

Smarter Housing Choices

Presented by Zainab Husain





Audience

- Families renting with budgets under 500 BHD
- Families buying homes priced below 150K BHD



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

Sale

7,458 Properties

Date Collected

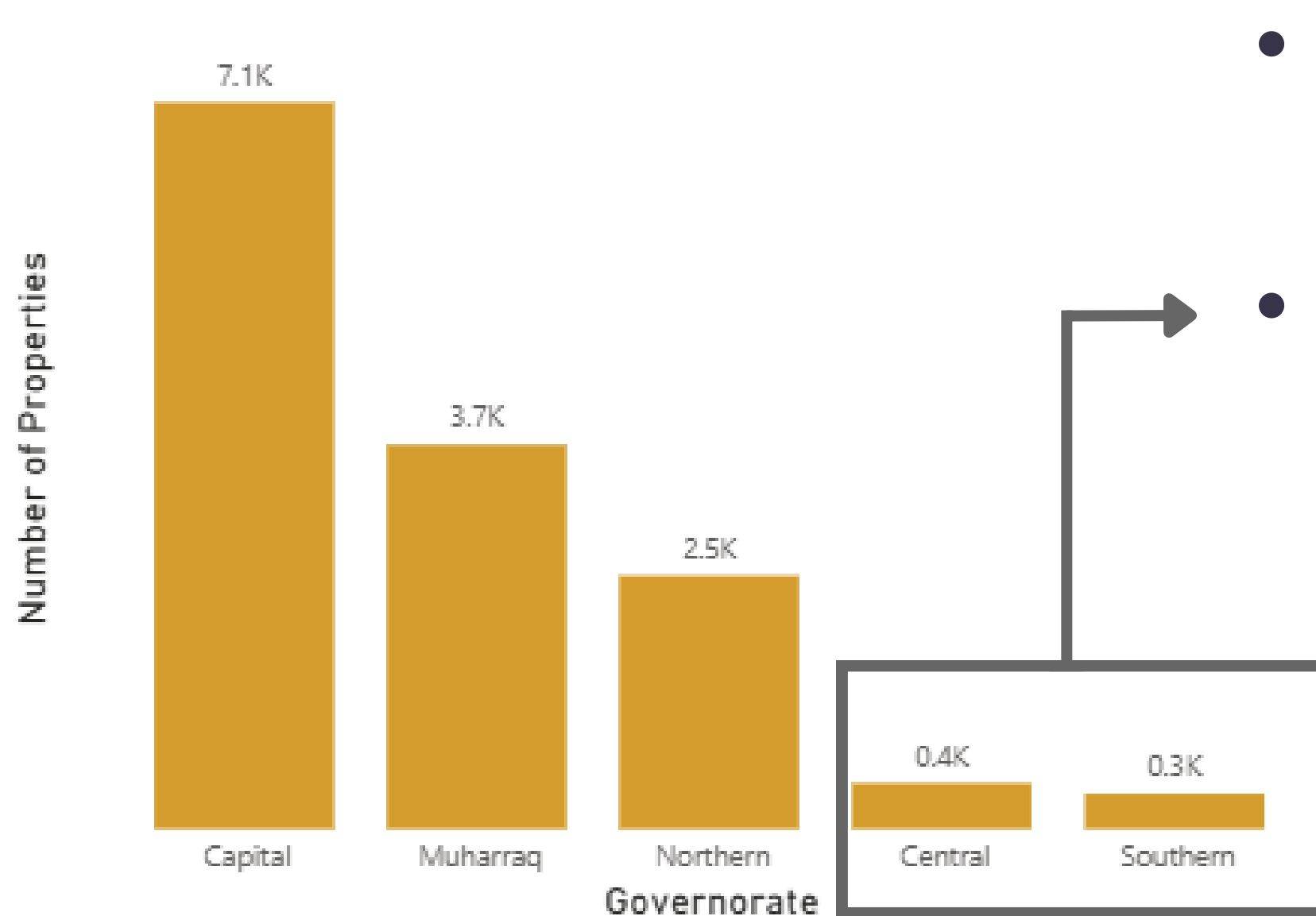
29 September 2025



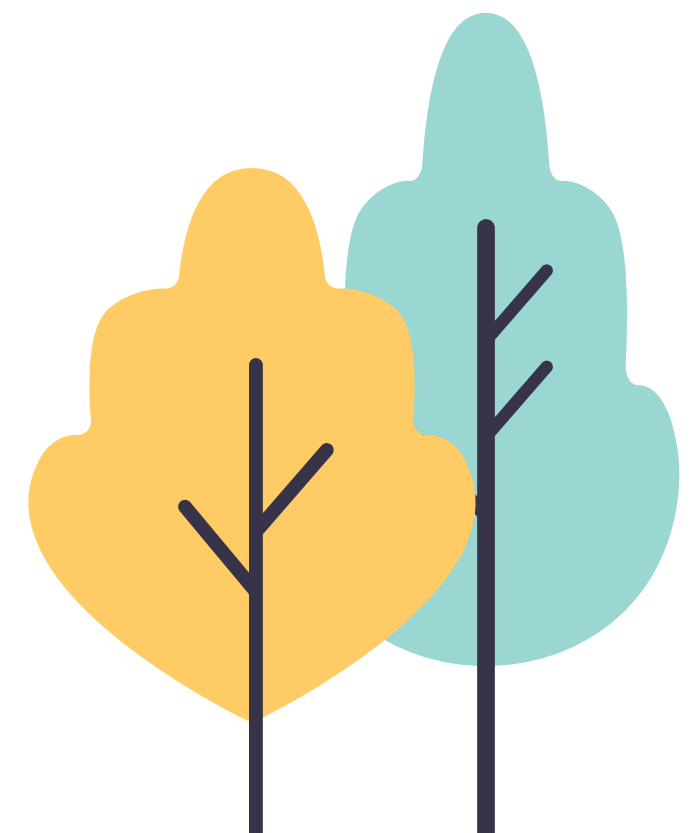
Rental Market



Most Rental Properties Cluster in Capital Governorate

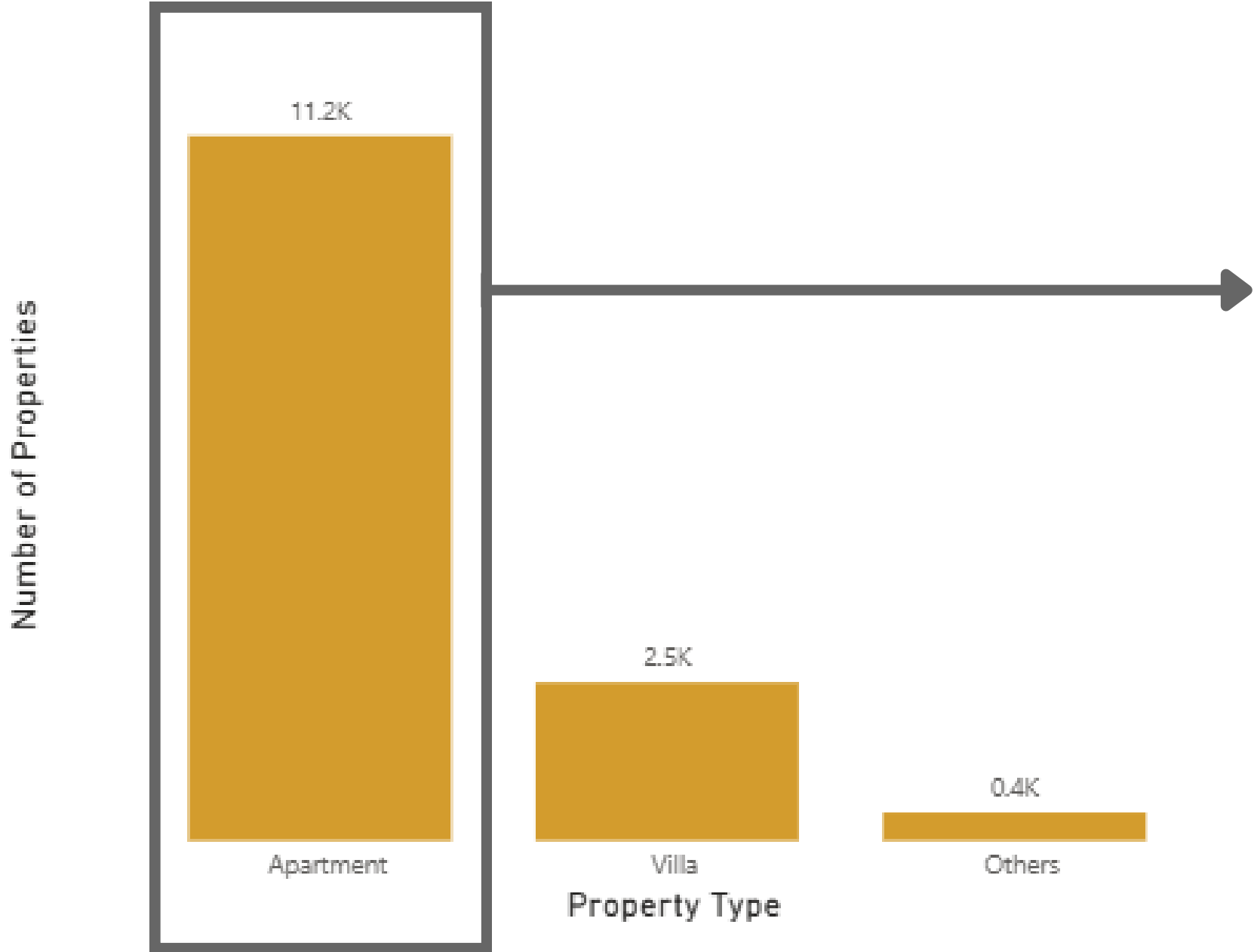


- The Capital Governorate dominates Bahrain's rental market
- limited housing options in Central and Southern Governorates

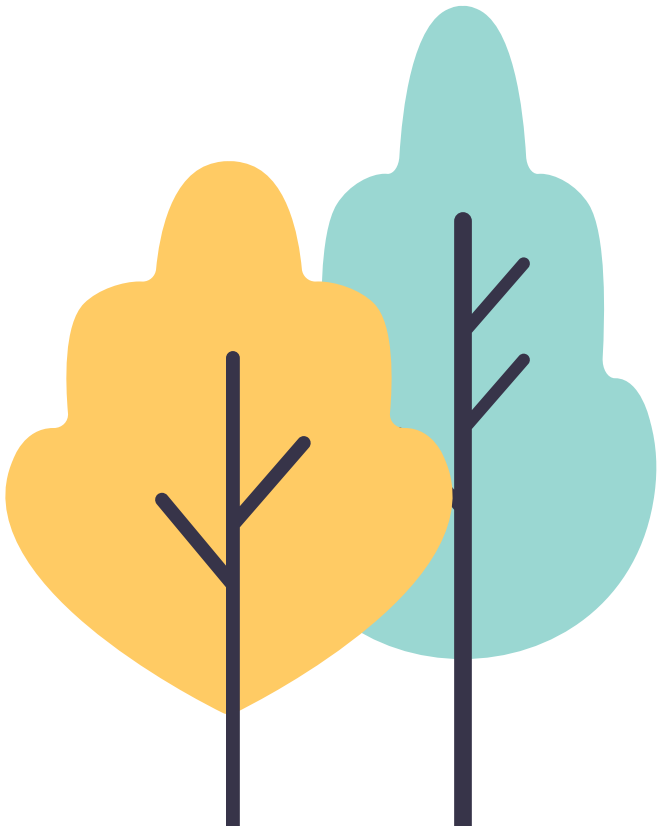




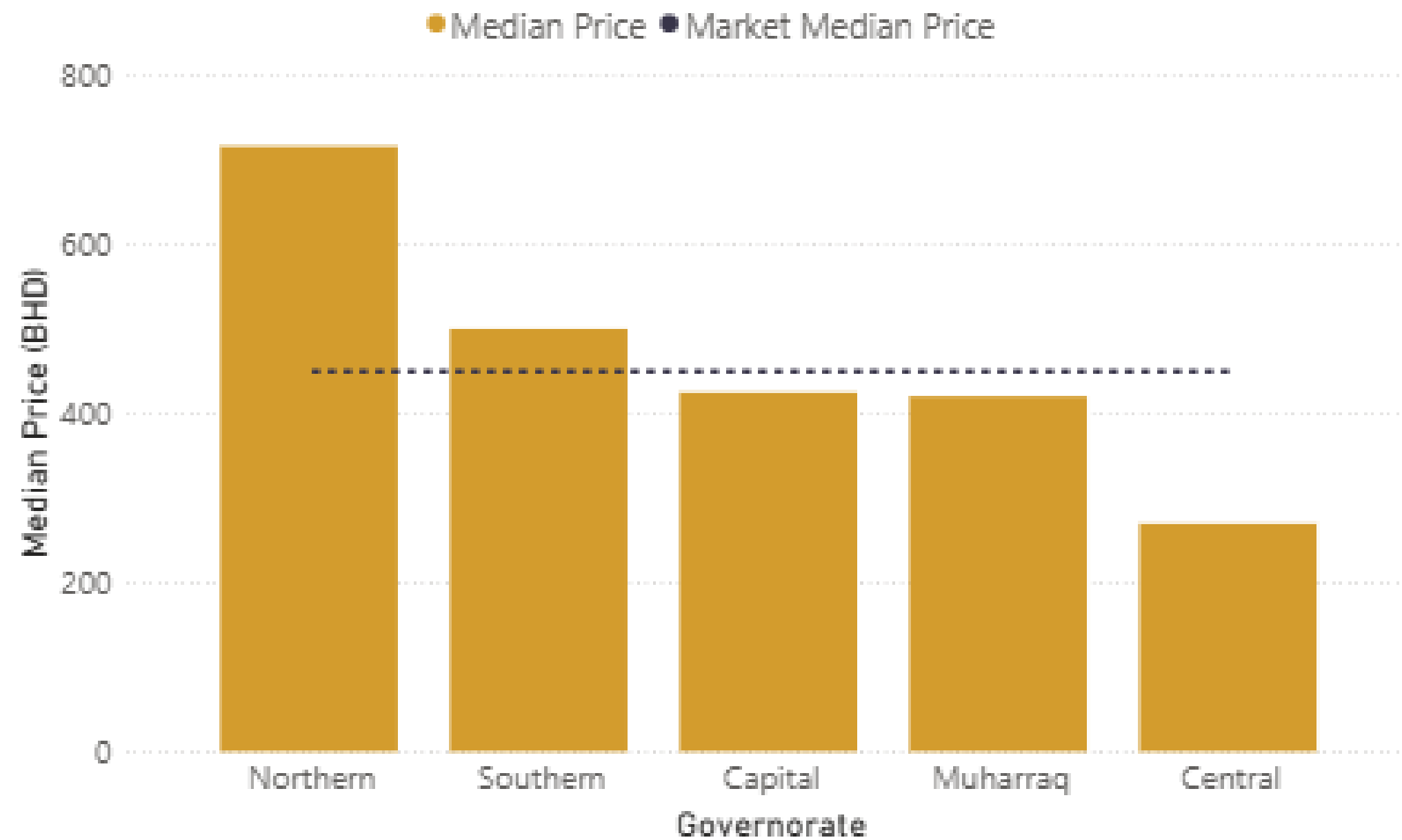
Property Type Breakdown in Bahrain's Rental Market



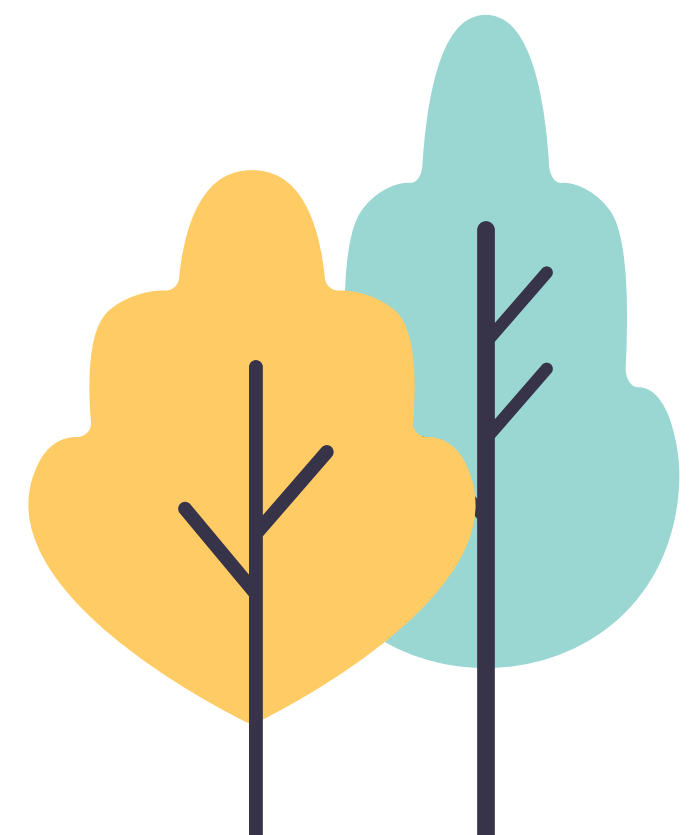
Reflect limited housing diversity and contributing to the uncertainty renters face when choosing properties.



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

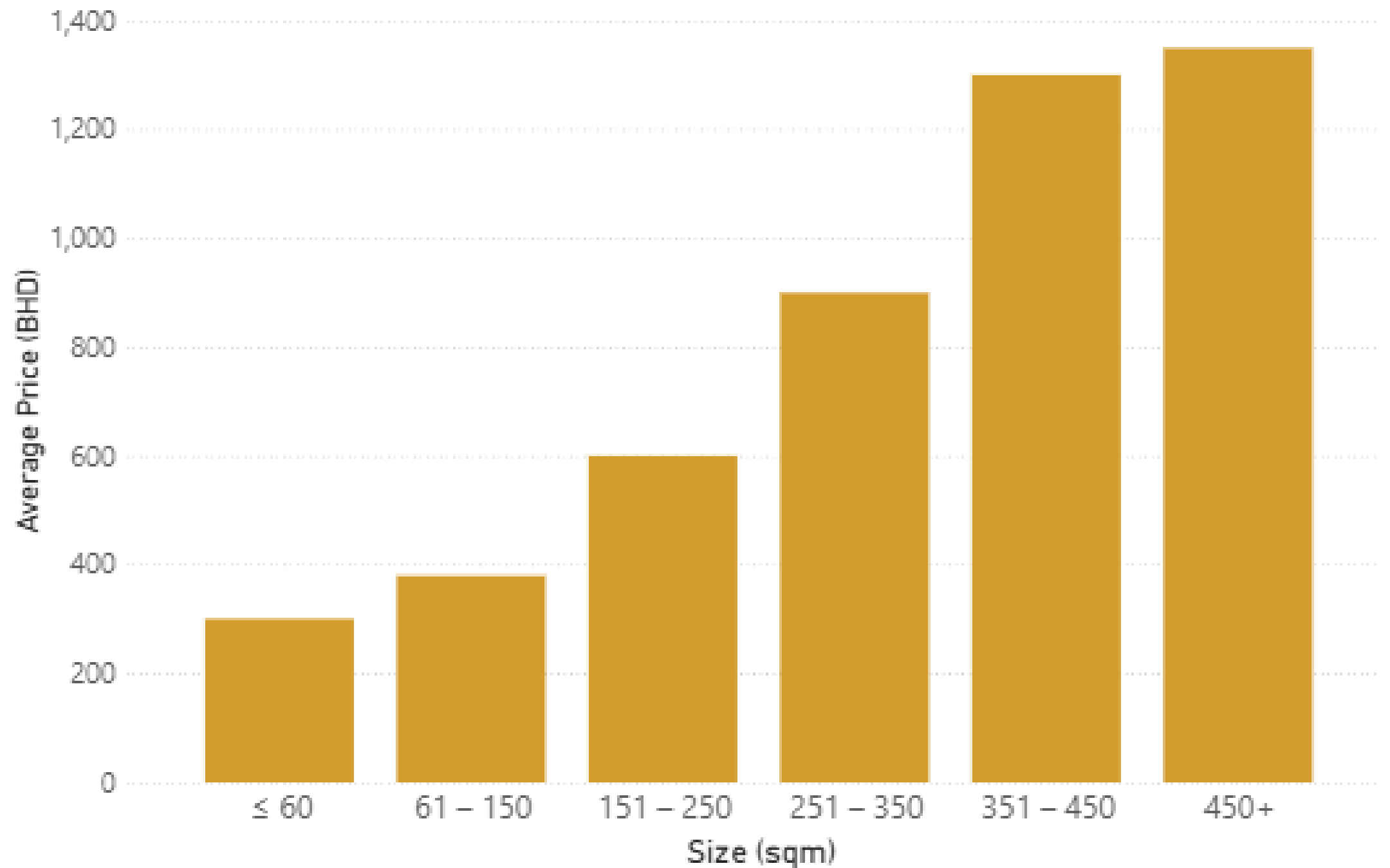
Family Size

Small

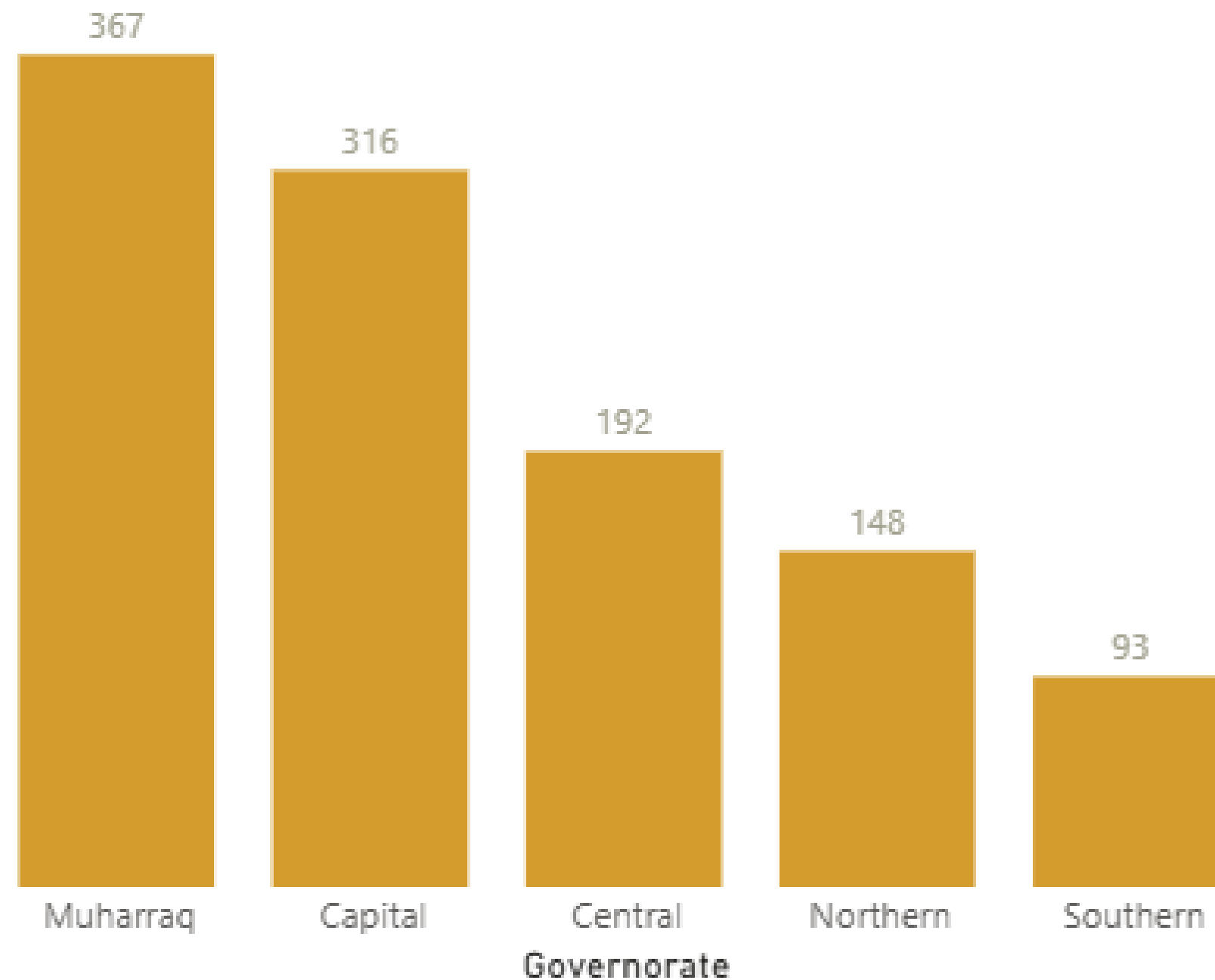
Large

How Much More Space Costs?

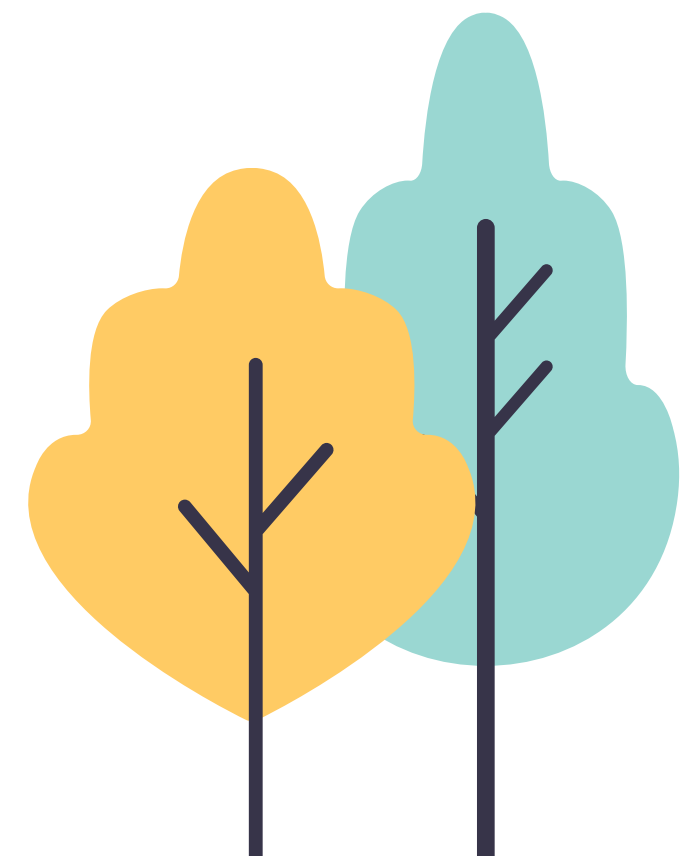
- Average prices rise sharply with property size
- Larger homes cost nearly four times more than the smallest ones



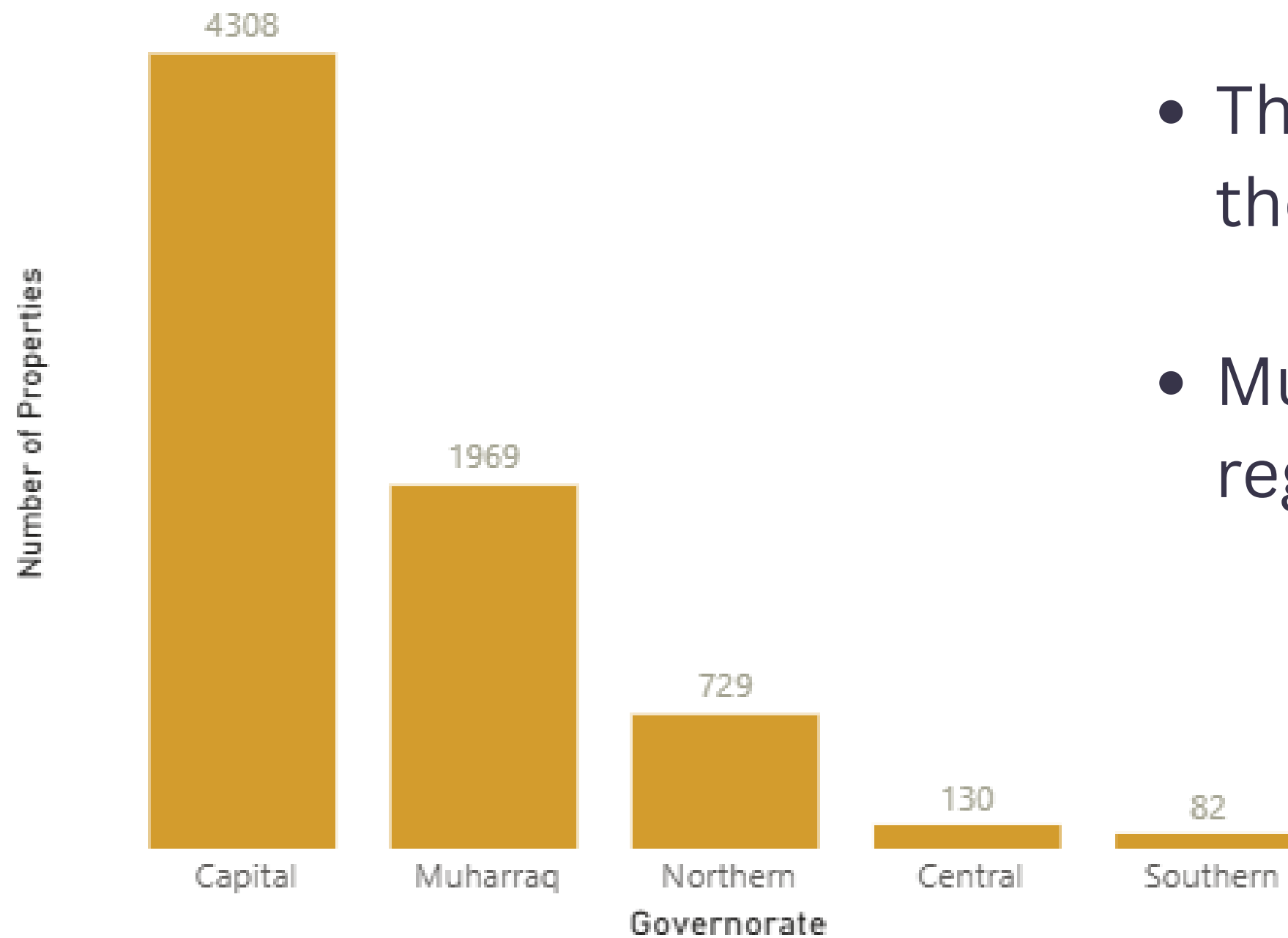
Distribution of Economy Properties (< 250 BHD)



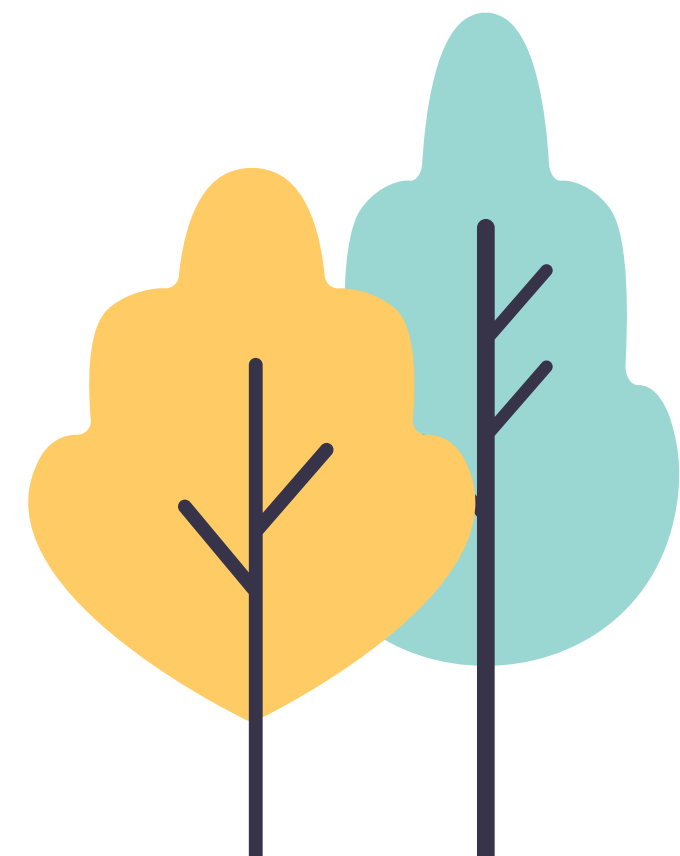
- Most economy rentals are concentrated in Muharraq and Capital governorates.



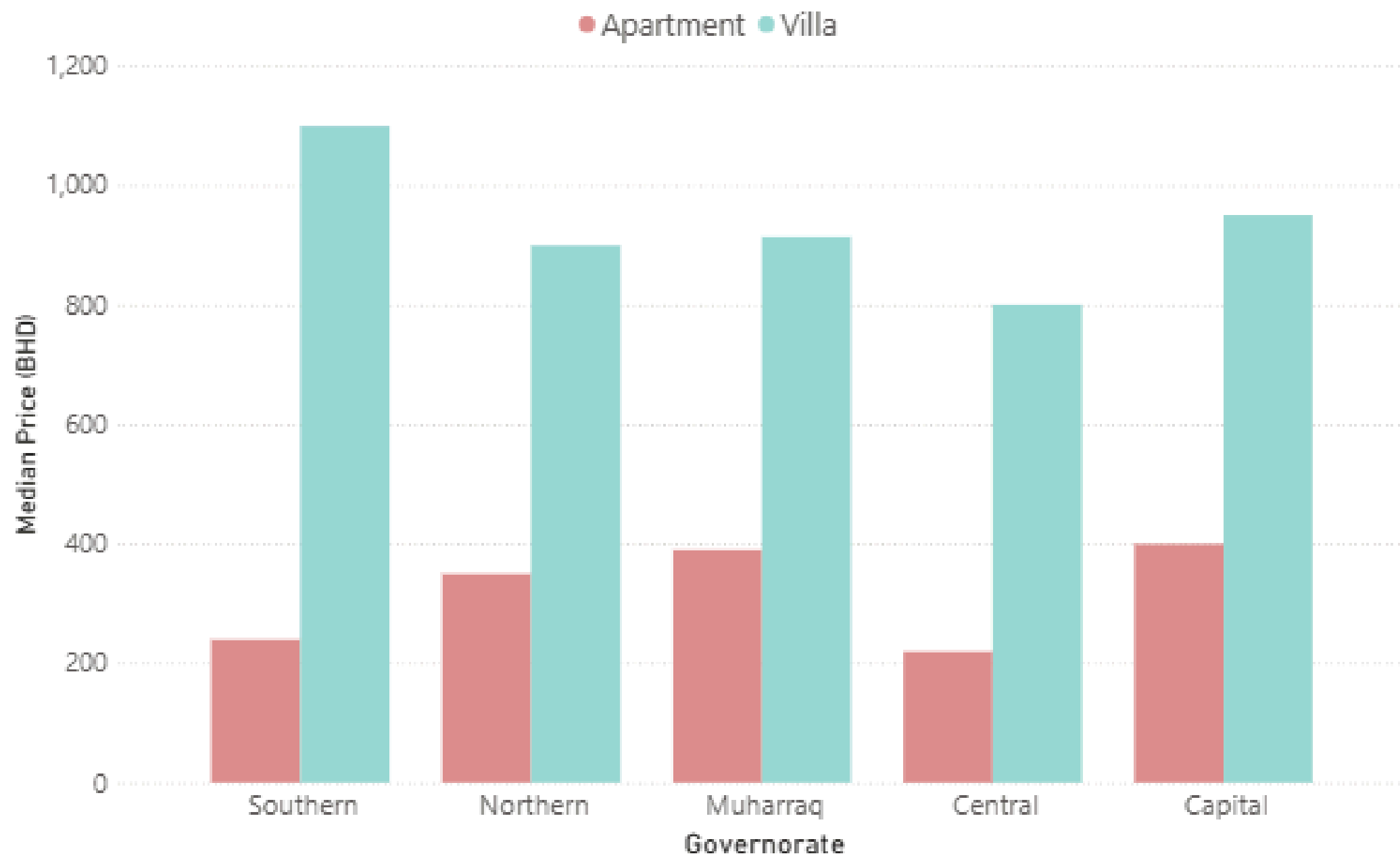
Distribution of Mid-Range Properties (< 500 BHD)



- The Capital governorate leads the mid-range rental market.
- Muharraq follows, while other regions have fewer listings.



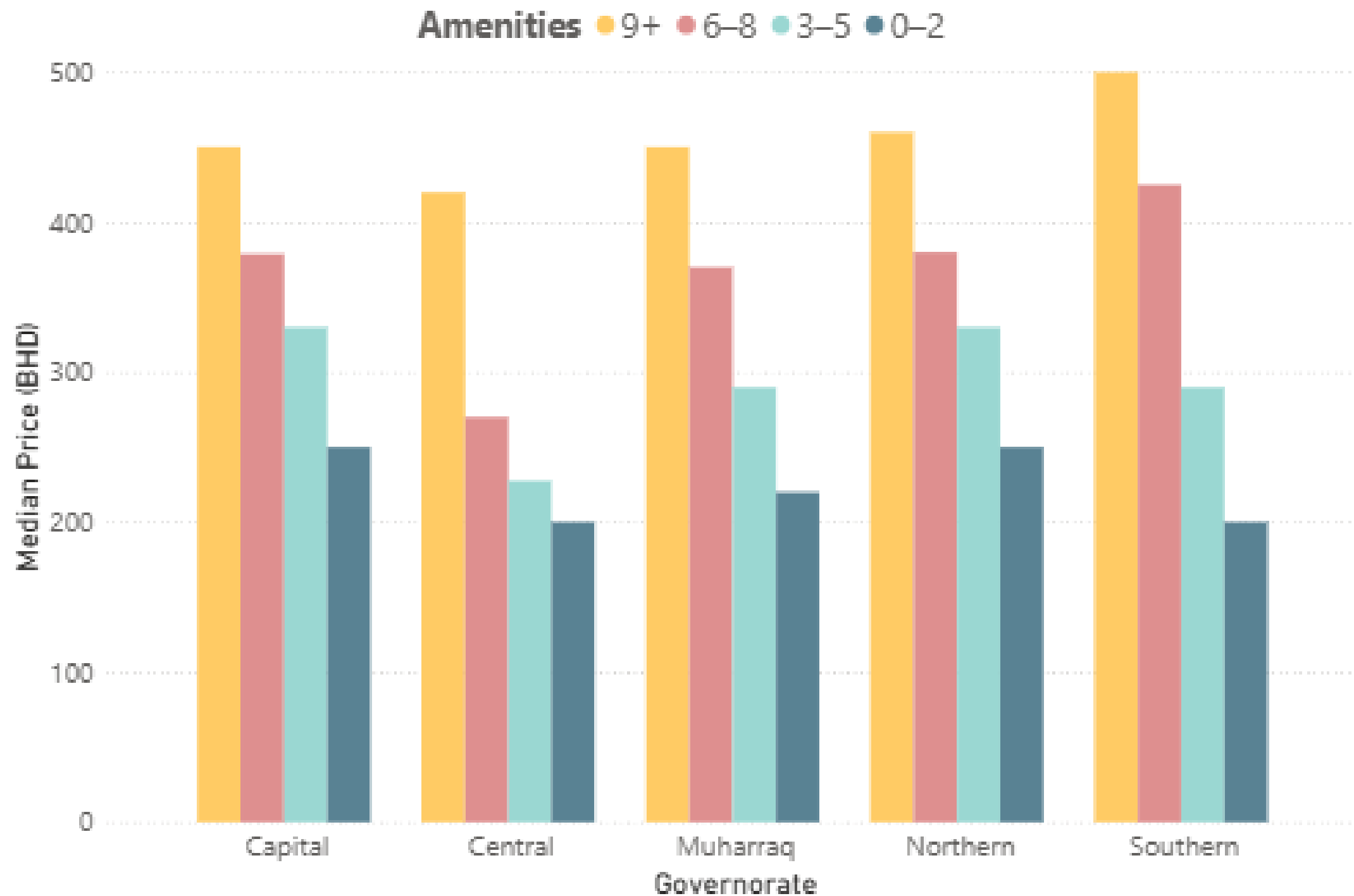
Apartment or Villa — Which Gives Better Value?



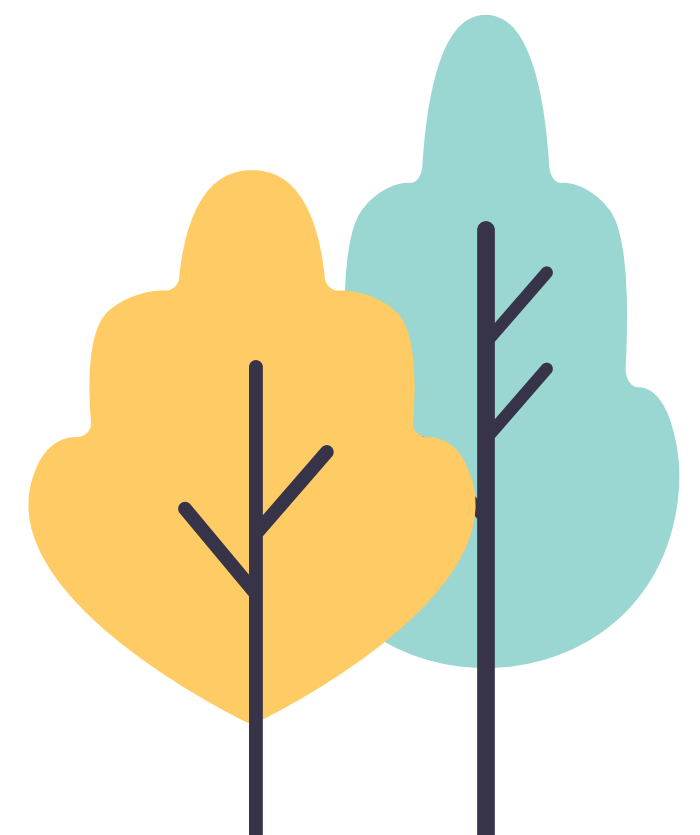
- Central and Southern offer lowest apartment prices (best options for economy families)
- Villas are most costly in Southern and Capital, and most affordable in Central.



Where Do You Pay the Least for More Amenities?



- Central governorate offers the lowest prices in every amenity category, making it the best value overall.



Recommendations - Find Your Perfect Match

Small Families - Economy Budget

- Small Apartment
- Central or Southern governorates

Small Families - Mid-Range Budget

- Apartment with better amenities
- Capital or Muharraq governorates



Recommendations - Find Your Perfect Match

Large Families - Economy Budget

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

Large Families - Mid-Range Budget

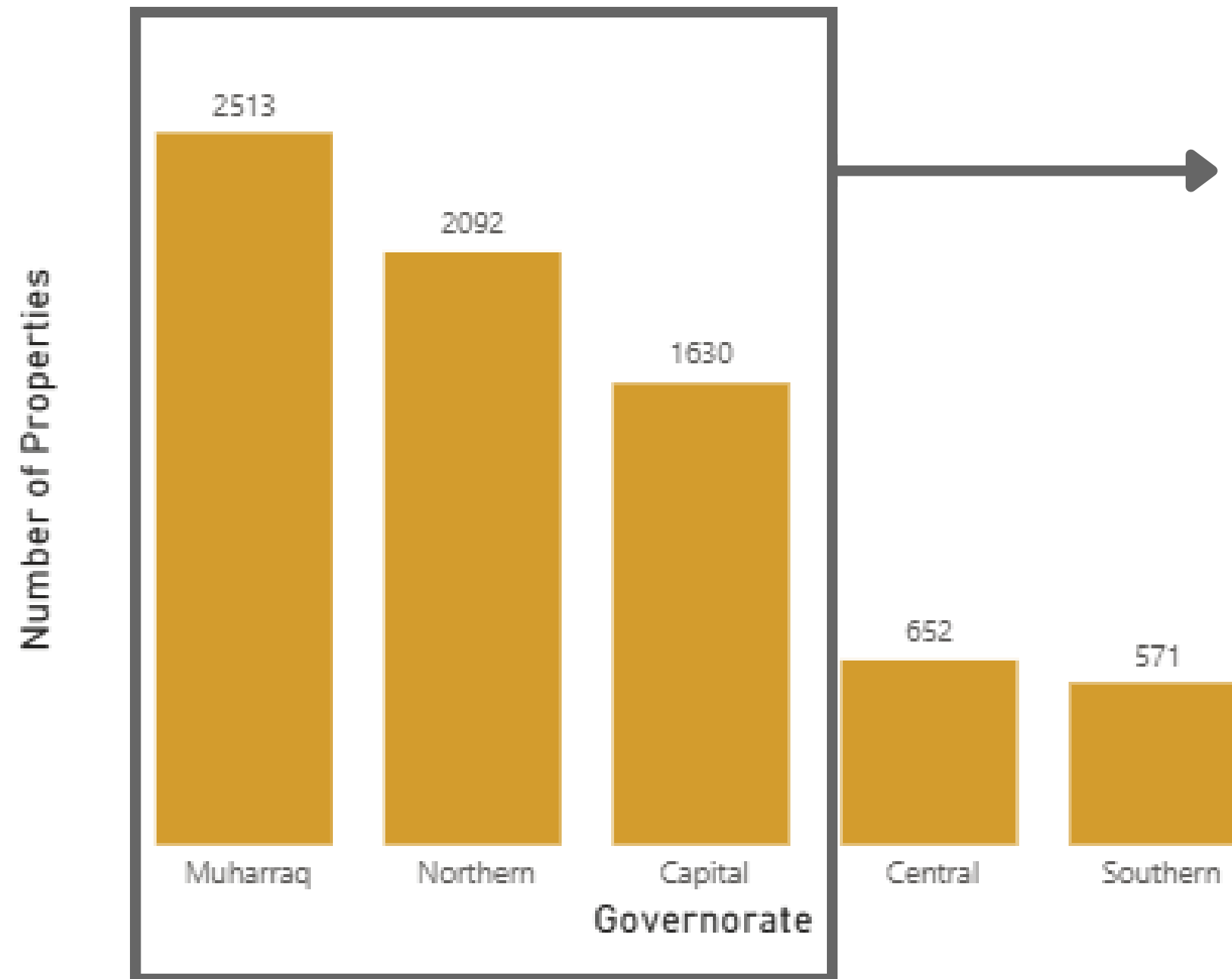
- Northern or Capital governorate
- Balance large space with convenience



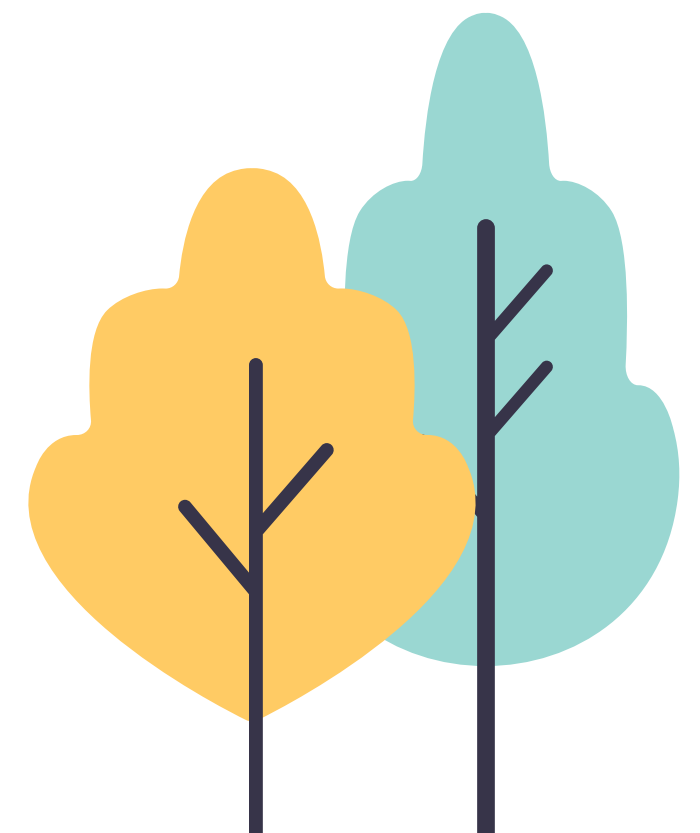
Sale Market



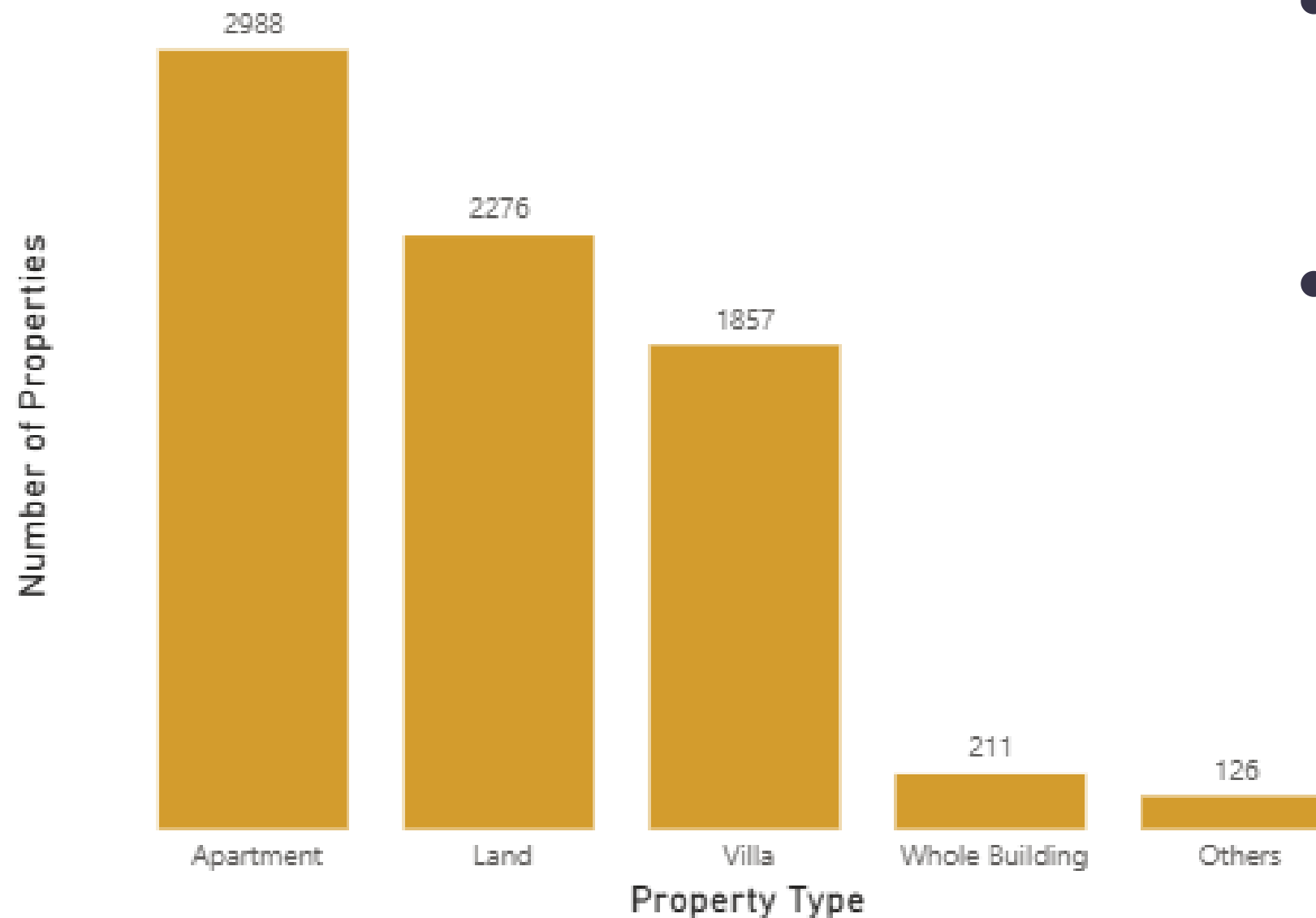
Where Most Sale Properties Are Found in Bahrain



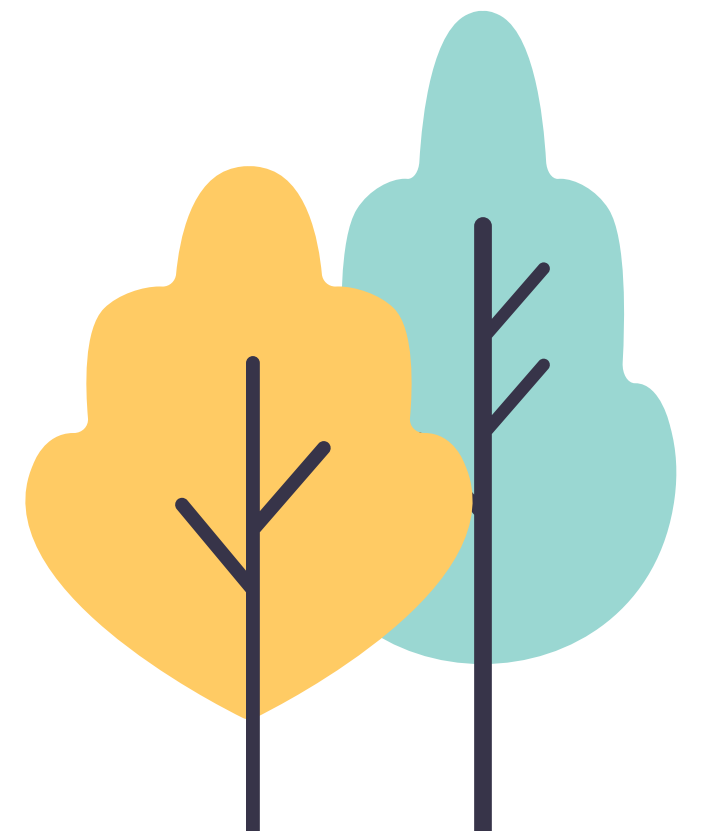
- Most properties for sale are concentrated in these governorates



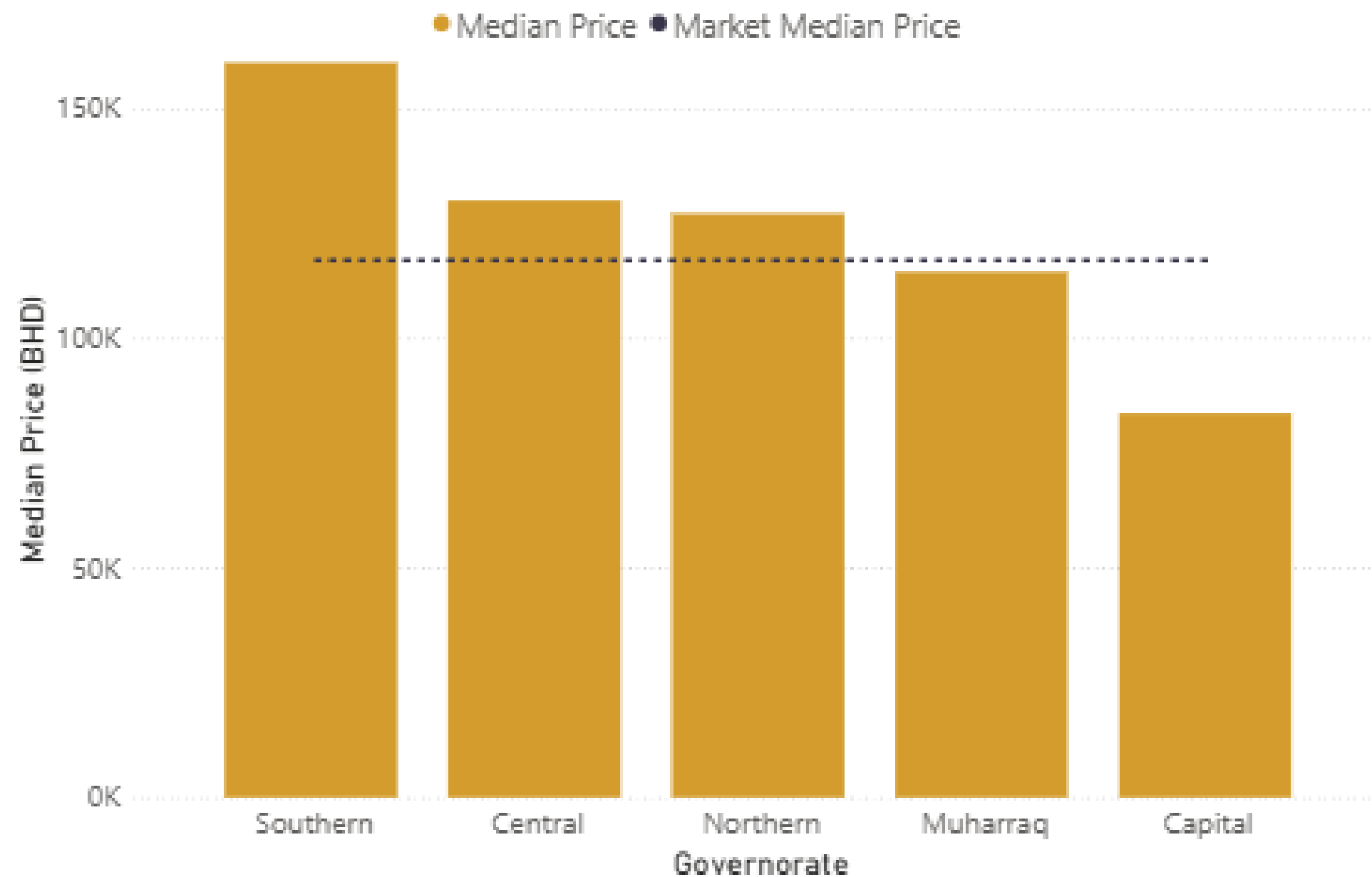
Property Type Distribution in Bahrain's Sale Market



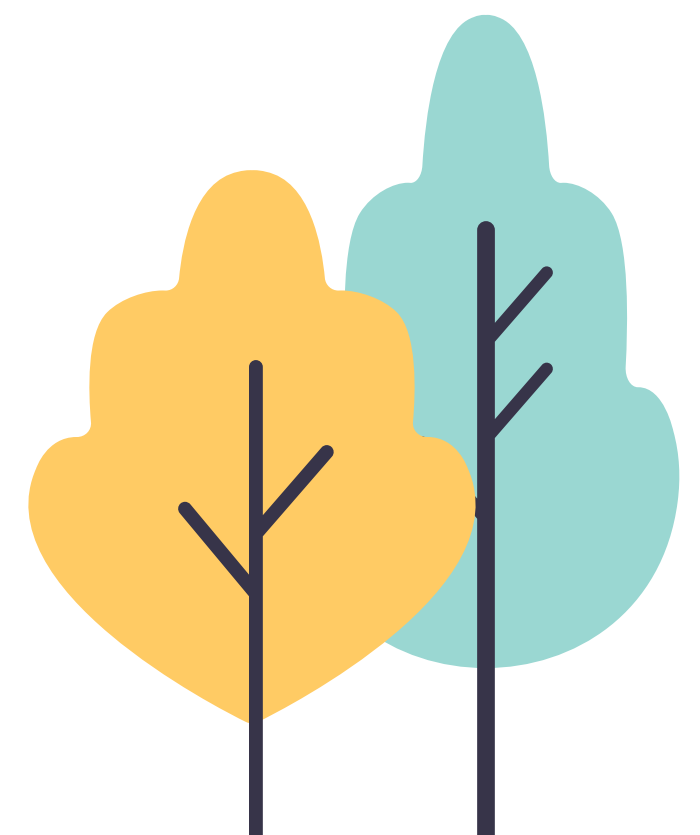
- A broader mix of property types in the sale market
- Buyers have more opportunities to compare and invest confidently.



Where Sale Prices Stand Across Governorates



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





Different Buyers → Different Needs

Budget

Economy

Mid-Range

Small

up to 4 members
< 80K BHD

up to 4 members
< 150K BHD

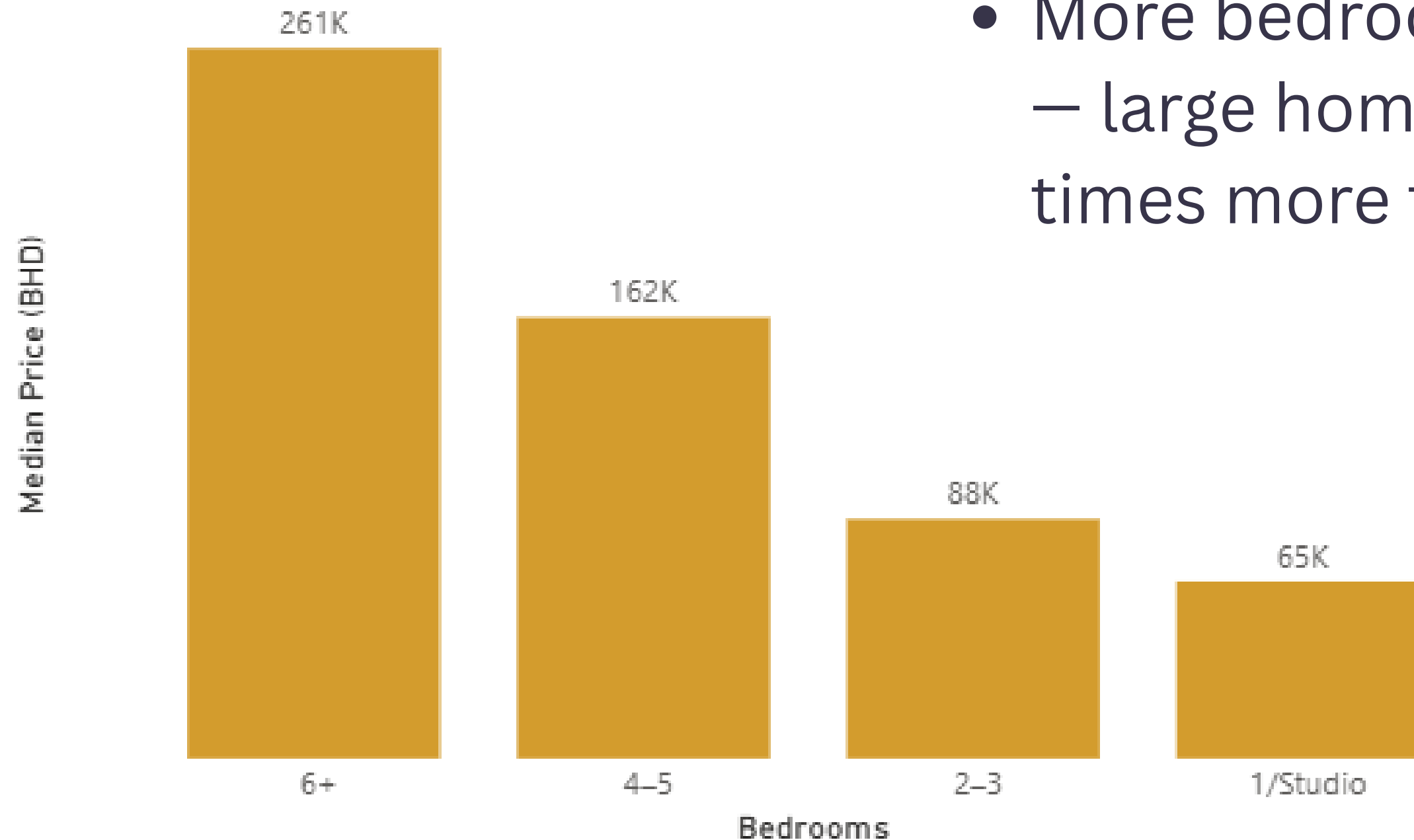
Large

5+ members
< 80K BHD

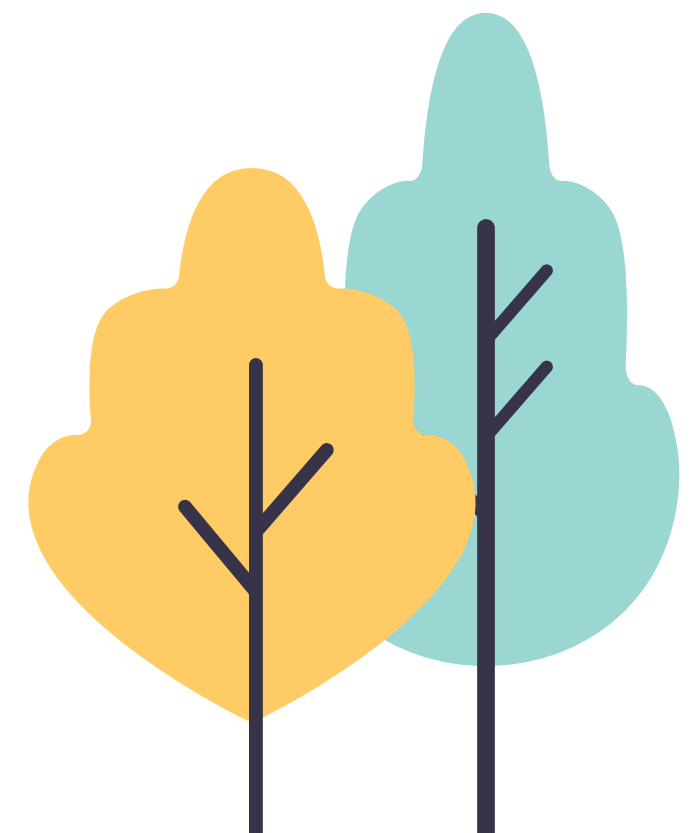
5+ Members
< 150K BHD

Family Size

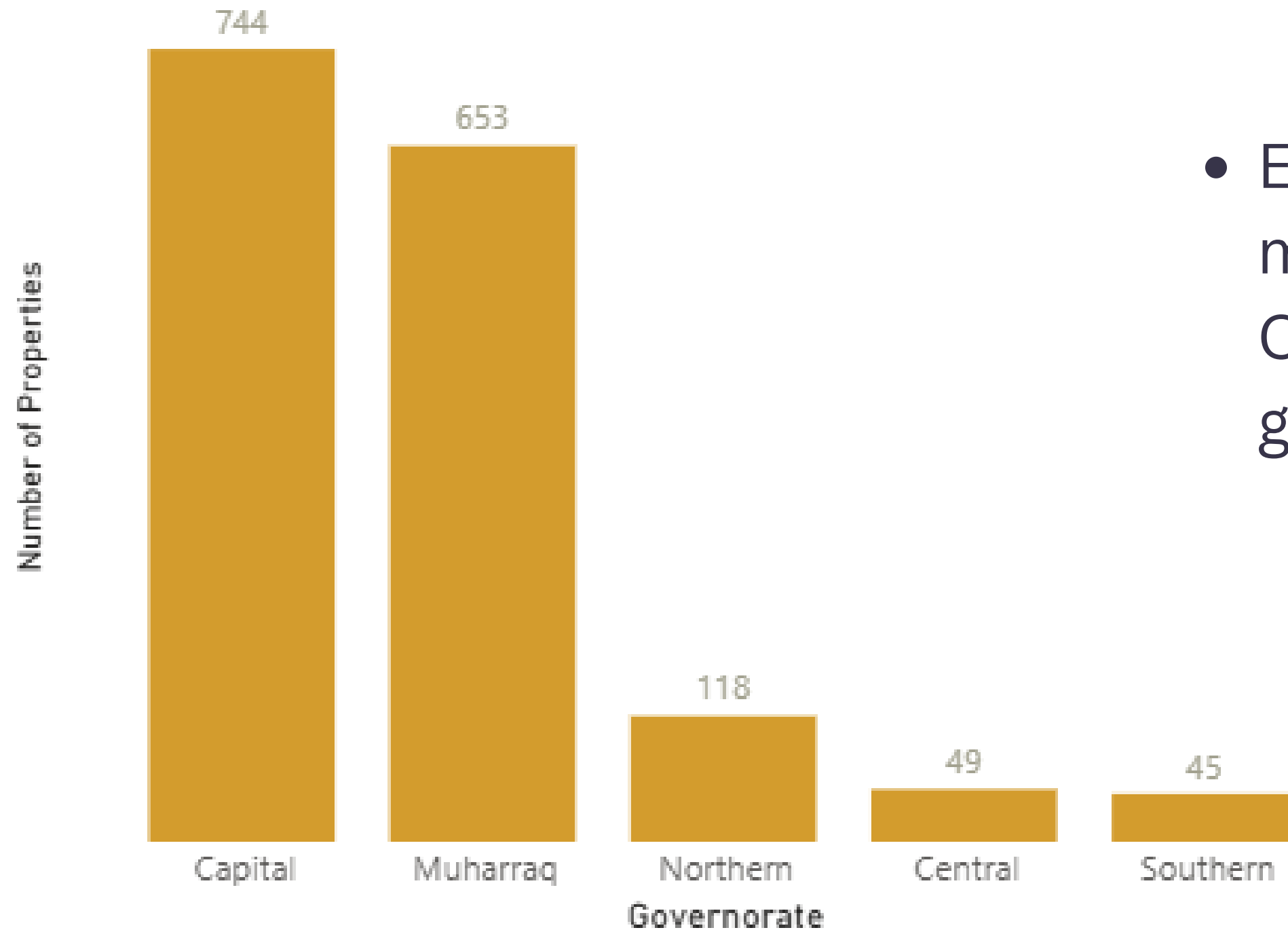
How Much Each Bedroom Adds to the Price



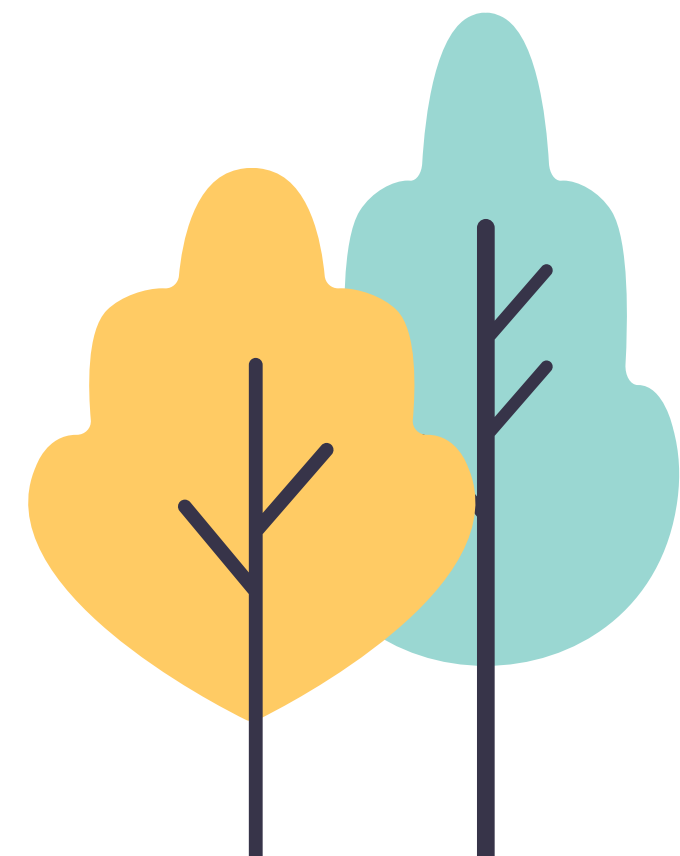
- More bedrooms mean higher prices – large homes cost over three times more than mid-sized ones



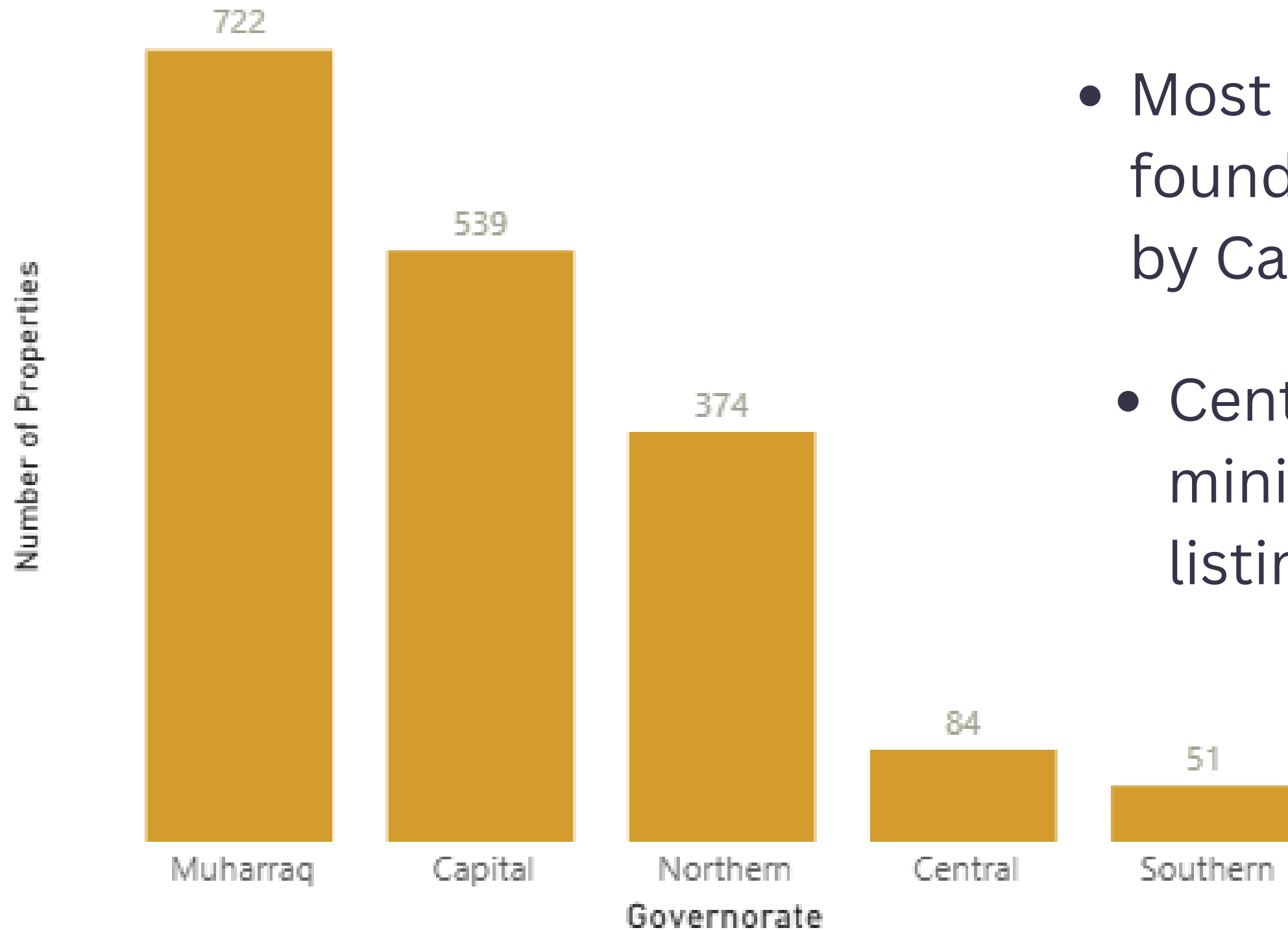
Distribution of Economy Properties (< 80K BHD)



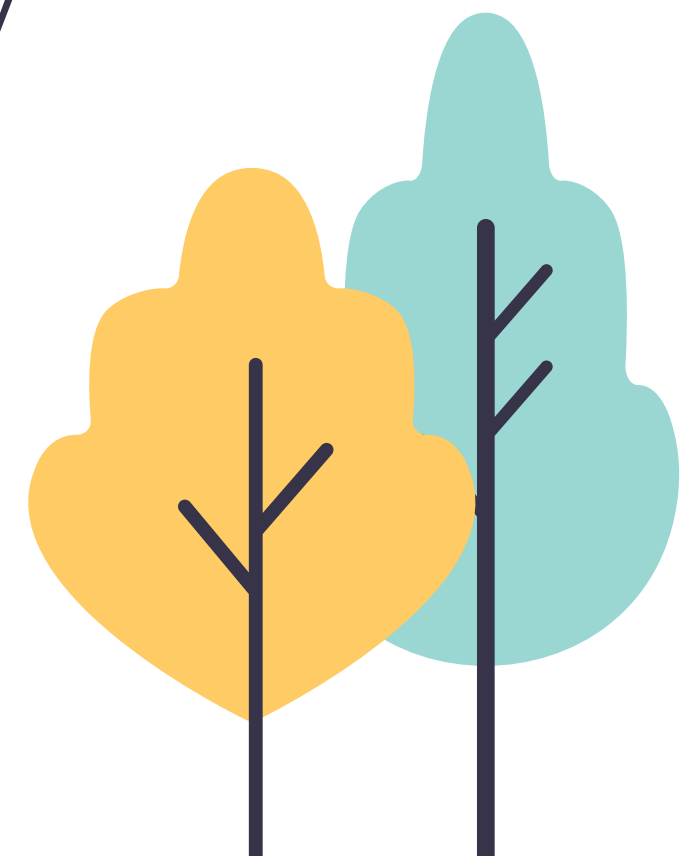
- Economy properties are mainly concentrated in the Capital and Muharraq governorates



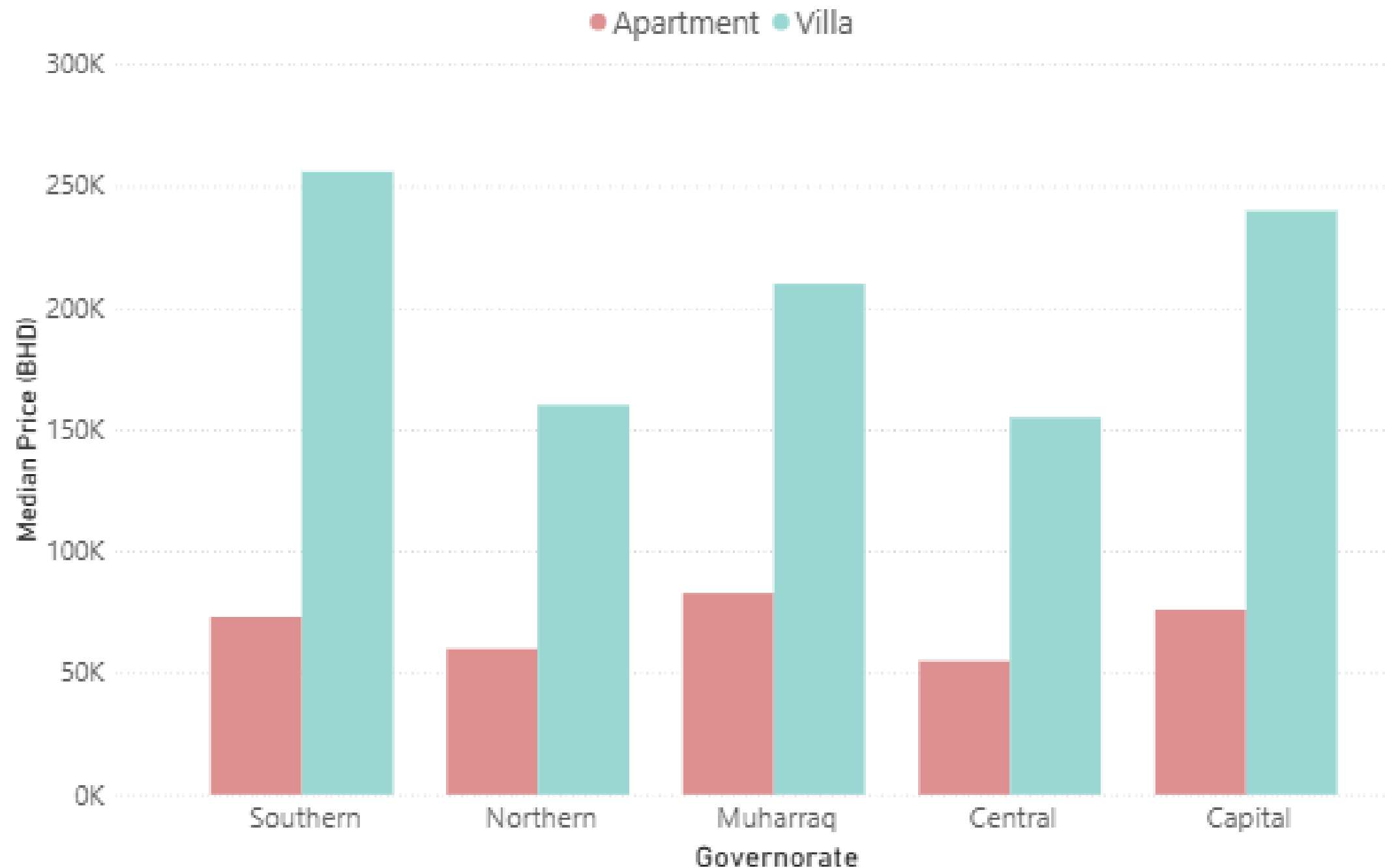
Distribution of Mid-Range Properties (< 150K BHD)



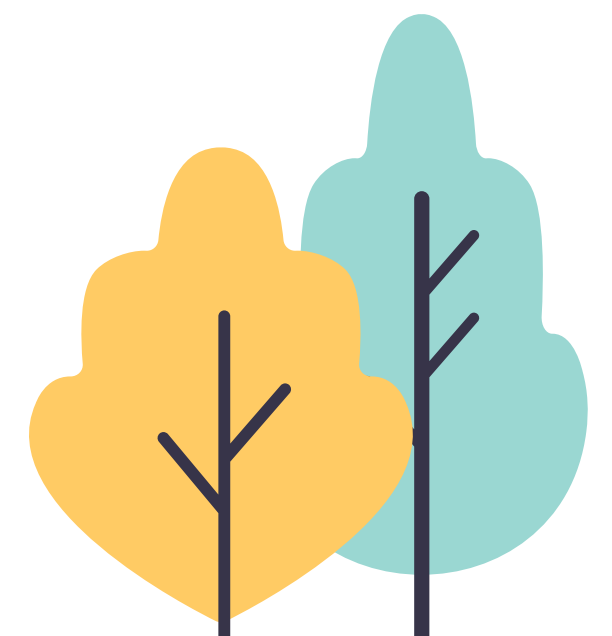
- Most mid-range properties are found in Muharraq, followed by Capital
- Central and Southern show minimal mid-range property listings



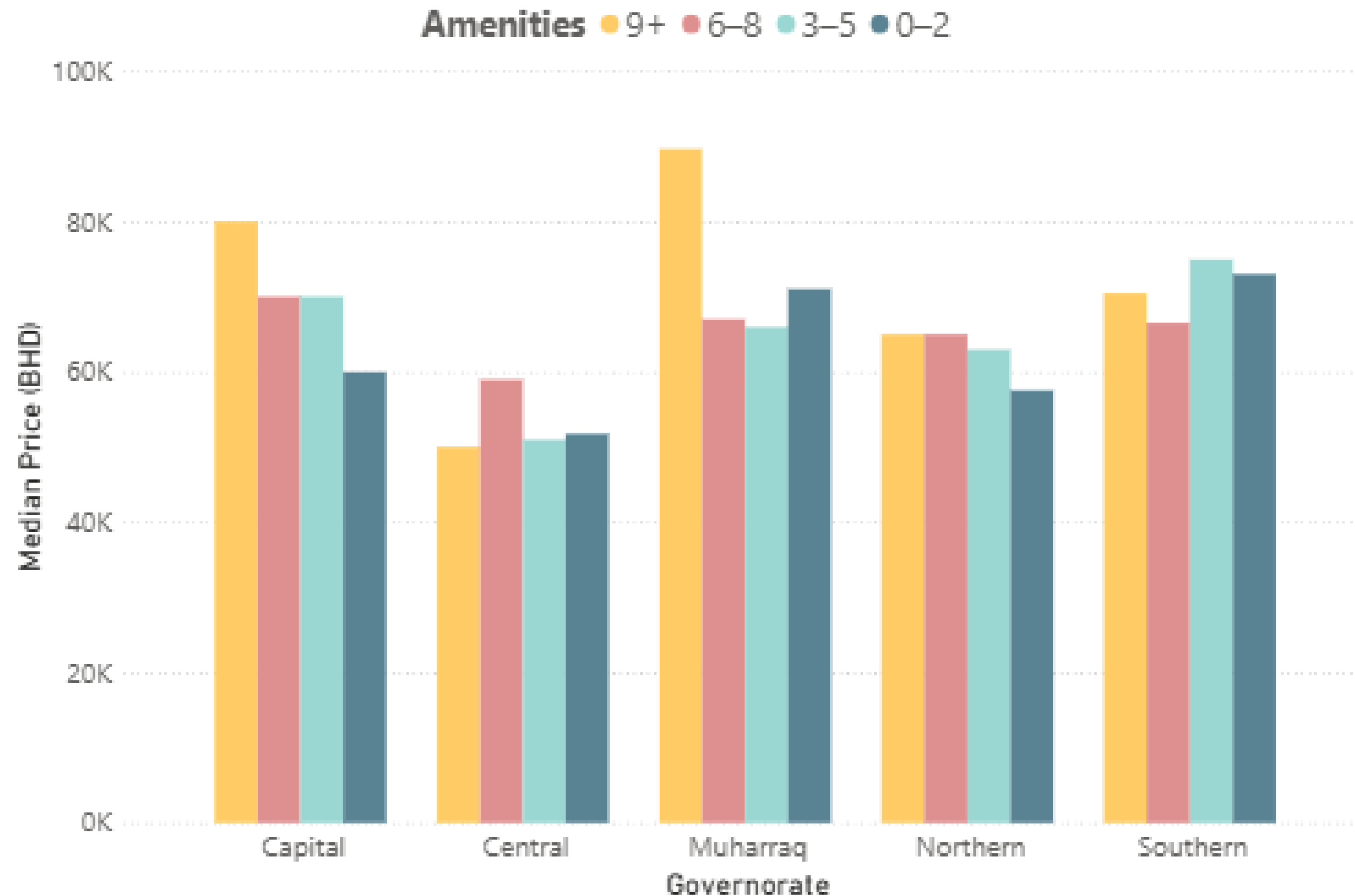
Apartment or Villa — Which Gives Better Value?



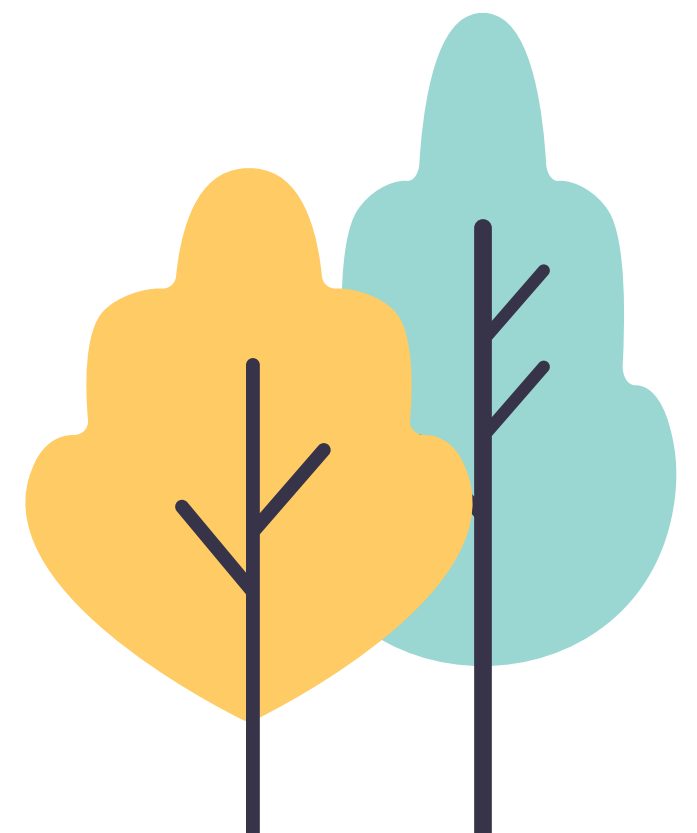
- Apartments are significantly more affordable across all governorates.
- Families seeking space: Central and Northern villas offer strong value.



Where Do You Pay the Least for More Amenities?



- Prices rise with more amenities in most governorates
- Central governorate offers the lowest prices across all amenity levels.





Recommendations - Find Your Perfect Match



Small Families - Economy Budget



Apartments in Central governorate



Small Families - Mid-Range Budget



2-3 bedroom apartment in Muharraq



Small villa in Central or Northern governorate



Recommendations - Find Your Perfect Match

Large Families - Economy Budget

- 2-3 bedroom apartment

- Central or Northern governorate

Large Families - Mid-Range Budget

- large apartment

- villas in central governorate



Thank you

