

Lands & Properties Sector

Real Estate Transactions Report

First Half 2018-2019

Lands & Properties Sector-Real Estate Transactions achieved more than AED **1.630** billion for the first half of 2019. According to the annual report issued by Lands & Properties Sector, a large number of Real Estate Transactions such as sales and mortgages of vouchers, documents and waivers were recorded. Of which included 1075 sales exceeding AED **566** million, **264** mortgages totaling more than AED **433** million dirhams and **586** waiver transactions totaling over AED **629** million.

Table (1)

Real Estate Transactions in Ras Al Khaimah	First Half 2018	%	First Half 2019	%	Direction of Percent Change
Real Estate Sales	902,130,005	%31	566,723,734	%35	-37%
Real Estate Mortgages	1,745,603,018	%60	433,978,003	%27	-75%
Waivers Market Value	283,631,275	%10	629,622,861	%39	122%
Total Transactions	2,931,364,298	100%	1,630,324,598	%100	-44%
Number of Sales	1412	%68	1,075	%56	-24%
Number of Mortgages	297	%14	264	%14	-11%
Number of Waivers	358	%17	586	%30	64%
Total number of Real Estate Transactions	2,067	%100	1,925	%100	-7%
Real Estate Transactions Highest Value Area	Al Jazeera Al Hamra		Al Jazeera Al Hamra		

In Table 1, we note a **44% decrease** in the total value of Real Estate Transactions for the first half of 2019 compared to the first half of 2018, and a **decrease** in the total number of Real Estate Transactions by **7%**.

Vogue Areas by Real Estate Sales for the first half 2018/2019

The top **3** regions in terms of Real Estate Sales for the first half of 2018 in Ras Al Khaimah are: Al Jazeera Al Hamra, Julfar and Al Dhait. The **3** most important areas in terms of the value of real estate sales for the first half of 2019 in Ras Al Khaimah are: Al Jazeera Al Hamra, Khalifa Bin Zayed City and Al Dhait. Al Jazeera Al Hamra topped the list with sales of over AED **499** million in the first half of **2018** and over AED **182** million in the first half of **2019**.

Table (2)

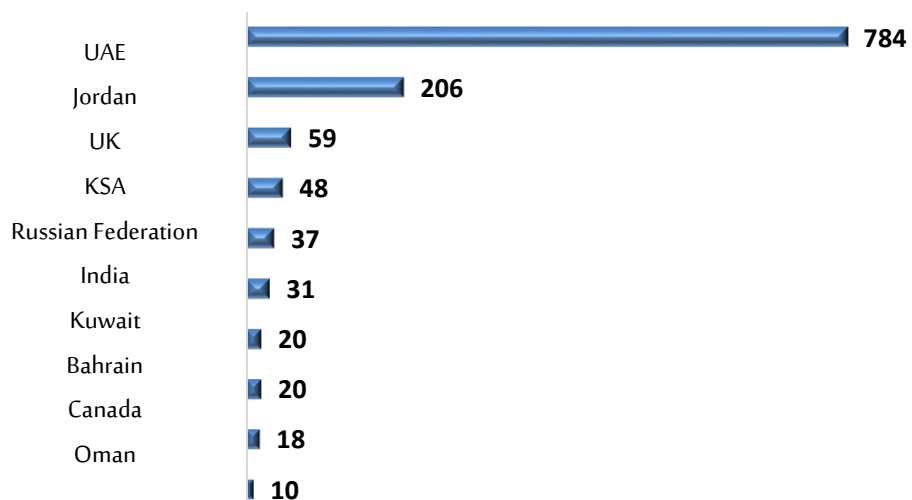
Value of Real Estate Sales by use of the property for the first half 2018/2019							
Types of land use	Sales value for the first half 2018	Number of Sales	%	Sales value for the first half 2019	Number of Sales	%	Direction of Percent Change
Trade	11,970,798	19	1.3%	16,021,306	11	1.0%	34%
Agricultural	47,730,964	44	3.1%	49,268,977	47	4.4%	3%
Public Housing	7,035,000	16	1.1%	3,983,334	11	1.0%	-43%
Residential (empty)	76,215,178	340	24.1%	76,121,749	339	31.5%	0%
Residential (built)	165,826,652	268	19.0%	172,221,500	273	25.4%	4%
Apartment (investment)	353,711,235	537	38.0%	119,949,077	235	21.9%	-66%
Villa (investment)	134,150,178	61	4.3%	68,358,348	59	5.5%	-49%
Residential (commercial)	59,150,000	75	5.3%	41,083,864	57	5.3%	-31%
Residential (investment)	25,940,000	48	3.4%	19,715,580	43	4.0%	-24%
Tourist	19,000,000	1	0.1%	-	-	-	-
Industrial	1,400,000	3	0.2%	-	-	-	-

In Table (2), we notice a **decrease** in the value and number of sales for the first half of 2019 compared to the first half of 2018 for **investment apartments**, and an **increase** in the value of sales for the first half of 2019 compared to the first half of 2018 for **commercial land** by **34%**, despite the **decrease** in the number of sales for the first half of 2019.

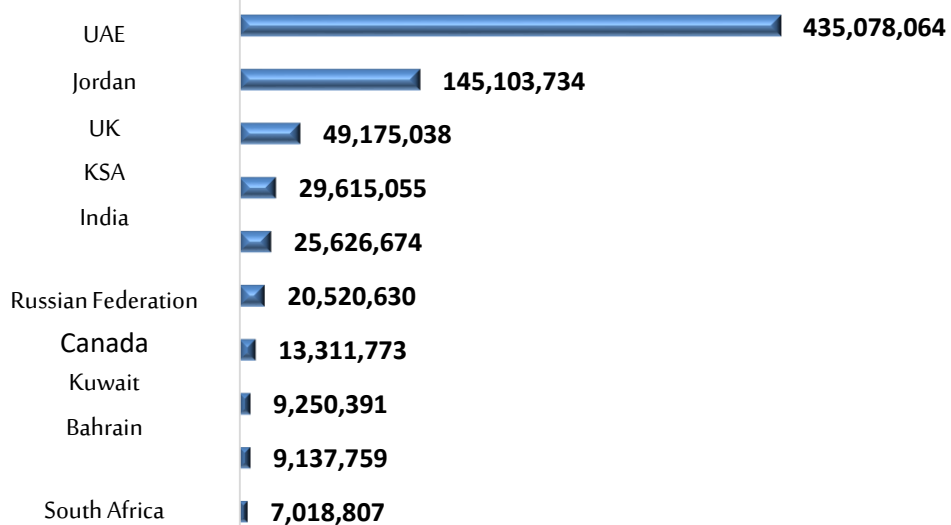
Real Estate Investors in Ras Al Khaimah in terms of number & value in H1 2019 compared to H1 2018

Total number of investors in H1 2018 = 1393

Top 10 nationalities by **number** in H1 2018

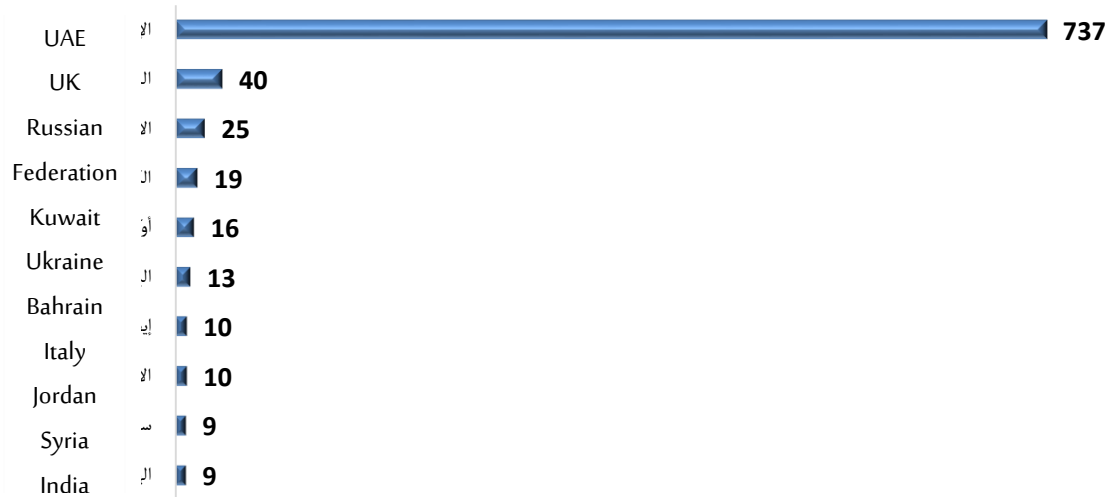


Top 10 nationalities by **value** in H1 2018

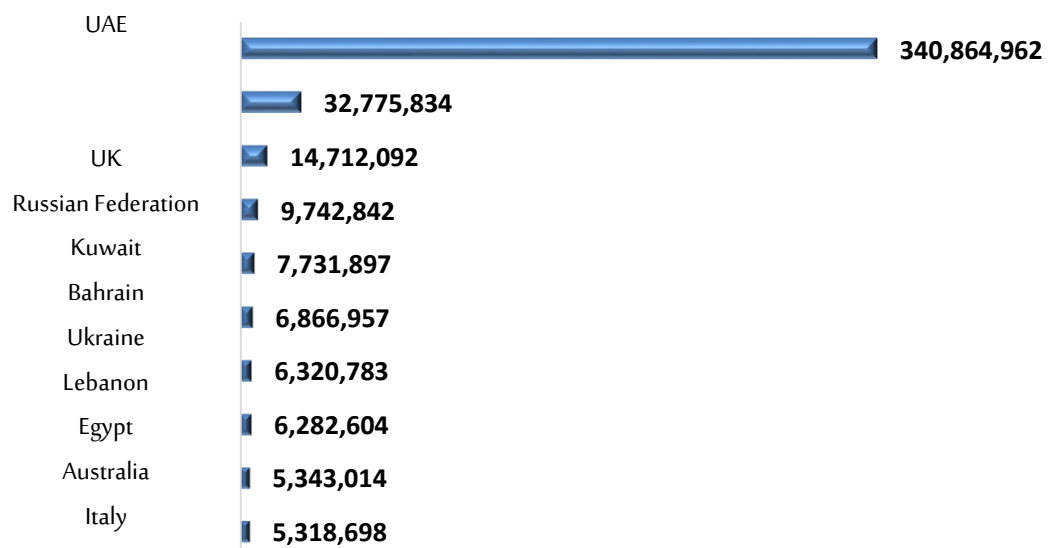


Total number of investors in H1 2019 = 1029

Top 10 nationalities by number in H1 2019



Top 10 nationalities by value in H1 2019



The number of investors in the first half of this year reached 1029 investors, including 269 investors from outside the country, where the number of investors from the Gulf countries 41 investors worth of sales exceeding AED 22,159,000, the number of investors from Arab countries 34 investors worth of sales exceeding AED 20,100,000 and the number of investors from foreign countries 194 investors worth of sales exceeding 115,160,000.

It is worth mentioning that the highest pledge in terms of value was for commercial land - built in Al Dhait Area with a value of AED 7,000,000, and the highest pledge in terms of area was agricultural land in Al Mathlotha Area with 109,310 square feet worth AED 2,860,778.

Here are the areas with the highest sales value:

Ranking	Area	Quantity	Value
1	Al Jazeera Al Hamra	279	182,300,084
2	Al Dhait	35	36,910,000
3	Khalifa Bin Zayed City	41	35,895,000
4	Julfar	69	27,394,000
5	Seih Al Ghubb	72	25,854,116
6	Al Raffa	28	18,412,500
7	Seih Al Uraibi	37	18,035,000
8	Seih Al Qusaidat	58	17,720,000
9	Al Qusaidat	24	16,157,157
10	Al Salhiyeh	4	15,752,000
11	Ras Al Khaimah	29	10,820,000
12	Al Nakheel	11	10,470,000
13	Al Mathlotha	6	9,630,778
14	Al Kharran	17	9,140,000
15	Seih Al Harf	44	8,635,000
16	Al Argoob	7	8,621,462
17	Al Mamurah	20	8,220,000
18	Al Hamraniyah	12	8,200,000
19	Saqr bin Mohammed City	17	8,175,000
20	Al Juwais	17	7,445,323
21	Al Rams	16	7,290,000

22	Dafan Ras Al Khaimah	14	7,110,000
23	Al Digdagah	16	6,955,000
24	Al Uraibi	13	6,480,000
25	Al Shaggy	14	5,402,199
26	Al Rams-Dhaya	15	5,355,000
27	Shamal	17	4,730,000
28	Seih Al Bir	32	4,680,000
29	Khuzam	7	4,006,306
30	Al Ghubb	17	3,590,000
31	Al Mairid	13	3,118,810
32	Al Hudiabah	11	3,100,000
33	Al Hudiabah	4	2,950,000
34	Adhen	8	2,890,000
35	Wadi Shaam	9	2,330,000
36	Khatt – Al Qulaia	9	2,125,000
37	Al Fulaya	7	2,060,000
38	Al Medfek	3	1,970,000
39	Ghalilah	3	1,080,000
40	Al Ays	1	1,000,000
41	Khor Khuwaier	1	834,000
42	Al Jeer	4	810,000
43	Shaam	2	750,000
44	Mohamed bin Zayed City	1	500,000
45	Abu Owaid	2	350,000
46	Kibdah	2	300,000
47	Wadi Al Bayh	2	300,000
48	Shawkah	1	250,000
49	Wadi Isfini	1	250,000
50	Vishga	1	200,000
51	Al Khurayjah	1	120,000
52	Wadi Isfi	1	50,000