



Real Estate Report On Lands and Properties Sector Transactions 2017-2018

Real estate transactions of the Lands and Properties Sectors exceeded **3 billion dirhams** in 2018. 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 **2695 sales** with a value exceeding **1 billion dirhams**, **799 mortgages** with total value of their contracts exceeding **1 billion dirhams** and **628 transfer** transactions with the total value of their market contracts exceeding **526 million dirhams**.

RAK Real Estate Transactions	2017	Percentage	2018	Percentage	Direction and Percentage of Change
Real Estate Sale Volume	1,859,061,938	37%	1,751,218,495	45%	-6%
Real Estate Mortgage Volume	2,536,670,561	50%	1,617,800,197	42%	-36%
Transfer Market Value	666,865,273	13%	526,394,458	14%	-21%
Total Transactions	5,062,867,772	100%	3,895,413,150	100%	-23%
Real Estate Sale Number	2,848	62%	2,695	65%	-5%
Real Estate Mortgage Number	963	21%	799	19%	-17%
Number of Transfers	857	17%	628	15%	-27%
Total Number of Real Estate Transactions	4,668	100%	4,122	100%	-12%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	-	Al Jazirah Al Hamra	-	-

Table (1)

We notice from Table (1) a **23% decrease** of the total value of real estate transactions in 2018 compared to 2017 and **10% decrease** of the total number of real estate transactions.



Figure (1)

High Demand Regions by Real Estate Sales in 2017 / 2018

Top 3 regions of real estate sales in 2017 in Ras Al Khaimah were: Al Jazirah Al Hamra, Julphar and Al Nakheel , while the top 3 regions of real estate sales in 2018 in Ras Al Khaimah were: Al Jazirah Al Hamra, Julphar and Al Dhait. Al Jazirah Al Hamra region was at the top of regions with total sales exceeding 719 million dirhams in 2017 and more than 908 million dirhams in 2018.

Al Jazirah Al Hamra Region Was at the Top of Regions in Terms of Value in 2017 – 2018

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	1,859,061,938
Number of Sales	788	241	42	1071	2,848
Region	Al Jazirah Al Hamra	Julphar	Al Dhait	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in 2018	908,715,241	91,675,000	87,804,000	1,088,194,241	1,751,218,495
Number of Sales	1025	165	93	1,283	2695
Direction and Percentage of Sales Value Change	26%	-22%	-	8%	-6%

Table (2)

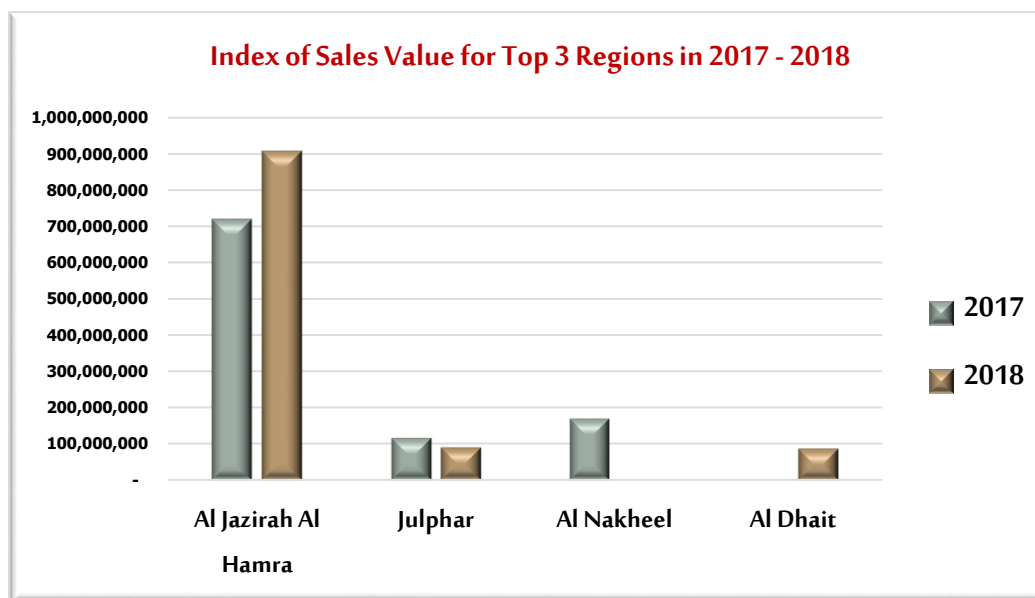


Figure (2)

Real Estate Sales Value by Property Use in 2017 /2018

Land Use Type	Sales Value in 2017	Number of Sales	Percentage	Sales Value in 2018	Number of Sales	Percentage	Direction and Percentage of Sales Value
Commercial Lands	41,800,338	35	1.2%	39,450,798	37	1.4%	-6%
Agricultural Lands	99,840,363	102	3.6%	91,725,964	94	3.5%	-8%
Popular houses	15,810,000	40	1.4%	10,943,000	29	1.1%	-31%
Free Residential Lands	226,458,352	934	32.8%	160,615,740	705	26.2%	-29%
Built Residential Lands	365,926,294	602	21.1%	351,365,611	539	20.0%	-4%
Apartments(Investment)	303,306,581	578	20.3%	596,813,007	926	34.4%	97%
Villas (Investment)	332,422,726	223	7.8%	225,808,344	117	4.3%	-32%
Commercial Residential Lands	312,572,880	221	7.8%	125,972,448	145	5.4%	-60%
Investment Residential Lands	77,705,200	99	3.5%	56,972,750	92	3.4%	-27%
Touristic Lands	77,369,204	4	0.1%	88,150,833	5	0.2%	14%
Industrial Lands	5,850,000	10	0.4%	3,400,000	6	0.2%	-42%

Table (3)

We notice from Table (3) a **high increase** of the value and number of sales in 2018 compared to 2017 for **investment apartments** and **high decrease** of **60%** of the sales value in 2018 compared to 2017 for **commercial residential lands**.

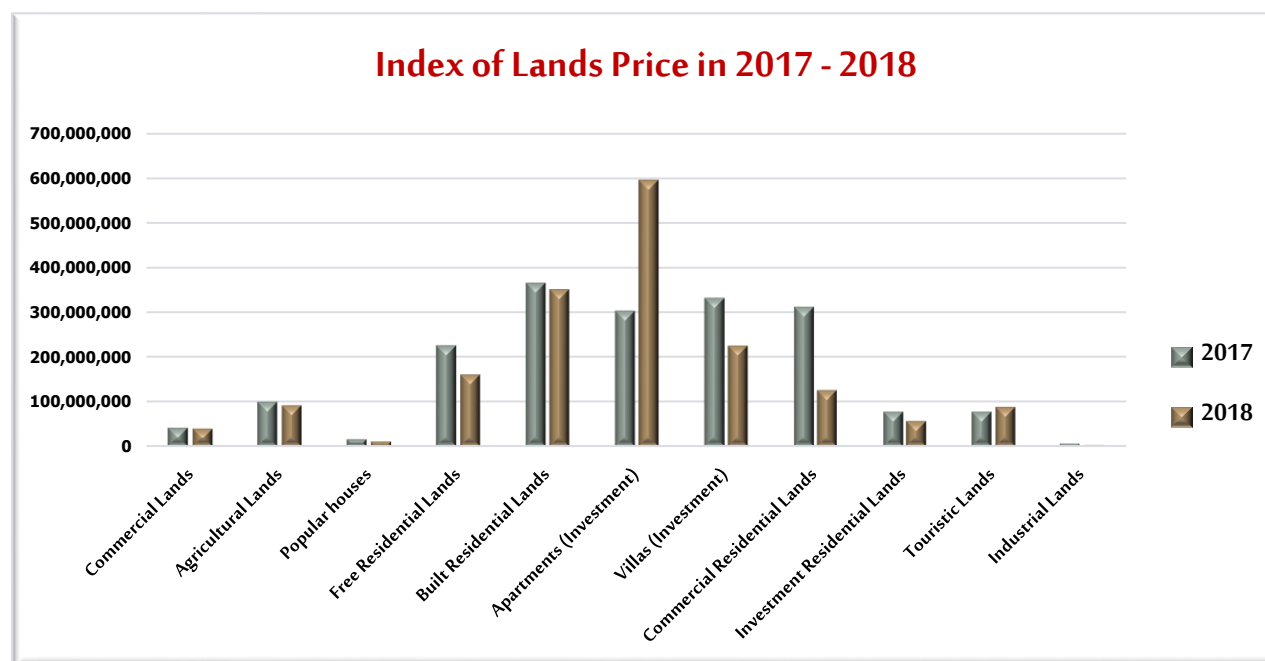


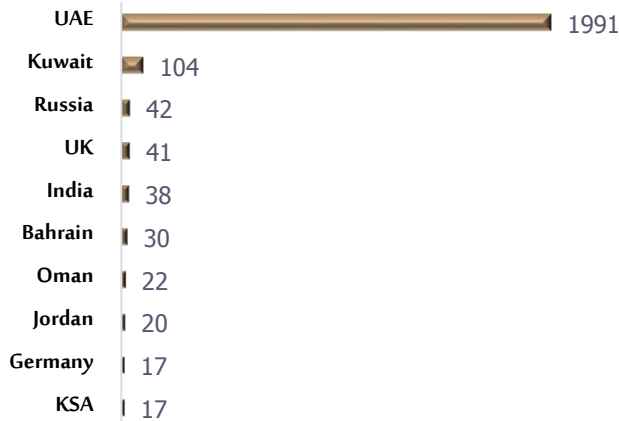
Figure (3)

Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by Number and Value of Transaction in 2017 - 2018

Total Number of Investors in 2017 = 2906

Top Ten Investing Nationalities in *Terms of Number* in 2017

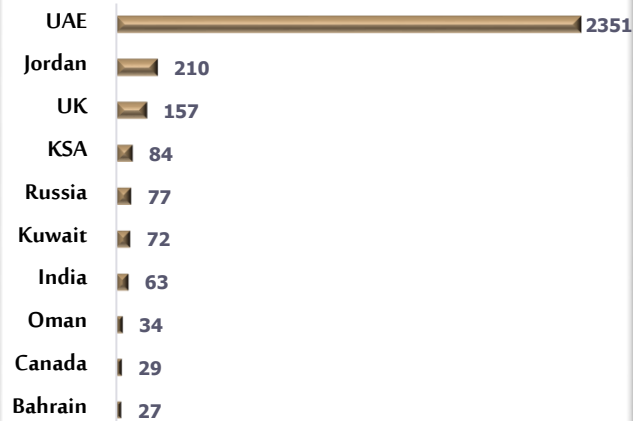


Top Ten Investing Nationalities by *Transaction Value* in 2017

Order	Nationality	Transaction Value
1	UAE	1,208,033,908
2	Kuwait	44,679,000
3	India	42,116,924
4	Bahrain	39,258,317
5	UK	37,006,464
6	Russia	36,823,314
7	Pakistan	16,607,515
8	Germany	14,774,684
9	Qatar	14,733,024
10	Jordan	13,485,384

Total Number of Investors in 2018 = 3414

Top Ten Investing Nationalities in *Terms of Number* in 2018



Top Ten Investing Nationalities by *Transaction Value* in 2018

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