

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

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **18 billion** in 2025. 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 Waivers. This included **2,964 sales** with a value exceeding AED **3 billion**, **1,480 Mortgages** with total value of their contracts exceeding AED **12 billion** and **825 Waiver** transactions with the total value of their market contracts exceeding AED **2 billion**.

Ras Al Khaimah Real Estate Transactions	2025	Percentage	2024	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	3,192,316,419	17%	6,438,983,837	43%	-50%
Real Estate Mortgages Volume	12,682,671,958	67%	4,889,069,491	32%	159%
Waiver Market Value	2,928,225,958	16%	3,757,413,142	25%	-22%
Total Transactions	18,803,214,335	100%	15,085,466,470	100%	25%
Real Estate Sales Number	2,964	56%	2,985	59%	-1%
Real Estate Mortgages Number	1,480	28%	1,224	24%	21%
Waivers Number	825	16%	845	17%	-2%
Total Number of Real Estate Transactions	5,269	100%	5,054	100%	4%
Top Region in Terms of Real Estate Transaction Value	Jazeerat AL Marjan		Jazeerat AL Marjan		

Table (1)

Table (1) shows that the Total Value of Real Estate Transactions **increased** by **25%** in 2025 compared to 2024. In contrast, the Total Number of Real Estate Transactions recorded only a **slight increase** of **4%**. On the other hand, the Value of Real Estate Sales **declined sharply** by **50%** in 2025 compared to 2024, while the Number of Real Estate Sales recorded a **slight decrease** of **1%**.

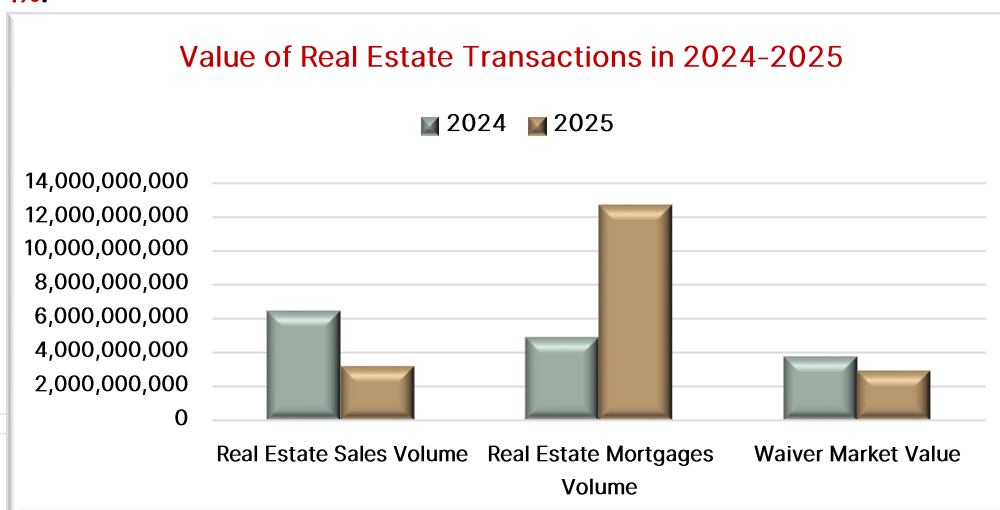


Figure (1)

Popular Areas according to Real Estate Trading in 2024/2025

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in 2024-2025 are: 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 940 million in 2025, and more than AED 4 billion in 2024.

Jazeerat AL Marjan leads Real Estate Transactions by Value in 2024 - 2025					
Region	Jazeerat AL Marjan	AL Riffa	AL Jazeera AL Hamra Qaryat AL Hamra	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in 2025	940,279,261	605,902,422	385,111,220	1,931,292,903	3,192,316,419
Number of Sales	250	412	335	997	2,964
Region	Jazeerat AL Marjan	AL Riffa	AL Jazeera AL Hamra Qaryat AL Hamra	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in 2024	4,044,092,592	522,255,919	431,826,921	4,998,175,431	6,438,983,837
Number of Sales	378	370	504	1,252	2,985
Direction & Percentage of Change in Sales Value	-77%	16%	-11%	-61%	-50%

Table (2)

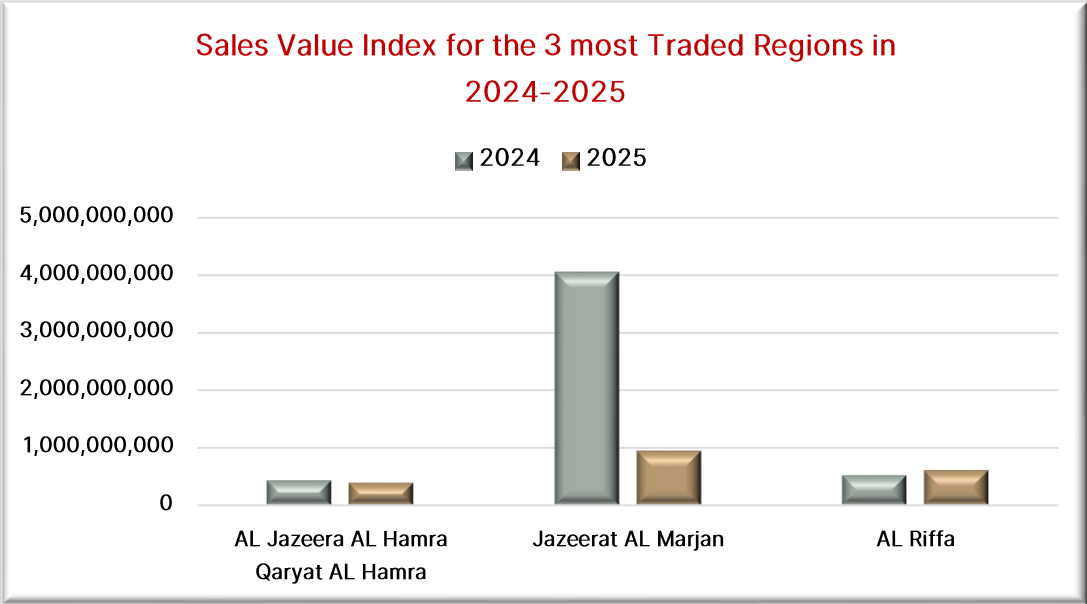


Figure (2)

Value of Real Estate Sales according to Property Use in 2024/2025

Property Use	Sales Value in 2025	Number of Sales	Percentage	Sales Value in 2024	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial	10,720,000	21	0.7%	23,272,333	24	0.8%	-54%
Agricultural	103,579,565	82	2.8%	96,681,770	66	2.2%	7%
Popular Houses	22,542,500	46	1.6%	14,588,750	31	1%	55%
Free Residential	274,361,810	798	26.9%	326,037,918	762	25.5%	-16%
Built Residential	357,593,123	516	17.4%	294,514,656	428	14.3%	21%
Apartments (Investment)	585,089,172	759	25.6%	668,061,598	969	32.5%	-12%
Villas (Investment)	543,287,047	221	7.5%	503,418,932	248	8.3%	8%
Commercial Residential	603,003,371	194	6.5%	1,201,006,402	212	7.1%	-50%
Investment Residential	312,487,668	280	9.4%	595,133,808	188	6.3%	-47%
Touristic	341,504,312	2	0.1%	2,649,984,906	10	0.3%	-87%
Industrial	6,360,000	4	0.1%	8,882,857	9	0.3%	-28%
Commercial Unit	31,787,851	41	1.4%	22,190,885	37	1.2%	43%
Investment	-	-	-	-	-	-	-
Infrastructure	-	-	-	35,209,022	1	0.03%	-

Table (3)

We notice in Table No. (3) a **sharp increase** in Sales Value in 2025 compared to 2024 for **Popular Houses** by **55%**, followed by **Commercial Unit** by **43%**, and a **sharp decrease** in Sales Value in 2025 compared to 2024 for **Touristic Lands** by **87%**.

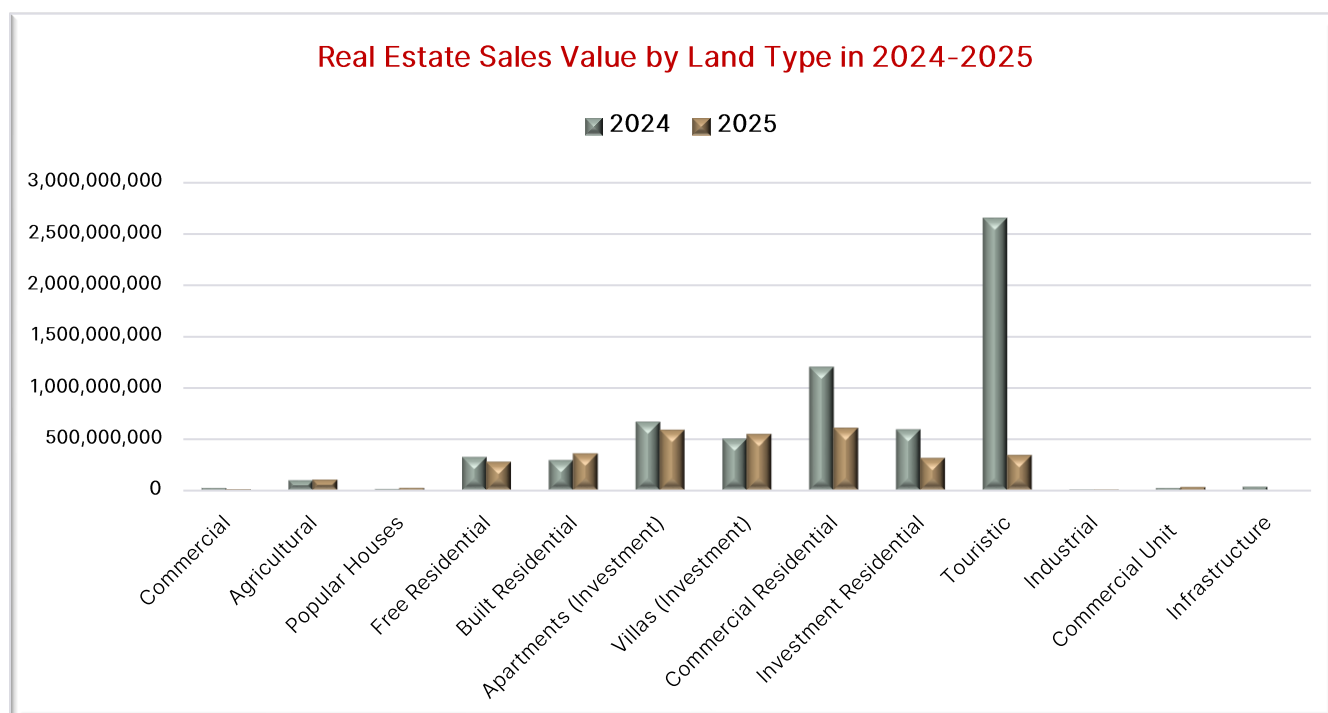


Figure (3)

Real Estate Investors in Ras Al Khaimah

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

Total Number of Investors in 2025 = 3,469

Top Ten Investing Nationalities in Terms of *Number* in 2025

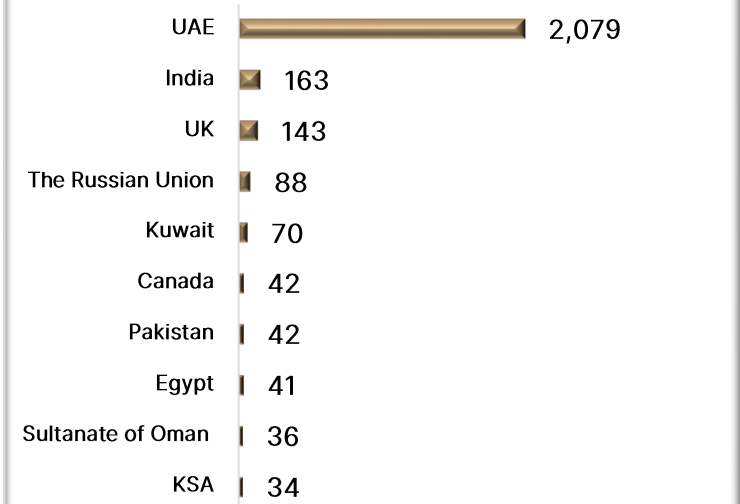


Figure (4)

Top Ten Investing Nationalities by *Transaction Value* in 2025

Order	Nationality	Transaction Value
1	UAE	1,369,351,039
2	UK	172,332,131
3	India	164,594,106
4	The Russian Union	91,598,097
5	Canada	86,540,576
6	South Africa	58,838,418
7	Sultanate of Oman	52,930,276
8	Kuwait	52,927,345
9	Egypt	50,618,200
10	KSA	41,489,759

Table (4)

Total Number of Investors in 2024 = 3,363

Top Ten Investing Nationalities in Terms of *Number* in 2024

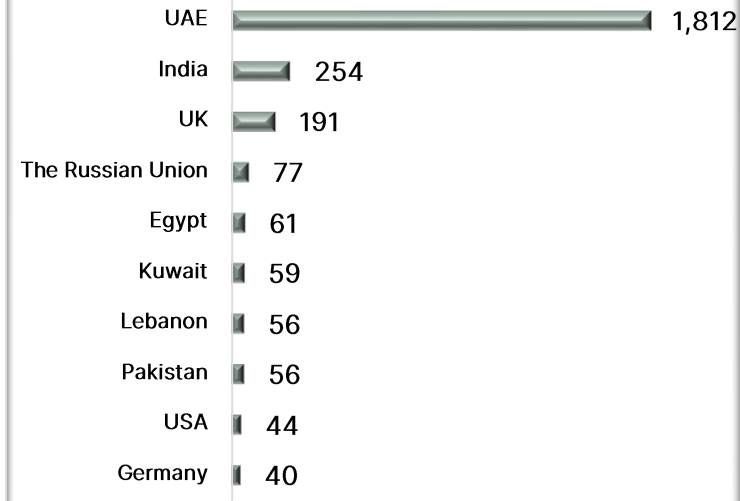


Figure (5)

Top Ten Investing Nationalities by *Transaction Value* in 2024

Order	Nationality	Transaction Value
1	UAE	1,310,229,960
2	India	261,822,351
3	UK	209,020,044
4	The Russian Union	66,796,421
5	Egypt	66,522,400
6	USA	63,217,394
7	Kuwait	54,252,118
8	Pakistan	46,639,590
9	Jordan	43,096,046
10	Lebanon	43,030,201

Table (5)