DARAK · SAMPLE VALUATION CHECK

3-bedroom apartment for rent, Al Rimal, Riyadh

152 m² · asking SAR 60,000 a year (SAR 395/m²) · listing 162296857 · 2026-11-25

Nearby price band

25th percentile	Median	75th percentile
SAR 43,000	**SAR 50,000**	**SAR 60,000**

This ask is 20% above the nearby median.

104 comparable units within 3 km, seen in the last 30 days. The median's 95% interval is SAR 45,000–55,000.

Market position

Priced higher than 74% of 1,093 comparable rentals in Al Rimal, and 46% of 12,490 across Riyadh.

Nearest comparables

Listing	Distance	Area	Asking rent	Days listed
64269044	0 m	152 m²	SAR 50,000	179
122432195	23 m	137 m²	SAR 48,000	70
138809362	24 m	135 m²	SAR 55,000	45
142760830	41 m	135 m²	SAR 40,000	38
161596361	41 m	135 m²	SAR 50,000	6

Nearest first, one row per distinct unit. The API returned 20; a check includes them all.

Registered rents (REGA)

4,814 apartment leases registered in Al Rimal in 2026-Q1 averaged SAR 31,364 a year (SAR 261/m²).

Registered rents include renewals as well as new leases, so they usually sit below what's asked today. Shown beside asking prices, never blended with them.

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