



Real Estate Report on Lands and Properties Sector Transactions Second Half 2022 - 2023

Real Estate Transactions registered in the Land and Properties Sector achieved more than AED **4** billion for the Second Half of 2023. According to the Annual Report issued by the 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 **1,505** sales exceeded AED **2** billion, **868** Mortgages whose total contracts amounted to more than AED **1** billion, and **588** Waiver Transactions whose total market contract values amounted to more than AED **625** million.

Ras Al Khaimah Real Estate Transactions	Second Half 2023	Percentage	Second Half 2022	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	2,161,776,499	47%	1,048,658,914	31%	106%
Real Estate Mortgages Volume	1,860,152,300	40%	1,590,743,421	48%	17%
Waiver Market Value	625,243,860	13%	689,982,413	21%	-9%
Total Transactions	4,647,172,659	100%	3,329,384,748	100%	40%
Real Estate Sales Number	1,505	51%	1,161	63%	30%
Real Estate Mortgages Number	868	29%	274	15%	217%
Waivers Number	588	20%	417	23%	41%
Total Number of Real Estate Transactions	2,961	100%	1,852	100%	60%
Top Region in Terms of Real Estate Transaction Value	Jazeerat AL Marjan		Jazeerat AL Marjan		

Table (1)

In Table (1), we notice an **increase** in the Total Value of Real Estate Transactions for the Second Half of 2023 compared to the Second Half of 2022 by **40%**, offset by a **sharp increase** in the Total Number of Real Estate Transactions by **60%**. We also notice that the Value of Mortgages had an **increase** by **17%** for the Second Half of 2023 compared to the Second Half of 2022, offset by a **sharp increase** in the Number of Mortgages by **217%**. With the regard to Waivers, there is a **decrease** in the Value of Waivers by **9%** for the Second Half of 2023 compared to the Second Half of 2022, offset by an **increase** in the Number of Waivers by **41%**.

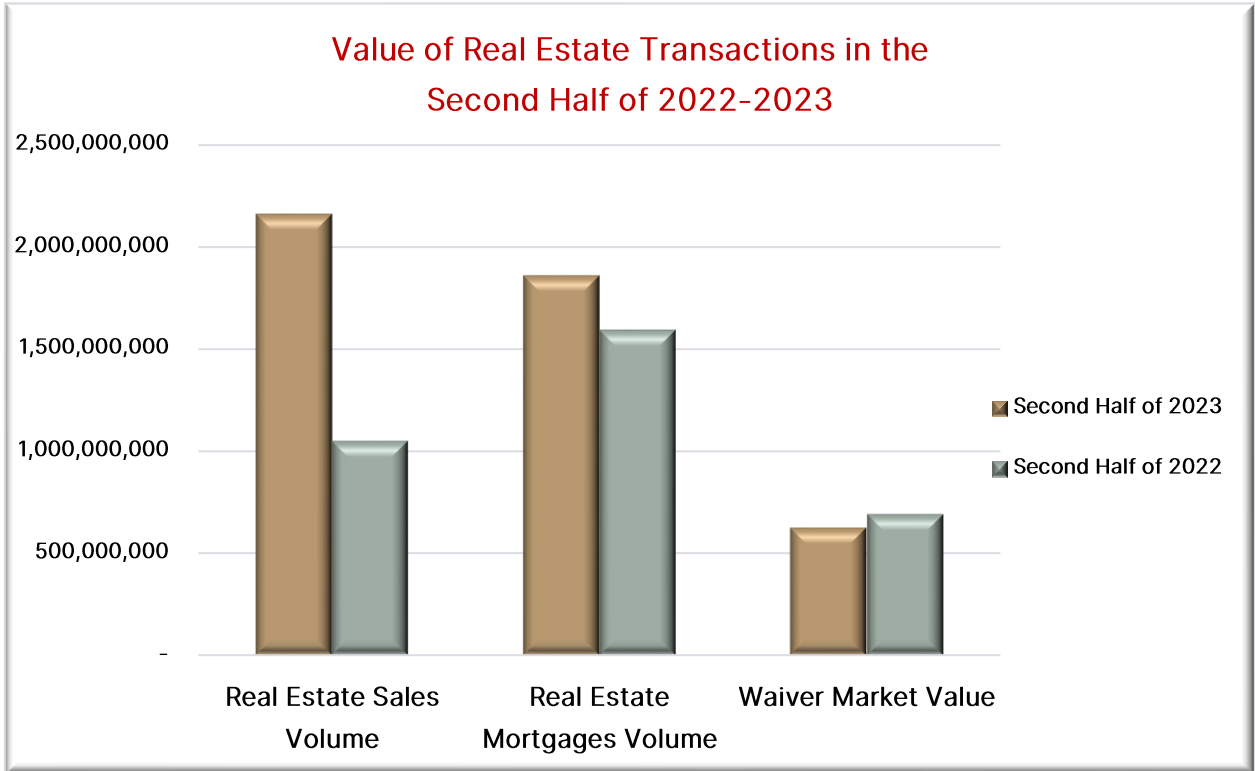


Figure (1)

Popular Areas according to Real Estate Trading in the Second Half of 2022/2023

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions during the Second Half of 2022-2023 in Jazeera AL Marjan, AL Jazeera AL Hamra Qaryat AL Hamra and AL Riffa. Jazeera AL Marjan topped the regions with sales amounting to more than AED 981 million in the Second Half of 2023, and more than AED 304 million in the Second Half of 2022.

Jazeera AL Marjan leads Real Estate Transactions by Value in the Second Half of 2023

Region	Jazeera AL Marjan	AL Jazeera AL Hamra Qaryat AL Hamra	AL Riffa	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2023	981,179,367	473,645,556	184,100,205	1,638,925,128	2,161,776,499
Number of Sales	308	282	140	730	1,505
Region	Jazeera AL Marjan	AL Jazeera AL Hamra Qaryat AL Hamra	AL Riffa	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2022	304,580,284	193,146,549	110,636,525	608,363,358	1,048,658,914
Number of Sales	139	249	81	469	1,161
Direction & Percentage of Change in Sales Value	222%	145%	66%	169%	106%

Table (2)

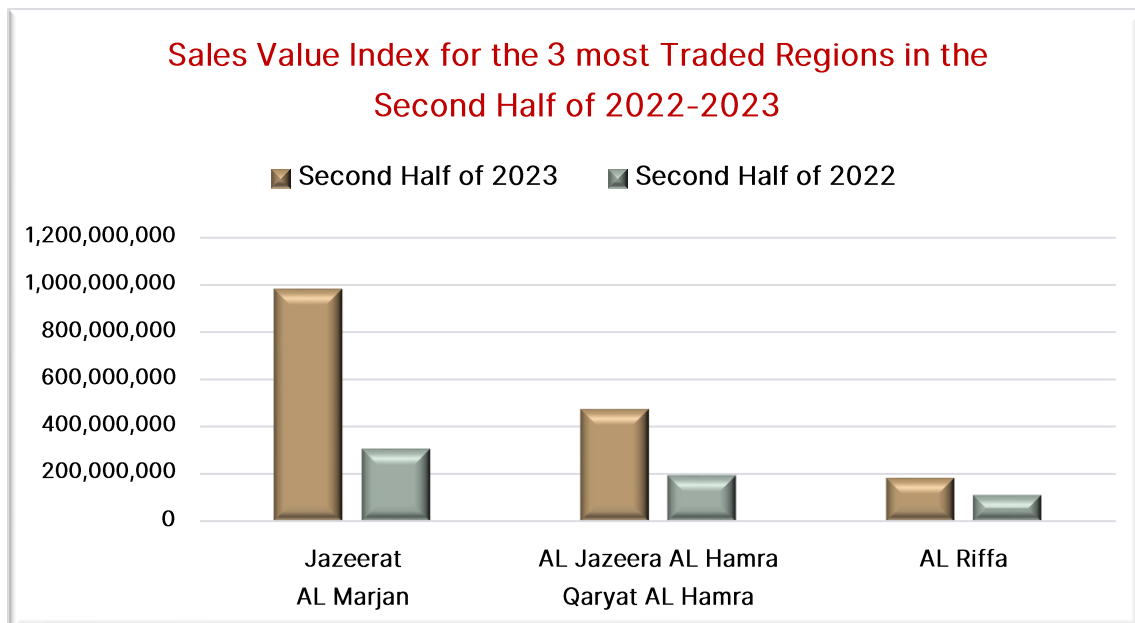


Figure (2)

Value of Real Estate Sales according to Property Use in the Second Half of 2022/2023

Property Use	Sales Value in the Second Half of 2023	Number of Sales	Percentage	Sales Value in the Second Half of 2022	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial	30,582,840	23	1.5%	7,372,177	10	0.9%	315%
Agricultural	37,973,095	27	1.8%	53,327,000	29	2.5%	-29%
Popular Houses	7,570,000	16	1.1%	7,065,000	15	1.3%	7%
Free Residential	94,622,538	327	21.7%	100,835,939	319	27.5%	-6%
Built Residential	150,049,801	219	14.6%	128,891,490	185	15.9%	16%
Apartments (Investment)	333,174,596	567	37.7%	162,521,520	341	29.4%	105%
Villas (Investment)	275,117,847	140	9.3%	159,899,315	109	9.4%	72%
Commercial Residential	241,347,025	71	4.7%	113,801,700	78	6.7%	112%
Investment Residential	204,206,143	87	5.8%	74,987,438	65	5.6%	172%
Touristic	779,580,207	13	0.9%	234,250,000	2	0.2%	233%
Industrial	200,000	1	0.1%	-	-	-	-
Commercial Unit	6,512,408	11	0.7%	5,707,335	8	0.7%	14%
Investment	840,000	3	0.2%	-	-	-	-

Table (3)

We notice in Table (3) a **decrease** in the Value and Number of Sales for the Second Half of 2023 compared to the Second Half of 2022 for **Agricultural Lands** by **29%**. And a **sharp increase** in the Number and Value of Sales for the Second Half of 2023 compared to the Second Half of 2022 for **Commercial Lands** by **315%** followed by **Touristic Lands** by **233%**.



Figure (3)

Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in the Second Half of 2022 - 2023

Total Number of Investors in the Second Half of 2023 = **1,720**

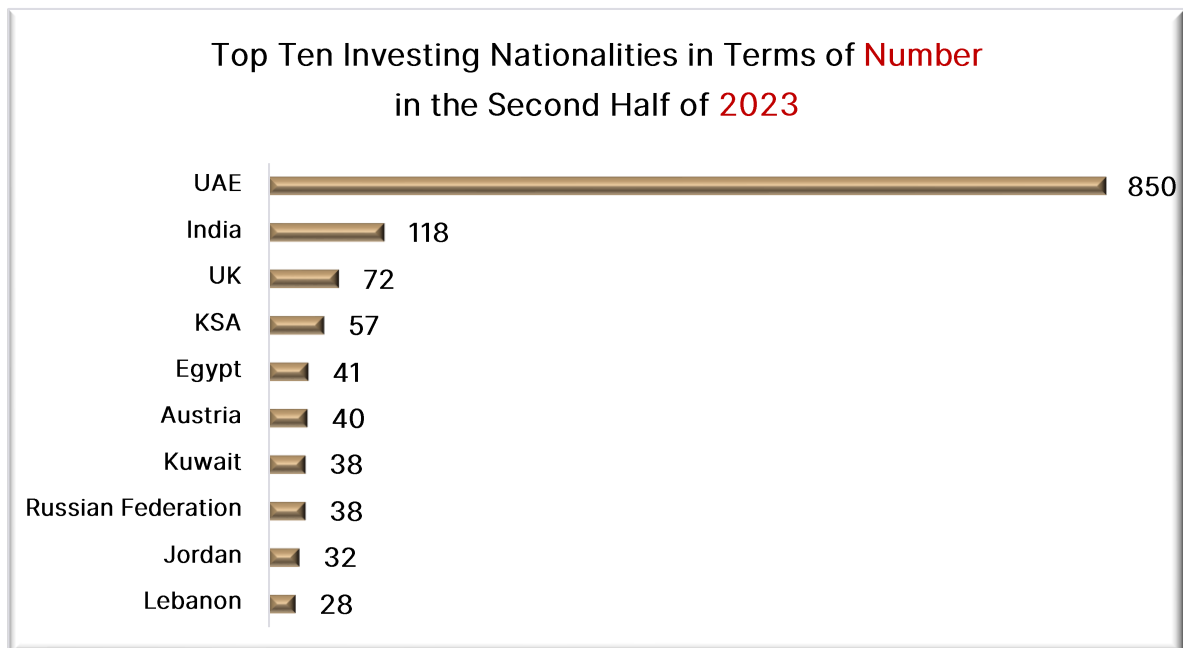


Figure (4)

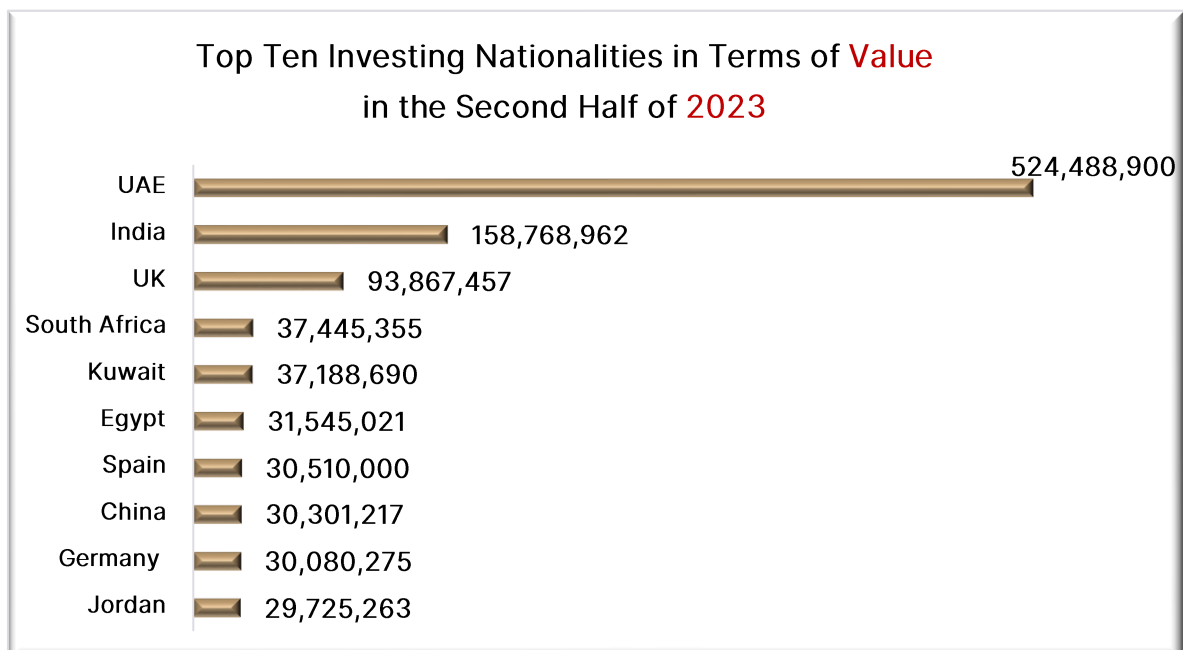


Figure (5)

Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the Second Half of 2022 = **1,161**

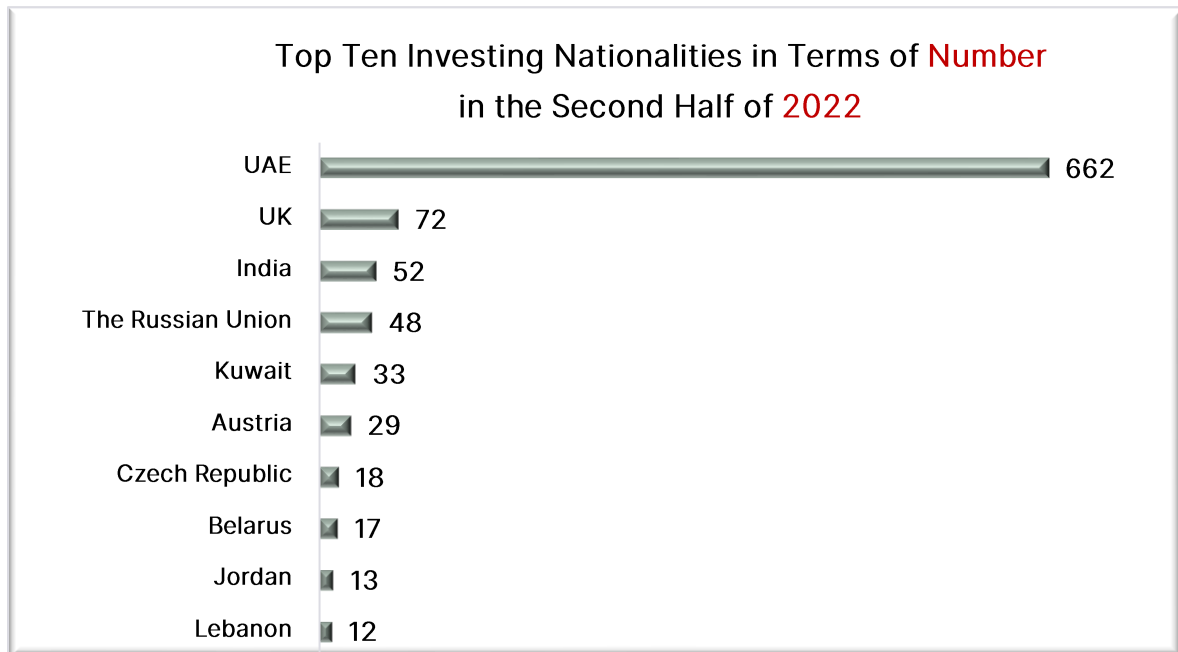


Figure (6)

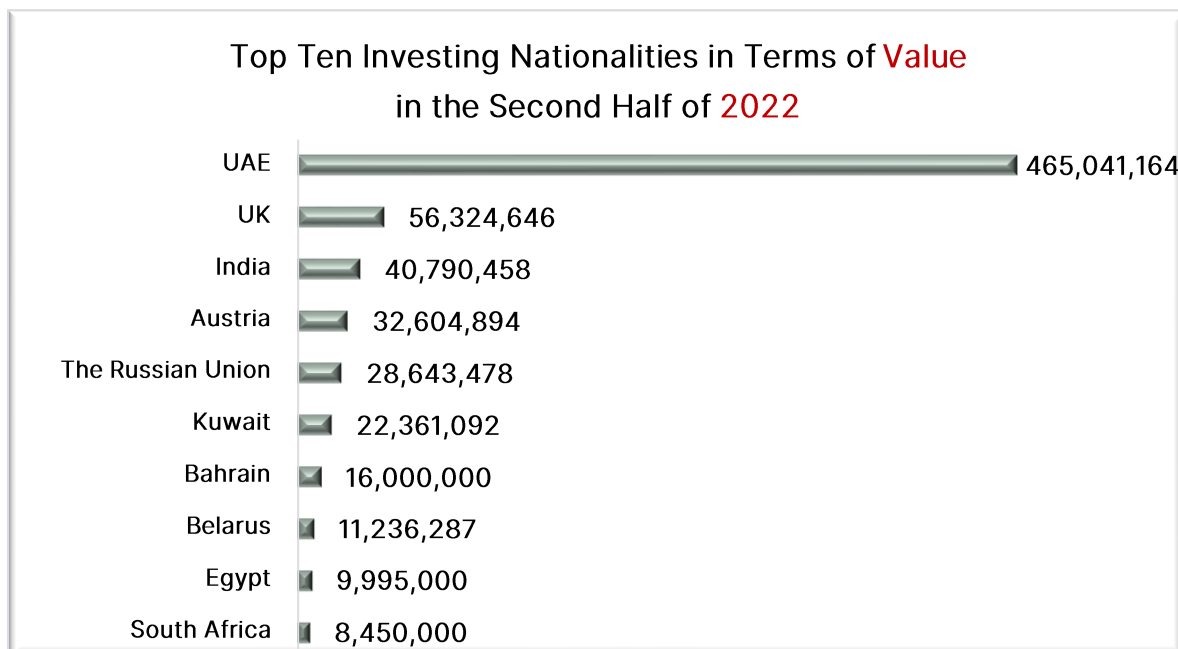


Figure (7)

Freehold Real Estate Market

The number of Freehold Properties traded and registered with Lands and Properties Sector in various regions of the Emirate reached **318** properties, with a sales value of more than AED **1 billion** for the Second Half of 2023.

Land use type (Units sold on the plan for freehold areas)	Second Half 2023		
	Month	Sales Value	Number of Sales
	July	127,732,631	28
	August	192,576,122	48
	September	212,444,839	49
	October	200,813,274	84
	November	369,465,916	65
	December	145,279,885	44
	Total	1,248,312,667	318

Table (4)