

DAMAC Hills 2 May Market Report

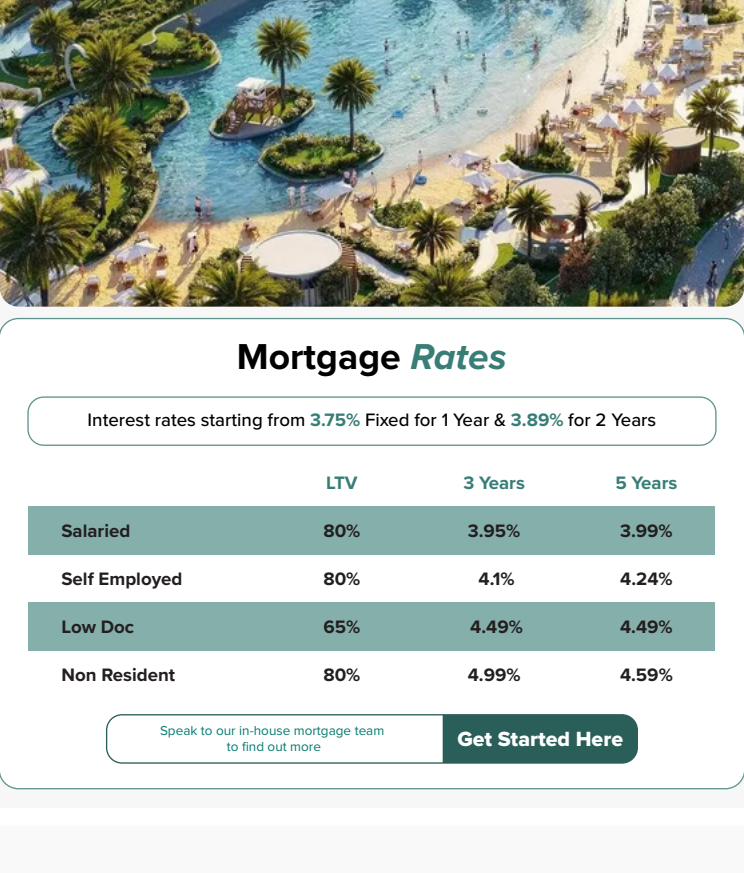
News

DAMAC Hills 2 Grows as a Thriving Suburban Community in 2025

As of mid-2025, DAMAC Hills 2—formerly known as Akoya Oxygen—continues to evolve as a dynamic residential community in Dubai's Al Yufrah area. The development spans approximately 5 km² and is designed to offer a blend of lifestyle amenities and residential options.

White & Co News

Marketing at White & Co is expanding—with quality as our top priority. Our professional team captures your property with precision, ensuring high-impact visuals that stand out. We move fast—getting your listing live quickly to lease or sell without delay. Because quality leads, and speed follows.



Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	3.99%
Self Employed	80%	4.1%	4.24%
Low Doc	65%	4.49%	4.49%
Non Resident	80%	4.99%	4.99%

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Hot Properties for Sale

Barrowood, DAMAC Hills 2 3 3 712 sqft AED 1,400,000	Aurum Villas, DAMAC Hills 2 3 5 1,881 sqft AED 1,850,000	Park Greens, DAMAC Hills 2 5 6 2,462 sqft AED 3,200,000	Claret, DAMAC Hills 2 6 7 5,203 sqft AED 4,900,000	Trois, DAMAC Hills 2 6 7 6,698 sqft AED 5,800,000
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Recent White & Co Sales

Aurum Villas, DAMAC Hills 2 3 5 2,414 sqft AED 1,800,000	Pinnacle, DAMAC Hills 2 3 5 2,396 sqft AED 1,950,000	Aster, DAMAC Hills 2 3 5 2,200 sqft AED 2,050,000	Coursetta, DAMAC Hills 2 6 6 2,000 sqft AED 2,450,000	Aurum Villas, DAMAC Hills 2 6 6 1,895 sqft AED 2,750,000
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Dubai House Price Timeline

May 2025



+111%
MoM Change

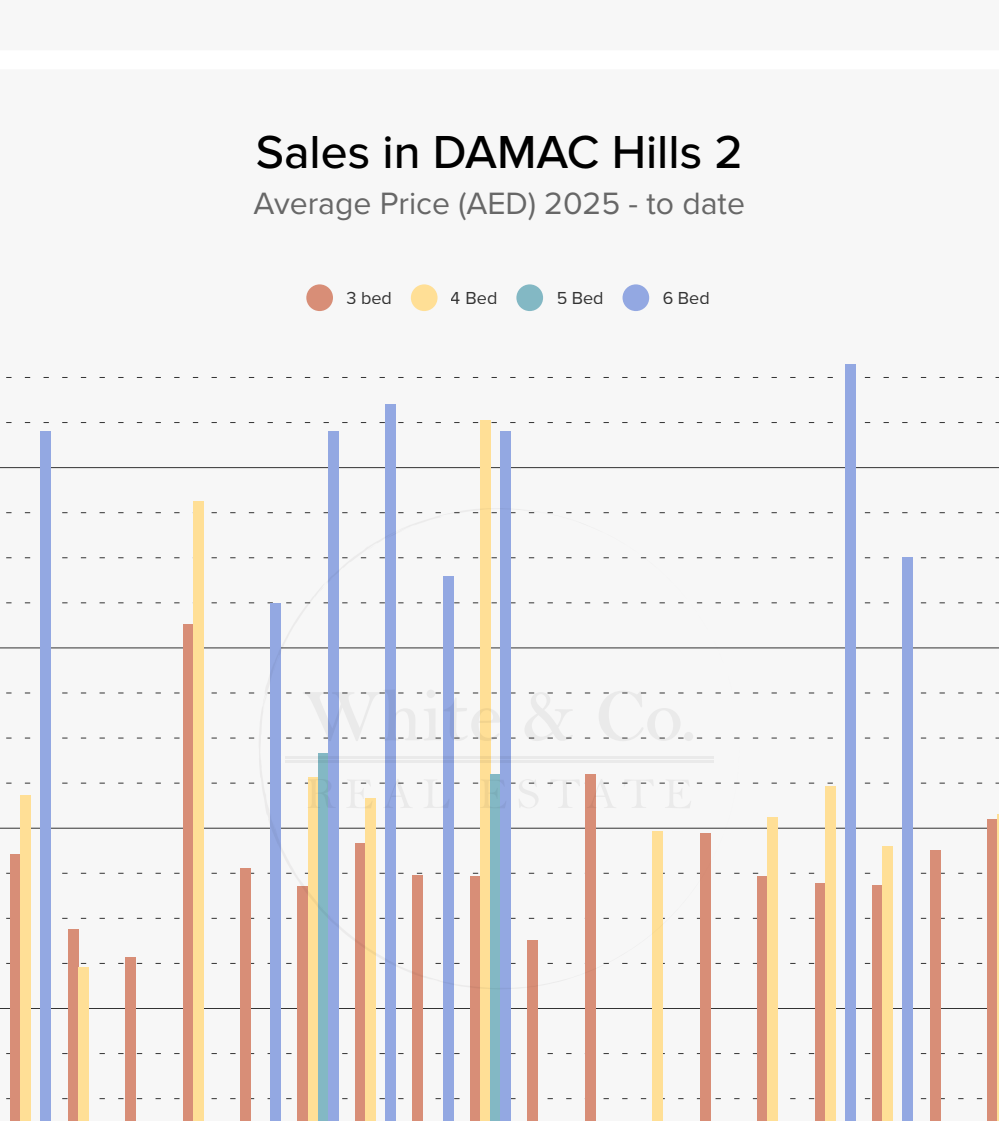
+5.12%
QoQ Change

+16.34%
YoY Change

AED 1,582
Average price/sqft

Total Sales Volume / Total Sales Price

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

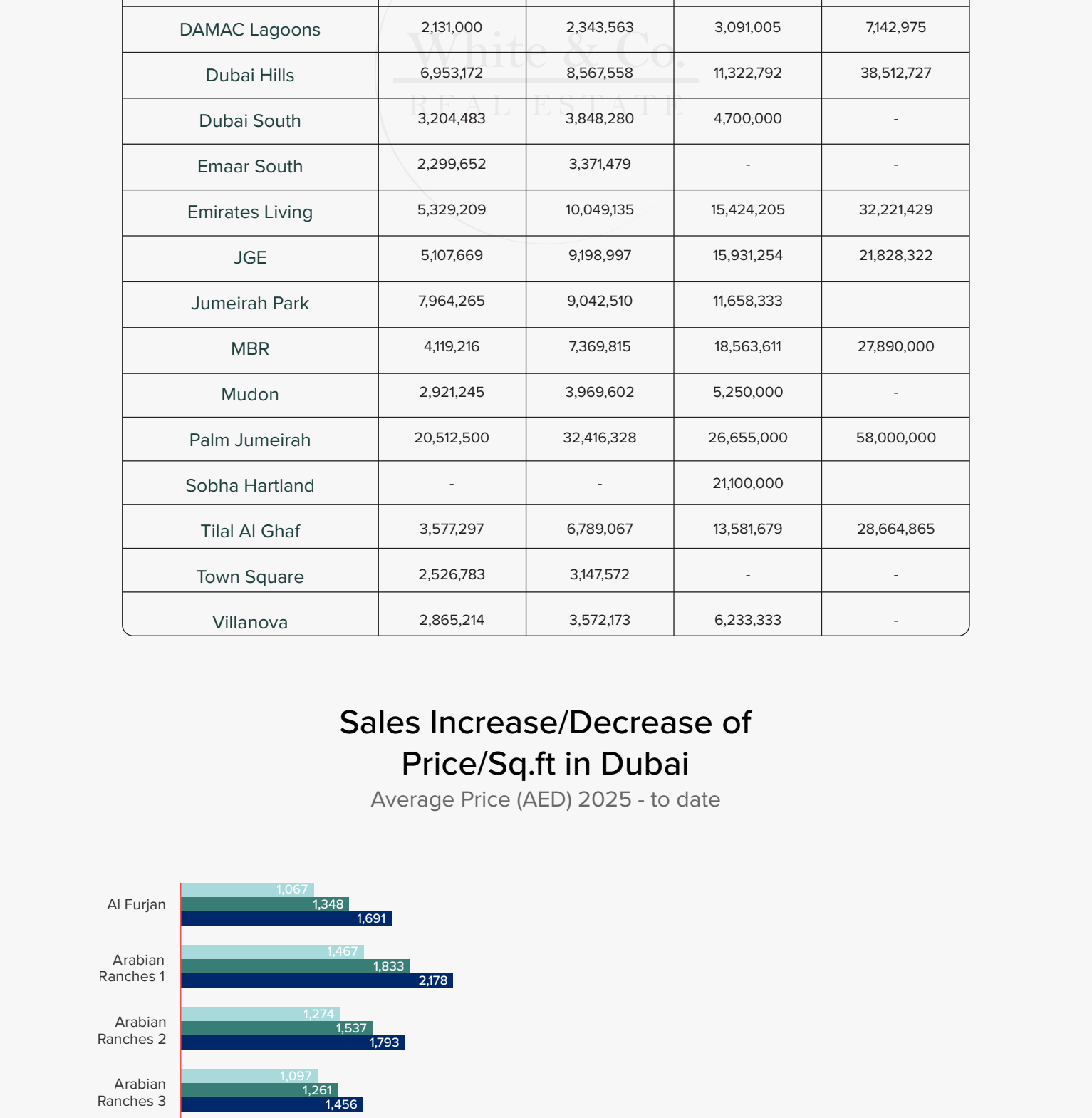


Off - Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 56.8%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 7,593
Total Sale Price: 30,080,307,929
DLD Residential: 43.2%

Sales in DAMAC Hills 2

Average Price (AED) 2025 - to date



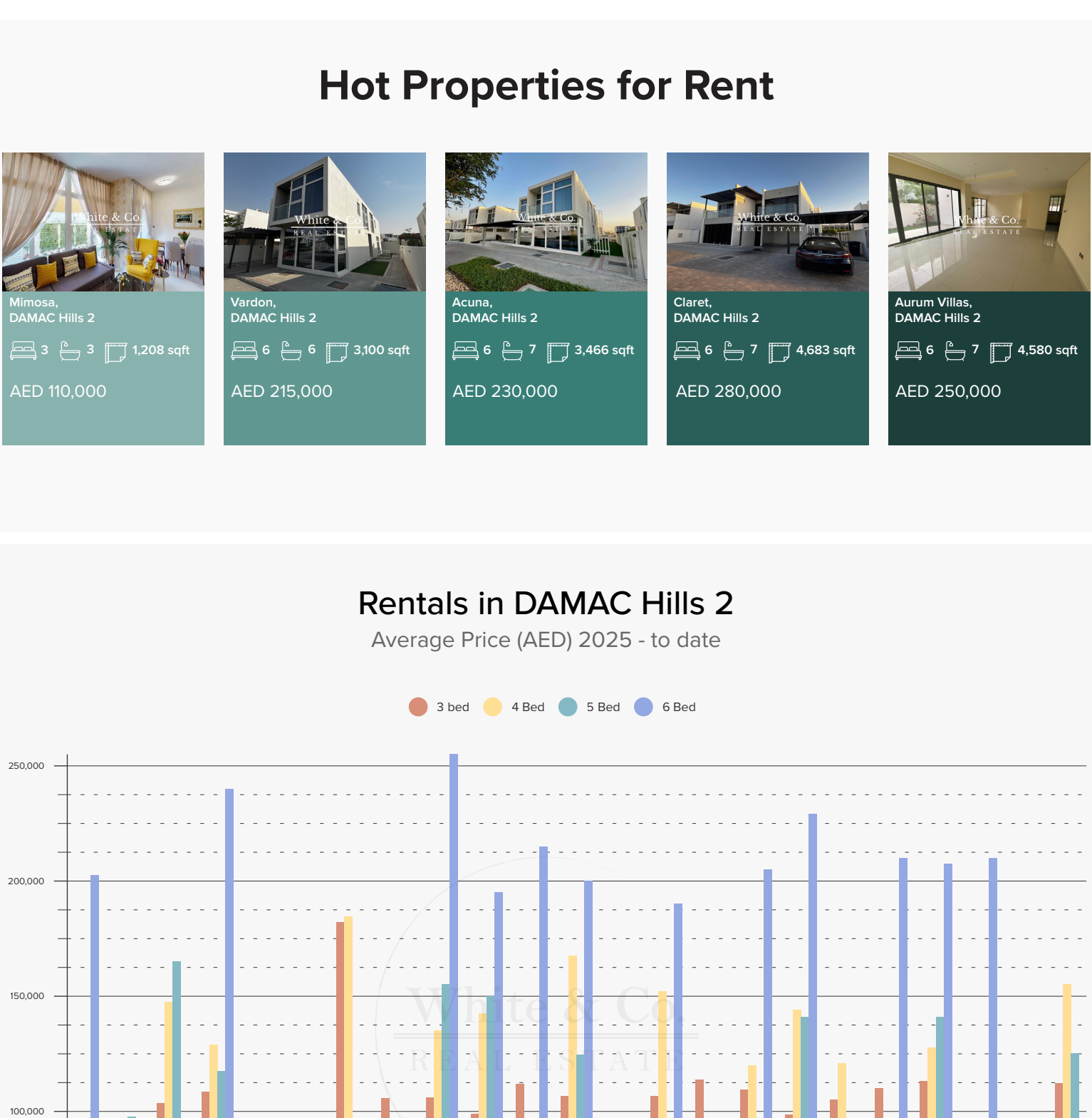
Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,948,432	5,381,168	7,560,185	-
Arabian Ranches 1	7,447,467	7,361,389	10,142,000	11,565,000
Arabian Ranches 2	4,353,765	6,414,283	9,595,455	10,666,667
Arabian Ranches 3	2,827,478	4,299,336	6,787,500	-
DAMAC Hills 1	3,491,571	3,895,421	8,648,346	12,193,333
DAMAC Hills 2	1,554,811	2,160,633	1,984,375	3,899,688
DAMAC Lagoons	2,131,000	2,343,563	3,091,005	7,142,975
Dubai Hills	6,953,172	8,567,558	11,322,792	38,512,727
Dubai South	3,204,483	3,848,280	4,700,000	-
Emaar South	2,299,652	3,371,479	-	-
Emirates Living	5,329,209	10,049,135	15,424,205	32,221,429
JGE	5,107,669	9,198,997	15,931,254	21,828,322
Jumeirah Park	7,964,265	9,042,510	11,658,333	-
MBR	4,119,216	7,369,815	18,563,611	27,890,000
Mudon	2,921,245	3,969,602	5,250,000	-
Palm Jumeirah	20,512,500	32,416,328	26,655,000	58,000,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,577,297	6,789,067	13,581,679	28,664,865
Town Square	2,526,783	3,347,572	-	-
Villanova	2,865,214	3,572,173	6,233,333	-

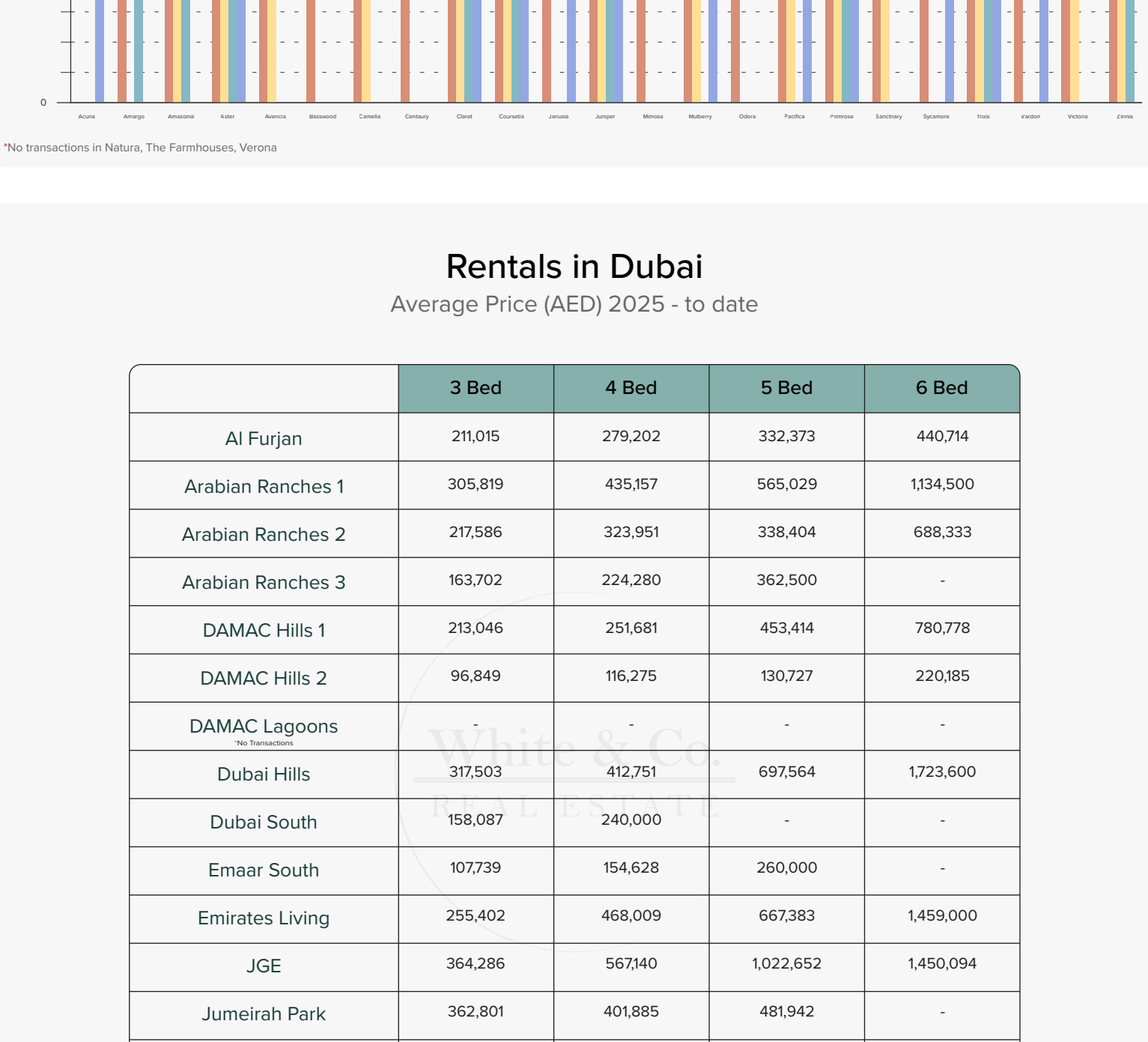
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

May 2025



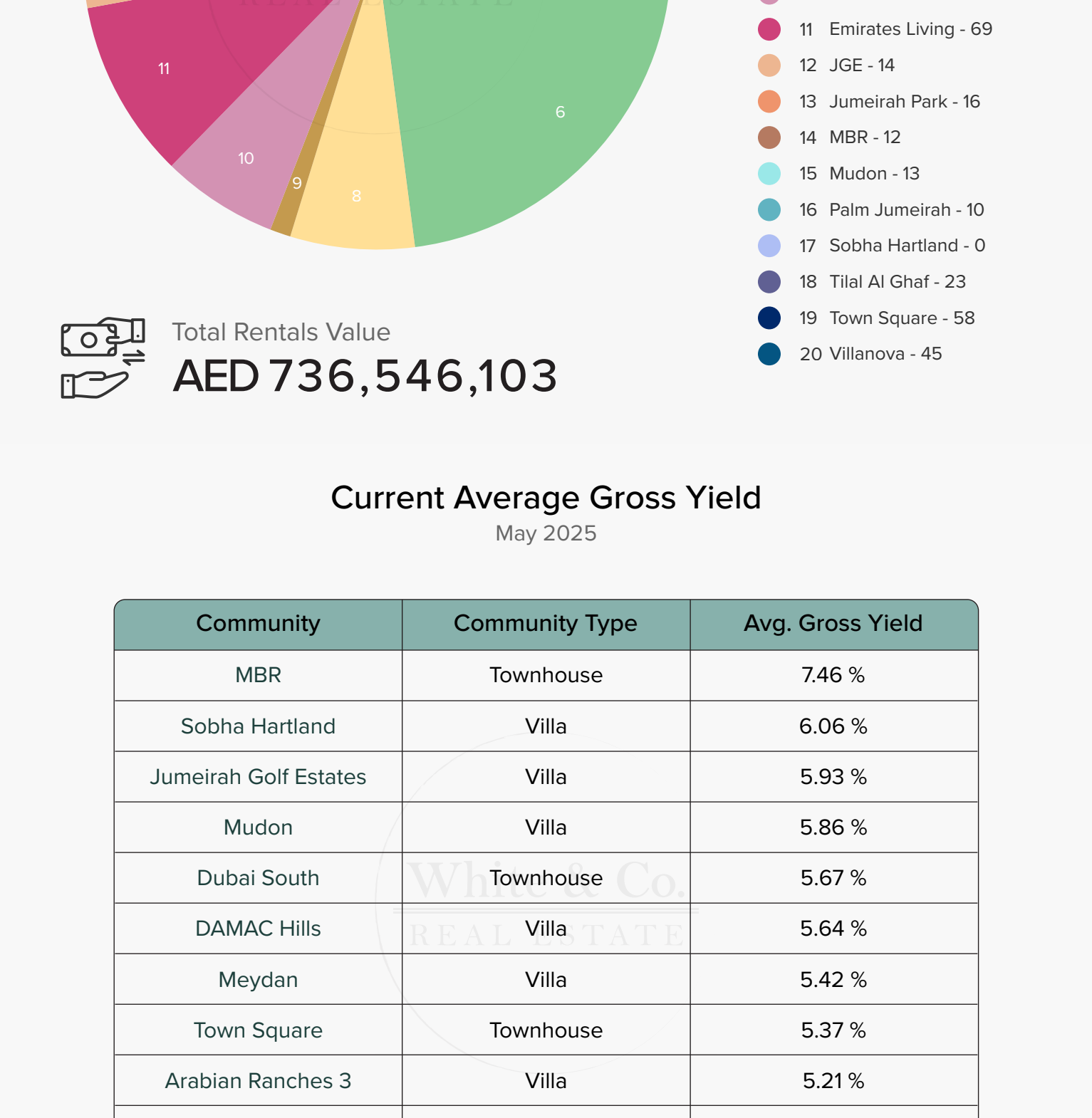
Total Sales Value
AED 8,220,321,001

Hot Properties for Rent

Mimosa, DAMAC Hills 2 3 3 1,208 sqft AED 110,000	Vardon, DAMAC Hills 2 6 6 3,100 sqft AED 215,000	Aurum, DAMAC Hills 2 6 7 3,466 sqft AED 230,000	Claret, DAMAC Hills 2 6 7 4,683 sqft AED 280,000	Aurum Villas, DAMAC Hills 2 6 7 4,580 sqft AED 250,000
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Rentals in DAMAC Hills 2

Average Price (AED) 2025 - to date



Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	211,015	279,202	332,373	440,714
Arabian Ranches 1	305,819	435,157	565,029	1,134,500
Arabian Ranches 2	217,586	323,951	338,404	688,333
Arabian Ranches 3	163,702	224,280	362,500	-
DAMAC Hills 1	213,046	251,681	453,414	780,778
DAMAC Hills 2	96,849	116,275	130,727	220,185
DAMAC Lagoons	-	-	-	-
Dubai Hills	317,503	412,751	697,564	1,723,600
Dubai South	158,087	240,000	-	-
Emaar South	107,739	154,628	260,000	-
Emirates Living	255,402	468,009	667,383	1,459,000
JGE	364,286	567,140	1,022,652	1,450,094
Jumeirah Park	362,801	401,885	481,942	-
MBR	167,164	457,088	1,364,706	2,000,000
Mudon	188,191	251,069	220,502	-
Palm Jumeirah	482,500	1,324,346	1,818,609	3,408,333
Sobha Hartland	-	648,333	1,205,000	-
Tilal Al Ghaf	206,869	363,849	617,141	-
Town Square	146,173	176,344	-	-
Villanova	159,124	221,596	215,000	-

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

Average Price (AED) 2025 - to date

Rental Transactions in Dubai

May 2025

Total Rentals Value
AED 736,546,103

Current Average Gross Yield

May 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.46 %
Sobha Hartland	Villa	6.06 %
Jumeirah Golf Estates	Villa	5.93 %
Mudon	Villa	5.86 %
Dubai South	Townhouse	5.67 %
DAMAC Hills	Villa	5.64 %
Meydan	Villa	5.42 %
Town Square	Townhouse	5.37 %
Arabian Ranches 3	Villa	5.21 %
Tilal Al Ghaf	Townhouse	5.14 %
Arabian Ranches 2	Villa	4.80 %
Al Furjan	Villa	4.56 %
Dubai Hills Estate	Villa	4.51 %
Emirates Living	Villa	4.29 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.91 %
Palm Jumeirah	Villa	3.22 %

Total Sales & Rentals in Dubai

2025 - to date

Sales	Total Volume	Total Value
DAMAC Lagoons	491	1,524,280,534
DAMAC 2	393	672,204,192
Emirates Living	302	3,227,063,859
Al Furjan	290	1,541,666,567
Arabian Ranches 3	249	895,018,668
MBR	241	2,378,816,880
Villanova	217	673,143,944
Tilal Al Ghaf	196	1,689,992,660
Emar South	188	577,214,398
DAMAC 1	176	824,015,999
Dubai Hills	165	2,359,206,585
JGE	162	2,044,130,955
Mudon	161	542,090,717
Arabian Ranches 1	140	1,127,817,117
Town Square	137	365,820,452
Dubai South	108	395,722,630
Arabian Ranches 2	73	480,963,887
Jumeirah Park	71	622,310,300
Palm Jumeirah	52	1,972,734,523
Sobha Hartland	4	53,670,000

Rentals	Total Volume	Total Value
DAMAC 2	1046	107,384,158
Emirates Living	429	127,098,140
Town Square	348	53,402,632
Emaar South	336	40,502,942
Al Furjan	325	81,508,319
DAMAC 1	325	84,777,897
Villanova	278	48,876,912
Dubai Hills	259	127,144,541
Arabian Ranches 3	228	41,996,181
Tilal Al Ghaf	201	68,107,161
Arabian Ranches 1	194	72,500,260
Jumeirah Park	129	51,547,345
Arabian Ranches 2	110	32,335,039
Mudon	110	22,877,623
MBR	91	61,377,009
JGE	80	55,103,670
Palm Jumeirah	77	136,597,479
Dubai South	59	8,496,606
Sobha Hartland	9	6,550,000
DAMAC Lagoons	0	0

Property Monitor

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd June 2025 Secondary Sales Only

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