

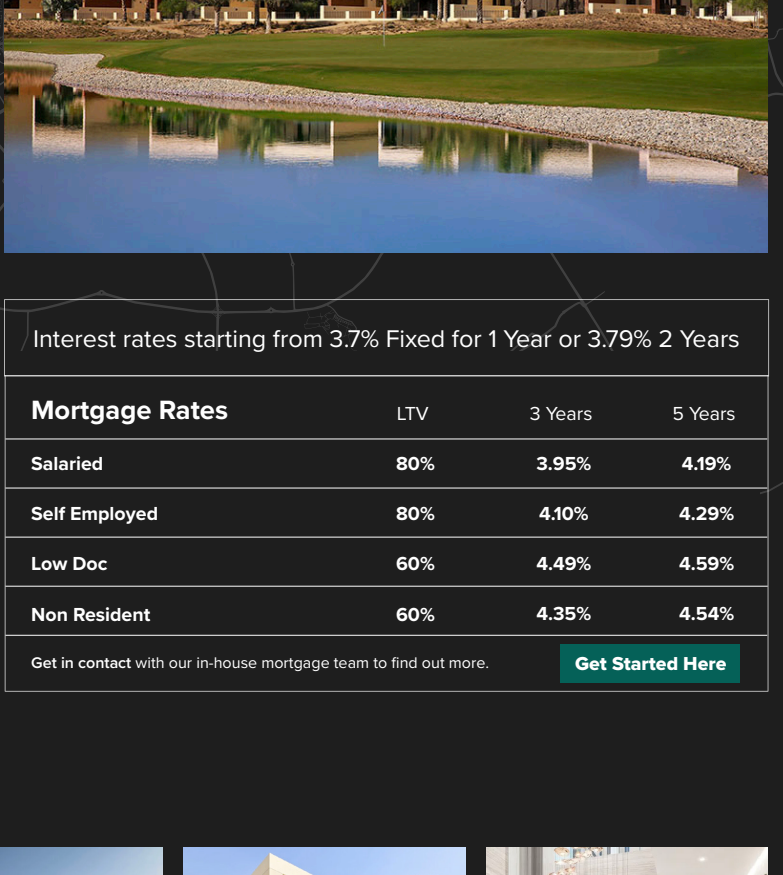
DAMAC Hills 1 January Market Report

Villa | Townhouse

NEWS

DAMAC Hills 1 January 2026 Update

Damac 1 continues to see strong interest from investors and end-users alike. Ongoing handovers, mortgage availability and well-connected locations boost accessibility. Demand for both off-plan and ready properties remains healthy, supporting resale activity and highlighting Damac 1's appeal as a growing, lifestyle-focused community.



NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

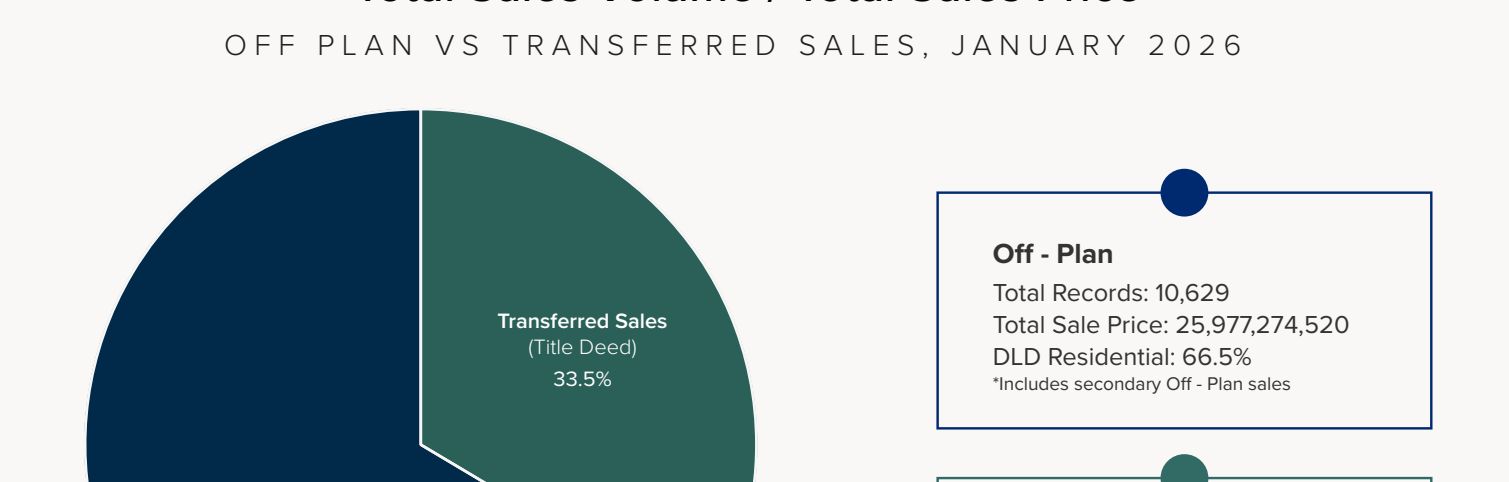
Hot Properties for Sale

| | | | | |
|--|--|--|---|--|
| <p>Bela Phase 2, DAMAC Hills 1 AED 17,171,000</p> | <p>Autograph Collection, DAMAC Hills 1 AED 17,632,000</p> | <p>Bela Phase 2, DAMAC Hills 1 AED 19,062,000</p> | <p>Pecidly Green, DAMAC Hills 1 AED 20,000,000</p> | <p>Autograph Collection, DAMAC Hills 1 AED 33,856,000</p> |
|--|--|--|---|--|

Recent White & Co. Sales

| | | | | |
|---|---|--|---|---|
| <p>Silver Springs, DAMAC Hills 1 AED 3,680,000</p> | <p>Greenwoods, DAMAC Hills 1 AED 4,000,000</p> | <p>Phoenix, DAMAC Hills 1 AED 4,100,000</p> | <p>Rockwood, DAMAC Hills 1 AED 5,350,000</p> | <p>Silver Springs, DAMAC Hills 1 AED 6,600,000</p> |
|---|---|--|---|---|

Dubai House Price Timeline

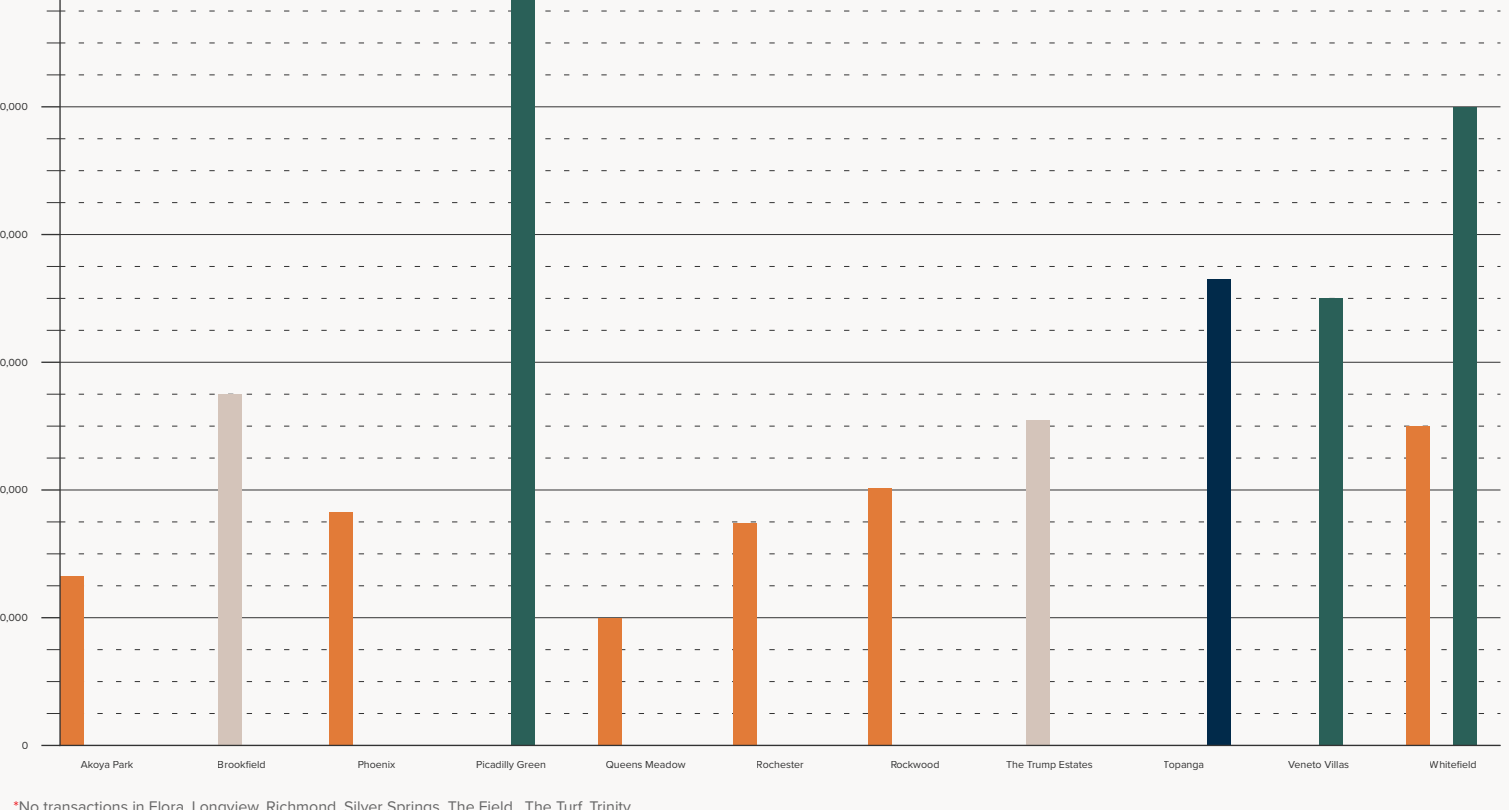


Current January 2026: 232.72

-0.39% MoM Change | -0.98% QoQ Change | +12.29% YoY Change | AED 1,667 Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Off - Plan
Total Records: 10,629
Total Sale Price: 25,977,274,520
DLD Residential: 66.5%
Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 5,365
Total Sale Price: 29,367,286,264
DLD Residential: 33.5%

Sales in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



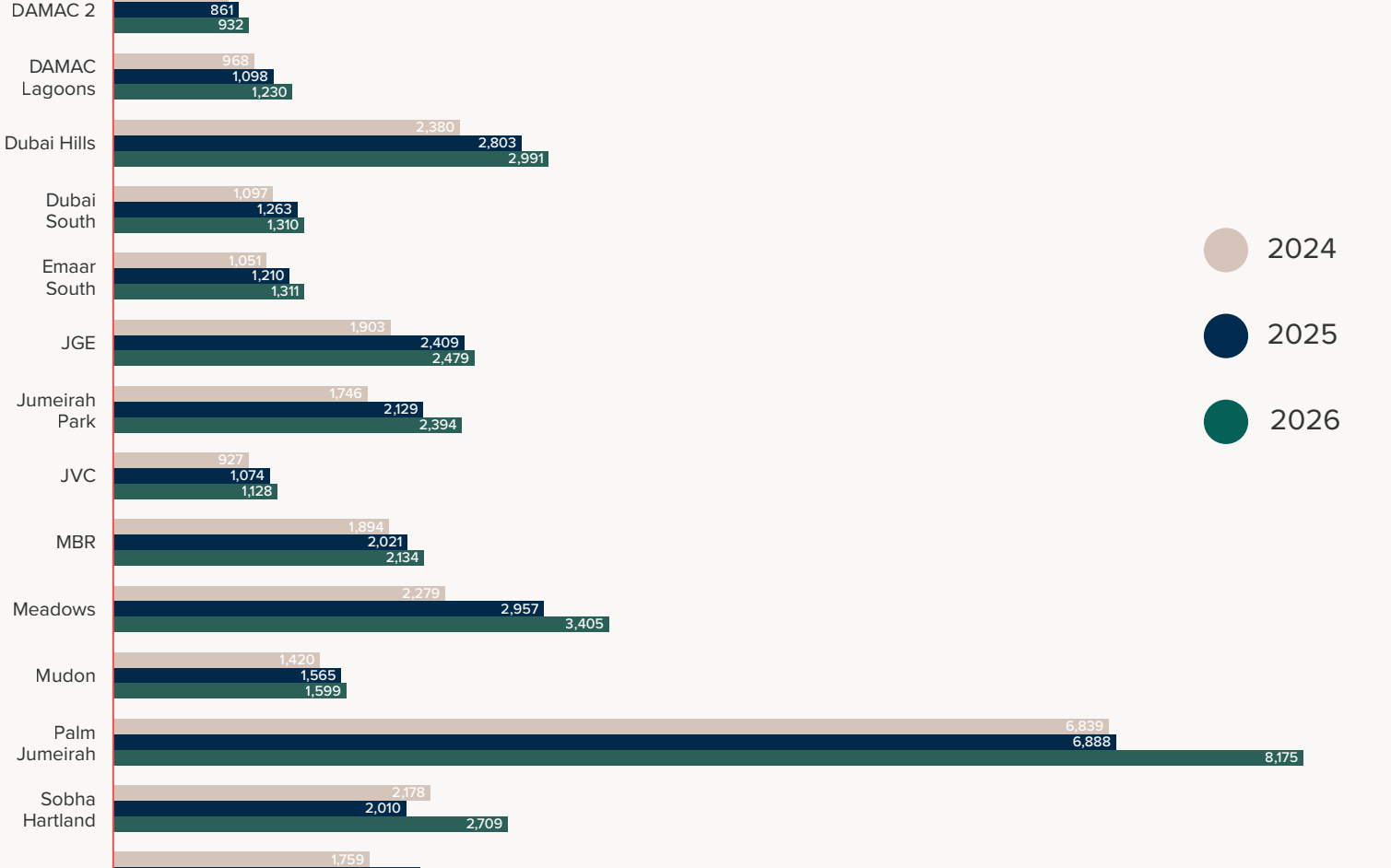
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|-------------------|------------|------------|------------|------------|
| Al Furjan | 4,712,500 | 5,285,833 | 9,183,333 | - |
| Arabian Ranches 1 | 6,653,750 | 12,225,000 | 14,883,333 | 32,250,000 |
| Arabian Ranches 2 | 3,300,000 | 7,337,500 | 7,183,449 | - |
| Arabian Ranches 3 | 3,523,333 | 6,535,000 | 6,550,000 | - |
| DAMAC 1 | 3,355,000 | 4,532,143 | 8,600,000 | 7,300,000 |
| DAMAC 2 | 1,667,853 | 2,123,640 | 3,853,333 | - |
| DAMAC Lagoons | 2,820,000 | 2,749,978 | 4,150,034 | 6,380,000 |
| Dubai Hills | 7,951,667 | 7,603,462 | 16,689,286 | 52,466,667 |
| Dubai South | 2,767,286 | 4,029,259 | 5,612,500 | - |
| Emaar South | 2,560,217 | 3,612,500 | - | - |
| JGE | 5,641,667 | 6,539,833 | 23,283,333 | 26,266,667 |
| Jumeirah Park | 10,605,500 | 10,256,667 | 11,430,000 | - |
| JVC | 3,146,667 | 3,933,333 | - | - |
| MBR | 3,587,500 | 9,604,038 | 17,820,000 | 34,433,333 |
| Meadows | 9,683,333 | 13,787,500 | 13,700,000 | 19,700,000 |
| Mudon | 3,451,667 | 4,807,308 | - | - |
| Palm Jumeirah | 14,949,965 | 41,125,000 | 58,566,667 | 80,000,000 |
| Sobha Hartland | - | 11,700,000 | 25,000,000 | - |
| Springs | 5,938,824 | - | - | - |
| The Valley | 2,834,000 | 4,478,573 | 8,500,000 | - |
| Tilal Al Ghaf | 4,250,000 | 6,898,000 | 16,442,857 | 38,500,000 |
| Town Square | 2,893,821 | 3,566,000 | - | - |
| Victory Heights | 4,470,000 | 5,937,500 | 15,000,000 | - |
| Villanova | 2,795,455 | 4,325,000 | - | - |

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

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



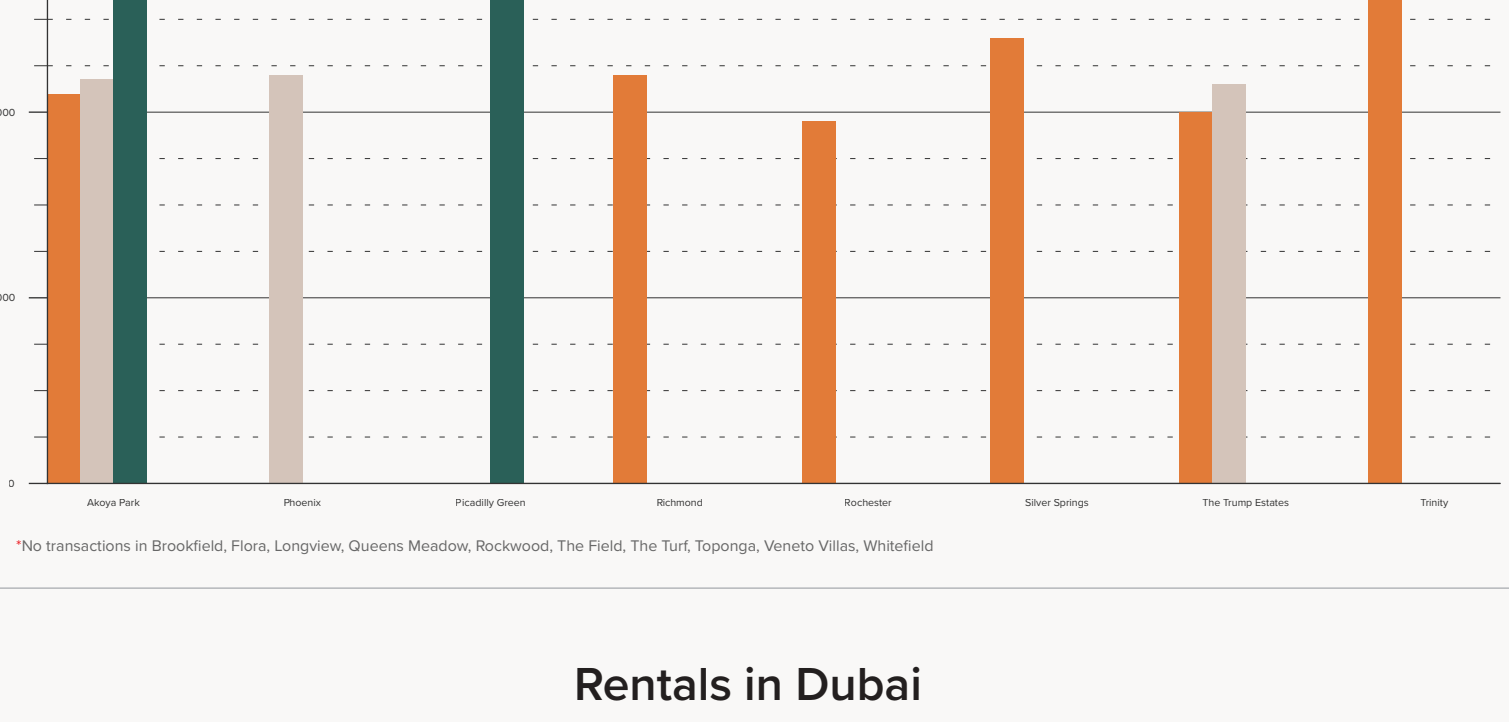
AED 8,588,056,726
Total Sales Value

Hot Properties for Rent

| | | | | |
|---|--|---|--|--|
| <p>Silver Springs, DAMAC Hills 1 AED 399,999</p> | <p>Trump Estates, DAMAC Hills 1 AED 420,000</p> | <p>Bela, DAMAC Hills 1 AED 474,999</p> | <p>Flora, DAMAC Hills 1 AED 1,150,000</p> | <p>Pecidly Green, DAMAC Hills 1 AED 1,199,999</p> |
|---|--|---|--|--|

Rentals in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



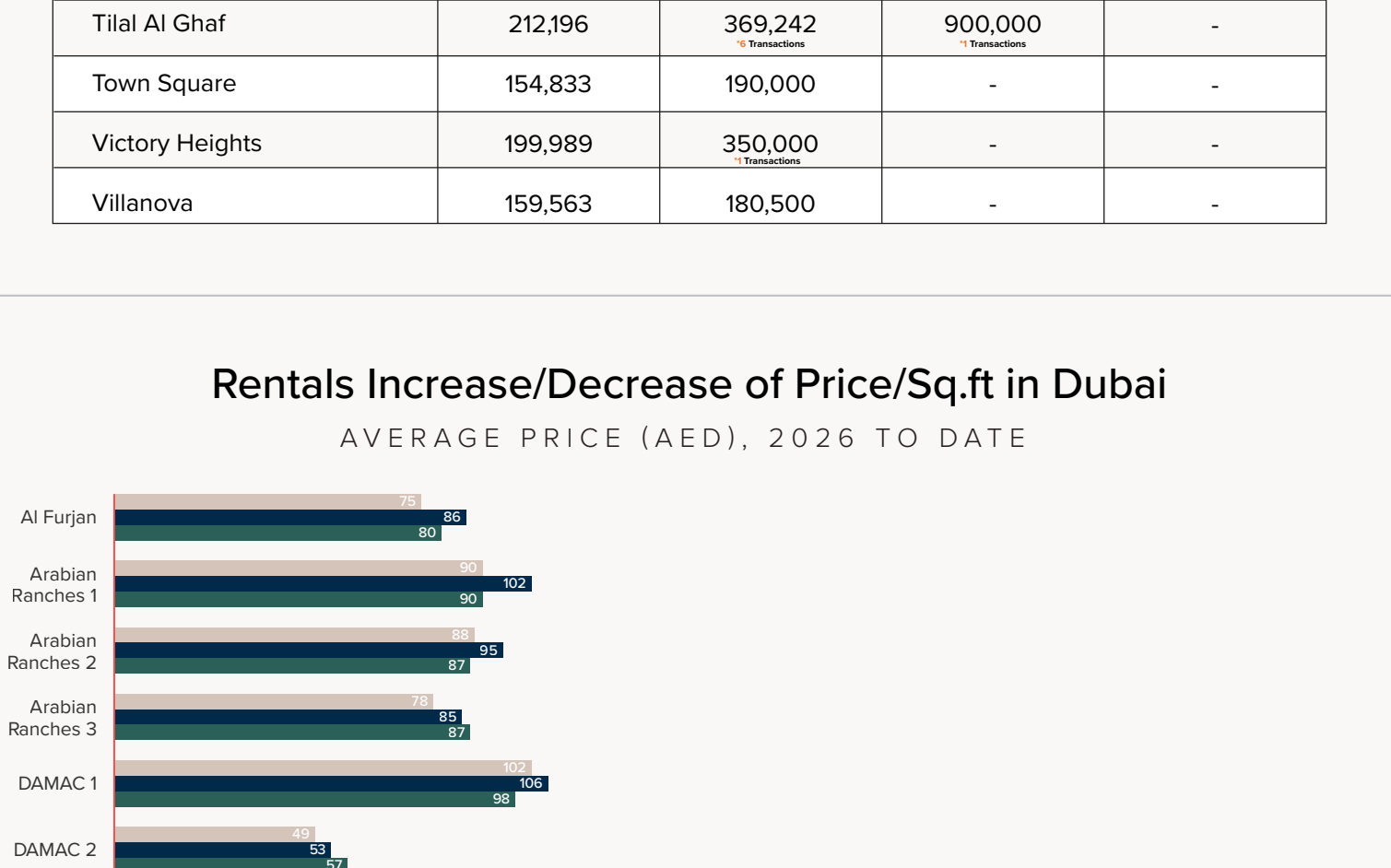
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|-------------------|---------|-----------|-----------|-----------|
| Al Furjan | 169,891 | 290,760 | 263,507 | - |
| Arabian Ranches 1 | 243,571 | 465,000 | - | - |
| Arabian Ranches 2 | 221,000 | 390,000 | - | - |
| Arabian Ranches 3 | 191,429 | 258,152 | 325,000 | - |
| DAMAC 1 | 213,750 | 220,750 | 545,772 | - |
| DAMAC 2 | 104,214 | 116,500 | 115,000 | 230,000 |
| DAMAC Lagoons | 162,000 | 180,000 | 226,667 | - |
| Dubai Hills | 319,106 | 301,429 | 792,000 | 2,522,610 |
| Dubai South | 122,778 | 179,429 | 233,333 | - |
| Emaar South | 118,125 | 169,000 | - | - |
| JGE | 330,000 | - | - | - |
| Jumeirah Park | 231,667 | 321,250 | 600,000 | - |
| JVC | 145,000 | 208,000 | 230,000 | - |
| MBR | 188,261 | 431,250 | 1,325,000 | - |
| Meadows | 350,000 | 310,523 | - | - |
| Mudon | 189,882 | 235,943 | - | - |
| Palm Jumeirah | - | 1,300,000 | 1,299,288 | 2,500,000 |
| Sobha Hartland | - | - | - | - |
| Springs | 248,880 | - | 400,000 | - |
| The Valley | 138,263 | 177,500 | - | - |
| Tilal Al Ghaf | 212,196 | 369,242 | 900,000 | - |
| Town Square | 154,833 | 190,000 | - | - |
| Victory Heights | 199,989 | 350,000 | - | - |
| Villanova | 159,563 | 180,500 | - | - |

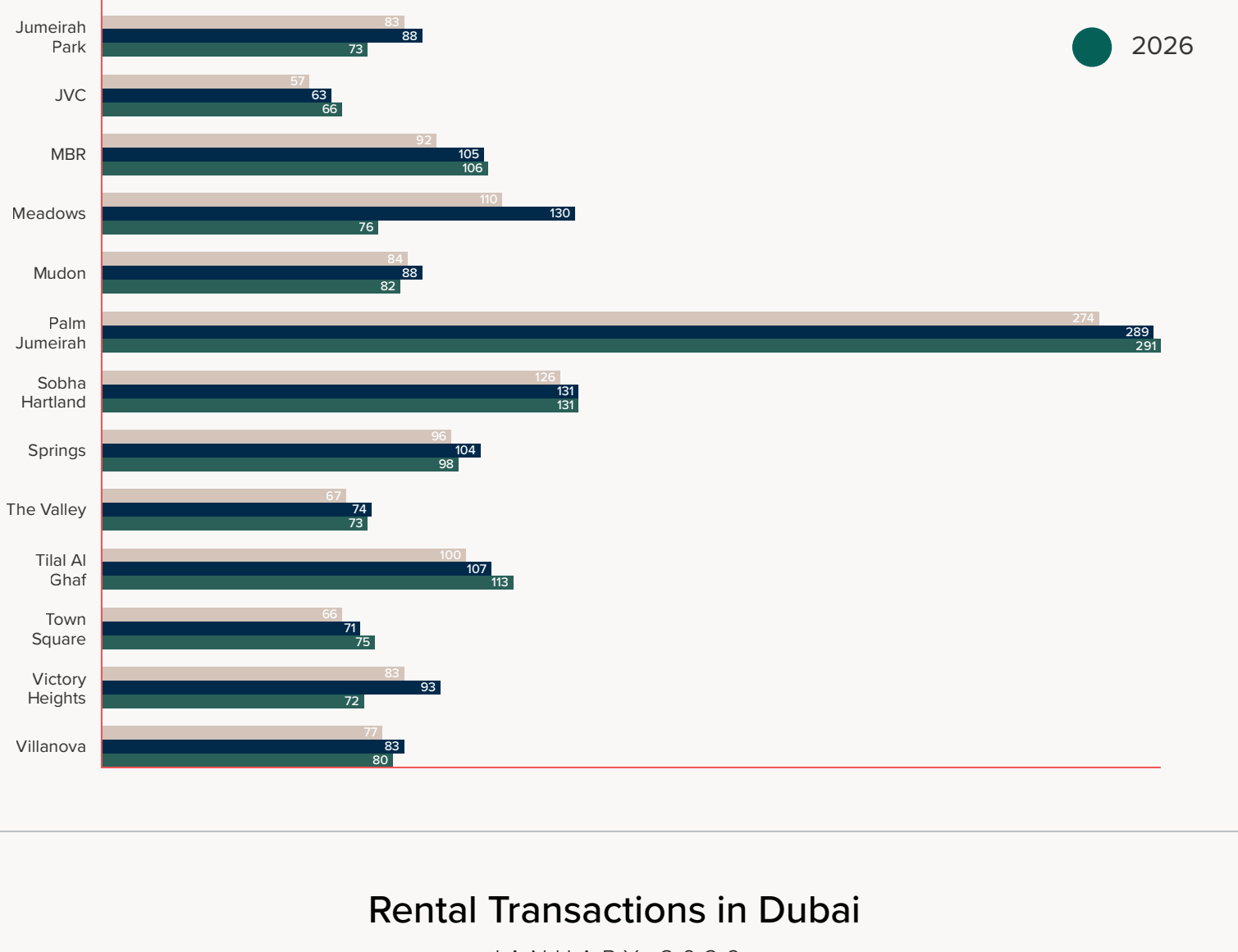
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



AED 153,926,950
Total Rental Value

Current Average Gross Yield

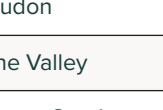
JANUARY 2026

| Community | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|
| Jumeirah Golf Estates | Villa | 5.79% |
| DAMAC Hills 2 | Villa | 5.78% |
| DAMAC Hills | Villa | 5.76% |
| Mudon | Villa | 5.52% |
| Jumeirah Village Circle | Villa | 5.48% |
| Town Square | Townhouse | 5.19% |
| Villanova | Villa | 5.09% |
| Tilal Al Ghaf | Townhouse | 5.00% |
| Serena | Townhouse | 4.97% |
| Mohammed Bin Rashid City | Townhouse | 4.95% |
| Arabian Ranches 3 | Villa | 4.95% |
| Reem | Townhouse | 4.89% |
| Arabian Ranches 2 | Villa | 4.88% |
| The Valley | Villa | 4.77% |
| Al Furjan | Villa | 4.68% |
| Dubai South | Villa | 4.47% |
| Dubai Hills Estate | Villa | 4.36% |
| The Springs | Villa | 4.31% |
| Sobha Hartland | Villa | 4.28% |
| Arabian Ranches | Villa | 4.02% |
| Dubai Sports City | Villa | 3.91% |
| Jumeirah Park | Villa | 3.67% |
| The Meadows | Villa | 3.18% |
| Palm Jumeirah | Villa | 2.80% |

Total Sales & Rentals in Dubai

2026 TO DATE

| SALES | Total Volume | Total Value | RENTALS | Total Volume | Total Value |
|-------------------|--------------|-------------|-------------------|--------------|-------------|
| DAMAC Lagoons | 87 | 345,642,530 | DAMAC 2 | 58 | 6,182,145 |
| Dubai South | 67 | 251,143,897 | Dubai South | 37 | 5,672,000 |
| The Valley | 44 | 162,590,622 | Villanova | 27 | 4,488,000 |
| Arabian Ranches 1 | 41 | 394,405,000 | Mudon | 24 | 4,879,600 |
| MBR | 40 | 534,775,000 | The Valley | 23 | 3,337,000 |
| Town Square | 38 | 116,687,000 | Emaar South | 21 | 2,735,000 |
| DAMAC 2 | 37 | 72,699,157 | Al Furjan | 20 | 5,370,827 |
| Springs | 37 | 172,625,000 | Town Square | 20 | 3,272,500 |
| Al Furjan | 36 | 221,445,000 | Arabian Ranches 3 | 19 | 4,571,520 |
| Mudon | 34 | 134,980,000 | Dubai Hills | 18 | 11,445,854 |
| Emaar South | 33 | 95,010,000 | Springs | 17 | 3,394,399 |
| DAMAC 1 | 30 | 141,863,160 | DAMAC 1 | 16 | 4,776,088 |
| Dubai Hills | 30 | 443,780,000 | Tilal Al Ghaf | 14 | 4,600,826 |
| Arabian Ranches 3 | 28 | 137,820,000 | MBR | 13 | 5,692,827 |
| Tilal Al Ghaf | 28 | 309,922,000 | Arabian Ranches 1 | 12 | 3,195,000 |
| JGE | 26 | 355,764,000 | JVC | 10 | 1,915,000 |
| Jumeirah Park | 21 | 224,745,000 | Jumeirah Park | 8 | 2,580,000 |
| Villanova | 16 | 52,375,000 | Arabian Ranches 2 | 6 | 1,495,000 |
| Meadows | 15 | 200,150,000 | DAMAC Lagoons | 5 | 1,022,000 |
| JVC | 12 | 40,120,000 | Victory Heights | 4 | 949,967 |
| Palm Jumeirah | 12 | 760,099,929 | Meadows | 3 | 971,046 |
| Victory Heights | 9 | 77,690,000 | Palm Jumeirah | 3 | 5,059,288 |
| Arabian Ranches 2 | 7 | 47,016,898 | JGE | 1 | 330,000 |
| Sobha Hartland | 1 | 117,000,000 | Sobha Hartland | 0 | 0 |



*Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

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