

3-bedroom apartment for rent, Al Aridh, Riyadh

148 m² · asking SAR 95,000 a year (SAR 642/m²) · listing 131408246 · 2026-10-11

Nearby price band

25th percentile SAR 65,000	Median SAR 74,000	75th percentile SAR 80,000
--------------------------------------	-----------------------------	--------------------------------------

This ask is 28% above the nearby median.

742 comparable units within 3 km, seen in the last 30 days. The median's 95% interval is SAR 70,000–75,000.

Market position

Priced higher than 94% of 1,121 comparable rentals in Al Aridh, and 89% of 11,317 across Riyadh.

Nearest comparables

Listing	Distance	Area	Asking rent	Days listed
73359511	0 m	132 m²	SAR 80,000	110
122313103	0 m	133 m²	SAR 80,000	25
123037804	0 m	133 m²	SAR 75,000	24
131403606	0 m	148 m²	SAR 89,000	11
73240714	23 m	148 m²	SAR 80,000	111

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

Registered rents (REGA)

3,153 apartment leases registered in Al Aridh in 2026-Q1 averaged SAR 42,650 a year (SAR 358/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.

Contains information from Rent Index (Real Estate General Authority (REGA)), open.data.gov.sa, made available under the Saudi Open Data License v2.0 (an adaptation of the Open Data Commons Attribution License) (https://open.data.gov.sa/en/pages/policies/license).