

# DAMAC Hills 1 March Market Report

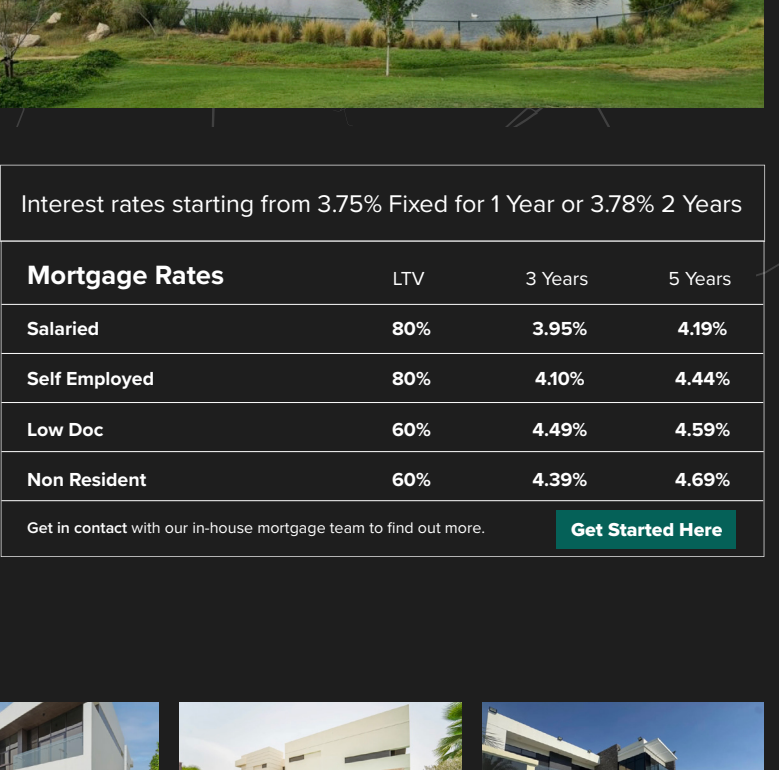
Villa 1 Townhouse

**Award-Winning Visibility & Market Demand on Bayut & Property Finder**

**NEWS**

## DAMAC 1 Records Strong Growth and Strategic Moves

DAMAC properties continues to show strong momentum in 2026. The developer has expanded its luxury residential pipeline, launched a five-year parking partnership across key communities and strengthened global visibility through high-profile collaborations, reinforcing confidence in DAMAC Hills 1 as a leading destination for premium living in Dubai.



**NEWS**

## White & Co.

Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

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

Mortgage Rates	LTV	3 Years	5 Years
Salaried		3.96%	4.19%
Self Employed	80%	4.50%	4.44%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.39%	4.69%

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

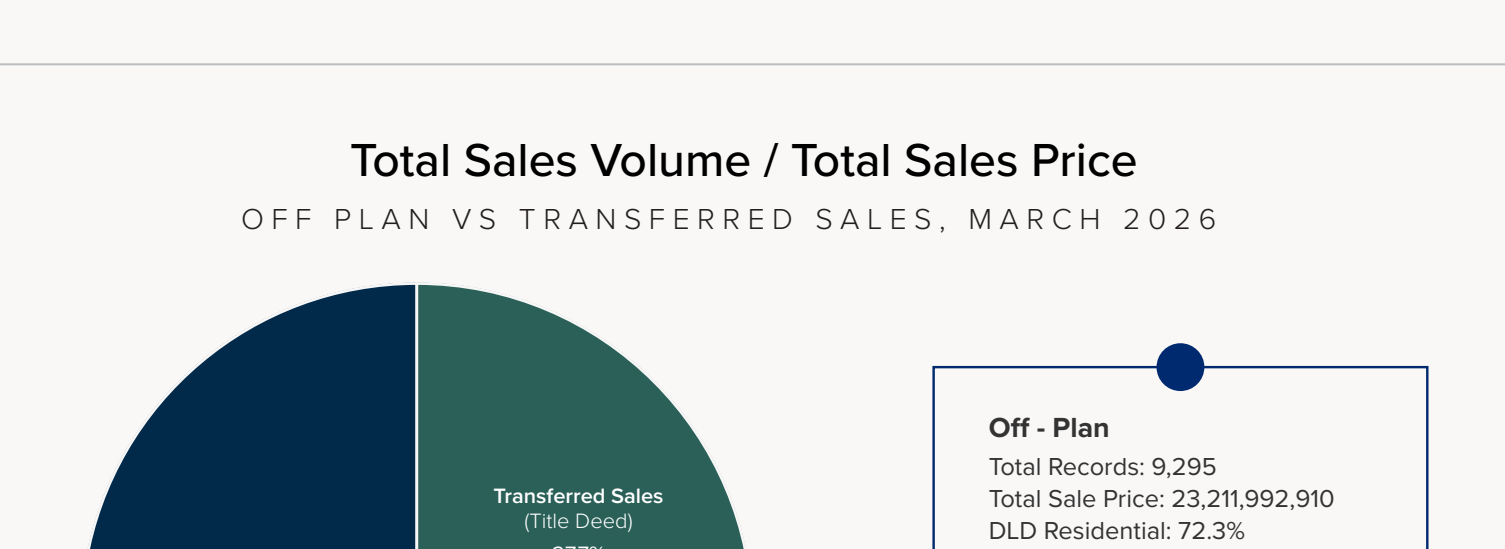
## Hot Properties for Sale

<p><b>Queens Meadows, DAMAC Hills 1</b> AED 4,995,000</p>	<p><b>Beira Damac Hills 1, DAMAC Hills 1</b> AED 13,250,000</p>	<p><b>Whitefield, DAMAC Hills 1</b> AED 16,000,000</p>	<p><b>Piccadilly Greens, DAMAC Hills 1</b> AED 16,750,000</p>	<p><b>Piccadilly Greens, DAMAC Hills 1</b> AED 20,000,000</p>
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## Recent White & Co. Sales

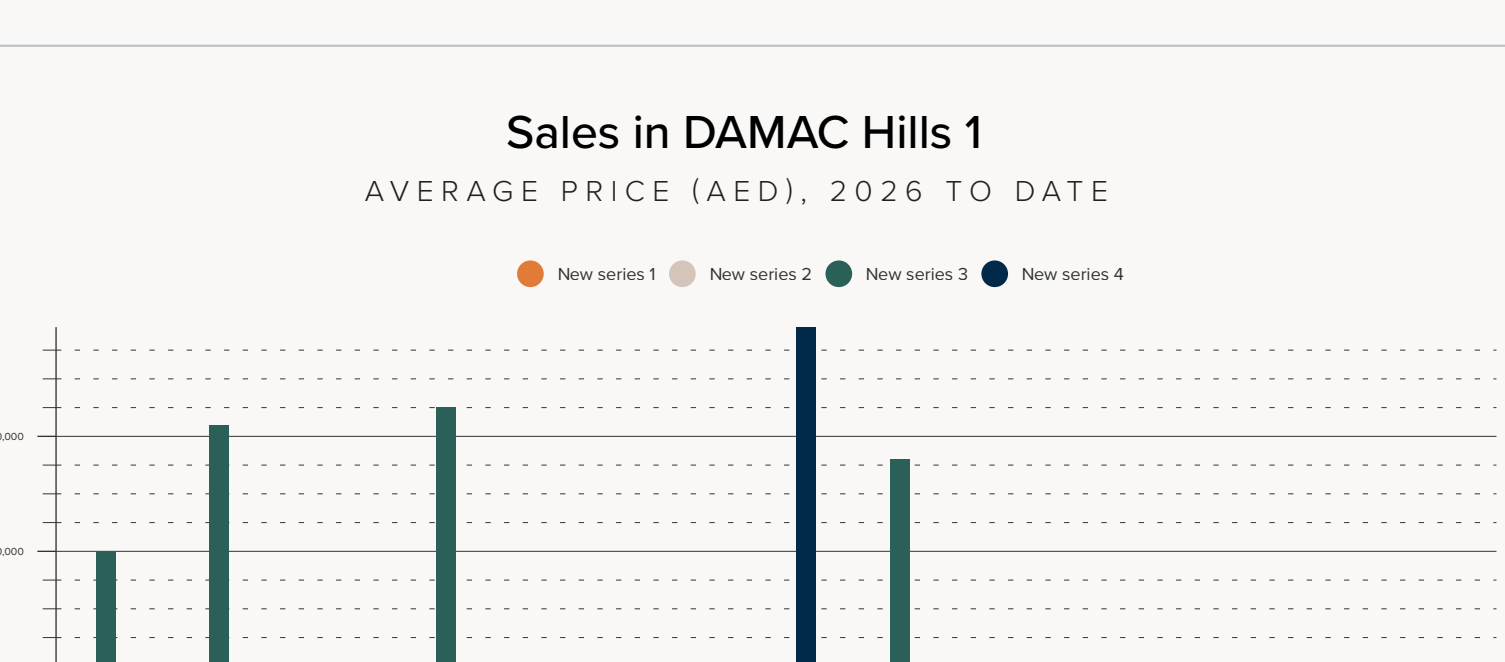
<p><b>Topanga, DAMAC Hills 1</b> AED 4,250,000</p>	<p><b>Rockwood, DAMAC Hills 1</b> AED 5,350,000</p>	<p><b>The Turf, DAMAC Hills 1</b> AED 6,400,000</p>	<p><b>Silver Springs, DAMAC Hills 1</b> AED 6,600,000</p>	<p><b>Piccadilly Greens, DAMAC Hills 1</b> AED 14,600,000</p>
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## Dubai House Price Timeline



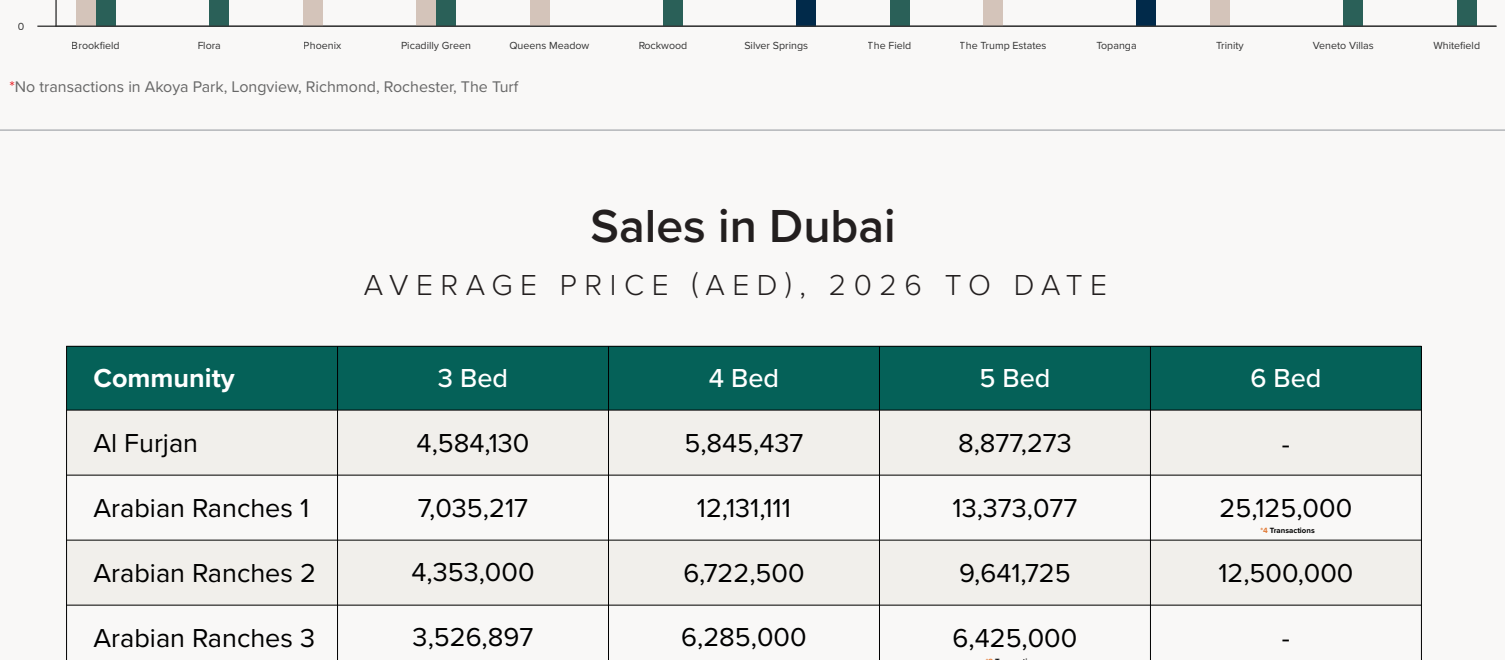
## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



## Sales in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



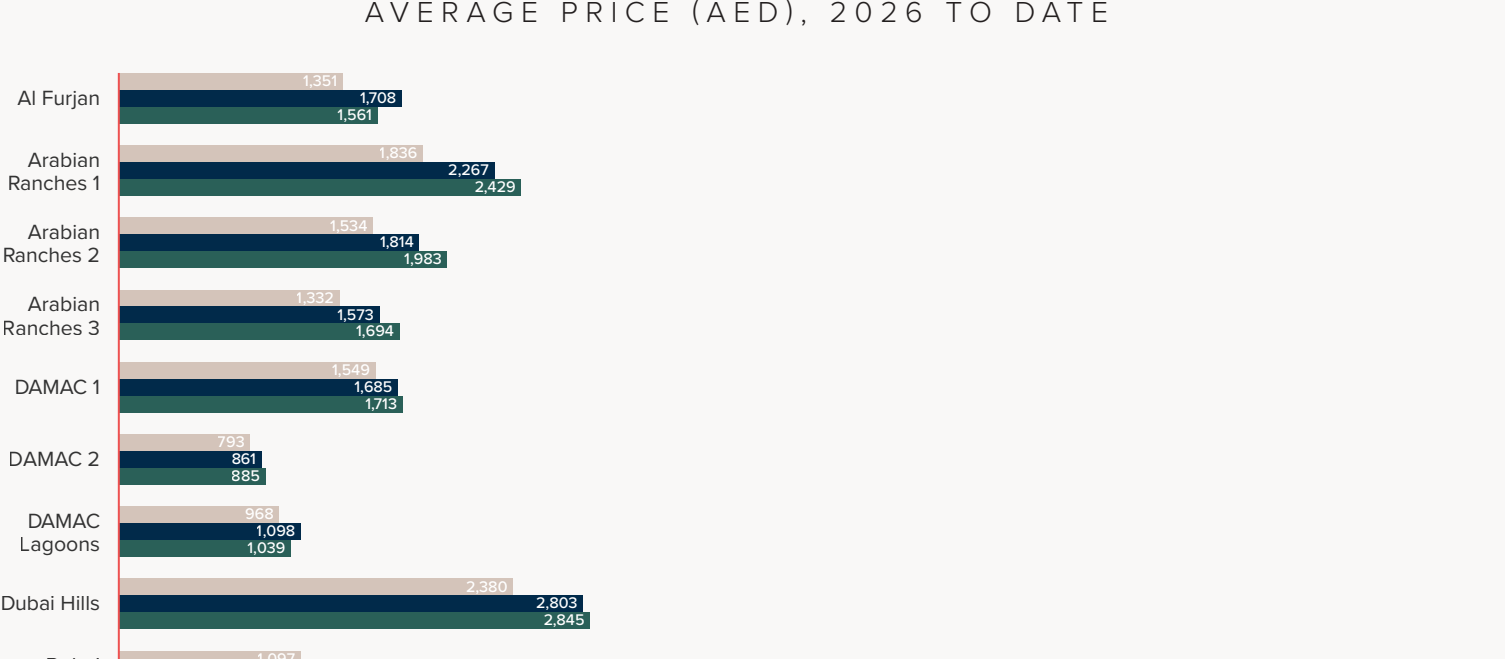
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,584,130	5,845,437	8,877,273	-
Arabian Ranches 1	7,035,217	12,131,111	13,373,077	25,125,000
Arabian Ranches 2	4,353,000	6,722,500	9,641,725	12,500,000
Arabian Ranches 3	3,528,897	6,285,000	6,425,000	-
DAMAC 1	3,731,951	4,424,875	9,025,120	10,600,000
DAMAC 2	1,761,427	2,159,362	-	3,853,333
DAMAC Lagoons	2,611,250	2,757,130	4,038,606	8,383,333
Dubai Hills	6,752,500	7,905,962	17,459,783	44,600,000
Dubai South	3,275,000	4,342,069	5,572,000	-
Emaar South	2,521,625	3,543,748	7,510,720	-
JGE	5,321,522	10,815,444	22,044,706	22,450,000
Jumeirah Park	11,125,278	9,965,000	11,285,001	-
JVC	3,240,909	3,400,217	-	-
MBR	3,551,364	9,400,745	19,124,286	34,828,571
Meadows	10,458,333	13,560,714	12,725,000	17,510,000
Mudon	3,556,413	4,646,250	-	-
Palm Jumeirah	14,949,965	40,428,571	48,660,000	86,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,971,505	-	-	-
The Valley	2,817,992	4,484,784	9,575,981	-
Tilal Al Ghaf	4,143,454	6,312,000	13,309,636	26,046,714
Town Square	2,894,077	3,586,400	-	-
Victory Heights	4,470,000	6,760,000	13,905,556	-
Villanova	2,922,083	3,823,043	-	-

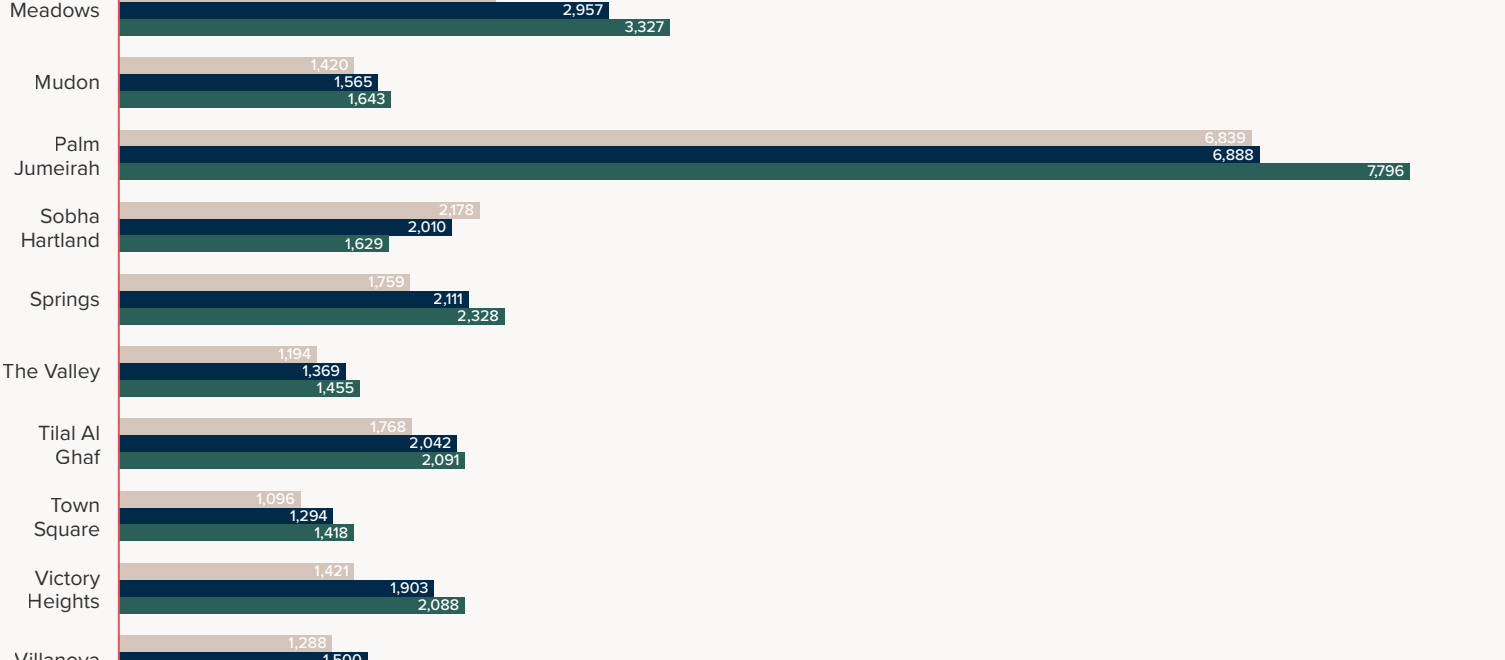
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

MARCH 2026



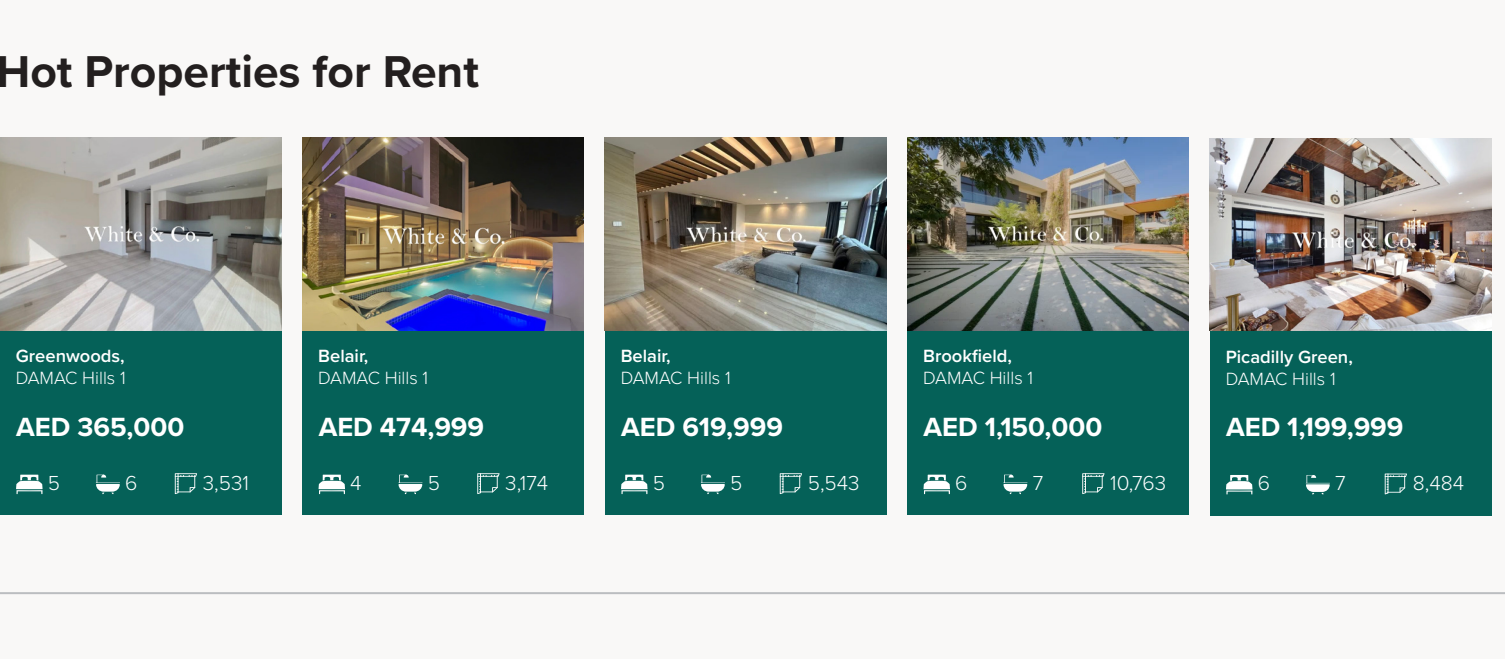
**AED 4,027,737,326**  
Total Sales Value

## Hot Properties for Rent

<p><b>Greenwoods, DAMAC Hills 1</b> AED 365,000</p>	<p><b>Beira, DAMAC Hills 1</b> AED 474,999</p>	<p><b>Beira, DAMAC Hills 1</b> AED 619,999</p>	<p><b>Brookfield, DAMAC Hills 1</b> AED 1,150,000</p>	<p><b>Piccadilly Greens, DAMAC Hills 1</b> AED 1,199,999</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	222,286	299,733	385,841	379,735
Arabian Ranches 1	294,895	497,993	555,155	1,056,776
Arabian Ranches 2	234,375	325,052	547,112	900,000
Arabian Ranches 3	194,539	267,456	389,197	-
DAMAC 1	205,373	242,444	389,600	350,000
DAMAC 2	101,981	112,160	131,313	214,987
DAMAC Lagoons	152,125	165,542	197,825	-
Dubai Hills	385,602	424,123	758,860	2,749,513
Dubai South	165,714	189,632	251,311	-
Emaar South	123,255	166,149	-	-
JGE	317,222	441,008	1,316,251	2,537,814
Jumeirah Park	337,931	337,070	581,196	1,275,000
JVC	208,889	205,642	250,000	-
MBR	212,986	283,631	1,318,636	1,924,952
Meadows	662,500	331,932	586,111	893,333
Mudon	196,770	245,913	300,000	-
Palm Jumeirah	-	1,543,843	2,373,240	5,385,616
Sobha Hartland	-	893,436	973,507	-
Springs	275,061	-	400,000	-
The Valley	146,643	176,598	-	-
Tilal Al Ghaf	231,092	339,433	656,771	-
Town Square	160,909	184,414	-	-
Victory Heights	259,133	292,563	57,094	700,000
Villanova	168,467	188,787	300,000	-

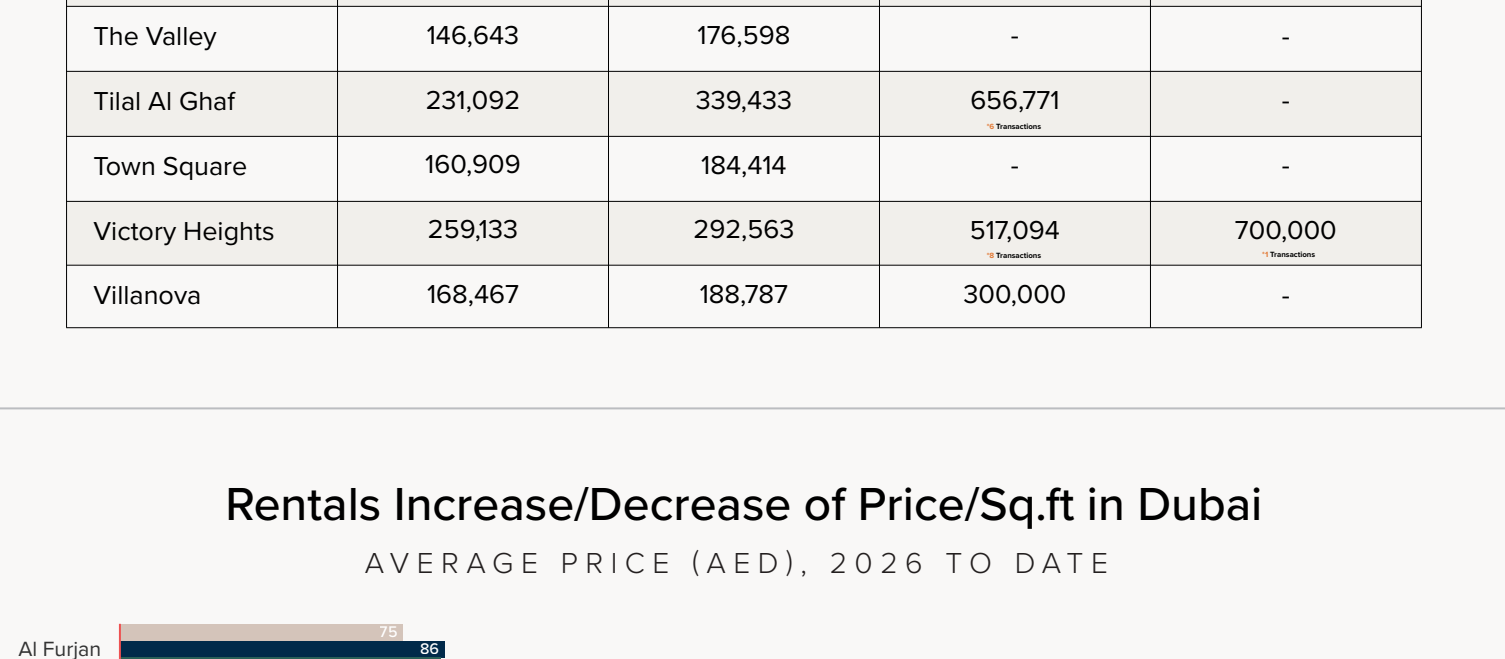
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

MARCH 2026



**AED 372,331,175**  
Total Rental Value

## Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Mayfair	Villa	4.93%
Jumeirah Golf Estates	Villa	4.89%
DAMAC Hills 2	Villa	4.75%
DAMAC Hills	Villa	4.74%
Al Furjan	Villa	4.64%
Reem	Townhouse	4.55%
Dubai Hills Estate	Villa	4.53%
Mohammed Bin Rashid City	Townhouse	4.43%
Mudon	Villa	4.32%
Jumeirah Village Circle	Villa	4.25%
Villanova	Villa	4.24%
Town Square	Townhouse	4.20%
The Springs	Villa	4.16%
The Villa	Villa	4.13%
Sobha Hartland	Villa	4.07%
Arabian Ranches 2	Villa	4.07%
Arabian Ranches 3	Villa	4.07%
Tilal Al Ghaf	Townhouse	4.05%
Serena	Townhouse	3.96%
The Valley	Villa	3.82%
Arabian Ranches	Villa	3.08%
Jumeirah Park	Villa	3.05%
The Meadows	Villa	2.81%
Palm Jumeirah	Villa	2.52%

## Total Sales & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	222	863,032,710	DAMAC 2	578	6130,830
The Valley	108	483,516,420	Mudon	215	45,042,318
MBR	106	1,279,660,646	Villanova	195	33,055,780
Springs	103	498,702,539	The Valley	194	28,572,239
DAMAC 2	88	171,505,530	Arabian Ranches 3	190	42,993,613
Al Furjan	87	543,838,799	Tilal Al Ghaf	177	56,784,536
Dubai Hills	87	1,328,690,000	The Springs	176	38,644,759
DAMAC 1	85	439,567,079	Al Furjan	172	492,877,431
Arabian Ranches 1	80	739,025,000	Town Square	172	2,819,594
Tilal Al Ghaf	78	743,224,624	Dubai Hills Estate	160	107,689,969
Town Square	77	240,52,000	Emaar South	157	21,275,979
Emaar South	74	293,689,999	JVC	134	263,349,017
Arabian Ranches 3	68	347,675,000	DAMAC Hills	131	33,554,380
JGE	61	847,494,000	Dubai South	113	20,349,731
Dubai South	56	222,480,000	MBR	109	5,811,893
JVC	51	171,650,000	Arabian Ranches	104	38,287,983
Villanova	51	167,835,000	DAMAC Lagoons	87	15,263,973
Jumeirah Park	45	483,830,014	Jumeirah Park	80	32,027,360
Meadows	30	389,420,000	Arabian Ranches 2	63	21,343,283
Arabian Ranches 2	25	179,446,897	Victory Heights	46	14,539,344
Victory Heights	22	213,340,000	JGE	42	35,854,802
Palm Jumeirah	21	1,296,199,929	The Meadows	41	20,813,783
Sobha Hartland	3	73,800,000	Palm Jumeirah	34	853,747,51
			Sobha Hartland	7	65,743,35