

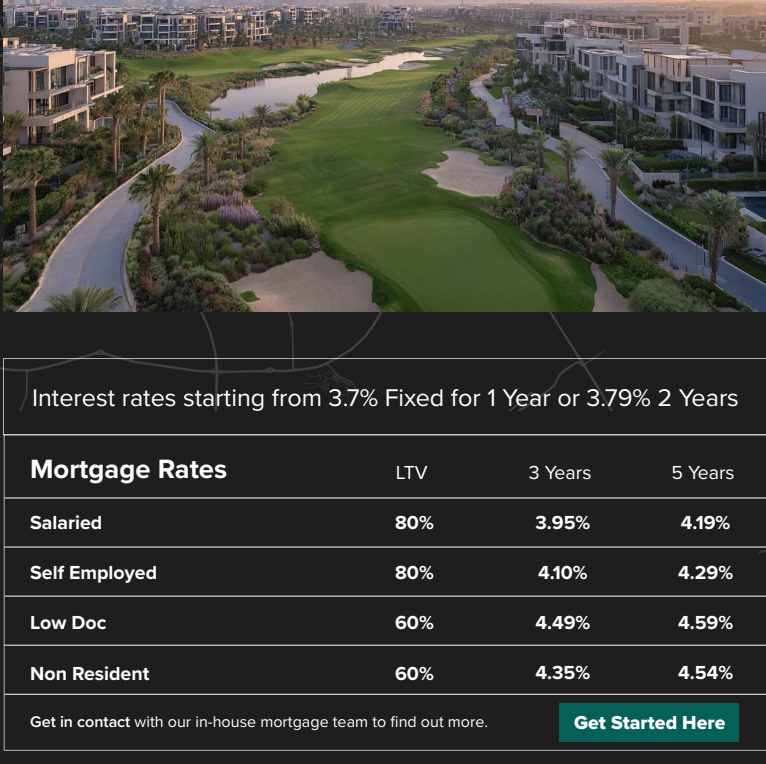
Dubai Hills Estate January Market Report

Apartments

NEWS

New Developments and Community Appeal

Dubai Hills' apartment market in 2026 benefits from a steady flow of off plan and near completion projects, supported by modern amenities and strong master planned community features. Ongoing launches, extensive green spaces and established retail hubs continue to sustain demand, reinforcing confidence among both investors and residents.



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.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years			
Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.29%
Low Doc	60%	4.49%	4.59%
Non Resident	60%	4.35%	4.54%
Get in contact with our in-house mortgage team to find out more.			
			Get Started Here

Hot Properties for Sale

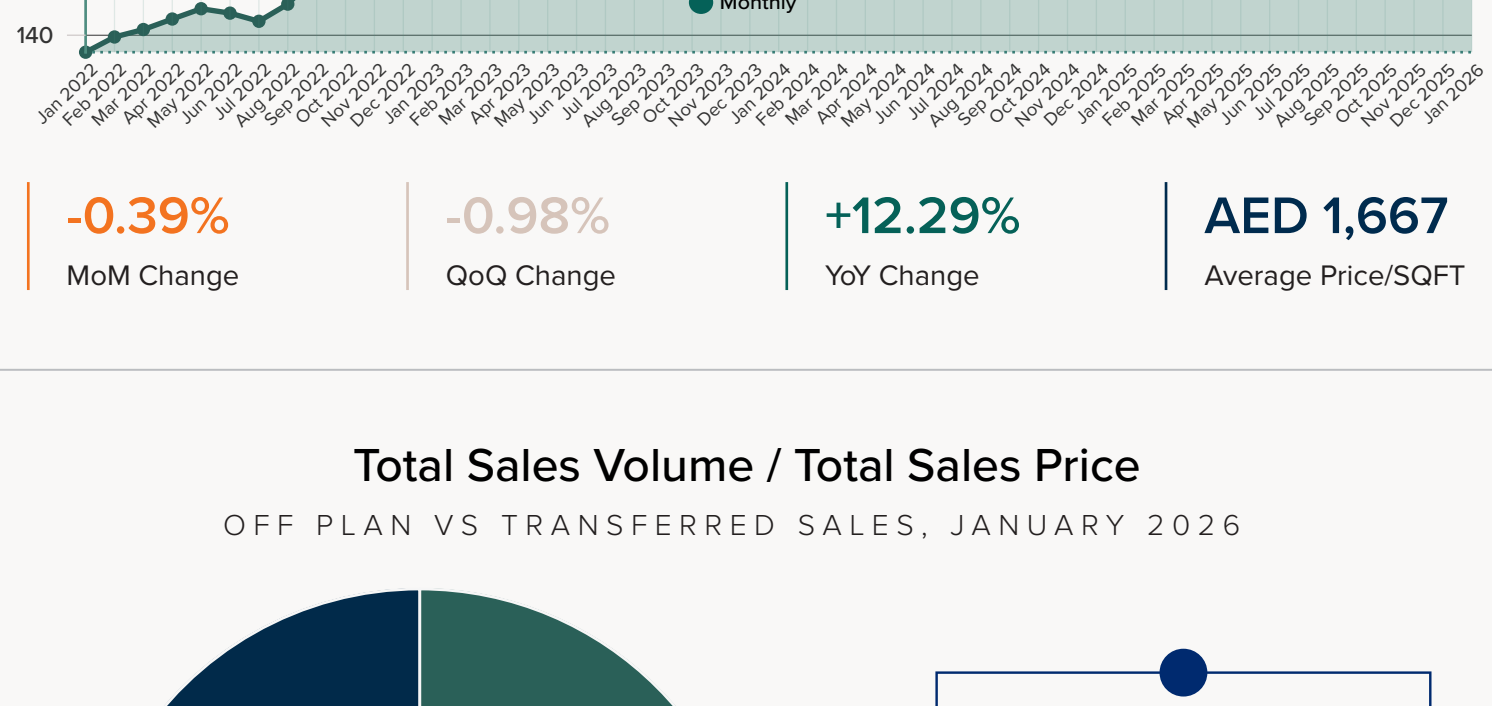
Sway Residences, Dubai Hills Estate	Park Lane Building 1, Dubai Hills Estate	Park Field Tower 1, Dubai Hills Estate	Palace Residences, Dubai Hills Estate	Mulberry 1 at Park Heights, Dubai Hills Estate
AED 960,000	AED 1,599,999	AED 1,750,000	AED 2,000,000	AED 4,090,000
1 389	1 658	1 647	1 752	2 3 1358

Recent White & Co. Sales

Park Heights 2 Tower 2, Dubai Hills Estate	Club Drive B, Dubai Hills Estate	The Golf Residences, Dubai Hills Estate	Golfville A, Dubai Hills Estate	Park Point C, Dubai Hills Estate
AED 1,400,000	AED 1,550,000	AED 1,800,000	AED 2,030,000	AED 2,390,000
1 1 1,304	1 747	1 1 1,114	2 1 4,197	2 2 1,129

Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



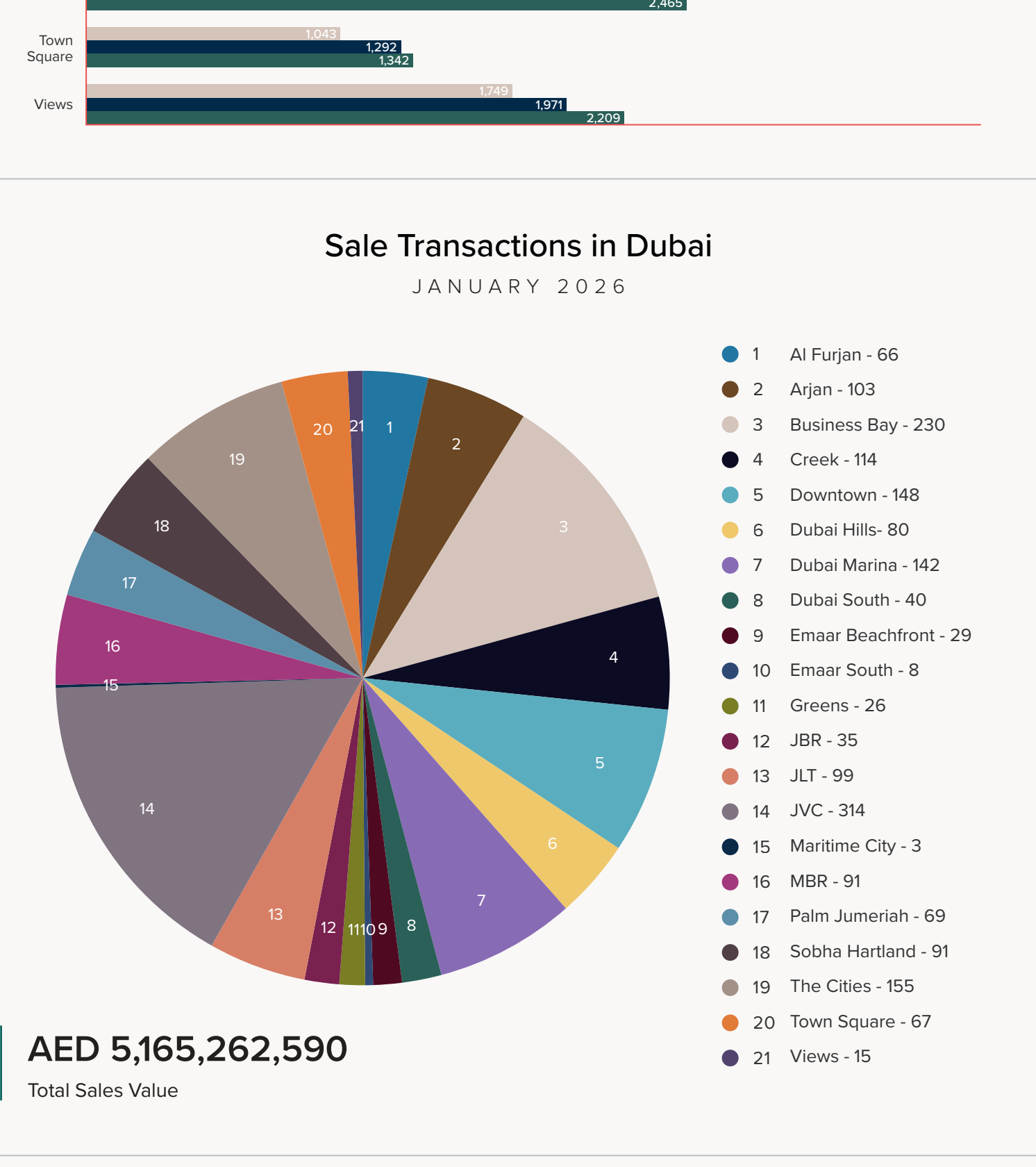
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	602,833	1,044,652	1,633,480	2,443,333	-	-	-
Arjan	626,241	1,005,140	1,376,143	-	-	-	-
Business Bay	1,010,297	1,537,474	2,753,768	9,061,946	5,116,943	-	-
Creek	-	1,812,860	2,916,207	4,204,374	-	-	-
Downtown	1,341,083	2,109,473	3,848,422	6,606,111	-	20,000,000	24,000,000
Dubai Hills	963,333	1,608,750	2,793,484	4,062,692	-	-	-
Dubai Marina	1,056,385	1,700,764	2,641,816	4,225,714	5,170,000	-	-
Dubai South	534,545	718,663	1,361,364	1,754,000	-	-	-
Emaar Beachfront	-	2,605,250	4,391,667	7,198,571	8,600,000	-	-
Emaar South	-	1,050,000	1,583,000	1,856,667	-	-	-
Greens	870,000	1,421,786	2,226,667	3,700,000	-	-	-
JBR	3,225,000	1,829,091	3,675,000	7,451,548	10,428,009	-	-
JLT	800,048	1,241,936	2,230,541	2,782,876	1,550,000	-	-
JVC	612,633	1,021,972	1,543,691	1,985,433	2,950,000	-	-
Maritime City	903,870	-	2,454,460	-	-	-	-
MBR	694,400	1,344,691	1,978,036	4,000,000	8,505,720	-	-
Palm Jumeriah	1,653,833	3,502,143	5,441,318	9,273,000	10,616,667	51,400,000	-
Sobha Hartland	1,007,143	1,452,969	2,309,530	4,081,250	-	-	-
The Cities	118,459	2,099,934	3,242,961	5,784,750	-	-	-
Town Square	576,667	844,063	1,319,636	2,313,125	-	-	-
Views	1,125,000	2,031,667	3,072,143	3,900,000	-	-	-

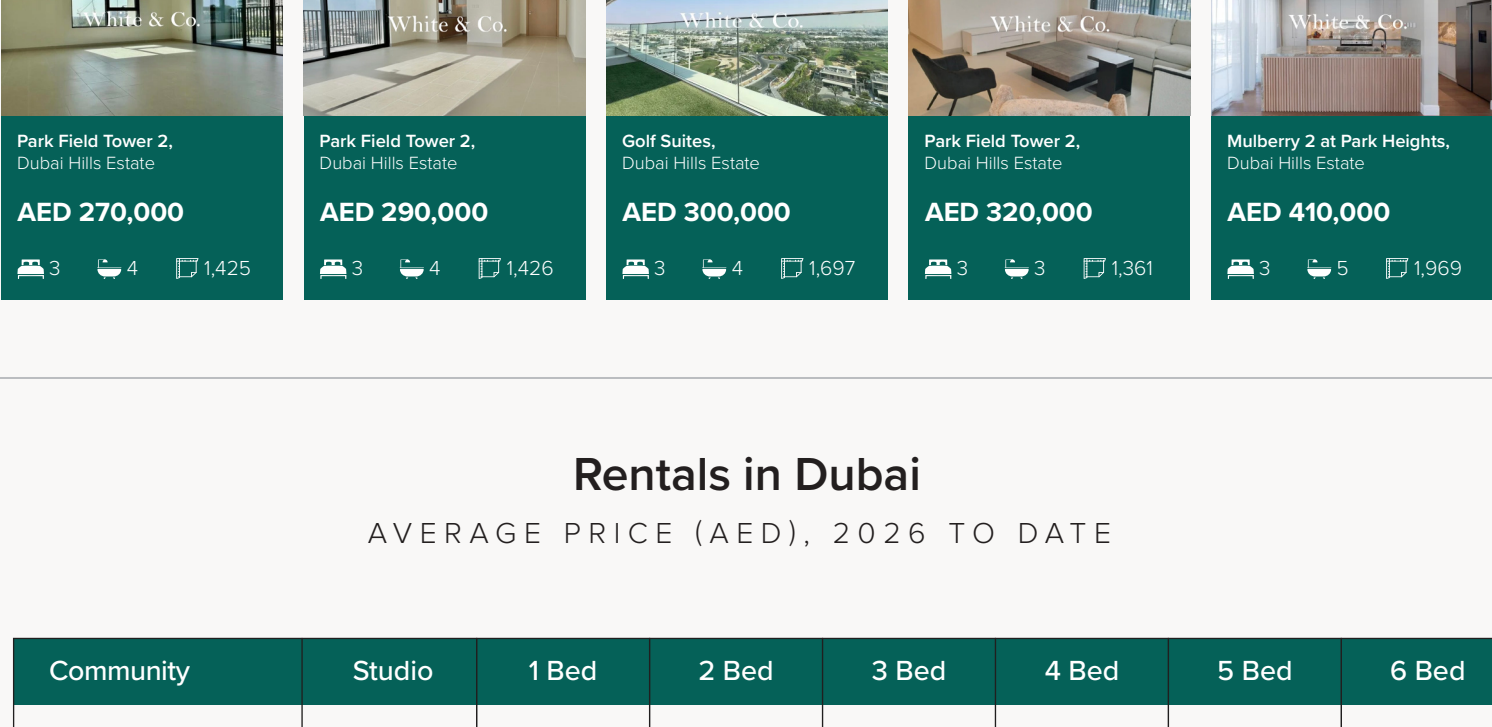
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



Hot Properties for Rent

Park Field Tower 2, Dubai Hills Estate	Park Field Tower 2, Dubai Hills Estate	Golf Suites, Dubai Hills Estate	Park Field Tower 2, Dubai Hills Estate	Mulberry 2 at Park Heights, Dubai Hills Estate
AED 270,000	AED 290,000	AED 300,000	AED 320,000	AED 410,000
3 4 1,425	3 4 1,426	3 4 1,697	3 3 1,361	3 5 1,969

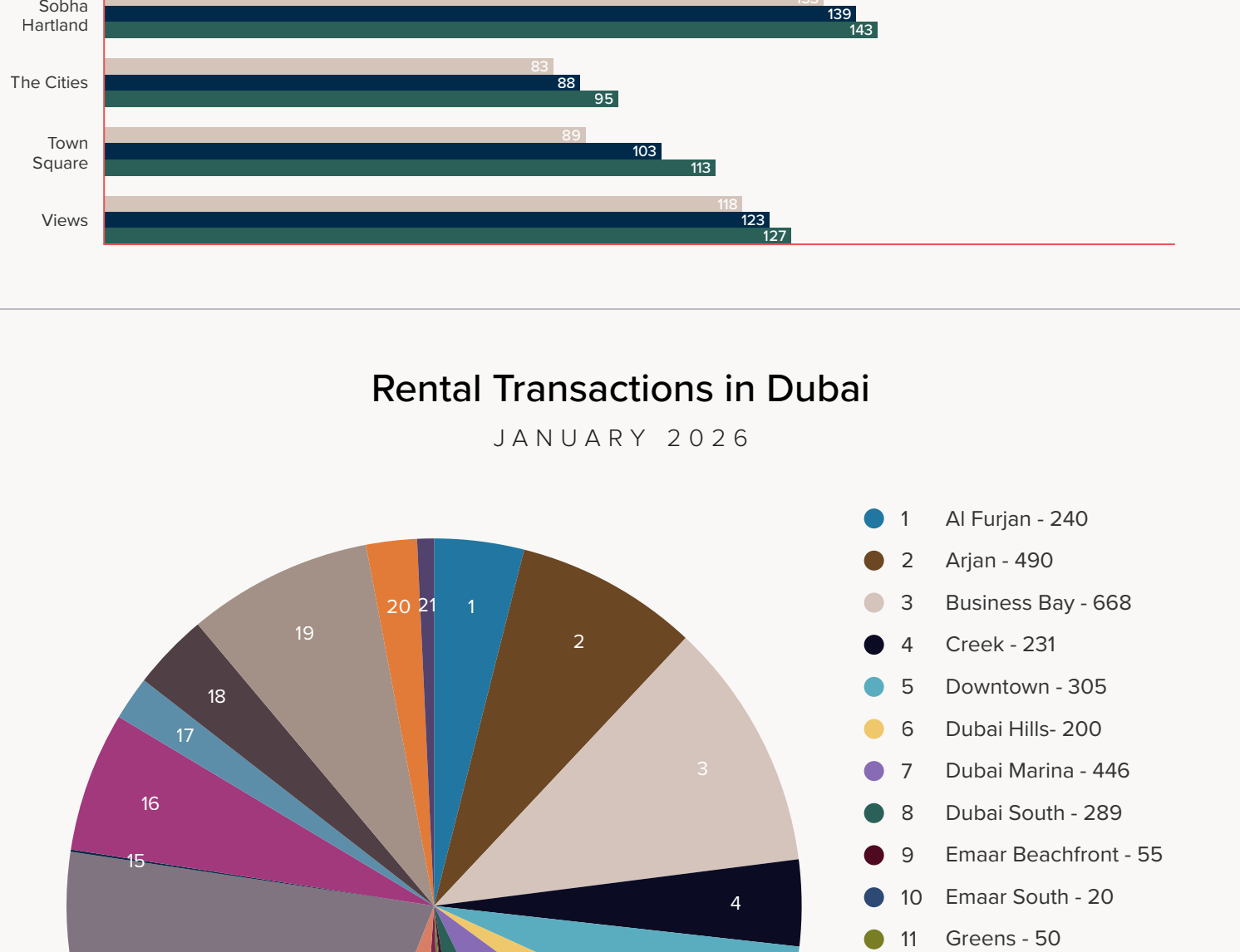
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	55,475	78,722	115,515	161,667	-	-	-
Arjan	51,872	73,102	107,585	188,333	-	-	-
Business Bay	67,707	101,637	147,006	204,833	235,000	-	-
Creek	-	104,285	171,002	241,910	-	-	-
Downtown	85,125	130,308	199,167	265,207	-	-	-
Dubai Hills	96,000	108,969	157,105	272,120	-	-	-
Dubai Marina	70,111	98,056	139,939	236,135	381,667	435,000	-
Dubai South	45,019	58,673	93,897	137,500	-	-	-
Emaar Beachfront	-	155,500	205,000	323,333	-	-	-
Emaar South	-	-	93,500	100,000	-	-	-
Greens	65,000	92,615	143,224	200,000	-	-	-
JBR	90,000	123,000	175,084	346,250	237,500	-	-
JLT	63,625	86,598	122,964	140,000	-	-	-
JVC	54,288	73,968	94,975	136,000	-	-	-
Maritime City	-	109,699	150,000	-	-	-	-
MBR	57,013	89,994	128,125	133,333	-	-	-
Palm Jumeriah	111,638	155,608	252,078	709,000	-	-	-
Sobha Hartland	70,000	98,400	146,043	213,750	-	-	-
The Cities	50,756	66,019	102,451	378,833	-	-	-
Town Square	46,000	67,391	94,385	213,750	-	-	-
Views	-	104,964	171,333	255,000	-	-	-

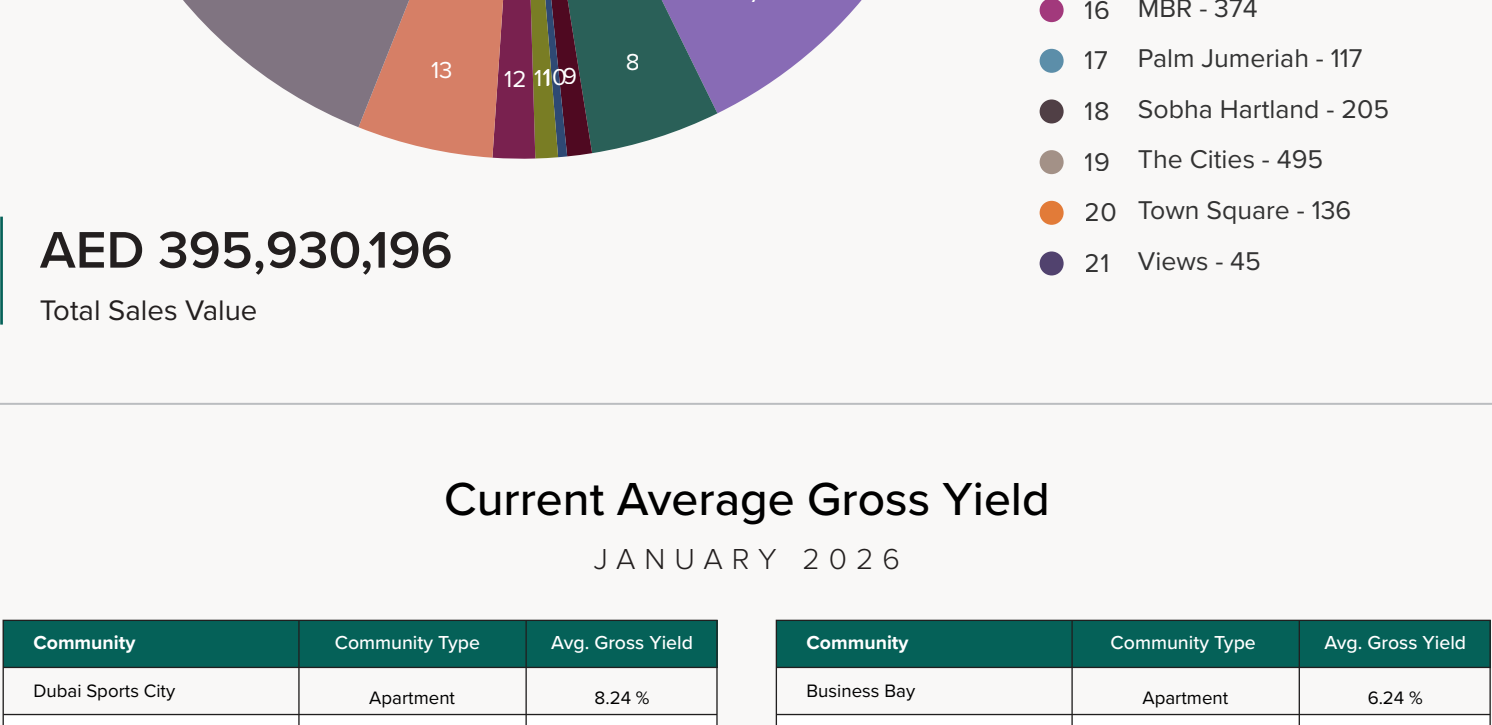
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.24 %
Dubai Studio City	Apartment	7.43 %
Dubai South Residential	Apartment	7.24 %
District	Apartment	7.00 %
Town Square	Apartment	6.99 %
Jumeirah Village Circle	Apartment	6.95 %
Jumeirah Lakes Towers	Apartment	6.94 %
Motor City	Apartment	6.92 %
AI Furjan	Apartment	6.45 %
Mohammed Bin Rashid City	Apartment	6.30 %
Dubai Hills Estate	Apartment	6.30 %

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.24 %
The Greens	Apartment	6.24 %
Arjan	Apartment	6.05 %
Dubai Marina	Apartment	6.00 %
Dubai Maritime City	Apartment	5.86 %
The Views	Apartment	5.84 %
Dubai Creek Harbour	Apartment	5.77 %
Jumeirah Beach Residence	Apartment	5.69 %
Downtown Dubai	Apartment	5.45 %
Palm Jumeriah	Apartment	4.96 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	322	322,417,436
The Cities	322	322,417,436
Business Bay	239	546,907,467
Dubai Marina	155	376,428,630
Downtown	153	555,975,432
Creek	121	341,116,184
Arjan	111	96,304,000
JLT	104	159,546,685
Sobha Hartland	98	182,332,618
MBR	97	117,434,549
Dubai Hills	85	203,435,499
Palm Jumeriah	73	524,044,729
Town Square	72	90,894,700
AI Furjan	67	84,932,060
Dubai South	41	39,686,281
JBR	36	174,997,423
Emaar Beachfront	30	127,024,000
Greens	26	45,385,000
Views	15	38,720,000
Emaar South	9	14,535,000
Maritime City	3	5,812,790

RENTALS	Total Volume	Total Value
JVC	435	33,005,385
Arjan	158	11,903,312
Business Bay	145	16,621,353
The Cities	144	8,774,404
Dubai Marina	139	20,716,318
Dubai South	96	7,246,244
MBR	89	7,125,283
Downtown	80	13,276,984
JLT	80	7,486,478
Sobha Hartland	66	7,938,000
AI Furjan	52	4,282,161
Creek	52	8,417,041
Dubai Hills	51	7,437,944
Town Square	44	3,392,000
Palm Jumeriah	38	10,091,677
JBR	25	5,525,757
Views	22	2,528,346
Greens	16	2,377,713
Emaar Beachfront	15	2,935,000
Emaar South	5	474,000
Maritime City	2	259,699