



## Real Estate Report on Lands and Properties Sector Transactions

### First Half of 2020-2021

Real Estate Transactions registered in Land and Properties Sector achieved more than AED **2.760** billion for the First Half of 2021. According to the Annual Report issued by Land and Properties Sector, a large number of various Real Estate Transactions were recorded, such as Sales and Mortgages for Plots, Documents and Waivers. Of which **1,116 sales** exceeded AED **930** million, **389 Mortgages** whose total contracts amounted to more than AED **1.387** billion, and **254 Waiver** Transactions whose total market contract values amounted to more than AED **443** million.

Real Estate Transactions in Ras Al Khaimah	First Half of 2020	Percentage	First Half of 2021	Percentage	Direction and Percentage of Change
Real Estate Sales Volume	363,960,018	21%	930,367,259	34%	156%
Real Estate Mortgages Volume	1,208,501,564	70%	1,387,149,424	50%	15%
Waiver Market Value	154,174,672	9%	443,063,712	16%	187%
Total Transactions	1,726,636,254	100%	2,760,580,395	100%	60%
Real Estate Sales Number	746	63%	1,116	63%	50%
Real Estate Mortgages Number	262	22%	389	22%	48%
Waivers Number	179	10%	254	14%	42%
Total Number of Real Estate Transactions	1,187	100%	1,759	100%	48%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra		Al Jazirah Al Hamra		

Table (1)

In Table No. (1), we notice a **sharp increase** in the Total Value of Real Estate Transactions for the First Half of 2021 compared to the First Half of 2020 by **60%**, offset by an **increase** in the Total Number of Real Estate Transactions by **48%**. We also notice that the Value of Mortgages **increased** by **15%** for the First Half of 2021 compared to First Half of 2020, offset by an **increase** in the Number of Mortgages by **48%**. With the regard to Waivers, there is a **sharp increase** in the Value of Waivers by **187%** for the First Half of 2021 compared to the First Half of 2020, offset by an **increase** in the Number of Waivers by **42%**.

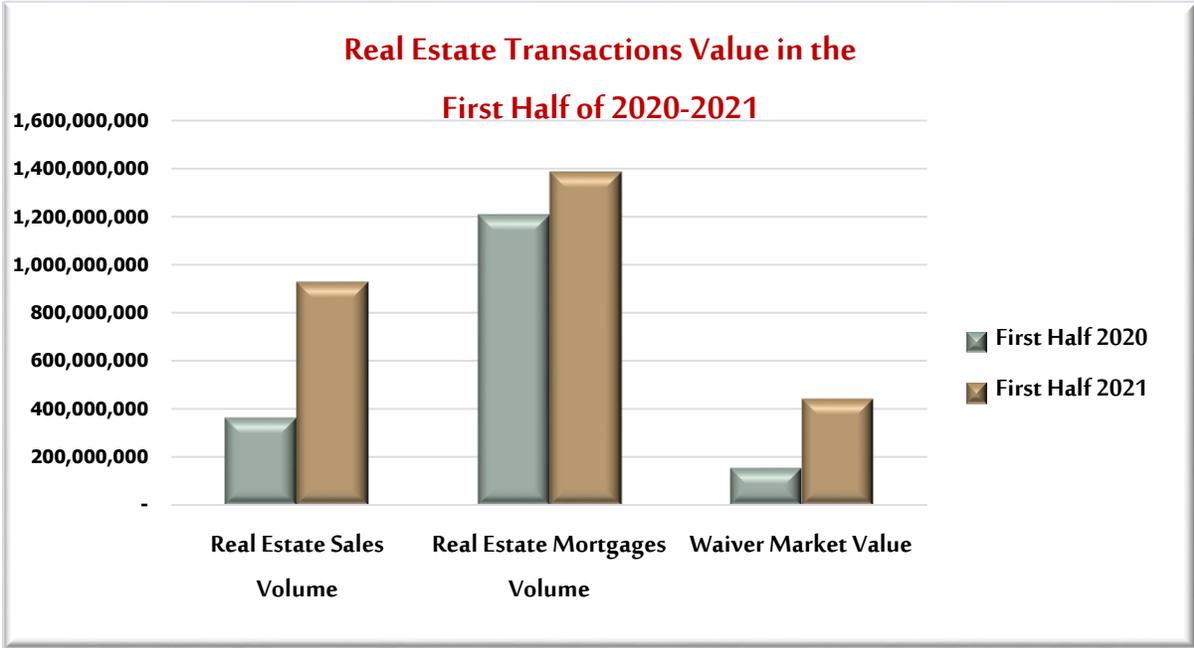


Figure (1)

## High Demand Regions by Real Estate Sales in the First Half 2020 / 2021

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions during the First Half of **2021** in Al Jazirah Al Hamra, Seih Al Bier and Julphar. While the most Traded Regions in terms of Real Estate Transactions during the First Half of **2020** are: Al Jazirah Al Hamra, Al Dhait and Khalifa bin Zayed City. Al Jazirah Al Hamra topped the regions with sales amounting to more than AED 457 million in First Half of **2021**, and more than AED 99 million in First Half of **2020**, with an **increase** of **362%**.

### Al Jazirah Al Hamra Region Was at the Top of Regions in Terms of Value in the First Half of 2020 - 2021

Region	Al Jazirah Al Hamra	Al Dhait	Khalifa bin Zayed City	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of <b>2020</b>	99,106,566	27,675,000	24,935,000	151,716,566	363,960,018
Number of Sales	166	37	28	231	746
Region	Al Jazirah Al Hamra	Saih Al Bier	Julphar	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of <b>2021</b>	457,754,842	86,097,500	31,468,333	575,320,675	930,367,259
Number of Sales	338	51	58	447	1,116
Direction and Percentage of Change	<b>362%</b>	-	-	<b>279%</b>	<b>156%</b>

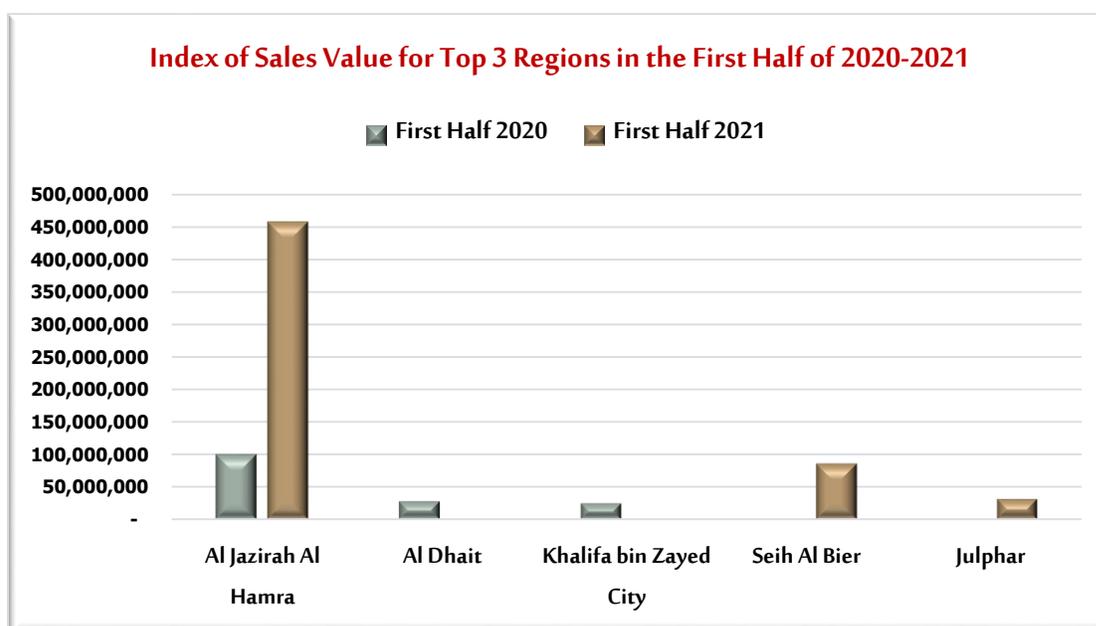


Table (2)

Figure (2)

## Real Estate Sales Value by Property Use in the First Half of 2020 /2021

Land Use Type	Sales Value in the First Half of 2020	Number of Sales	Percentage	Sales Value in the First Half of 2021	Number of Sales	Percentage	Direction and Percentage of Change
Commercial Lands	3,900,000	5	0.7%	8,897,000	16	1.4%	128%
Agricultural Lands	36,875,000	33	4.4%	120,018,932	43	3.9%	225%
Popular houses	3,450,000	8	1.1%	4,450,000	10	0.9%	29%
Free Residential Lands	73,514,902	293	39.3%	113,229,745	403	36.1%	54%
Built Residential Lands	121,818,784	176	23.6%	128,132,568	170	15.2%	5%
Apartments(Investment)	62,662,864	138	18.5%	129,113,690	272	24.4%	106%
Villas (Investment)	25,028,073	25	3.4%	112,567,458	79	7.1%	350%
Commercial Residential Lands	14,180,000	17	2.3%	45,768,000	40	3.6%	223%
Investment Residential Lands	21,585,000	48	6.4%	36,849,850	71	6.4%	71%
Touristic Lands	-	-	-	226,377,780	3	0.3%	-
Industrial Lands	-	-	-	1,061,800	2	0.2%	-
Commercial Unit	945,395	3	0.4%	3,900,436	7	0.6%	313%

Table (3)

We notice in Table No. (3) a **sharp increase** in Number and Value of Sales for First Half of 2021 compared to First Half of 2020 for **most types of lands**. The highest of which are Villas (Investment) and Commercial Units with a percentage of **more than 300%**, followed by Agricultural and Commercial Residential Lands with a percentage of **more than 200%**. In addition to Commercial Lands and Apartments (Investment) with a percentage of **more than 100%**.

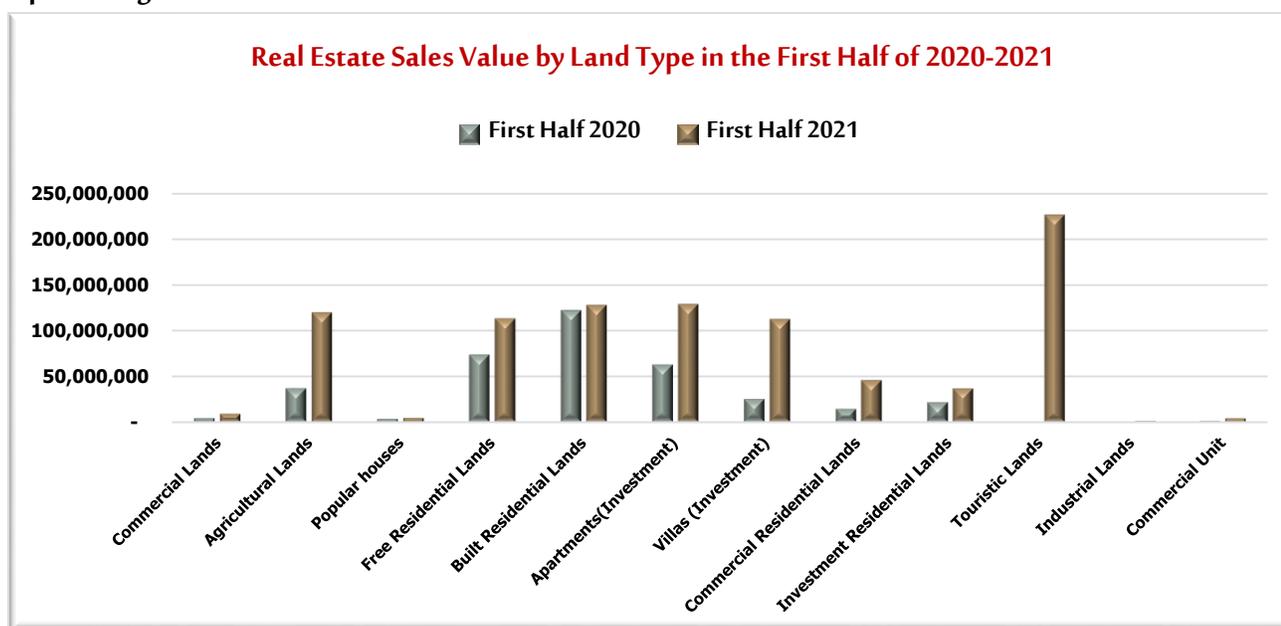
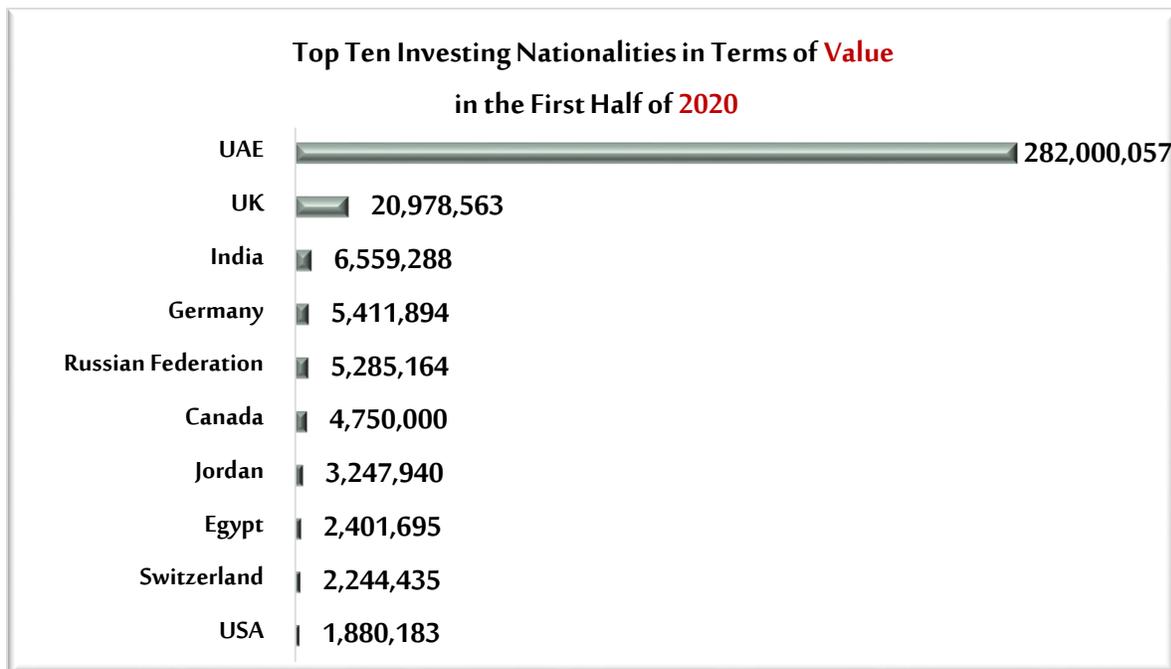
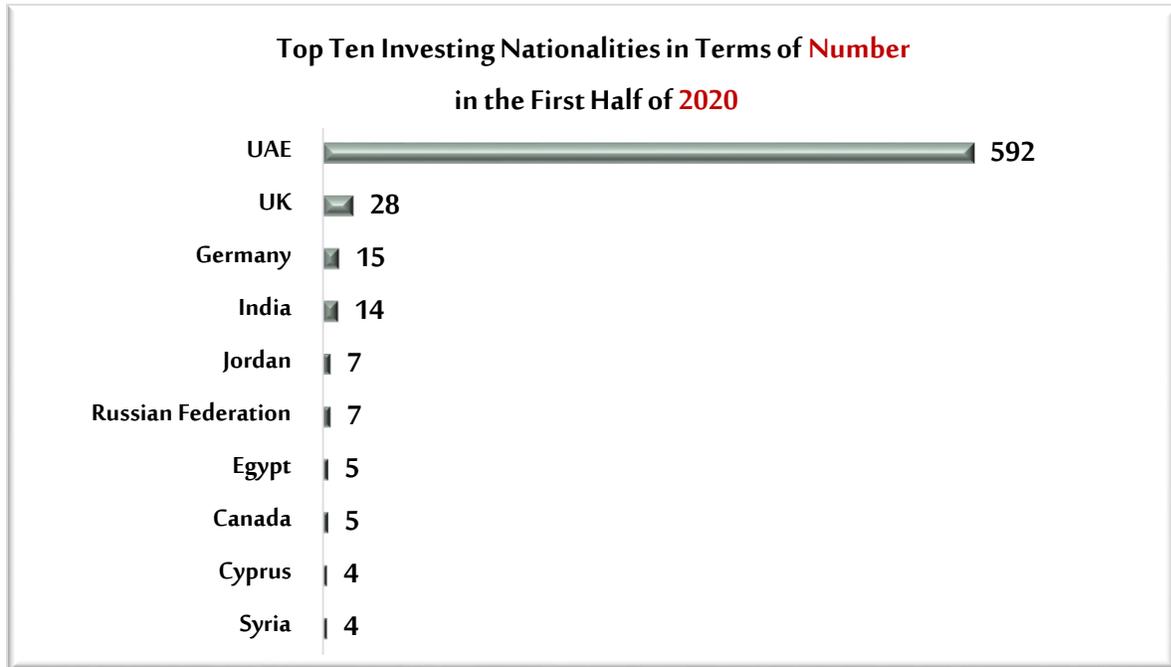


Figure (3)

## Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in the First Half of 2020 - 2021

Total Number of Investors in the First Half of 2020 = 746



## Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the First Half of 2021 = **1,116**

### Top Ten Investing Nationalities in Terms of **Number** in the First Half of 2021



### Top Ten Investing Nationalities in Terms of **Value** in the First Half of 2021

