



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

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **3** billion in the Second Half of 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 **1,161 sales** with a value exceeding AED **1** billion, **274 Mortgages** with total value of their contracts exceeding AED **1** billion and **417 Waiver** transactions with the total value of their market contracts exceeding AED **689** million.

Ras Al Khaimah Real Estate Transactions	Second Half 2021	Percentage	Second Half 2022	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	808,627,706	21%	1,048,658,914	31%	<b>30%</b>
Real Estate Mortgages Volume	2,765,196,799	73%	1,590,743,421	48%	<b>-42%</b>
Waiver Market Value	224,357,954	6%	689,982,413	21%	<b>208%</b>
Total Transactions	<b>3,798,182,459</b>	100%	<b>3,329,384,748</b>	100%	<b>-12%</b>
Real Estate Sales Number	1,290	56%	1,161	63%	<b>-10%</b>
Real Estate Mortgages Number	758	33%	274	15%	<b>-64%</b>
Waivers Number	275	12%	417	23%	<b>52%</b>
Total Number of Real Estate Transactions	<b>2,323</b>	100%	<b>1,852</b>	100%	<b>-20%</b>
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra		Jazeerat AL Marjan		

Table (1)

In Table No. (1), we notice a **decrease** in the Total Value of Real Estate Transactions for the Second Half of 2022 compared to the Second Half of 2021 by **12%**, offset by a **decrease** in the Total Number of Real Estate Transactions by **20%**. We also notice that the Value of Mortgages **decreased** by **42%** for the Second Half of 2022 compared to Second Half of 2021, offset by a **sharp decrease** in the Number of Mortgages by **64%**. With the regard to Waivers, there is a **sharp increase** in the Value of Waivers by **208%** for the Second Half of 2022 compared to the Second Half of 2021, offset by a **sharp increase** in the Number of Waivers by **52%**.

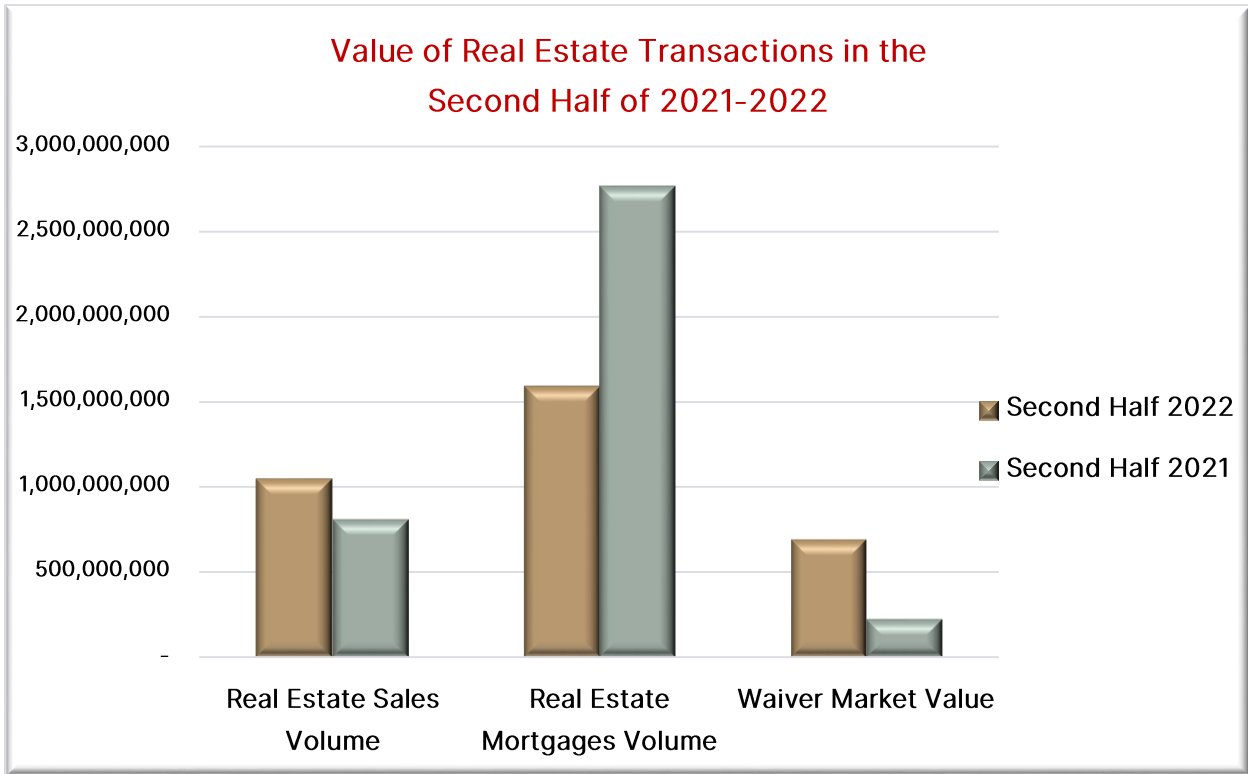


Figure (1)

## Popular Areas according to Real Estate Trading in the Second Half of 2021/2022

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2022 are: Jazeerat AL Marjan, AL Jazeera AL Hamra Qaryat AL Hamra and AL Riffa. While the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2021 are: AL Jazeera AL Hamra, AL Hudaiba and AL Arqoub. **Jazeerat AL Marjan** topped the regions with sales amounting to more than AED 304 million in Second Half of 2022, and **AL Jazeera AL Hamra** topped the regions with the sales value of more than AED 324 million in Second Half of 2021.

### Jazeerat AL Marjan leads Real Estate Transactions by Value in the Second Half of 2022

Region	Al Jazirah Al Hamra	Al Hudaiba	Al Arqouq	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2021	324,750,634	43,045,000	41,773,666	409,569,300	808,627,706
Number of Sales	424	36	30	490	1,290
Region	Jazeerat AL Marjan	AL Jazeera AL Hamra Qaryat AL Hamra	AL Riffa	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2022	304,580,284	193,146,549	110,636,525	608,363,358	1,048,658,914
Number of Sales	139	249	81	469	1,161
Direction & Percentage of Change in Sales Value	-	-	-	49%	30%

Table (2)

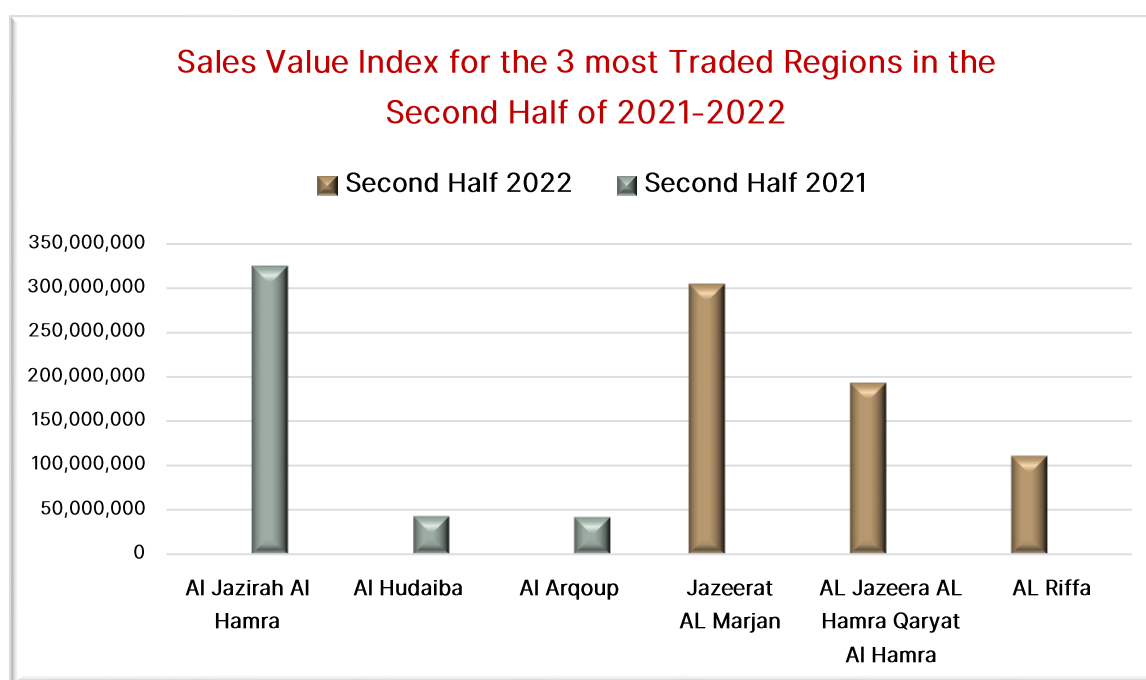


Figure (2)

## Value of Real Estate Sales according to Property Use in the Second Half of 2021/2022

Property Use	Sales Value in the Second Half of 2021	Number of Sales	Percentage	Sales Value in the Second Half of 2022	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial Lands	19,478,000	18	1.4%	7,372,177	10	0.9%	-62%
Agricultural Lands	44,340,000	43	3.3%	53,327,000	29	2.5%	20%
Popular Houses	9,677,000	22	1.7%	7,065,000	15	1.3%	-27%
Free Residential Lands	135,842,942	433	33.6%	100,835,939	319	27.5%	-26%
Built Residential Lands	95,471,294	155	12.0%	128,891,490	185	15.9%	35%
Apartments (Investment)	172,415,798	331	25.7%	162,521,520	341	29.4%	-6%
Villas (Investment)	149,045,645	101	7.8%	159,899,315	109	9.4%	7%
Commercial Residential Lands	114,846,010	104	8.1%	113,801,700	78	6.7%	-1%
Investment Residential Lands	57,570,000	75	5.8%	74,987,438	65	5.6%	30%
Touristic Lands	-	-	-	234,250,000	2	0.2%	-
Industrial Lands	5,500,000	1	0.1%	-	-	-	-
Commercial Unit	4,441,017	7	0.5%	5,707,335	8	0.7%	29%

Table (3)

We notice in Table (3) a **sharp decrease** in Number and Value of Sales for Second Half of 2022 compared to Second Half of 2021 for **Commercial Lands** by **62%**. In addition, we notice an **increase** in the Number and Value of Sales for the Second Half of 2022 compared to the Second Half of 2021 for **Built Residential Lands** by **35%** followed by **Investment Residential Lands** by **30%**.



Figure (3)

## Real Estate Investors in Ras Al Khaimah

### Top Ten Transacting Nationalities by *Number and Value* of Transaction in the Second Half of 2021 - 2022

Total Number of Investors in the Second Half of 2021 = **1,291**

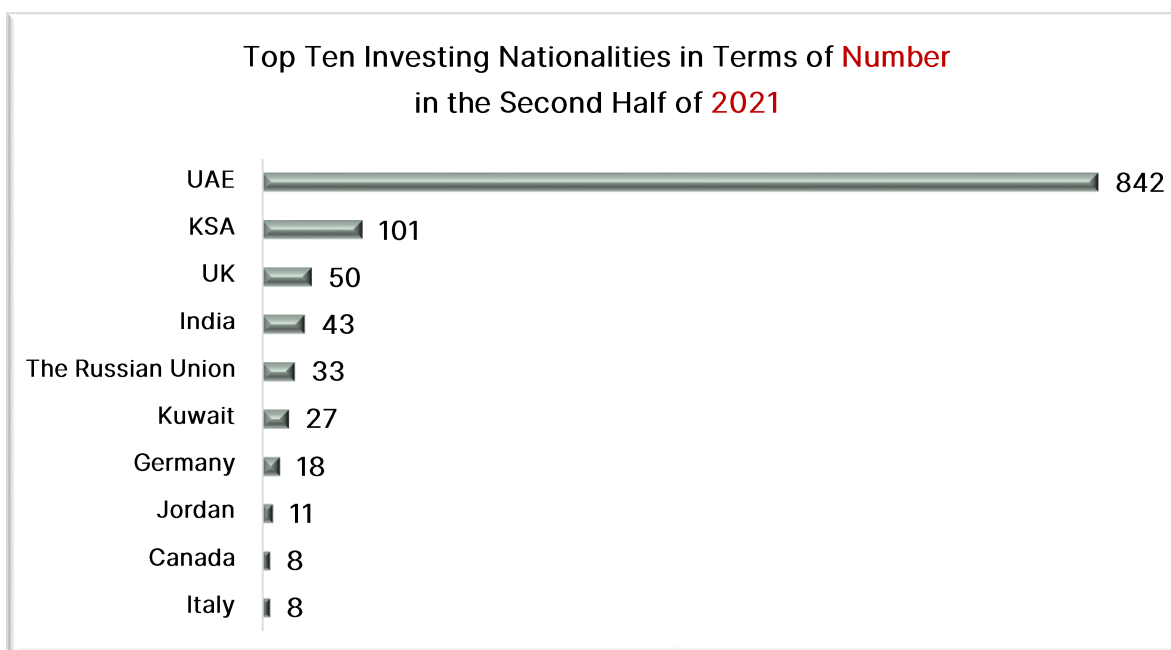


Figure (4)

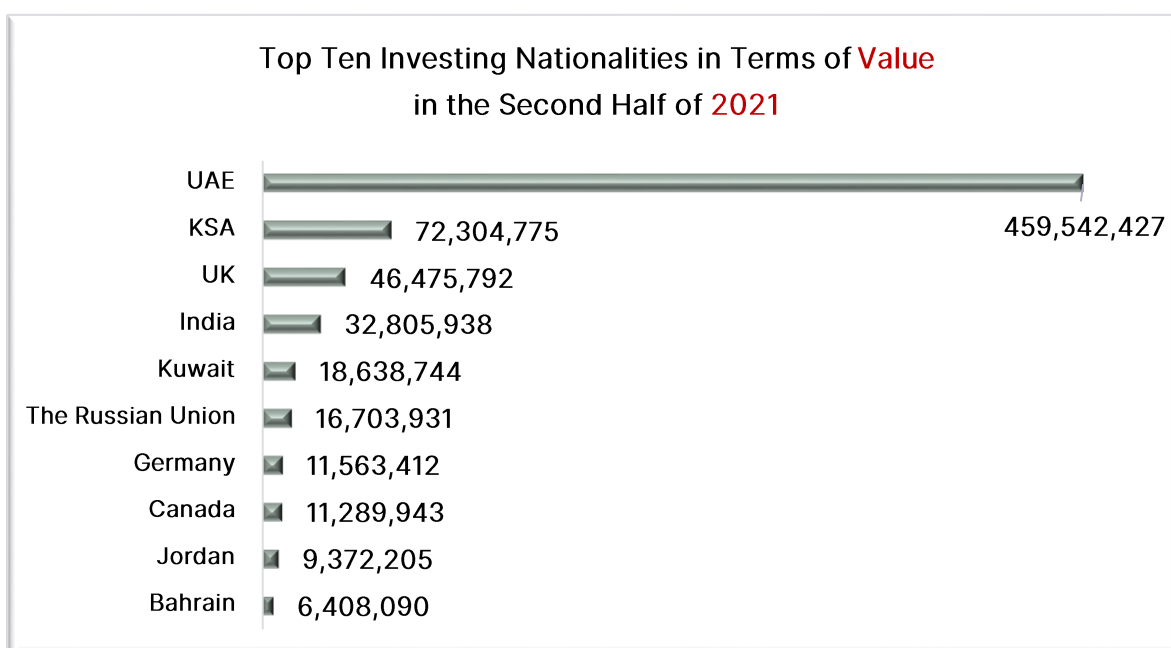


Figure (5)

## Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the Second Half of 2022 = **1,161**

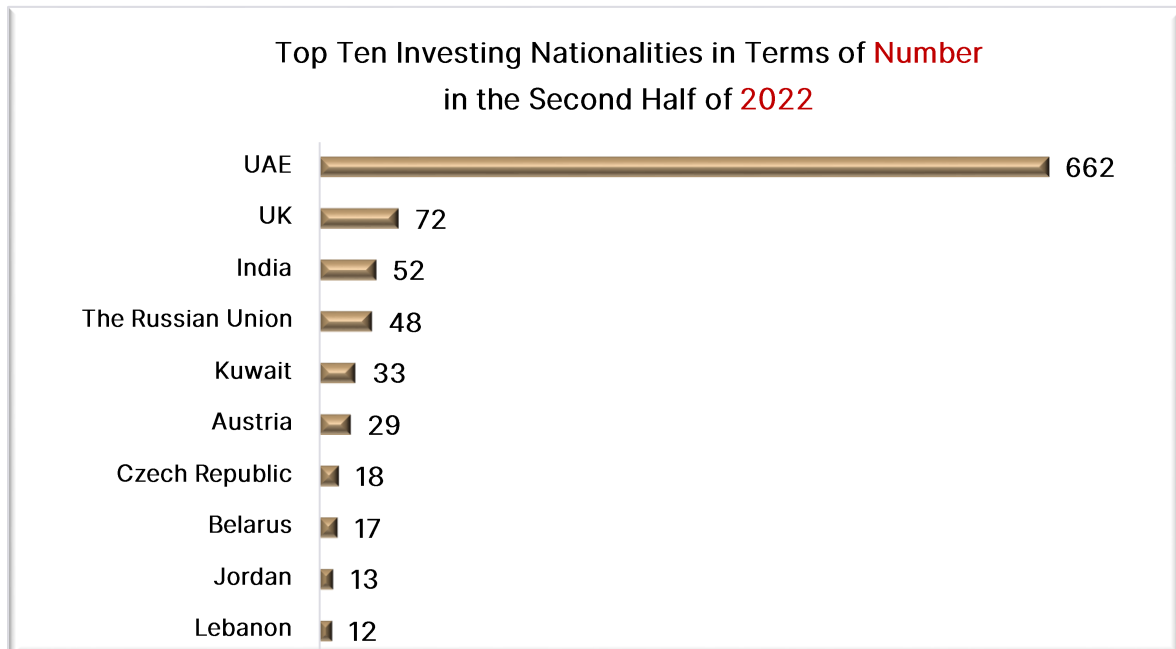


Figure (6)

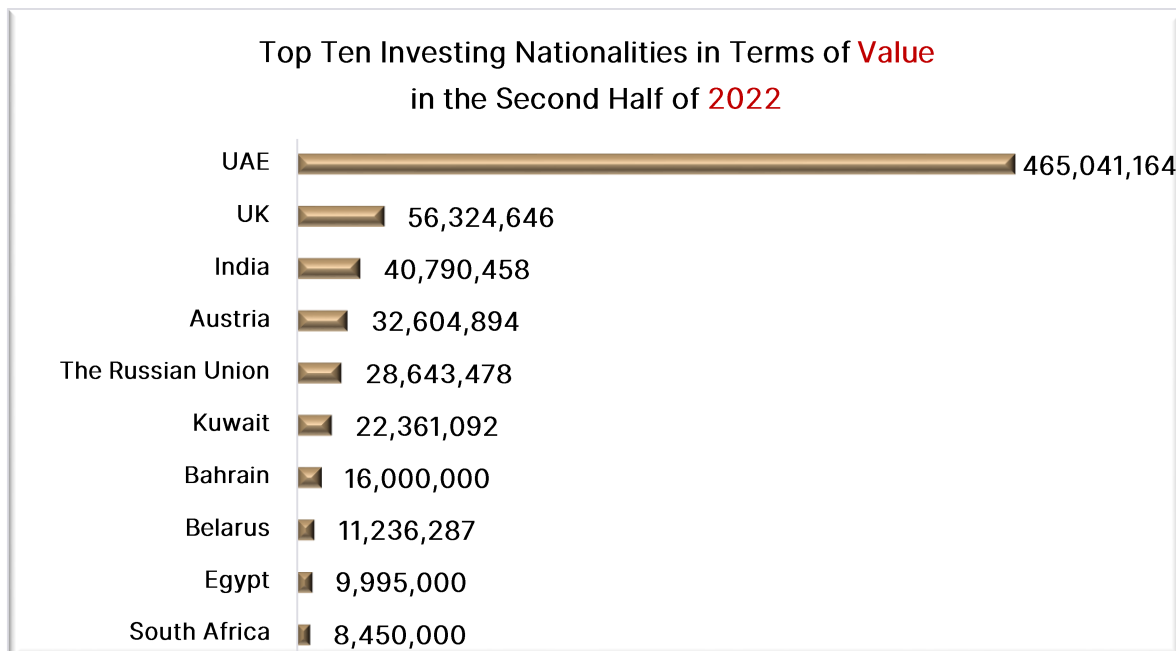


Figure (7)

## Freehold Real Estate Market

The number of Freehold Properties traded and registered with Lands and Properties Sector in various regions of the Emirate reached **102** properties, with a sales value of AED **105 million** for the Second Half of 2022.

Land use type (Units sold on the plan for freehold areas)	Second Half 2022		
	Month	Sales Value	Number of Sales
	July	5,448,510	7
	August	68,534,293	41
	September	3,965,000	6
	October	14,873,933	28
	November	7,550,350	14
	December	4,628,036	6
	<b>Total</b>	<b>105,000,122</b>	<b>102</b>

Table (4)