



Real Estate Report on the Dispositions of the Land and Property Sector 2018-2019

Real estate dispositions recorded in the land and property sector have accounted more than **3 billion** dirhams in 2019. According to the annual report issued by the Land and Property Sector, a large number of various real estate dispositions was recorded, such as transactions of real estate sale and mortgage of vouchers, documents, and transfers, including **2069 sales** transactions accounting for more than **one billion** dirhams and **546 mortgage** transactions the total value of which contracts accounted for more than **892 million** dirhams and **941 transfer** transactions the total value of which market contracts accounted for more than **952 million** dirhams.

Real Estate Dispositions in Ras Al Khaimah	2018	Percentage	2019	Percentage	Direction and percentage of change
Real estate sales volume	1,751,218,495	45%	1,171,700,128	39%	-33%
Real estate mortgage volume	1,617,800,197	42%	892,700,194	30%	-45%
Market value of transfers	526,394,458	14%	952,136,303	32%	81%
Total dispositions	3,895,413,150	100%	3,016,536,625	100%	-23%
Number of real estate sales transactions	2,695	65%	2,069	58%	-23%
Number of real estate mortgage transactions	799	19%	546	15%	-32%
Number of real estate transfer transactions	628	15%	941	26%	50%
Total number of real estate disposition transactions	4,122	100%	3,556	100%	-14%
The highest area in terms of the value of real estate transactions	Al Jazirah Al Hamra	-	Al Jazirah Al Hamra	-	-

Table (1)

We notice in Table (1) that there is some **decline** by **23%** in the total value of real estate dispositions (sale) for 2019 compared with 2018, with some **decline** by **14%** in the total number of real estate dispositions is also seen.



Figure (1)

Best Selling Areas According To the Real Estate Sales Made in 2018/2019

The **three** most important areas in terms of real estate sale value in **2019** in Ras Al Khaimah were **Al Jazirah Al Hamra, Al Dhait, and Julphar**, while the three most important areas in terms of real estate sale value in **2018** in Ras Al Khaimah were **Al Jazirah Al Hamra, Julphar, and Al Dhait**. Al Jazirah Al Hamra area was the lead of all areas by more than **420 million** dirhams in sales in 2019, and more than **908 million** dirhams in 2018.

Al Jazirah Al Hamra was the lead of real estate sales in terms of value in 2018-2019

Area	Al Jazirah Al Hamra	Julphar	Al Dhait	Total sales in the three areas	Total sales in all areas
Value of sales made in 2018	908,715,241	91,675,000	87,804,000	1,088,194,241	1,751,218,495
Number of sales transactions	1025	165	93	1283	2695
Area	Al Jazirah Al Hamra	Julphar	Al Dhait	Total sales in the three areas	Total sales in all areas
Value of sales made in 2019	420,695,622	57,724,000	74,850,000	553,269,622	1,171,700,128
Number of sales transactions	522	144	89	755	2069
Direction and percentage of sales value change	-54%	-37%	-15%	-49%	-33%

Table (2)

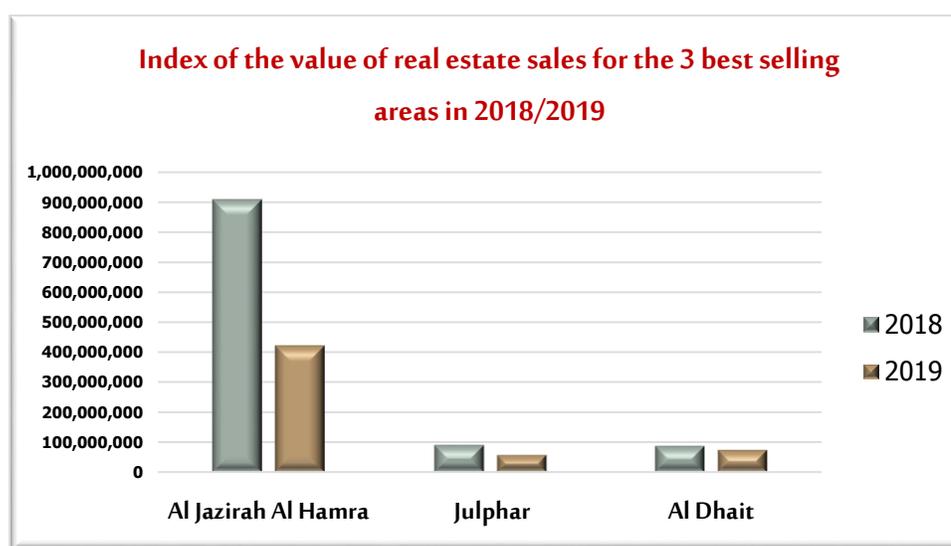


Figure (2)

Value of Real Estate Sales According To the Realty Use in 2018/2019

Type of land use	value of sales in 2018	Number of sales transactions	percentage	value of sales in 2019	Number of sales transactions	percentage	Direction and percentage of sales value
Commercial	39,450,798	37	1.4%	25,834,806	26	1.3%	-35%
Agricultural	91,725,964	94	3.5%	73,722,477	76	3.7%	-20%
Council flats	10,943,000	29	1.1%	8,703,334	29	1.4%	-20%
Vacant housing	160,615,740	705	26.2%	182,005,769	678	32.8%	13%
Built housing	351,365,611	539	20.1%	330,836,328	523	25.3%	-6%
Apartment (Investment)	596,813,007	926	34.4%	230,434,811	434	21.0%	-61%
Villa (Investment)	225,808,344	117	4.3%	123,479,466	113	5.5%	-45%
Commercial housing	125,972,448	145	5.4%	75,548,864	97	4.7%	-40%
Investment housing	56,972,750	92	3.4%	38,465,580	88	4.3%	-32%
Tourist	88,150,833	5	0.2%	-	-	-	-
Industrial	3,400,000	6	0.2%	80,400,000	2	0.1%	2265%
Commercial Unit	-	-	-	2,268,694	3	0.1%	-

Table (3)

We notice in Table (3) that there is some **drastic rise** by **2265%** in the value of **industrial land** sales in 2019 compared to 2018, as an **industrial land** containing 15 industrial buildings (iron roof) constituting of warehouses, 4 bathroom complexes and distributor for 80 million dirhams, and some **drastic decrease** by **61%** in the value of sales of **investment apartments** in 2019 compared with 2018.

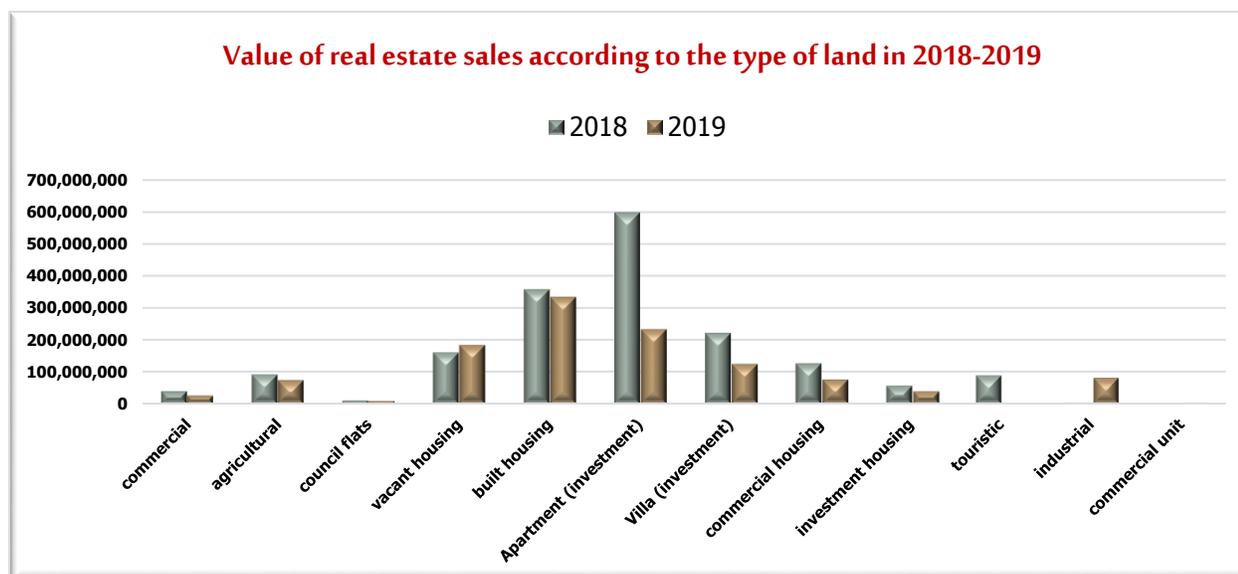


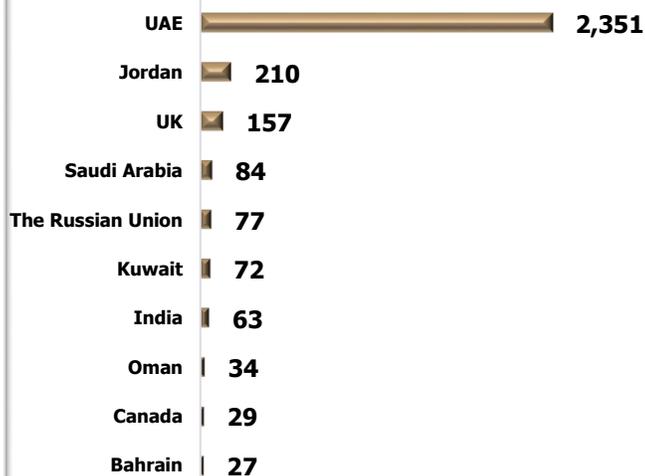
Figure (3)

Real Estate Investors in the Emirate of Ras Al Khaimah

The ten nationalities the most involved in trading in terms of **number and value** of trading in 2018-2019

Total number of investors in 2018 = 3414

The ten nationalities the most investing in terms of **number** in 2018

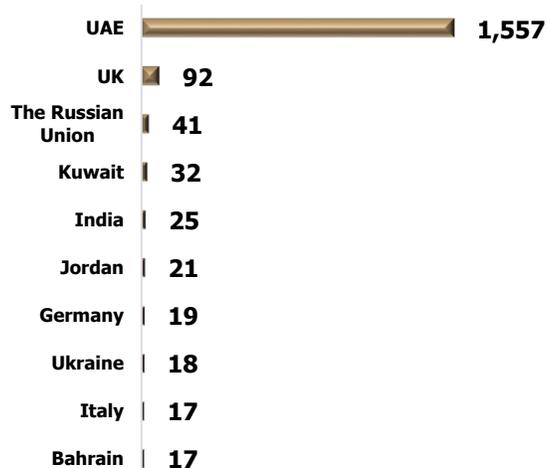


The ten nationalities the most investing in terms of the **value** of trading in 2018

Order	Nationality	Value of trading
1	UAE	1,012,455,731
2	Jordan	147,191,952
3	UK	133,702,683
4	India	54,543,449
5	The Russian Union	45,469,779
6	Kuwait	42,924,646
7	Saudi Arabia	41,052,055
8	Bahrain	33,289,139
9	Canada	24,916,218
10	China	14,993,413

Total number of investors in 2019 = 2098

The ten nationalities the most investing in terms of the **number** of trading in 2019



The ten nationalities the most investing in terms of the **value** of trading in 2019

Order	Nationality	Value of trading
1	UAE	775,407,032
2	UK	70,622,303
3	The Russian Union	24,129,125
4	Kuwait	15,153,964
5	India	15,037,511
6	Germany	12,677,953
7	Lebanon	9,592,811
8	USA	9,508,561
9	Italy	9,504,786
10	Bahrain	9,050,924