

ValuStrat Price Index
Ras Al Khaimah
Residential
Capital Values

First Quarter 2026



Ras Al Khaimah Q1/'26

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

RAK Residential Capital Gains Slow, Annual Growth Holds Positive

The ValuStrat Price Index (VPI), the first valuation-based index tracking capital values in Ras Al Khaimah's freehold residential market, reached 124.1 points in Q1 2026. The index was stable quarterly but rose 9.3% annually, the slowest growth in two years, against a Q1 2024 base of 100.

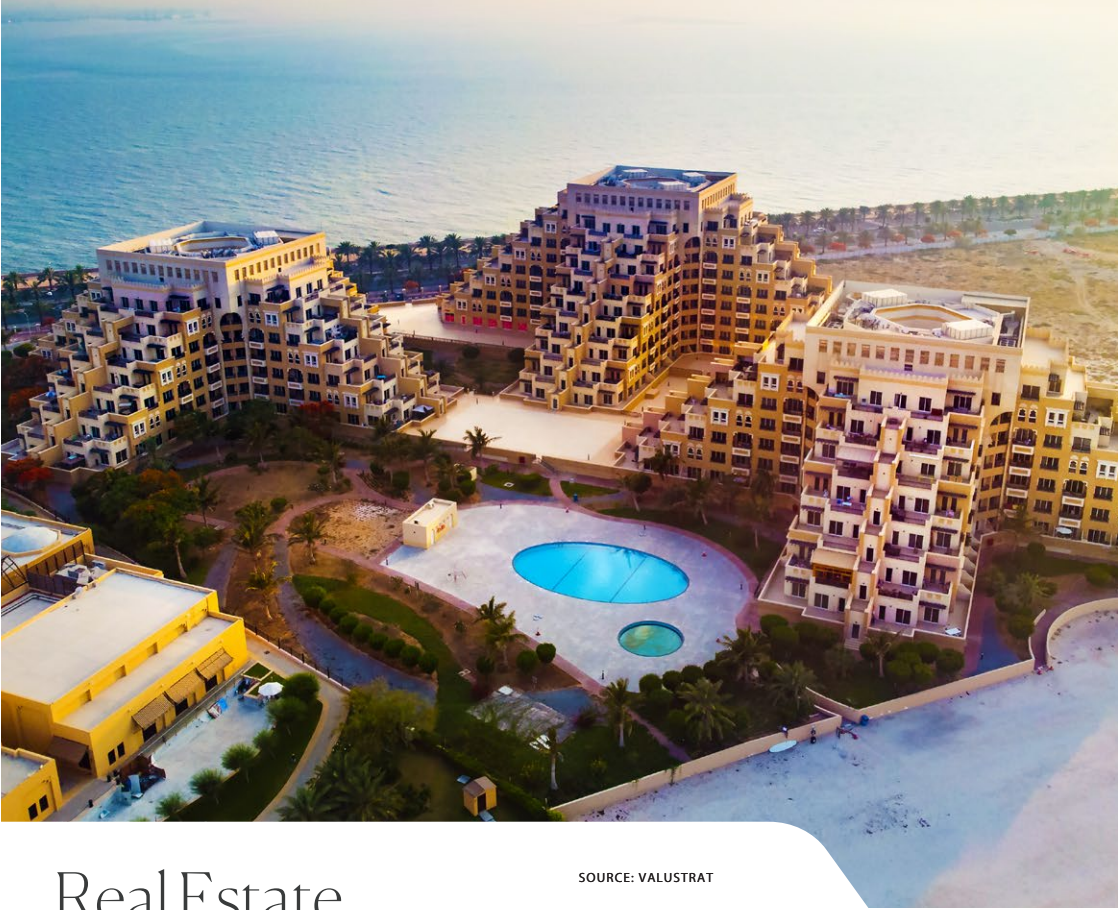
Apartments vs. Villas

Villa capital growth continued to ease, with annual gains slowing from 10.4% in Q4 2025 to 7.4% in Q1 2026. The freehold villa index reached 124.1 points, stable quarterly. Gains in apartment values also decelerated, rising to 124.1 points, reflecting growth of 10.3% annually and stable quarterly.

Apartment capital values in Al Marjan Island led the market, rising 13.2% annually but flat over the quarter. Al Hamra apartments posted 8.1% annual growth with no quarterly change, while Mina Al Arab apartments increased 8% annually and 1.3% quarterly.

Villa performance was more measured. Mina Al Arab villas grew 5.9% annually and remained stable quarterly, while Al Hamra villas recorded stronger annual gains of 9.1%, also stable over the quarter.

The average gross rental yield for Ras Al Khaimah's freehold residential market stood at 5.3%, with apartments and villas both achieving average yields of 5.3%.



SOURCE: VALUSTRAT

Real Estate Performance

Q1/'26

**ValuStrat
Price Index**

**VPI Residential
Capital Values**

124.1

BASE: Q1 2024 = 100

**VPI Villa
Capital Values**

124.1

BASE: Q1 2024 = 100

**VPI Apartment
Capital Values**

124.1

BASE: Q1 2024 = 100

VPI Performance

SOURCE: VALUSTRAT



Residential

↑ **9.3%**

Annual
Change

■ **0.2%**

Monthly
Change

1,011^{AED}

VPI Weighted Average
Value Per Sq Ft

1,436,895^{AED}

VPI Weighted Average
Capital Value



Villa

↑ **7.4%**

Annual
Change

■ **0.0%**

Monthly
Change

872^{AED}

VPI Weighted Average
Value Per Sq Ft

2,308,225^{AED}

VPI Weighted Average
Capital Value



Apartment

↑ **10.3%**

Annual
Change

■ **0.2%**

Monthly
Change

1,048^{AED}

VPI Weighted Average
Value Per Sq Ft

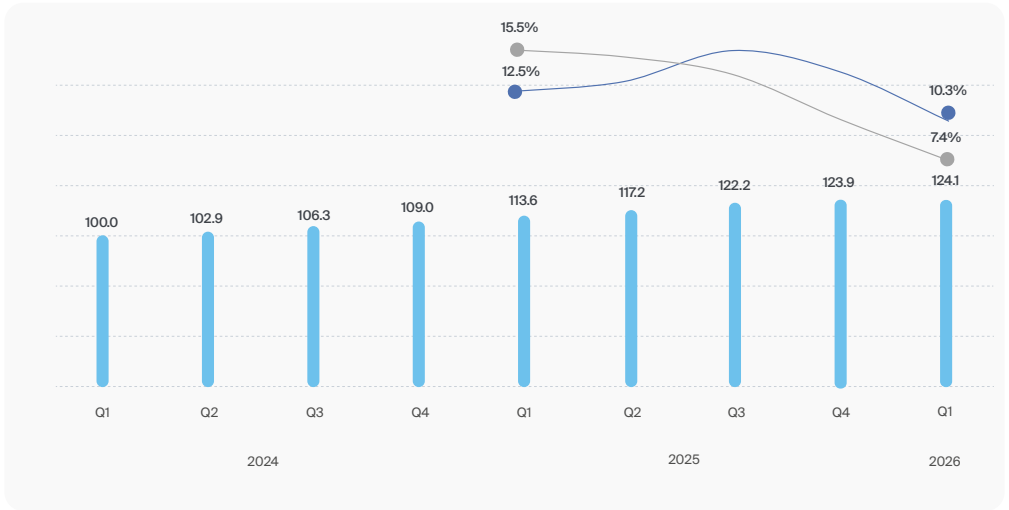
1,199,991^{AED}

VPI Weighted Average
Capital Value

Ras Al Khaimah Residential Capital Values

[BASE: Q1 2024=100]
SOURCE: VALUSTRAT

VPI – CAPITAL VALUES & ANNUAL GROWTH RATES
3 APARTMENT AND 2 VILLA LOCATIONS



■ RESIDENTIAL VPI
 ■ YoY APARTMENTS
 ■ YoY VILLAS



Ras Al Khaimah Residential Capital Values

3 Apartment and 2 Villa Locations
 BASE: Q1 2024=100 CURRENCY: AED
 SOURCE: VALUSTRAT

Q1/'26

Typical Properties

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	QUARTERLY CHANGE	ANNUAL CHANGE
AL HAMRA APARTMENTS	122.2	2,230,000	892	↔ 0.0%	↑ 8.1%
AL HAMRA VILLAS	126.5	928,000	1,160	↔ 0.0%	↑ 13.2%
AL MARJAN ISLAND APARTMENTS	122.5	947,100	902	↑ 1.3%	↑ 8.0%
MINA AL ARAB APARTMENTS	121.2	2,208,600	818	↔ 0.0%	↑ 9.1%
MINA AL ARAB VILLAS	127.1	2,410,200	927	↔ 0.0%	↑ 5.9%

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.

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