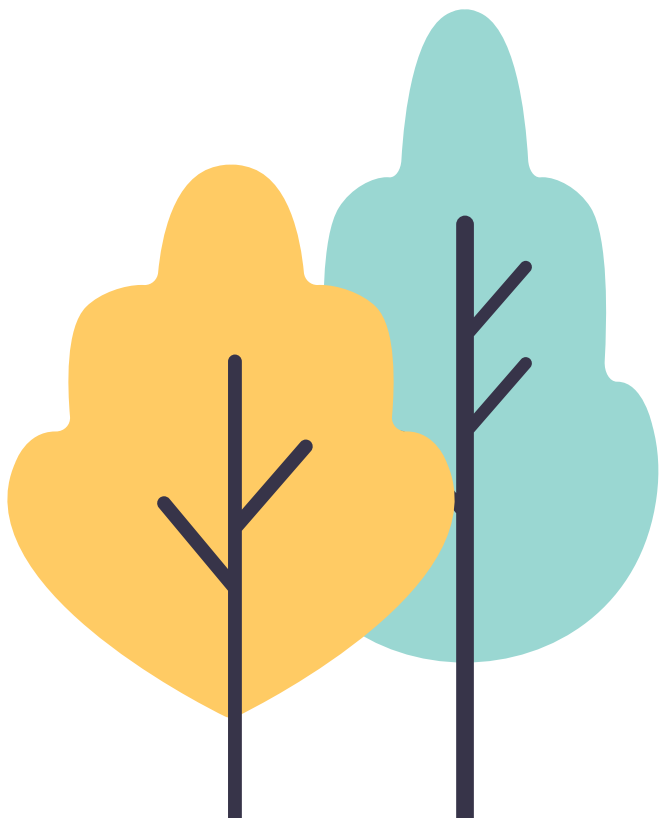
Audience

Property Seekers in Bahrain



● ● Problem Statement

- Many property seekers in Bahrain, finding a home is stressful and uncertain.
- Prices vary widely, and listings are often inconsistent or unclear.
- It's difficult to compare areas/governorates and identify the best value.





Goal

**Provide clear insights
into: prices, Affordability,
and Governorate
comparisons**



**Make confident and
informed housing
choices**





Dataset

Source

**Property Finder
Bahrin**

Distribution

**5 Governorates
146 Areas**

Rent

14,100 Properties

**Typical Price
BD 450**

Sale

7,458 Properties

**Typical Price
BD 117,000**



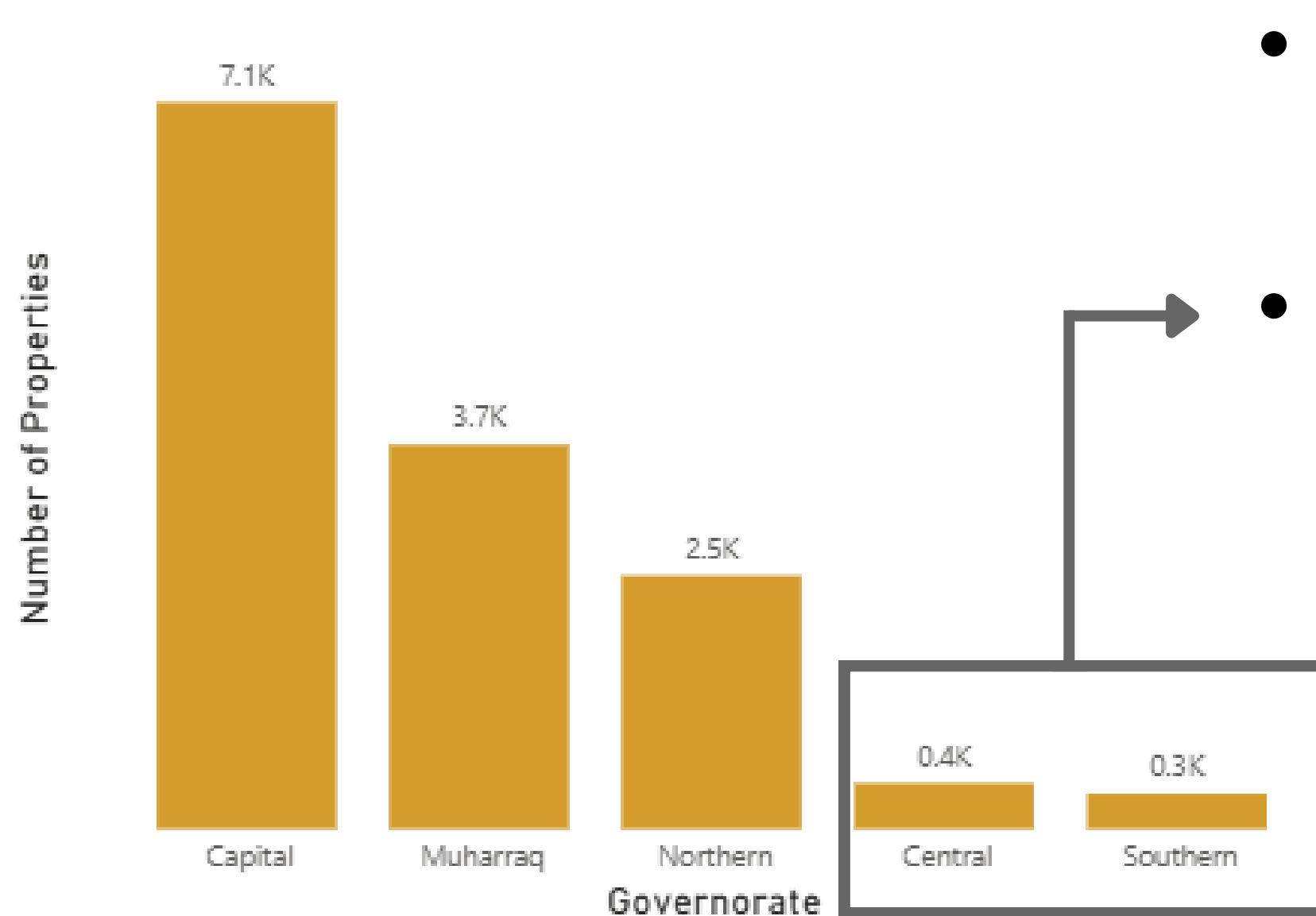


Analysis

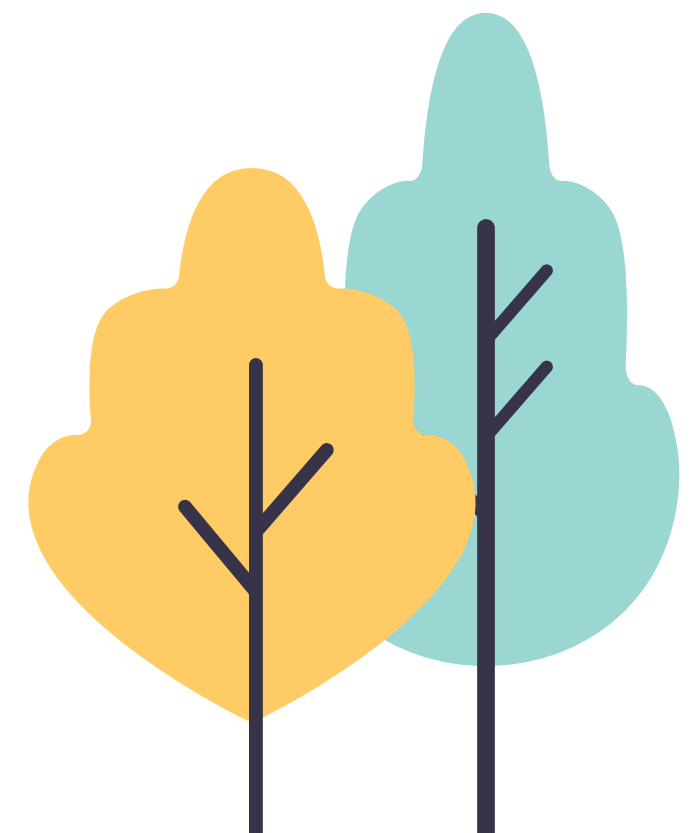
Rental Market



Most Rental Properties Cluster in Capital Governorate



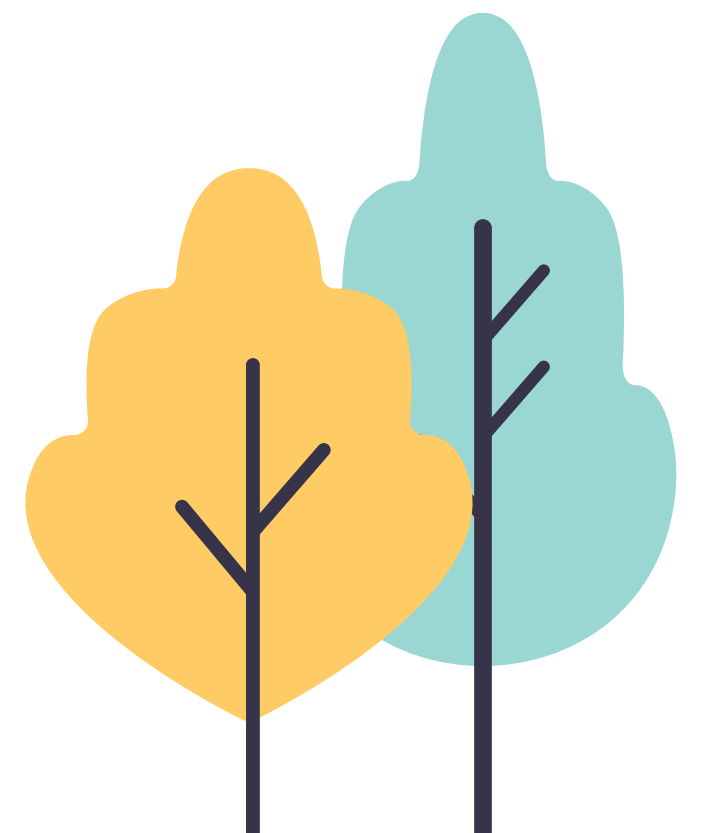
- The Capital Governorate dominates Bahrain's rental market
- limited housing options in Central and Southern Governorates



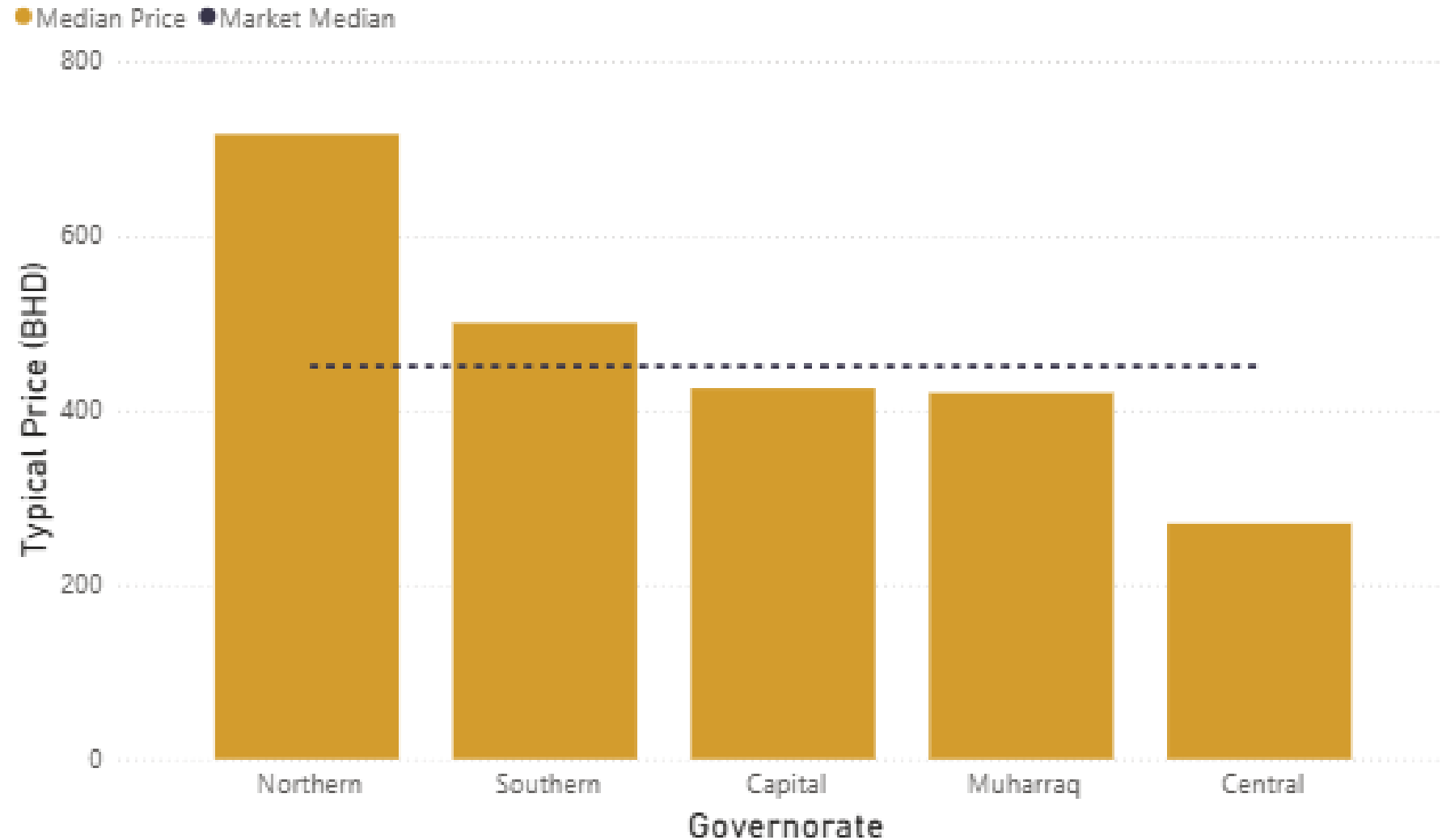
Property Type Breakdown in Bahrain's Rental Market



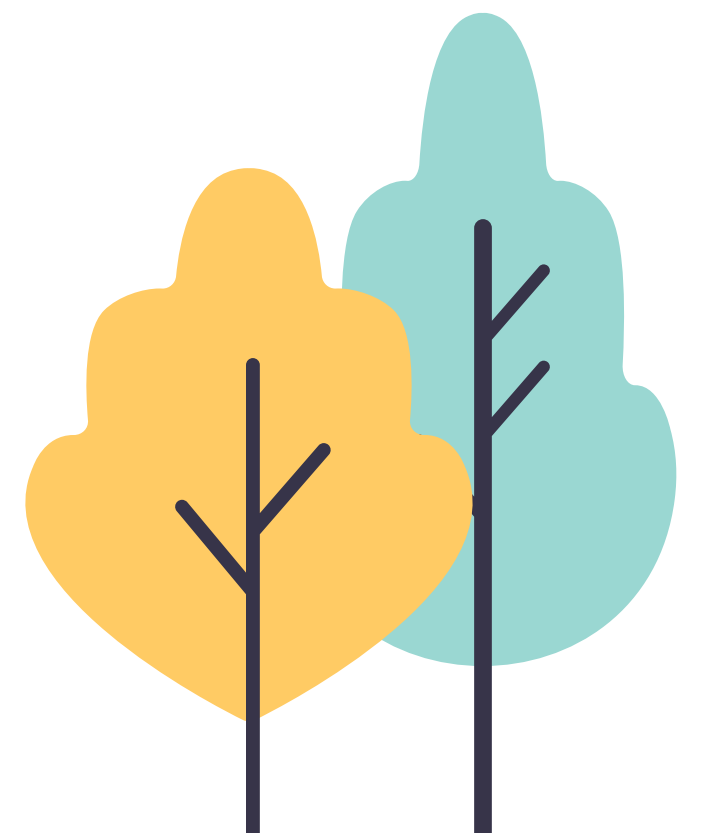
Reflect limited housing diversity and contributing to the uncertainty renters face when choosing properties.



Where Rent Prices Stand Across Governorates



- Rents are highest in the Northern area and lowest in the Central governorate





Different Renters → Different Needs

Budget

Economy

up to 4 members
< 250 BHD

Mid-Range

up to 4 members
< 500 BHD

5+ members
< 250 BHD

5+ Members
< 500 BHD

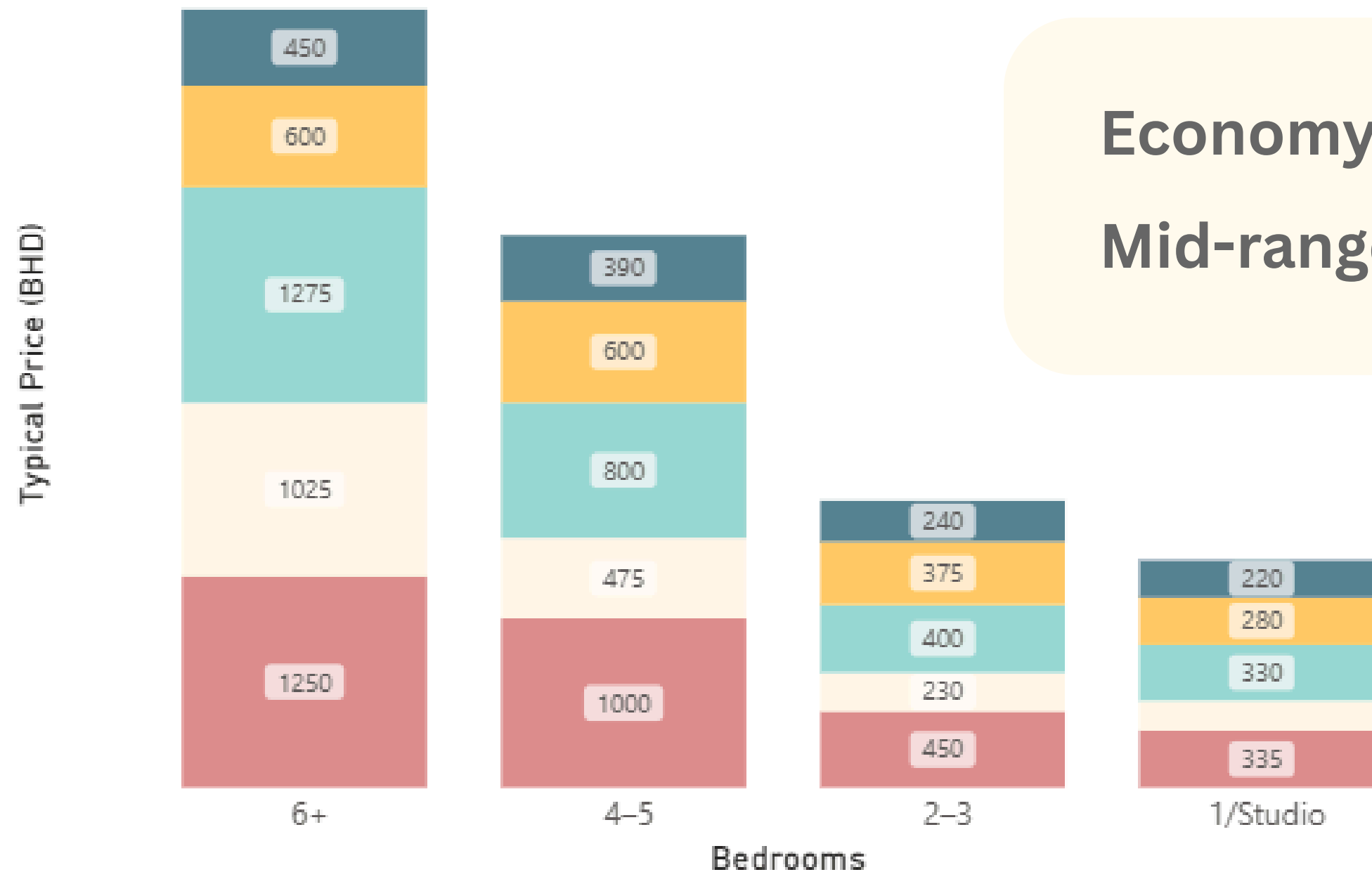
Family Size

Small

Large

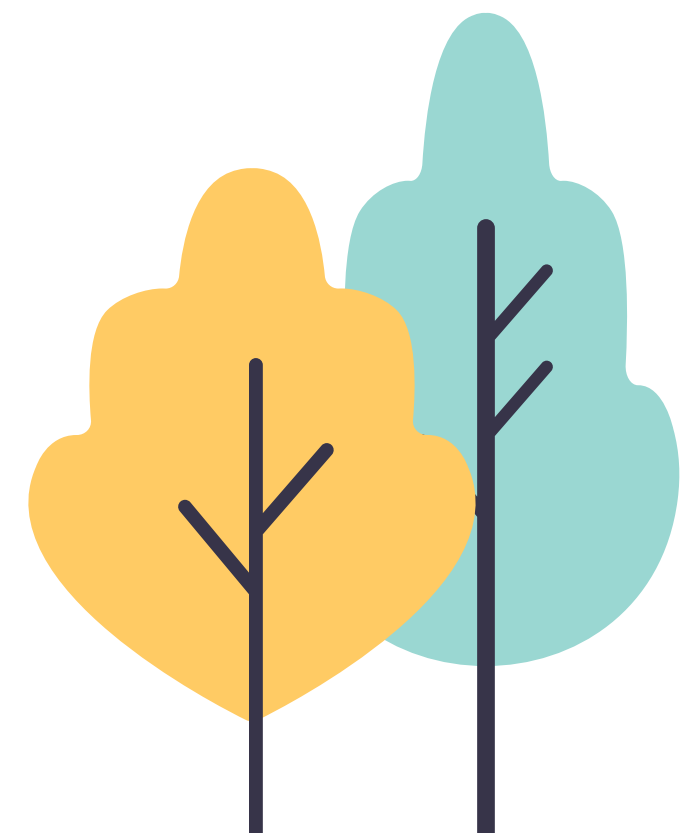
How Much Space Can each Family Afford

Governorate ● Capital ● Central ● Muharraq ● Northern ● Southern



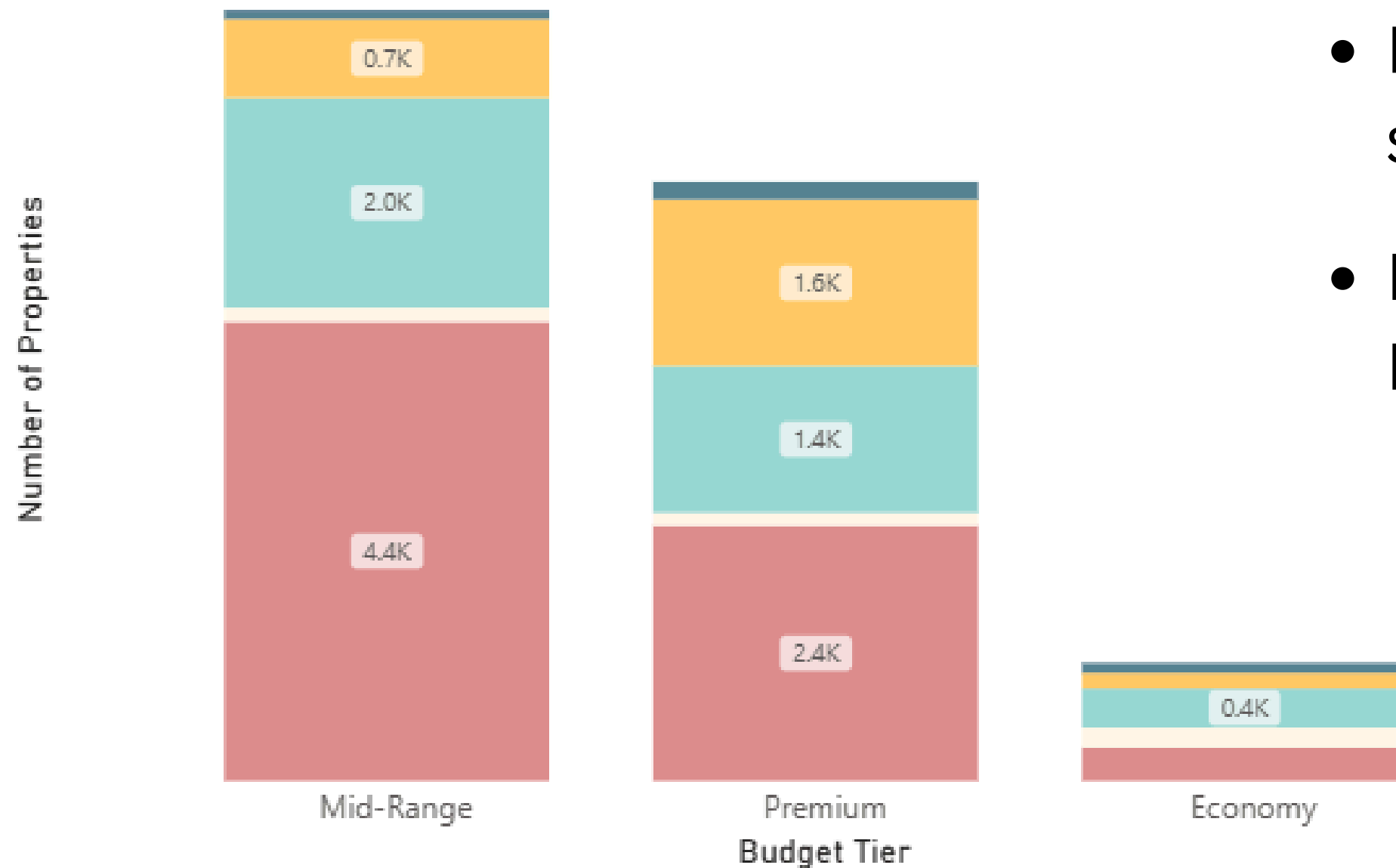
Economy Families → Central & Southern

Mid-range Families → Northern & Muharraq

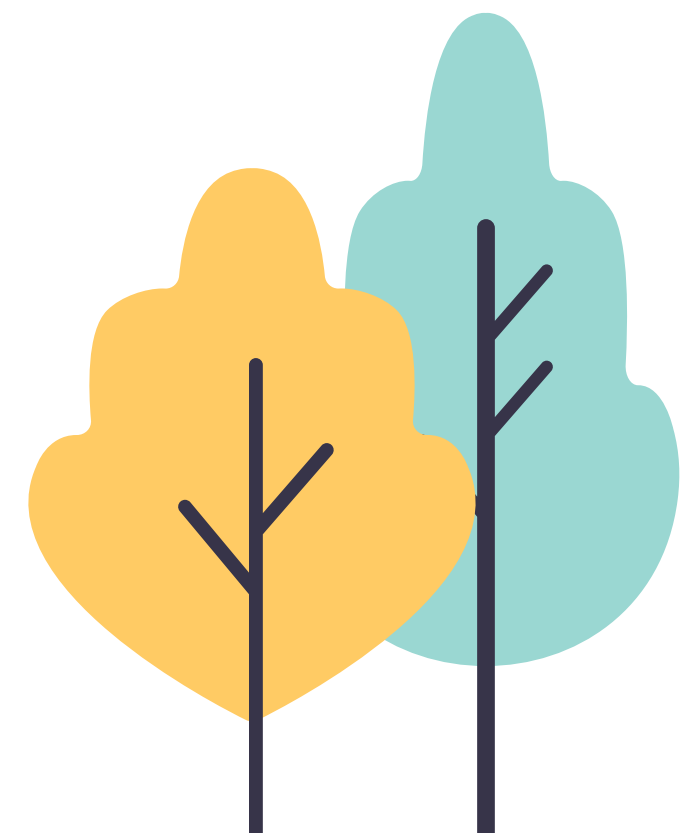


Which Area Fit Your Budget?

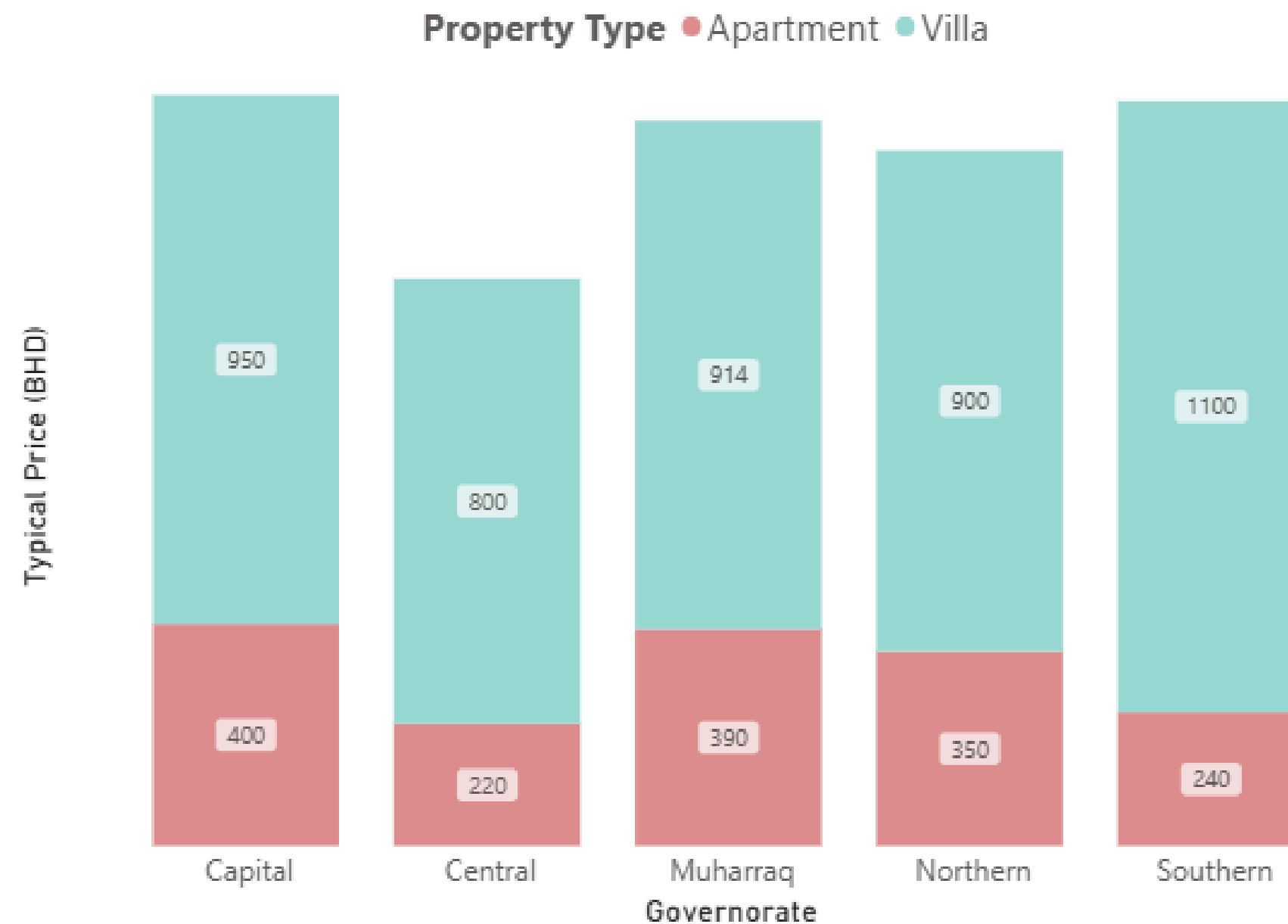
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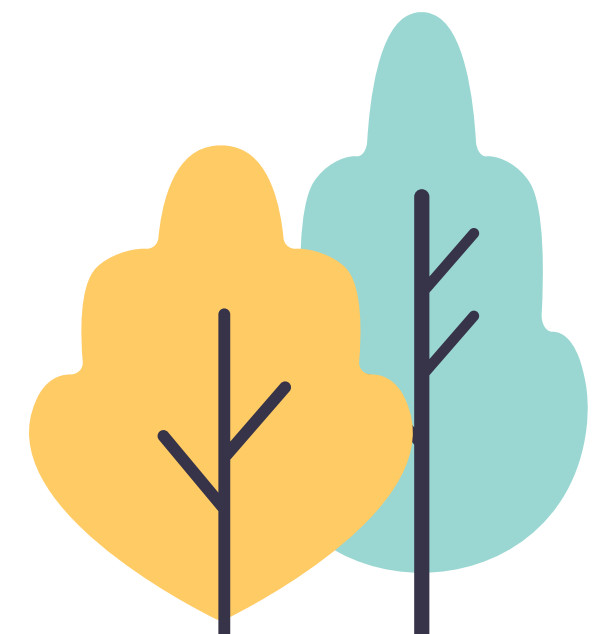
- Rental supply concentrates in mid-range segment, led by Capital and Muharraq.
- Economy housing is limited, found mainly in Muharraq



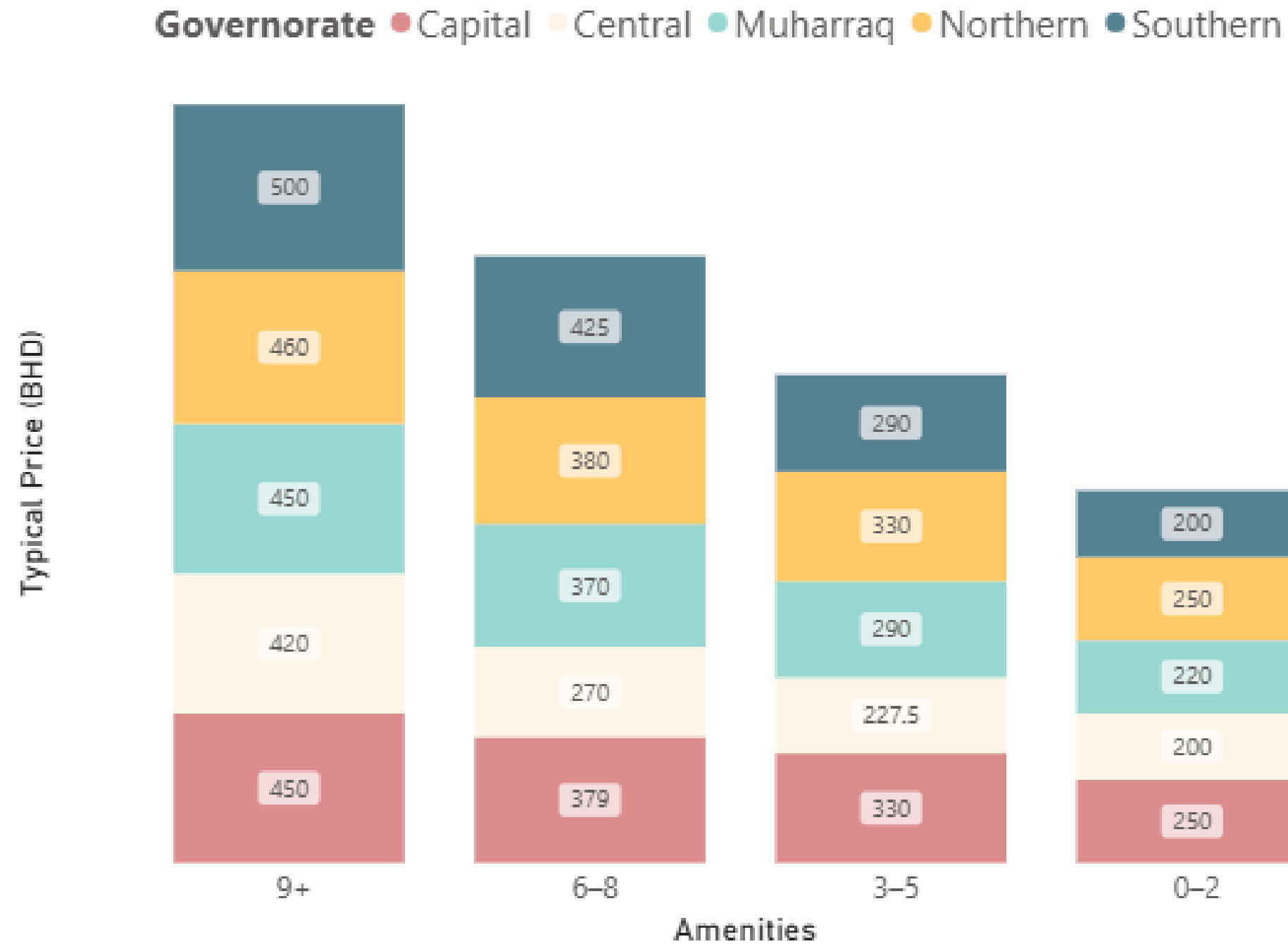
Apartment or Villa — Which Gives Better Value?



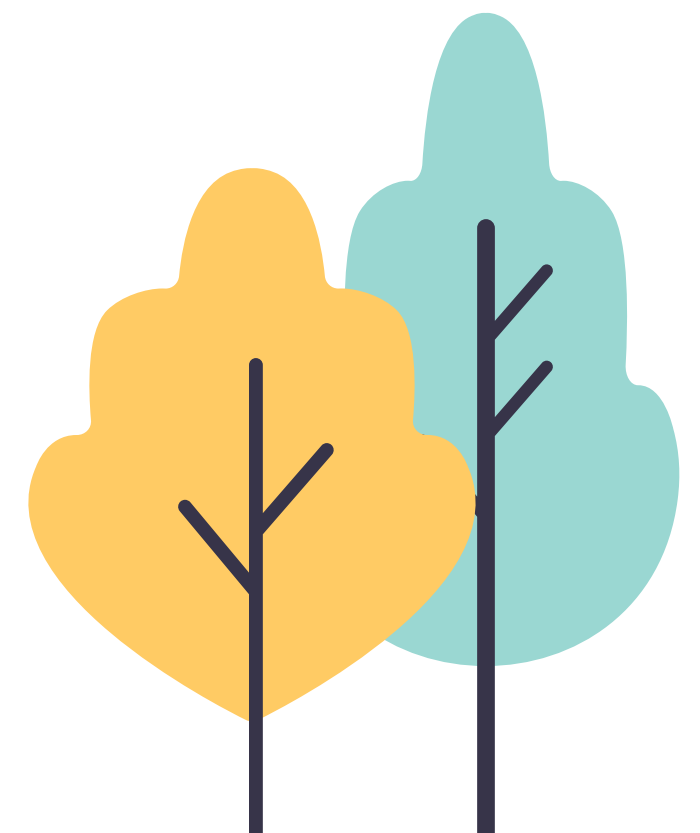
- Central and Southern offer lowest apartment prices (best options for economy families)
- Villas are most costly in Southern and Capital, and most affordable in Central.



How Much More Rent You Pay for Extra Comfort



- Central governorate provide better value – offering comfortable living at lower prices



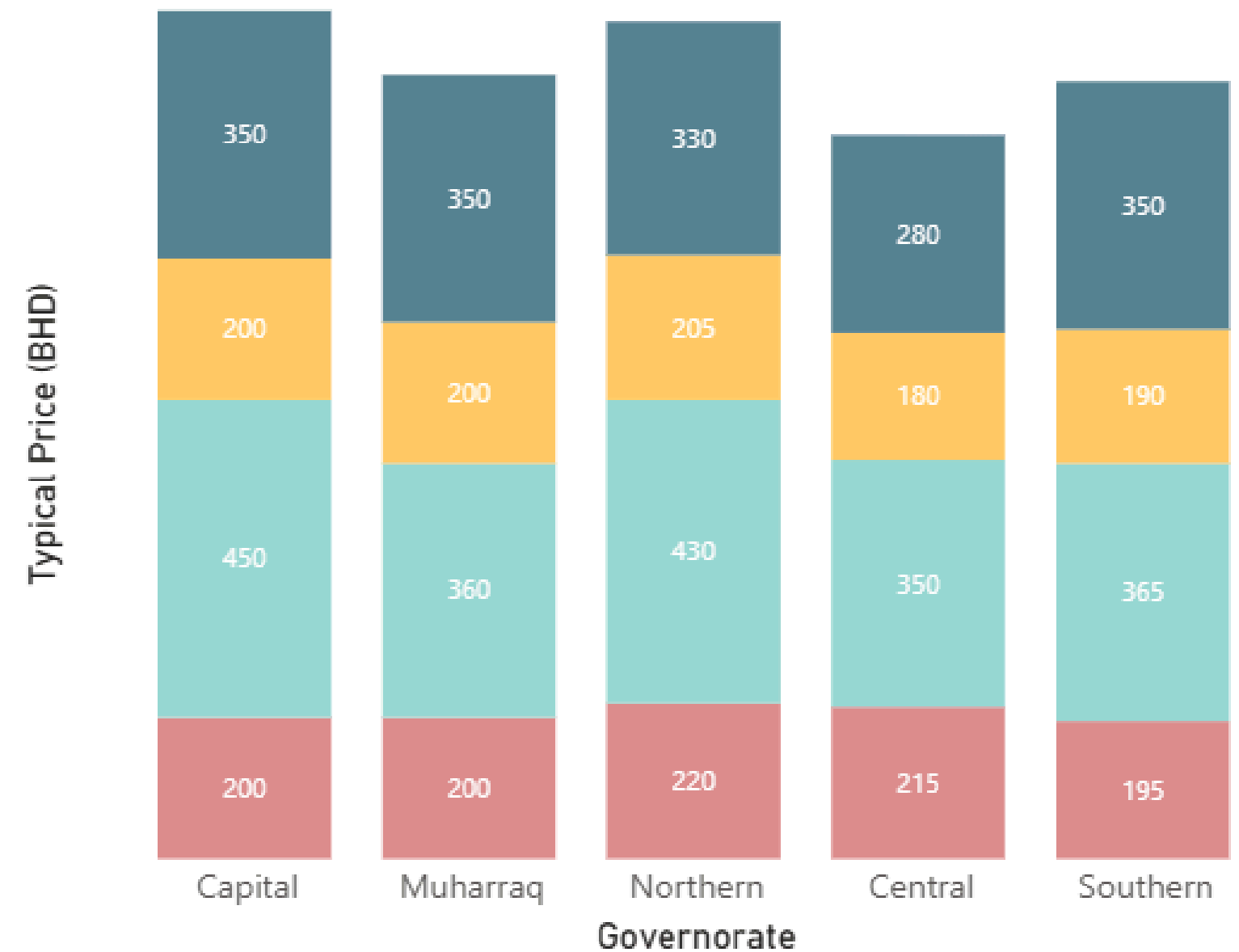
Recommendations - Find Your Perfect Match

Small Families - Economy Budget

- Central or Southern Governorate
- Most affordable 2-bedroom apartments

Small Families - Mid-Range Budget

- Muharraq or Northern Governorate
- Apartments with better amenities at reasonable rent price



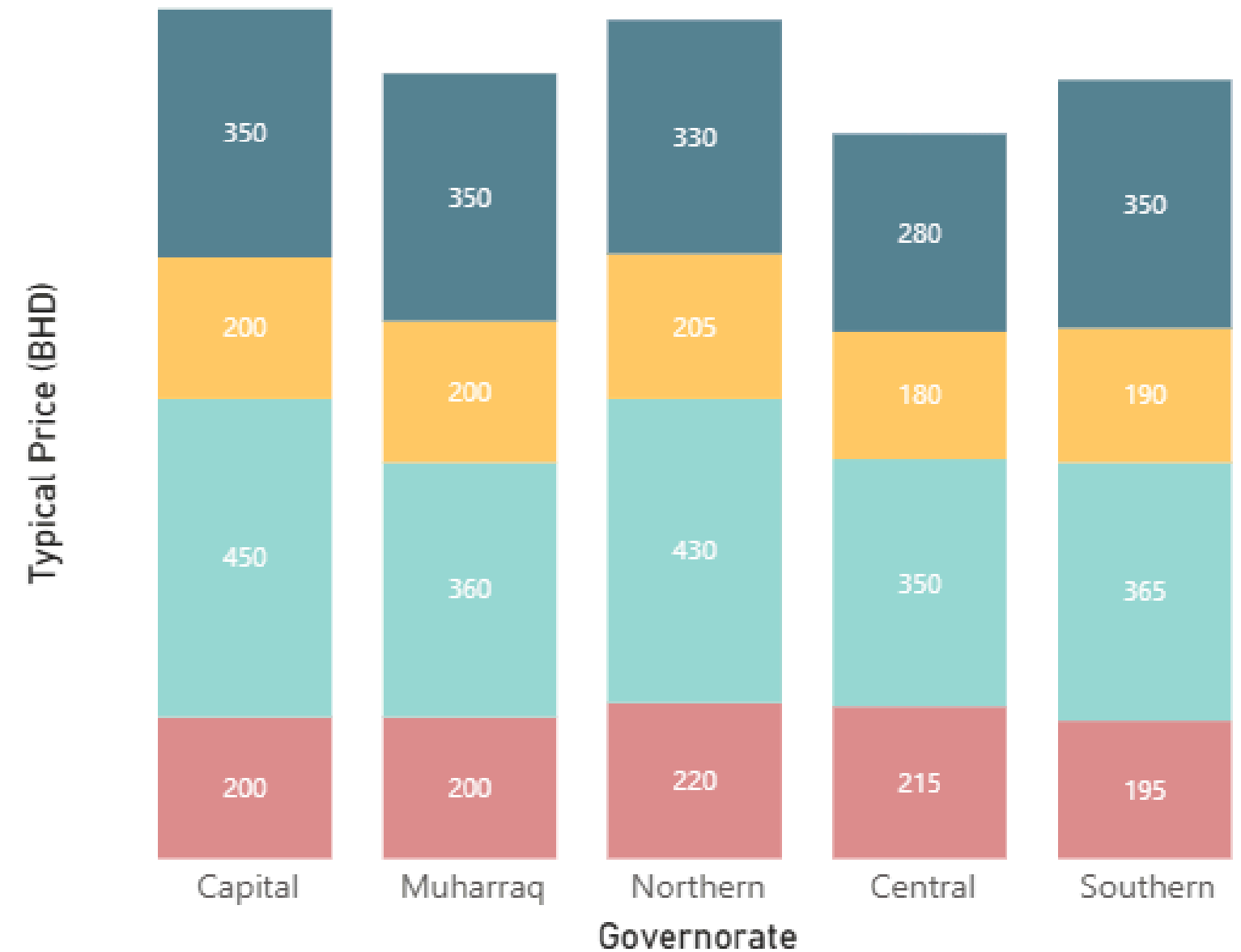
Recommendations - Find Your Perfect Match

Large Families - Economy Budget

- Central or Southern governorate
- Best value for families needing space

Large Families - Mid-Range Budget

- Northern or Capital governorate
- Balance large space with convenience



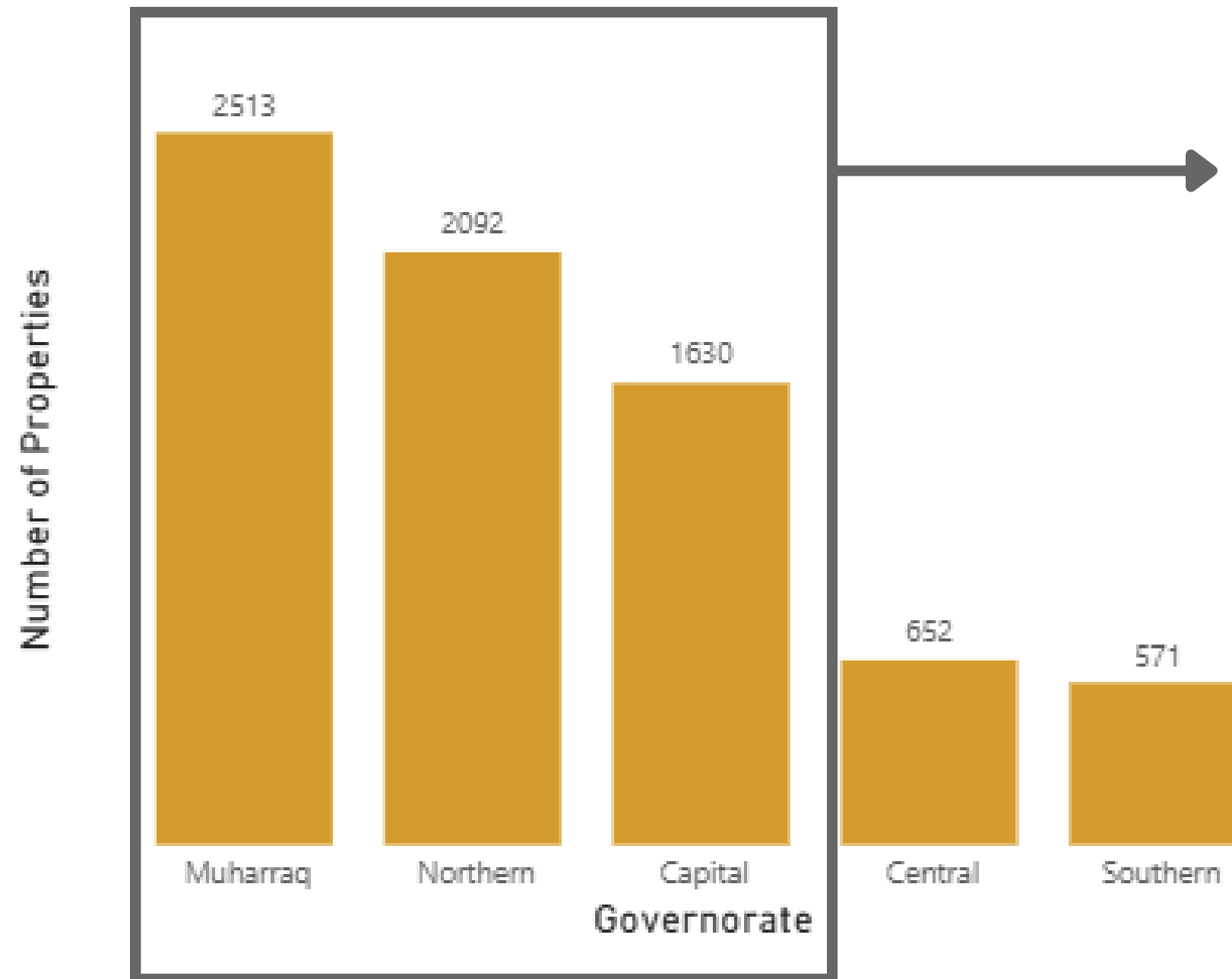


Analysis

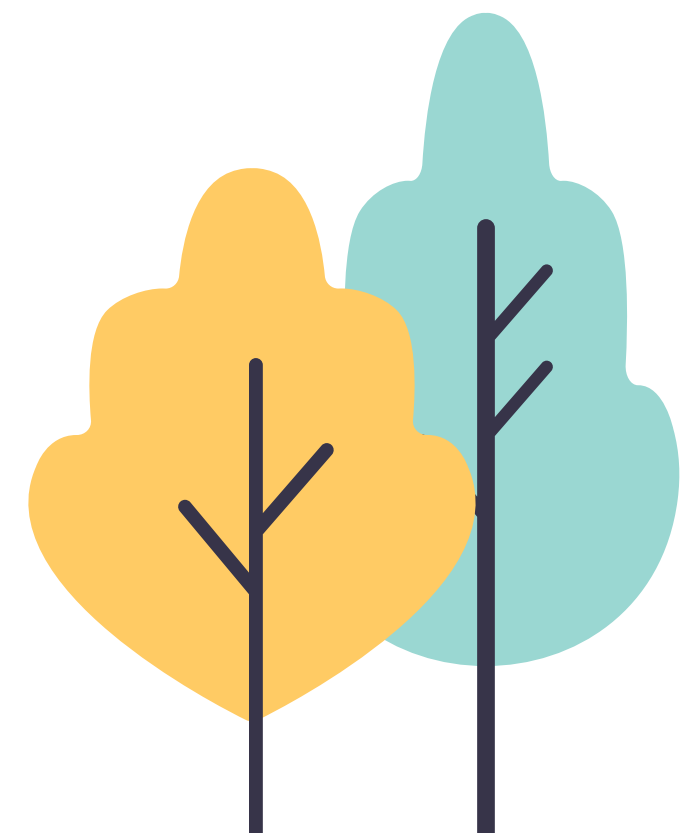
Sale Market



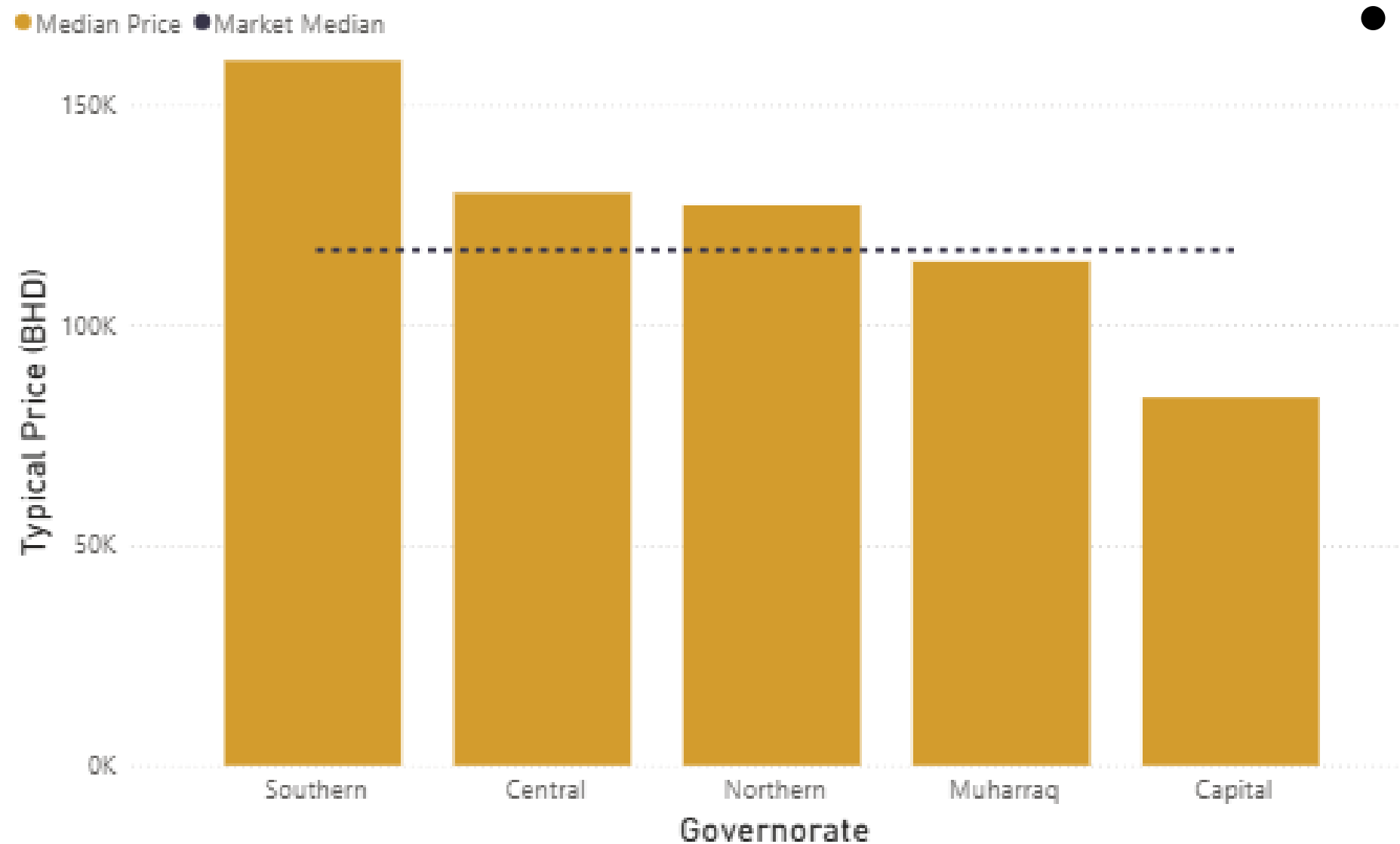
Where Most Sale Properties Are Found in Bahrain



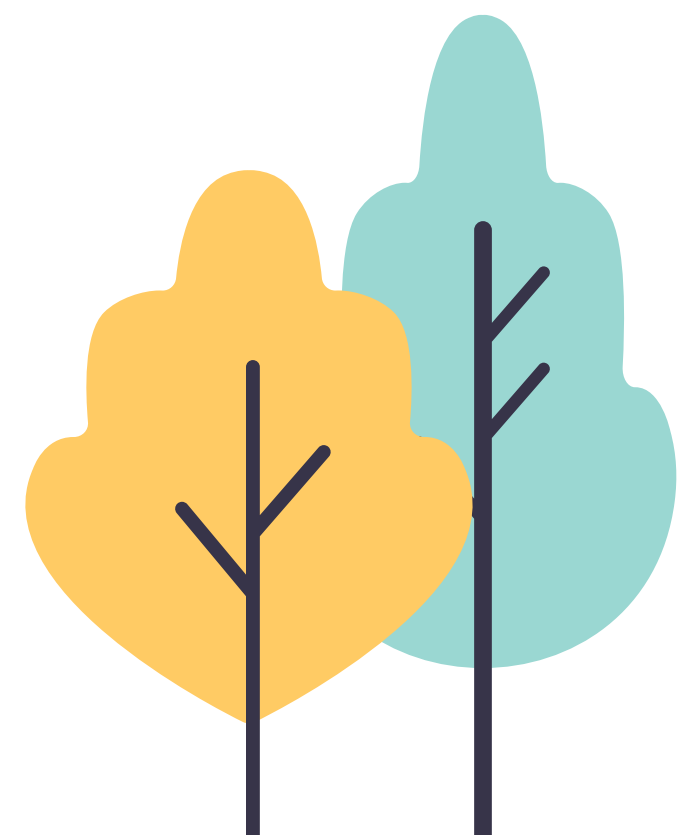
- Most properties for sale are concentrated in these governorates



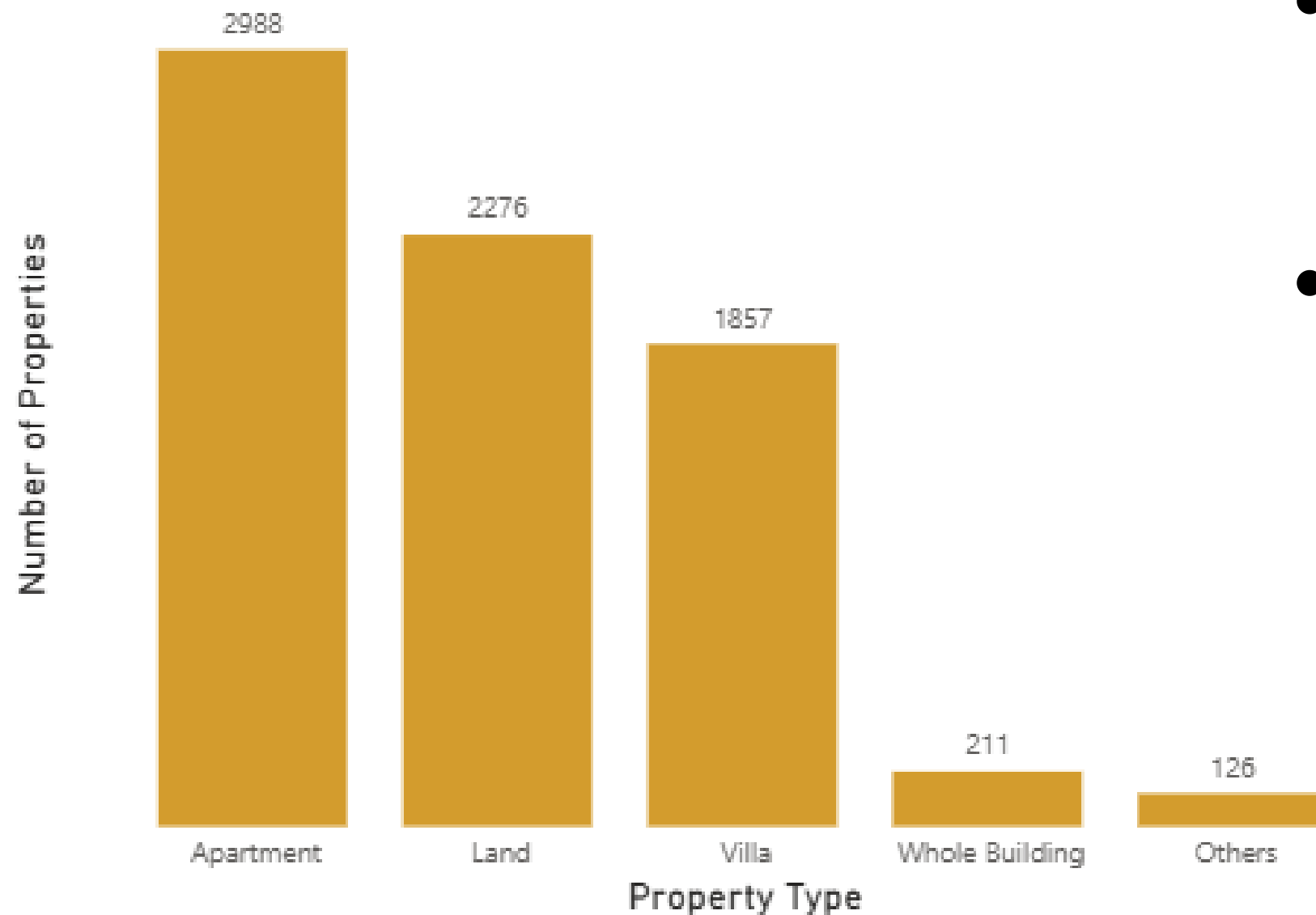
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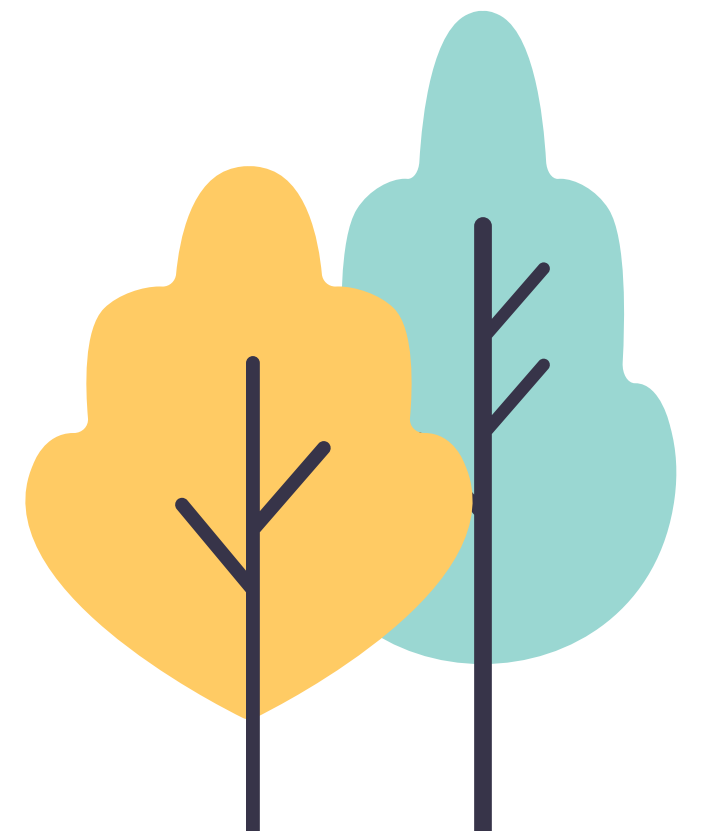
- Southern exceeds the market price, showing the highest property values in Bahrain.



Property Type Distribution in Bahrain's Sale Market



- A broader mix of property types in the sale market
- Buyers have more opportunities to compare and invest confidently.





Different Buyers → Different Needs

Budget

Economy

Mid-Range

Small

up to 4 members
< 80K BHD

up to 4 members
< 150K BHD

Large

5+ members
< 80K BHD

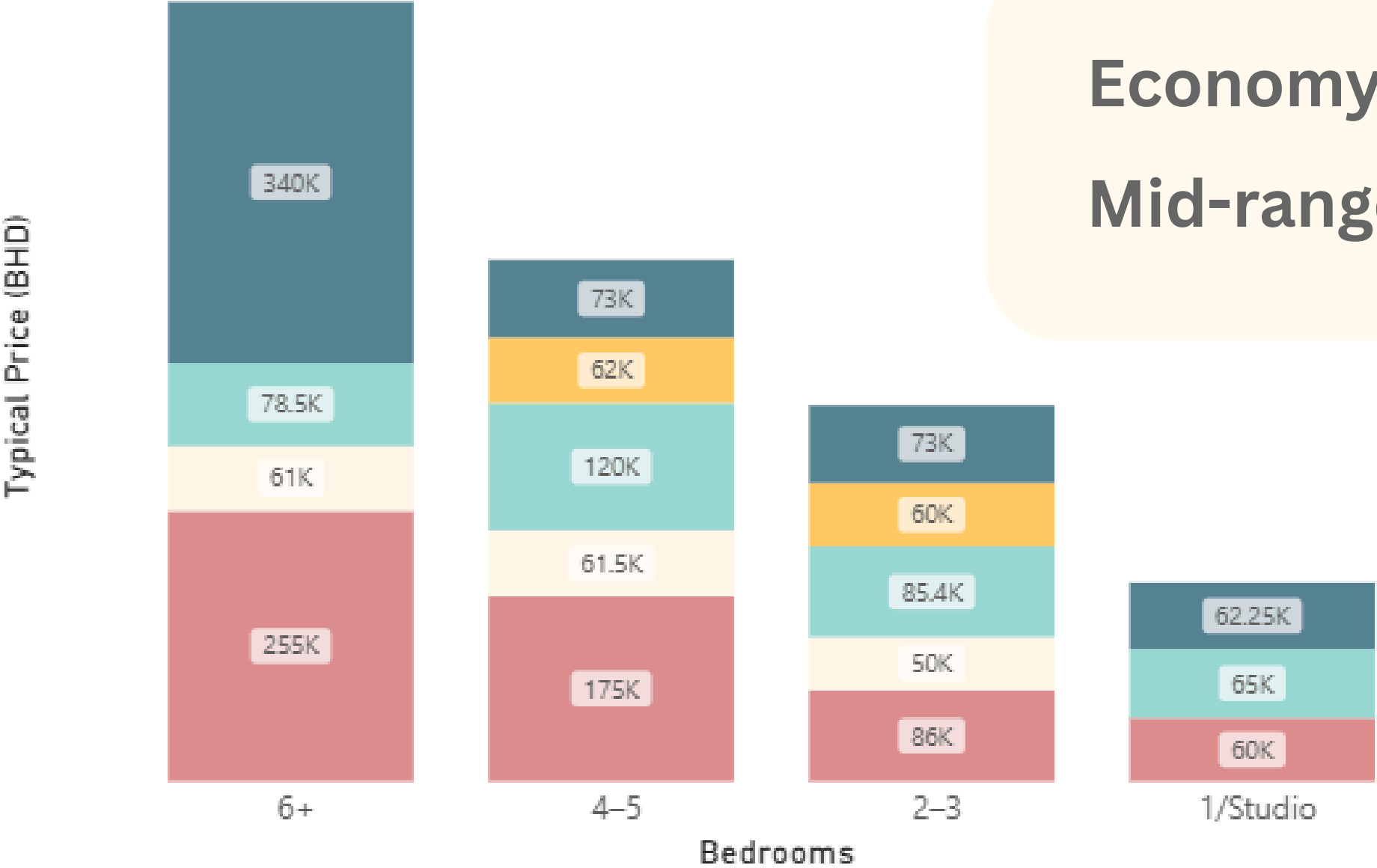
5+ Members
< 150K BHD

Family Size

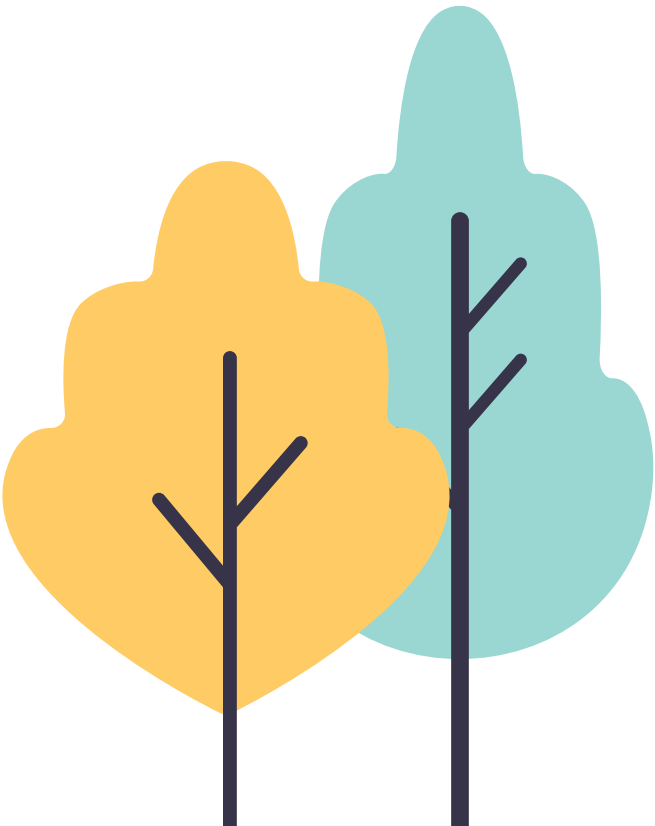


How Much Space Can each Family Afford

Governorate ● Capital ● Central ● Muharraq ● Northern ● Southern

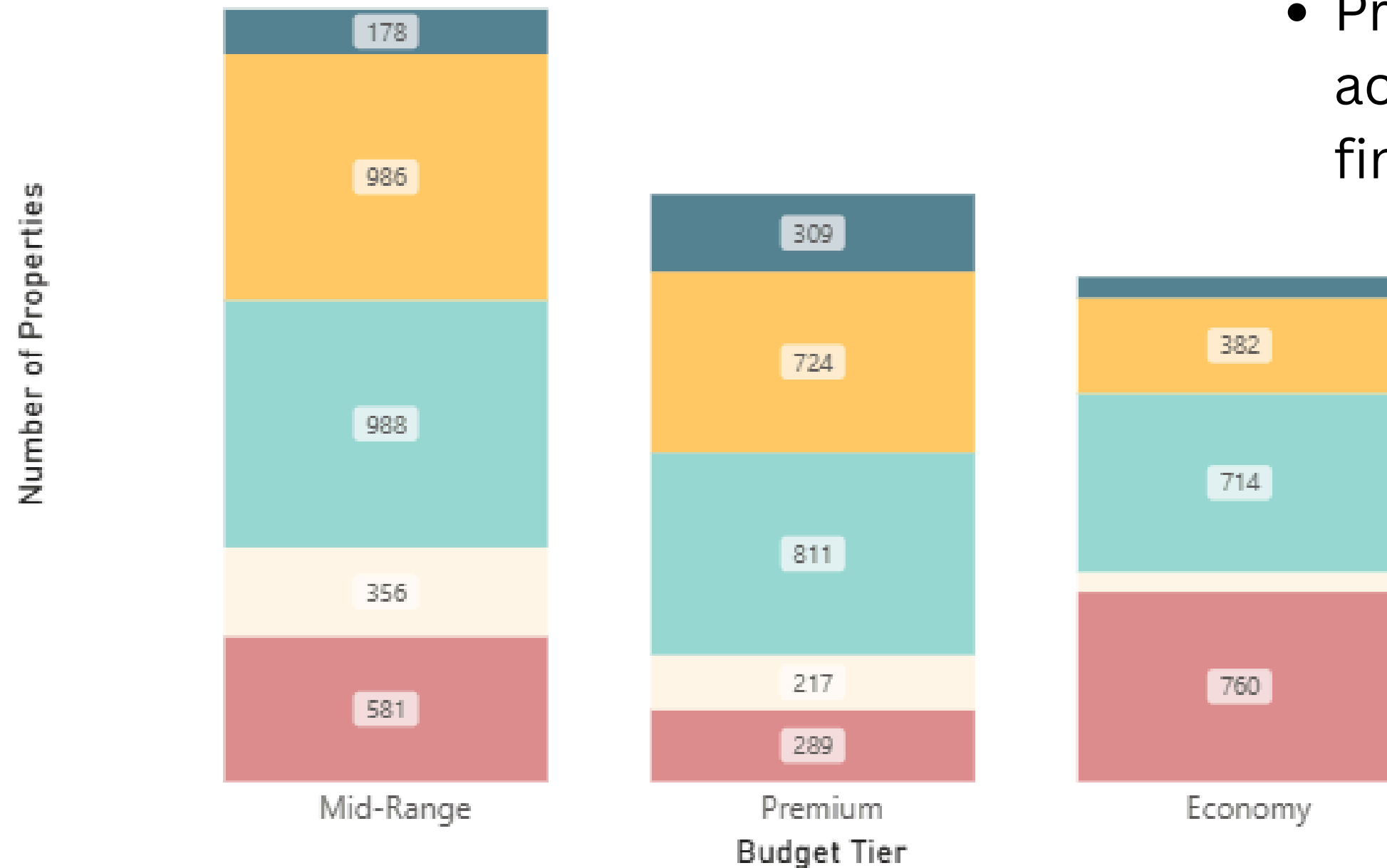


Economy Families → Central & Northern
Mid-range Families → Muharraq & Southern

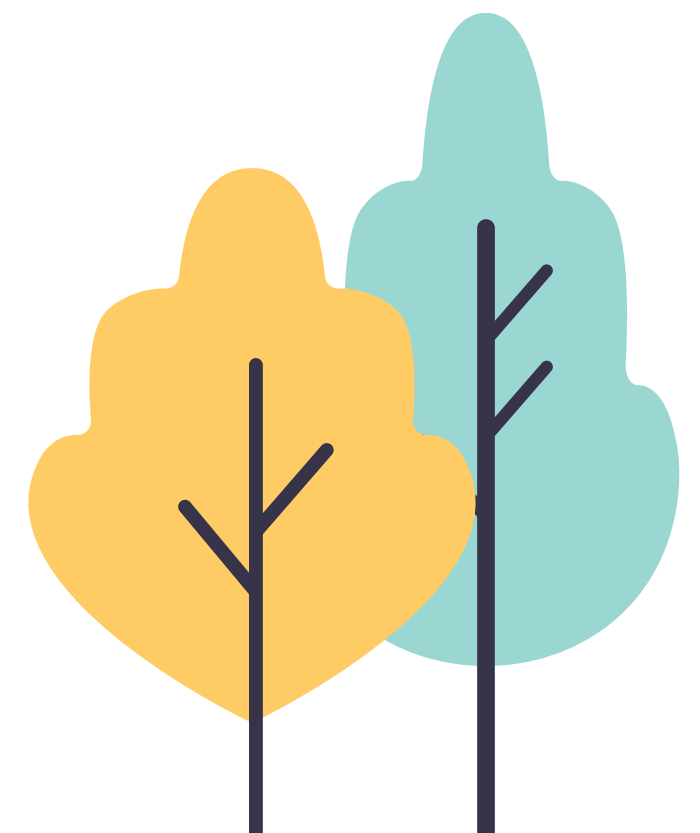


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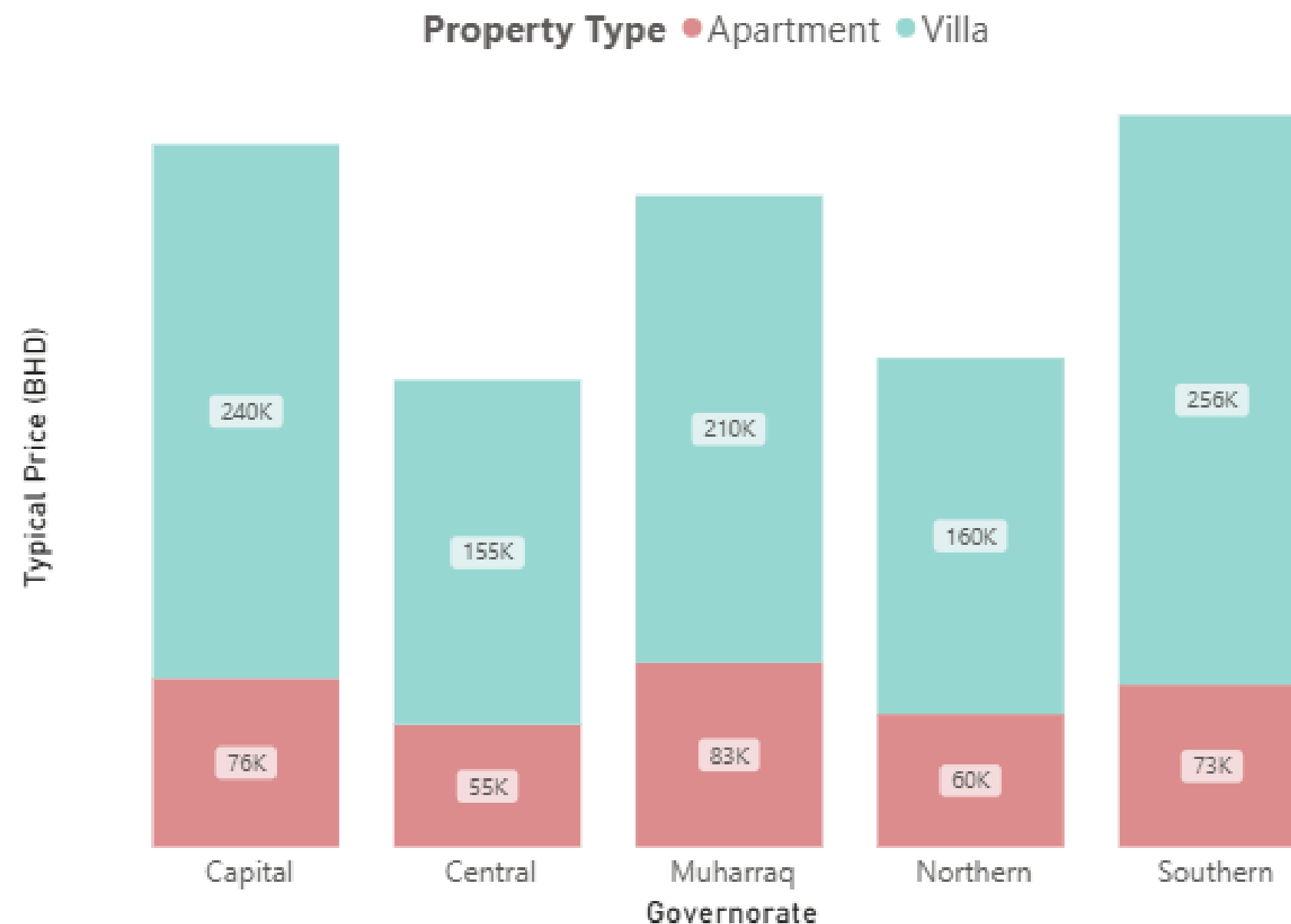
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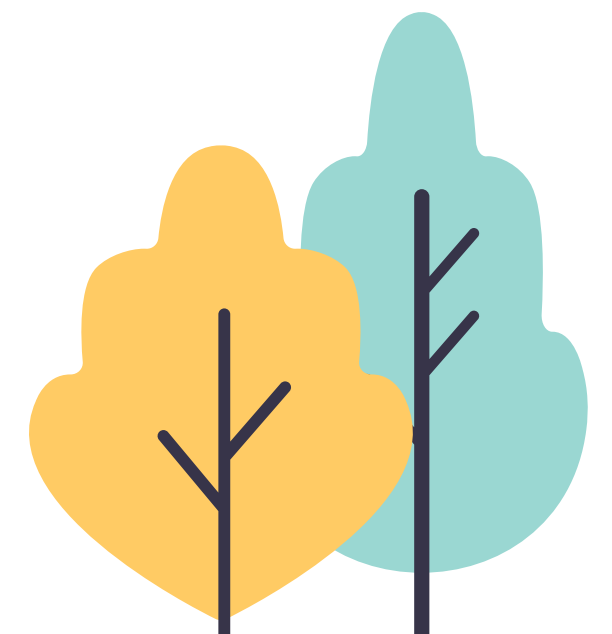
- Properties in each budget tier are distributed across all governorates, meaning buyers can find options in any area.



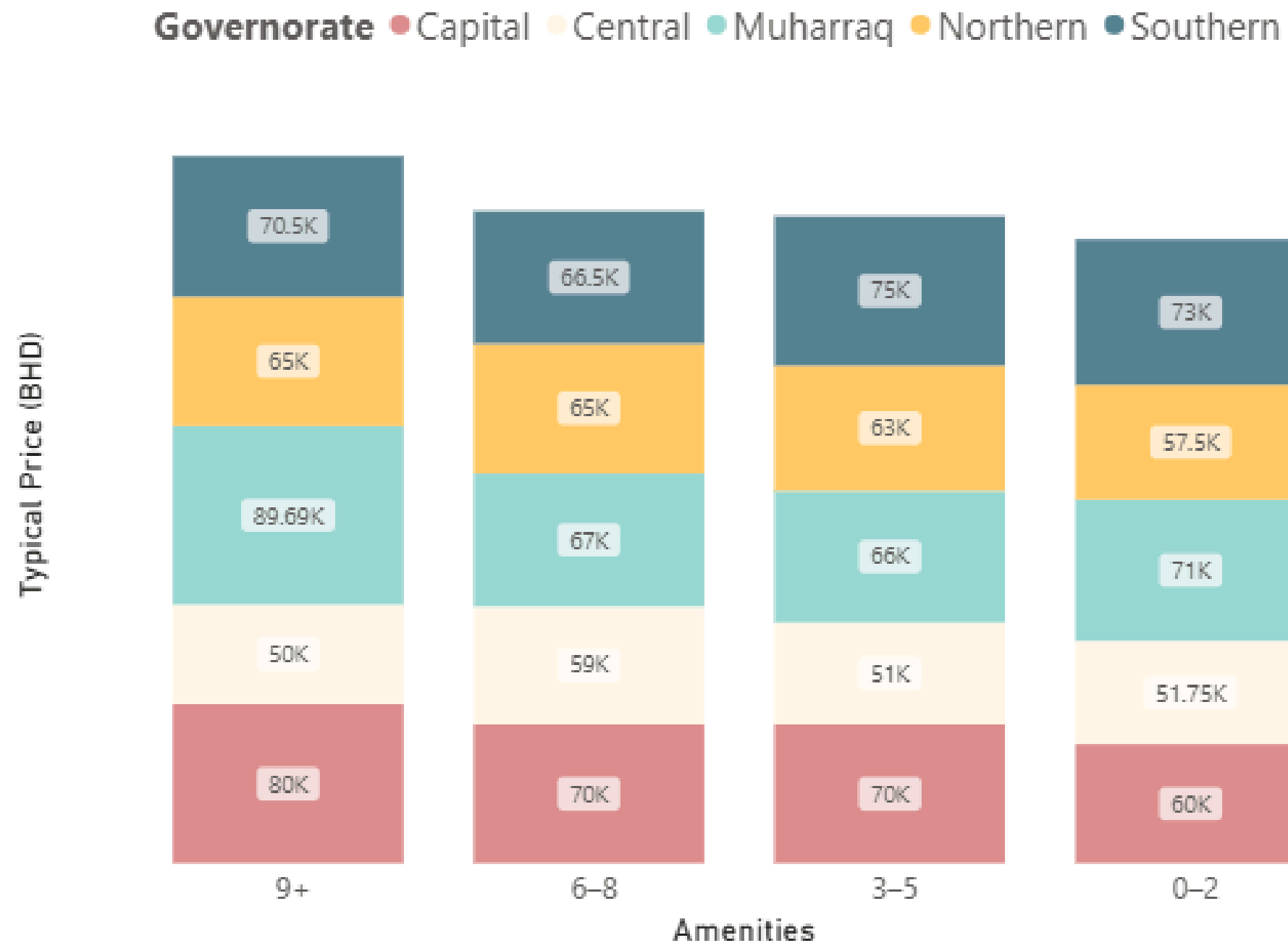
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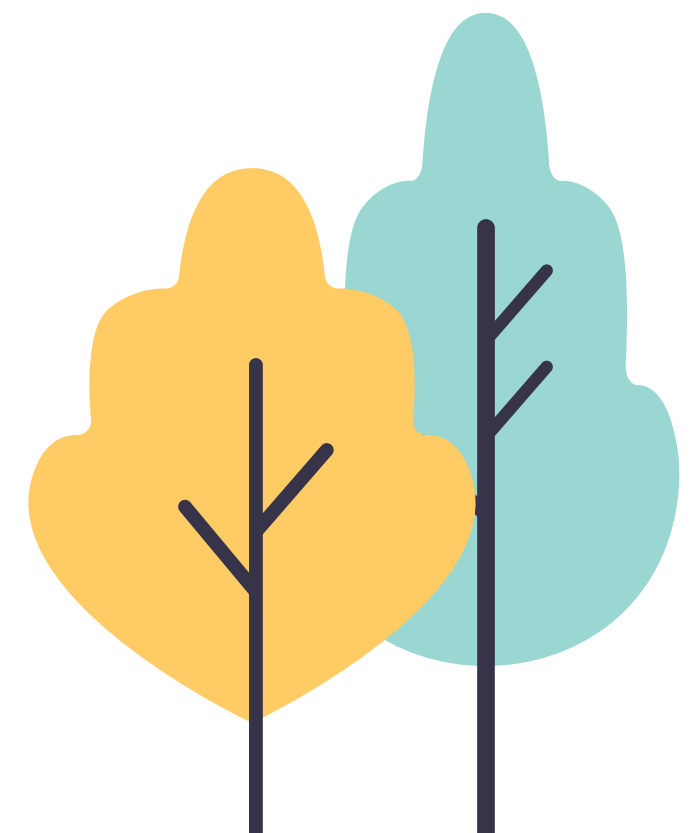
- Apartments are significantly more affordable across all governorates.
- Families seeking space: Central and Northern villas offer strong value.



How Much More You Pay for Extra Comfort



- Property prices increase only slightly with more amenities, indicating that amenities have a limited impact on sale prices





Recommendations - Find Your Perfect Match



Small Families - Economy Budget



Apartments in Central governorate



Small Families - Mid-Range Budget



Apartments or small villas



Muharraq or Capital



Recommendations - Find Your Perfect Match

Large Families - Economy Budget

- Apartments or small villas

- Central or Northern

Large Families - Mid-Range Budget

- Villas

- Central or Northern



Thank you

