

Real Estate Report on Lands and Properties Sector Transactions 2021-2022

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **7 billion** in 2022. 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 **2,279 sales** with a value exceeding AED **2 billion**, **942 Mortgages** with total value of their contracts exceeding AED **4 billion** and **720 Waiver** transactions with the total value of their market contracts exceeding AED **1 billion**.

Ras Al Khaimah Real Estate Transactions	2021	Percentage	2022	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	1,738,994,965	27%	2,184,141,723	30%	26%
Real Estate Mortgages Volume	4,152,346,223	63%	4,088,088,578	56%	-2%
Waiver Market Value	667,421,666	10%	1,060,154,758	14%	59%
Total Transactions	6,558,762,854	100%	7,332,385,059	100%	12%
Real Estate Sales Number	2,406	59%	2,279	58%	-5%
Real Estate Mortgages Number	1,147	28%	942	24%	-18%
Waivers Number	529	13%	720	18%	36%
Total Number of Real Estate Transactions	4,082	100%	3,941	100%	-3%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	-	AL Jazeera AL Hamra Qaryat Al Hamra	-	-

Table (1)

In Table No. (1), we notice an **increase** in the Total Value of Real Estate Transactions in 2022 compared to 2021 by **12%**, and correspondingly a **decrease** in the Total Number of Real Estate Transactions by **3%**.



Figure (1)

Popular Areas according to Real Estate Trading in 2021/2022

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in **2022** are: AL Jazeera AL Hamra Qaryat AL Hamra, Jazeerat AL Marjan and AL Riffa. While the most Traded Regions in terms of Real Estate Transactions in **2021** are: Al Jazirah AL Hamra, Saih AL Bir and AL Hudaiba. AL Jazeera AL Hamra Qaryat AL Hamra topped the regions with sales amounting to more than AED **698 million** in 2022, and AL Jazeera AL Hamra topped the regions with the sales value of more than AED **782 million** in 2021.

AL Jazeera AL Hamra Qaryat AL Hamra leads Real Estate Transactions by Value in 2022

Region	Al Jazirah AL Hamra	Saih AL Bir	AL Hudaiba	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in 2021	782,505,476	93,917,500	61,342,200	937,765,176	1,738,994,965
Number of Sales	762	98	78	938	2,406
Region	AL Jazeera AL Hamra Qaryat AL Hamra	Jazeerat AL Marjan	AL Riffa	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in 2022	698,213,762	405,595,563	188,581,031	1,292,390,356	2,184,141,723
Number of Sales	401	278	146	825	2,279
Direction & Percentage of Change in Sales Value	-	-	-	38%	26%

Table (2)

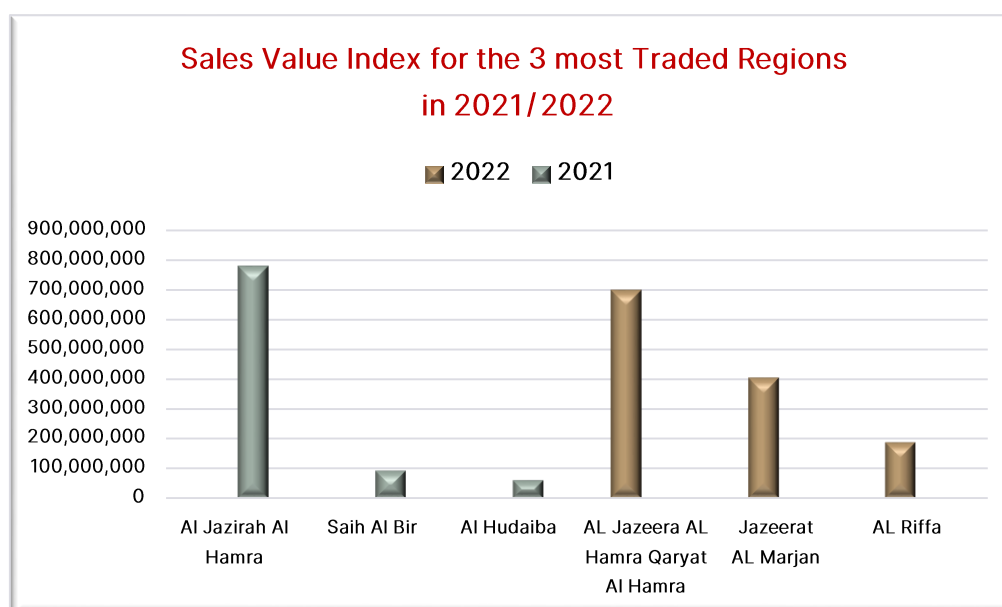


Figure (2)

Value of Real Estate Sales according to Property Use in 2021/2022

Property Use	Sales Value in 2021	Number of Sales	Percentage	Sales Value in 2022	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial Lands	28,375,000	34	1.4%	11,192,177	19	0.8%	-61%
Agricultural Lands	164,358,932	86	3.6%	97,213,454	67	2.9%	-41%
Popular Houses	14,127,000	32	1.3%	12,002,968	25	1.1%	-15%
Free Residential Lands	249,072,687	836	34.7%	221,984,259	692	30.4%	-11%
Built Residential Lands	223,603,862	325	13.5%	240,316,885	355	15.6%	7%
Apartments (Investment)	301,529,488	603	25.1%	289,561,215	622	27.3%	-4%
Villas (Investment)	261,613,103	180	7.5%	286,495,639	193	8.5%	10%
Commercial Residential Lands	160,614,010	144	6.0%	218,184,380	148	6.5%	36%
Investment Residential Lands	94,419,850	146	6.1%	130,936,811	134	5.9%	39%
Touristic Lands	226,377,780	3	0.1%	661,607,500	4	0.2%	192%
Industrial Lands	6,561,800	3	0.1%	-	-	-	-
Commercial Unit	8,341,453	14	0.6%	14,646,436	20	0.9%	76%

Table (3)

We notice in Table No. (3) a **sharp increase** in Sales Value in 2022 compared to 2021 for **Touristic Lands** by **192%**, **Commercial Units** by **76%**, and a **sharp decrease** in Sales Value in 2022 compared to 2021 for **Commercial Lands** by **61%**.

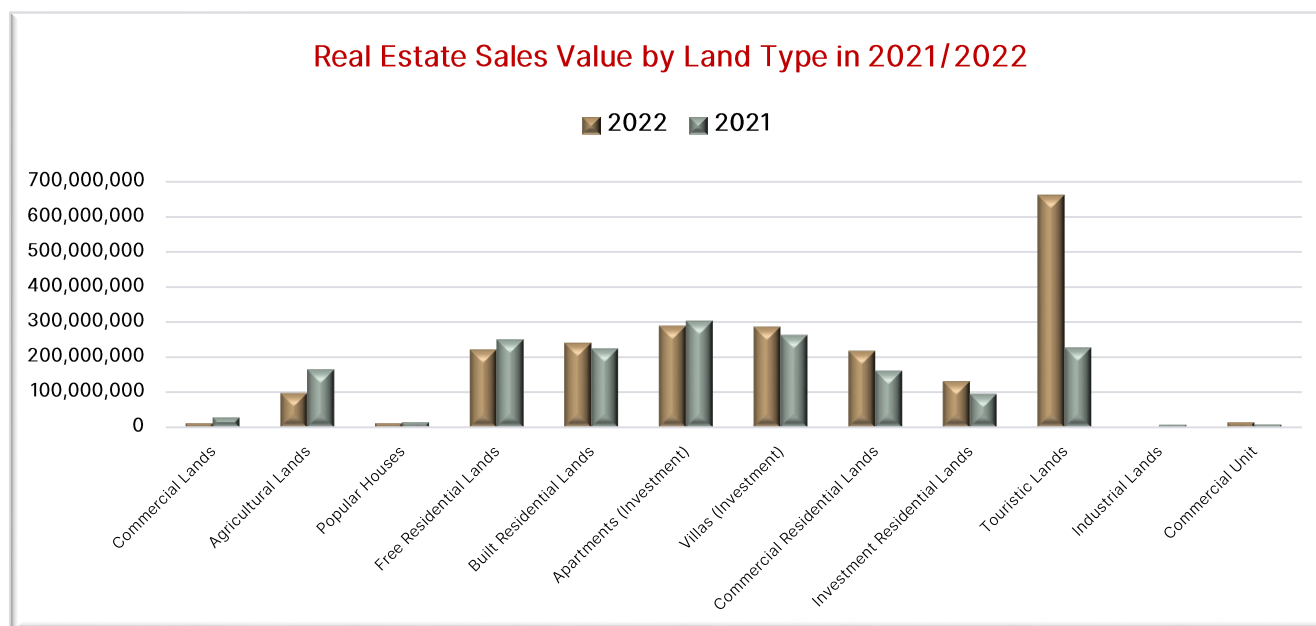


Figure (3)

Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in 2021 - 2022

Total Number of Investors in 2021 = 2,407

Top Ten Investing Nationalities in Terms of *Number* in 2021

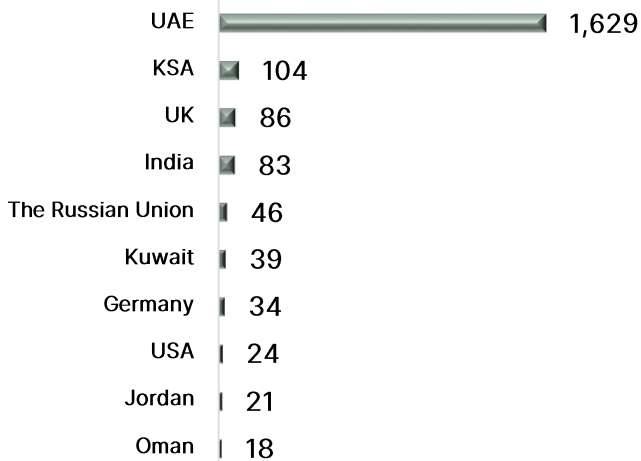


Figure (4)

Top Ten Investing Nationalities by *Transaction Value* in 2021

Order	Nationality	Transaction Value
1	UAE	954,887,705
2	KSA	73,342,275
3	UK	71,040,868
4	India	51,913,450
5	Kuwait	27,333,100
6	The Russian Union	24,451,105
7	Germany	22,232,151
8	Jordan	17,744,637
9	Canada	15,716,612
10	USA	14,591,962

Table (4)

Total Number of Investors in 2022 = 2,279

Top Ten Investing Nationalities in Terms of *Number* in 2022

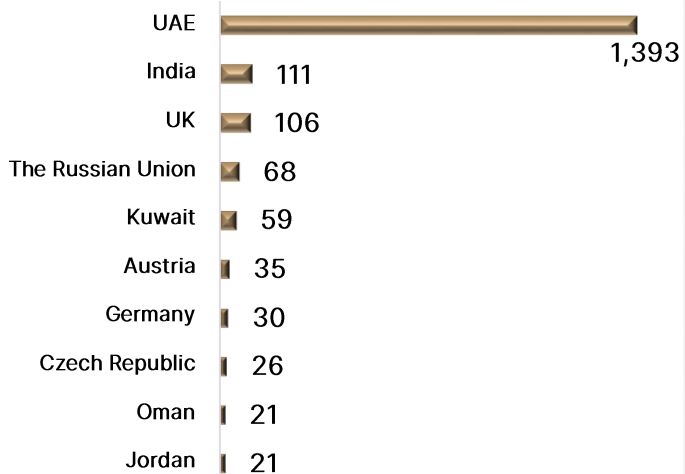


Figure (5)

Top Ten Investing Nationalities by *Transaction Value* in 2022

Order	Nationality	Transaction Value
1	UAE	892,242,650
2	UK	81,486,431
3	India	75,424,828
4	The Russian Union	44,887,561
5	Austria	38,652,372
6	Kuwait	36,661,188
7	Germany	20,489,254
8	Bahrain	17,581,059
9	Canada	15,579,415
10	Pakistan	12,726,130

Table (5)