



## Real Estate Report on Lands and Properties Sector Transactions 2019-2020

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **3 billion** in 2020. Based on the Annual Report issued by the Lands and Properties Sector, a large number of various Real Estate Transactions were recorded, such as Sales and Mortgages of plots, Documentation and Transfer. This included **1,777 sales** with a value exceeding AED **1 billion**, **544 mortgages** with total value of their contracts exceeding AED **2 billion** and **471 transfer** transactions with the total value of their market contracts exceeding AED **382 million**.

Ras Al Khaimah Real Estate Transactions	2019	Percentage	2020	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	1,171,700,128	39%	1,001,412,200	26%	-15%
Real Estate Mortgages Volume	892,700,194	30%	2,463,386,166	64%	176%
Market Value of Transfers	952,136,303	32%	382,099,485	10%	-60%
Total Transactions	<b>3,016,536,625</b>	100%	<b>3,846,897,851</b>	100%	28%
Real Estate Sales Number	2,069	58%	1,777	64%	-14%
Real Estate Mortgages Number	546	15%	544	19%	0%
Number of Transfers	941	26%	471	17%	-50%
Total Number of Real Estate Transactions	<b>3,556</b>	100%	<b>2,792</b>	100%	-21%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	-	Al Jazeera Al Hamra	-	-

Table No. (1)

In Table No. (1), we notice an **increase** in the Total Value of Real Estate Transactions in 2020 compared to 2019 by **28%**, and correspondingly a **decrease** in the Total Number of Real Estate Transactions by **21%**.

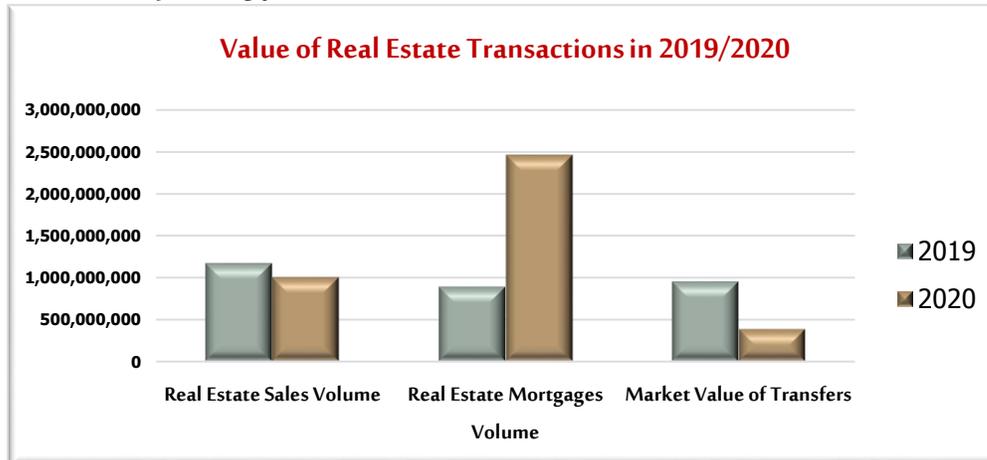


Figure No. (1)

## Popular Areas according to Real Estate Trading in 2019/2020

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in **2020** are:

Al Jazirah Al Hamra, Al Dhait, and Khalifa bin Zayed City. While the most Traded Regions in terms of Real Estate Transactions in **2019** are: Al Jazirah Al Hamra, Al Dhait, and Julphar. Al Jazirah Al Hamra topped the regions with sales amounting to more than AED **339 million** in 2020, and more than AED **420 million** in 2019.

### Al Jazirah Al Hamra leads Real Estate Transactions by Value in 2019-2020

Region	Al Jazirah Al Hamra	Julphar	Al Dhait	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in <b>2019</b>	420,695,622	57,724,000	74,850,000	553,269,622	1,171,700,128
Number of Sales	522	144	89	755	2,069
Region	Al Jazirah Al Hamra	Khalifa bin Zayed City	Al Dhait	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in <b>2020</b>	339,715,466	57,239,600	61,255,000	458,210,066	1,001,412,200
Number of Sales	423	72	82	577	1,777
Direction & Percentage of Change in Sales Value	<b>-19%</b>	-	<b>-18%</b>	<b>-17%</b>	<b>-15%</b>

Table No. (2)

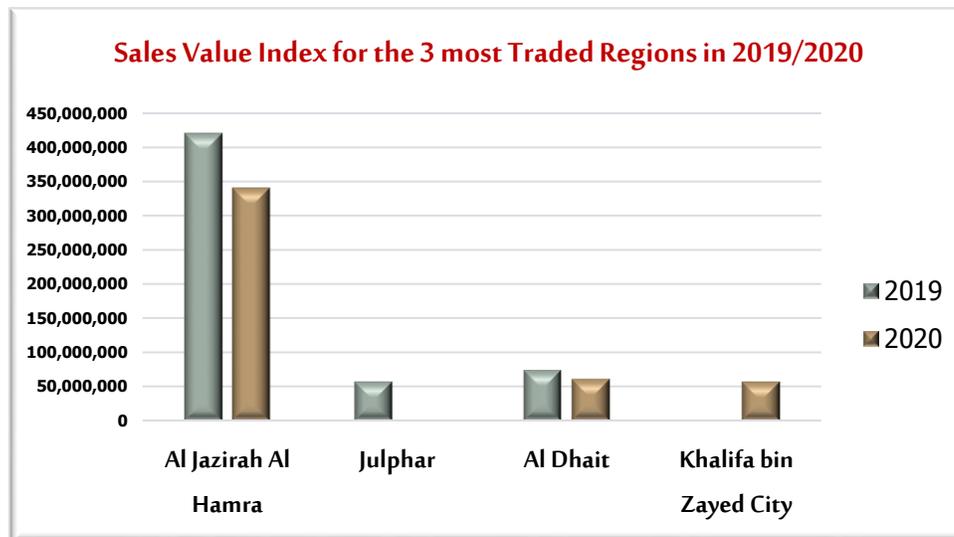


Figure No. (2)

## Value of Real Estate Sales according to Property Use in 2019/2020

Property Use	Sales Value in 2019	Number of Sales	Percentage	Sales Value in 2020	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial Lands	25,834,806	26	1.3%	12,901,546	21	1.2%	-50%
Agricultural Lands	73,722,477	76	3.7%	79,751,805	84	4.7%	8%
Popular Houses	8,703,334	29	1.4%	6,660,000	17	1.0%	-23%
Free Residential Lands	182,005,769	678	32.8%	187,082,462	648	36.5%	3%
Built Residential Lands	330,836,328	523	25.3%	316,122,586	432	24.3%	-4%
Apartments (Investment)	230,434,811	434	21.0%	133,403,217	324	18.2%	-42%
Villas (Investment)	123,479,466	113	5.5%	120,143,985	88	5.0%	-3%
Commercial Residential Lands	75,548,864	97	4.7%	49,040,000	60	3.4%	-35%
Investment Residential Lands	38,465,580	88	4.3%	55,385,000	93	5.2%	44%
Touristic Lands	-	-	-	33,182,832	1	0.1%	-
Industrial Lands	80,400,000	2	0.1%	4,000,000	2	0.1%	-95%
Commercial Unit	2,268,694	3	0.1%	3,738,767	7	0.4%	65%

Table No. (3)

We notice in Table No. (3) a **sharp increase** in Sales Value in 2020 compared to 2019 for **Commercial Units** by **65%**, **Investment Residential Lands** by **44%**, and a **dramatic decrease** in Sales Value in 2020 compared to 2019 for **Industrial Lands** by **95%**.



Figure No. (3)

## Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in 2019 - 2020

Total Number of Investors in 2019 = 2,098

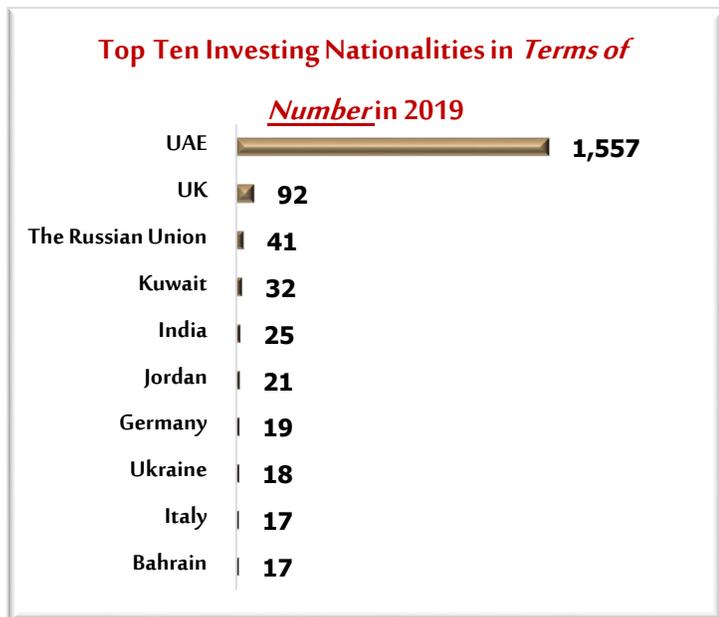


Figure No. (4)

**Top Ten Investing Nationalities by Transaction Value**  
in 2019

Order	Nationality	Transaction Value
1	UAE	775,407,032
2	UK	70,622,303
3	The Russian Union	24,129,125
4	Kuwait	15,153,964
5	India	15,037,511
6	Germany	12,677,953
7	Lebanon	9,592,811
8	USA	9,508,561
9	Italy	9,504,786
10	Bahrain	9,050,924

Table No. (4)

Total Number of Investors in 2020 = 1,778

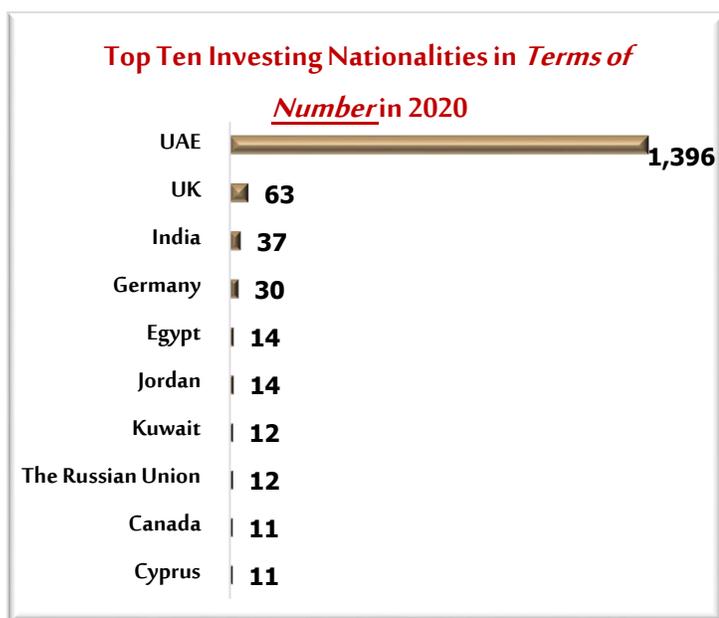


Figure No. (5)

**Top Ten Investing Nationalities by Transaction Value**  
in 2020

Order	Nationality	Transaction Value
1	UAE	745,973,662
2	UK	40,610,993
3	India	16,137,954
4	Germany	13,192,894
5	KSA	10,773,038
6	Canada	9,049,609
7	Egypt	8,966,858
8	Jordan	8,229,486
9	The Russian Union	8,061,823
10	Dominica	7,614,140

Table No. (5)