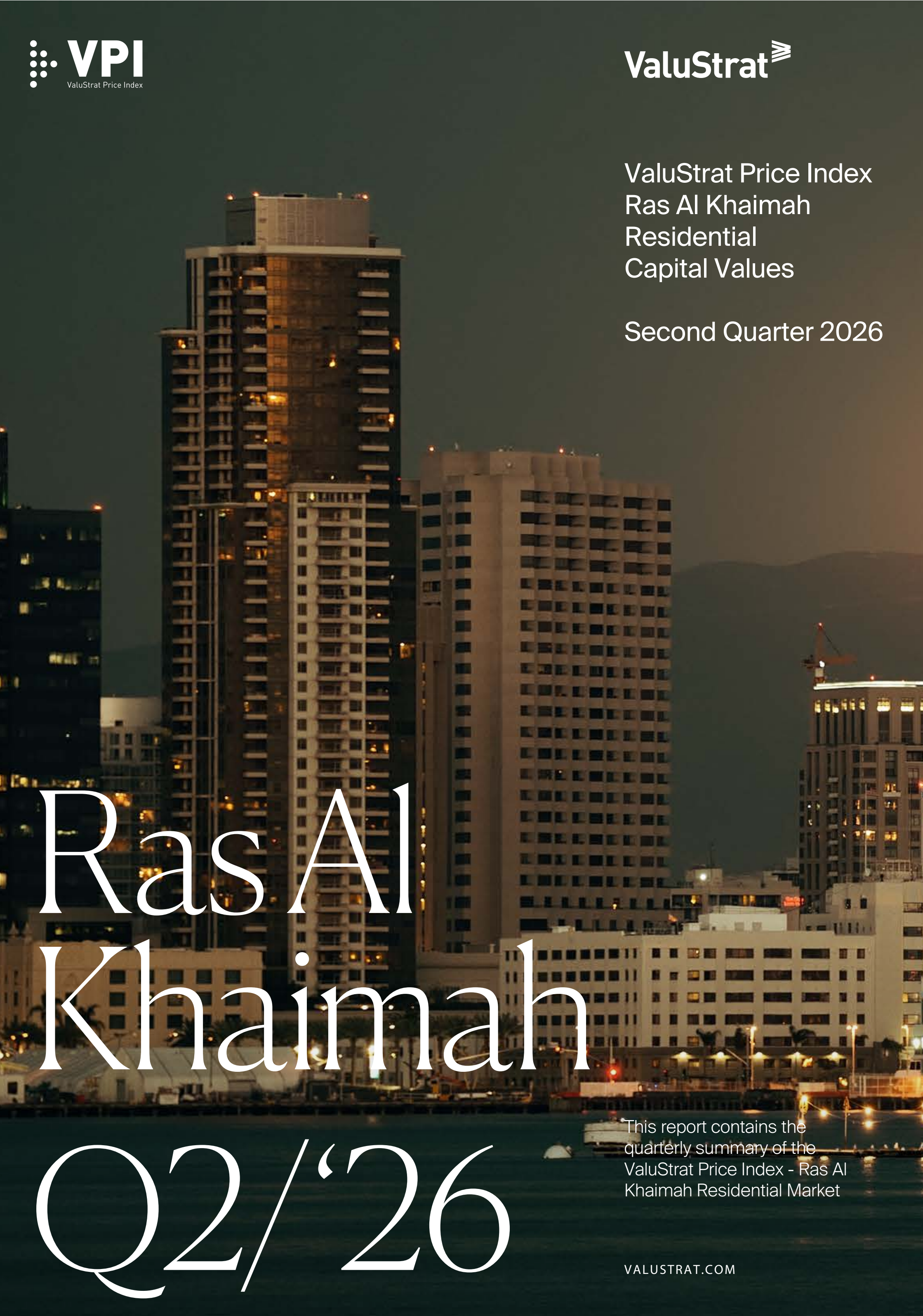


VPI
ValuStrat Price Index

ValuStrat

ValuStrat Price Index
Ras Al Khaimah
Residential
Capital Values

Second Quarter 2026

Ras Al Khaimah Q2/'26

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

VALUSTRAT.COM

Ras Al Khaimah Residential Capital Values

RAK Residential Gains Ease, Annual Growth Remains Positive

The ValuStrat Price Index (VPI), the first valuation-based index tracking capital values in Ras Al Khaimah's freehold residential market, eased to 123.5 points in Q2 2026. While the index recorded a marginal quarterly decline, it remained 5.4% higher year-on-year, representing the slowest annual rate of growth in two years, based on a Q1 2024 baseline of 100 points.

Apartments vs. Villas

Villa capital value growth continued to moderate, with annual gains slowing from 7.4% in Q1 2026 to 4.6% in Q2 2026. The freehold villa index remained stable quarter-on-quarter at 124.1 points.

Apartment values also continued to soften, with the index easing to 123.1 points, reflecting annual growth of 5.8% alongside a 0.8% quarterly decline.

Apartment capital values on Al Marjan Island continued to lead the market, increasing 9.4% year-on-year while remaining unchanged quarter-on-quarter. Al Hamra apartments recorded annual growth of 3.5%, despite a 1.3% quarterly decline. Meanwhile, apartment values in Mina Al Arab rose 2.3% year-on-year but also declined 1.3% over the quarter.

Villa capital value growth continued to moderate. Mina Al Arab villas recorded annual growth of 3% while remaining stable quarter-on-quarter. Al Hamra villas outperformed, with capital values increasing 6.2% year-on-year, also unchanged over the quarter.

The average gross rental yield for Ras Al Khaimah's freehold apartments and villas displayed average returns of 5.3% for both.

SOURCE: VALUSTRAT

Real Estate Performance

Q2/'26

ValuStrat Price Index

VPI Residential
Capital Values
123.5
BASE: Q1 2024 = 100

VPI Villa
Capital Values
124.1
BASE: Q1 2024 = 100

VPI Apartment
Capital Values
123.1
BASE: Q1 2024 = 100

VPI
ValuStrat Price Index

VPI Performance

SOURCE: VALUSTRAT

Residential

↑ 5.4%
Annual Change

-0.5%
Quarterly Change

1,006 AED
VPI Weighted Average Value Per Sq Ft

1,429,516 AED
VPI Weighted Average Capital Value

Villa

↑ 4.6%
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

↑ 5.8%
Annual Change

-0.8%
Monthly Change

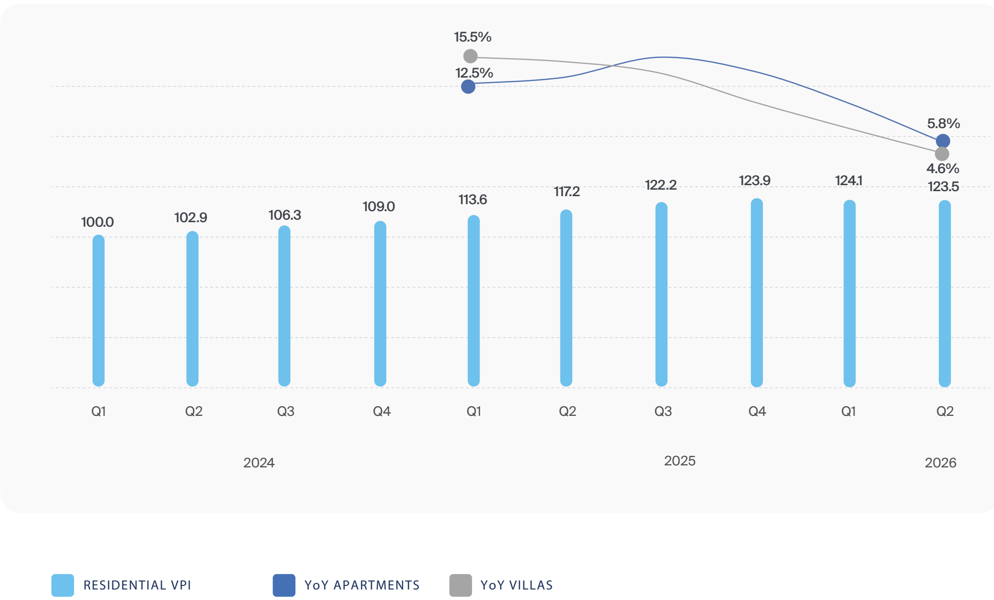
1,043 AED
VPI Weighted Average Value Per Sq Ft

1,190,606 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



Ras Al Khaimah Residential Capital Vavlues

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

Q2/'26

Typical Properties

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	QUARTERLY CHANGE	ANNUAL CHANGE
AL HAMRA APARTMENTS	120.5	2,200,000	880	↓ -1.3%	↑ 3.5%
AL HAMRA VILLAS	121.2	2,208,600	818	↕ 0.0%	↑ 6.2%
AL MARJAN ISLAND APARTMENTS	126.5	928,000	1,160	↕ 0.0%	↑ 9.4%
MINA AL ARAB APARTMENTS	120.8	934,500	890	↓ -1.3%	↑ 2.3%
MINA AL ARAB VILLAS	127.1	2,410,200	927	↕ 0.0%	↑ 3.0%

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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Please email us at:
business.enquiries@valustrat.com

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Declan King, MRICS
Senior Partner & Group
Head of Real Estate
declan.king@valustrat.com

Haider Tuaima
Managing Director &
Head of Real Estate Research
haider.tuaima@valustrat.com

Adrian Briones, MRICS
Associate Director &
Head of Residential Valuation
adrian.briones@valustrat.com

Anchal Rajpal
Senior Research Analyst
anchal.rajpal@valustrat.com

Dubai, AE
702 Palace Towers
Dubai Silicon Oasis
+971 4 326 2233

Abu Dhabi, AE
Office C102G, Al Bateen,
Tower C6 Bainunah,
ADIB Building
+971 2 207 6664

London, UK
189 Brompton Road,
Knightsbridge, London
SW3 1NE, UK

Riyadh, SA
6th Floor, South Tower
King Faisal Foundation Building
Al Faisaliah Complex
+966 11 293 5127

Jeddah, SA
111 Jameel Square,
Tahlia Road
+966 12 283 1455

Doha, QA
Office 704,
Palm Towers B West Bay
+974 4 039 9001

Karachi, PK
8th Floor, Elegant Tower,
Block 5, Clifton
+92 213 517 4201

For business enquiries, please email us at:

business.enquiries@valustrat.com