

Madinah land prices

أسعار الأراضي في المدينة المنورة — تحليل حسب الأحياء

118 districts · 1 312 land listings · 10 133 property deals registered with the Ministry of Justice (all types, 12 months) · 24 Sep 2026

For investors, architects and developers · for information, not investment advice

THE SHORT ANSWER

What does a square metre of land cost in Madinah?

1 451

SAR/m² · median asking price

Whole city, 1 312 listings
(middle half 1 001–
2 109)

4 306

SAR/m² · median asking price

Ring 1–2: the closest
land for sale to the
Prophet's Mosque

1 571

SAR/m² · median asking price

Ring 2–3: the main
residential belt, 66% of
listings

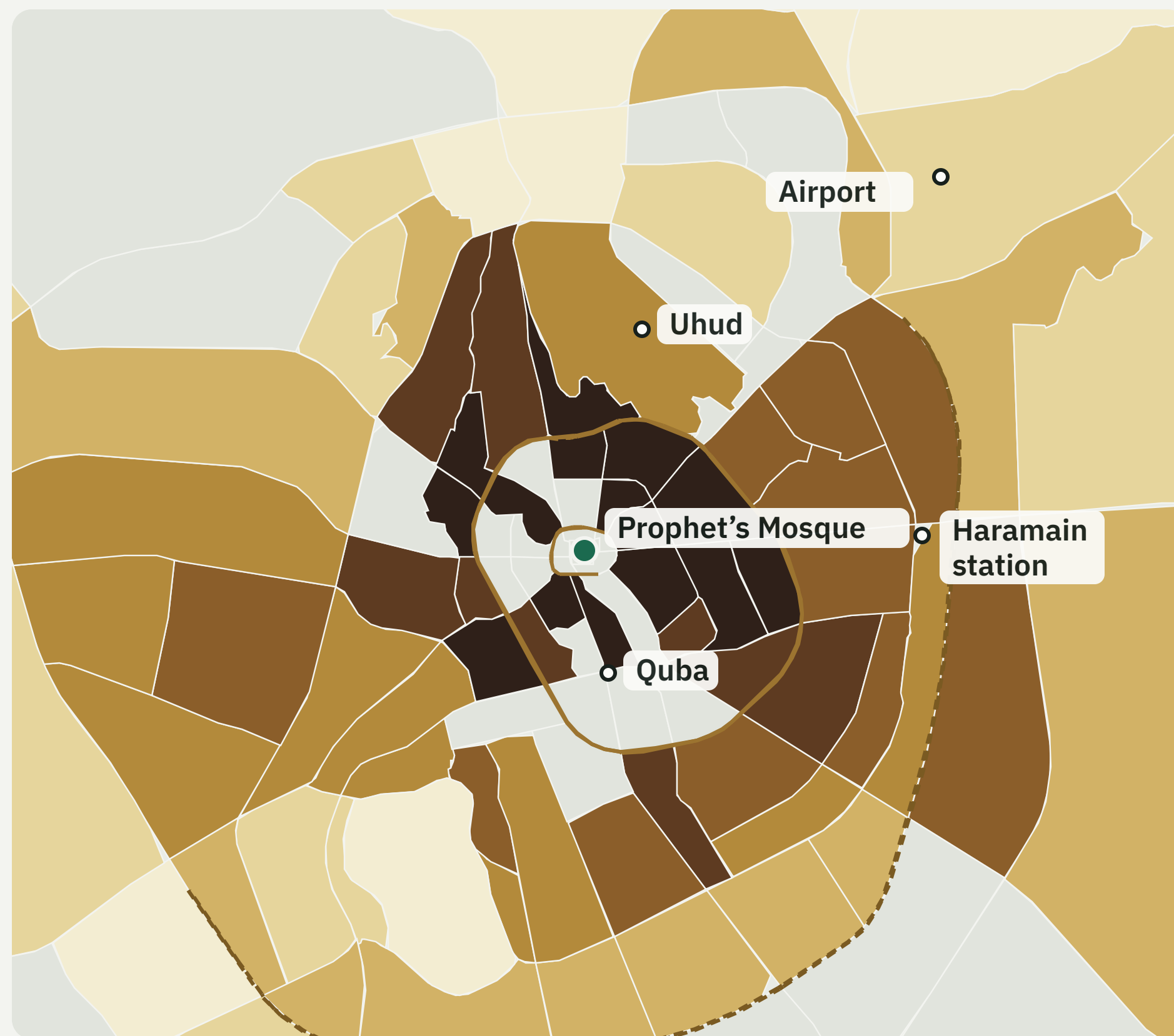
1 000

SAR/m² · median asking price

Ring 3 (King Khalid Road)
out to 25 km

A typical plot is 600 m² at a median asking price of 825k SAR. Inside ring 1 (the central area) no land is listed — buildings and hotels trade there. Beyond 25 km the median is 400 SAR/m².

Source: aqar.fm listings (asking prices), 24 Sep 2026; 1 312 listings after cleaning. Distances are straight-line from the Prophet's Mosque.



PRICE MAP

Every district — median asking price, SAR/m²



Gold lines are ring roads 1, 2 and 3 (ring 3 dashed, built sections only).

DISTANCE FROM THE PROPHET’S MOSQUE

Double the distance, lose ~42–45% of the price



Median asking price, SAR/m², by straight-line distance to the Prophet’s Mosque. Hedonic model (to 25 km): 4 → 8 km –42% (90% range 40...45), 10 → 20 km –45% (41...52).

RINGS × DIRECTIONS

The east is dear, the north cheap

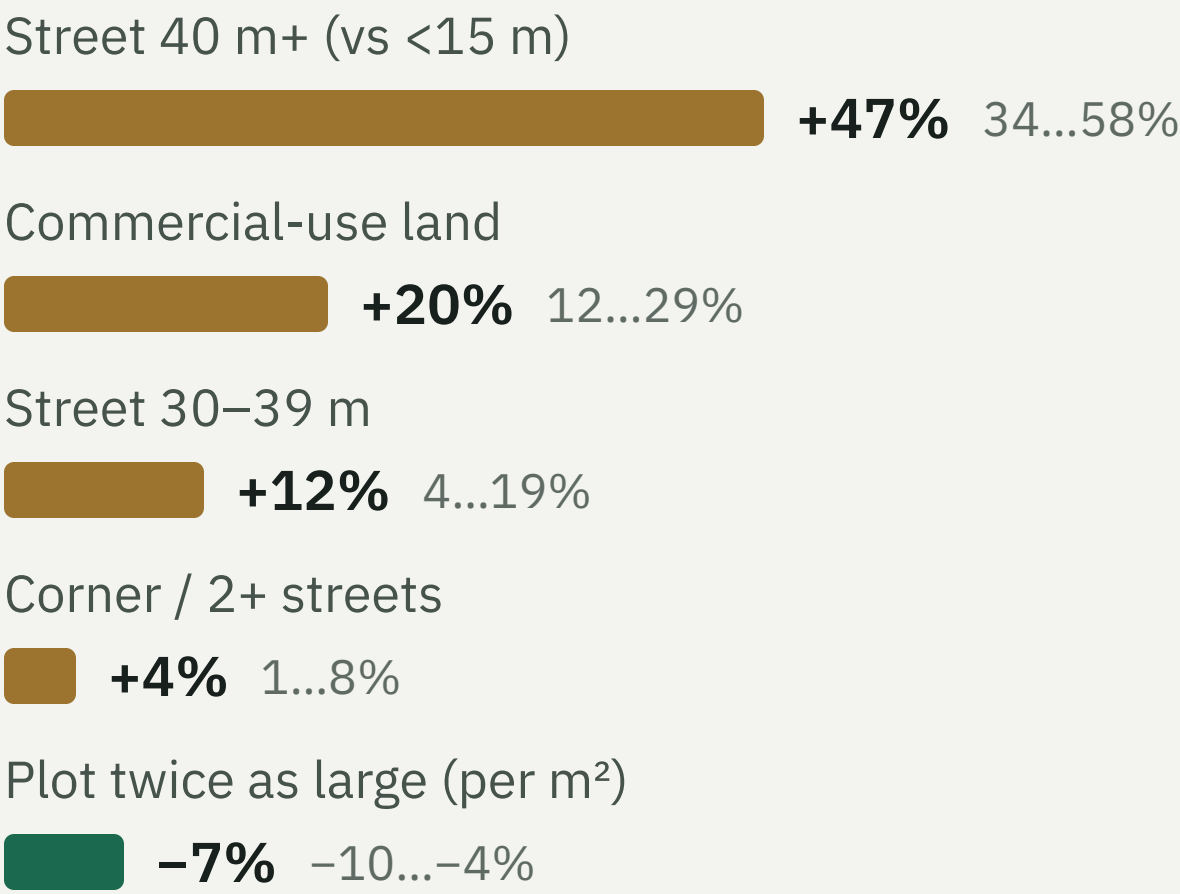
Direction	Ring 1–2	Ring 2–3	Ring 3 – 25 km	All, ≤25 km
North	5 891 · 8	1 000 · 53	900 · 13	992 · 74
North-east	4 232 · 20	2 019 · 56	1 000 · 142	1 383 · 218
East	4 569 · 22	2 200 · 51	1 550 · 20	2 201 · 93
South-east	3 505 · 19	1 750 · 132	—	1 850 · 151
South	6 250 · 14	1 401 · 221	—	1 475 · 235
South-west	3 001 · 11	1 250 · 146	1 000 · 40	1 200 · 197
West	3 049 · 3	1 701 · 138	1 040 · 31	1 576 · 172
North-west	4 311 · 5	1 466 · 66	970 · 15	1 274 · 86

Cell: median SAR/m² · listings. Coloured where 3+ listings. Direction is the bearing from the Prophet’s Mosque.

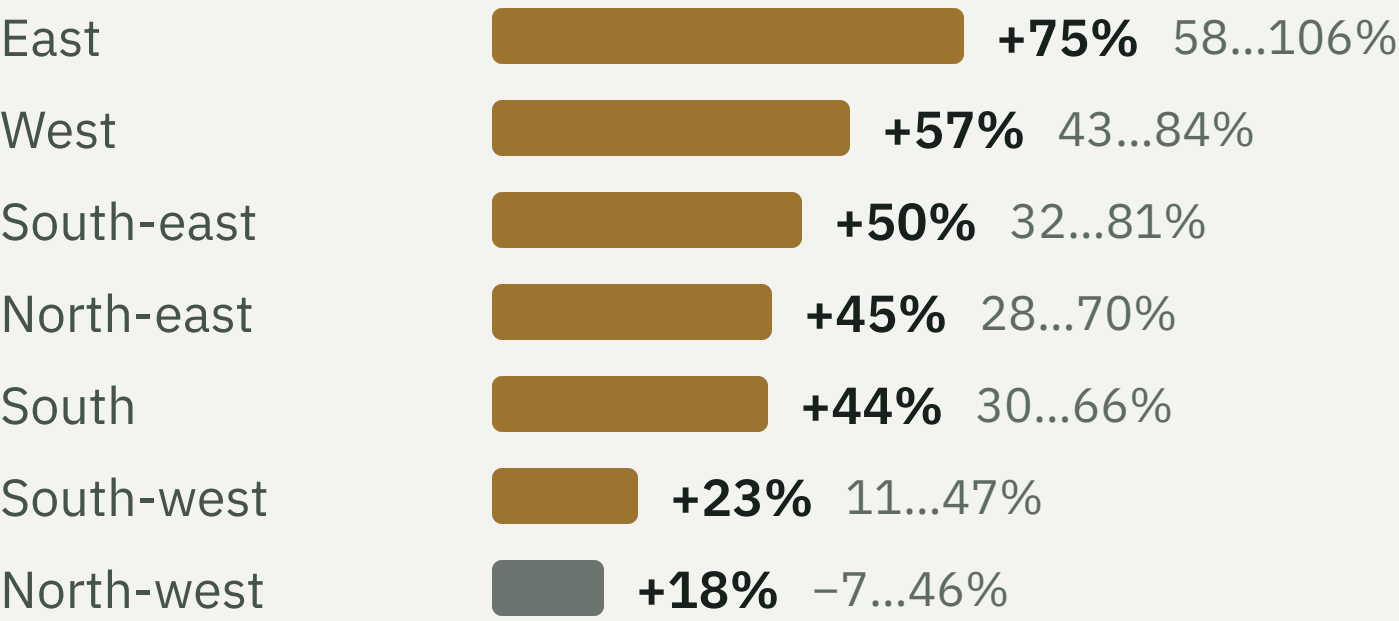
PRICE DRIVERS

What moves the price at the same distance

Plot attribute



Direction at 10 km (vs north)



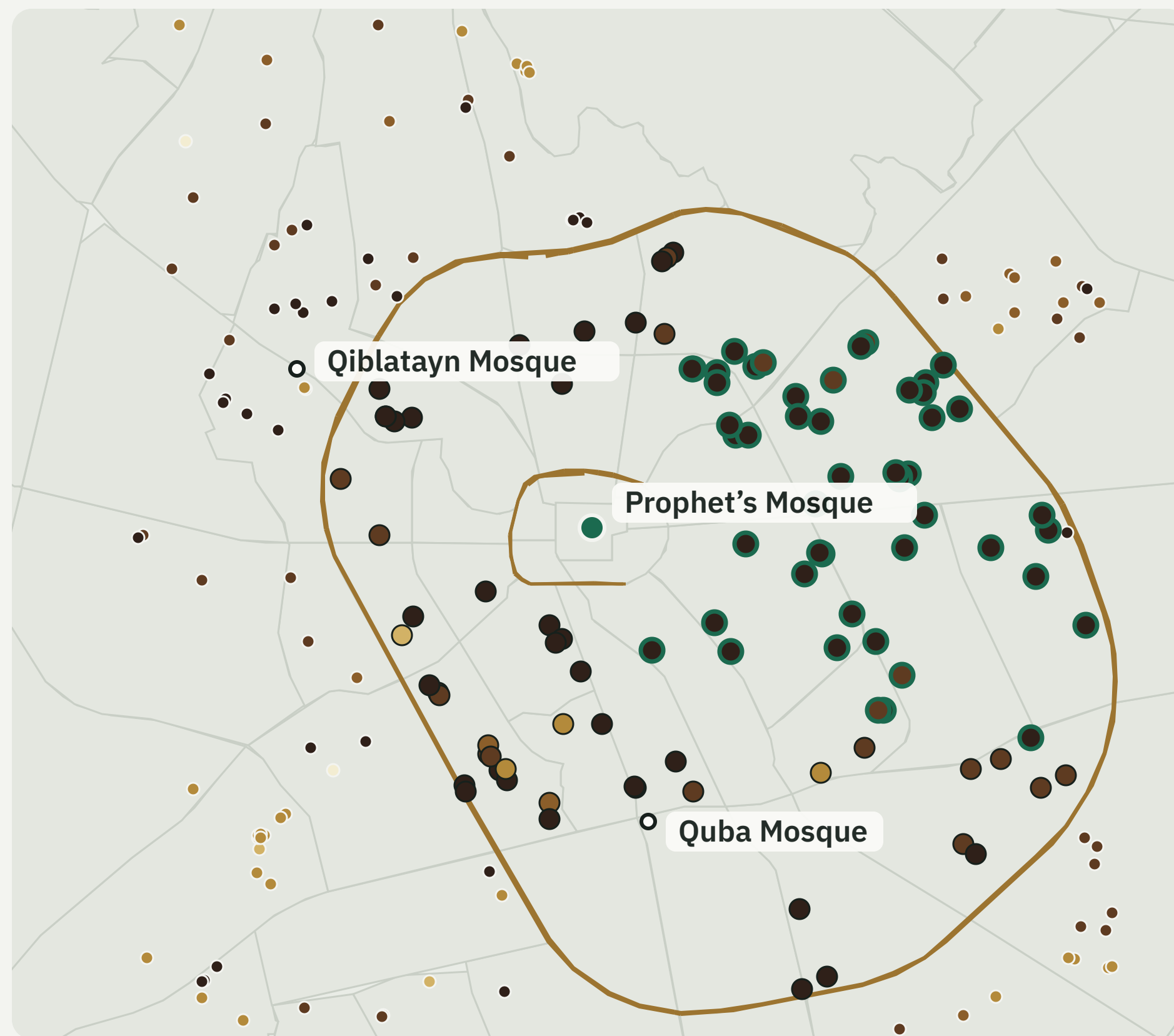
Hedonic regression on 1 226 listings within 25 km: $R^2 = 0.77$, 0.72 in district-grouped cross-validation. Ranges are 90% district-cluster bootstrap intervals; grey = not significant.

AROUND THE HARAM • RING 1–2

Every district in ring 1–2

District	km	List.	Median	District	km	List.	Median	District	km	List.	Median
Al Masani	1.2	1	20 000	Al Fath	2.1	5	4 311	Al Ariydh	3.6	19	4 262
Al Mughaisilah	1.4	4	7 003	Al Usayfirin	2.3	2	2 471	Al Iskan	3.6	4	4 946
As Suqya	1.4	1	6 387	Ad Duwaimah	2.4	2	4 127	Al Usbah	4.2	—	—
Bani Muawiyah	1.5	3	4 104	Al Dhahirah	2.5	13	3 001	Al Khatim	4.5	1	8 936
As Sih	1.6	—	—	Al Anabis	2.6	2	2 775	Al Ihn	4.9	2	5 000
Bani Abdul Ashhal	1.7	4	4 950	Ar Rayah	2.9	—	—	Al Khalidiyah	5.2	6	4 391
Al Jumah	1.7	4	8 354	Masjid Ad Dara	2.9	3	11 905	Wadi Mahzur	5.3	7	3 200
Qurban	1.8	1	16 148	Bani Harithah	3.2	7	4 000				
Bani Dhafir	2.0	8	4 756	Ash Shuraybat	3.5	4	3 028				

Between King Faisal and King Abdullah roads; nearest first. Green = eastern districts (north-east, east, south-east). Bold median = 3+ listings; SAR/m².



EAST OF THE HARAM · RING 1–2

East of the Haram — about half of the land for sale in ring 1–2

EASTERN ZONES · RING 1–2

4 450 SAR/m²

50 listings (green rings on the map) · 25–75%: 3 915–5 098 · plot ~614 m² · asking ~3.00m SAR

QUBA SIDE · SOUTH

3 400 SAR/m²

20 listings · plot ~1 041 m²

REST OF RING 1–2

4 417 SAR/m²

32 listings · north and west

DISTRICT RANKING

The dearest and the cheapest districts

Top 10 by price				Cheapest 10 (≤20 km)			
District	Zone	SAR/m²	List.	District	Zone	SAR/m²	List.
Bani Dhafir	Ring 1–2	4 756	8	Al Ghabah	Ring 2–3	700	11
Al Ariydh	Ring 1–2	4 262	19	Industrial	R3–25 km	934	21
Al Qiblatayn	Ring 2–3	3 564	8	Al Balqa	R3–25 km	960	17
Al Dhahirah	Ring 1–2	3 001	13	Al Khadhra	R3–25 km	967	55
As Sad	Ring 2–3	2 600	15	Wadi Al Battan	R3–25 km	975	31
Al Eyun	Ring 2–3	2 600	10	Abu Kabir	Ring 2–3	1 001	36
Wadi Mudhainib	Ring 2–3	2 383	30	Ash Shafiyah	Ring 2–3	1 015	14
Al Mabuth	Ring 2–3	2 286	15	Kittanah	Ring 2–3	1 047	13
Ar Rawabi	Ring 2–3	2 194	20	Raht	Ring 2–3	1 138	20
Shidhat	Ring 2–3	2 192	14	Warqan	Ring 2–3	1 152	9

Districts with 8+ listings. Every district is in the appendix.

VALUE INDEX

Cheap and dear for their location

Below the model, ≥30 deals in 12 months

District	Zone	Index	90% range	MOJ
Dhu Al Hulayfah	Ring 2–3	–14%	–17...–10	71
Raht	Ring 2–3	–12%	–16...–8	72
Az Zahrah	Ring 2–3	–10%	–15...–6	77

Above the model

District	Zone	Index	90% range	MOJ
Al Balqa	R3–25 km	+22%	11...26	11
Bir Uthman	Ring 2–3	+19%	11...38	2
King Fahd	Ring 2–3	+15%	10...19	110
As Sad	Ring 2–3	+10%	1...19	9
Wadi Mudhainib	Ring 2–3	+10%	5...16	474

Index = median gap between a district’s listings and the model price (distance, direction, size, street, use), one seller’s repeats counted once. Only districts whose 90% range excludes zero; ≤20 km, 6+ independent listings. MOJ = deals in 12 months.

Deals are up 15% — but the growth sits in two districts

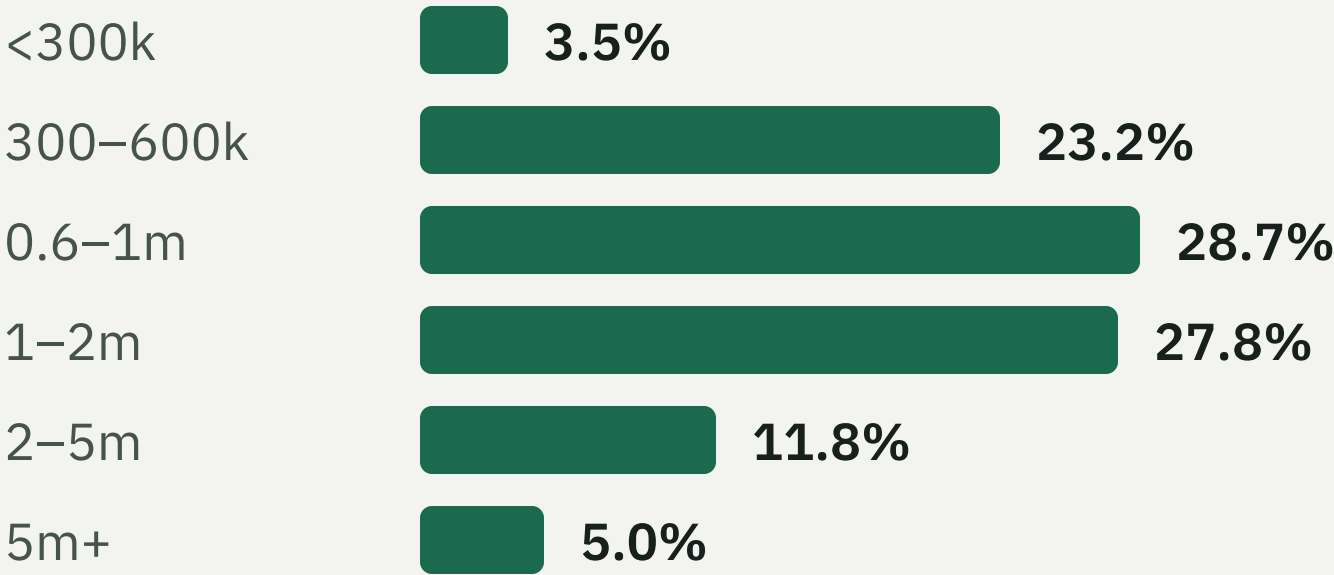
District	Zone	12 mo	Per mo: Oct–May	Jun–Aug	Chg.	SAR/m² chg.
Al Jassah	Ring 2–3	842	50.4	119.7	+138%	–29%
As Suwaydra	25 km+	566	28.0	90.3	+223%	–8%
Ar Ranuna	Ring 2–3	505	44.0	41.0	–7%	–1%
Shuran	Ring 2–3	487	45.5	30.0	–34%	+9%
Wadi Mudhainib	Ring 2–3	474	43.2	34.3	–21%	+6%
Ayn Al Khif	Ring 2–3	469	39.5	38.7	–2%	+17%
Nubala	Ring 2–3	402	33.0	36.7	+11%	–12%
As Sakb	Ring 2–3	305	22.4	33.0	+47%	–3%
Abyar Al Mashi	25 km+	254	19.9	24.0	+21%	—
Al Aziziyah	Ring 2–3	191	17.0	15.0	–12%	–10%
Al Hadra	Ring 2–3	183	17.1	11.7	–32%	—
Taibah	Ring 2–3	146	14.2	9.7	–32%	—

Ministry of Justice SREM, all property types: Madinah city had 950 deals a month in Jun–Aug 2026 against 825 in Oct 2025 – May 2026. The growth comes from Al Jassah and As Suwaydra; the other 25 active districts are –12%. SAR/m² changes only where the sample is large and the deal mix stable.

TICKET SIZES

What sellers ask, by plot size

Listings by total price, SAR



Median SAR/m² (listings)

Plot	Ring 1–2	Ring 2–3	R3–25 km
<400 m²	3 871 (24)	1 454 (166)	950 (77)
400–699 m²	4 292 (36)	1 608 (380)	1 001 (141)
700–999 m²	5 000 (17)	1 580 (204)	1 120 (33)
1 000–2 499 m²	4 813 (14)	1 765 (82)	1 468 (5)
2 500 m²+	4 100 (11)	1 000 (31)	824 (5)

Within 25 km. 57% of listings ask 0.6–2m SAR. Of 102 listings in ring 1–2 only 7 ask under 1m SAR and 66 ask over 2m. Bold = 5+ listings.

COMMERCIAL FRONTAGE

What commercial land on a main road costs

Median SAR/m² (listings)

Zone	Commercial, street ≥30 m	Residential, street <20 m	Premium
Ring 1–2	6 000 (11)	4 005 (24)	+50%
Ring 2–3	2 084 (170)	1 547 (278)	+35%
R3–25 km	1 443 (48)	923 (72)	+56%

Most commercial frontage on offer

District	Zone	List.	SAR/m²
As Salam	Ring 2–3	20	2 030
King Fahd	Ring 2–3	14	2 554
Al Aziziyah	Ring 2–3	12	1 700
Ad Difa	Ring 2–3	11	2 834
Al Hisa	Ring 2–3	11	1 272
Al Matar	R3–25 km	11	1 529
Ar Ranuna	Ring 2–3	9	2 729
Al Aqoul	R3–25 km	9	2 124

Commercial or mixed-use listings on streets ≥30 m; premium vs a plain inner residential plot in the same zone (distance not controlled). In the model, other things equal: commercial +20%, 40 m+ street +47%.

INSIDE AND OUTSIDE THE HARAM

‘Haram’ means three different things — keep them apart

1 · RELIGIOUS

The Haram boundary (حد الحرم)

From Mount Ayr in the south to Mount Thawr in the north, between the two lava fields; road signs read ‘حد الحرم’. 101 listings say they are inside it: median 1 867 SAR/m², ~7.7 km from the Prophet’s Mosque.

2 · CENTRE

Central area (inside ring 1)

No land is for sale inside King Faisal Road — buildings and hotels trade there. To the east, Rua Al Madinah: 1.5 km², 47 000 hotel rooms planned by 2030.

3 · LEGAL

Foreign ownership: 10 zones

Muslim individuals and Saudi companies with foreign shareholders, only inside REGA-designated zones: Rua Al Madinah, KEC, Dar Al-Hijrah, Downtown, Mishraf and others (Cabinet, 23 Jun 2026).

MARKET TEMPERATURE

Busy hotels, a falling price index

-4.5%

Madinah region price index
(all property types), Q2
2026, year on year;
Kingdom +1.3%
GASTAT

75.1%

Hotel occupancy, year to
June 2026 — highest in the
Kingdom
JLL

-2.4%

RevPAR (revenue per room),
year on year — high
occupancy, softer rates
JLL

10 133

Registered deals, Madinah
city, Oct 2025 – 24 Sep
2026 · 10.66bn SAR (all
property types)
Ministry of Justice (SREM)

Read-out: the regional price index is still below its year-earlier level; in the median district, registered land deals sit 9% below asking; hotel occupancy is high while revenue per room is lower.

PROJECTS RESHAPING THE CITY

Where the big projects are

EAST OF THE HARAM

Rua Al Madinah

PIF, 1.5 km²; 47 000 rooms planned by 2030, phase 1 due in 2026.

EAST

KEC + Madinah Gate

6.8m m², targets of 42 000 rooms and 45 000 homes; beside the Haramain station.

TRANSPORT

Airport and BRT

Airport: target of 17m passengers by end-2027; BRT: up to 500 stops planned.

HERITAGE CORRIDORS

Quba and Uhud

3 km Quba walkway; Sayyid al-Shuhada 188 871 m², a 50-year investment.

HOUSING

NHC: ‘Shams’ and ‘Al-Mukaimman’

‘Shams’: west, on ring 3, 1 500+ homes. ‘Al-Mukaimman’: inside the Haram boundary, 3.5m m², 6 000 homes.

CAPITAL

10 ownership zones

For Muslim individuals and Saudi companies with foreign shareholders; exact limits on the REGA map.

Land cost per buildable square metre

Villa rules (decision 1/4500943139, 1446 AH)

- 2 floors + roof annex
- Ground ≤75%, first ≤75%, annex ≤70% → FAR ≈ 2.2
- Street <30 m: front setback 1/5 of street width (≥3 m); ≥30 m: ≥6 m; ≥1.5 m to neighbours
- Splitting floors into separate homes: frontage ≥12 m (detached) / ≥10 m (attached)
- Median plot 600 m², median street 20 m

Land cost per built m² and plot price

Zone	Land SAR/m²	SAR / built m²	600 m² at median
Ring 1–2	4 306	1 957	2.58m
Ring 2–3	1 571	714	943k
R3–25 km	1 000	455	600k
25 km+	400	182	240k
Whole city	1 451	660	871k

RISKS

What to know before deciding

High	The region’s price index has been below its year-earlier level for six quarters GASTAT y/y: −1.4% (Q1 2025) → −3.2% → −8.0% → −6.1% → −5.0% → −4.5% (Q2 2026); −2.1% on the quarter in Q2 2026; Kingdom +1.3%.
High	A wave of hotel supply Rua + KEC plan ~89 000 rooms; RevPAR already −2.4%.
Medium	A narrow door for foreign buyers Muslim individuals and Saudi companies with foreign shareholders, 10 zones; 2% fee + 5% transaction tax.
Medium	Asking price ≠ deal price The latest 161 land deals (38 districts) sit 9% below asking medians (90% range 7–17%). Check SREM before agreeing a price.
Medium	Expropriation near the centre Land has been taken for projects before (Dar Al-Hijrah, 2014); Rua terms are not public.

Sources: GASTAT, JLL (TTN), Argam/REGA, ZATCA, Ministry of Justice SREM, Al-Eqtisadiah.

METHOD

Where the numbers come from

Listings. aqar.fm public pages, 24 Sep 2026: 1 609 land listings; 84 per-m² prices re-based; 178 duplicates, 14 invalid, 54 outside the city and 51 outliers removed → 1 312.

Deals. Ministry of Justice Real Estate Exchange (SREM) public dashboard: 12-month deal counts, values and areas for the city and each district (all property types); land deals from each district's latest five.

Limits. Asking prices are sellers' expectations and deals usually close lower; thin districts are indicative; rental yields are not covered.

Location. 118 official district boundaries (national address); ring roads from OpenStreetMap; land beyond ring 3 split at 25 km; direction measured from the Prophet's Mosque.

Model. Hedonic regression on log(SAR/m²) within 25 km: distance, direction × distance, size, street-width bands, use, corner; R² = 0.77 (0.72 cross-validated); ranges from a district-cluster bootstrap.

Context. GASTAT Real Estate Price Index Q2 2026, REGA zones map (saudiproperties.rega.gov.sa/zones), JLL, Knight Frank, PIF/ECZA, SPA, NHC and the Cabinet decision of 23 June 2026; each page names its source.

APPENDIX · EVERY DISTRICT

Ring 1–2 and centre · 1/2

District	km	List.	Median	MOJ	Index
Al Haram Al Sharif	0.1	—	—	8	—
Bani Khidrah	0.4	—	—	—	—
An Naqa	0.7	—	—	—	—
Badhaah	0.7	—	—	—	—
Bani Al Najjar	0.8	—	—	—	—
Al Manakhah	0.8	—	—	—	—
Al Masani	1.2	1	20 000	3	—
Al Mughaisilah	1.4	4	7 003	13	—

District	km	List.	Median	MOJ	Index
As Suqya	1.4	1	6 387	9	—
Bani Muawiyah	1.5	3	4 104	—	—
As Sih	1.6	—	—	8	—
Bani Abdul Ashhal	1.7	4	4 950	—	—
Al Jumah	1.7	4	8 354	19	—
Qurban	1.8	1	16 148	6	—
Bani Dhafir	2.0	8	4 756	11	–13%
Al Fath	2.1	5	4 311	12	+3%

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

Ring 1–2 and centre · 2/2

District	km	List.	Median	MOJ	Index
Al Usayfirin	2.3	2	2 471	13	—
Ad Duwaimah	2.4	2	4 127	32	—
Al Dhahirah	2.5	13	3 001	27	−8%
Al Anabis	2.6	2	2 775	13	—
Ar Rayah	2.9	—	—	33	—
Masjid Ad Dara	2.9	3	11 905	16	—
Bani Harithah	3.2	7	4 000	—	−11%
Ash Shuraybat	3.5	4	3 028	11	—

District	km	List.	Median	MOJ	Index
Al Ariydh	3.6	19	4 262	66	+13%
Al Iskan	3.6	4	4 946	—	—
Al Usbah	4.2	—	—	71	—
Al Khatim	4.5	1	8 936	—	—
Al Ihn	4.9	2	5 000	2	—
Al Khalidiyah	5.2	6	4 391	—	+19%
Wadi Mahzur	5.3	7	3 200	50	+7%

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

APPENDIX · EVERY DISTRICT

Ring 2–3 · 1/3

District	km	List.	Median	MOJ	Index
Hura Al Wabra	3.1	3	2 550	10	—
Urwah	3.6	3	3 509	11	—
Al Qiblatayn	3.6	8	3 564	15	+13%
Bir Uthman	4.3	7	3 500	2	+19%
Ash Shuhada	4.5	6	3 501	4	+2%
Al Qaswa	4.5	2	4 748	7	—
Al Jamawat	4.9	6	3 341	—	+9%
Al Jamiah	4.9	—	—	27	—
Jabal Uhud	5.0	4	1 626	1	—
Shidhat	5.1	14	2 192	39	−3%

District	km	List.	Median	MOJ	Index
Al Eyun	5.5	10	2 600	31	−2%
Al Talaah	5.7	—	—	4	—
Al Hadiqah	5.7	1	5 007	4	—
Josham	6.1	6	2 240	52	−2%
Al Mabuth	6.4	15	2 286	52	−7%
Dhu Al Hulayfah	6.7	13	1 600	71	−14%
Wadi Mudhainib	6.8	30	2 383	474	+10%
Al Barakah	6.8	5	2 302	—	+12%
Ar Rawabi	6.9	20	2 194	—	−9%

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

APPENDIX · EVERY DISTRICT

Ring 2–3 · 2/3

District	km	List.	Median	MOJ	Index
As Sad	7.1	15	2 600	9	+10%
Jima Um Khalid	7.3	4	1 570	—	—
Ad Duwaikhilah	7.4	8	1 825	43	−12%
Al Jabirah	7.5	6	1 927	24	−8%
Abu Burayqa	7.5	11	1 650	59	+4%
Ad Dar	7.9	1	1 201	—	—
Al Nakhil	7.9	7	1 048	5	−16%
Shuran	8.1	29	2 100	487	+9%
Az Zahrah	8.2	22	1 326	77	−10%
Ar Ranuna	8.2	43	1 713	505	+1%

District	km	List.	Median	MOJ	Index
Ayn Al Khif	8.7	26	1 951	469	0%
Al Gharra	8.8	17	1 680	16	−2%
Ad Difa	8.8	31	2 002	28	+5%
Ash Shafiyah	8.9	14	1 015	34	−6%
Jabal Ayr	9.3	5	800	1	−16%
Bani Bayadah	9.3	13	1 602	—	+3%
King Fahd	9.3	35	2 150	110	+15%
Al Hadra	9.6	6	1 701	183	−6%
Al Ghabah	9.8	11	700	1	−11%

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

APPENDIX · EVERY DISTRICT

Ring 2–3 · 3/3

District	km	List.	Median	MOJ	Index	District	km	List.	Median	MOJ	Index
As Sadiqiyah	9.9	3	650	—	—	Al Jassah	11.4	54	1 329	842	+2%
Nubala	10.1	49	1 467	402	−1%	Kittanah	11.5	13	1 047	3	0%
Wairah	10.3	2	1 151	35	—	An Ngma	11.6	—	—	—	—
Ar Rumanah	10.4	5	1 200	15	−10%	As Sakb	12.0	59	1 158	305	−3%
Taibah	10.5	33	1 477	146	+2%	Al Aziziyah	12.4	30	1 525	191	+1%
As Salam	10.6	48	1 565	—	+4%	Al Hafya	12.6	—	—	—	—
Ash Shahba	10.6	7	1 001	3	−9%	Sikkah Al Hadid	12.8	5	1 702	20	+1%
Raht	10.7	20	1 138	72	−12%	Warqan	12.9	9	1 152	6	−4%
Abu Kabir	10.7	36	1 001	4	−8%	Al Hisa	12.9	18	1 200	22	+4%

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

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Ring 3 – 25 km

District	km	List.	Median	MOJ	Index
Al Anahi	11.4	5	1 800	—	−6%
Al Matar	12.7	34	1 153	—	+7%
Al Sharayie	13.1	—	—	—	—
Al Aqoul	13.7	40	1 448	—	−5%
Al Muzayiyn	13.7	—	—	—	—
Industrial	15.6	21	934	—	−5%
Wadi Al Hamdh	16.8	1	525	—	—
Khakh	17.0	—	—	—	—
Al Khadhra	17.4	55	967	145	+3%

District	km	List.	Median	MOJ	Index
Al Balqa	17.7	17	960	11	+22%
Wadi Al Battan	19.2	31	975	95	+2%
Abumarkha	20.4	22	1 090	—	−6%
Industrial City	20.5	18	1 000	—	+5%
Abu Sidr	21.4	4	935	—	—
Um Al Seouf	21.7	—	—	—	—
Sad Al Ghaba	22.1	10	872	—	+9%
Al Sahluj	22.2	8	930	—	−9%
Al Mafrahat	24.1	1	824	—	—

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.

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Beyond 25 km

District	km	List.	Median	MOJ	Index	District	km	List.	Median	MOJ	Index
Hadhawda	25.7	3	1 300	26	—	Dhaea	45.3	—	—	—	—
Qubeiba	29.6	4	789	2	—	Al Mulaylih	54.8	3	70	10	—
Al Sahwa	37.5	1	900	—	—	Ghorab	70.0	—	—	—	—
Al Mundasa	41.4	25	282	—	—	Al Masbah	72.0	—	—	—	—
Abyar Al Mashi	43.0	47	450	254	—	Al Dhamiria	98.2	—	—	—	—
As Suwaydra	45.1	9	223	566	—	Hazrat Al Janoub	110.5	—	—	—	—
Al Furaysh	45.1	2	210	3	—						

Median = listing SAR/m² (bold = 3+ listings); MOJ = registered deals in 12 months; index = gap to model price (≤25 km, 5+ independent listings). Sorted by distance to the Prophet’s Mosque. Districts are grouped by their centre; zone totals elsewhere place each listing by its own position, so they differ slightly.