



Forecasts

FIGURE 13: HOTEL VALUATION INDEX FORECAST BY CITY (2019-2022)

City	2018	2019	2020	2021	2022	4 -year Forecasted Compounded Growth (2019 - 2022)
Doha	0.3	0.4	0.5	0.6	0.8	23.6%
Muscat	0.3	0.3	0.4	0.5	0.5	21.9%
Riyadh	0.3	0.4	0.5	0.6	0.6	14.9%
Abu Dhabi	0.5	0.6	0.7	0.7	0.8	10.3%
Dubai	0.7	0.8	0.9	0.8	1.1	9.9%
Madinah	0.4	0.5	0.6	0.6	0.6	9.4%
Makkah	0.6	0.7	0.8	0.9	1.0	8.9%
Manama	0.4	0.4	0.4	0.4	0.5	7.7%
Amman	0.4	0.4	0.4	0.4	0.4	6.6%
Ras Al Khaimah	0.4	0.4	0.5	0.4	0.4	4.6%
Beirut	0.5	0.5	0.6	0.6	0.6	3.2%
Jeddah	0.8	0.9	0.9	1.0	1.0	2.7%
Cairo	0.3	0.3	0.4	0.4	0.4	2.3%
Kuwait City	0.6	0.5	0.6	0.6	0.6	1.8%
Average	0.6	0.6	0.7	0.7	0.8	15.1%

Figure 13 captures the index for 2018 actual and 2019-2022 forecast. The four-year forecasted compounded growth in USD illustrates how the hotel values are likely to grow over the next four years.

Doha hotel value is forecasted to achieve the highest growth among the 14 key cities in the Middle East.

In 2022, Dubai, Makkah and Jeddah are anticipated to exceed the average value per key in 2015, owing to infrastructure developments and government initiatives to promote tourism and improved economic conditions.

As the economy and socio political situations stabilise, HVS forecasts hotel value for all markets will improve from 2017 and 2018 levels albeit some will remain lower than the 2015 hotel values for the respective cities.