

Cairo Residential Market Review



Q1 2025

A biannual review of key trends and the performance of
Cairo's residential market

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Market Summary

- El Sheikh Zayed (EGP 114,500 psm) and New Zayed (EGP 111,200 psm) command the highest pricing in the city, underpinned by strong buyer demand and limited supply in these areas.
- Villas (EGP 236,400 psm) are most expensive in El Sheikh Zayed, while 6th of October (EGP 104,300 psm) is the most affordable location to purchase a villa. Apartments offer more affordability, and New Cairo shows competitive pricing. Apartment prices range from EGP 47,500 psm (in Nest by Nawassy Development) and climb to as high as EGP 260,000 psm (in Zed East by Ora Developers).
- Greater Cairo’s residential market currently has 221,000 homes available for purchase across 139 projects.
- New Cairo is the most active district, with approximately 108,000 homes available to purchase in 68 launched projects, highlighting developers’ response to the strong buyer appetite for the area.
- 67 projects containing approximately 99,700 units are scheduled for delivery in 2028.
- We forecast that 32,000 homes will be delivered in 2025, which is 34% up from the 24,000 delivered in 2024.
- Developers are incentivizing potential homebuyers, with down payments averaging 8.5%, while installment payment periods average 7.7 years, compared to last year when down payments averaged 10% and the installment period was only 6 years.
- Higher down payments correlate with earlier delivery dates.
- The dominance of unfinished units (51%) shows a developer-driven strategy to reduce financial exposure while also simplifying and accelerating construction.
- Ora and Main Marks Developments command significantly higher prices per square metre than other developers, according to our analysis.

Number of projects with primary inventory

139

Number of developers

92

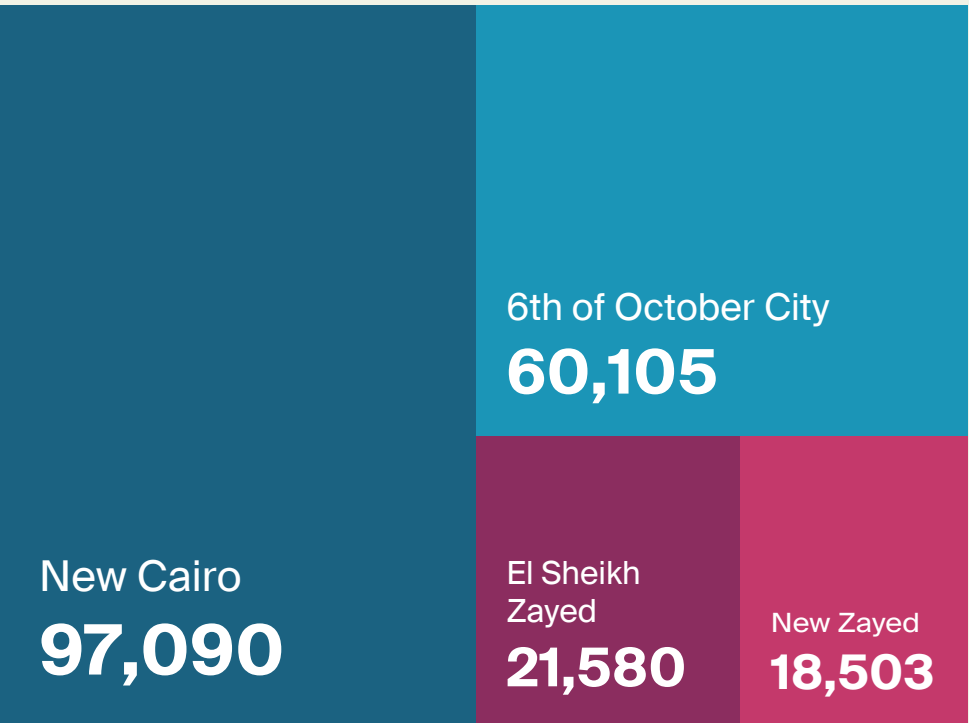
Average down payment

8.5%

Average installment period (years)

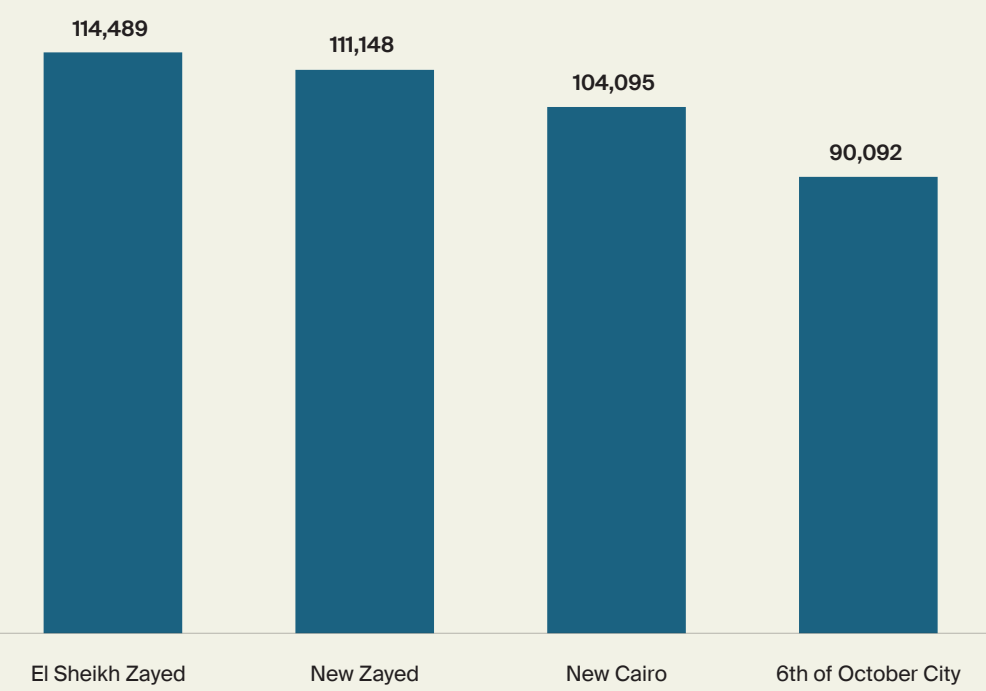
7.7

Number of residential units in Cairo by district (2025-2029)



Source: Knight Frank

Average sale prices in Cairo
EGP psm



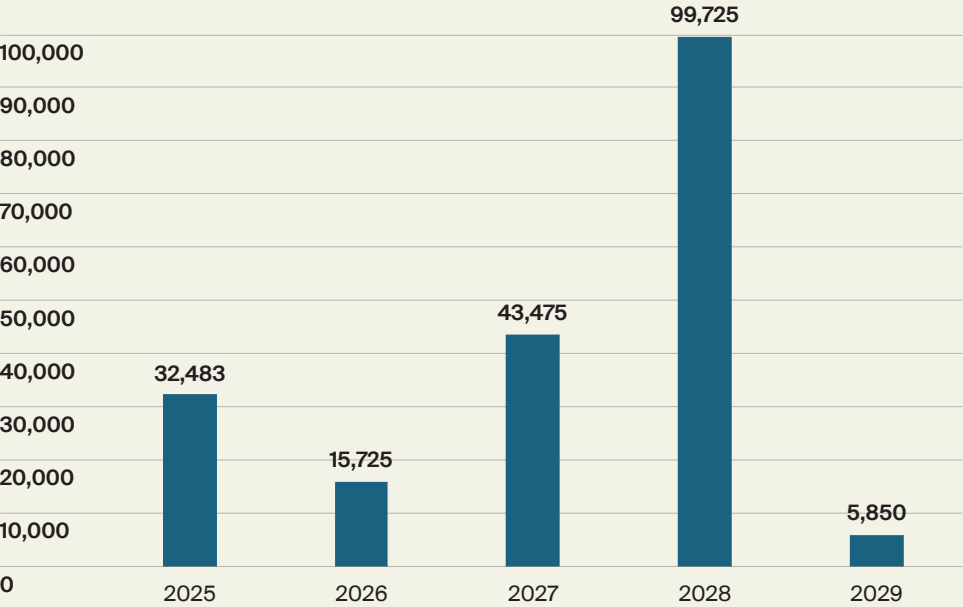
Source: Knight Frank

Average prices in Cairo by property type per sqm
EGP

	6th of October City	El Sheikh Zayed	New Cairo	New Zayed
Apartments	83,245	109,221	102,245	89,765
Duplex apartments	79,609	113,177	102,465	93,637
Penthouses	86,325	111,763	107,276	
Serviced apartments			160,487	
Townhouses	97,931	121,538	111,402	118,426
Twinhouses (semi-detached)	122,131	119,983	117,514	115,296
Villas	104,303	236,483	125,873	156,295

Source: Knight Frank

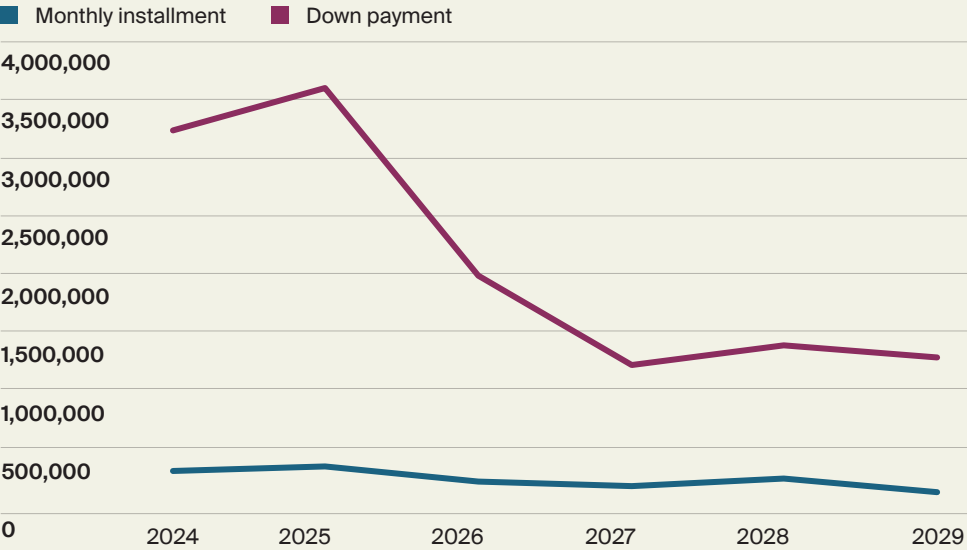
Forecast number of residential units in Cairo (2025-2029)



Source: Knight Frank

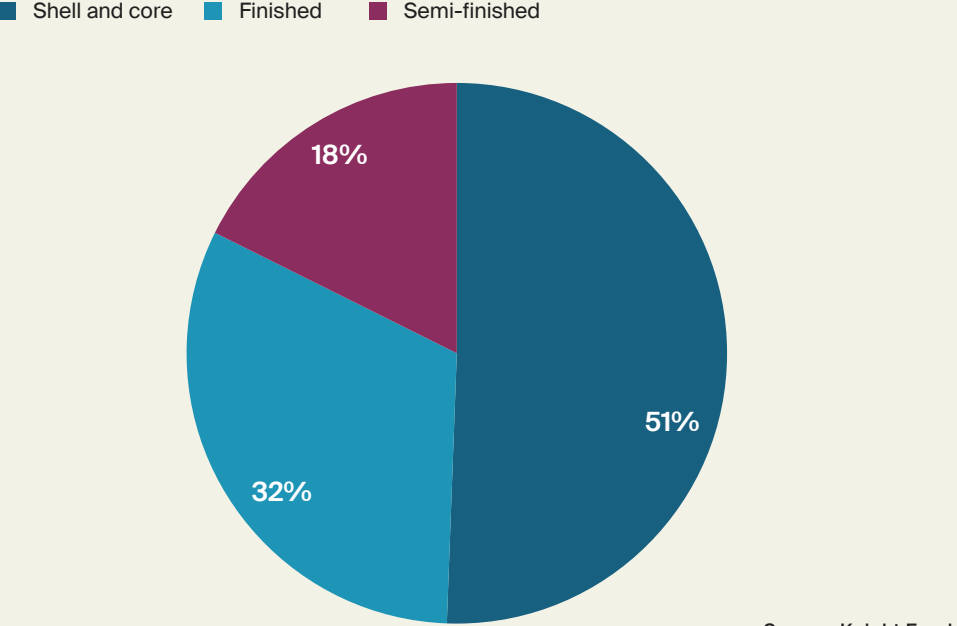
Average down payment and monthly installment for all units available for sale

EGP



Source: Knight Frank

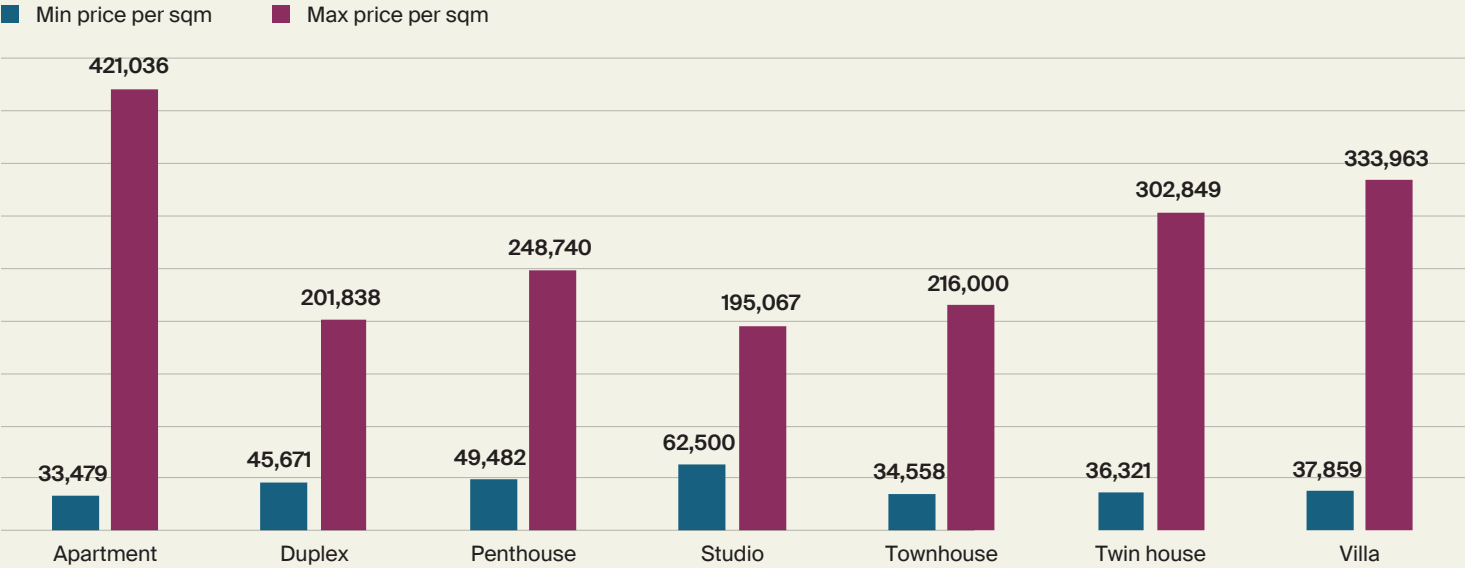
Finishing available in unsold inventory



Source: Knight Frank

Prices for available stock (by property type)

EGP psm



Source: Knight Frank

City-wide inventory (by property type)



Source: Knight Frank

Developers with the highest number of projects



Source: Knight Frank

Available inventory sizes

	Min bedroom(s)	Max bedroom(s)	Min unit area (sqm)	Max unit area (sqm)
Apartments	1	5	50	418
Duplex apartments	1	6	94	483
Penthouses	1	5	63	1150
Serviced apartments	1	1	45	89
Townhouses	2	6	144	313
Twin houses (semi-detached)	3	5	184	393
Villas	3	7	157	725

Source: Knight Frank

We like questions. If you've got one about our research, or would like some property advice, we would love to hear from you.



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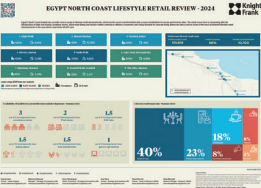
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