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Pakistan's Property Market Sees Upward Momentum in July 2025 File Rate Trends

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As of July 19, 2025, Pakistan's property market is showing clear signs of momentum, with file rates rising in several premium housing developments across the country. Key markets such as Defence Housing Authority (DHA) projects in Lahore, Karachi, Bahawalpur, Gujranwala, and Quetta, as well as other major schemes like Lake City, Lahore Development Authority (LDA) City, and Ravi Urban Development Authority (RUDA), continue to attract investor interest amid broader signs of macroeconomic stabilization. Both residential and commercial plots have experienced notable appreciation, supported by returning investor confidence and renewed focus on infrastructure expansion.

Among the standout performers is DHA Lahore, where commercial file prices have surged, reflecting strong market sentiment. In Phase 6, a 4 Marla CCA-3 Affidavit file is currently priced at PKR 600 lakh (PKR 60 million), while the 5 Marla variant stands at PKR 750 lakh (PKR 75 million). This uptick highlights the sustained demand for well-located commercial assets, particularly in areas that are already partially developed and operational. The pricing trend suggests a bullish outlook, especially in DHA Lahore's commercial sectors which continue to benefit from road connectivity, amenities, and steady rental income streams.

Elsewhere, DHA Gujranwala and DHA Bahawalpur are attracting mid-tier investors looking for long-term appreciation, especially as development activities continue and possession schedules are met. Similarly, RUDA's emerging commercial corridors along the Ravi River and LDA City's infrastructure build-out are laying the groundwork for significant value additions in the coming quarters. These developments not only represent growth potential but also demonstrate the increasing role of structured urban planning in reshaping investor priorities in Pakistan's real estate sector. 

What's clear is that the property market is responding to a more disciplined and economically favourable climate. While inflationary pressures and political volatility still linger, key reforms especially those tied to transparency and digital record-keeping are helping reduce risk in property transactions. The sharp rise in file prices in prime locations suggests that investors are prioritizing security, infrastructure, and potential rental yields. As confidence returns and capital flows into the market, especially in DHA and similarly planned societies, real estate once again appears to be a preferred hedge against inflation and currency erosion for both local and overseas Pakistanis. The time may be ripe for discerning investors to stake their claim in Pakistan's evolving property landscape.