

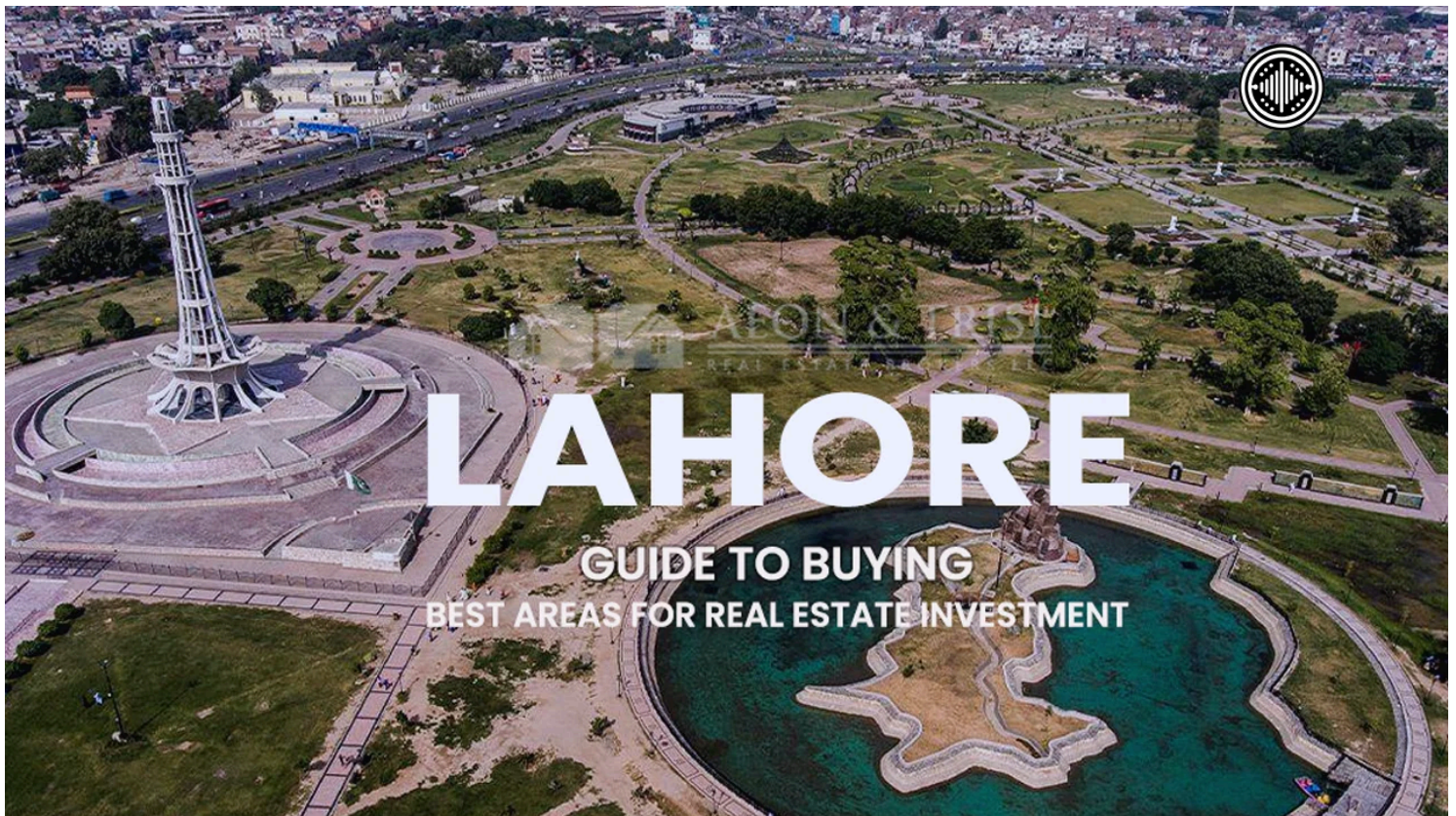
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Pakistan Real Estate Market Sees Renewed Activity as File Rates Stabilise – July 22, 2025

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– Categories: Real Estate



Pakistan's real estate market maintained a cautious upward trajectory on July 22, 2025, as file rates in major housing schemes showed signs of stabilisation amid growing investor confidence. With a more structured regulatory environment and improved investor sentiment, property markets in Lahore, Islamabad and Karachi witnessed renewed interest, particularly in file trading across mid-tier and premium housing projects.

In Lahore, file prices in LDA City, Bahria Orchard, and Al-Kabir Town remained steady with marginal gains, reflecting moderate demand. In LDA City, 5 Marla files were trading between PKR 2.6 million and PKR 2.8 million, while 10 Marla files in Al-Kabir Town Phase 2 hovered around PKR 4.1 million. Real estate agents in the region pointed to consistent buyer interest from overseas Pakistanis, especially due to a weaker rupee which has increased the relative value of foreign remittances. In DHA Lahore, a more premium segment, slight appreciation was seen in Phase 9 Prism files, up by 2 to 3 percent compared to last week.

Islamabad's property sector also showed resilience, with sectors such as DHA Valley and Capital Smart City experiencing mild fluctuations. DHA Valley's 5 Marla files remained within PKR 1.3 million to PKR 1.5 million, while in Capital Smart City, 10 Marla residential files ranged between PKR 4.5 million and PKR 5 million. Dealers credited the stability to renewed investor trust in master-planned communities offering long-term infrastructural development and security. Despite concerns over inflation and regulatory ambiguity earlier in the year, a series of investor seminars and timely project updates have helped restore credibility in select developments.



Karachi's market, typically driven by end-users, remained less volatile, although societies like Bahria Town Karachi Phase 2 saw improved activity. Market watchers noted that despite economic challenges, real estate continues to act as a relatively secure hedge against currency depreciation and inflation. Analysts believe that with limited progress in the industrial and export sectors, real estate remains one of the few asset classes offering real, albeit cautious, returns for the middle and upper-middle income segments.

With investors now more discerning and inclined toward projects with transparent documentation and possession-linked development, Pakistan's property sector may be entering a more mature cycle. As the country grapples with broader economic pressures, real estate continues to demonstrate its resilience, offering both stability and opportunity to those seeking safer investment alternatives in uncertain times.