

DAMAC Hills 1 April Market Report

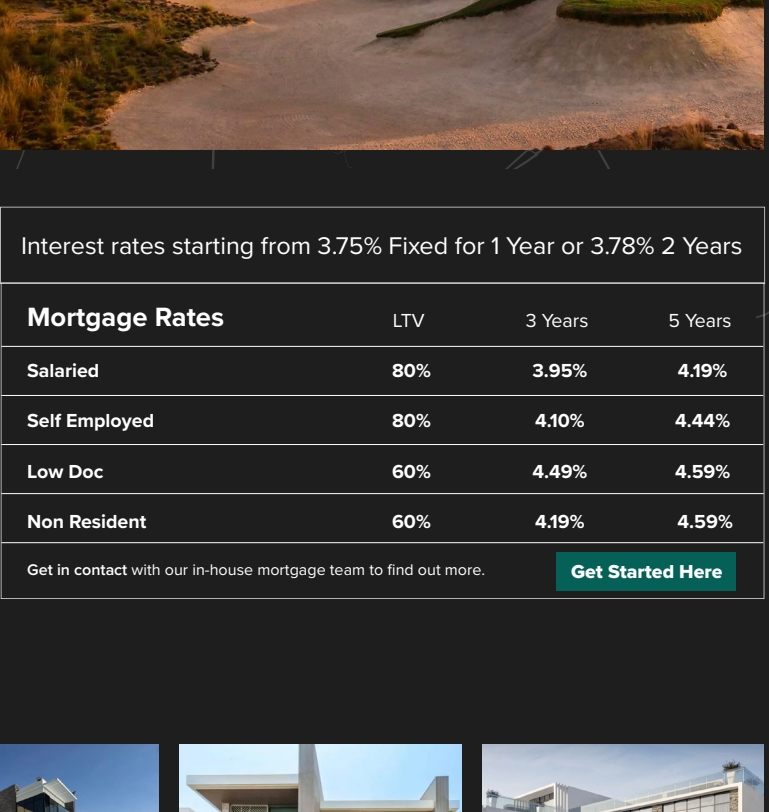
Villa 1 Townhouse

No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026

NEWS

DAMAC 1 Records Strong Growth and Strategic Moves

DAMAC Properties has released a limited collection of villas in DAMAC Hills, starting from approximately AED 2.8 million. With fully established infrastructure, including the Trump International Golf Club, buyers are targeting strong rental yields and lifestyle appeal. This final inventory represents one of the last opportunities to secure a villa in a mature, high-demand community.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.0%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.99%	4.99%

Get in contact with our in-house mortgage team to find out more. [Get Started Here](#)

Hot Properties for Sale

<p>Brookfield, DAMAC Hills 1 AED 6,800,000 4 4 3,447</p>	<p>Quarry Meadow, DAMAC Hills 1 AED 6,800,000 4 5 3,199</p>	<p>Piccadilly Green, DAMAC Hills 1 AED 20,000,000 6 6 8 8,203</p>	<p>Cowell Estates, DAMAC Hills 1 AED 22,000,000 6 6 8 11,500</p>	<p>Belair, DAMAC Hills 1 AED 25,000,000 9 9 14,862</p>
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Recent White & Co. Sales

<p>Belair, DAMAC Hills 1 AED 3,675,000 4 3 1,938</p>	<p>Akoya Park, DAMAC Hills 1 AED 4,050,000 3 3 4 2,936</p>	<p>Rockwood, DAMAC Hills 1 AED 4,500,000 3 3 4 2,705</p>	<p>Piccadilly Green, DAMAC Hills 1 AED 4,900,000 3 3 5 2,725</p>	<p>Piccadilly Greens, DAMAC Hills 1 AED 14,600,000 6 6 8 11,181</p>
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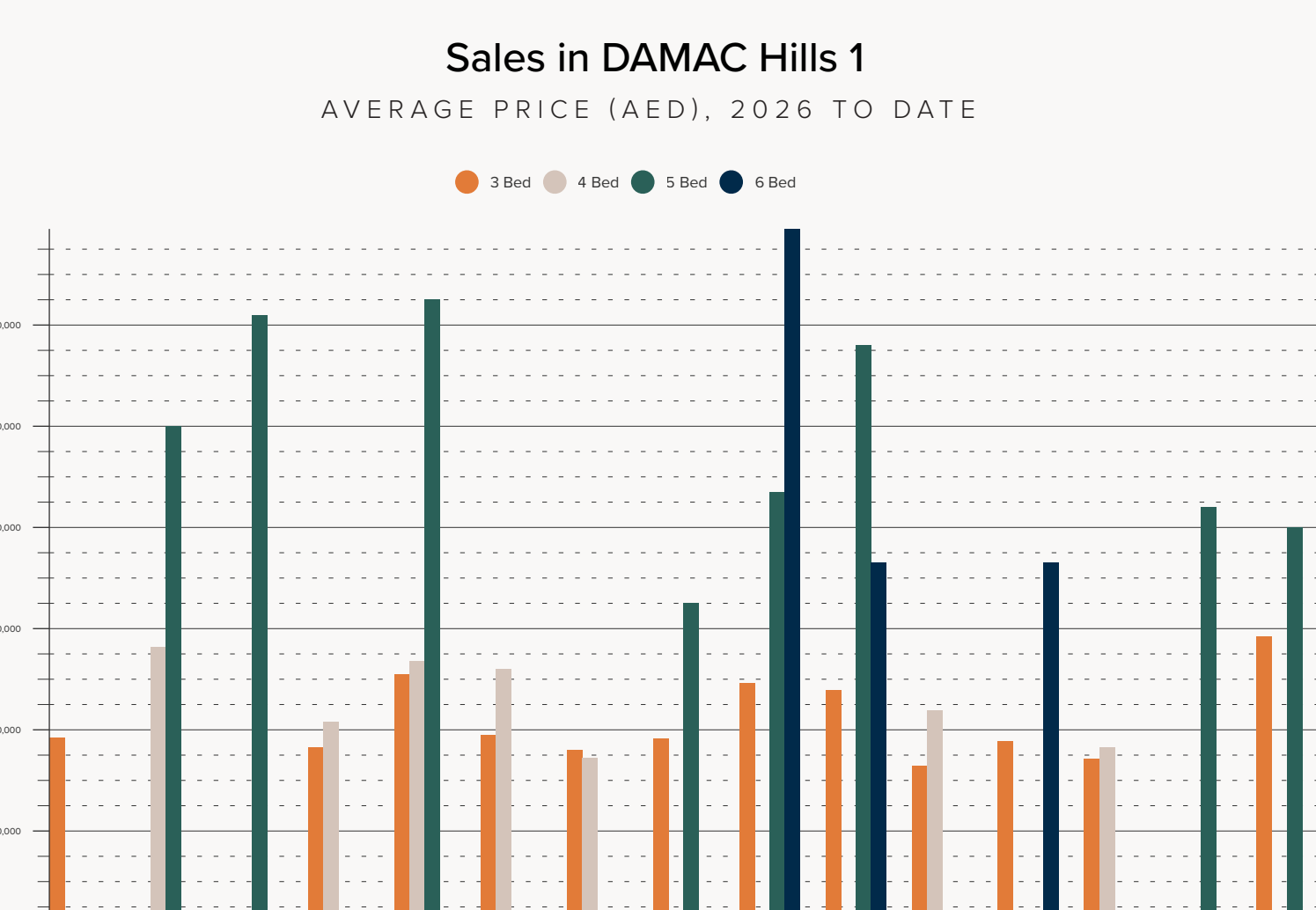
Dubai House Price Timeline



-0.76%	+0.22%	+6.74%	AED 1,670
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



Sales in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



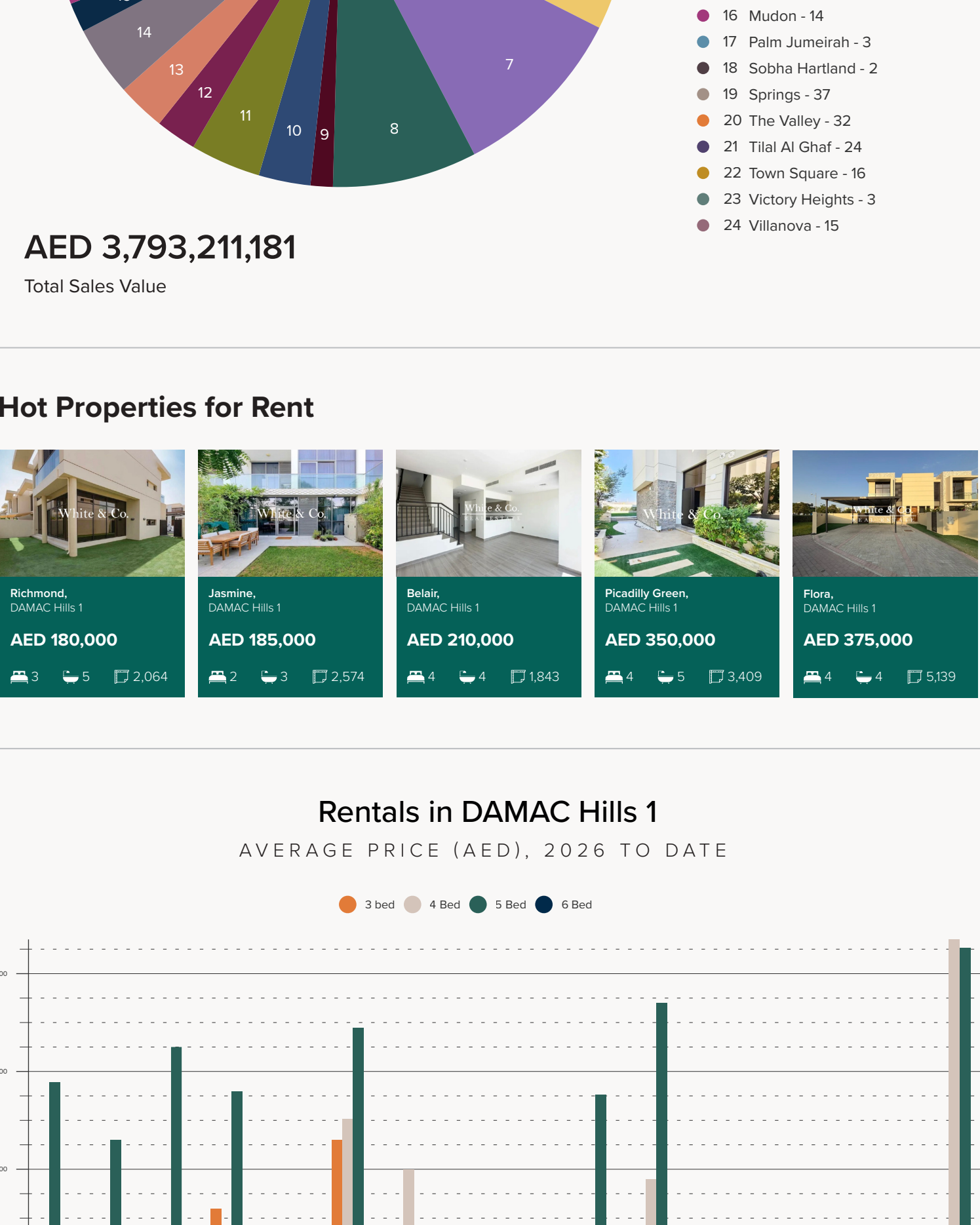
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	3,931,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,643	20,166,364	23,212,500
Jumeirah Park	10,810,625	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Springs	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

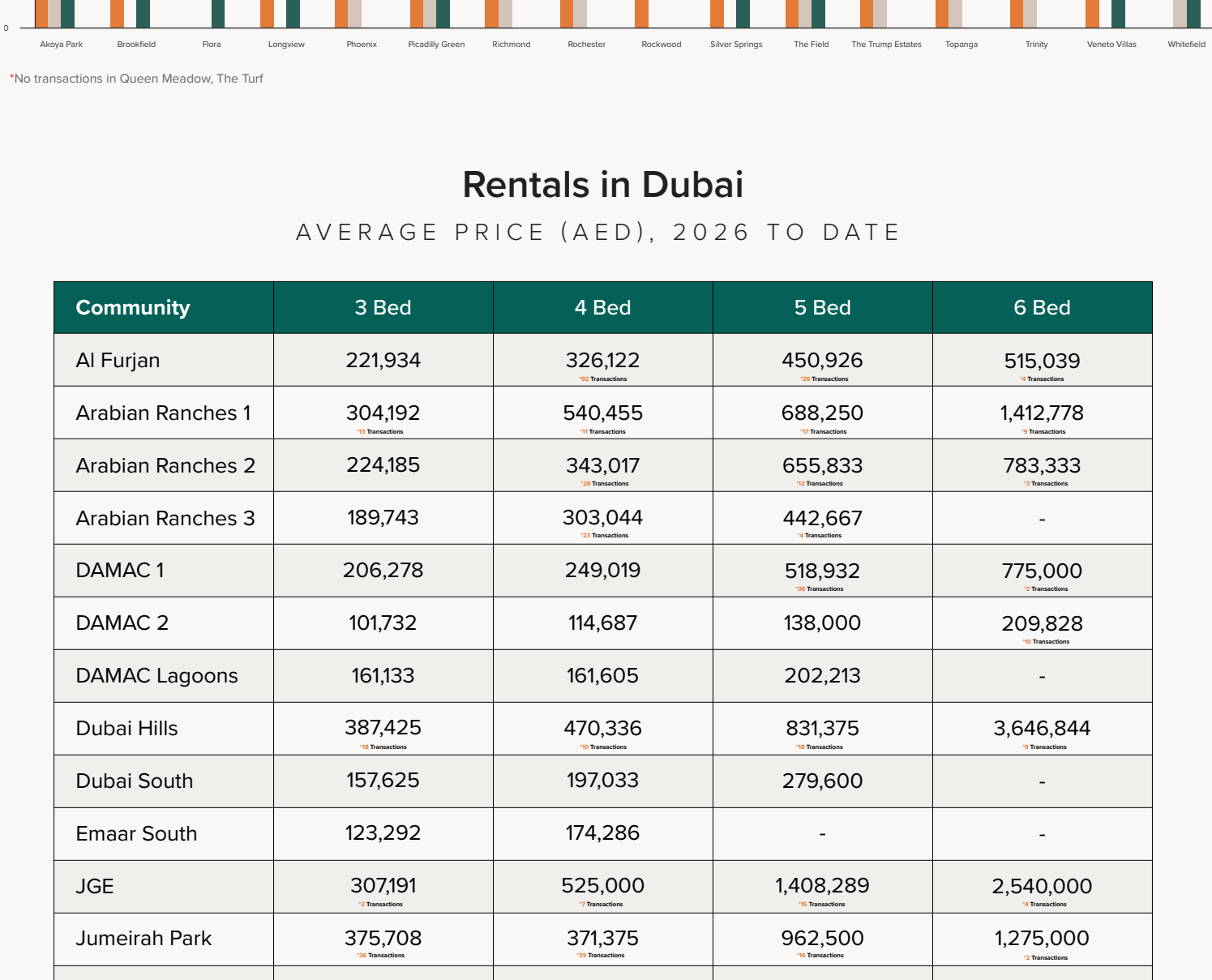
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



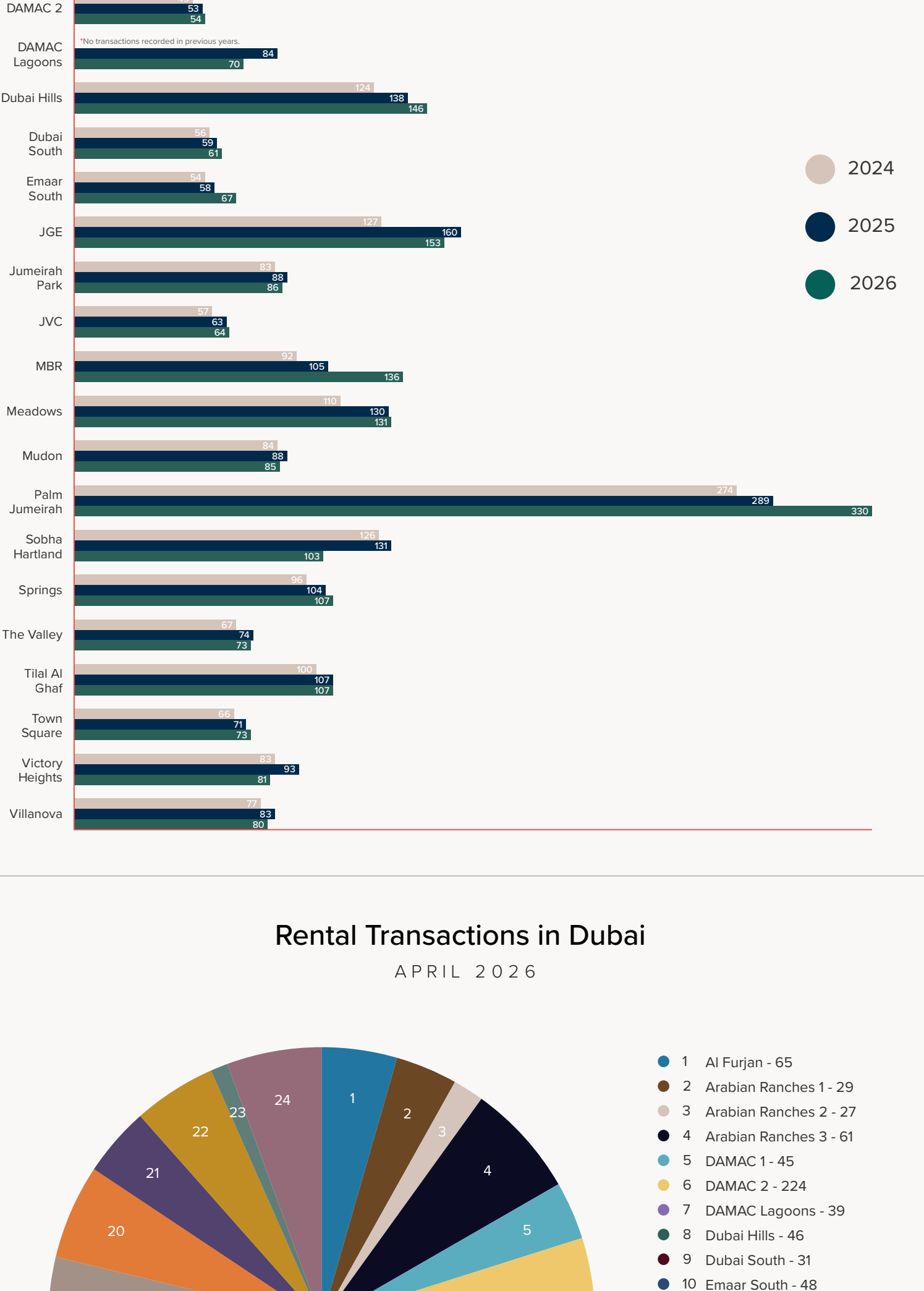
AED 3,793,211,181
Total Sales Value

Hot Properties for Rent

<p>Richmond, DAMAC Hills 1 AED 180,000 3 3 5 2,084</p>	<p>Jasmine, DAMAC Hills 1 AED 185,000 2 2 3 2,574</p>	<p>Belair, DAMAC Hills 1 AED 210,000 3 3 4 1,943</p>	<p>Piccadilly Green, DAMAC Hills 1 AED 350,000 4 4 5 3,409</p>	<p>Flora, DAMAC Hills 1 AED 375,000 4 4 4 5,139</p>
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Rentals in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



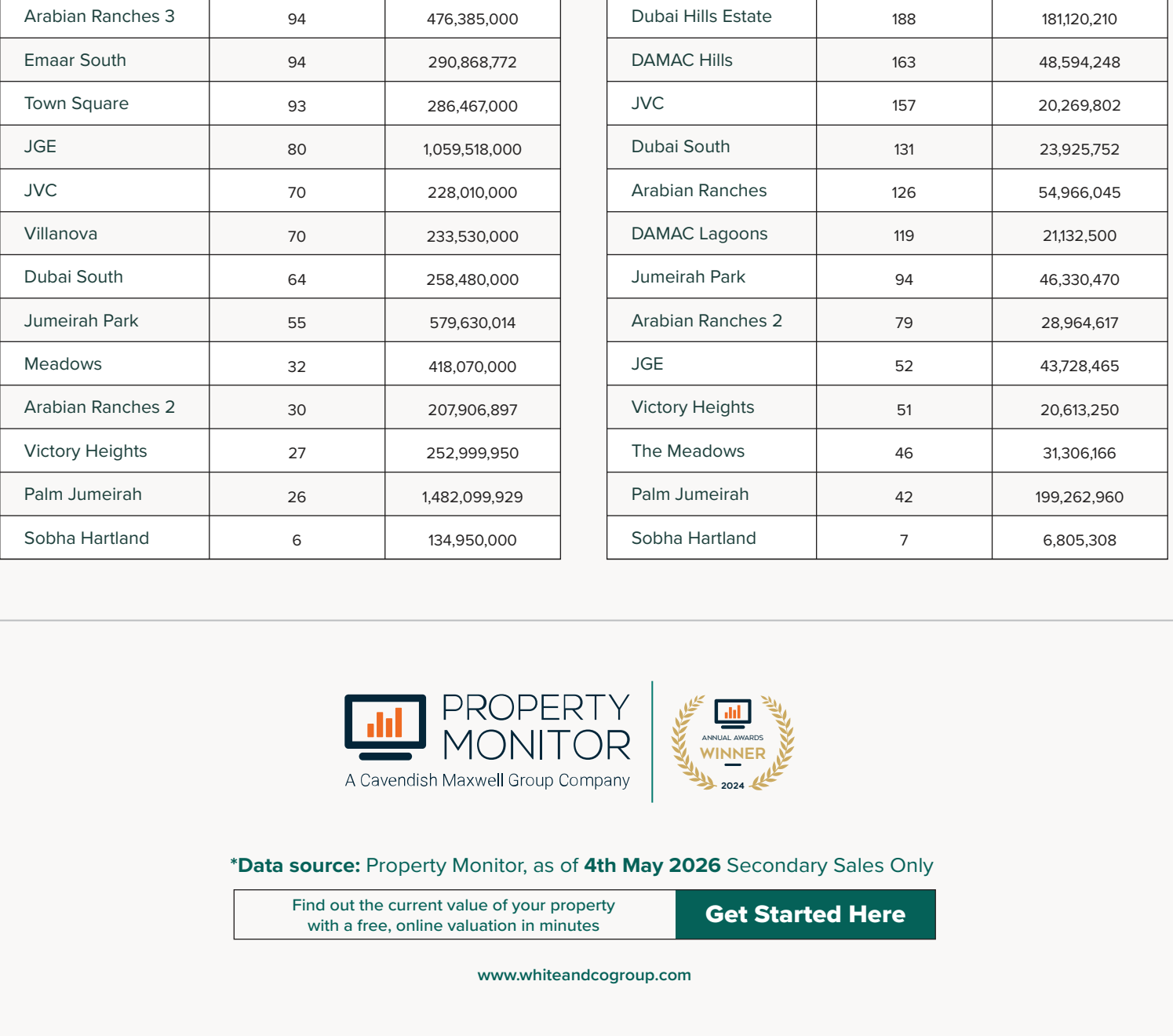
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,183	343,017	455,833	783,333
Arabian Ranches 3	189,745	303,044	642,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,900,487	9,800,000
Sobha Hartland	-	893,436	1,031,250	-
Springs	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026

AED 593,557,381
Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22%	Arabian Ranches 2	Villa	4.88%
DAMAC Hills 2	Villa	6.12%	Roem	Townhouse	4.83%
Jumeirah Village Circle	Villa	5.9%	Al Furjan	Villa	4.69%
DAMAC Hills	Villa	5.73%	The Valley	Villa	4.65%
Sobha Hartland	Villa	5.21%	Dubai South	Villa	4.51%
Mudon	Villa	5.20%	Dubai Hills Estate	Villa	4.40%
Meidan	Villa	5.10%	The Springs	Villa	4.22%
Villanova	Villa	5.09%	The Villa	Villa	4.21%
Arabian Ranches 3	Villa	5.06%	Arabian Ranches	Villa	3.85%
Town Square	Townhouse	4.99%	Jumeirah Park	Villa	3.77%
Tilal Al Ghaf	Townhouse	4.94%	Palm Jumeirah	Villa	3.68%
Serena	Townhouse	4.90%	The Meadows	Villa	3.23%

Total Sales & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value	Community	Total Volume	Total Value
DAMAC Lagoons	287	1,076,239,710	DAMAC Hills 2	714	76,289,054
The Valley	140	519,571,415	MBR	517	160,609,925
MBR	125	1,516,493,187	Mudon	250	55,903,240
Springs	120	573,612,739	Arabian Ranches 3	233	50,680,710
DAMAC 2	110	210,446,280	The Valley	232	35,099,612
Al Furjan	108	671,699,005	Villanova	232	39,969,085
DAMAC 1	105	572,601,079	Town Square	224	37,570,474
Dubai Hills	102	1,663,370,000	Tilal Al Ghaf	221	78,809,875
Mudon	99	399,267,999	The Springs	220	50,583,037
Tilal Al Ghaf	98	870,939,624	Al Furjan	205	64,626,154
Arabian Ranches 1	97	927,269,998	Emaar South	195	27,611,505
Arabian Ranches 3	94	476,385,000	Dubai Hills Estate	188	181,020,210
Emaar South	94	290,868,772	DAMAC Hills	163	48,594,248
Town Square	93	286,467,000	JVC	157	20,269,802
JGE	80	1,059,518,000	Dubai South	131	23,925,752
JVC	70	228,070,000	Arabian Ranches	126	54,956,045
Villanova	70	233,530,000	DAMAC Lagoons	119	2132,500
Dubai South	64	258,480,000	Jumeirah Park	94	46,330,470
Jumeirah Park	55	579,630,014	Arabian Ranches 2	79	28,964,671
Meadows	32	418,070,000	JGE	52	43,728,465
Arabian Ranches 2	30	207,906,897	Victory Heights	51	20,613,250
Victory Heights	27	252,999,950	The Meadows	46	31,306,166
Palm Jumeirah	26	1,482,099,929	Palm Jumeirah	42	199,262,960
Sobha Hartland	6	134,950,000	Sobha Hartland	7	6,805,308

*Data source: Property Monitor, as of 4th May 2026 Secondary Sales Only

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