



Valuation Trends – Historical

FIGURE 2: VALUE PER KEY PER CITY IN USD (2015-2018)

City	Value per Key in USD				USD % Change			4 -year Historical Compound Growth (2015 - 2018)
	2015	2016	2017	2018	% Change 2016	% Change 2017	% Change 2018	
Abu Dhabi	327,000	228,000	259,000	204,000	-30.3%	13.6%	-21.2%	-15%
Dubai	523,000	399,000	298,000	269,000	-23.7%	-25.3%	-9.7%	-20%
Ras Al Khaimah	235,000	170,000	76,000	139,000	-27.7%	-55.3%	82.9%	-16%
Jeddah	437,000	322,000	200,000	316,000	-26.3%	-37.9%	58.0%	-10%
Riyadh	256,000	120,000	95,000	120,000	-53.1%	-20.8%	26.3%	-22%
Makkah	365,000	506,000	253,000	238,000	38.6%	-50.0%	-5.9%	-13%
Madinah	239,000	276,000	230,000	167,000	15.5%	-16.7%	-27.4%	-11%
Doha	413,000	310,000	125,000	111,000	-24.9%	-59.7%	-11.2%	-35%
Manama	266,000	131,000	88,000	144,000	-50.8%	-32.8%	63.6%	-18%
Muscat	321,000	139,000	154,000	107,000	-56.7%	10.8%	-30.5%	-31%
Kuwait City	304,000	279,000	220,000	206,000	-8.2%	-21.1%	-6.4%	-12%
Amman	158,000	235,000	121,000	131,000	48.7%	-48.5%	8.3%	-6%
Beirut	163,000	83,000	138,000	190,000	-49.1%	66.3%	37.7%	5%
Cairo	109,000	111,000	105,000	125,000	1.8%	-5.4%	19.0%	5%
Average	373,076	298,104	218,274	207,532	-20.1%	-26.8%	-4.9%	-18%

Except for Cairo and Beirut, the remaining 12 cities registered a decline in hotel values between 2015 and 2018.

The four-year historical average compound growth for the region was a negative 18% due to several reasons: supply and demand imbalances, political and economic unrest, currency devaluation in the key source markets, increased competition, and an increase in operating costs. In 2018, net operating profit declined between four and seven percentage points across cities covered in this publication.