



Real Estate Report on Lands and Properties Sector Transactions Second Half of 2024-2025

Real Estate Transactions registered in the Land and Properties Sector achieved more than AED **3** billion for the Second Half of 2025. 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 **1,431** sales exceeded AED **1** billion, **794** Mortgages whose total contracts amounted to more than AED **995** million, and **408** Waiver Transactions whose total market contract values amounted to more than AED **890** million.

Real Estate Transactions in Ras Al Khaimah	Second Half of 2025	Percentage	Second Half of 2024	Percentage	Direction and Percentage of Change
Real Estate Sales Volume	1,518,938,975	45%	2,503,929,549	30%	-39%
Real Estate Mortgages Volume	995,643,810	29%	4,074,045,904	49%	-76%
Waiver Market Value	890,549,092	26%	1,723,139,622	21%	-48%
Total Transactions	3,405,131,877	100%	8,301,115,075	100%	-59%
Real Estate Sales Number	1,431	54%	1,524	58%	-6%
Real Estate Mortgages Number	794	30%	657	25%	21%
Waivers Number	408	15%	444	17%	-8%
Total Number of Real Estate Transactions	2,633	100%	2,625	100%	0.3%
Top Region in Terms of Real Estate Transaction Value	Jazeerat AL Marjan		Jazeerat AL Marjan		

Table (1)

In Table (1), we notice a **sharp decrease** in the Total Value of Real Estate Transactions for the Second Half of 2025 compared to the Second Half of 2024 by **59%**, offset by a **slight increase** in the Total Number of Real Estate Transactions by **0.3%**. With regard to Sales, there is a **decrease** in the Value of Sales by **39%** for the Second Half of 2025 compared to the Second Half of 2024, offset by a **slight decrease** in the Number of Sales by **6%**. We also notice that the Value of Mortgages had a **sharp decrease** by **76%** for the Second Half of 2025 compared to the Second Half of 2024, offset by an **increase** in the Number of Mortgages by **21%**. With regard to Waivers, there is a **decrease** in the Value of Waivers by **48%** for the Second Half of 2025 compared to the Second Half of 2024, offset by a **slight decrease** in the Number of Waivers by **8%**.

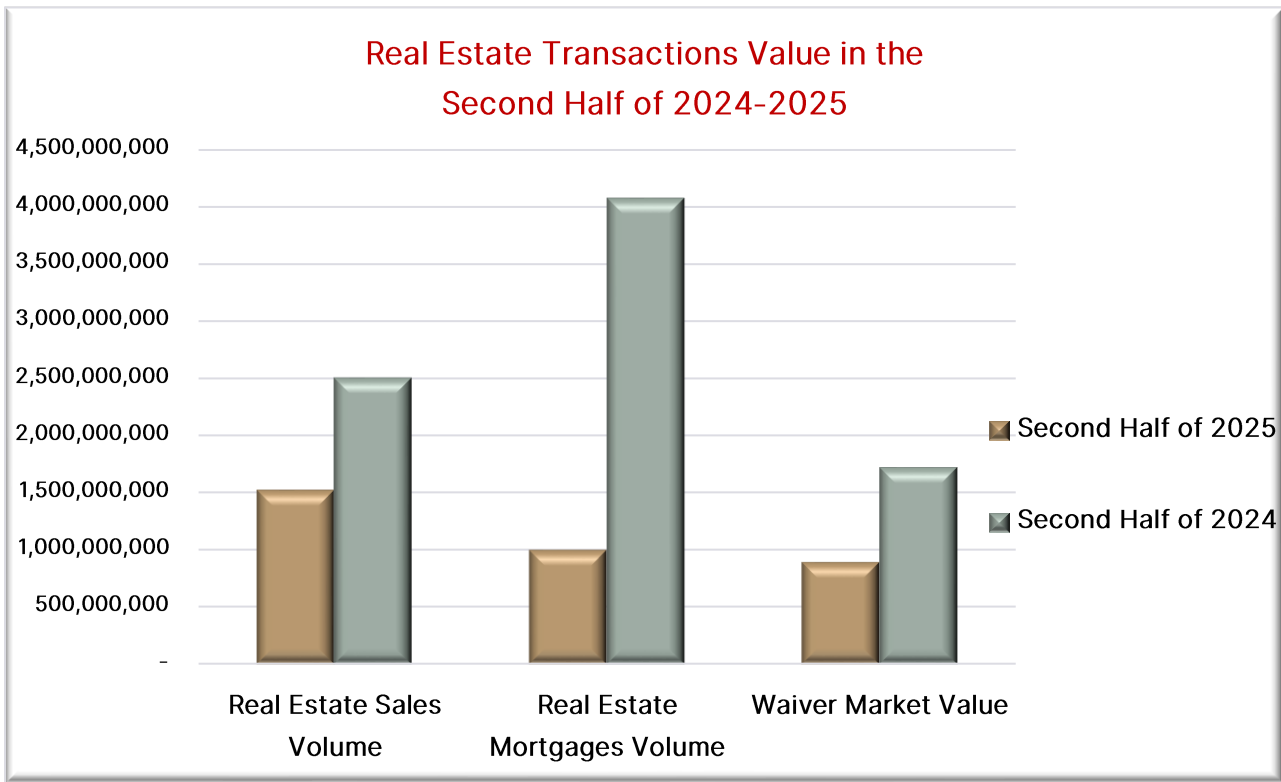


Figure (1)

High Demand Regions by Real Estate Sales in the Second Half 2024/2025

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions during the Second Half of 2024-2025 in Jazeerat AL Marjan, AL Riffa and AL Jazeera AL Hamra Qaryat AL Hamra. **Jazeerat AL Marjan** topped the regions with sales amounting to more than AED 399 million in the Second Half of 2025, and more than AED 1 billion in the Second Half of 2024.

Jazeerat AL Marjan leads Real Estate Transactions by Value during the Second Half of 2024-2025

Region	Jazeerat AL Marjan	AL Riffa	AL Jazeera AL Hamra Qaryat AL Hamra	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the Second Half of 2025	399,369,747	281,256,133	189,087,975	869,713,855	1,518,938,975
Number of Sales	78	210	160	448	1,431
Region	Jazeerat AL Marjan	AL Riffa	AL Jazeera AL Hamra Qaryat AL Hamra	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the Second Half of 2024	1,305,262,221	261,062,283	213,918,372	1,780,242,876	2,503,929,549
Number of Sales	196	184	224	604	1,524
Direction and Percentage of Change	-69%	8%	-12%	-51%	-39%

Table (2)

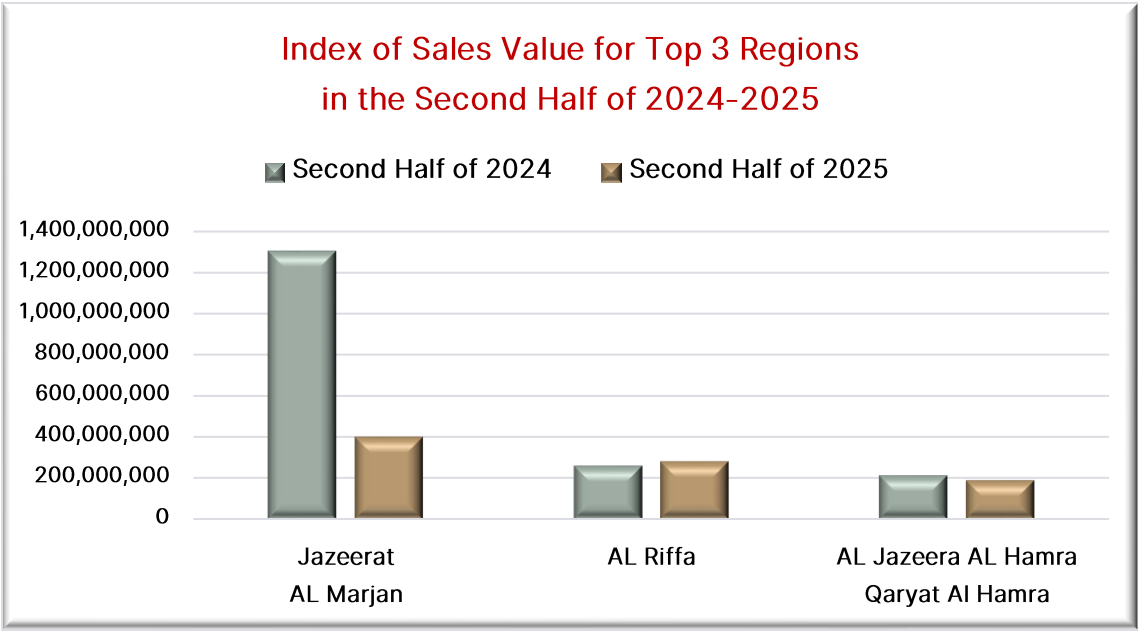


Figure (2)

Real Estate Sales Value by Property Use in the Second Half of 2024/2025

Land Use Type	Sales Value in the Second Half of 2025	Number of Sales	Percentage	Sales Value in the Second Half of 2024	Number of Sales	Percentage	Direction and Percentage of Change
Commercial Lands	4,670,000	14	1.0%	9,792,333	12	0.8%	-52%
Agricultural Lands	54,563,754	42	2.9%	29,946,894	30	2.0%	82%
Popular Houses	16,042,500	30	2.1%	8,270,000	17	1.1%	94%
Free Residential Lands	151,713,347	371	25.9%	142,393,080	407	26.7%	7%
Built Residential Lands	186,102,057	282	19.7%	171,035,174	239	15.7%	9%
Apartments (Investment)	259,951,101	344	24.0%	334,096,436	445	29.2%	-22%
Villas (Investment)	244,001,324	95	6.6%	296,180,618	137	9.0%	-18%
Commercial Residential Lands	261,589,378	102	7.1%	984,099,585	114	7.5%	-73%
Investment Residential Lands	148,064,958	133	9.3%	485,724,426	107	7.0%	-70%
Touristic Lands	181,156,500	1	0.1%	-	-	-	-
Industrial Lands	4,000,000	1	0.1%	1,150,000	3	0.2%	248%
Commercial Unit	7,084,056	16	1.1%	6,031,982	12	0.8%	17%
Built Infrastructure	-	-	-	35,209,022	1	0.1%	-

We notice in Table (3) a **sharp decrease** in the Value of Sales for the Second Half of 2025 compared to the Second Half of 2024 for **Commercial Residential Lands** by **73%**, followed by **Investment Residential Lands** by **70%**. In addition, we notice a **sharp increase** in the Value of Sales for the Second Half of 2025 compared to the Second Half of 2024 for **Industrial Lands** by **248%** followed by **Popular Houses** by **94%**.

Table (3)



Figure (3)

Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in the
Second Half of 2024 - 2025

Number of Investors in the Second Half of 2025 = **1,651**

Top Ten Investing Nationalities in Terms of **Number** in the Second Half of **2025**



Figure (4)

Top Ten Investing Nationalities in Terms of **Value** in the Second Half of **2025**

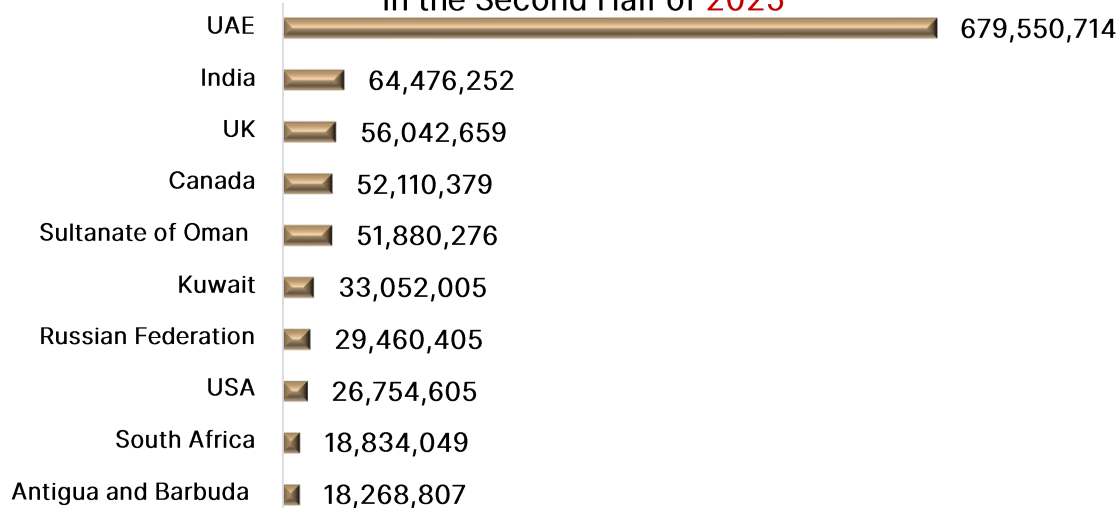


Figure (5)

Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the Second Half of 2024 = **1,696**

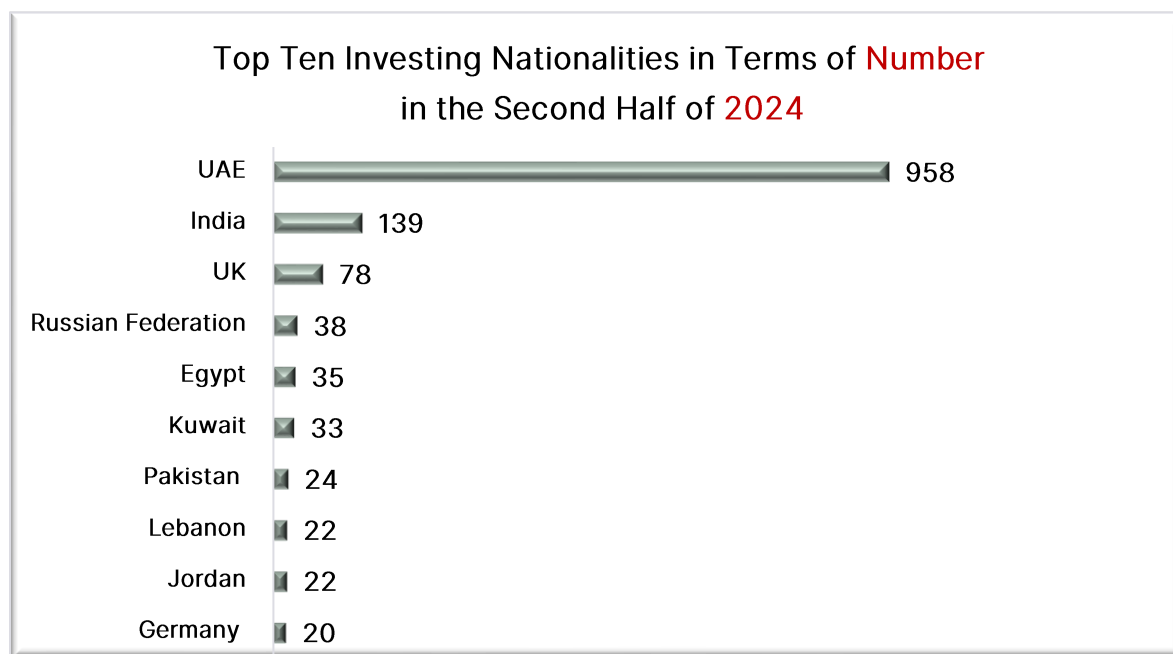


Figure (6)

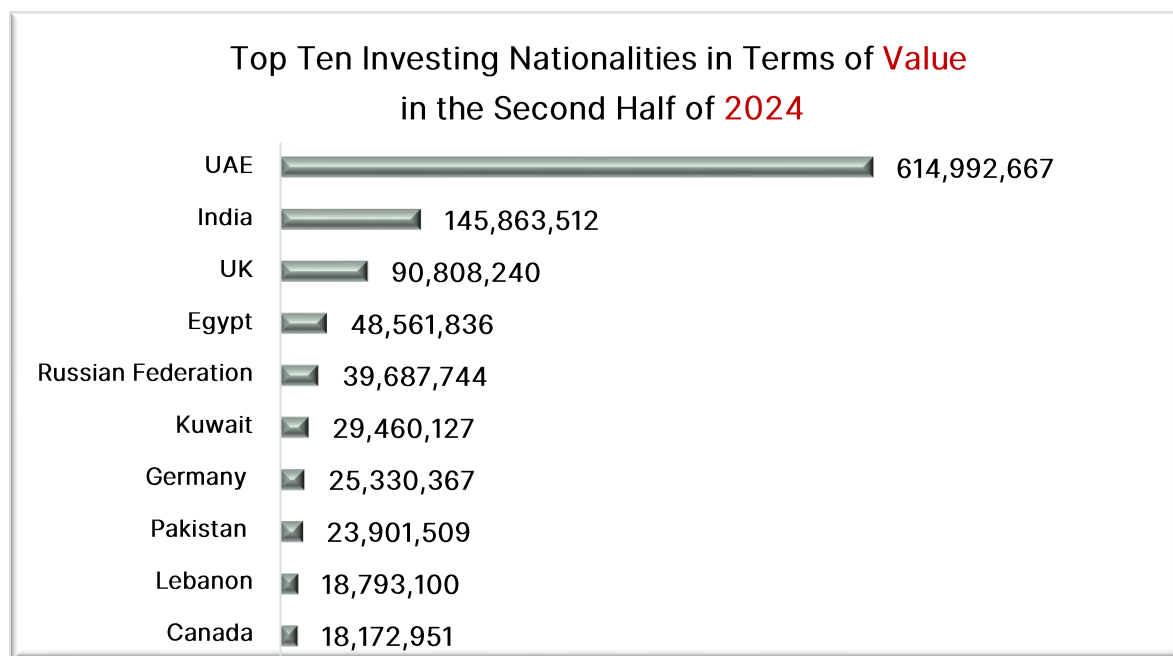


Figure (7)

Freehold Real Estate Market

The number of Freehold Properties traded and registered with Lands and Properties Sector in various regions of the Emirate reached **2,543** properties, with a sales value of more than AED **5 billion** for the Second Half of 2025.

Land use type (Units sold on the plan for freehold areas)	Second Half 2025		
	Month	Sales Value	Number of Sales
	July	802,088,302	283
	August	621,595,935	302
	September	787,284,763	445
	October	846,578,296	645
	November	1,018,549,325	445
	December	1,053,559,726	423
	Total	5,129,656,347	2,543

Table (4)