

Real Estate Report On Lands and Properties Sector Transactions

2015 - 2016



Real estate transactions of the Lands and Properties Sectors amounted to **5 billion dirhams** in 2016. 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 **2324** sales with a value exceeding **1 billion dirhams**, **388** mortgages with total value of their contracts exceeding **1 billion dirhams** and **621** transfer transactions with the total value of their market contracts exceeding **2 billion dirhams**.

RAK Real Estate Transactions	2015	2016	Direction and Percentage of Change
Real Estate Sale Volume	2,375,891,410	1,687,923,549	-29%
Real Estate Mortgage Volume	1,192,491,834	1,115,604,323	-6%
Transfer Market Value	1,457,364,507	2,723,054,687	87%
Total Transactions	5,025,747,751	5,526,582,559	10%
Real Estate Sale Number	3,630	2324	-36%
Real Estate Mortgage Number	274	388	42%
Number of Transfers	631	621	-2%
Total Number of Real Estate Transactions	4,535	3,333	-27%
Higher Regions in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	Al Jazirah Al Hamra	-

Table (1)

We notice the following from Table (1):

- **27% decrease** of total number real estate transactions in 2016 compared to 2015.
- **6% decrease** of the volume (value) of real estate mortgages in 2016 compared to 2015 with a **42% increase** of the number of real estate mortgages in 2016 compared to 2015.
- **29% decrease** of the volume (value) of real estate sales despite the decreased number by **36%** in 2016 compared to 2015.

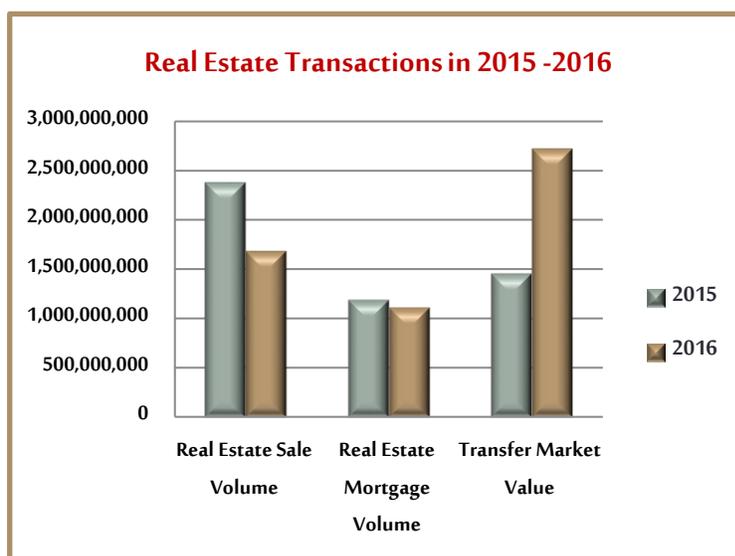


Figure (1)

❖ High Demand Regions by Real Estate Sales in 2015 - 2016

Top 3 regions of real estate sales in 2016 in Ras Al Khaimah were: Al Jazirah Al Hamra, Julphar and Al Dhait, while the top 3 regions of real estate sales in 2015 in Ras Al Khaimah were: Al Jazirah Al Hamra, Julphar and Al Juwais. Al Jazirah Al Hamra region was at the top of regions with total sales exceeding 1 billion dirhams in 2015 and 622 million dirhams in 2016.

Al Jazirah Al Hamra Region Was at the Top of Regions in Terms of Value in 2015 - 2016					
Region	Al Jazirah Al Hamra	Julphar	Al Juwais	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in 2015	1,120,965,533	105,016,500	109,875,540	1,335,857,573	2,375,891,410
Number of Sales	1014	256	162	1,432	3630
Region	Al Jazirah Al Hamra	Julphar	Al Dhait	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in 2016	622,745,719	88,312,500	106,924,764	817,982,983	1,687,923,549
Number of Sales	441	224	137	802	2324
Direction and Percentage of Change	-44%	-16%	-	-39%	-29.0%

Table (2)

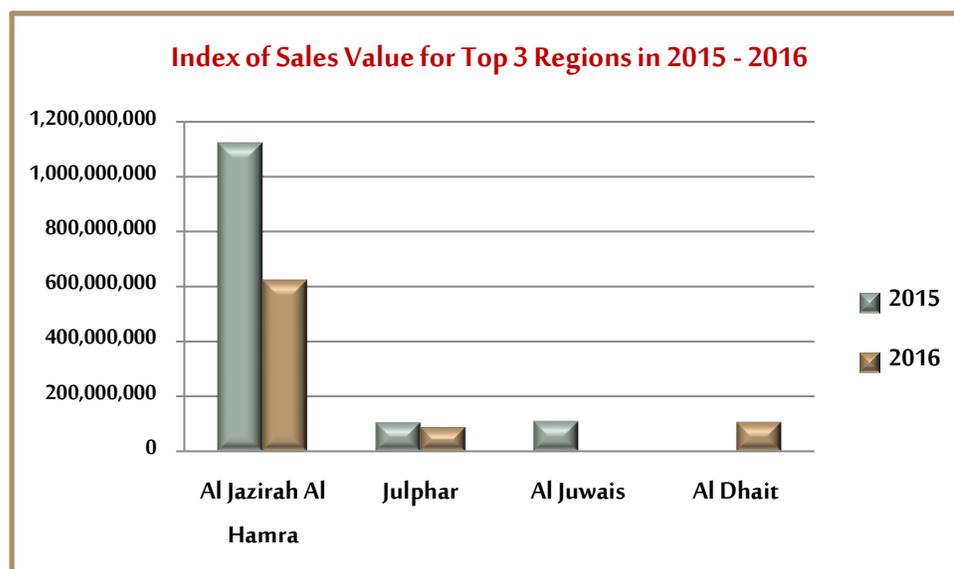


Figure (2)

❖ Real Estate Sales Value by Property Use in 2015 - 2016

Land Use Type	Sales Value in 2015	Number of Sales	Sales Value in 2016	Number of Sales	Direction and Percentage of Change
Commercial Lands	35,414,330	38	28,964,065	34	-18
Agricultural Lands	92,211,782	98	62,409,291	80	-32
Popular houses	10,810,000	33	16,190,000	39	50
Free Residential Lands	339,361,228	1373	241,041,439	850	-29
Built Residential Lands	338,786,650	632	340,146,256	558	0.4
Apartments(Investment)	551,572,232	873	174,505,960	328	-68
Villas(Investment)	338,131,929	233	220,896,312	132	-35
Commercial Residential Lands	331,865,111	252	334,606,636	185	1
Investment Residential Lands	16,575,000	50	39,387,455	89	138
Touristic Lands	278,430,304	8	206,104,550	6	-26
Industrial Lands	21,205,044	39	23,671,585	23	12
Government Lands	21,527,800	1	-	-	-

Table (3)

We notice the following from Table (3):

- **High increase** of the sales value in 2016 compared to 2015 with **50%** for popular houses and **138%** for investment residential lands.
- **High decrease** of **68%** of the sales value in 2016 compared to 2015 for investment apartments.

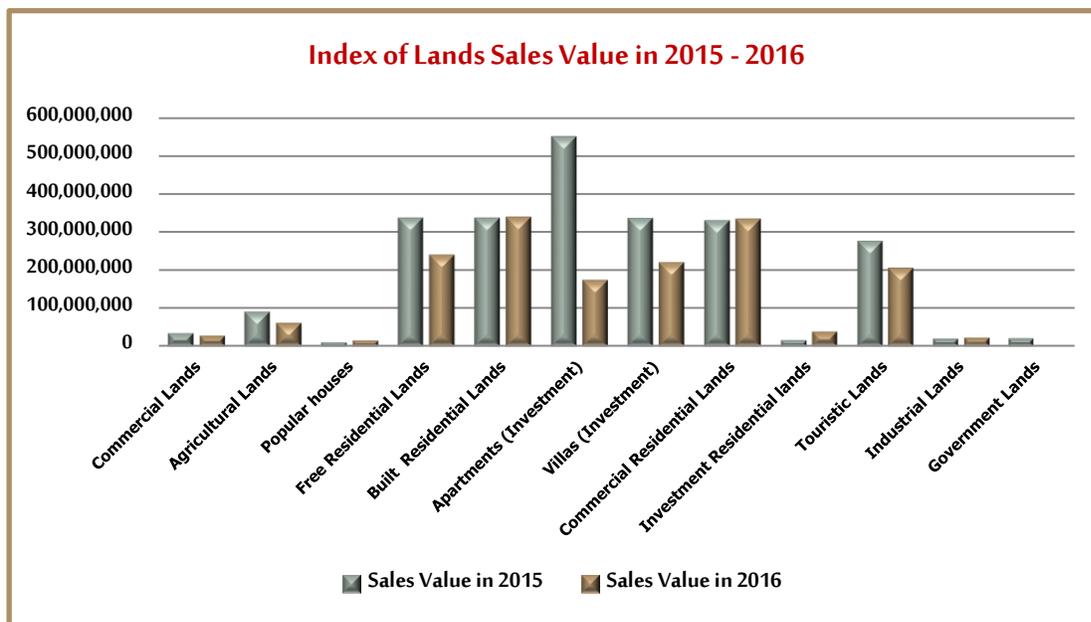


Figure (3)

Top Five Nationalities Transacting in 2015 - 2016

(Please review the below table: [Table \(4\)](#))

- 2015

Order	Nationality	Number
1	UAE	2310
2	Kuwait	251
3	UK	198
4	India	74
5	Germany	63
Other Nationalities		884

- 2016

Order	Nationality	Number
1	UAE	1803
2	Kuwait	153
3	UK	90
4	India	24
5	KSA	21
Other Nationalities		339