DAMAC Hills 1 March Market Report

News

DAMAC Hills 1 Hosts Open House Event

In March 2025, DAMAC Hills 1 hosted an Open House event, showcasing its vibrant community and lifestyle offerings. Residents and investors had the chance to explore the development firsthand, connect with the community, and experience its amenities and lifestyle firsthand.

White & Co News

Dubai's real estate market remains a leading force in global property markets, with strong fundamentals supported by forward-looking government initiatives. In February 2025, sales activity saw a 20% increase in properties under management compared to January, reflecting sustained investor confidence and market resilience, driven by transparency and engagement with prospective buyers.

Mortgage Rates

Interest rate starting from 3.99% (Fixed for 3-5 Years)

	1 Year	3 Years	5 Years
Emirates	4%	4.25%	4.25%
Mashreq	4%	4.25%	4.25%
Abu Dhabi	4%	4.25%	4.25%
Dubai	4%	4.25%	4.25%
Ajman Bank	4%	4.25%	4.25%

Mashreq Bank

Hot Properties for Sale

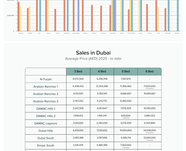
Villa	Villa	Villa	Villa	Villa
2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000
AED 1,500,000	AED 1,500,000	AED 1,500,000	AED 1,500,000	AED 1,500,000

Recent White & Co Sales

Villa	Villa	Villa	Villa	Villa
2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000	2Br+ 3+1 AED 1,500,000
AED 1,500,000	AED 1,500,000	AED 1,500,000	AED 1,500,000	AED 1,500,000

Dubai House Price Timeline

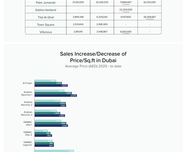
March 2025



+1.95%	-2.80%	+16.83%	AED 1,535
Multi Change	MoM Change	YoY Change	Average price/sqft

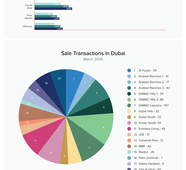
Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), March 2025



Sales in DAMAC Hills 1

Average Price (AED) 2020 - to date



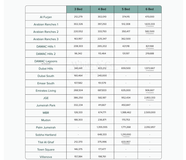
Sales in Dubai

Average Price (AED) 2020 - to date

	1 Year	3 Year	5 Year	9 Year
Al Furjan	1,172,000	1,172,000	1,172,000	1,172,000
Arabian Ranches 2	1,175,000	1,175,000	1,175,000	1,175,000
Arabian Ranches 3	1,175,000	1,175,000	1,175,000	1,175,000
DAMAC Hills 1	1,175,000	1,175,000	1,175,000	1,175,000
DAMAC Hills 2	1,175,000	1,175,000	1,175,000	1,175,000
DAMAC Lagoons	1,175,000	1,175,000	1,175,000	1,175,000
Dubai Hills	1,175,000	1,175,000	1,175,000	1,175,000
Dubai South	1,175,000	1,175,000	1,175,000	1,175,000
Emaar South	1,175,000	1,175,000	1,175,000	1,175,000
Emirates Living	1,175,000	1,175,000	1,175,000	1,175,000
JVC	1,175,000	1,175,000	1,175,000	1,175,000
Jumeirah Park	1,175,000	1,175,000	1,175,000	1,175,000
MBR	1,175,000	1,175,000	1,175,000	1,175,000
Mudon	1,175,000	1,175,000	1,175,000	1,175,000
Palm Jumeirah	1,175,000	1,175,000	1,175,000	1,175,000
Sobha Hartland	1,175,000	1,175,000	1,175,000	1,175,000
Top Ali Dubai	1,175,000	1,175,000	1,175,000	1,175,000
Town Square	1,175,000	1,175,000	1,175,000	1,175,000
Villanova	1,175,000	1,175,000	1,175,000	1,175,000

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2020 - to date



Sale Transactions in Dubai

March 2025

Total Sales Value

AED7,586,980,327

Hot Properties for Rent

Villa	Villa	Villa	Villa	Villa
2Br+ 3+1 AED 100,000	2Br+ 3+1 AED 100,000	2Br+ 3+1 AED 100,000	2Br+ 3+1 AED 100,000	2Br+ 3+1 AED 100,000

Rentals in DAMAC Hills 1

Average Price (AED) 2020 - to date

Rentals in Dubai

Average Price (AED) 2020 - to date

	1 Year	3 Year	5 Year	9 Year
Al Furjan	103,278	103,278	103,278	103,278
Arabian Ranches 2	103,500	103,500	103,500	103,500
Arabian Ranches 3	103,500	103,500	103,500	103,500
DAMAC Hills 1	103,500	103,500	103,500	103,500
DAMAC Hills 2	103,500	103,500	103,500	103,500
DAMAC Lagoons	103,500	103,500	103,500	103,500
Dubai Hills	103,500	103,500	103,500	103,500
Dubai South	103,500	103,500	103,500	103,500
Emaar South	103,500	103,500	103,500	103,500
Emirates Living	103,500	103,500	103,500	103,500
JVC	103,500	103,500	103,500	103,500
Jumeirah Park	103,500	103,500	103,500	103,500
MBR	103,500	103,500	103,500	103,500
Mudon	103,500	103,500	103,500	103,500
Palm Jumeirah	103,500	103,500	103,500	103,500
Sobha Hartland	103,500	103,500	103,500	103,500
Top Ali Dubai	103,500	103,500	103,500	103,500
Town Square	103,500	103,500	103,500	103,500
Villanova	103,500	103,500	103,500	103,500

Rental Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2020 - to date

Rental Transactions in Dubai

March 2025

Total Rental Value

AED414,796,832

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Mayton	Villa	5.95 %
MBR	Townhouse	5.78 %
Town Square	Townhouse	5.64 %
Top Ali Dubai	Townhouse	5.59 %
Arabian Ranches 3	Villa	5.35 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.86 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living Villas	Villa	4.72 %
Arabian Ranches	Villa	4.52 %
Jumeirah Park	Villa	3.86 %
Palm Jumeirah	Villa	3.21 %

Total Sales & Rentals in Dubai

2025 - to date

Sales			Rentals		
	Total Sales	Total Value		Total Rentals	Total Value
DAMAC Lagoons	175	265,234,000	DAMAC Lagoons	141	14,106,000
Dubai South	154	181,000,000	Dubai South	120	12,000,000
Al Furjan	143	168,000,000	Al Furjan	116	11,600,000
Emirates Living	131	1,114,000,000	DAMAC Hills	103	10,300,000
Arabian Ranches 3	125	147,000,000	Arabian Ranches 3	90	9,000,000
MBR	94	1,000,000,000	Al Furjan	90	9,000,000
Jumeirah Park	92	1,000,000,000	Dubai Hills	87	8,700,000
Villanova	84	1,000,000,000	Arabian Ranches 2	84	8,400,000
Sobha Hartland	82	1,000,000,000	Emaar South	63	6,300,000
DAMAC Hills	81	1,000,000,000	Mudon	57	5,700,000
Dubai Hills	77	1,000,000,000	Arabian Ranches	55	5,500,000
Town Square	75	1,000,000,000	Villanova	49	4,900,000
Mudon	72	1,000,000,000	Town Square	49	4,900,000
Arabian Ranches	70	1,000,000,000	Emirates Living	48	4,800,000
Emaar South	68	1,000,000,000	MBR	45	4,500,000
Palm Jumeirah	65	1,000,000,000	Palm Jumeirah	38	3,800,000
JVC	63	1,000,000,000	JVC	17	1,700,000
Dubai Hills Estate	61	1,000,000,000	Jumeirah Park	15	1,500,000
Top Ali Dubai	59	1,000,000,000	Top Ali Dubai	10	1,000,000
Palm Jumeirah	57	1,000,000,000	Sobha Hartland	3	300,000

PROPERTY MONITOR
Data source: Property Monitor, as of 3rd April 2025, Dubai Data Monitor
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