

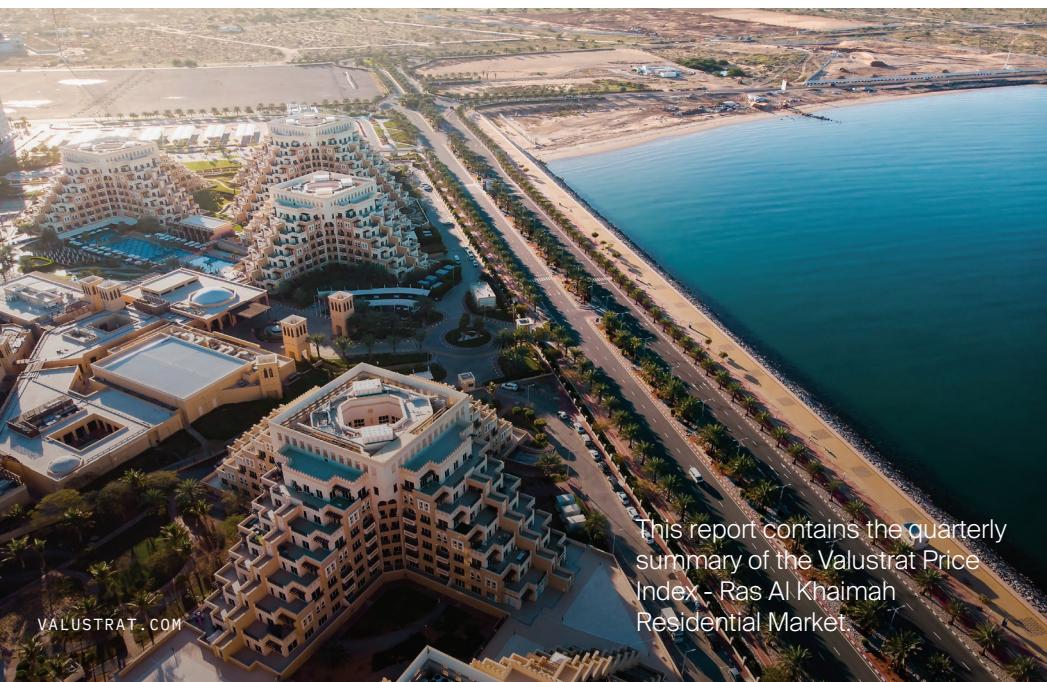
RAS AL KHAIMAH

Q3/‘25

ValuStrat Price Index

Ras Al Khaimah Residential Capital Values

Third Quarter 2025



This report contains the quarterly summary of the ValuStrat Price Index - Ras Al Khaimah Residential Market.

RAS AL KHAIMAH RESIDENTIAL CAPITAL VALUES



The ValuStrat Price Index (VPI), which monitors Ras Al Khaimah's freehold residential property market, is the first valuation-based index tracking capital values in the emirate. In Q3 2025, the VPI recorded quarterly growth of 4.3% and an annual increase of 14.9%, reaching 122.2 points compared to the baseline of 100 set in Q1 2024.

Apartments vs Villas

Villa value growth rates decelerated, with annual growth moderating from 15% in Q2 to 13.8% during the third quarter of 2025. The freehold villa index reached 122.6 points, reflecting a 3.3% increase QoQ. Whilst apartments picked up pace during the quarter reaching 122 points, up 15.5% YoY and 4.9% QoQ.

Apartment capital values in Al Marjan Island saw the highest growth of 16.8% YoY and 6.3% over the quarter. Al Hamra apartments recorded a 14.8% YoY and 4.7% QoQ increase. Meanwhile, Mina Al Arab saw 13.6% YoY growth and a 2.1% rise over the quarter.

Villas in Mina Al Arab grew 15.8% annually and 2.9% quarterly in value. Whilst, villas in Al Hamra recorded a 12.1% annual increase and 3.6% growth during the quarter.

Gross rental yields for Ras Al Khaimah's freehold residential properties averaged 5.4%. Apartments with gross yields of 5.4%, and villas at 5.2%.

RAS AL KHAIMAH SALES TRANSACTIONS



Off-Plan vs Ready Homes

During the first nine months of 2025, freehold off-plan registrations dominated Ras Al Khaimah's residential market, accounting for 84% of total sales. More than 4,100 units were sold, generating over AED 8.2 billion in value, with an average transaction size of AED 2 million.

In comparison, 776 ready homes were registered with the Ras Al Khaimah Municipality during the same period, totaling AED 909 million in value and averaging AED 1.6 million per transaction. This highlights the more measured pace of activity in the secondary market relative to the surge in off-plan demand.

Property Transaction Trends

Between January and September, ready freehold registrations were dominated by apartments, which accounted for 76% of total transactions (593 deals), while villas represented the remaining 24% with 183 transactions.

RAS AL KHAIMAH REAL ESTATE PERFORMANCE

SOURCE: VALUSTRAT

ValuStrat Price Index

Residential

122.2

BASE: Q1 2024 = 100

Villa

122.6

BASE: Q1 2024 = 100

Apartment

122.0

BASE: Q1 2024 = 100

KEY INDICATORS

SOURCE: VALUSTRAT

Residential



Annual
Change

↑ 14.9%

Quarterly
Change

↑ 4.3%

Weighted Average
Value Per Sq Ft

990

AED

Weighted Average
Capital Value

1,414,834

AED

Villa



Annual
Change

↑ 13.8%

Quarterly
Change

↑ 3.3%

Weighted Average
Value Per Sq Ft

1,025

AED

Weighted Average
Capital Value

2,279,247

AED

Apartment



Annual
Change

↑ 15.5%

Quarterly
Change

↑ 4.9%

Weighted Average
Value Per Sq Ft

861

AED

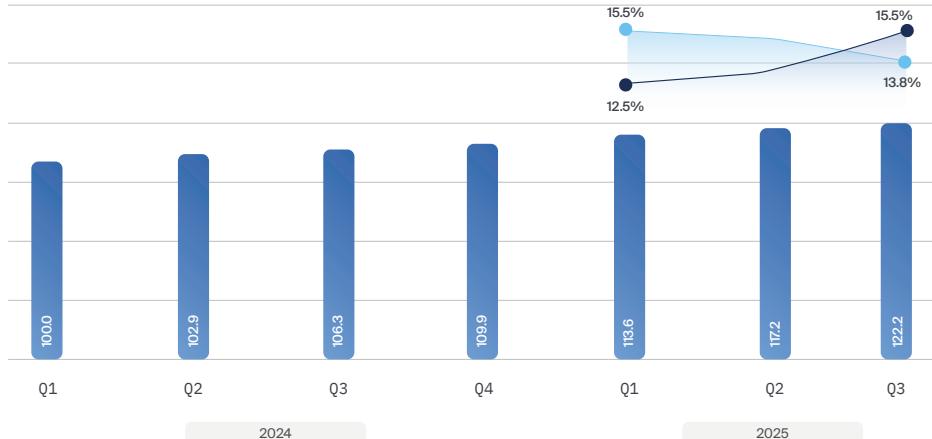
Weighted Average
Capital Value

1,179,811

AED

RESIDENTIAL CAPITAL VALUES

VPI – CAPITAL VALUES & ANNUAL GROWTH RATES
 3 APARTMENT AND 2 VILLA LOCATIONS
 [BASE: Q1 2024 =100]
 SOURCE: VALUSTRAT



 RESIDENTIAL VPI

 APARTMENT %

 VILLA %

RAS AL KHAIMAH - OFF PLAN TRANSACTIONS RESIDENTIAL



TOTAL VOLUME AND AVERAGE TICKET SIZE
SOURCE: RAS AL KHAIMAH MUNICIPALITY,
VALUSTRAT



█ VOLUME

█ TICKET SIZE (AED MILLION)

RAS AL KHAIMAH - READY TRANSACTIONS RESIDENTIAL



TOTAL VOLUME AND AVERAGE TICKET SIZE
SOURCE: RAS AL KHAIMAH MUNICIPALITY,
VALUSTRAT



 VOLUME

 TICKET SIZE (AED MILLION)

RAS AL KHAIMAH HOME SALES VOLUME GROWTH - Q3 '25



Residential Ready Sales Volume

776
Jan - Sep 2025 Transactions
↓ -15.7%
YOY

SOURCE: RAS AL KHAIMAH
MUNICIPALITY, VALUSTRAT

Residential Off-Plan Sales Volume

4,121
Jan - Sep 2025 Transactions
↓ -20.5%
YOY

RESIDENTIAL OFF-PLAN VS READY HOMES



JAN-SEP 2025 TRANSACTIONS



OFF-PLAN

READY

SOURCE: RAS AL KHAIMAH MUNICIPALITY, VALUSTRAT

RAS AL KHAIMAH RESIDENTIAL CAPITAL VALUES - Q3 '25



Typical Properties

3 APARTMENT AND 2 VILLA LOCATIONS
BASE: Q1 2024=100 CURRENCY: AED
SOURCE: VALUSTRAT

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	QUARTERLY CHANGE	ANNUAL CHANGE
Al Hamra apartments	121.9	2,225,000	890	↑ 4.7%	↑ 14.8%
Al Hamra villas	118.2	2,154,600	798	↑ 3.6%	↑ 12.1%
Al Marjan Island apartments	122.5	901,600	1,127	↑ 6.3%	↑ 16.8%
Mina Al Arab apartments	120.0	932,400	888	↑ 2.1%	↑ 13.6%
Mina Al Arab villas	127.7	2,407,600	926	↑ 2.9%	↑ 15.8%



ValuStrat Price Index (VPI) – 10 Indices Across UAE and Qatar

With the launch of the Ras Al Khaimah Residential VPI, the platform now features 10 proprietary indices covering real estate markets across the UAE and Qatar.

These indices measure capital values, rental trends, and sector performance across residential, office, and industrial segments providing investors, lenders, and policymakers with transparent, data-driven insights to support informed decision-making.

**To discuss a bespoke real estate research assignment,
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Strategy determines outcome. No matter what industry you're in, we're here to help you win.



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