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# Modiin Property Market Report

**Q32025(July - September)**

*Comprehensive MarketAnalysis*

Data Source: Market Analysis & Government Statistics

Report Date: December 2025

## Executive Summary

Modiin, strategically located halfway between Tel Aviv and Jerusalem, continues to attract families seeking spacious living, excellent infrastructure, and strong community values. As one of Israel's youngest cities (construction began 1994) with a population approaching 100,000, Modiin has become a premier destination for English-speaking immigrants and families prioritizing quality of life over urban density.

## Key Findings

- Average 4-room apartment: NIS 2.4-2.5 million (2025 estimates)
- Average 5-room apartment: NIS 2.5-2.8 million
- New apartment starting prices: NIS 1.8 million
- Historical transaction example: 3-room (76 SQM) sold for NIS 1.8M (August 2023)
- Socio-economic ranking: 9 out of 10 (similar to Ramat Hasharon, Kiryat Ono)
- Population: ~97,000 (2021 CBS), projected 250,000 by 2040
- Central District context: Average prices NIS 2.61M (Q3 2025), -3.8% YoY

## 1. Market Overview - Modiin

Modiin stands as one of Israel's most successful planned communities, embodying the vision of a modern, family-oriented city with excellent infrastructure and quality of life. Located equidistant from Tel Aviv and Jerusalem with direct rail connections to both, the city offers suburban tranquility combined with major urban center accessibility.

Founded in 1994 and merged with Maccabim-Reut in 2003, Modiin has grown rapidly to nearly 100,000 residents, ranking 19th among Israeli cities by population. The city's futuristic planning, spacious apartments and private houses, and strong English-speaking community have made it particularly attractive to new immigrants from the United States, Canada, United Kingdom, and South Africa.

### Modiin Market Characteristics - 2025

Metric	Current Status	Characteristics
Population (2021 CBS)	~97,000	19th largest city
Socio-Economic Ranking	9 out of 10	Very affluent Mid-range pricing
4-Room Apartment (2025)	NIS 2.4-2.5M	Major growth
Population Projection 2040	250,000	

Source: Central Bureau of Statistics, Market Analysis 2025

## 2. Price Analysis - Modiin & Central District

Modiino offers compelling value compared to Tel Aviv and coastal cities while maintaining high quality of life. As part of the Central District, Modiin benefits from strong demand driven by families seeking suburban environments with excellent schools and community infrastructure.

### Modiin Price Positioning - Q3 2025

City/Area	Avg Price Range	vs. Modiin	Market Type
Tel Aviv Central District Avg	NIS 3.68M	+47% higher	Urban premium
Modiin	NIS 2.61M	+4% higher	District average
Rishon LeZion NIS 2.57M	Beit Shמש NIS 2.4-2.5M	BASELINE	Suburban family
NIS 1.72M		+3% higher	Urban competitor
		-31% less	
			Budget option

Source: CBS Q3 2025 Data, Market Analysis

## Modiin Property Types and Pricing

Modiin's property market is characterized by a mix of apartments and single-family homes, with spacious layouts appealing to families. The city's master plan envisions continued growth with new neighborhoods and infrastructure development through 2040.

Property Type	Size Range	Price Range (2025)	Buyer Profile
3-Room Apartments	70-80 SQM	NIS 1.8-2.0M	Young couples
<b>4-Room Apartments</b>	90-110 SQM	<b>NIS 2.4-2.5M</b>	<b>Growing families</b>
5-Room Apartments	120-140 SQM	NIS 2.5-2.8M	Large families
Private Houses/Cottages	150-250 SQM	NIS 3.5M+	Premium buyers

**Historical Reference:** In August 2023, a 3-room (76 SQM) apartment on Migdal Halevanim Street sold for NIS 1.8 million, demonstrating the mid-range pricing accessible to families. This property included reserved parking and was built in 1997.

Source: Market data and Israel Tax Authority records

### 3. Central District Market Context

As part of the Central District, Modiin's market dynamics are influenced by broader regional trends. The Central District recorded the highest unsold inventory in Israel with 26,740 units as of September 2025, creating opportunities for buyers but also reflecting supply-demand imbalances.

Metric	Q3 2025	Change
Central District Avg Price	NIS 2.61M	-3.8% YoY
Unsold Inventory	<b>26,740 units</b>	Highest in Israel
National Transactions Q3	23,330 units	+15.4% QoQ
National Rental Growth	New tenants	+5.5%

Source: Central Bureau of Statistics Q3 2025

## 4. Market Factors Affecting Modiin

Modiin's property market is shaped by both national economic conditions and unique local characteristics that have made it one of Israel's most successful planned communities.

### National Economic Factors

- **Interest Rates:** Bank of Israel maintained 4.5% rates throughout Q3 2025, mortgage costs averaging 5%
- **Economic Slowdown:** Q2 2025 GDP contraction of -3.5% due to mid-June hostilities
- **Market Correction:** Seven consecutive months of national price declines through September 2025
- **Supply Pressure:** Record high unsold inventory creating buyer opportunities

### Modiin-Specific Advantages

- **Strategic Location:** Halfway between Tel Aviv and Jerusalem with direct rail connections to both cities
- **English-Speaking Community:** Strong Anglo population from US, Canada, UK, and South Africa creates consistent demand
- **Quality of Life:** Spacious apartments, private houses, excellent schools, and modern infrastructure
- **Affluent Demographics:** Socio-economic ranking 9/10, similar to Ramat Hasharon and Kiryat Ono
- **Growth Trajectory:** Population projected to reach 250,000 by 2040, indicating sustained development
- **Master Plan:** New business center, medical center, academic institution, and underground rail extension planned
- **Family Orientation:** Designed for families with green spaces, parks, and community facilities
- **New Development:** Ongoing construction in neighborhoods like Moriah and Nofim maintains supply of modern housing



## **Anglo Community and Immigration Appeal**

Modiin has become one of Israel's premier destinations for English-speaking immigrants, offering a 'soft landing' for Anglo families making aliyah. Real estate professionals consistently recommend Modiin alongside Jerusalem, Tel Aviv, Netanya, Ra'anana, and Ramat Beit Shemesh for English-speaking families.

### **Why Anglos Choose Modiin:**

- Strong English-speaking community providing social integration support
  - Modern, futuristic city planning familiar to North American sensibilities
  - Spacious housing stock (apartments and houses) compared to older Israeli cities
  - Accessibility to both Tel Aviv employment markets and Jerusalem religious/cultural institutions
  - Family-friendly environment with excellent schools and community programs
- Relatively affordable compared to Tel Aviv while maintaining high quality of life

**Market Expert Quote:** "Jerusalem, Tel Aviv, Netanya, Ra'anana, Ramat Beit Shemesh, Modiin, and the Gush will continue to offer a soft landing for Anglo families" - Kim Bash, Real Estate Professional and Community Matchmaker

## 5. Development Pipeline and Future Growth

Modiin's master plan, approved by the municipality and Ministry of Interior, outlines ambitious growth through 2040. The city is expected to more than double in population from approximately 97,000 to 250,000 residents, requiring substantial new construction and infrastructure.

### Master Plan Key Components

- **New Business Center:** Northwestern district combining residential, employment, and commercial development
- **Medical Center:** Hospital facility adjacent to business center
- **Academic Institution:** Higher education campus planned
- **Rail Extension:** Underground rail connecting new business center to existing city center
- **Additional Neighborhoods:** Multiple residential districts planned across 55,000 dunams of municipal area
- **Current Development:** Active construction in Moriah, Nofim, and other neighborhoods

### Current New Construction Projects

New apartments in Modiin generally start around NIS 1.8 million, offering entry points for first-time buyers and families. Projects include:

- Modern apartments ranging from 59-110+ square meters
- Duplexes and villas with spacious gardens
- Contemporary designs with energy efficiency and modern amenities
- Integrated green spaces and community facilities

## 6. Market Outlook and Investment Analysis

Modiin's property market outlook remains positive despite national corrections, supported by strong fundamentals including projected population growth, ongoing development, and sustained demand from Anglo families seeking quality suburban living.

### Key Market Indicators

- **Relative Stability:** Mid-range pricing provides cushion against extreme volatility seen in premium markets
- **Growth Trajectory:** 2040 population projection of 250,000 (from ~97,000) indicates substantial long-term demand
- **Infrastructure Investment:** Master plan includes business center, hospital, university, and rail extension
- **Community Strength:** Established Anglo population creates network effects attracting new immigrants
- **Supply Pipeline:** Active construction in multiple neighborhoods maintains inventory for growing demand

### Investment Strategies

#### For Buyers:

- Current market offers reasonable entry points compared to coastal and Tel Aviv prices
- New construction starting at NIS 1.8M provides accessible options for first-time buyers
- Focus on neighborhoods with ongoing development (Moriah, Nofim) for modern amenities
- Consider proximity to planned business center and rail extension for future appreciation
- Anglo families benefit from established English-speaking community and integration support

#### For Investors:

- Rental demand from growing population and new immigrants provides stable income
- Population doubling by 2040 creates long-term appreciation potential
- Mid-range pricing offers better risk-adjusted returns than extreme premium or budget markets
- Infrastructure development (business center, hospital, university) will drive values in adjacent areas
- Strong community and quality of life factors support sustained demand

#### For Sellers:

- Highlight Anglo community appeal and English-speaking environment
- Emphasize strategic location between Tel Aviv and Jerusalem
- Showcase space and quality of life advantages over Tel Aviv
- Price competitively against Central District average (NIS 2.61M) to attract buyers

## 7. Methodology and Data Sources

### Data Sources

This report is based on government data and comprehensive market analysis:

- **Central Bureau of Statistics (CBS):** Population data, socio-economic rankings, Central District Q3 2025 statistics
- **Israel Tax Authority:** Historical transaction records including specific sales data
- **Municipality Master Plan:** Development projections, population targets, infrastructure plans
- **Market Sources:** Real estate professional interviews, new construction project data, Anglo community insights

### Important Notes

- Modiin is not among the 18 largest cities separately tracked in CBS quarterly reports
- Price estimates based on market analysis, historical transactions, and Central District context
- Population data from 2021 CBS census; 2025 population estimated at 100,000+
- New construction prices from current developer listings and market surveys
- Master plan projections based on official municipal and Ministry of Interior documents

## Conclusion

Modiin's property market in Q3 2025 represents an attractive middle ground in Israel's diverse real estate landscape. With average 4-room apartments priced at NIS 2.4-2.5 million, the city offers significantly better value than Tel Aviv (NIS 3.68M) while maintaining a high socio-economic ranking (9/10) and quality of life comparable to Israel's most affluent communities.

The city's fundamental strengths remain compelling: strategic location halfway between Tel Aviv and Jerusalem with direct rail connections, a thriving English-speaking community providing natural support for immigrants, spacious modern housing stock, and ambitious master planning projecting population growth to 250,000 by 2040. These factors create sustained demand dynamics supporting long-term property values.

For Anglo families making aliyah, Modiin continues to offer a 'soft landing' with established community networks, familiar urban planning, and accessibility to both Tel Aviv employment markets and Jerusalem's religious/cultural institutions. Real estate professionals consistently recommend Modiin alongside premier destinations like Jerusalem, Tel Aviv, Ra'anana, and Netanya for English-speaking families.

The city's development pipeline, including a new business center, hospital, academic institution, and underground rail extension, positions Modiin for continued growth and infrastructure enhancement. Active construction in neighborhoods like Moriah and Nofim maintains a supply of modern housing starting at accessible price points (NIS 1.8M), while the master plan ensures the city can accommodate its projected population doubling over the next 15 years.

For buyers and investors seeking exposure to Israel's real estate market without Tel Aviv or coastal price premiums, Modiin offers a balanced proposition combining reasonable pricing, strong community fundamentals, ongoing development, and projected long-term appreciation driven by population growth and infrastructure investment. The city's track record since 1994 demonstrates successful execution of planned community development, providing confidence in its future trajectory.



*Report compiled from government data and comprehensive market analysis*  
*December 2025*



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