

Dubai Hills Estate May Market Report

Villa | Townhouse

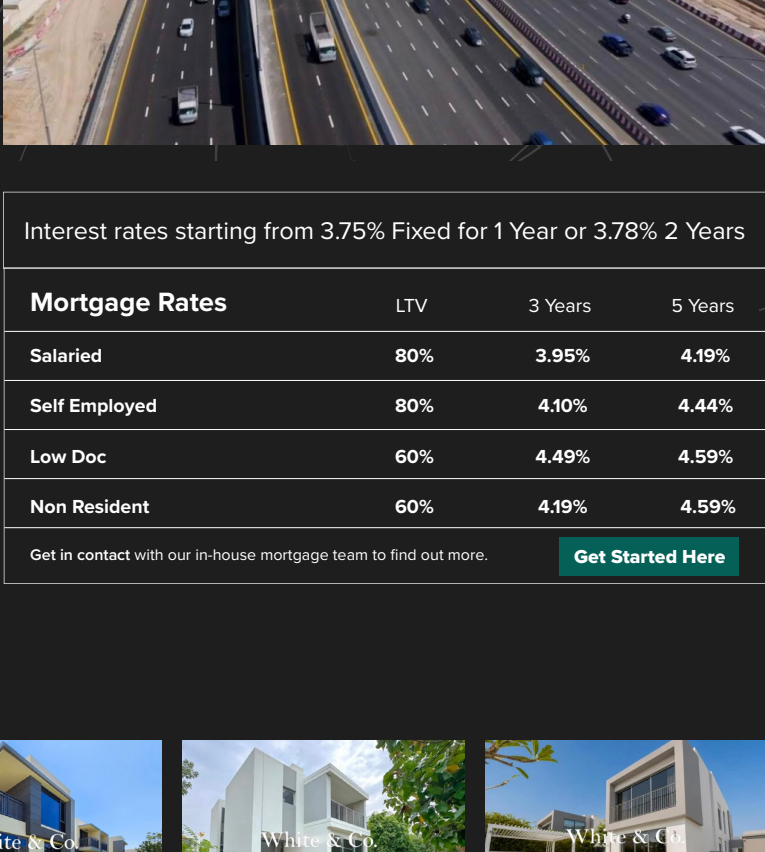
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

AI Traffic Tech slashes Congestion at Dubai Hills

By mid-May, Dubai Hills Integrated advanced AI-driven traffic management at key Al Khail Road bottlenecks. This infrastructure upgrade significantly optimizes the community's entry and exit flows, sharply reducing peak-hour congestion and greatly enhancing daily accessibility for residents while cementing the master development's status as an urban hub.



NEWS

White & 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.

00,000

4 2,461

Siddha Villas,
Dubai Hills Estate

AED 7,599,000

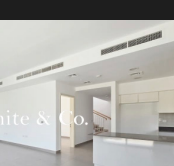
3,345

Siddha Villas,
Dubai Hills Estate

AED 9,500,000

4,338



White & Co.



Club Villas ,
Dubai Hills Estate



Siddha Villas 3,
Dubai Hills Estate

50,000

AED 7,950,000

AED 11,500,000

Hot Properties for Sale

AED 2,100,000	AED 5,500,000	AED 6,000,000	AED 7,599,000	AED 9,500,000
1 2 895	4 4 2,161	4 4 2,461	3 3 3,145	4 3 4,338

Recent White & Co. Sales

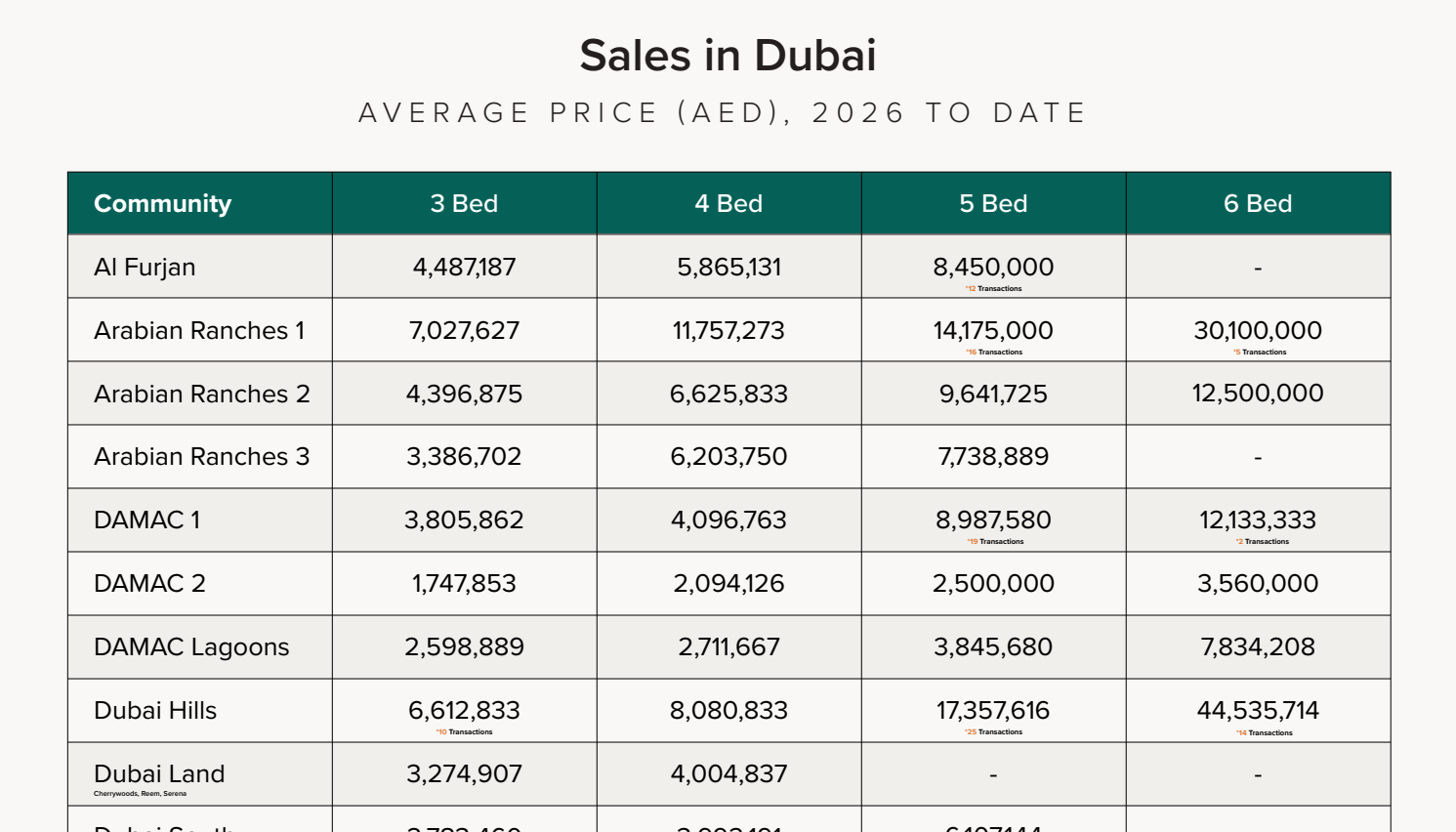
AED 5,225,000	AED 5,300,000	AED 5,750,000	AED 7,950,000	AED 11,500,000
3 3 2,228	4 3 2,893	4 4 2,986	3 3 3,015	4 4 4,850

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



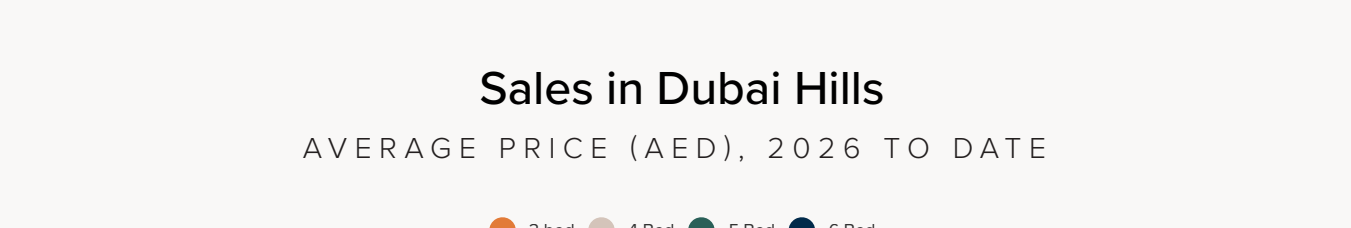
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,487,187	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	6,107,174	-
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	-

Sale Transactions in Dubai

MAY 2026

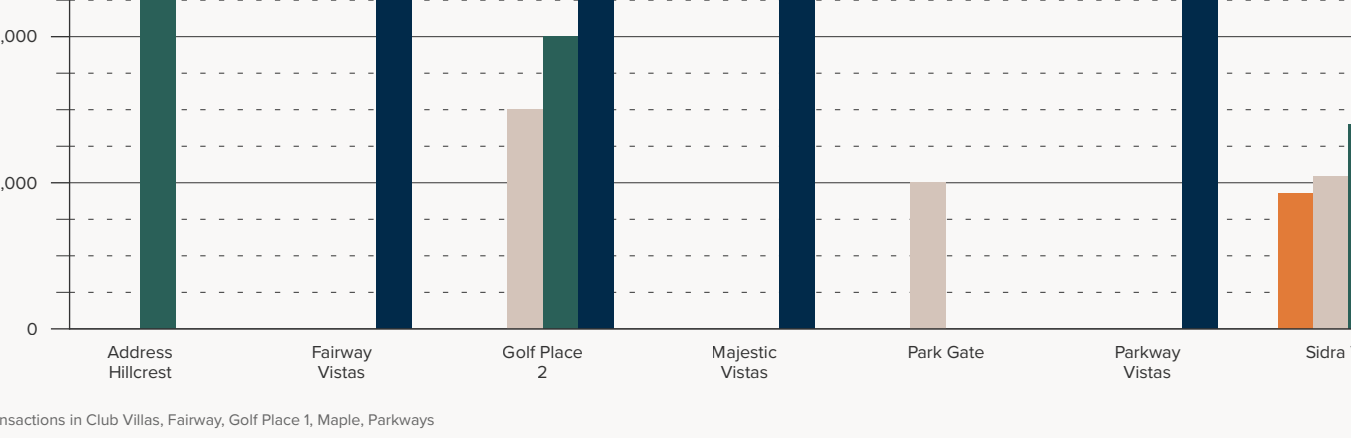


AED 3,273,504,148

Total Sales Value

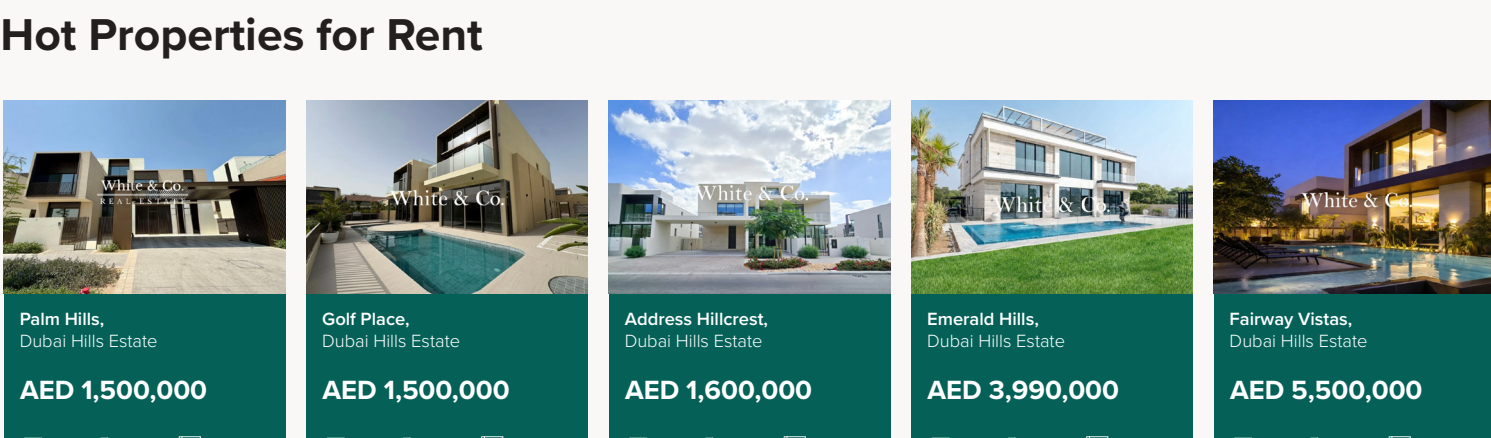
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



Sales in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS

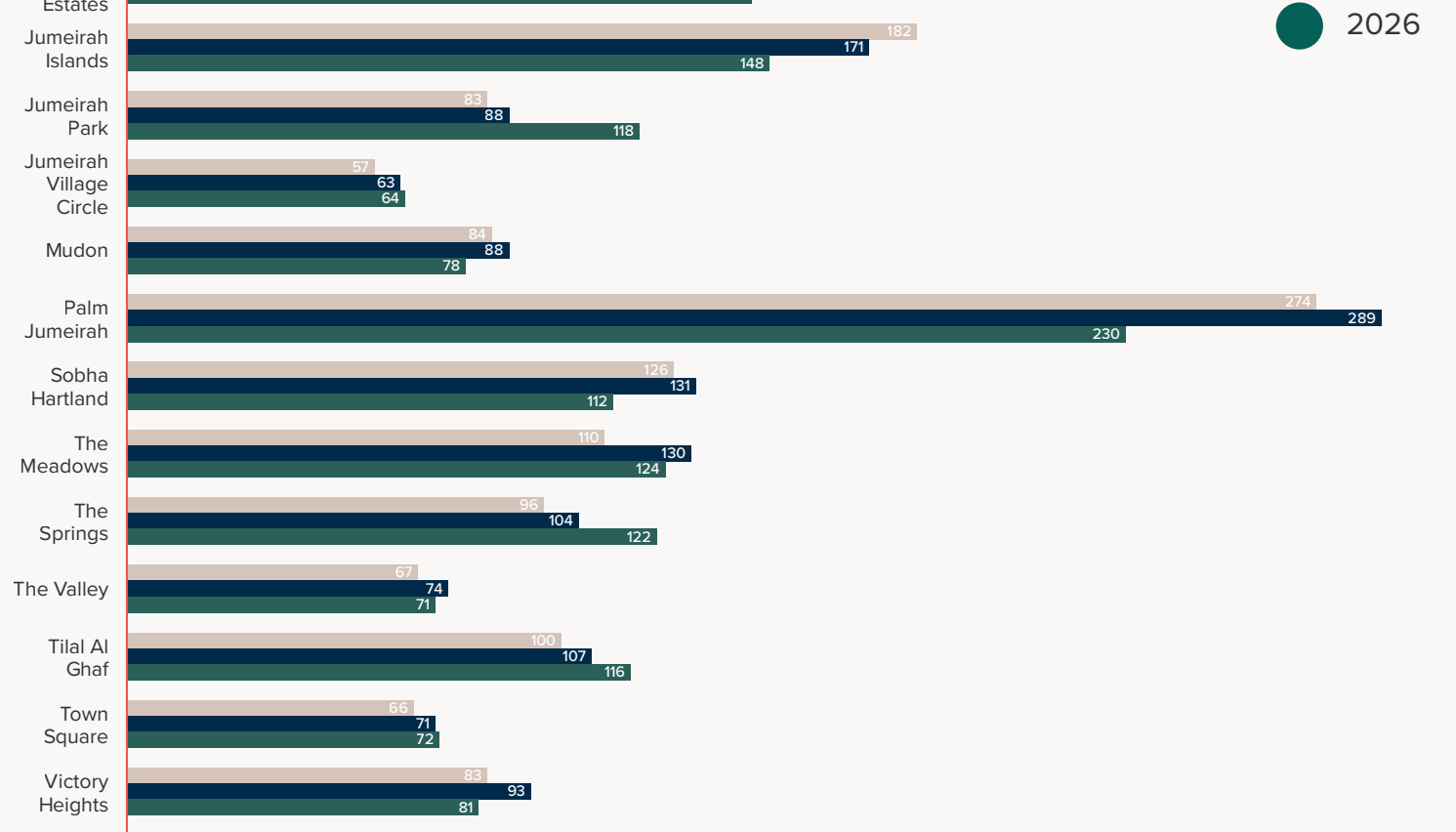
MARKET ANALYSIS

Hot Properties for Rent

AED 1,500,000	AED 1,500,000	AED 1,600,000	AED 3,990,000	AED 5,500,000
5 7 9,816	5 5 7,704	5 6 6,985	6 7 12,498	7 9 11,452

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

AVERAGE PRICE (AED), 2026 TO DATE



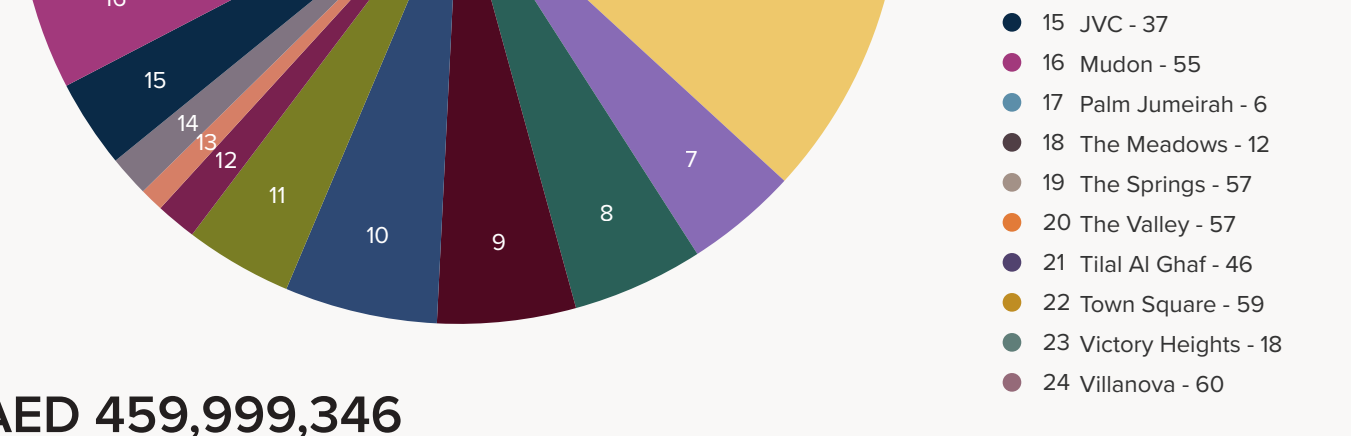
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	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	407,043	746,487	2,205,296
Dubai Land	167,812	209,151	-	-
Dubai South	121,171	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	243,670	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	-

Rental Transactions in Dubai

MAY 2026

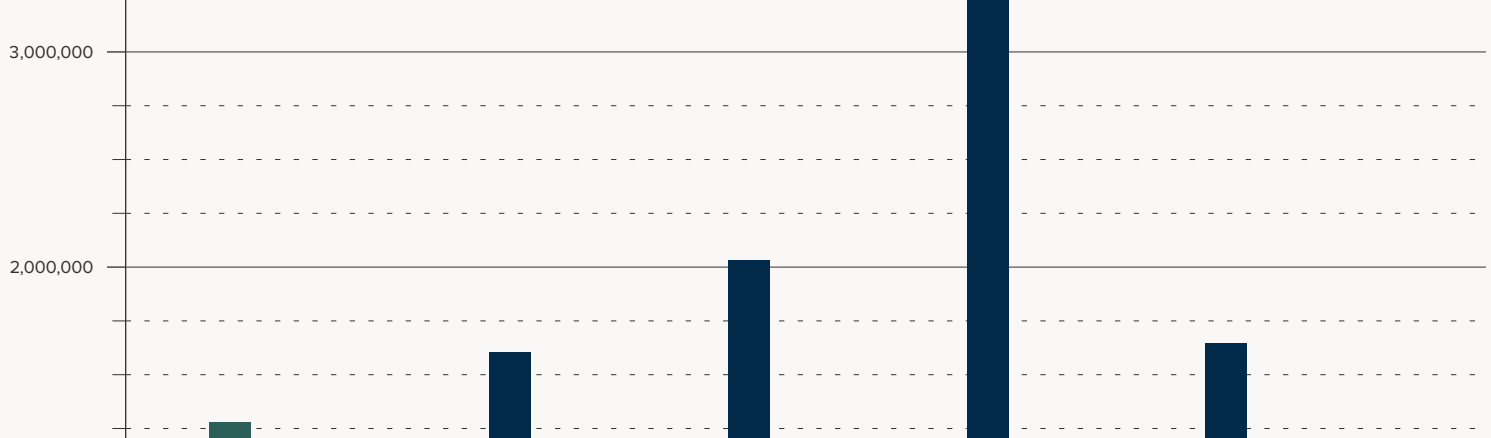


AED 459,999,346

Total Rental Value

Rentals in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
DAMAC Lagoons	Villa	6.43 %
DAMAC Hills 2	Villa	5.95 %
JVC	Villa	5.95 %
JGE	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

Community	Total Volume	Total Value
DAMAC Lagoons	334	1,216,116,810