

Real Estate Report On Lands and Properties Sector Transactions

2016 - 2017



Real estate transactions of the Lands and Properties Sectors amounted to **5 billion dirhams** in 2017. 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 **2848 sales** with a value exceeding **1 billion dirhams**, **963 mortgages** with total value of their contracts exceeding **2 billion dirhams** and **857 transfer** transactions with the total value of their market contracts exceeding **666 million dirhams**.

RAK Real Estate Transactions	2016	2017	Direction and Percentage of Change
Real Estate Sale Volume	1,687,923,549	1,859,061,938	10%
Real Estate Mortgage Volume	1,115,604,323	2,536,670,561	127%
Transfer Market Value	2,723,054,687	666,865,273	-76%
Total Transactions	5,526,582,559	5,062,867,772	-8%
Real Estate Sale Number	2,324	2,848	23%
Real Estate Mortgage Number	388	963	148%
Number of Transfers	621	857	38%
Total Number of Real Estate Transactions	3,333	4,668	40%
Higher Regions in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	Al Jazirah Al Hamra	-

Table (1)

We notice from Table (1) a **127% increase** of the value of real estate mortgages in 2017 compared to 2016, a **148% increase** of the number of real estate mortgages and a **76% decrease** of the market value of transfers in 2017 compared to 2016.



Figure (1)

❖ High Demand Regions by Real Estate Sales in 2016 - 2017

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 2017 in Ras Al Khaimah were: Al Jazirah Al Hamra, Julphar and Al Nakheel. Al Jazirah Al Hamra region was at the top of regions with total sales of 622 million dirhams in 2016 and 719 million dirhams in 2017.

Al Jazirah Al Hamra Region Was at the Top of Regions in Terms of Value in 2016 - 2017

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	2,324
Region	Al Jazirah Al Hamra	Julphar	Al Nakheel	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in 2017	719,904,170	117,120,000	170,022,580	1,007,046,750	938,061,1859
Number of Sales	788	241	42	1071	2,848
Direction and Percentage of Change	16%	33%	-	23%	10%

Table (2)

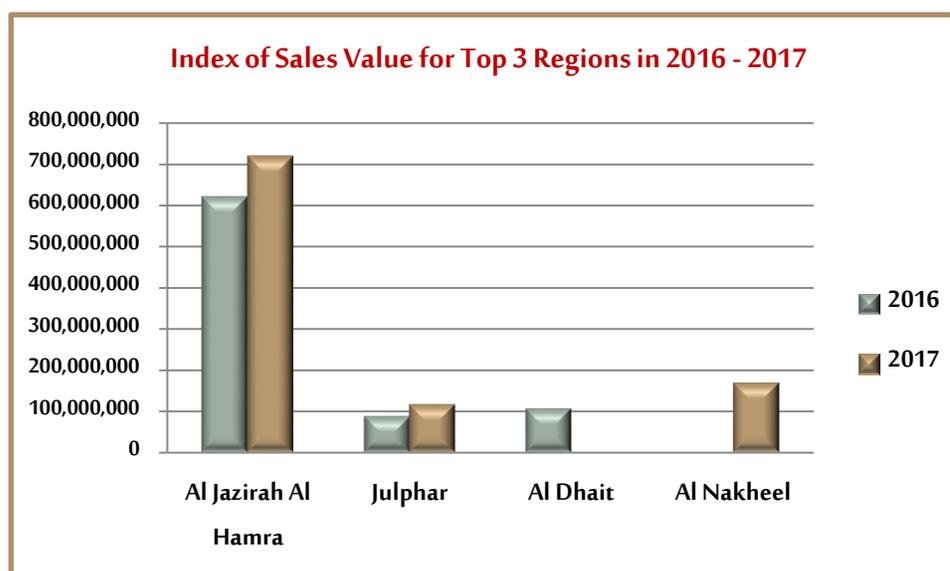


Figure (2)

❖ Real Estate Sales Value by Property Use in 2016 - 2017

Land Use Type	Sales Value in 2016	Number of Sales	Sales Value in 2017	Number of Sales	Direction and Percentage of Change
Commercial Lands	28,964,065	34	41,800,338	35	44%
Agricultural Lands	62,409,291	80	99,840,363	102	60%
Popular houses	16,190,000	39	15,810,000	40	-2%
Free Residential Lands	241,041,439	850	226,458,352	934	-6%
Built Residential Lands	340,146,256	558	365,926,294	602	8%
Apartments(Investment)	174,505,960	328	303,306,581	578	74%
Villas(Investment)	220,896,312	132	332,422,726	223	50%
Commercial Residential Lands	334,606,636	185	312,572,880	221	-7%
Investment Residential Lands	39,387,455	89	77,705,200	99	97%
Touristic Lands	206,104,550	6	77,369,204	4	-62%
Industrial Lands	23,671,585	23	5,850,000	10	-75%

Table (3)

We notice from Table (3) an **increase** of the value and number of sales in 2017 compared to 2016 for **investment apartments** and **62% decrease** of the sales value in 2017 compared to 2016 for **Touristic Lands**.

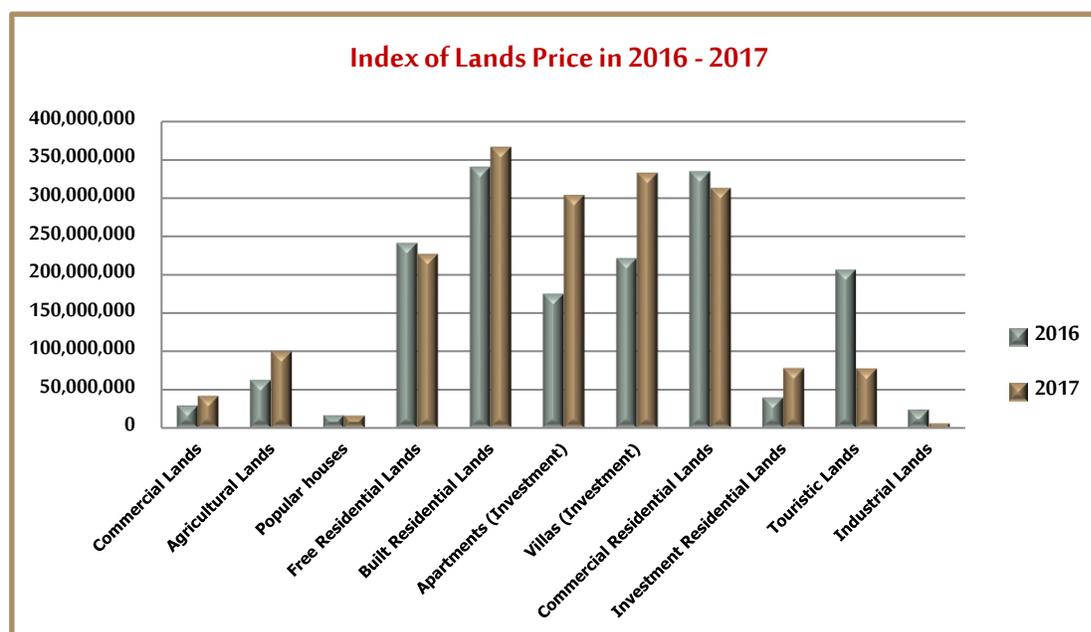


Figure (3)

Top Five Nationalities Transacting in 2016 - 2017

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

- 2016

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

- 2017

Order	Nationality	Number
1	UAE	1991
2	Kuwait	104
3	The Russian Union	42
4	UK	41
5	India	38
Other Nationalities		690