

## Dubai Hills Estate June Market Report

Villa | Townhouse

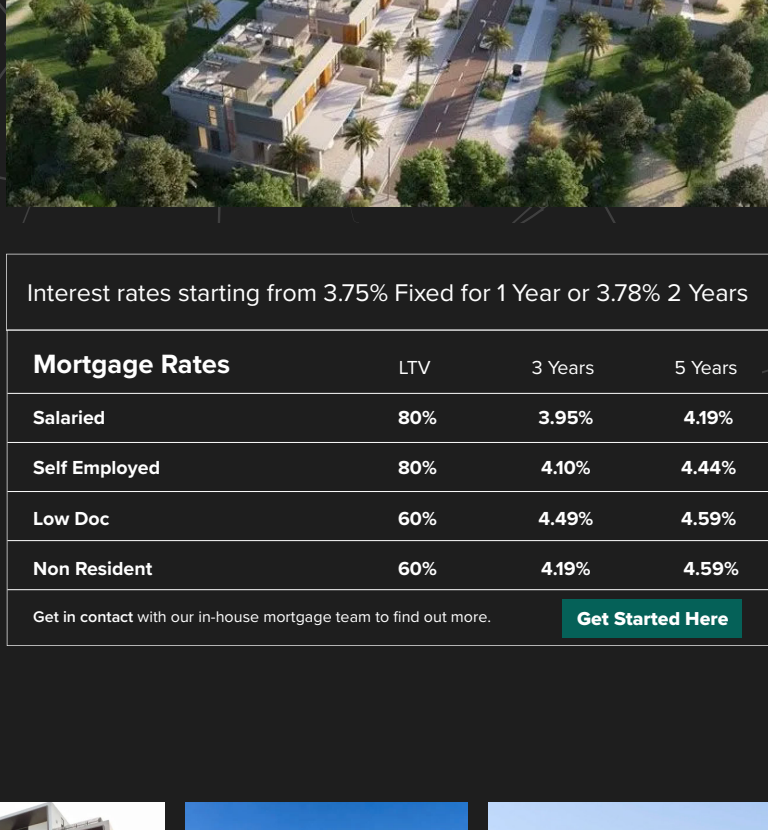
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## Dubai Hills Estate sets the benchmark for family living

Dubai Hills Estate continues to set the benchmark for modern family living in Dubai, combining a central location with schools, parks and lifestyle amenities. Its blend of quality housing, green open spaces and strong connectivity has maintained exceptional demand, reinforcing its position as one of the city's most sought-after residential destinations.



## NEWS

## White &amp; Co.

As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

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

| Mortgage Rates |     |         |         |
|----------------|-----|---------|---------|
|                | LTV | 3 Years | 5 Years |
| Salaried       | 80% | 3.95%   | 4.19%   |
| Self Employed  | 80% | 4.10%   | 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

|                                       |                                         |                                       |                                       |                                            |
|---------------------------------------|-----------------------------------------|---------------------------------------|---------------------------------------|--------------------------------------------|
|                                       |                                         |                                       |                                       |                                            |
| <b>Golf Grove, Dubai Hills Estate</b> | <b>Sidra Villas, Dubai Hills Estate</b> | <b>Palm Hills, Dubai Hills Estate</b> | <b>Golf Place, Dubai Hills Estate</b> | <b>Majestic Villas, Dubai Hills Estate</b> |
| <b>AED 8,000,000</b>                  | <b>AED 15,000,000</b>                   | <b>AED 21,499,000</b>                 | <b>AED 21,499,000</b>                 | <b>AED 55,000,000</b>                      |
| 3 Bed, 3 Bath, 3,373 sq.ft            | 4 Bed, 7 Bath, 3,145 sq.ft              | 5 Bed, 6 Bath, 7,873 sq.ft            | 4 Bed, 6 Bath, 5,500 sq.ft            | 6 Bed, 7 Bath, 14,035 sq.ft                |

## Recent White &amp; Co. Sales

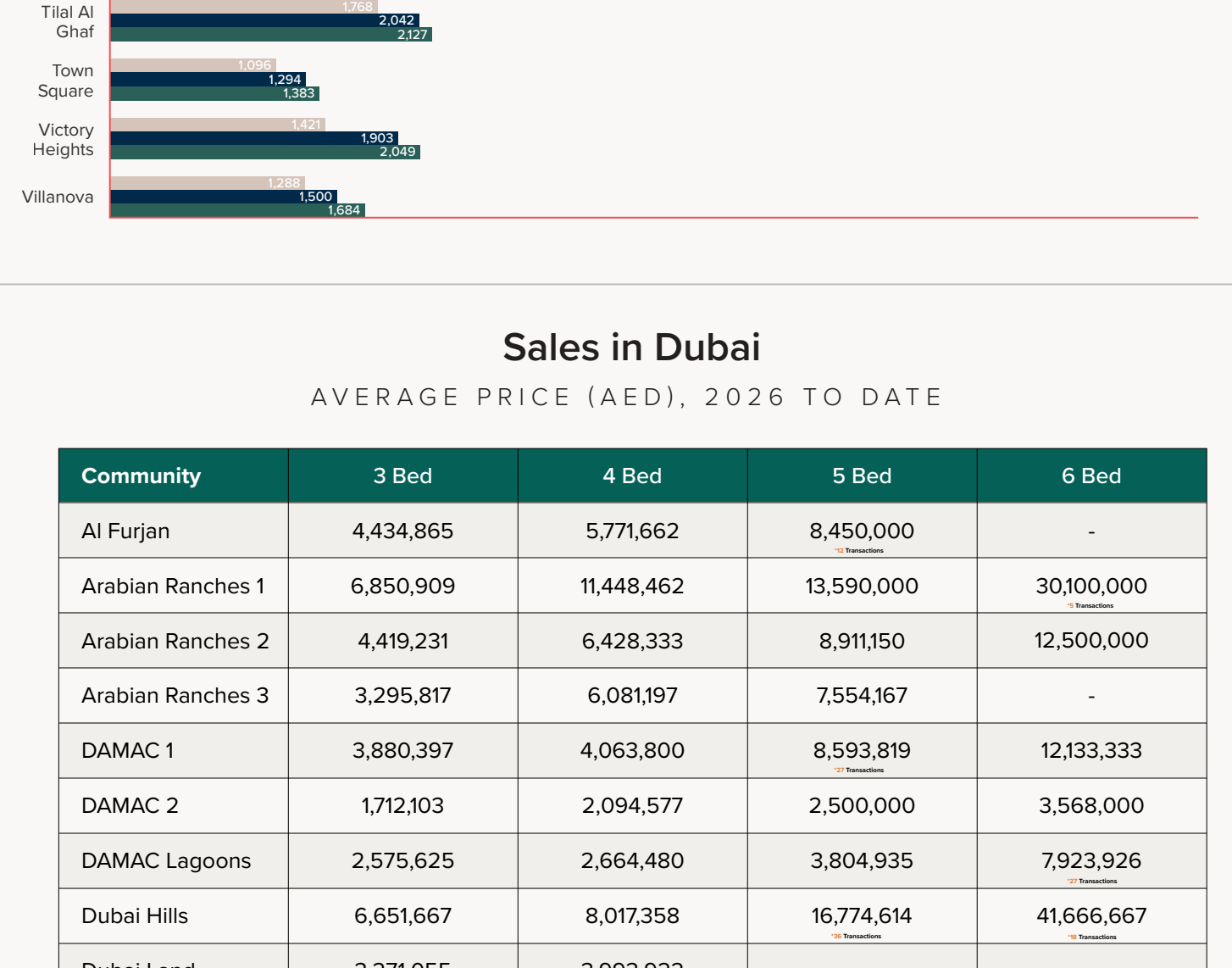
|                                  |                                    |                                    |                                        |                                           |
|----------------------------------|------------------------------------|------------------------------------|----------------------------------------|-------------------------------------------|
|                                  |                                    |                                    |                                        |                                           |
| <b>Maple, Dubai Hills Estate</b> | <b>Maple 3, Dubai Hills Estate</b> | <b>Maple 2, Dubai Hills Estate</b> | <b>Club Villas, Dubai Hills Estate</b> | <b>Sidra Villas 3, Dubai Hills Estate</b> |
| <b>AED 5,225,000</b>             | <b>AED 5,300,000</b>               | <b>AED 5,750,000</b>               | <b>AED 7,950,000</b>                   | <b>AED 11,500,000</b>                     |
| 3 Bed, 3 Bath, 2,228 sq.ft       | 4 Bed, 3 Bath, 2,893 sq.ft         | 4 Bed, 4 Bath, 2,986 sq.ft         | 3 Bed, 3 Bath, 3,015 sq.ft             | 4 Bed, 4 Bath, 4,850 sq.ft                |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



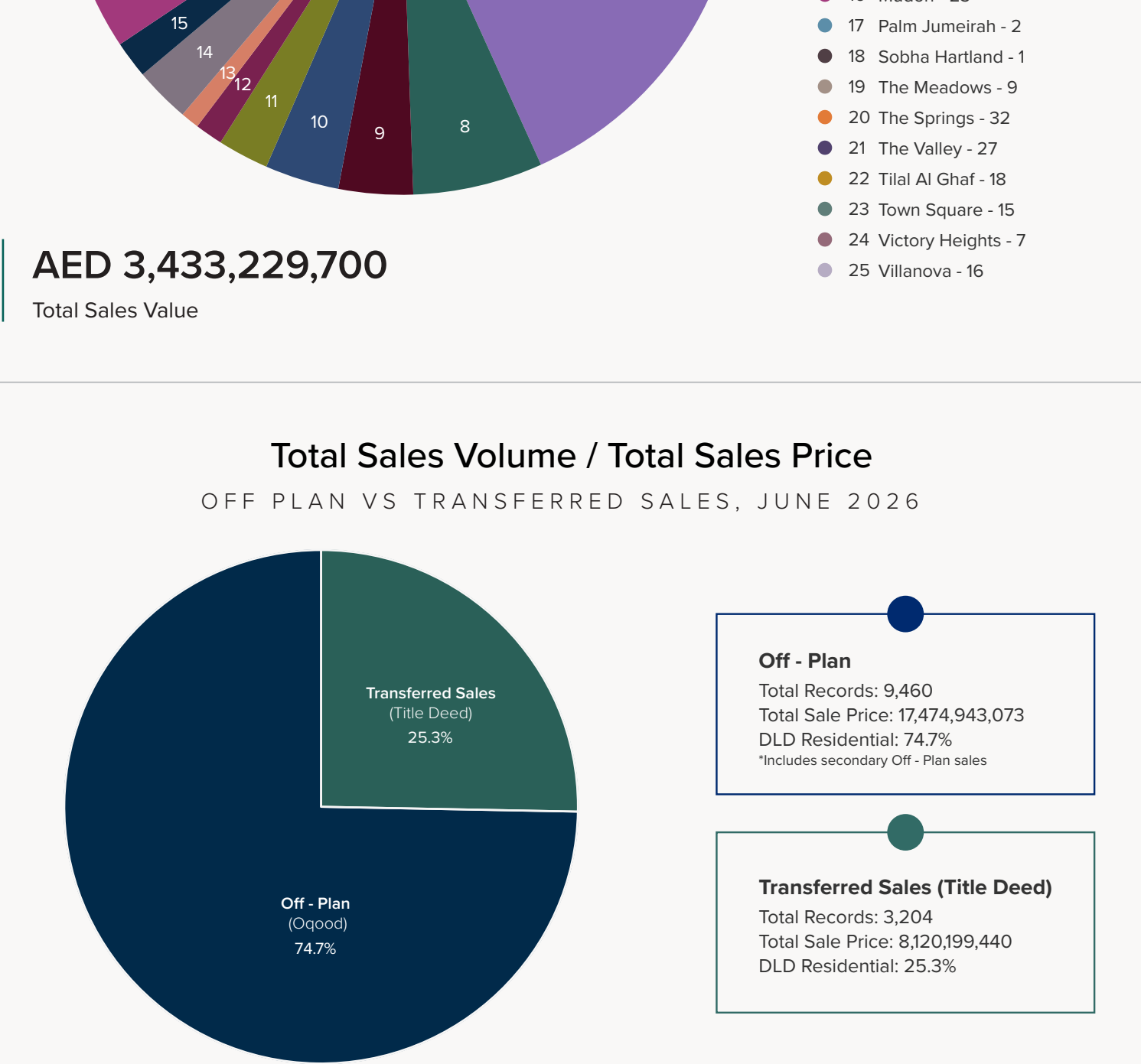
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Al Furjan         | 4,434,865  | 5,771,662  | 8,450,000  | -          |
| Arabian Ranches 1 | 6,850,909  | 11,448,462 | 13,590,000 | 30,100,000 |
| Arabian Ranches 2 | 4,419,231  | 6,428,333  | 8,911,150  | 12,500,000 |
| Arabian Ranches 3 | 3,295,817  | 6,081,197  | 7,554,167  | -          |
| DAMAC 1           | 3,880,397  | 4,063,800  | 8,593,819  | 12,133,333 |
| DAMAC 2           | 1,712,103  | 2,094,577  | 2,500,000  | 3,568,000  |
| DAMAC Lagoons     | 2,575,625  | 2,664,480  | 3,804,935  | 7,923,926  |
| Dubai Hills       | 6,651,667  | 8,017,358  | 16,774,614 | 41,666,667 |
| Dubai Land        | 3,271,055  | 3,993,922  | -          | -          |
| Dubai South       | 2,808,203  | 3,992,793  | 6,107,174  | -          |
| Emaar South       | 2,642,631  | 3,682,712  | 7,510,720  | -          |
| JGE               | 5,099,000  | 9,416,941  | 13,560,400 | 24,488,333 |
| Jumeirah Islands  | -          | 23,207,139 | 45,249,107 | -          |
| Jumeirah Park     | 10,518,714 | 9,662,083  | 11,206,072 | -          |
| JVC               | 3,294,844  | 3,537,121  | 3,250,000  | -          |
| Mudon             | 3,510,614  | 4,609,310  | 5,050,000  | -          |
| Palm Jumeirah     | 21,383,310 | 41,493,333 | 46,042,857 | 95,833,333 |
| Sobha Hartland    | -          | 10,050,000 | 25,000,000 | 37,100,000 |
| The Meadows       | 10,464,286 | 12,907,500 | 14,462,500 | 17,673,333 |
| The Springs       | 5,975,470  | -          | -          | -          |
| The Valley        | 2,781,805  | 4,157,123  | 9,181,986  | -          |
| Tilal Al Ghaf     | 3,924,867  | 6,343,396  | 12,841,273 | 24,165,875 |
| Town Square       | 2,835,907  | 3,537,273  | -          | -          |
| Victory Heights   | 4,346,000  | 7,088,458  | 13,138,889 | -          |
| Villanova         | 2,908,977  | 3,761,702  | 7,200,000  | -          |

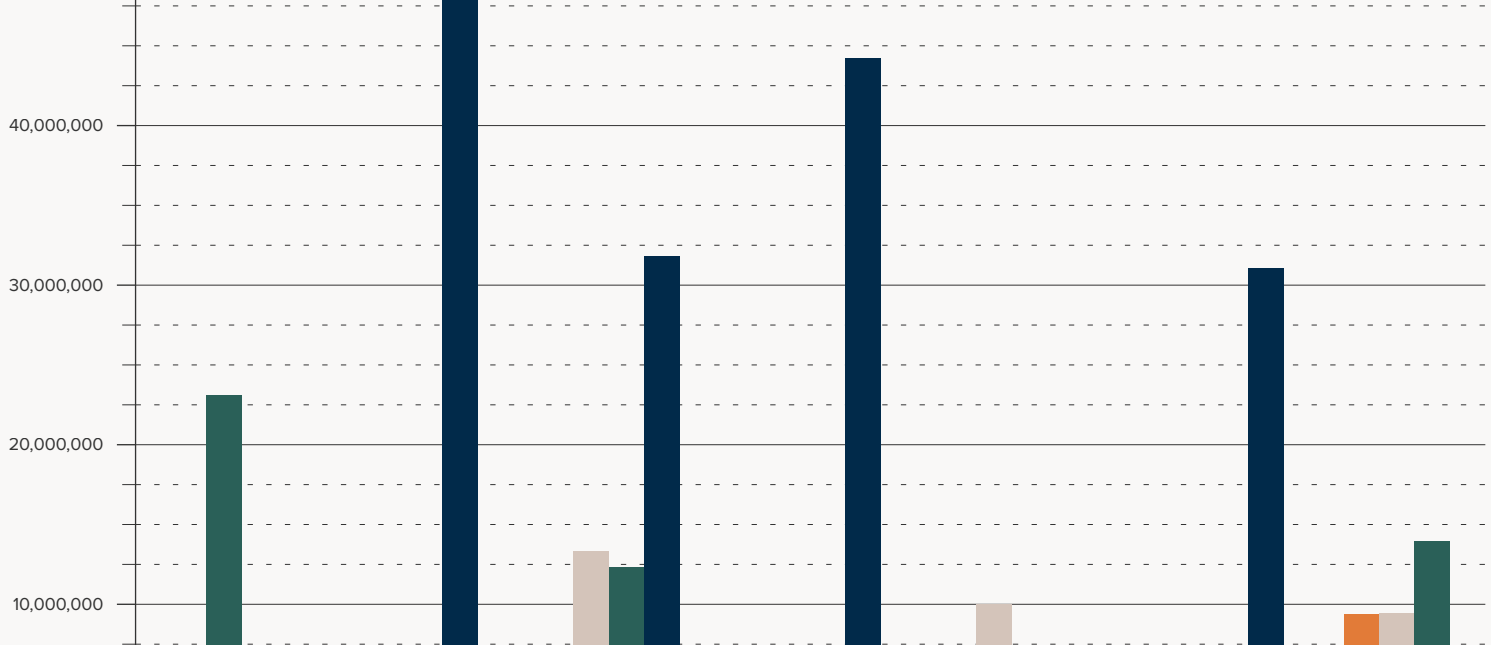
## Sale Transactions in Dubai

JUNE 2026



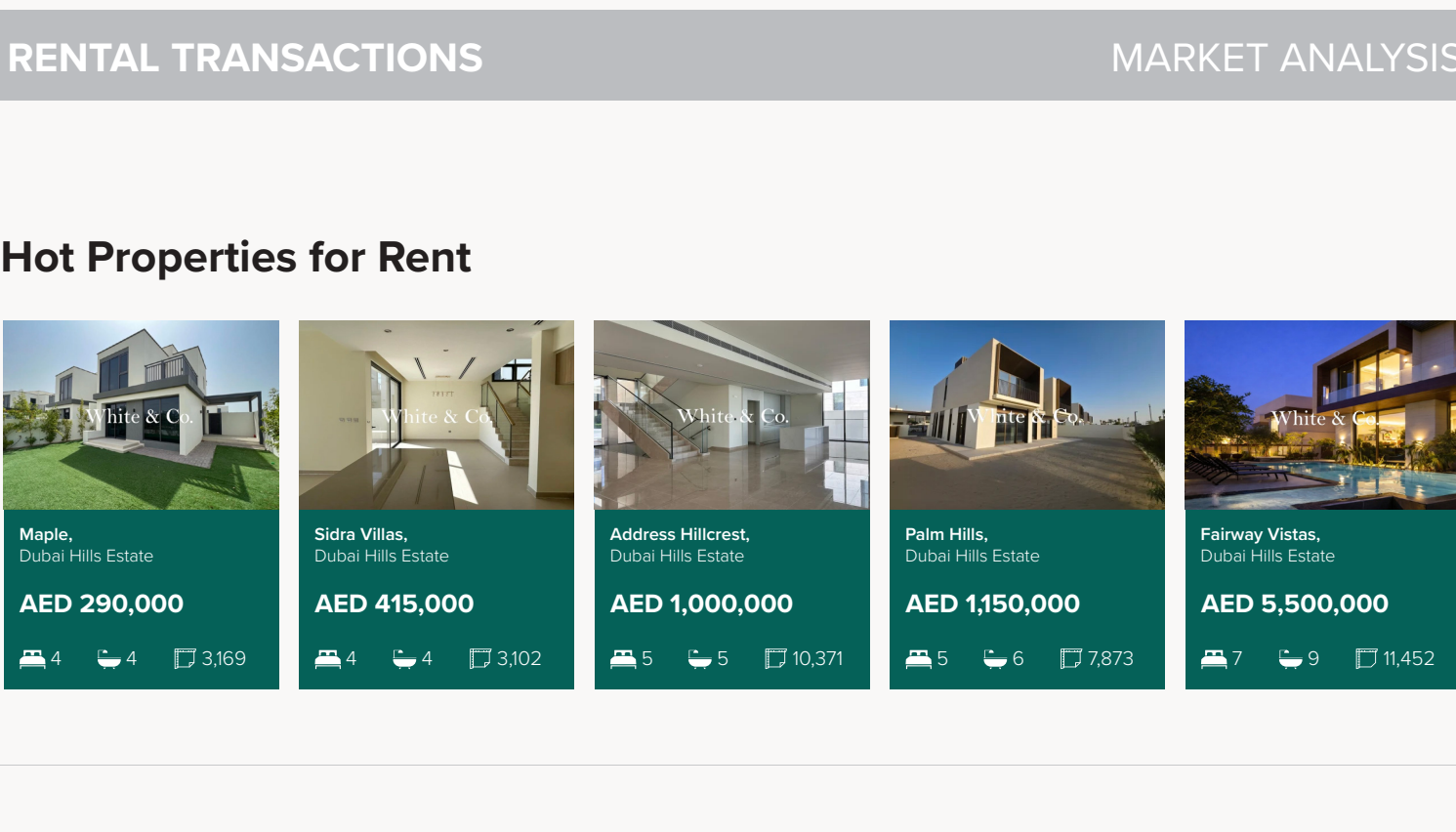
## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JUNE 2026



## Sales in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



## RENTAL TRANSACTIONS

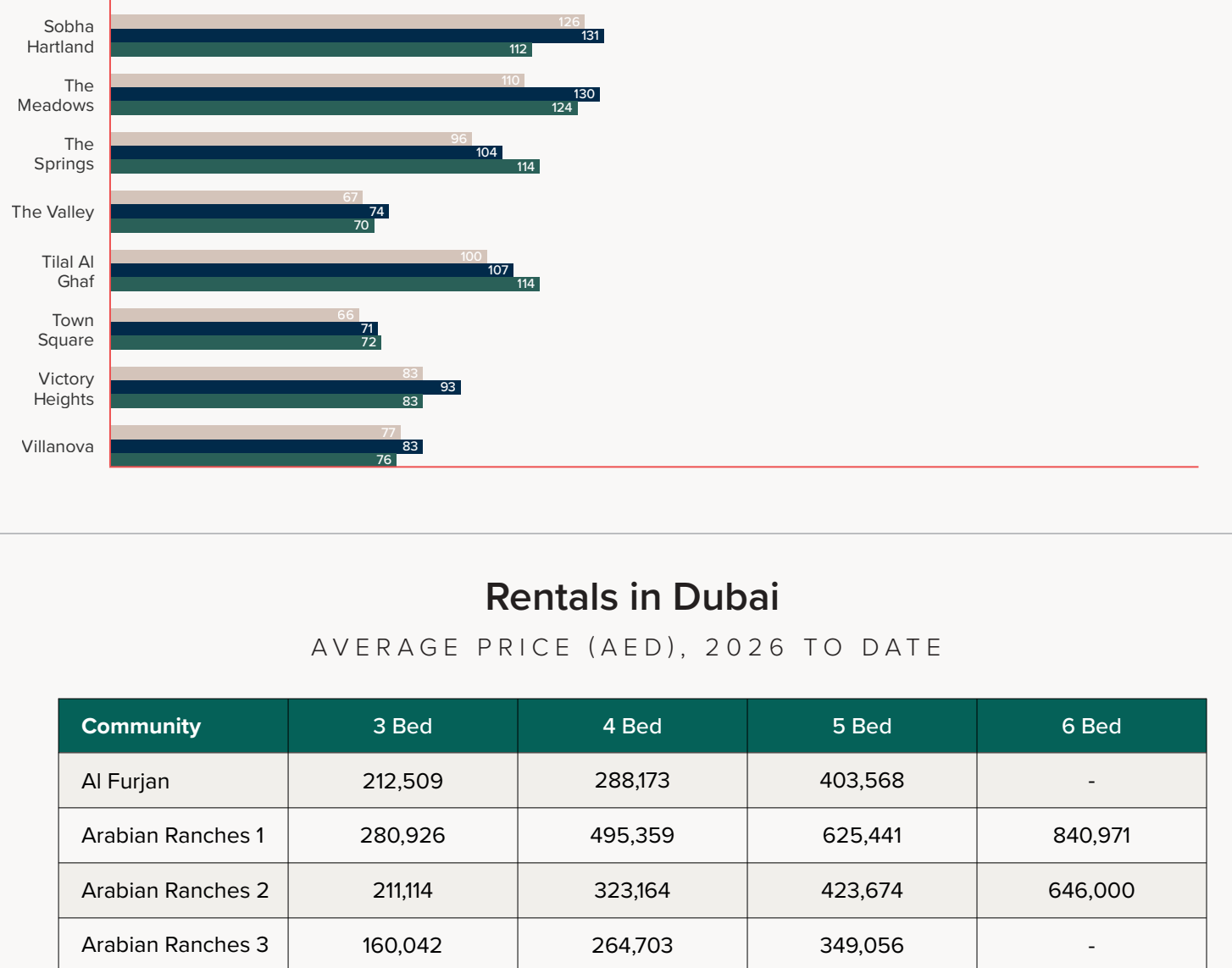
## MARKET ANALYSIS

## Hot Properties for Rent

|                                  |                                         |                                              |                                       |                                           |
|----------------------------------|-----------------------------------------|----------------------------------------------|---------------------------------------|-------------------------------------------|
|                                  |                                         |                                              |                                       |                                           |
| <b>Maple, Dubai Hills Estate</b> | <b>Sidra Villas, Dubai Hills Estate</b> | <b>Address Hillcrest, Dubai Hills Estate</b> | <b>Palm Hills, Dubai Hills Estate</b> | <b>Fairway Villas, Dubai Hills Estate</b> |
| <b>AED 290,000</b>               | <b>AED 415,000</b>                      | <b>AED 1,000,000</b>                         | <b>AED 1,150,000</b>                  | <b>AED 5,500,000</b>                      |
| 4 Bed, 4 Bath, 3,169 sq.ft       | 4 Bed, 4 Bath, 3,102 sq.ft              | 5 Bed, 5 Bath, 10,371 sq.ft                  | 5 Bed, 6 Bath, 7,873 sq.ft            | 7 Bed, 9 Bath, 11,452 sq.ft               |

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

AVERAGE PRICE (AED), 2026 TO DATE



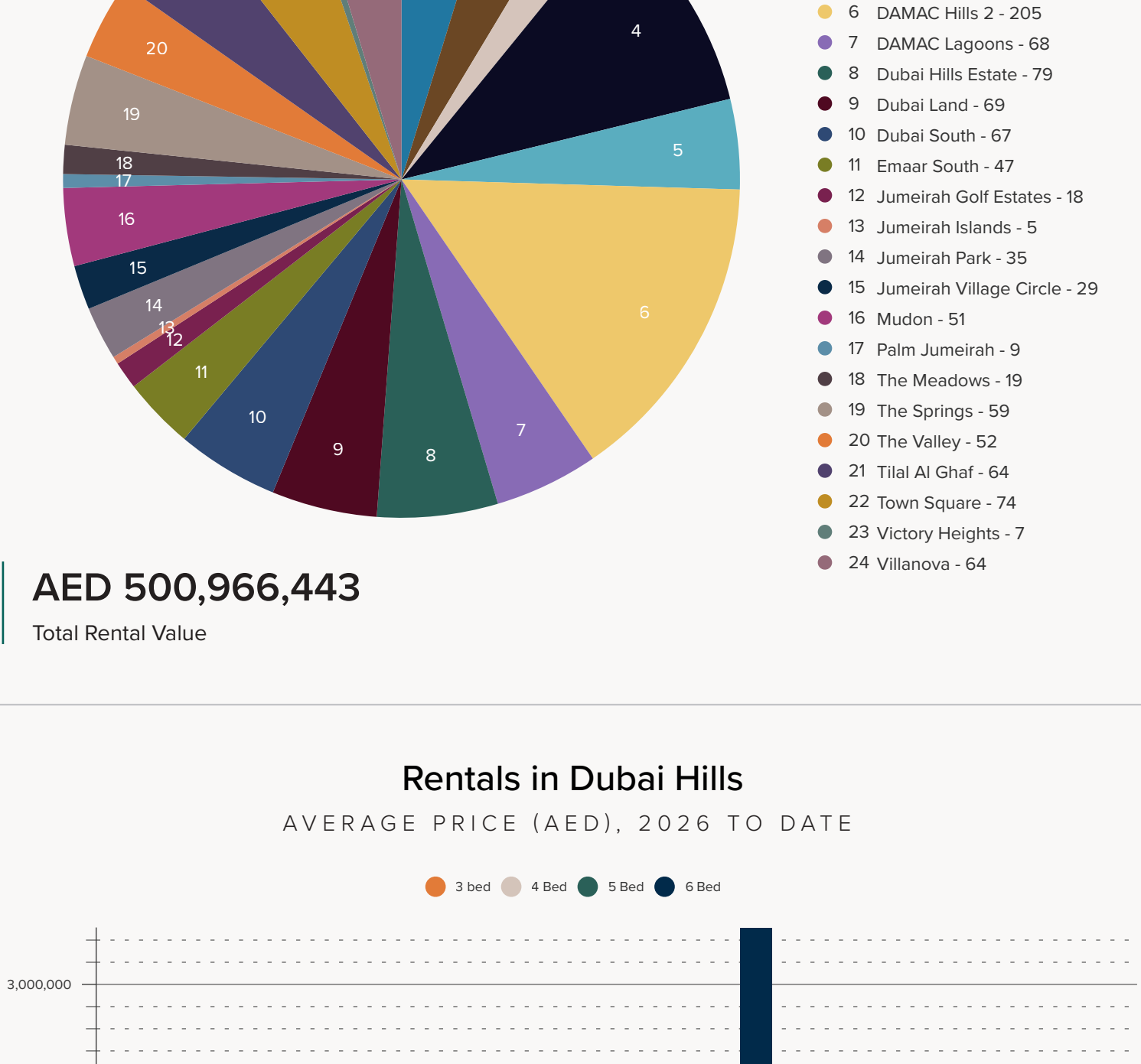
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Al Furjan         | 212,509 | 288,173   | 403,568   | -         |
| Arabian Ranches 1 | 280,926 | 495,359   | 625,441   | 840,971   |
| Arabian Ranches 2 | 211,114 | 323,164   | 423,674   | 646,000   |
| Arabian Ranches 3 | 160,042 | 264,703   | 349,056   | -         |
| DAMAC 1           | 196,014 | 225,167   | 409,060   | 571,725   |
| DAMAC 2           | 98,261  | 112,993   | 135,359   | 217,965   |
| DAMAC Lagoons     | 142,814 | 153,202   | 196,798   | -         |
| Dubai Hills       | 309,343 | 398,728   | 796,790   | 2,263,605 |
| Dubai Land        | 167,487 | 199,857   | -         | -         |
| Dubai South       | 119,327 | 175,038   | 259,855   | -         |
| Emaar South       | 114,562 | 159,409   | -         | -         |
| JGE               | 281,569 | 517,137   | 1,252,708 | 1,894,444 |
| Jumeirah Islands  | -       | 1,034,809 | 1,300,000 | -         |
| Jumeirah Park     | 319,064 | 346,993   | 561,294   | 1,275,000 |
| JVC               | 198,724 | 207,883   | 250,000   | -         |
| Mudon             | 184,196 | 241,916   | 287,120   | -         |
| Palm Jumeirah     | 723,333 | 1,593,297 | 1,913,208 | 4,705,594 |
| Sobha Hartland    | -       | 716,062   | 843,320   | -         |
| The Meadows       | 497,932 | 432,664   | 499,716   | 892,000   |
| The Springs       | 262,102 | -         | 400,000   | -         |
| The Valley        | 134,752 | 171,748   | -         | -         |
| Tilal Al Ghaf     | 202,423 | 329,963   | 642,433   | -         |
| Town Square       | 150,062 | 184,297   | -         | -         |
| Victory Heights   | 219,644 | 290,471   | 553,588   | 700,000   |
| Villanova         | 156,032 | 184,299   | 330,000   | -         |

## Rental Transactions in Dubai

JUNE 2026

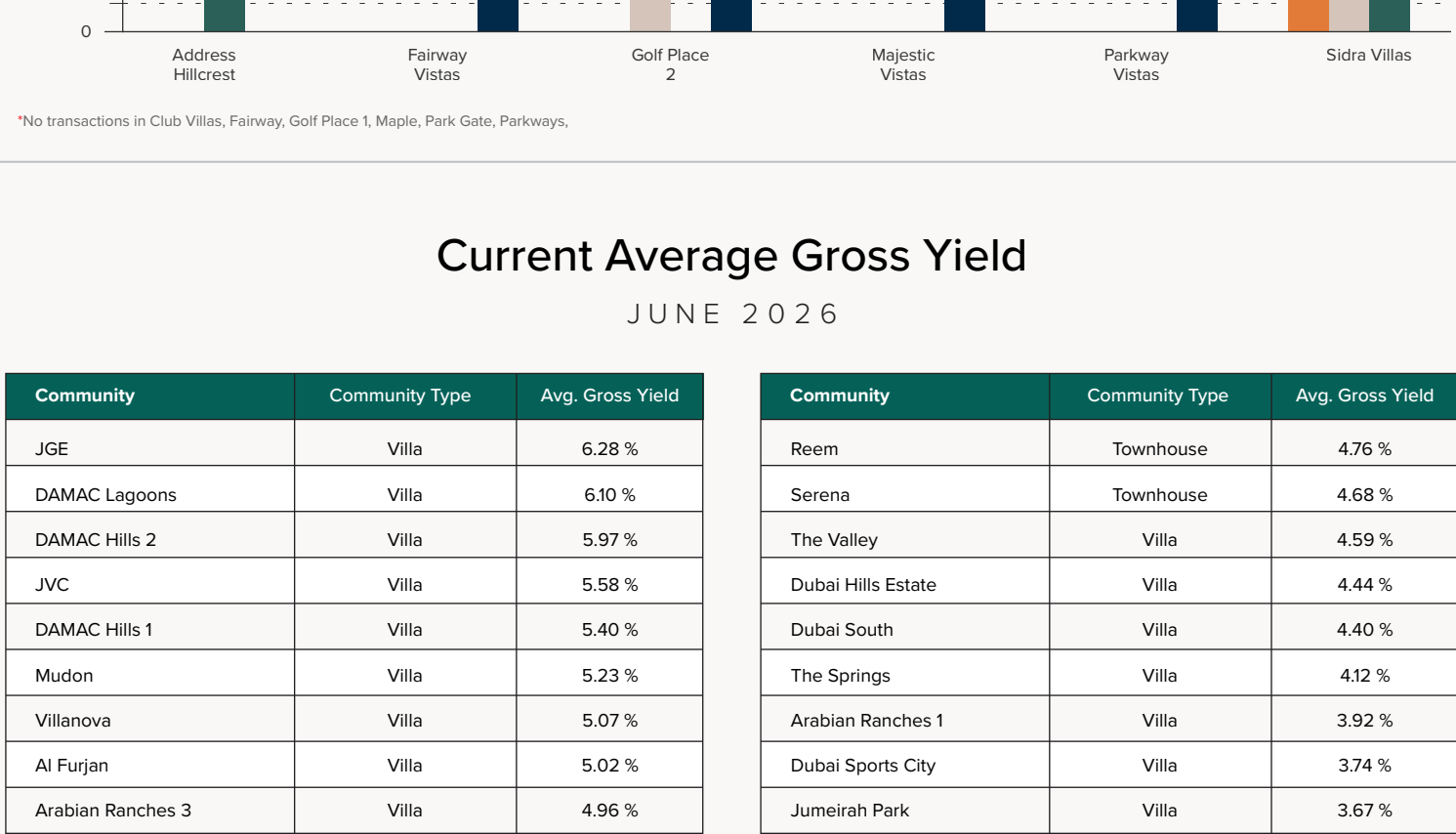


## AED 500,966,443

Total Rental Value

## Rentals in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



## Current Average Gross Yield

JUNE 2026

| Community         | Community Type | Avg. Gross Yield |
|-------------------|----------------|------------------|
| JGE               | Villa          | 6.28 %           |
| DAMAC Lagoons     | Villa          | 6.10 %           |
| DAMAC Hills 2     | Villa          | 5.97 %           |
| JVC               | Villa          | 5.58 %           |
| DAMAC Hills 1     | Villa          | 5.40 %           |
| Mudon             | Villa          | 5.23 %           |
| Villanova         | Villa          | 5.07 %           |
| Al Furjan         | Villa          | 5.02 %           |
| Arabian Ranches 3 | Villa          | 4.96 %           |
| Town Square       | Townhouse      | 4.96 %           |
| Arabian Ranches 2 | Villa          | 4.94 %           |
| Tilal Al Ghaf     | Townhouse      | 4.84 %           |

| Community          | Community Type | Avg. Gross Yield |
|--------------------|----------------|------------------|
| Reem               | Townhouse      | 4.76 %           |
| Serena             | Townhouse      | 4.68 %           |
| The Valley         | Villa          | 4.59 %           |
| Dubai Hills Estate | Villa          | 4.44 %           |
| Dubai Sports City  | Villa          | 4.40 %           |
| The Springs        | Villa          | 4.12 %           |
| Arabian Ranches 1  | Villa          | 3.92 %           |
| Dubai Sports City  | Villa          | 3.74 %           |
| Jumeirah Park      | Villa          | 3.67 %           |
| Palm Jumeirah      | Villa          | 3.18 %           |
| The Meadows        | Villa          | 3.12 %           |
| Jumeirah Islands   | Villa          | 2.85 %           |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| Community          | Total Volume | Total Value   |
|--------------------|--------------|---------------|
| DAMAC Lagoons      | 421          | 1,493,142,610 |
| Dubai South        | 193          | 826,332,156   |
| The Valley         | 184          | 663,648,915   |
| The Springs        | 168          | 791,825,712   |
| DAMAC Hills 2      | 152          | 286,042,530   |
| Dubai Hills Estate | 148          | 2,172,766,110 |
| Arabian Ranches 3  | 141          | 713,572,380   |
| DAMAC Hills        | 139          | 765,359,789   |
| Dubai Land         | 137          | 464,070,955   |
| Al Furjan          | 135          | 830,344,005   |
| Mudon              | 130          | 523,382,998   |
| Tilal Al Ghaf      | 127          | 1,082,809,624 |
| Arabian Ranches    | 121          | 1,093,833,998 |
| Town Square        | 120          | 363,453,943   |
| Emaar South        | 115          | 362,522,522   |
| Villanova          | 98           | 326,870,000   |
| JGE                | 95           | 1,296,642,000 |
| JVC                | 85           | 281,285,000   |
| Jumeirah Park      | 73           | 756,930,014   |
| The Meadows        | 48           | 644,745,000   |
| Arabian Ranches 2  | 42           | 270,911,896   |