



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

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **2.120** billion in the Second Half of 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 **1,031 sales** with a value exceeding AED **637** million, **282 mortgages** with total value of their contracts exceeding AED **1.254** billion and **289 transfer** transactions with the total value of their market contracts exceeding AED **227** million.

Ras Al Khaimah Real Estate Transactions	Second Half 2019	Percentage	Second Half 2020	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	604,976,394	44%	637,452,183	30%	5%
Real Estate Mortgages Volume	458,722,191	33%	1,254,884,602	59%	174%
Market Value of Transfers	322,513,442	23%	227,924,813	11%	-29%
Total Transactions	1,386,212,027	100%	2,120,261,598	100%	53%
Real Estate Sales Number	994	61%	1,031	64%	4%
Real Estate Mortgages Number	282	17%	282	18%	0%
Number of Transfers	355	22%	289	18%	-19%
Total Number of Real Estate Transactions	1,631	100%	1,602	100%	-2%
Top Region in Terms of Real Estate Transaction Value	Al Jazeera 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 the Second Half of 2020 compared to the Second Half of 2019 by **53%**, offset by a **decrease** in the Total Number of Real Estate Transactions by **2%**. We also note that the Value of Mortgages **increased dramatically** by **174%** in the Second Half of 2020 compared to the Second Half of 2019 .

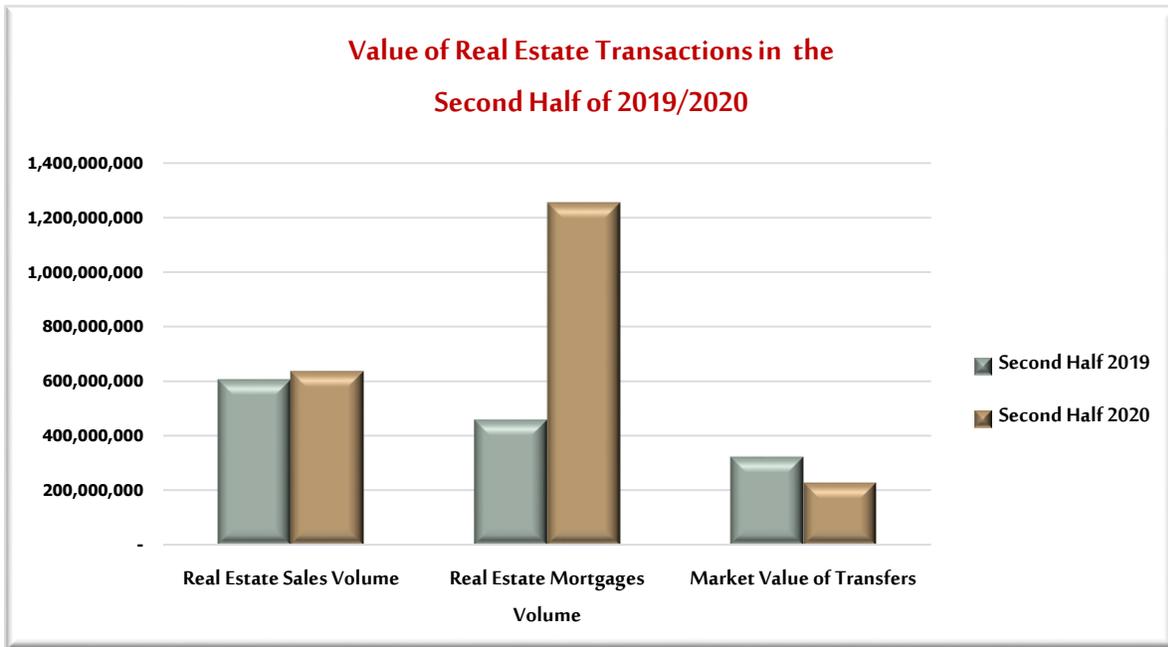


Figure No. (1)

Popular Areas according to Real Estate Trading in the Second Half of 2019/2020

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2020 are: Al Jazeera Al Hamra, Julphar and Al Dhait. While the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2019 are: Al Jazeera Al Hamra, Al Arqoub and Al Dhait. **Al Jazeera Al Hamra** topped the regions with sales amounting to more than AED 240 million in Second Half of 2020, and more than AED 238 million in Second Half of 2019, with an **increase of 1%**.

Al Jazeera Al Hamra leads Real Estate Transactions by Value in the Second Half of 2019-2020

Region	Al Jazeera Al Hamra	Al Arqoub	Al Dhait	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2019	238,395,539	46,718,983	37,940,000	323,054,522	604,976,394
Number of Sales	243	16	54	313	994
Region	Al Jazeera Al Hamra	Julphar	Al Dhait	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2020	240,608,901	36,348,000	33,580,000	310,536,901	637,452,183
Number of Sales	257	66	45	368	1,031
Direction & Percentage of Change in Sales Value	1%	-	-11%	-4%	5%

Table No. (2)

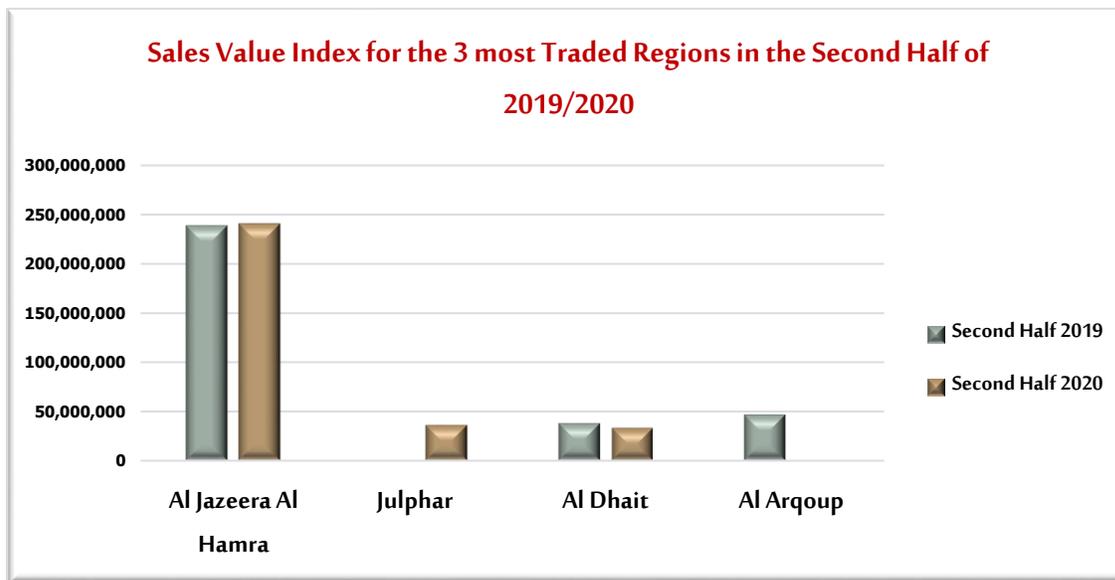


Figure No. (2)

Value of Real Estate Sales according to Property Use in the Second Half of 2019/2020

Property Use	Sales Value in the Second Half of 2019	Number of Sales	Percentage	Sales Value in the Second Half of 2020	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial Lands	9,813,500	15	1.5%	9,001,546	16	1.6%	-8%
Agricultural Lands	24,453,500	29	2.9%	42,876,805	51	4.9%	75%
Popular Houses	4,720,000	18	1.8%	3,210,000	9	0.9%	-32%
Free Residential Lands	105,884,020	339	34.1%	113,567,560	355	34.4%	7%
Built Residential Lands	158,614,828	250	25.2%	194,303,802	256	24.8%	23%
Apartments (Investment)	110,485,734	199	20.0%	70,740,354	186	18.0%	-36%
Villas (Investment)	55,121,118	54	5.4%	95,115,912	63	6.1%	73%
Commercial Residential Lands	34,465,000	40	4.0%	34,860,000	43	4.2%	1%
Investment Residential Lands	18,750,000	45	4.5%	33,800,000	45	4.4%	80%
Touristic Lands	-	-	-	33,182,832	1	0.1%	-
Industrial Lands	80,400,000	2	0.2%	4,000,000	2	0.2%	-95%
Commercial Unit	2,268,694	3	0.3%	2,793,372	4	0.4%	23%

Table No. (3)

We notice in Table No. (3) a **dramatic decrease** in Sales Value for Second Half of 2020 compared to Second Half of 2019 for **Industrial Lands**. An **increase** in Sales Value for Second Half of 2020 compared to Second Half of 2019 for **Investment Residential Lands** by 80%, **Agricultural Lands** by 75%, and **Investment Villas** by 73%.

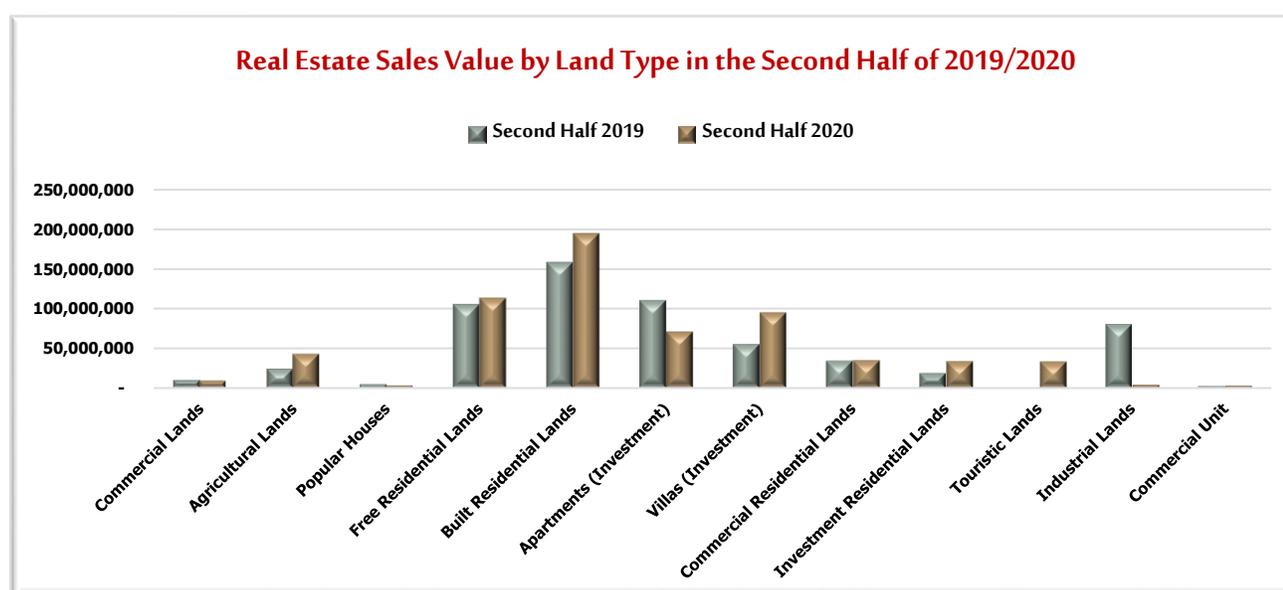
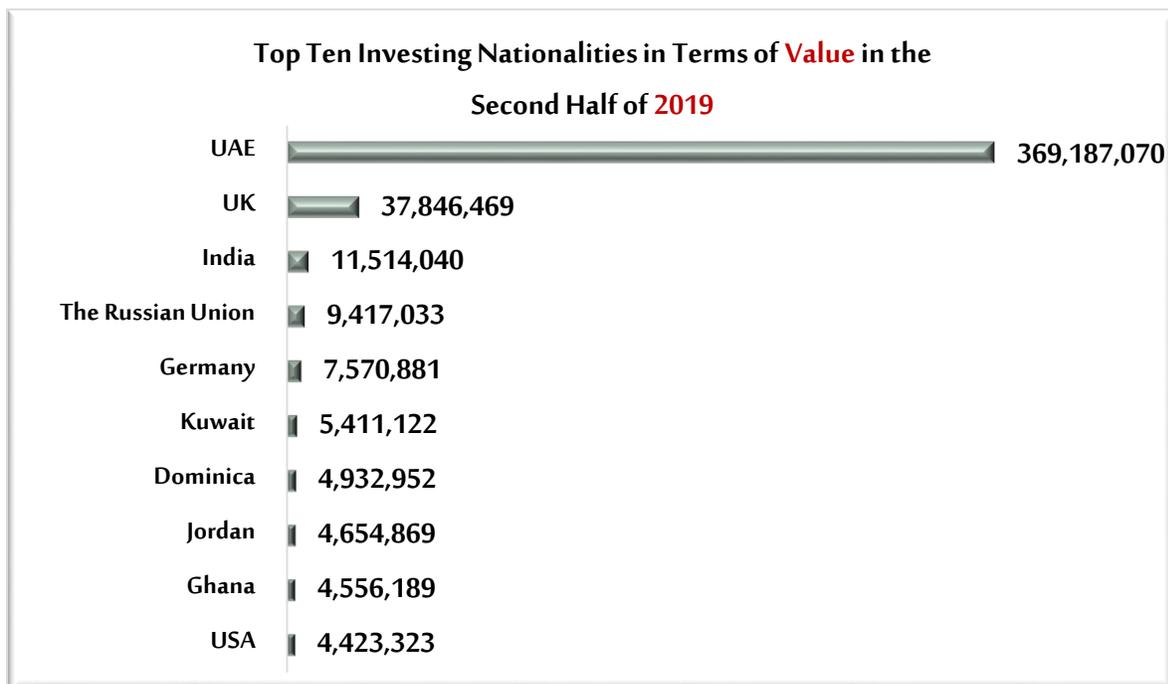
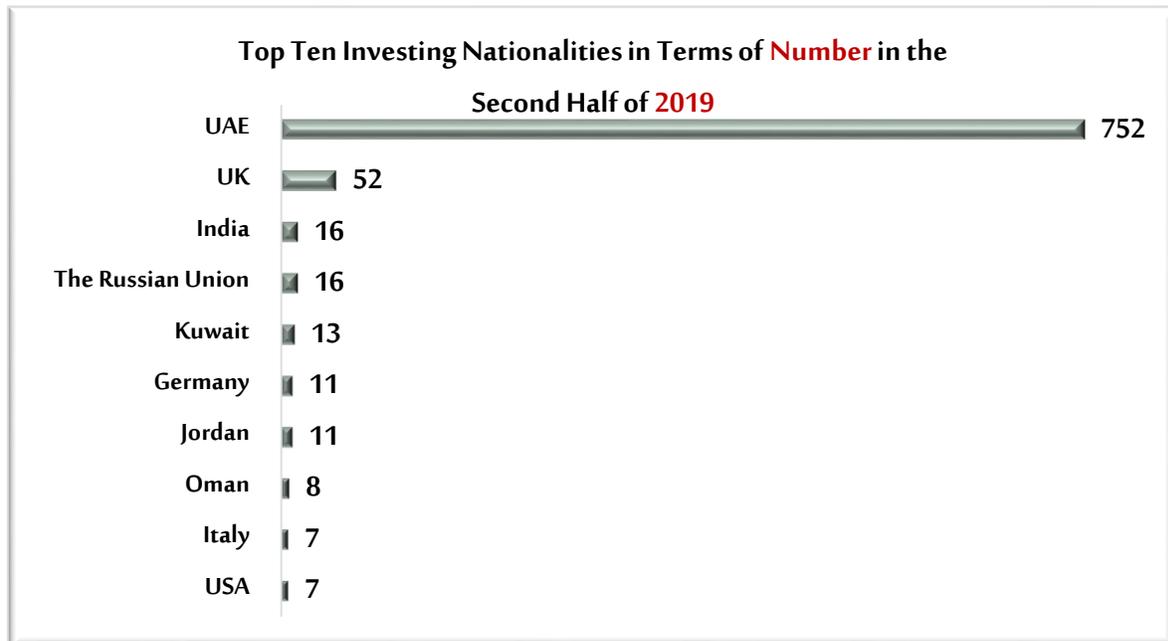


Figure No. (3)

Real Estate Investors in Ras Al Khaimah

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

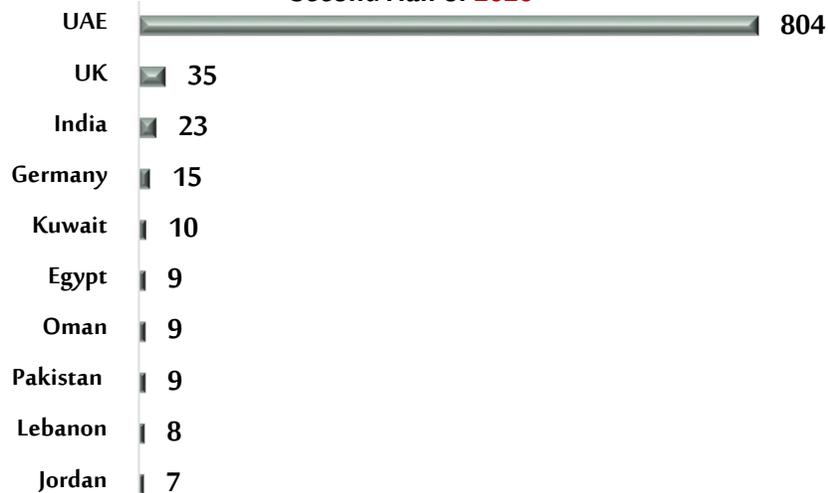
Total Number of Investors in the Second Half of 2019 = **1,001**



Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the Second Half of 2020 = **1,032**

Top Ten Investing Nationalities in Terms of **Number** in the Second Half of 2020



Top Ten Investing Nationalities in Terms of **Value** in the Second Half of 2020

