

White & Co.
REAL ESTATE

Dubai Hills May Market Report

Villa | Townhouse

News

Dubai Hills Villas See Strong Demand and Luxury Listings in 2025

Golf Place saw a 7-bedroom villa sold for AED 36.5M. Emerald Hills lists custom mansions up to AED 120M. Sidra Villas remain popular for families, with 5-bed units priced around AED 13.9M—highlighting Dubai Hills' appeal across premium buyer segments.

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 too—getting your listing live quickly to lease or sell without delay. Because quality leads, and speed follows.

Mortgage Rates

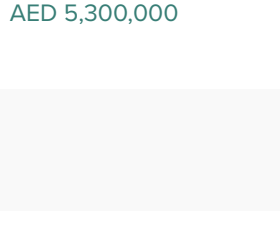
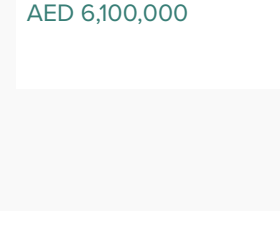
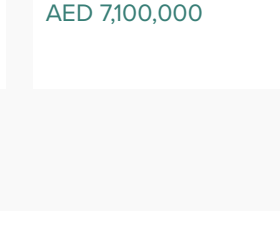
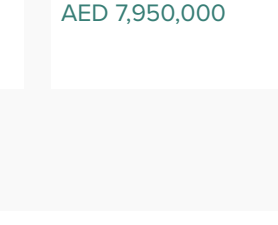
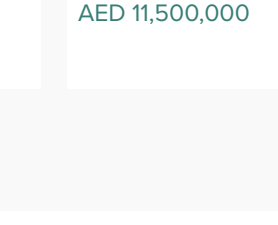
Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.98%	3.99%
Self Employed	80%	4.1%	4.24%
Low Doc	65%	4.49%	4.49%
Non Resident	80%	4.99%	4.59%

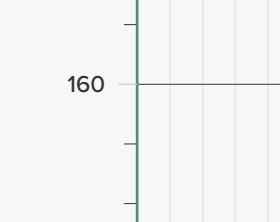
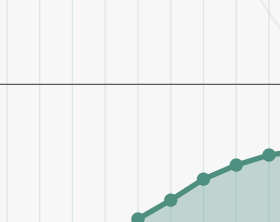
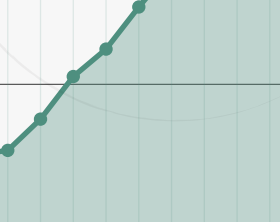
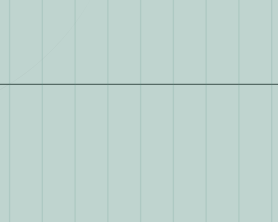
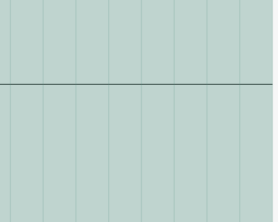
Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

 Maple 3, Dubai Hills 4 4 2,993 sqft AED 5,300,000	 Maple 2, Dubai Hills 4 4 2,921 sqft AED 6,100,000	 Golf Grove, Dubai Hills 3 3 4,825 sqft AED 11,100,000	 Sidra Villas, Dubai Hills 3 4 3,523 sqft AED 11,500,000	 Sidra Villa 5, Dubai Hills 4 4 4,509 sqft AED 14,600,000
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Recent White & Co Sales

 Maple 3, Dubai Hills 3 3 2,893 sqft AED 5,300,000	 Maple 2, Dubai Hills 4 4 3,166 sqft AED 6,100,000	 Golf Grove, Dubai Hills 3 3 4,825 sqft AED 7,100,000	 Club Villas, Dubai Hills 3 3 3,015 sqft AED 7,950,000	 Sidra Villa 5, Dubai Hills 4 3 4,850 sqft AED 11,500,000
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Dubai House Price Timeline

May 2025



+1.11%
MoM Change

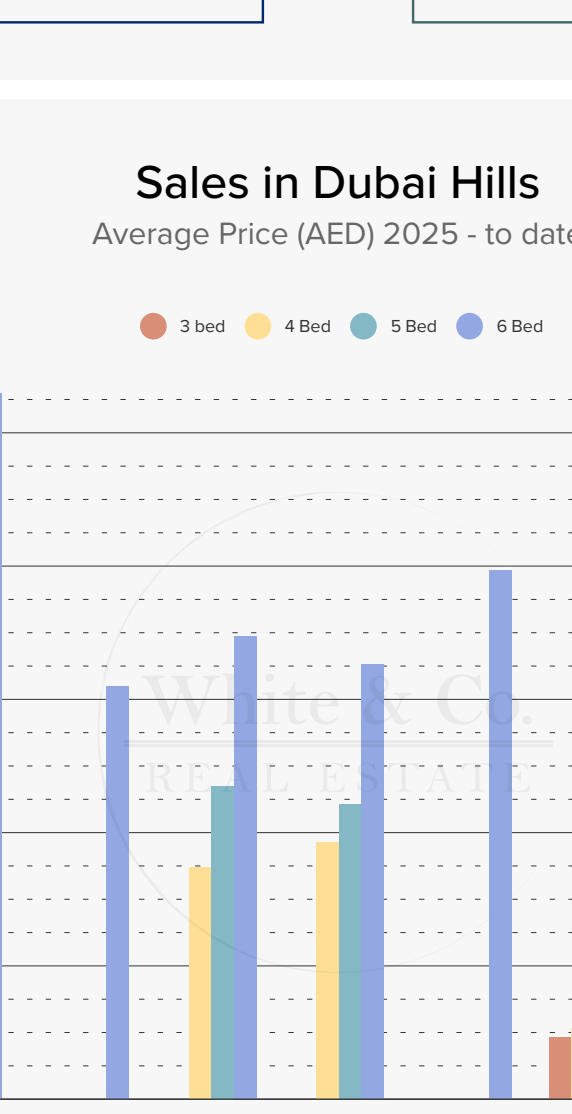
+5.12%
QoQ Change

+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

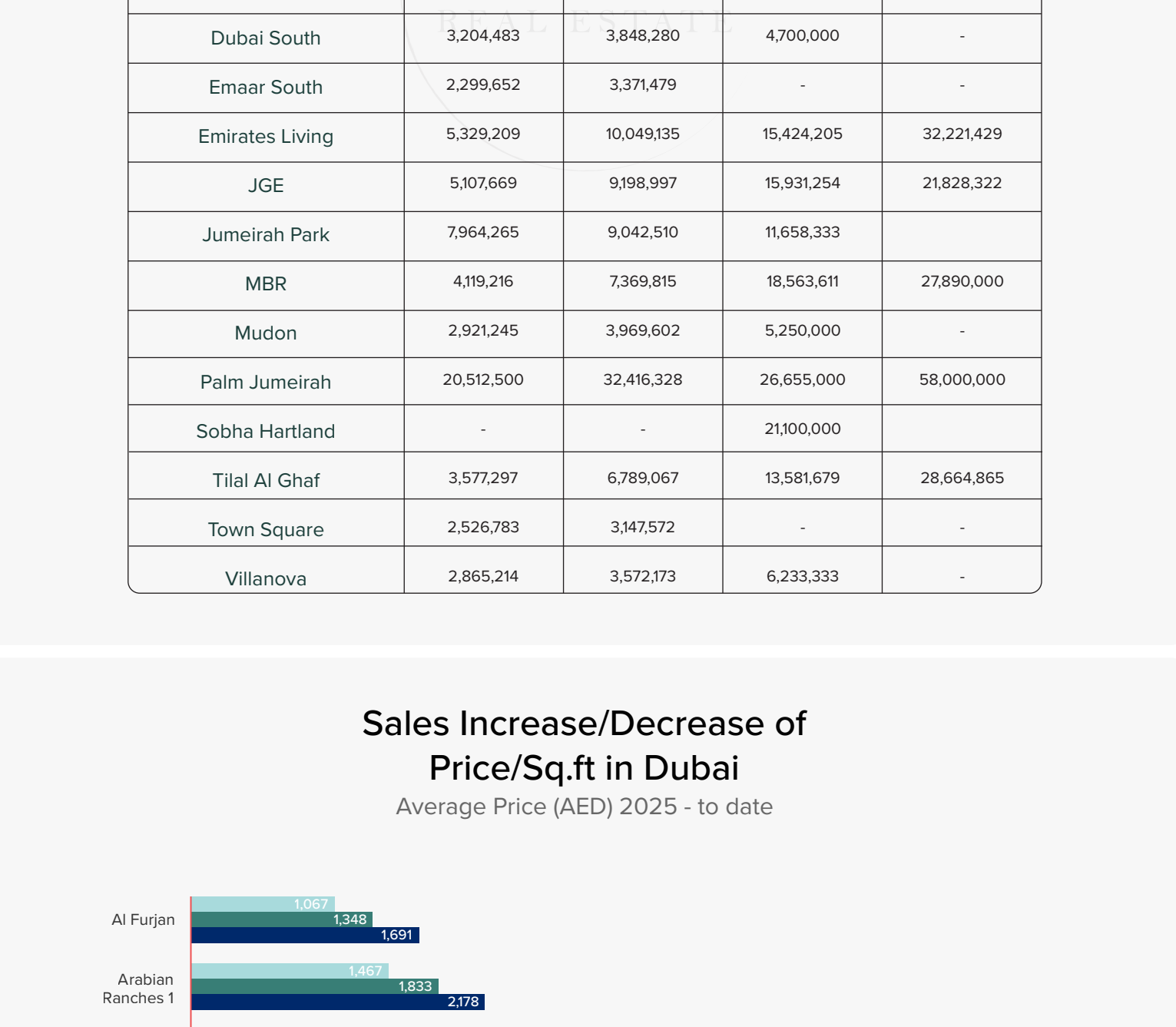


Off-Plan
Total Records: 10,002
Total Sale Price: 24,704,752,826
DLD Residential: 56.8%
*Includes secondary OP - Plan sales

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

Sales in Dubai Hills

Average Price (AED) 2025 - to date



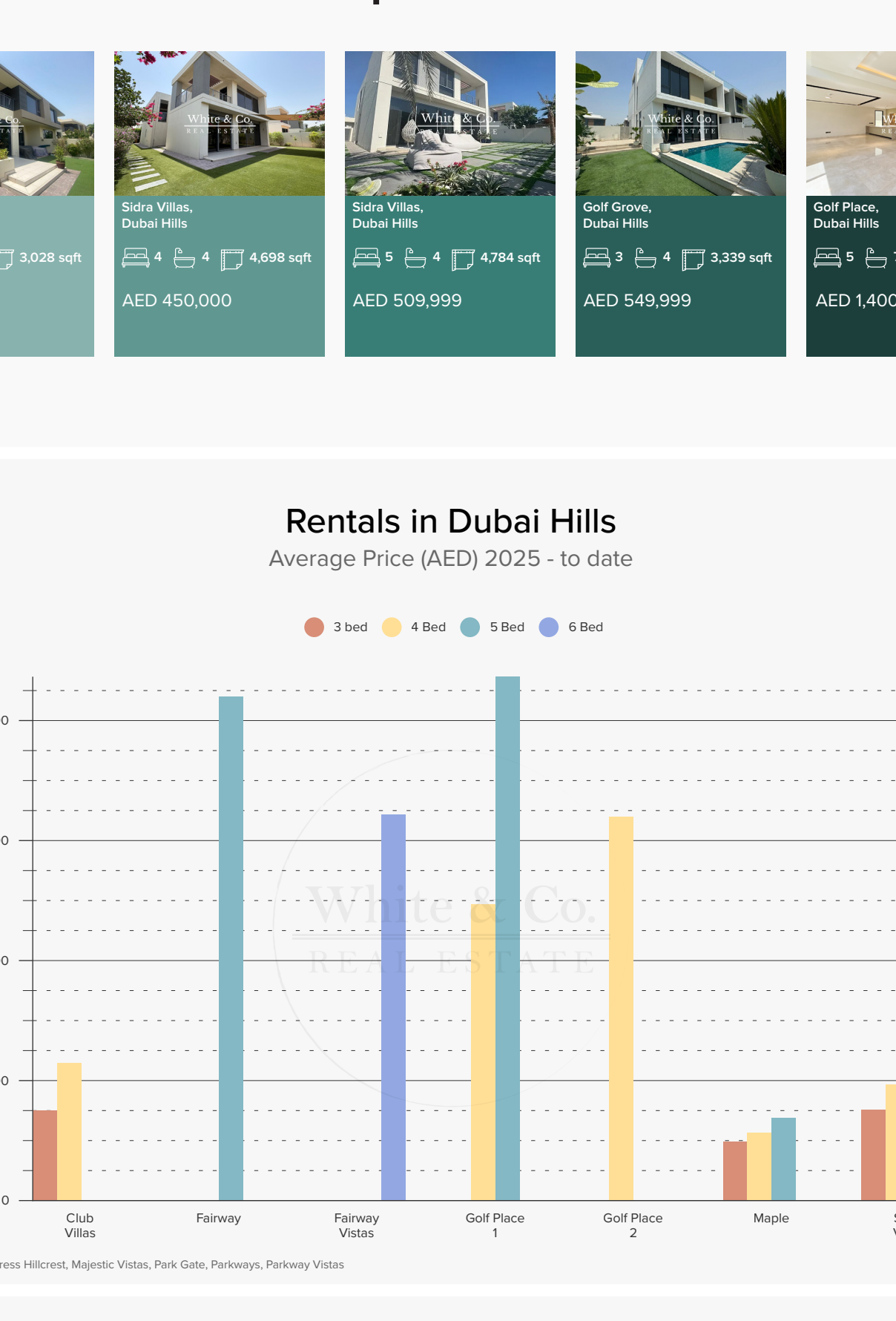
Sales in Dubai

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	5,329,269	10,049,135	15,424,205	32,221,429
JGE	5,107,699	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	3,147,572	-	-
Villanova	2,865,214	3,572,173	6,233,333	-

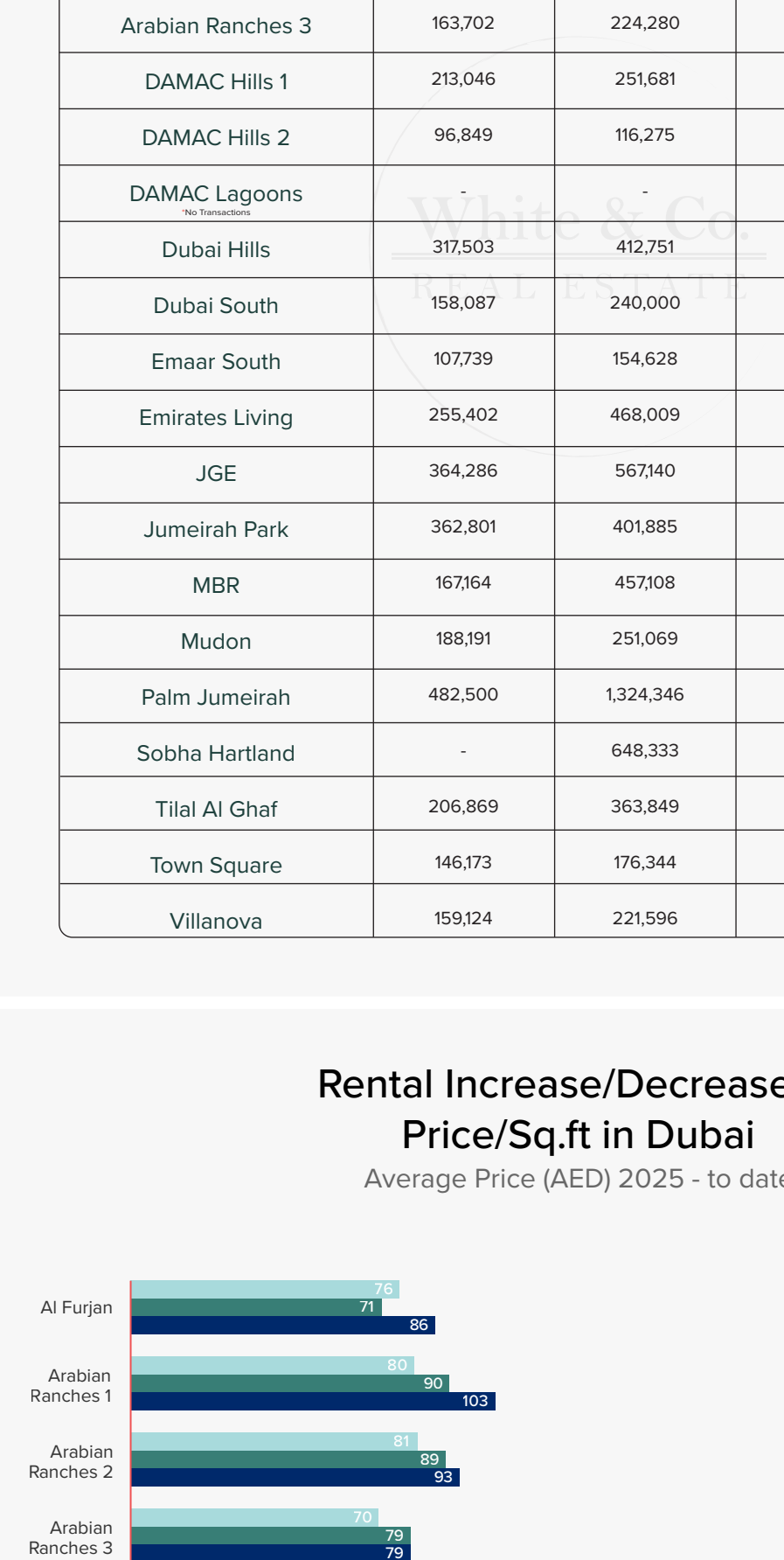
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



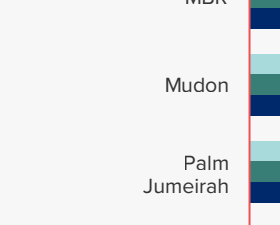
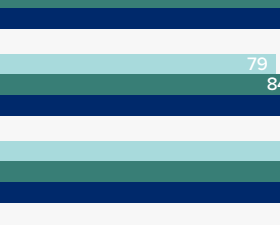
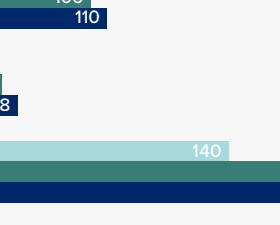
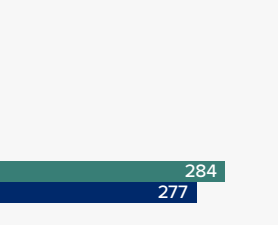
Sale Transactions in Dubai

May 2025



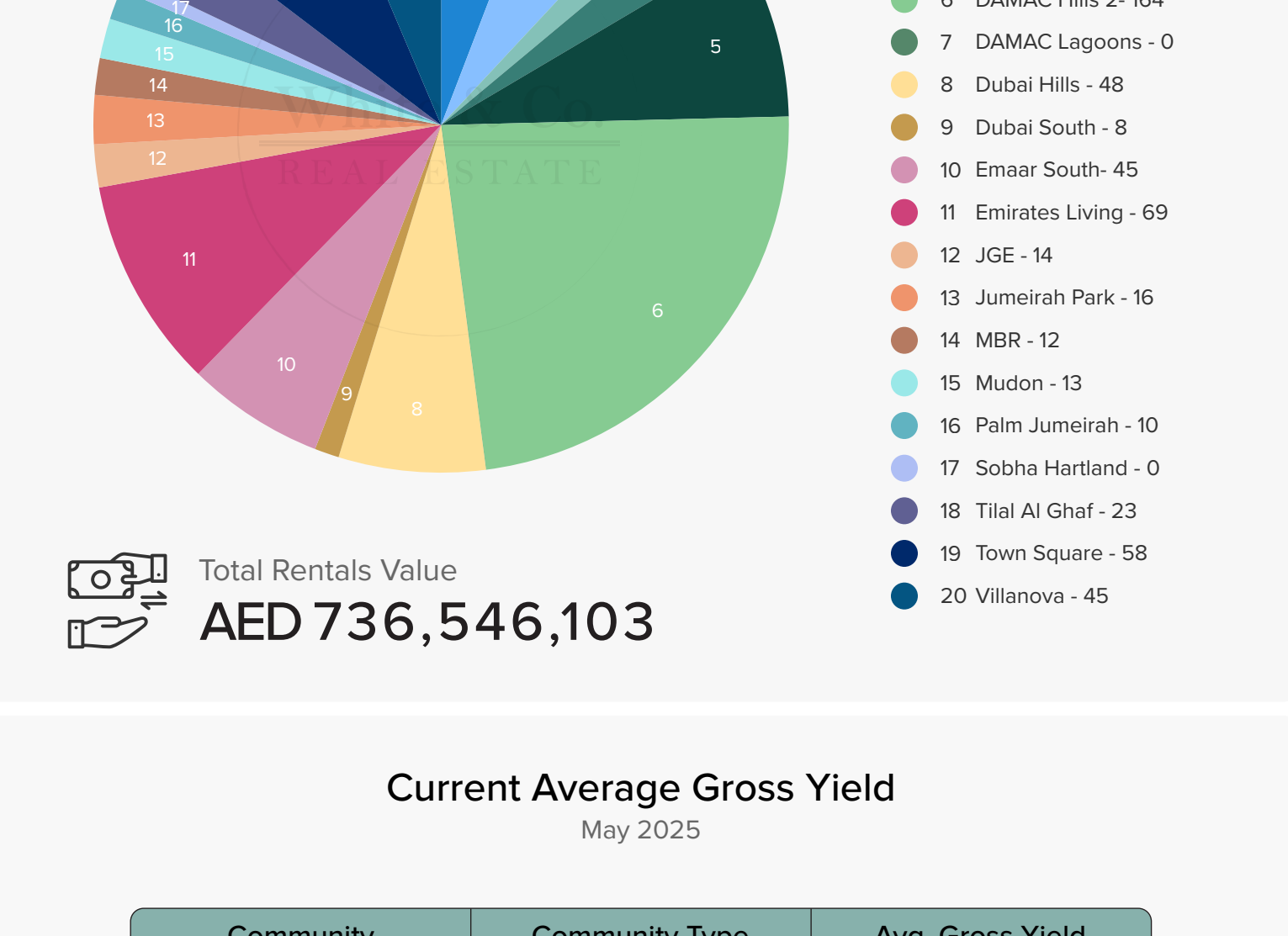
Total Sales Value
AED 8,220,321,001

Hot Properties for Rent

 Maple 1, Dubai Hills 4 4 3,028 sqft AED 375,000	 Sidra Villas, Dubai Hills 4 4 4,698 sqft AED 450,000	 Sidra Villas, Dubai Hills 4 4 4,784 sqft AED 509,999	 Golf Grove, Dubai Hills 4 4 3,330 sqft AED 549,999	 Golf Place, Dubai Hills 5 7 8,590 sqft AED 1,400,000
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Rentals in Dubai Hills

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	338,400	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	95,849	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	1,324,336	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	Rentals	Total Volume	Total Value
DAMAC Lagoons	491	1,524,280,534	DAMAC 2	1046	107,384,158
DAMAC 2	393	672,204,192	Emirates Living	429	127,098,140
Emirates Living	302	3,227,063,859	Town Square	348	53,402,632
Al Furjan	290	1,541,666,567	Emaar South	336	40,502,942
Arabian Ranches 3	249	895,018,668	Al Furjan	325	81,508,119
MBR	241	2,378,816,880	DAMAC 1	325	84,777,897
Villanova	217	673,143,944	Villanova	278	49,879,912
Tilal Al Ghaf	196	1,689,192,660	Dubai Hills	259	127,144,541
Emaar South	188	5,772,134,398	Arabian Ranches 3	228	41,996,181
DAMAC 1	176	824,015,999	Tilal Al Ghaf	201	68,177,761
Dubai Hills	165	2,359,206,585	Arabian Ranches 1	194	22,817,623
JGE	162	2,044,130,965	Jumeirah Park	129	51,547,345
Mudon	161	542,090,717	Arabian Ranches 2	110	32,535,039
Arabian Ranches 1	140	1,127,817,117	Mudon	110	22,817,623
Town Square	137	365,820,452	MBR	91	61,317,009
Dubai South	108	395,722,630	JGE	80	55,103,670
Arabian Ranches 2	73	1,541,666,887	Palm Jumeirah	77	136,597,479
Jumeirah Park	71	620,310,300	Dubai South	59	8,496,606
Palm Jumeirah	52	1,972,734,523	Sobha Hartland	9	6,550,000
Sobha Hartland	4	53,670,000	DAMAC Lagoons	0	0