

Dubai Hills Estate February Market Report

Villa | Townhouse

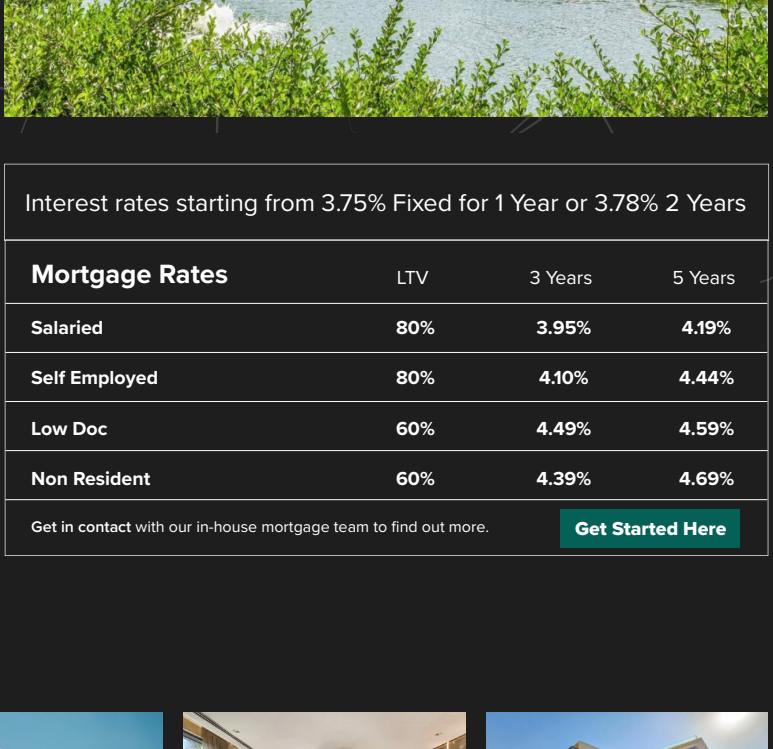
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Strong Demand in Dubai Hills Estate

Dubai Hills recorded sustained demand for villas and townhouses in February 2026, underpinned by strong end-user activity and a shortage of new supply. Buyers continued to prioritise landscaped surroundings, reputable schools and seamless road access, maintaining price stability and solid transaction volumes across the well-established master community.



NEWS

White & Co.

At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Hot Properties for Sale

Maple, Dubai Hills Estate	Maple 3, Dubai Hills Estate	Golf Grove, Dubai Hills Estate	Sidra Villas, Dubai Hills Estate	Golf Place, Dubai Hills Estate
AED 5,700,000	AED 6,000,000	AED 8,300,000	AED 15,500,000	AED 20,000,000
4 3 3,008	4 3 2,462	3 3 3,733	4 4 4,869	4 4 7,765

Recent White & Co. Sales

Maple, Dubai Hills Estate	Maple 3, Dubai Hills Estate	Maple 2, Dubai Hills Estate	Club Villas, Dubai Hills Estate	Sidra Villas 3, Dubai Hills Estate
AED 5,225,000	AED 5,300,000	AED 5,750,000	AED 7,950,000	AED 11,500,000
3 3 2,228	4 3 2,893	4 4 2,986	3 3 3,015	4 3 4,850

Dubai House Price Timeline

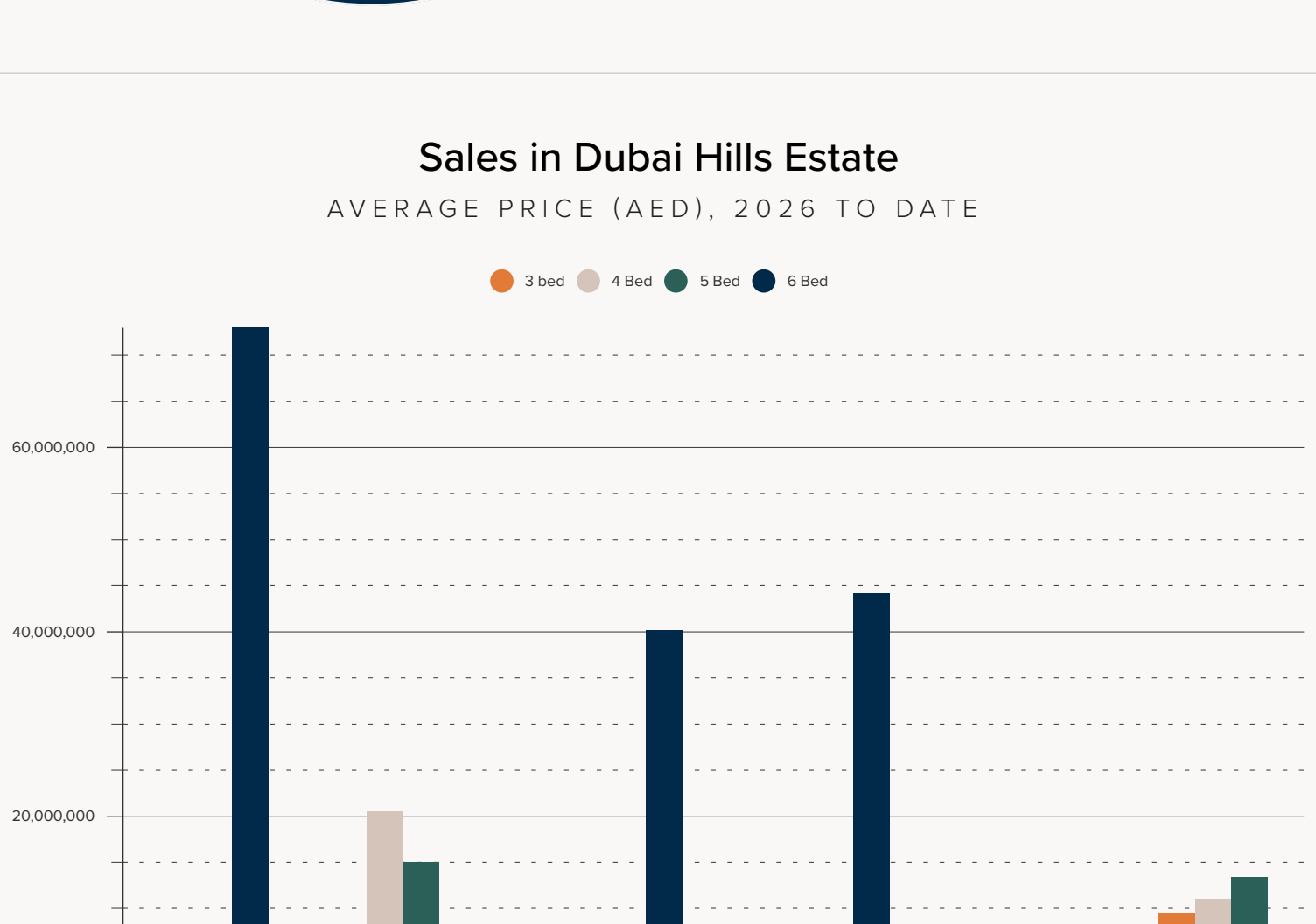
JANUARY 2026



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

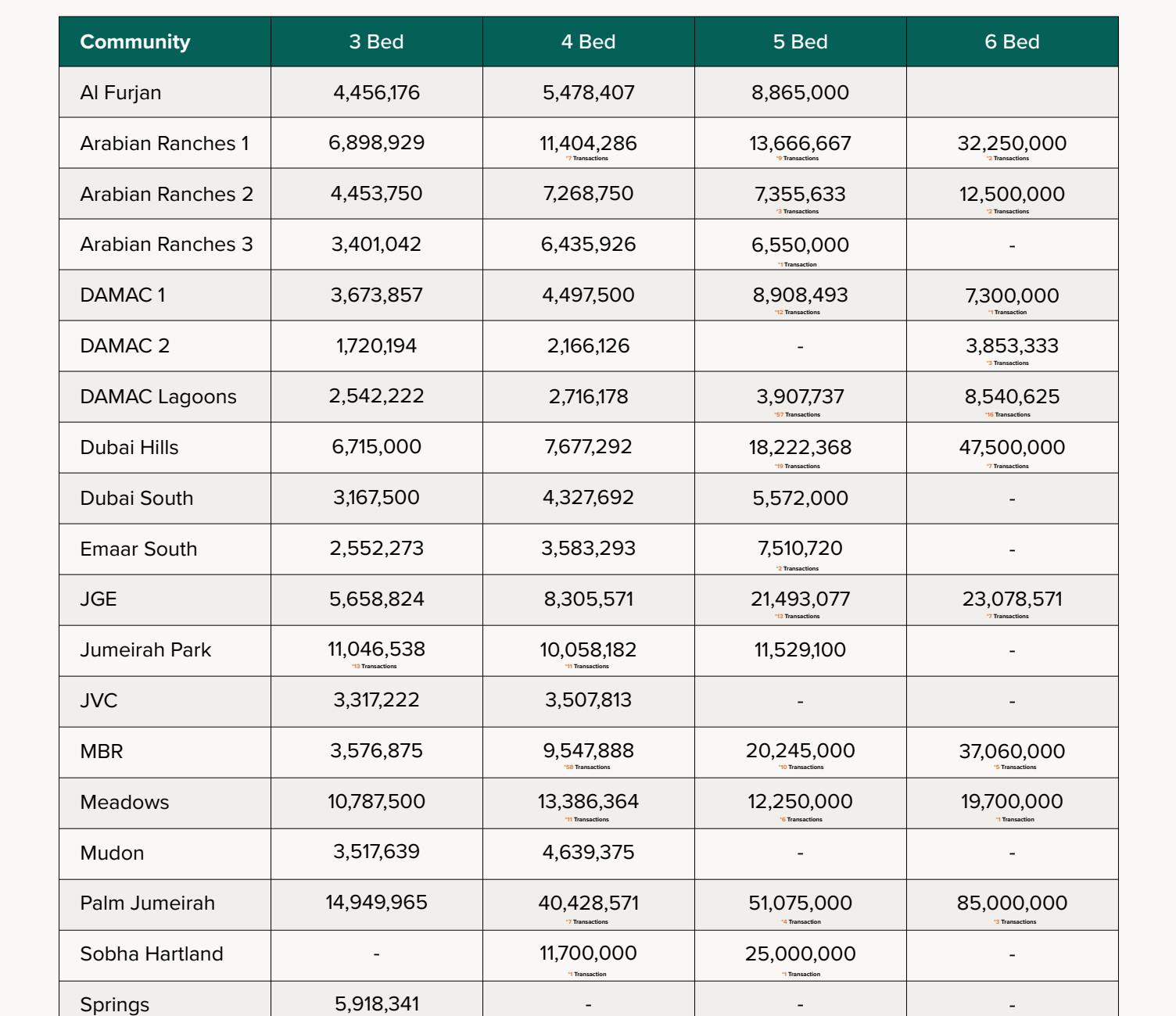
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



Sales in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE



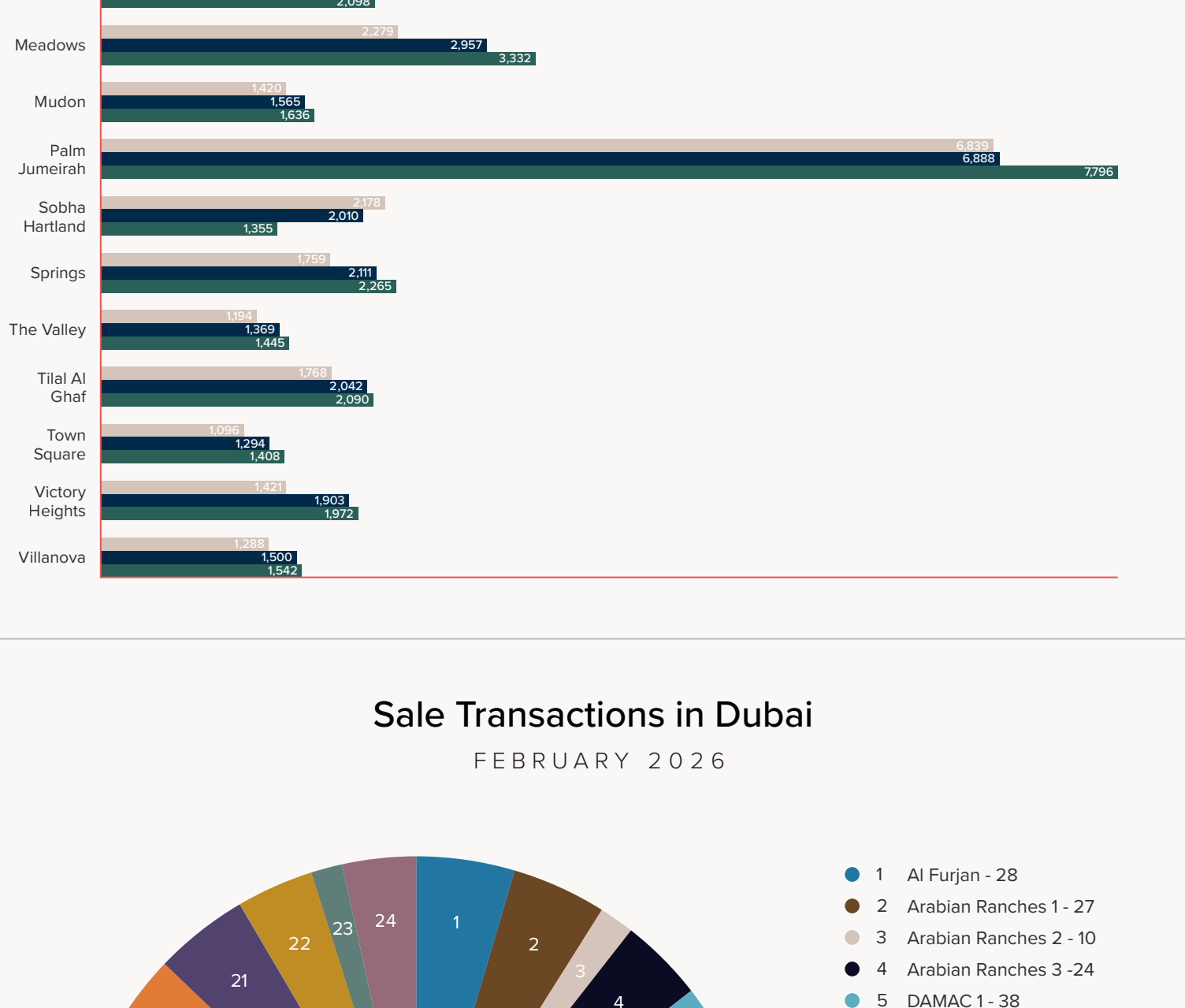
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,456,176	5,478,407	8,865,000	-
Arabian Ranches 1	6,898,929	11,404,286	13,666,667	32,250,000
Arabian Ranches 2	4,453,750	7,268,750	7,355,633	12,500,000
Arabian Ranches 3	3,401,042	6,435,926	6,550,000	-
DAMAC 1	3,673,857	4,497,500	8,908,493	7,300,000
DAMAC 2	1,720,194	2,166,126	-	3,853,333
DAMAC Lagoons	2,542,222	2,716,178	3,907,737	8,540,625
Dubai Hills	6,715,000	7,677,292	18,222,368	47,500,000
Dubai South	3,167,500	4,327,692	5,572,000	-
Emaar South	2,552,273	3,583,293	7,510,720	-
JGE	5,658,824	8,305,571	21,493,077	23,078,571
Jumeirah Park	11,046,538	10,058,182	11,529,100	-
JVC	3,317,222	3,507,812	-	-
MBR	3,576,875	9,547,888	20,245,000	37,060,000
Meadows	10,787,500	13,386,364	12,250,000	19,700,000
Mudon	3,517,639	4,639,375	-	-
Palm Jumeirah	14,949,965	40,428,571	51,075,000	85,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,918,341	-	-	-
The Valley	2,820,291	4,697,156	9,575,981	-
Tilal Al Ghaf	4,131,364	6,591,050	12,910,125	26,046,714
Town Square	2,886,326	3,597,647	-	-
Victory Heights	4,470,000	6,760,000	14,808,333	-
Villanova	2,895,000	3,888,235	-	-

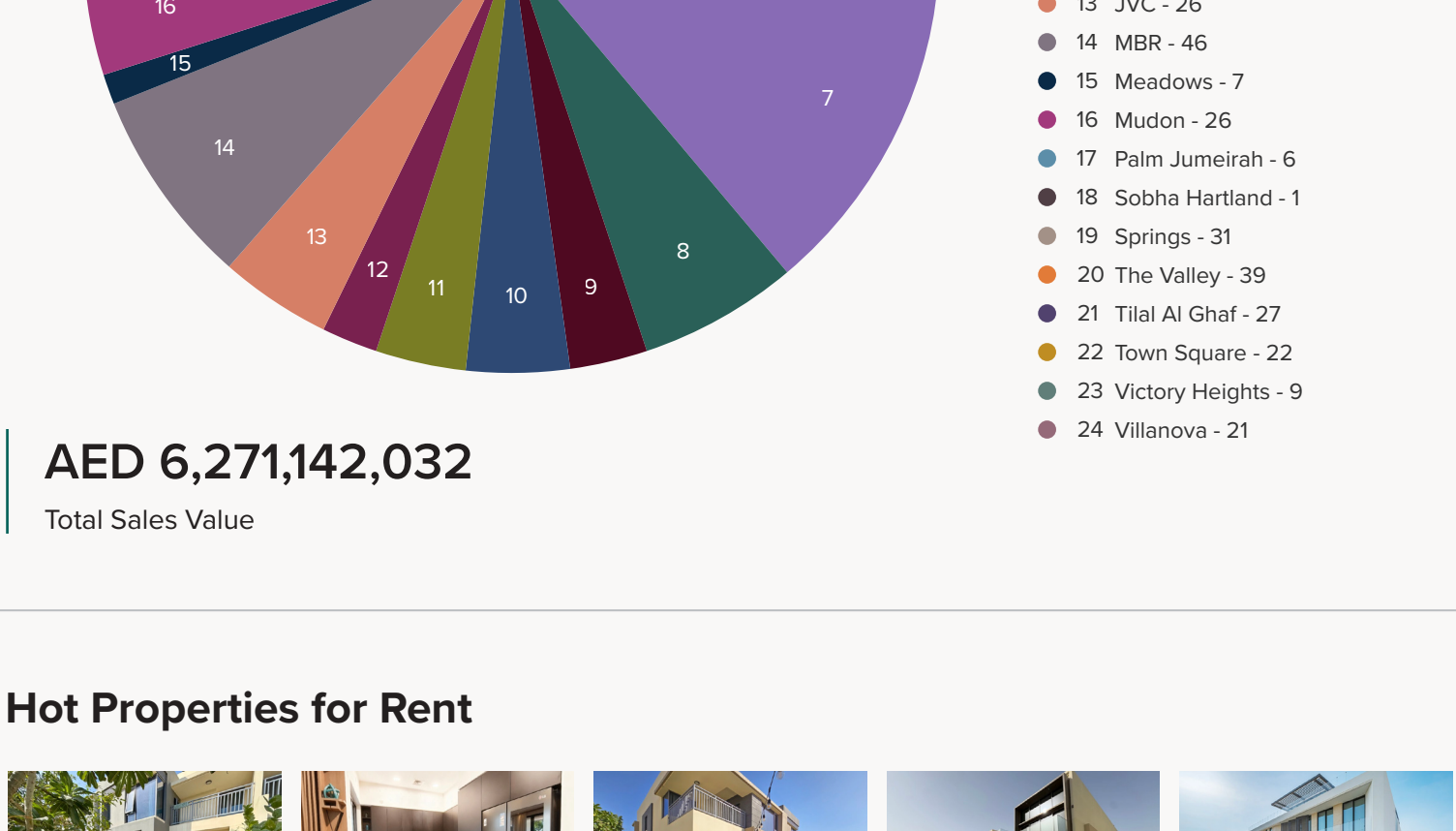
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026



AED 6,271,142,032

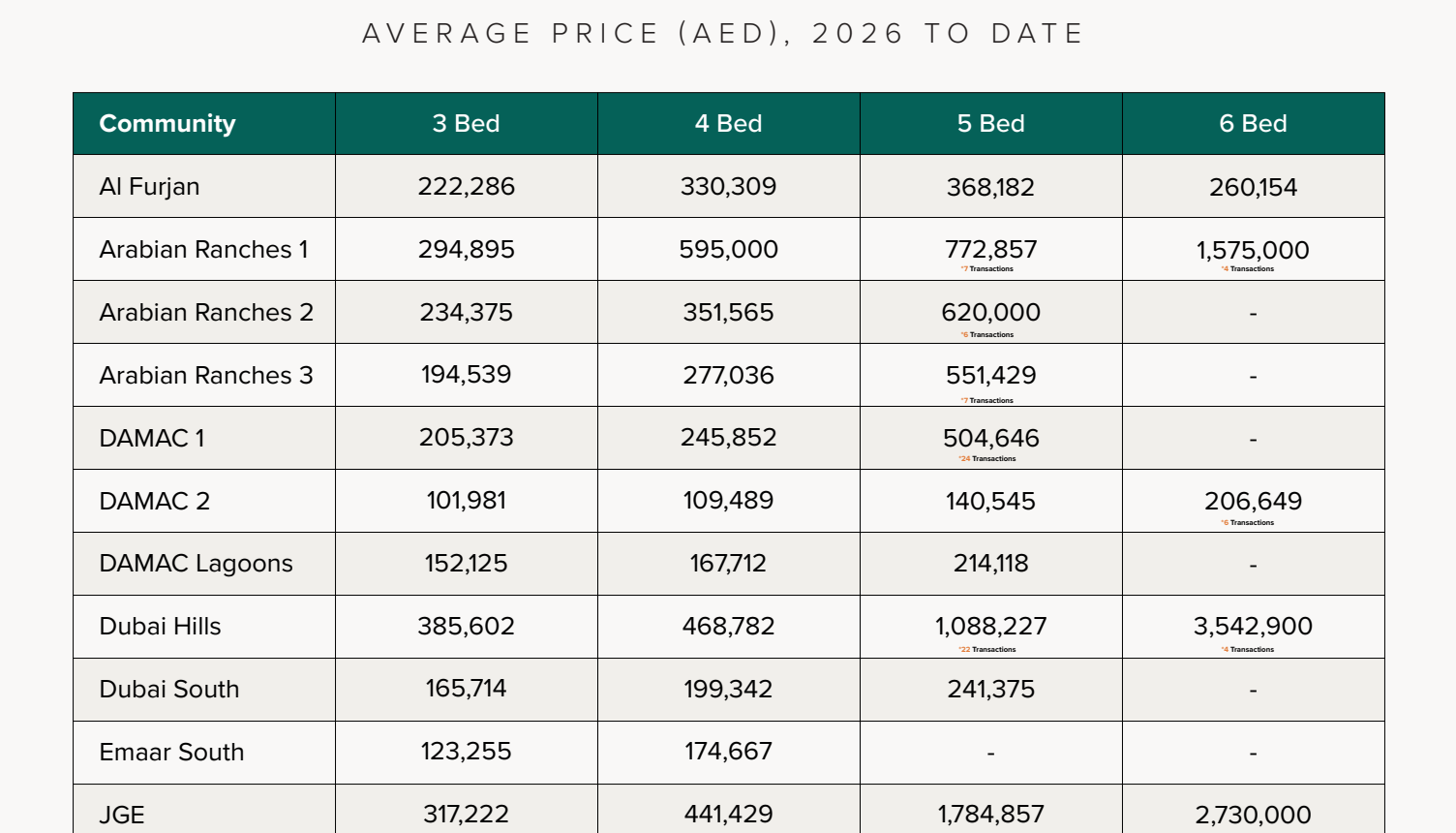
Total Sales Value

Hot Properties for Rent

Maple, Dubai Hills Estate	Maple, Dubai Hills Estate	Maple, Dubai Hills Estate	Golf Place, Dubai Hills Estate	Emerald Hills, Dubai Hills Estate
AED 320,000	AED 340,000	AED 370,000	AED 1,750,000	AED 2,950,000
4 4 2,173	4 4 2,920	4 4 2,988	5 5 7,704	5 6 12,955

Rentals in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE



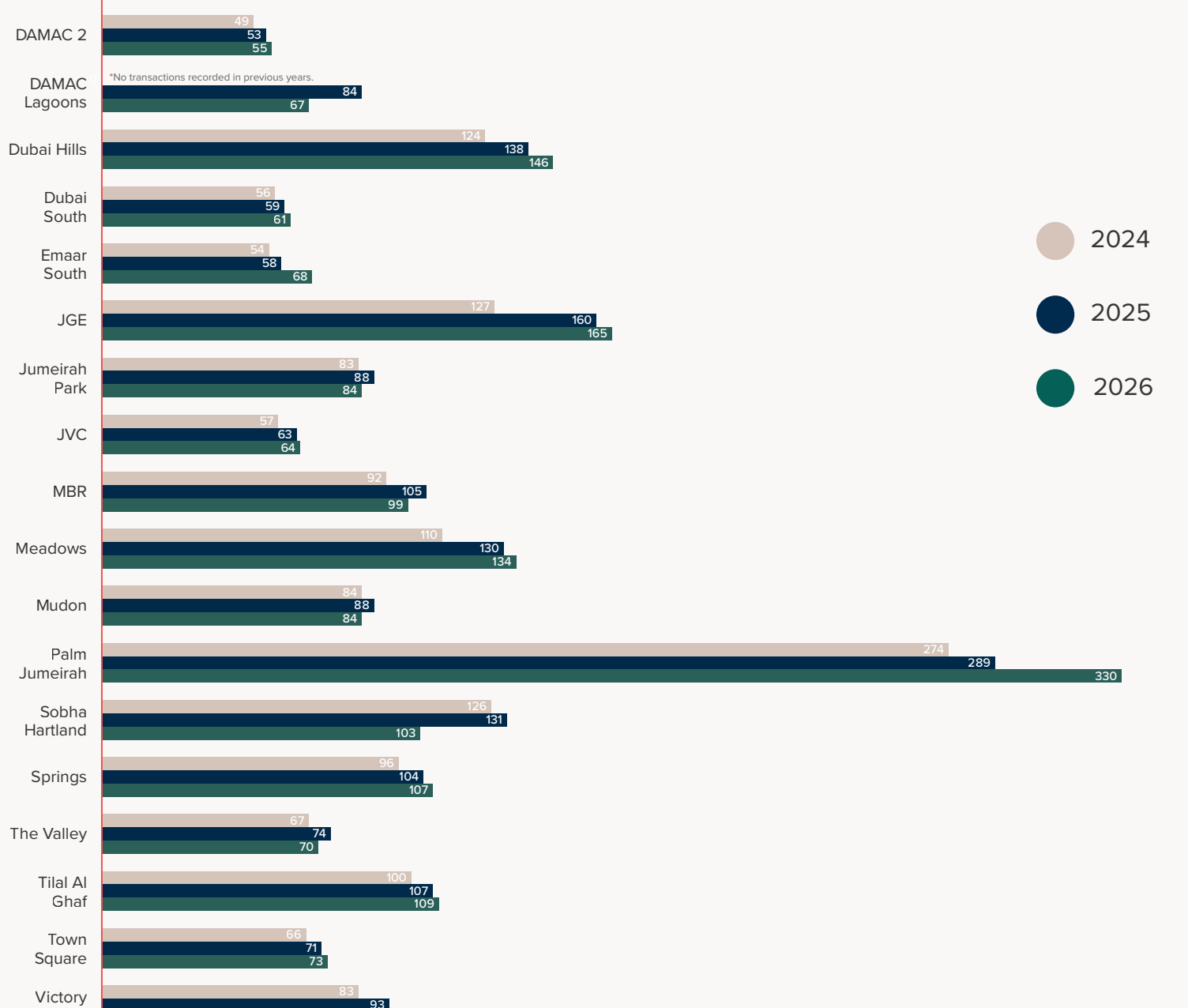
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	222,286	330,309	368,182	260,154
Arabian Ranches 1	294,895	595,000	772,857	1,575,000
Arabian Ranches 2	234,375	351,565	620,000	-
Arabian Ranches 3	194,539	277,036	551,429	-
DAMAC 1	205,373	245,852	504,646	-
DAMAC 2	101,981	109,489	140,545	206,649
DAMAC Lagoons	152,125	167,712	214,118	-
Dubai Hills	385,602	468,782	1,088,227	3,542,900
Dubai South	165,714	199,342	241,375	-
Emaar South	123,255	174,667	-	-
JGE	317,222	441,429	1,784,857	2,730,000
Jumeirah Park	337,291	403,654	899,500	1,275,000
JVC	208,889	229,533	250,000	-
MBR	212,986	310,364	1,772,500	2,450,000
Meadows	662,500	605,771	893,333	915,000
Mudon	196,770	265,529	350,000	-
Palm Jumeirah	-	2,799,905	8,266,667	2,975,000
Sobha Hartland	-	985,308	875,000	-
Springs	275,061	-	400,000	-
The Valley	146,643	181,355	-	-
Tilal Al Ghaf	231,092	393,217	877,143	-
Town Square	160,909	192,794	-	-
Victory Heights	259,133	341,500	843,000	-
Villanova	168,467	-	300,000	-

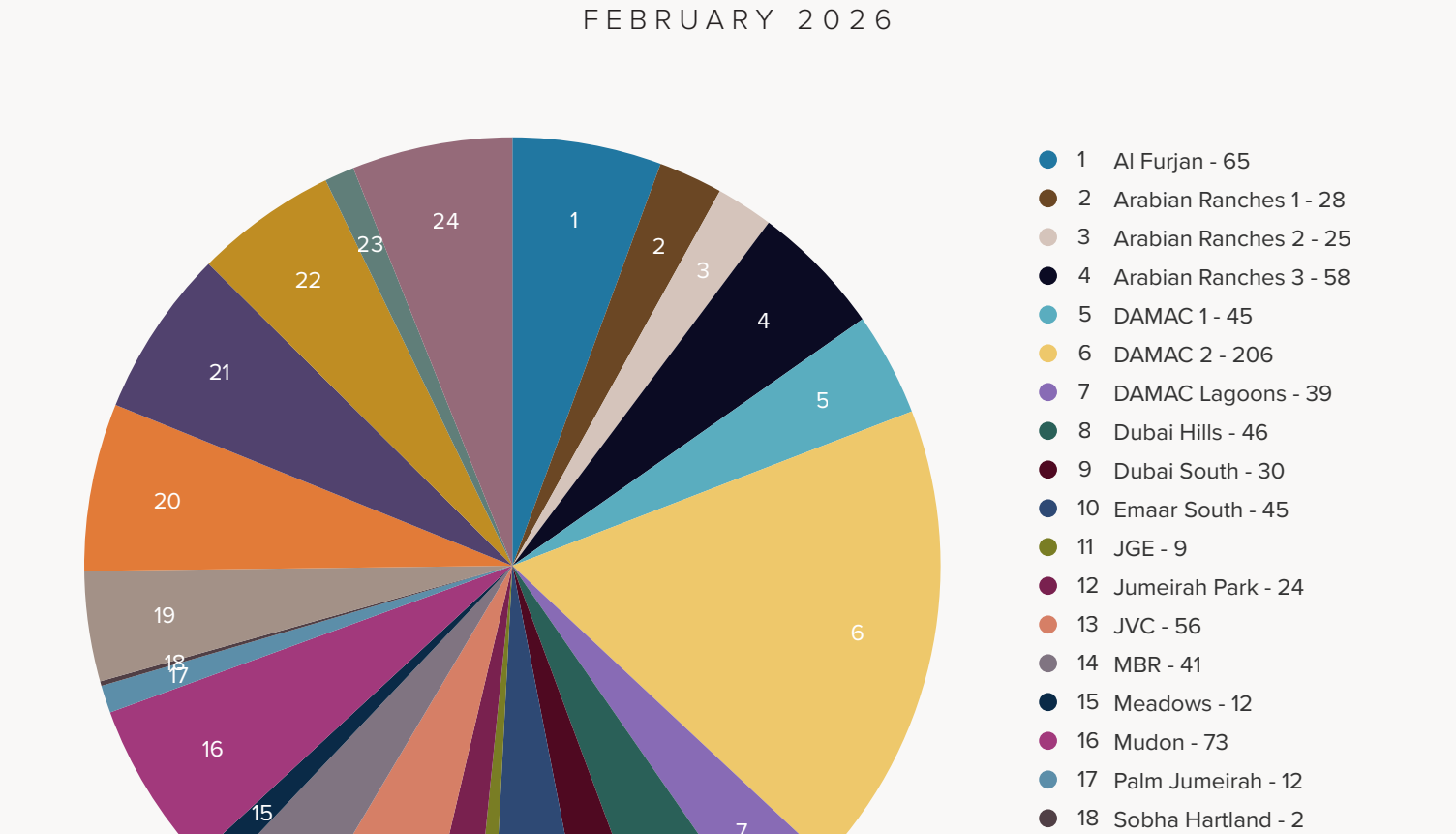
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

FEBRUARY 2026



AED 593,557,381

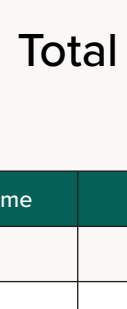
Total Rental Value

Current Average Gross Yield

FEBRUARY 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	4.96 %
Reem	Townhouse	4.89 %

Community	Community Type	Avg. Gross Yield
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 %

PROPERTY MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 2nd March 2026 Secondary Sales Only

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