

Dubai Hills Estate February Market Report

Apartments

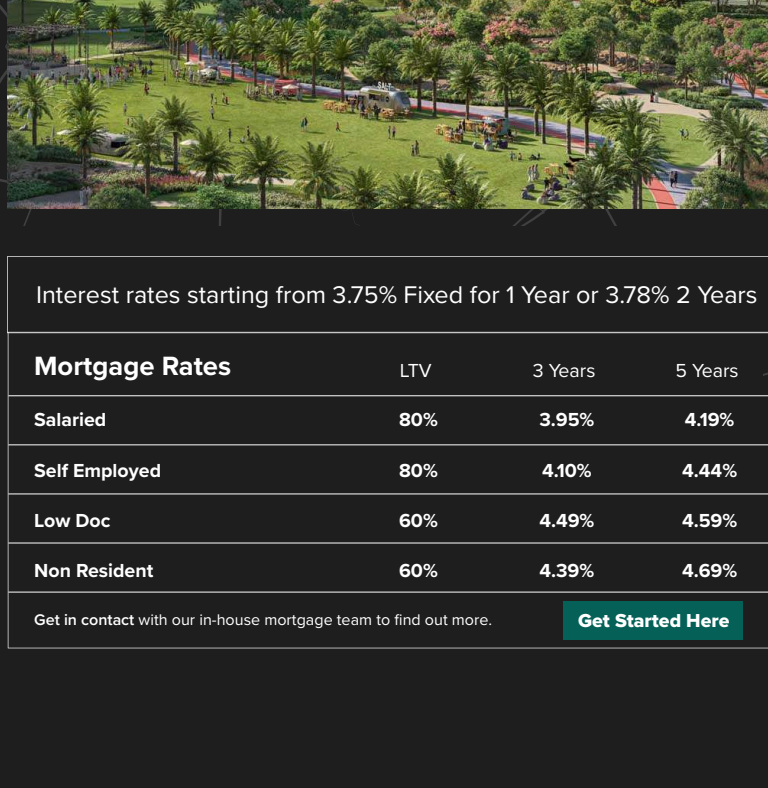
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

New Launch Pricing
Dubai Hills 2026

Off-plan projects such as Greencrest are launching at prices closely aligned with existing resale values, signalling realistic, absorption-led demand. Buyers are increasingly focused on location, lifestyle and long-term value rather than short-term speculation, reinforcing stable occupancy rates and supporting sustainable, measured growth within Dubai Hills' well-established residential 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.

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%	4.39%	4.69%

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

Get Started Here

Hot Properties for Sale

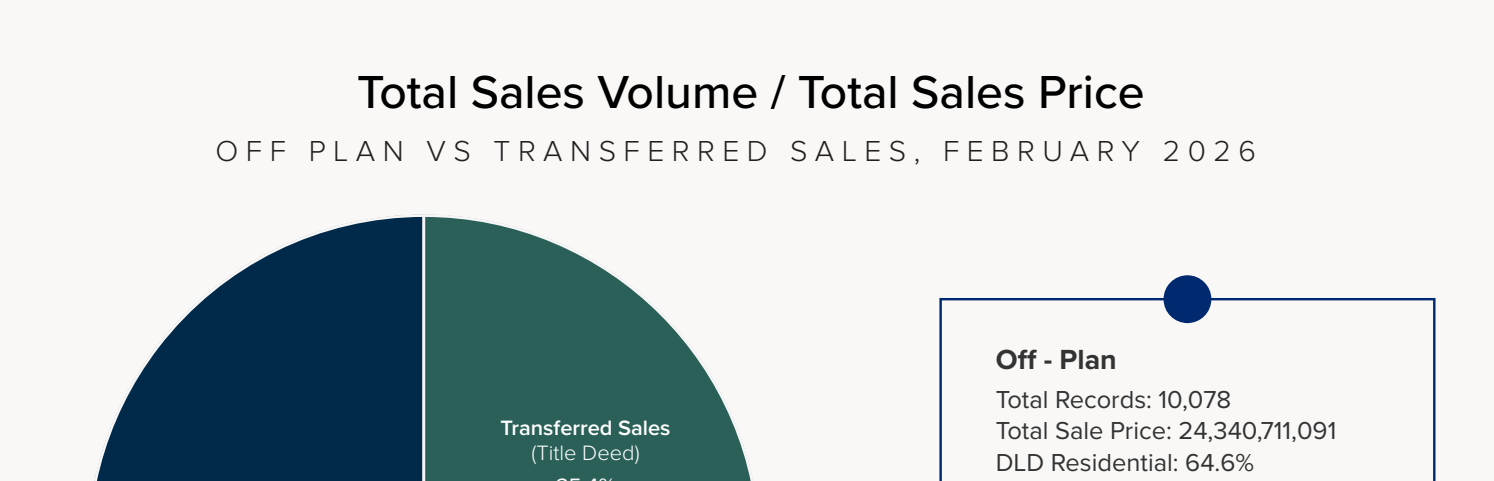
 Park Ridge Tower C, Dubai Hills Estate AED 4,100,000 3 3 1,572	 Mulberry 2 at Park Heights, Dubai Hills Estate AED 4,600,000 2 3 1,362	 Mulberry 1 Park Heights, Dubai Hills Estate AED 5,600,000 3 3 1,942	 Acacia B, Park Heights, Dubai Hills Estate AED 5,950,000 3 4 1,911	 Park Ridge Tower C, Dubai Hills Estate AED 10,750,000 3 4 2,060
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Recent White & Co. Sales

 Park Heights 2 Tower 2, Dubai Hills Estate AED 1,400,000 1 1 1,304	 Collective Tower 1, Dubai Hills Estate AED 1,650,000 1 2 730	 The Golf Residences, Dubai Hills Estate AED 1,800,000 1 1 1,114	 Park Lane, Dubai Hills Estate AED 2,370,000 2 2 1,103	 Address Residences, Dubai Hills Estate AED 3,250,000 2 2 1,091v
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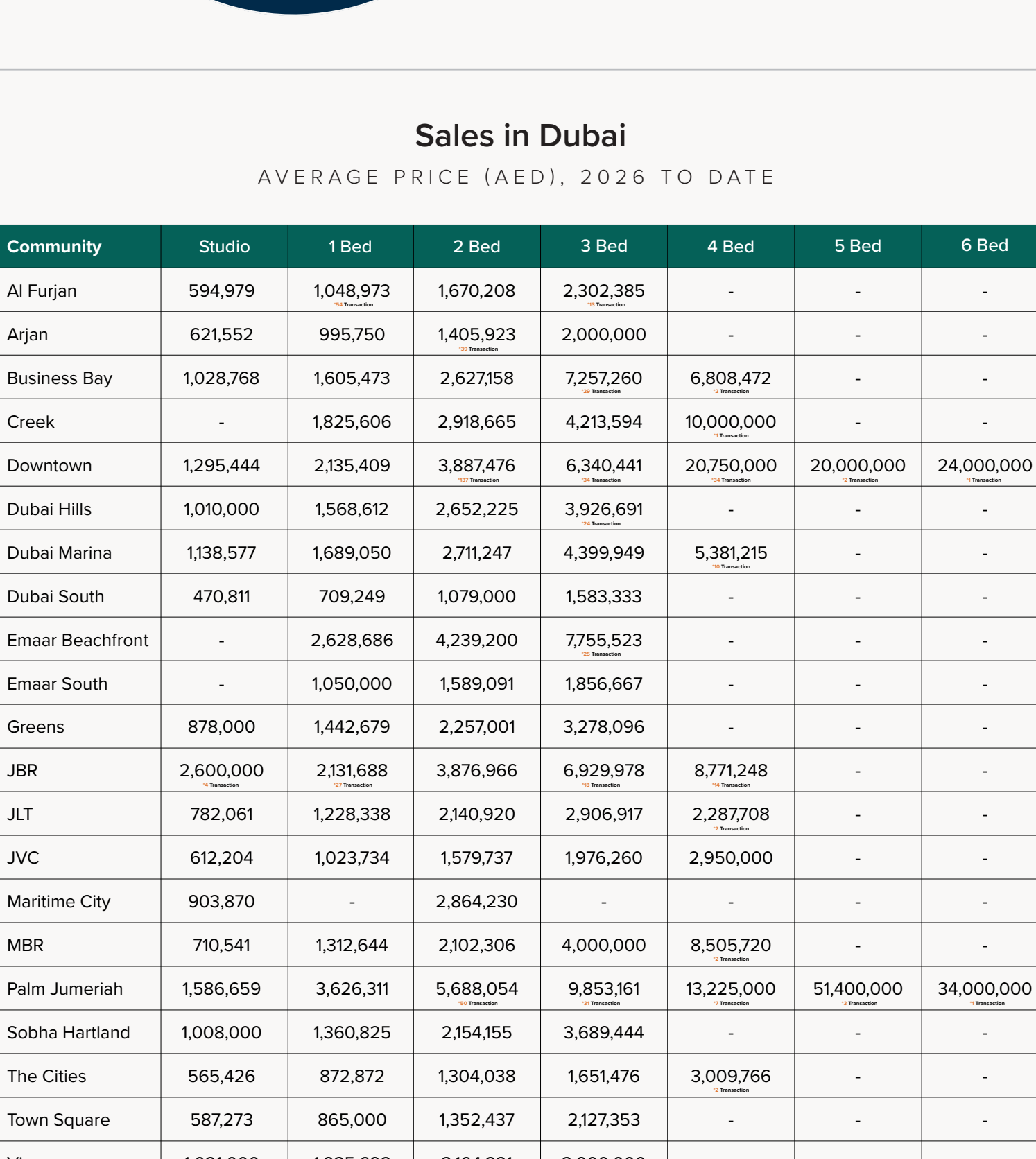
Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



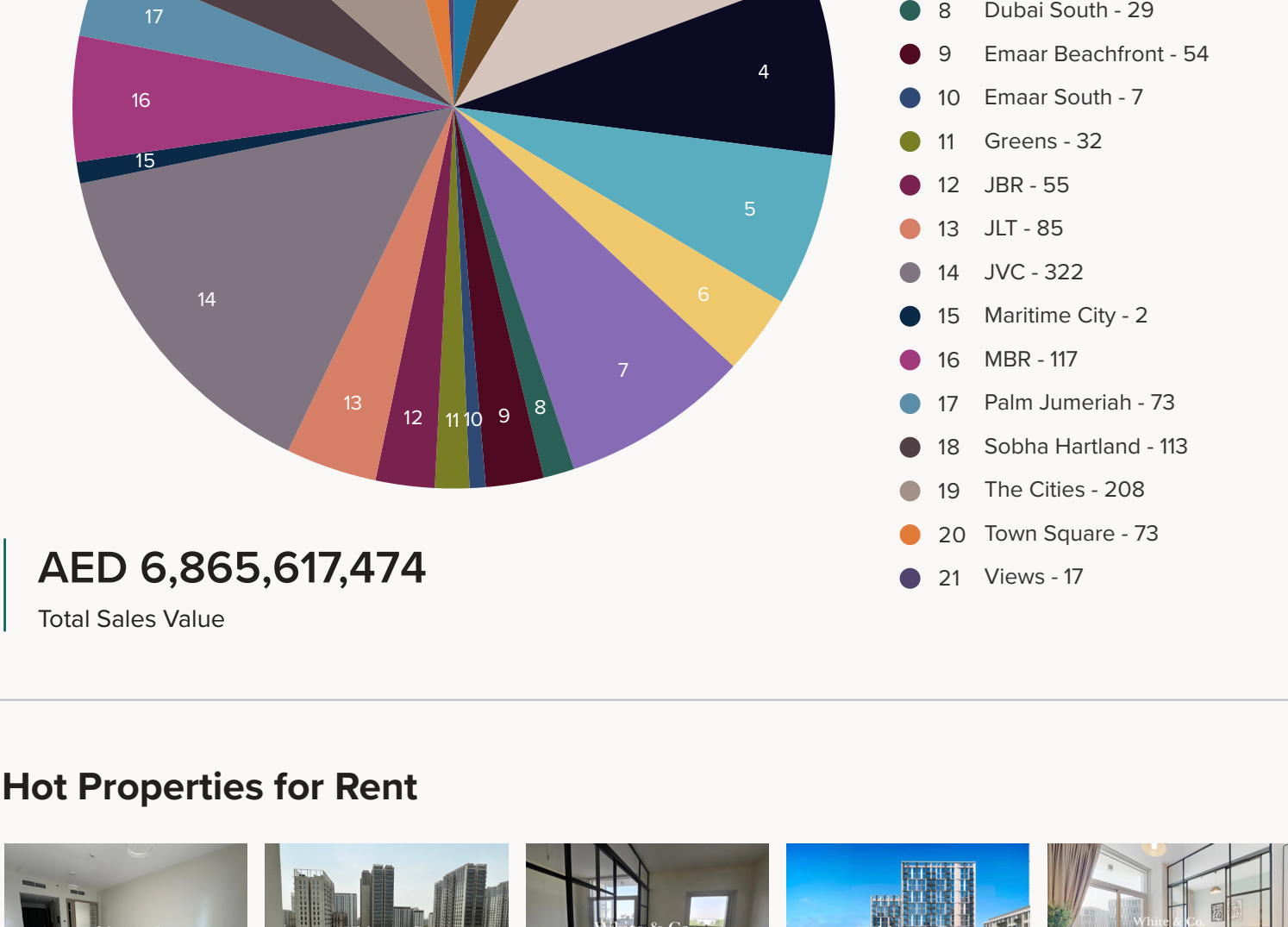
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	594,979	1,048,973	1,670,208	2,302,385	-	-	-
Arjan	621,552	995,750	1,405,923	2,000,000	-	-	-
Business Bay	1,028,768	1,605,473	2,627,158	7,257,260	6,808,472	-	-
Creek	-	1,825,606	2,918,665	4,213,594	10,000,000	-	-
Downtown	1,295,444	2,135,409	3,887,476	6,340,441	20,750,000	20,000,000	24,000,000
Dubai Hills	1,010,000	1,568,612	2,652,225	3,926,691	-	-	-
Dubai Marina	1,138,577	1,689,050	2,711,247	4,399,949	5,381,215	-	-
Dubai South	470,811	709,249	1,079,000	1,583,333	-	-	-
Emaar Beachfront	-	2,628,686	4,239,200	7,755,523	-	-	-
Emaar South	-	1,050,000	1,589,091	1,856,667	-	-	-
Greens	878,000	1,442,679	2,257,001	3,278,096	-	-	-
JBR	2,600,000	2,131,688	3,876,966	6,929,978	8,771,248	-	-
JLT	782,061	1,223,338	2,140,920	2,906,917	2,287,708	-	-
JVC	612,204	1,028,734	1,579,737	1,976,260	2,950,000	-	-
Maritime City	903,870	-	2,864,230	-	-	-	-
MBR	710,541	1,312,644	2,102,306	4,000,000	8,505,720	-	-
Palm Jumeirah	1,586,659	3,626,311	5,688,054	9,853,161	13,225,000	51,400,000	34,000,000
Sobha Hartland	1,008,000	1,360,825	2,154,155	3,689,444	-	-	-
The Cities	565,426	872,872	1,304,038	1,651,476	3,009,766	-	-
Town Square	587,273	865,000	1,352,437	2,127,353	-	-	-
Views	1,021,000	1,935,692	3,164,231	3,900,000	-	-	-

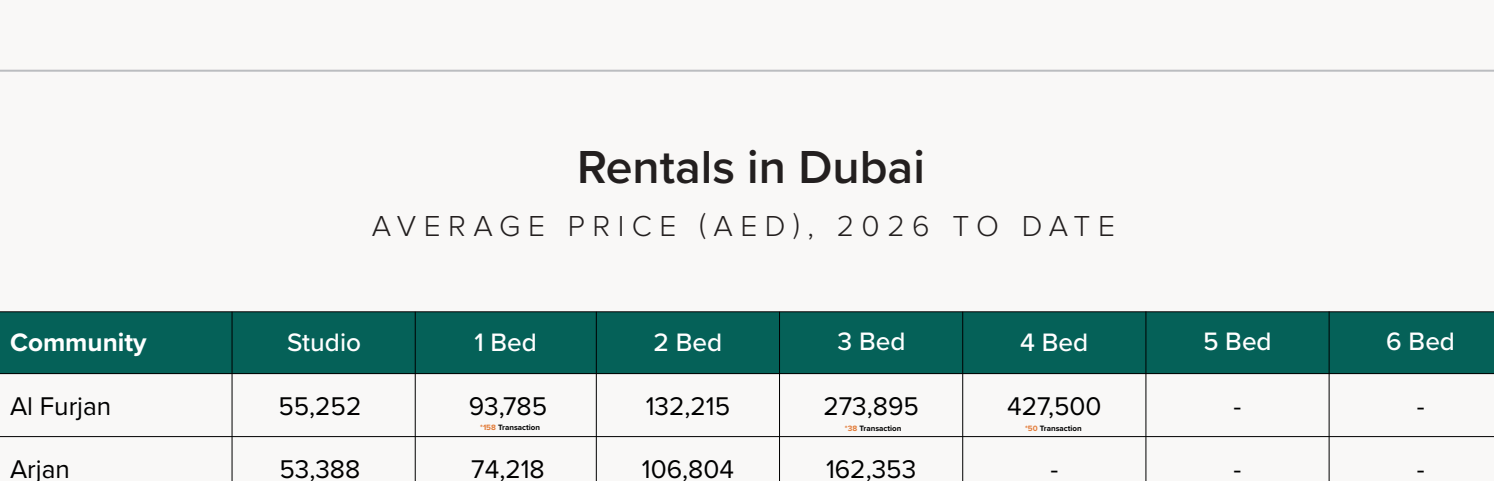
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026



AED 6,865,617,474

Total Sales Value

Hot Properties for Rent

 Sway Residences, Dubai Hills Estate AED 75,000 1 1 1,425	 Collective 2.0 Tower B, Dubai Hills Estate AED 83,000 1 1 485	 Collective 2.0 Tower B, Dubai Hills Estate AED 88,000 3 3 482	 Collective Tower 2, Dubai Hills Estate AED 90,000 1 1 475	 Socio Tower 2, Dubai Hills Estate AED 94,999 1 1 474
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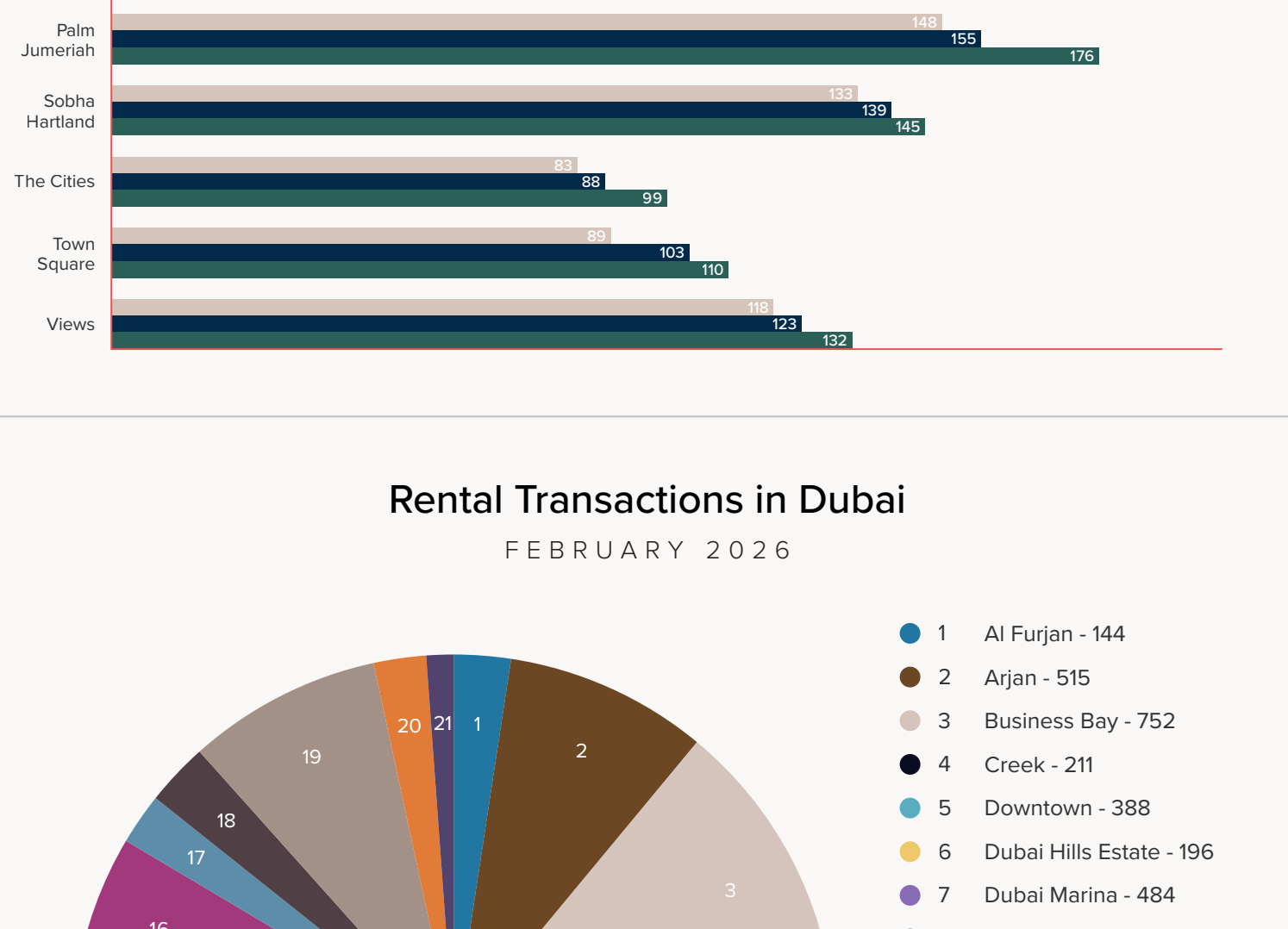
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	55,252	93,785	132,215	273,895	427,500	-	-
Arjan	53,388	74,218	106,624	162,353	-	-	-
Business Bay	78,704	106,853	159,726	212,896	537,857	-	-
Creek	-	115,259	175,487	269,521	472,500	-	-
Downtown	91,363	132,542	225,673	391,260	2,438,333	-	-
Dubai Hills	78,381	109,603	170,881	321,606	-	-	-
Dubai Marina	78,899	105,578	165,384	262,593	427,913	-	-
Dubai South	44,722	61,280	83,860	109,286	-	-	-
Emaar Beachfront	-	153,230	240,720	393,219	650,000	-	-
Emaar South	-	66,750	94,106	110,783	-	-	-
Greens	64,375	103,164	151,839	211,182	-	-	-
JBR	119,714	124,143	193,319	289,588	461,081	-	-
JLT	66,070	90,118	138,300	171,109	215,000	-	-
JVC	61,116	80,610	105,135	153,830	213,333	-	-
Maritime City	68,667	112,500	159,000	-	-	-	-
MBR	57,993	88,697	138,323	177,828	550,000	-	-
Palm Jumeirah	117,310	178,952	362,637	447,136	1,350,000	-	-
Sobha Hartland	73,333	98,501	154,353	212,933	-	-	-
The Cities	47,200	67,941	100,024	176,789	135,000	-	-
Town Square	48,973	69,483	101,576	135,111	-	-	-
Views	76,364	113,958	175,523	245,625	350,000	-	-

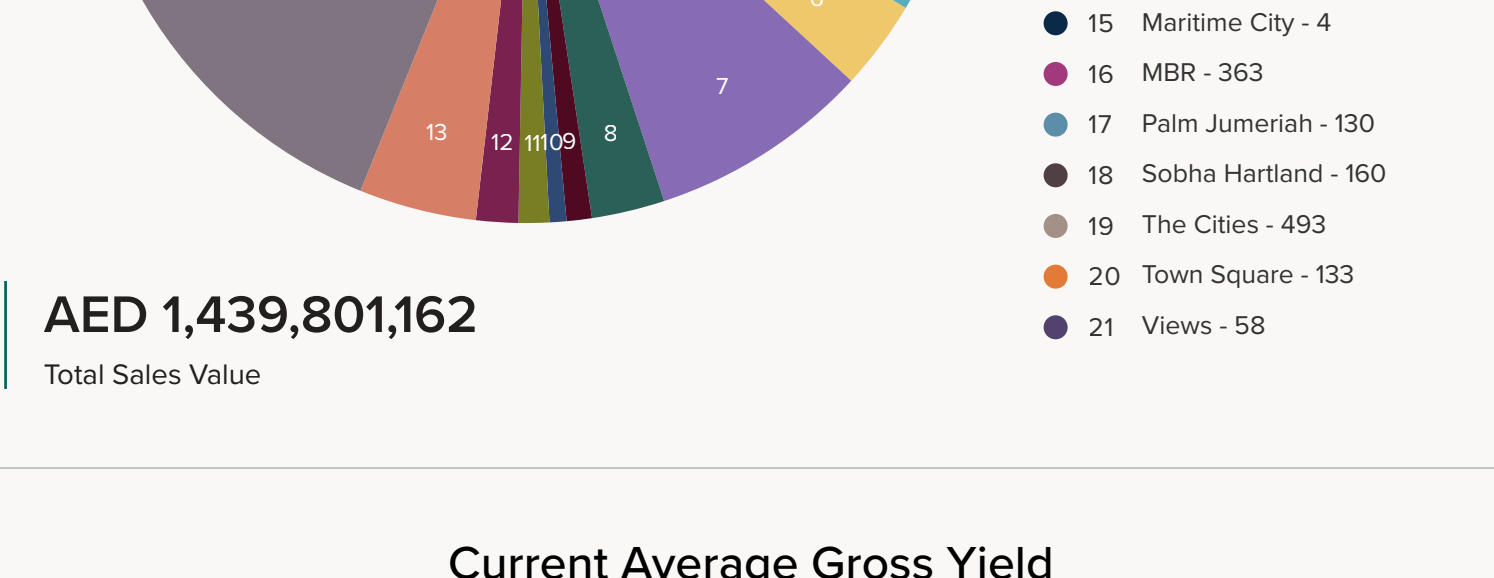
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

FEBRUARY 2026



AED 1,439,801,162

Total Sales Value

Current Average Gross Yield

FEBRUARY 2026

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

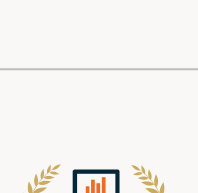
Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.24 %
The Greens	Apartment	6.24 %
Arjan	Apartment	6.05 %
Dubai Marina	Apartment	6.00 %
Dubai Maritim City	Apartment	5.86 %
The Views	Apartment	5.84 %
Dubai Creek Harbour	Apartment	5.77 %
Jumeirah Beach Residence	Apartment	5.69 %
Downtown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

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	322	328,424,593
Business Bay	234	447,139,065
The Cities	208	191,908,394
Dubai Marina	176	462,023,036
Creek Harbour	169	474,177,659
Downtown Dubai	143	524,391,650
Arjan	118	112,840,963
MBR	117	120,910,351
Sobha Hartland	113	186,801,640
JLT	85	124,228,574
Al Furjan	74	99,063,180
Dubai Hills Estate	74	181,520,871
Palm Jumeirah	73	505,464,127
Town Square	73	92,795,776
JBR	55	264,629,414
Emaar Beachfront	54	232,397,340
The Greens	32	59,823,510
Dubai South	29	22,213,737
The Views	17	36,584,000
Emaar South	7	11,305,000
Maritim City	2	6,548,000

RENTALS	Total Volume	Total Value
JVC	2,698	219,779,856
Business Bay	1,522	183,773,573
Arjan	1,091	166,222,499
The Cities	1,065	153,785,678
Dubai Marina	1,038	85,536,983
MBR	781	78,971,976
Downtown Dubai	740	78,358,021
JLT	602	68,228,714
Creek Harbour	475	65,558,716
Al Furjan	429	63,509,487
Dubai Hills Estate	426	63,276,835
Sobha Hartland	393	63,159,771
Dubai South	379	48,971,290
Town Square	288	46,428,694
Palm Jumeirah	270	27,289,000
JBR	200	24,428,317
Emaar Beachfront	118	23,494,552
The Greens	117	16,409,595
The Views	112	14,457,000
Emaar South	51	4,890,097
Maritim City	10	1,226,000



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

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