

## DAMAC Hills 1 May Market Report

Villa | Townhouse

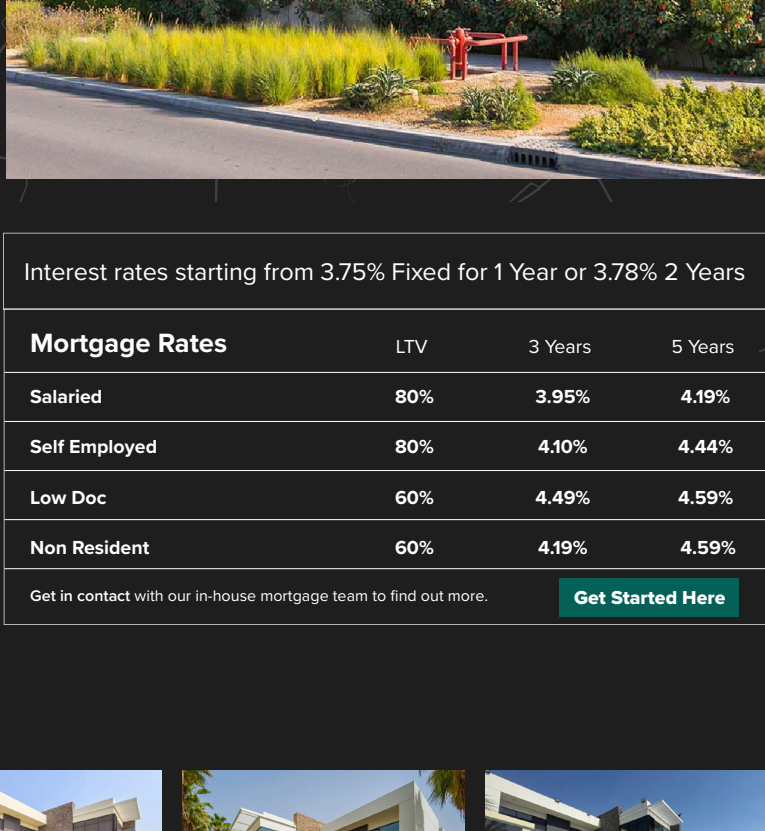
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## Villas Strengthen Position as Defensive Luxury Asset

DAMAC Hills 1 continues to reinforce its status as one of Dubai's most resilient villa communities in 2026. Strong demand from affluent end-users and limited resale inventory are supporting long-term value growth. Analysts expect villas within the mature master community to remain tightly held, sustaining price stability and investor confidence for luxury.



## NEWS

## White &amp; Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

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

| Mortgage Rates |  | LTV | 3 Years | 5 Years |
|----------------|--|-----|---------|---------|
| Salaryed       |  | 80% | 3.95%   | 4.19%   |
| Self Employed  |  | 80% | 4.05%   | 4.44%   |
| Low Doc        |  | 60% | 4.49%   | 4.59%   |
| Non Resident   |  | 60% | 4.19%   | 4.59%   |

Get in contact with our in-house mortgage team to find out more.

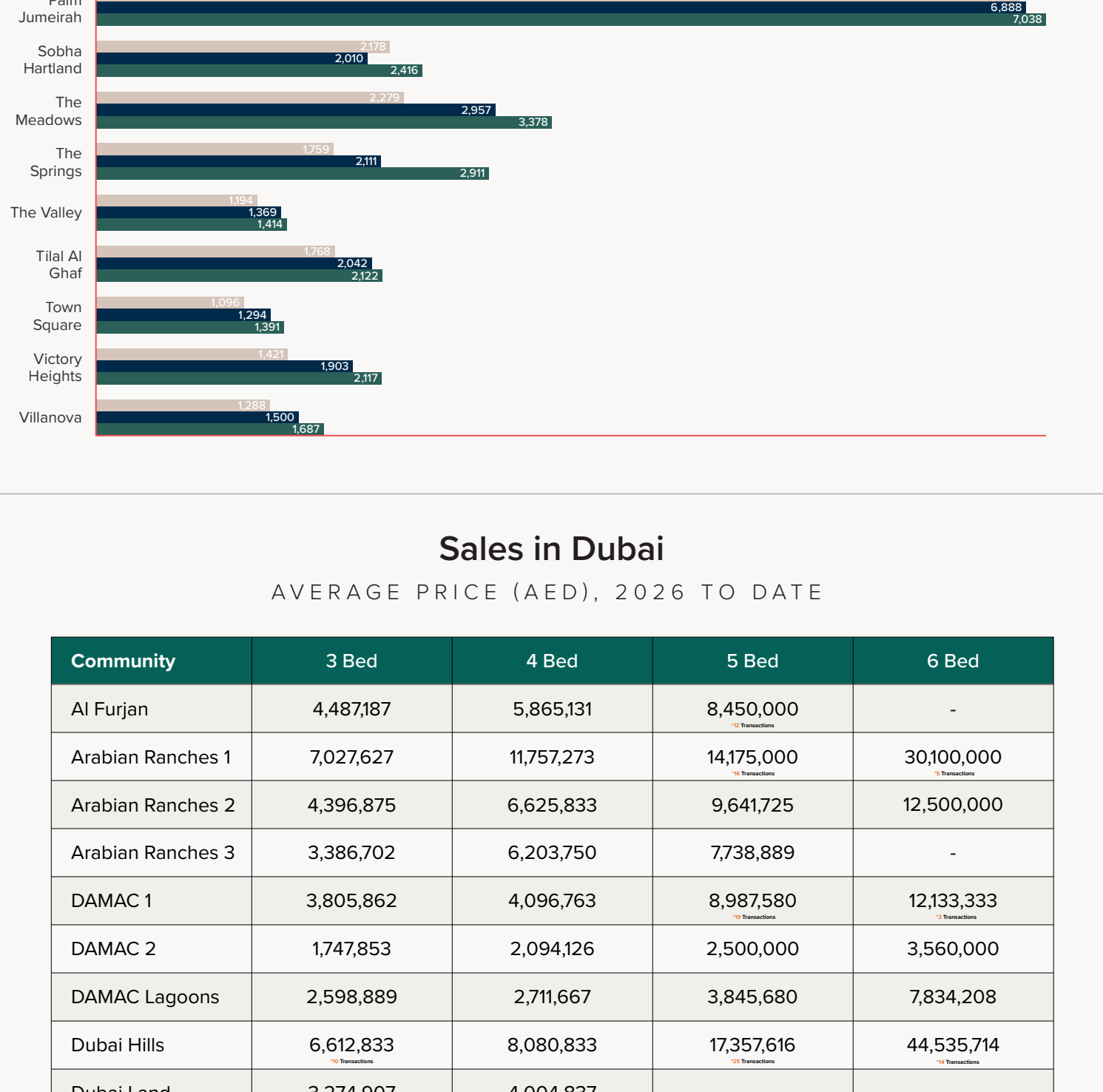
Get Started Here

## Hot Properties for Sale

|                                                       |                                                              |                                                                   |                                                                 |                                                                   |
|-------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------|
| <br>Bela, DAMAC Hills 1<br>AED 13,250,000<br>7 3 7327 | <br>Whitefield, DAMAC Hills 1<br>AED 16,000,000<br>4 5 5,258 | <br>Picadilly Green, DAMAC Hills 1<br>AED 18,500,000<br>6 7 8,203 | <br>Queens Meadow, DAMAC Hills 1<br>AED 18,500,000<br>6 8 1,648 | <br>Picadilly Green, DAMAC Hills 1<br>AED 20,000,000<br>6 8 8,203 |
|-------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------|

## Recent White &amp; Co. Sales

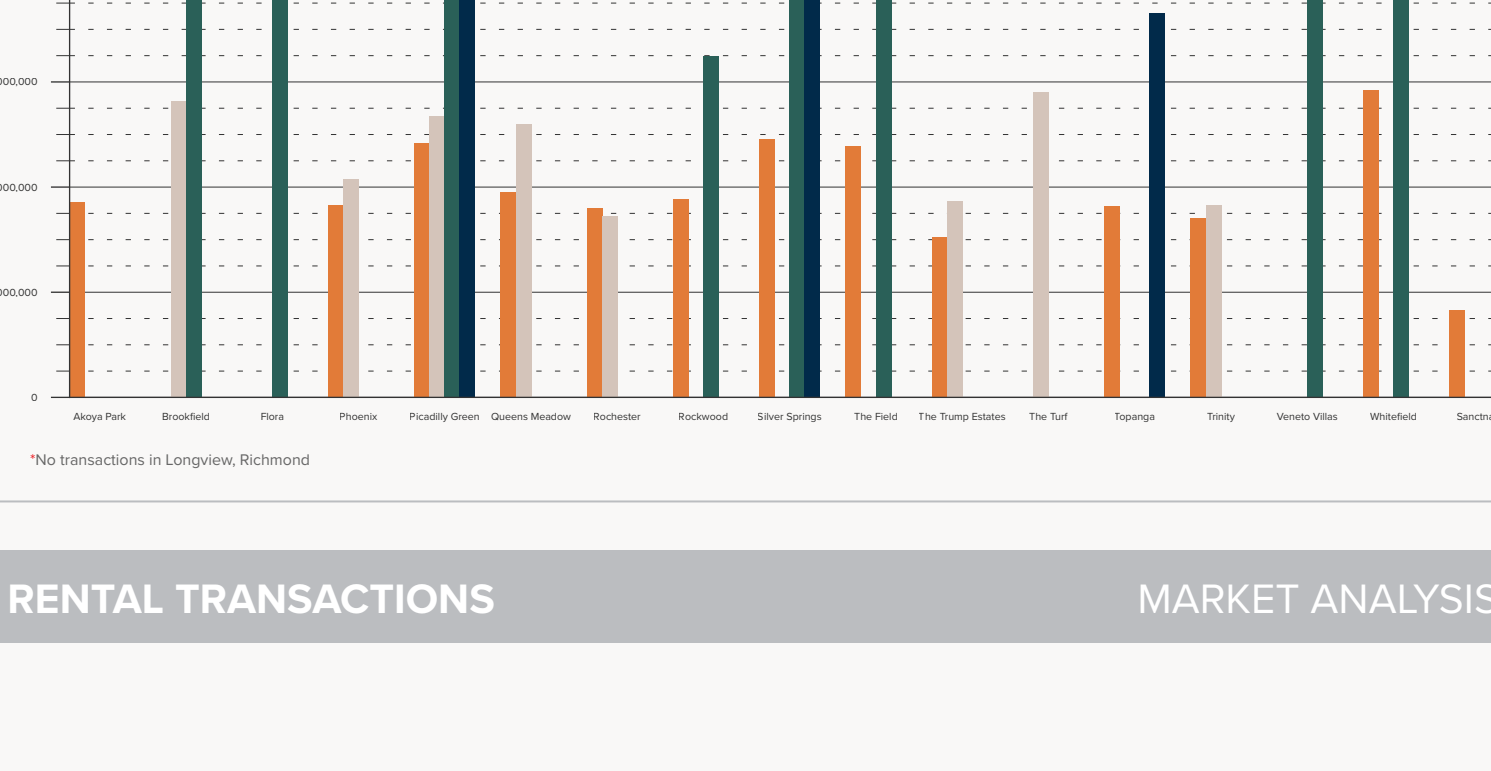
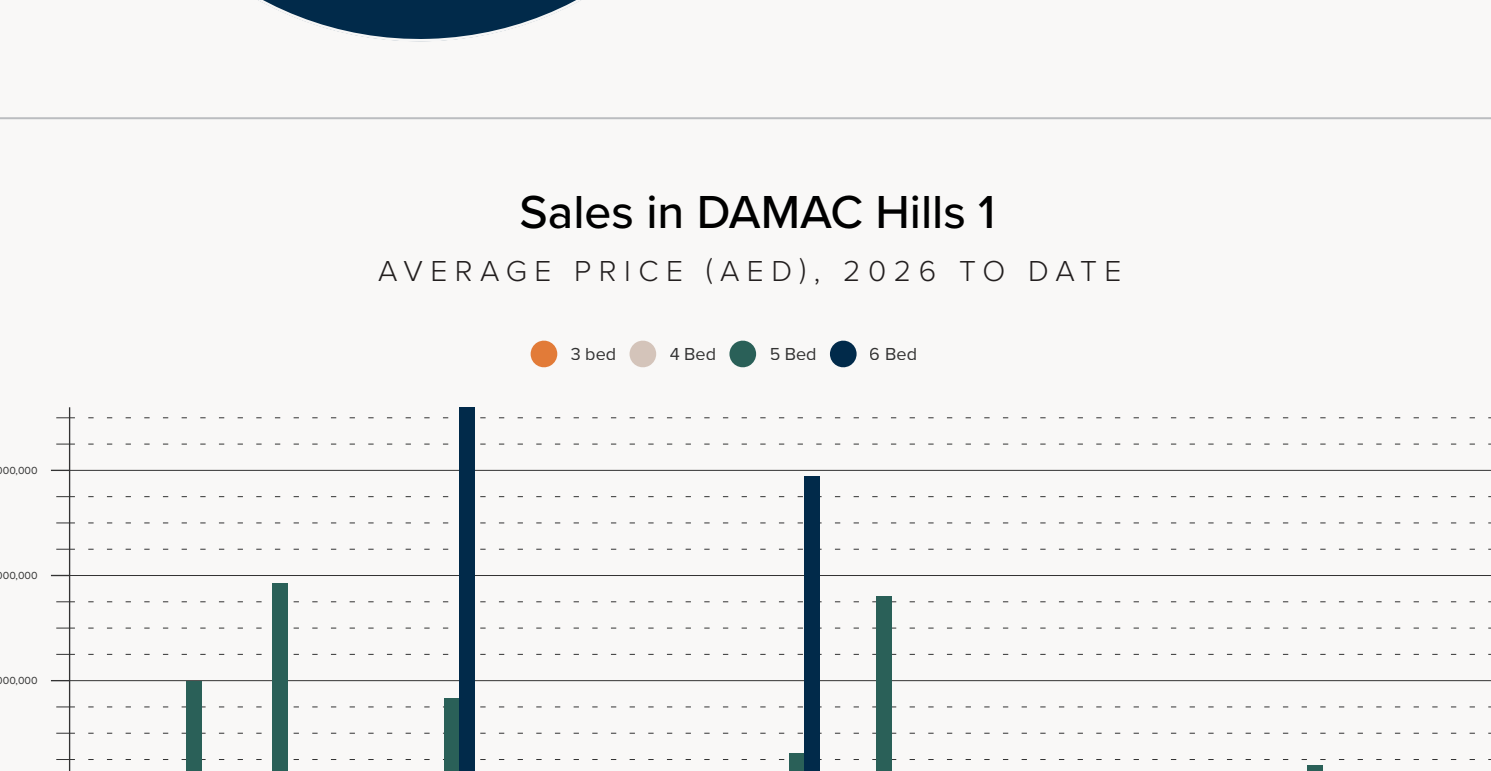
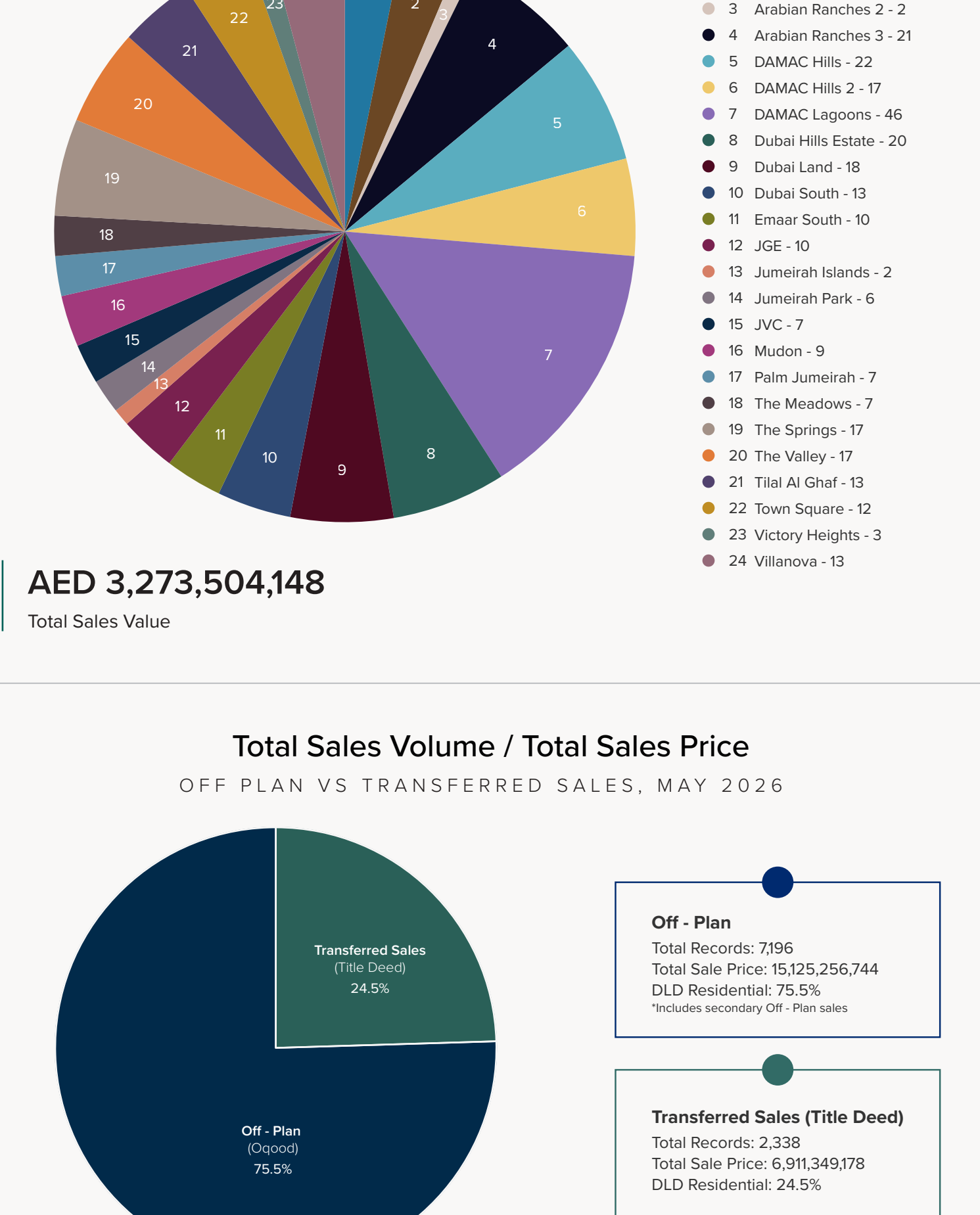
|                                                       |                                                             |                                                          |                                                           |                                                                    |
|-------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------|
| <br>Bela, DAMAC Hills 1<br>AED 3,675,000<br>4 3 1,938 | <br>Akoya Park, DAMAC Hills 1<br>AED 4,050,000<br>3 4 2,936 | <br>Topanga, DAMAC Hills 1<br>AED 4,900,000<br>4 4 3,967 | <br>Longview, DAMAC Hills 1<br>AED 7,050,000<br>5 6 4,844 | <br>Picadilly Greens, DAMAC Hills 1<br>AED 11,500,000<br>5 7 7,635 |
|-------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------|



Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Al Furjan         | 4,487,187  | 5,865,131  | 8,450,000  | -          |
| Arabian Ranches 1 | 7,027,627  | 11,757,273 | 14,175,000 | 30,100,000 |
| Arabian Ranches 2 | 4,396,875  | 6,625,833  | 9,641,725  | 12,500,000 |
| Arabian Ranches 3 | 3,386,702  | 6,203,750  | 7,738,889  | -          |
| DAMAC 1           | 3,805,862  | 4,096,763  | 8,987,580  | 12,133,333 |
| DAMAC 2           | 1,747,853  | 2,094,126  | 2,500,000  | 3,560,000  |
| DAMAC Lagoons     | 2,598,889  | 2,711,667  | 3,845,680  | 7,834,208  |
| Dubai Hills       | 6,612,833  | 8,080,833  | 17,357,616 | 44,535,714 |
| Dubai Land        | 3,274,907  | 4,004,837  | -          | -          |
| Dubai South       | 2,783,460  | 3,992,191  | 6,107,144  | -          |
| Emaar South       | 2,582,630  | 3,691,249  | 7,510,720  | -          |
| JGE               | 5,099,000  | 9,525,933  | 19,360,400 | 23,951,786 |
| Jumeirah Islands  | -          | 22,383,032 | 45,249,107 | -          |
| Jumeirah Park     | 10,885,370 | 9,625,652  | 11,490,418 | -          |
| JVC               | 3,287,414  | 3,419,167  | -          | -          |
| Mudon             | 3,536,407  | 4,630,000  | -          | -          |
| Palm Jumeirah     | 21,383,310 | 39,921,429 | 47,883,333 | 95,833,333 |
| Sobha Hartland    | -          | 10,050,000 | 25,000,000 | 37,100,000 |
| The Meadows       | 10,458,333 | 13,500,000 | 14,051,923 | 17,673,333 |
| The Springs       | 5,990,578  | -          | -          | -          |
| The Valley        | 2,807,272  | 4,338,792  | 9,181,986  | -          |
| Tilal Al Ghaf     | 3,975,379  | 6,279,891  | 12,709,357 | 26,046,714 |
| Town Square       | 2,840,610  | 3,537,273  | -          | -          |
| Victory Heights   | 4,350,000  | 7,237,496  | 14,150,000 | -          |
| Villanova         | 2,923,750  | 3,819,359  | 7,200,000  | -          |



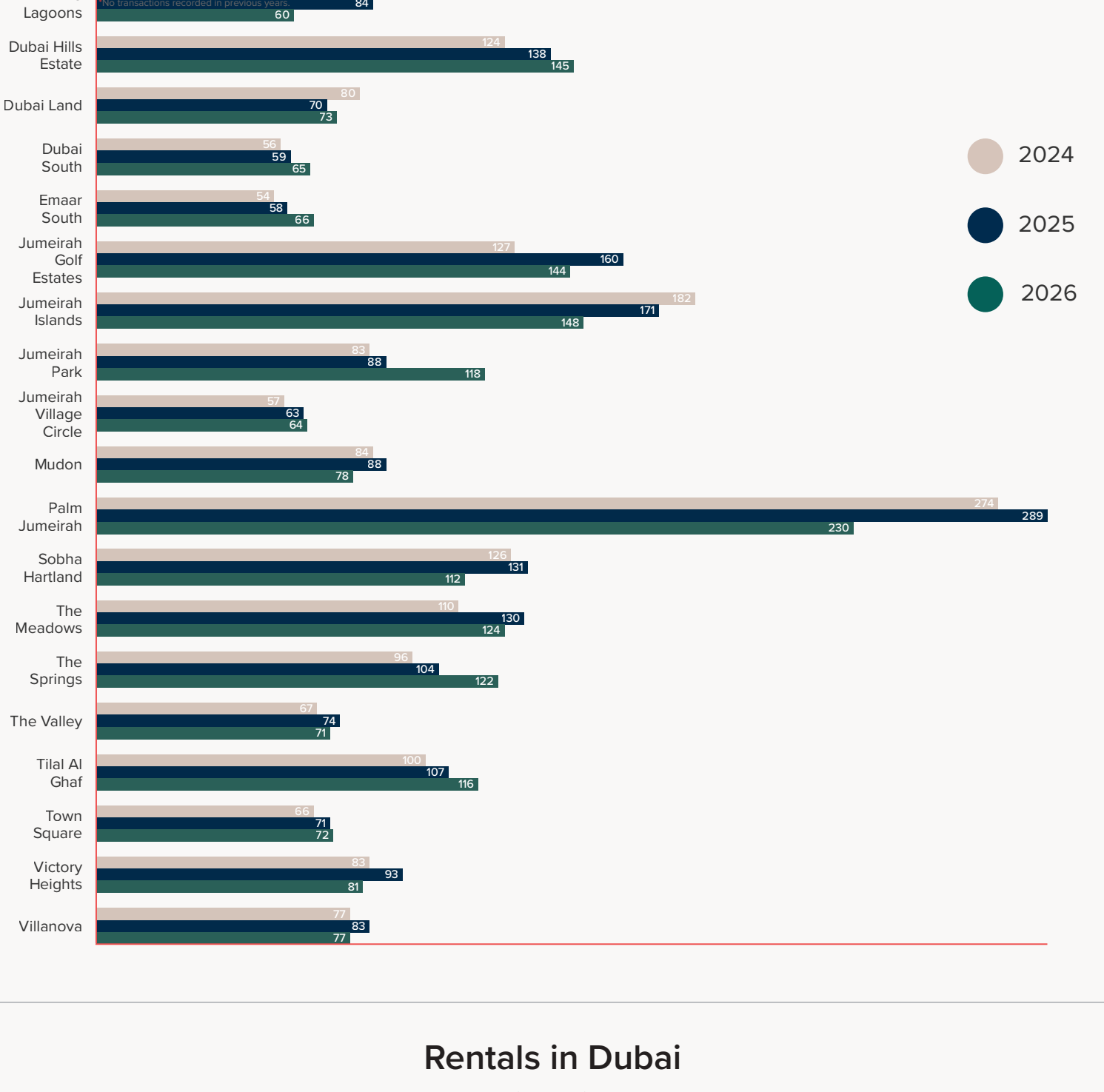
## RENTAL TRANSACTIONS

## MARKET ANALYSIS

## Hot Properties for Rent

|                                                               |                                                      |                                                           |                                                                |                                                         |
|---------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|
| <br>Silver Springs, DAMAC Hills 1<br>AED 350,000<br>5 6 3,479 | <br>Piera, DAMAC Hills 1<br>AED 375,000<br>4 4 5,139 | <br>Brookfield, DAMAC Hills 1<br>AED 440,000<br>5 7 5,500 | <br>Picadilly Green, DAMAC Hills 1<br>AED 499,999<br>5 7 4,951 | <br>The Turt, DAMAC Hills 1<br>AED 500,000<br>5 6 5,003 |
|---------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|

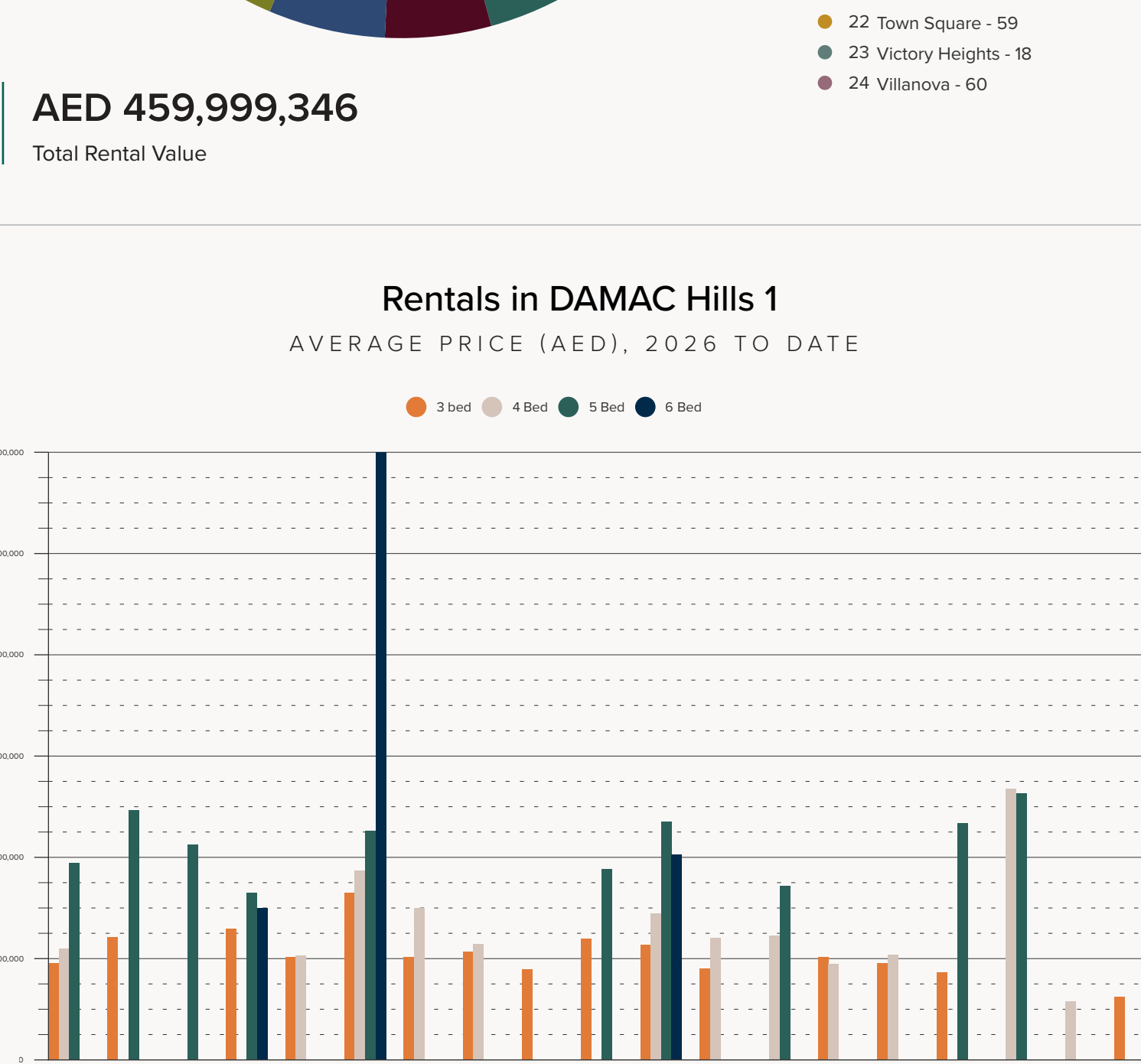
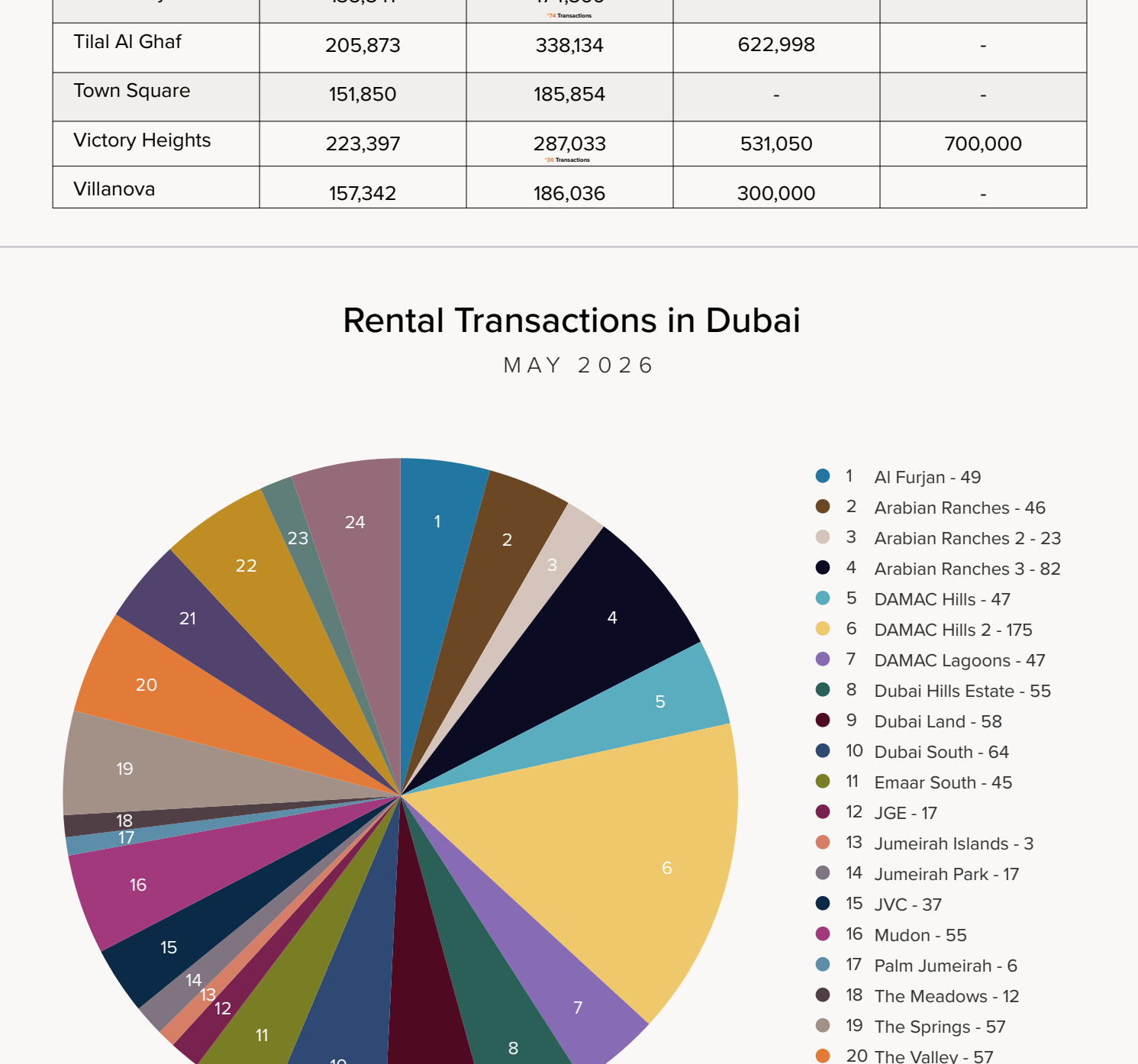
## Rentals Increase/Decrease of Price/Sq.ft in Dubai



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Al Furjan         | 213,075 | 294,812   | 411,996   | -         |
| Arabian Ranches 1 | 287,379 | 497,106   | 592,601   | 1,106,428 |
| Arabian Ranches 2 | 211,696 | 328,943   | 430,829   | 695,000   |
| Arabian Ranches 3 | 165,535 | 264,287   | 332,868   | -         |
| DAMAC 1           | 196,219 | 233,996   | 413,215   | 502,467   |
| DAMAC 2           | 99,632  | 114,479   | 134,235   | 215,661   |
| DAMAC Lagoons     | 147,652 | 157,587   | 197,230   | -         |
| Dubai Hills       | 322,096 | 407,143   | 746,487   | 2,205,296 |
| Dubai Land        | 167,812 | 209,051   | -         | -         |
| Dubai South       | 121,711 | 175,280   | 251,647   | -         |
| Emaar South       | 116,071 | 160,361   | -         | -         |
| JGE               | 282,765 | 458,446   | 1,231,856 | 2,537,814 |
| Jumeirah Islands  | -       | 1,052,565 | 1,300,000 | -         |
| Jumeirah Park     | 324,638 | 341,578   | 564,855   | 1,275,000 |
| JVC               | 200,061 | 206,221   | 250,000   | -         |
| Mudon             | 186,992 | 243,970   | 299,494   | -         |
| Palm Jumeirah     | 700,000 | 1,529,923 | 2,135,944 | 5,225,743 |
| Sobha Hartland    | -       | 716,062   | 840,671   | -         |
| The Meadows       | 489,368 | 391,377   | 516,399   | 892,000   |
| The Springs       | 268,053 | -         | 400,000   | -         |
| The Valley        | 135,841 | 174,366   | -         | -         |
| Tilal Al Ghaf     | 205,873 | 338,134   | 622,998   | -         |
| Town Square       | 151,850 | 185,854   | -         | -         |
| Victory Heights   | 223,397 | 287,033   | 531,050   | 700,000   |
| Villanova         | 157,342 | 186,036   | 300,000   | -         |



Current Average Gross Yield

MAY 2026

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| DAMAC Lagoons     | Villa          | 6.43 %           |
| DAMAC Hills 2     | Villa          | 5.95 %           |
| JGE               | Villa          | 5.95 %           |
| JVC               | Villa          | 5.85 %           |
| DAMAC Hills 1     | Villa          | 5.56 %           |
| Mudon             | Villa          | 5.24 %           |
| Sobha Hartland    | Villa          | 5.11 %           |
| Villanova         | Villa          | 5.07 %           |
| Town Square       | Townhouse      | 5.00 %           |
| Arabian Ranches 2 | Villa          | 4.96 %           |
| Al Furjan         | Villa          | 4.94 %           |
| Tilal Al Ghaf     | Townhouse      | 4.93 %           |

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| Arabian Ranches 3 | Villa          | 4.91 %           |
| Reem              | Townhouse      | 4.82 %           |
| Serena            | Townhouse      | 4.79 %           |
| Dubai Hills       | Villa          | 4.40 %           |
| Dubai South       | Villa          | 4.40 %           |
| The Springs       | Villa          | 4.16 %           |
| Arabian Ranches   | Villa          | 3.92 %           |
| Jumeirah Park     | Villa          | 3.76 %           |
| Dubai Sports City | Villa          | 3.67 %           |
| Palm Jumeirah     | Villa          | 3.39 %           |
| The Meadows       | Villa          | 3.12 %           |
| Jumeirah Islands  | Villa          | 3.08 %           |

# Total Sales & Rentals in Dubai

## 2026 TO DATE

| Total Volume       | Total Volume | Total Value   | RENTALS            | Total Volume | Total Value |
|--------------------|--------------|---------------|--------------------|--------------|-------------|
| DAMAC Lagoons      | 334          | 1,216,116,810 | DAMAC Hills 2      | 909          | 95,900,637  |
| Dubai South        | 179          | 765,664,031   | Dubai South        | 401          | 61,355,007  |
| The Valley         | 156          | 580,526,415   | Arabian Ranches 3  | 333          | 82,566,210  |
| The Springs        | 136          | 646,908,739   | Mudon              | 303          | 66,983,240  |
| DAMAC Hills        | 127          | 688,826,079   | Villanova          | 50           | 5,722,585   |
| DAMAC Hills 2      | 126          | 2,415,7530    | Town Square        | 294          | 48,918,454  |
| Dubai Hills Estate | 121          | 1,836,508,494 | The Valley         | 288          | 43,037,612  |
| Dubai Land         | 121          | 409,190,955   | Dubai Land         | 281          | 46,711,803  |
| Al Furjan          | 118          | 724,679,005   | The Springs        | 275          | 62,967,037  |
| Arabian Ranches 3  | 116          | 601,050,000   | Tilal Al Ghaf      | 269          | 94,714,875  |
| Tilal Al Ghaf      | 109          | 938,374,624   | Al Furjan          | 263          | 82,711,154  |
| Arabian Ranches    | 107          | 987,403,998   | Dubai Hills Estate | 260          | 244,253,910 |
| Mudon              | 107          | 430,887,999   | Emaar South        | 250          | 34,081,255  |
| Emaar South        | 105          | 332,028,772   | DAMAC Hills        | 216          | 61,721,248  |
| Town Square        | 105          | 321,253,943   | JVC                | 197          | 40,179,800  |
| JGE                | 89           | 1,191,243,000 | Arabian Ranches    | 177          | 77,523,446  |
| Villanova          | 82           | 276,285,000   | DAMAC Lagoons      | 174          | 30,579,716  |
| JVC                | 77           | 249,065,000   | Jumeirah Park      | 116          | 57,422,690  |
| Jumeirah Park      | 62           | 653,180,014   | Arabian Ranches 2  | 105          | 37,211,925  |
| The Meadows        | 39           | 527,945,000   | JGE                | 68           | 54,548,465  |