

Dubai Hills May Market Report

News

New Heights in Modern Living

Emaar's Hillsedge and Parkwood projects are set to shape Dubai Hills Estate in 2025, offering sleek apartments with premium amenities, park views, and elegant design—continuing the area's rise as a top lifestyle and investment destination.



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%

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

Get Started Here

Hot Properties for Sale

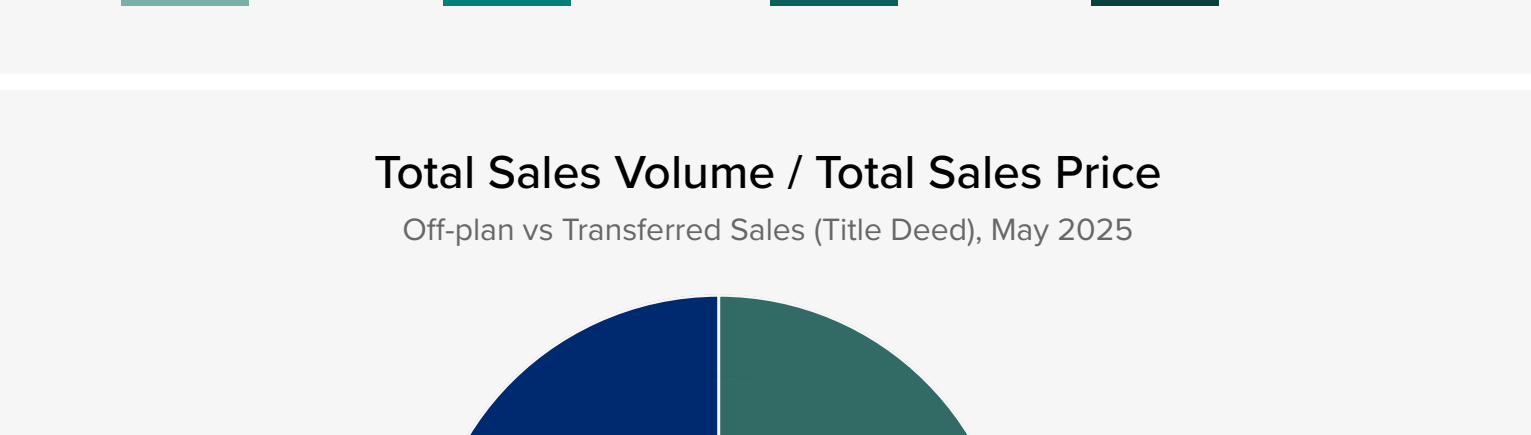
Executive Residences 1, Dubai Hills Estate 🚗 1 🏠 1 657 sqft AED 1,750,000	Park Heights 2, Park Heights, Dubai Hills Estate 🚗 2 🏠 2 956 sqft AED 2,195,000	Parkside Views, Dubai Hills Estate 🚗 2 🏠 2 1,063 sqft AED 2,334,555	Park Point Building B, Dubai Hills Estate 🚗 2 🏠 2 1,303 sqft AED 2,675,000	Executive Residences 2, Dubai Hills Estate 🚗 2 🏠 3 1,341 sqft AED 2,850,000
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Recent White & Co Sales

Collective 2.0, Dubai Hills Estate 🚗 1 🏠 1 852 sqft AED 1,280,000	Park Ridge TO, Dubai Hills Estate 🚗 1 🏠 1 650 sqft AED 1,600,000	Collective 2.0, Dubai Hills Estate 🚗 2 🏠 1 732 sqft AED 1,750,000	Golfville, Dubai Hills Estate 🚗 2 🏠 1 737 sqft AED 1,830,000	Acacia C, Park Heights, Dubai Hills Estate 🚗 3 🏠 3 2,216 sqft AED 6,000,000
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Dubai House Price Timeline

May 2025



+1.11%
MoM Change



+5.12%
QoQ Change



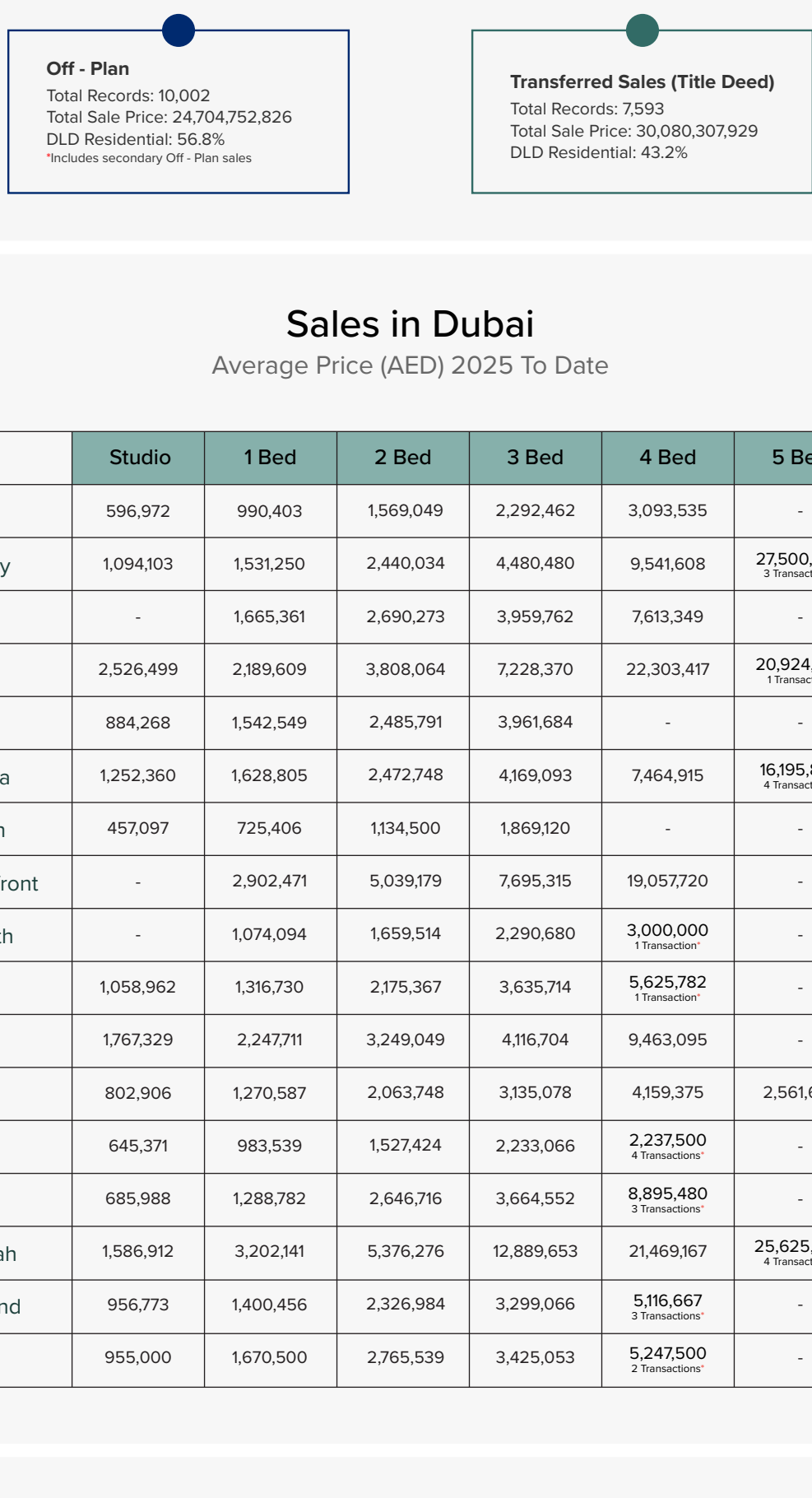
+16.34%
Yof Change



AED 1,582
Average price/sqft

Total Sales Volume / Total Sales Price

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



Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	596,972	990,403	1,569,049	2,292,462	3,093,535	-	-
Business Bay	1,094,103	1,531,250	2,440,034	4,480,480	9,541,608	27,500,000 3 Transactions	-
Creek	-	1,665,361	2,690,273	3,959,762	7,613,349	-	18,500,000 1 Transaction
Downtown	2,526,499	2,189,609	3,808,064	7,228,370	22,303,417	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	884,268	1,542,549	2,485,791	3,961,684	-	-	-
Dubai Marina	1,252,360	1,628,805	2,472,748	4,169,093	7,464,915	16,195,805 4 Transactions	-
Dubai South	457,097	725,406	1,134,500	1,869,120	-	-	-
EMAAR Beachfront	-	2,902,471	5,039,179	7,695,315	19,057,720	-	-
EMAAR South	-	1,074,094	1,659,514	2,290,680	3,000,000 1 Transaction	-	-
Greens	1,058,962	1,316,730	2,175,367	3,635,714	5,625,782 1 Transaction	-	-
JBR	1,767,329	2,247,711	3,249,049	4,116,704	9,463,095	-	-
JLT	802,906	1,270,587	2,063,748	3,135,078	4,159,375	2,561,667	-
JVC	645,371	983,539	1,527,424	2,233,066	2,237,500 1 Transaction	-	-
MBR	685,988	1,288,782	2,646,716	3,664,552	8,895,480 1 Transaction	-	-
Palm Jumeirah	1,586,912	3,202,441	5,376,276	12,889,653	21,469,167	-	-
Sobha Hartland	956,773	1,400,456	2,326,984	3,299,066	5,116,667 3 Transactions	25,625,000 4 Transactions	-
Views	955,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

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

Average Price (AED) 2025 To Date



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