



# Cairo

- The completion of around 7,500 units, primarily in the NAC’s R7 district, has brought Cairo’s residential stock to roughly 317,000 in Q3 2025.
- Several land acquisitions took place in the third quarter, signalling a boost in Cairo’s residential market confidence.
- Following multiple reductions in interest rate and improvement in economic conditions, the freehold market is expected to rebound in the medium term.

In Q3 2025 approximately 7,500 new residential units were delivered, predominantly apartments in the R7 district of the New Administrative Capital (NAC), as more developers began the phased handover process to buyers. Nevertheless, the R7 district remains an active construction zone with continuous development activity making it unlikely that these new owners will be able to occupy these units immediately. This completion has expanded the total residential stock to over 317,000 units, while a further 13,800 units are projected to be delivered by the end of Q4 2025.

Following a sustained period of inactivity in new land acquisitions, Q3 witnessed several significant transactions unfold, particularly on the eastern side of Greater Cairo. This activity signals a recovery in market confidence as leading developers seek to expand their portfolios within the city once again.

From a performance perspective, despite major developers recording higher sales due to flexible payment terms and extended instalment schemes, smaller and mid-sized developers remained constrained by cash flow limitations and affordability challenges. These developers continue seeking ways to balance appropriate unit pricing for

revenue generation with competitive positioning to capture market demand.

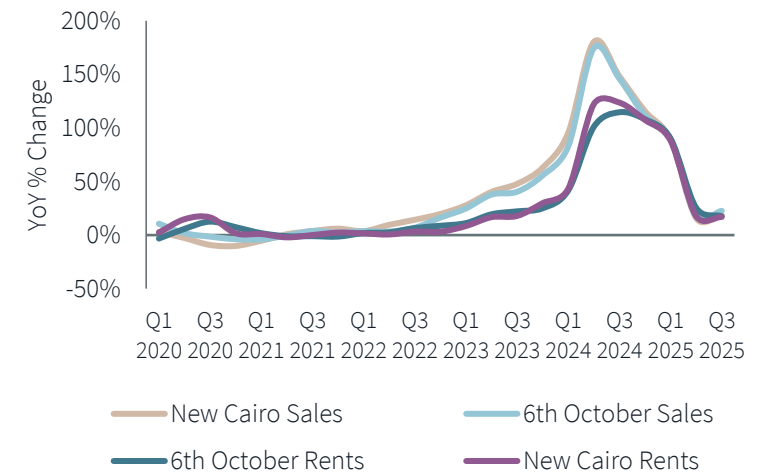
Similarly, resale market activity remained subdued in Q3, with rental demand continuing to dominate. Nevertheless, sellers were observed adjusting their asking prices at a more measured level that buyers could potentially accommodate through negotiations. Sales prices in 6th October and New Cairo rose by 22.6% and 18.5% year-over-year, while rental rates increased by 17.6% and 16.9% over the same period, respectively.

## Outlook

Looking ahead, Cairo's freehold residential market is expected to experience a notable pickup as declining interest rates encourage investors to shift from bank deposits to real estate assets. The cumulative 525 basis point reduction throughout 2025 (from 27.25% to 22%) reflects improving economic fundamentals and should revitalise both primary and secondary markets. Further rate cuts are anticipated to enhance market cashflow, facilitate land acquisitions, and spur new project launches, positioning the residential sector for renewed growth momentum.

Fundamentals (YoY)	
<b>Total stock</b>	317,000 units
<b>Upcoming stock (2025)</b>	13,800 units
<b>Sale prices YoY – 6<sup>th</sup> of October</b>	+22.6%
<b>Sale prices YoY – New Cairo</b>	+18.5%
<b>Rental rates YoY – 6<sup>th</sup> of October</b>	+17.6%
<b>Rental rates YoY – New Cairo</b>	+16.9%

## Annual Sales and Rental % change





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