

Dubai Hills Estate January Market Report

Villa | Townhouse

NEWS

Dubai Hills Estate
January 2026 Update

Dubai Hills maintains strong market appeal with ongoing villa and apartment handovers, supported by premium schools, retail and golf-course amenities. End-user demand remains high, driving stable resale activity, while new developments continue to enhance community lifestyle and long-term investment potential, reinforcing Dubai Hills as a top-tier residential destination.

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.

Hot Properties for Sale

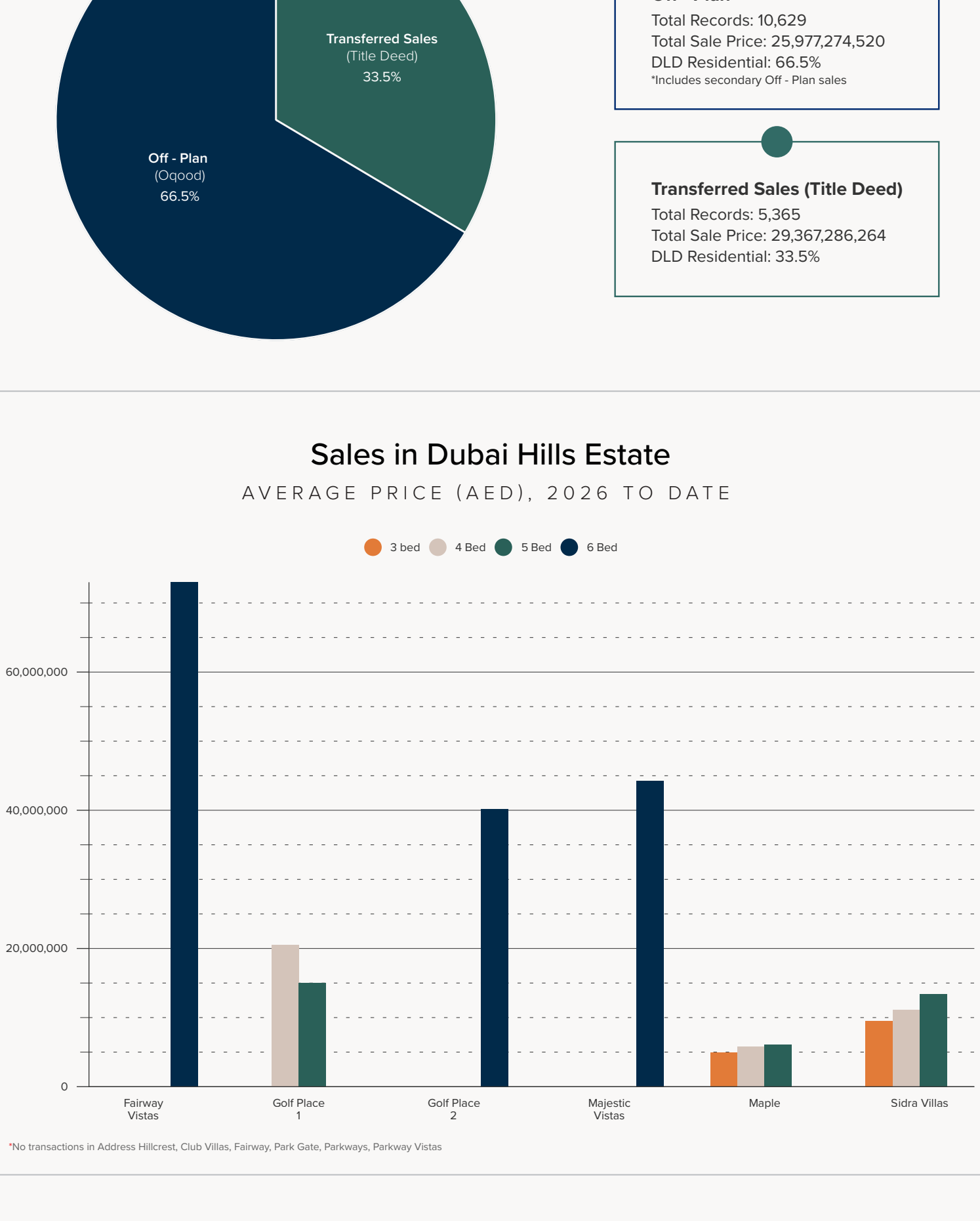
Estia Villa 4, Dubai Hills Estate	Golf Place 2, Dubai Hills Estate	Golf Place 2, Dubai Hills Estate	Palm Hills, Dubai Hills Estate	Address Hillcrest, Dubai Hills Estate
AED 15,500,000	AED 20,000,000	AED 20,000,000	AED 24,999,000	AED 26,800,000
4 4 4,869	4 4 7,165	4 4 7,165	5 6 9,817	5 5 6,985

Recent White & Co. Sales

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

Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Sales in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE



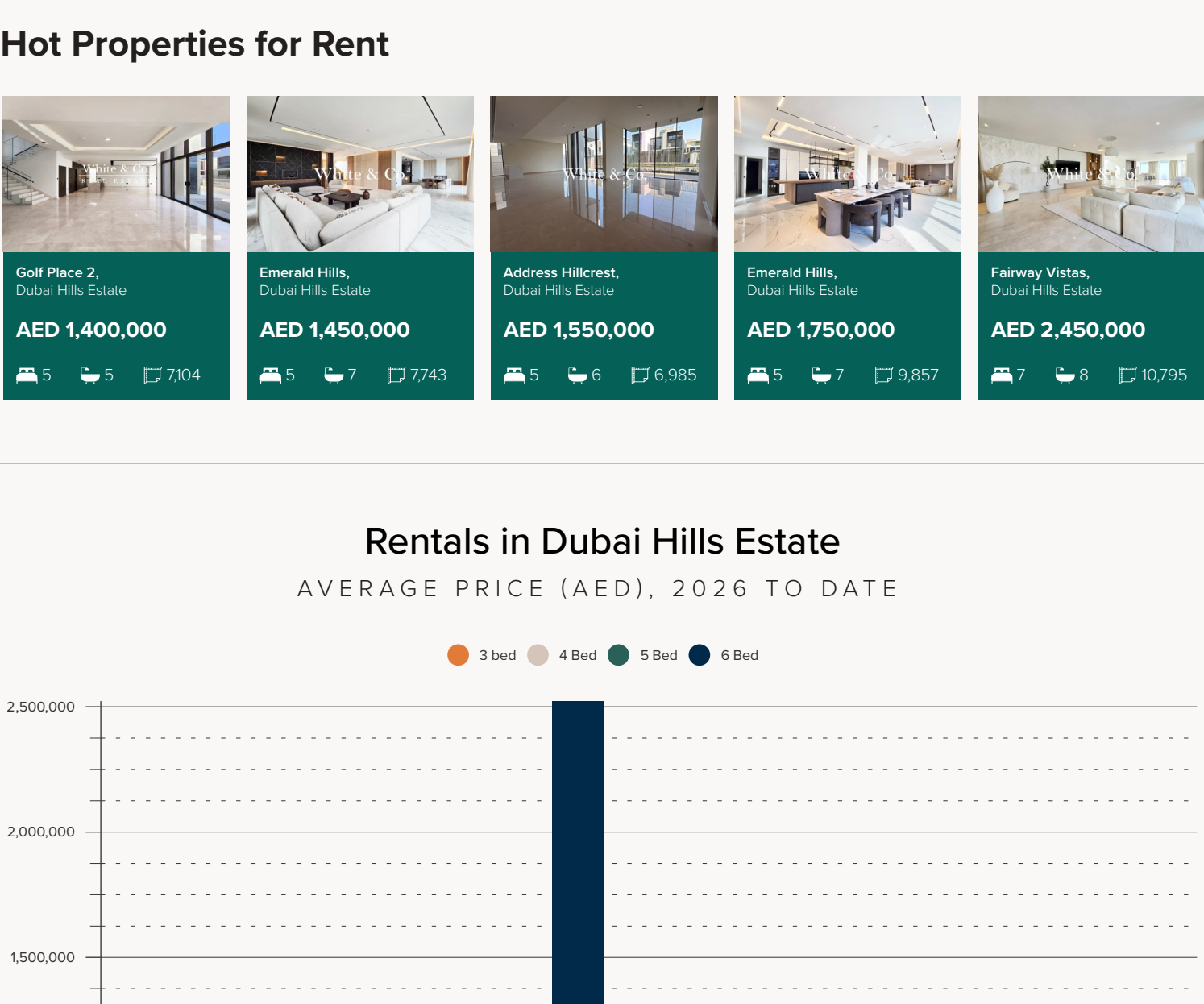
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

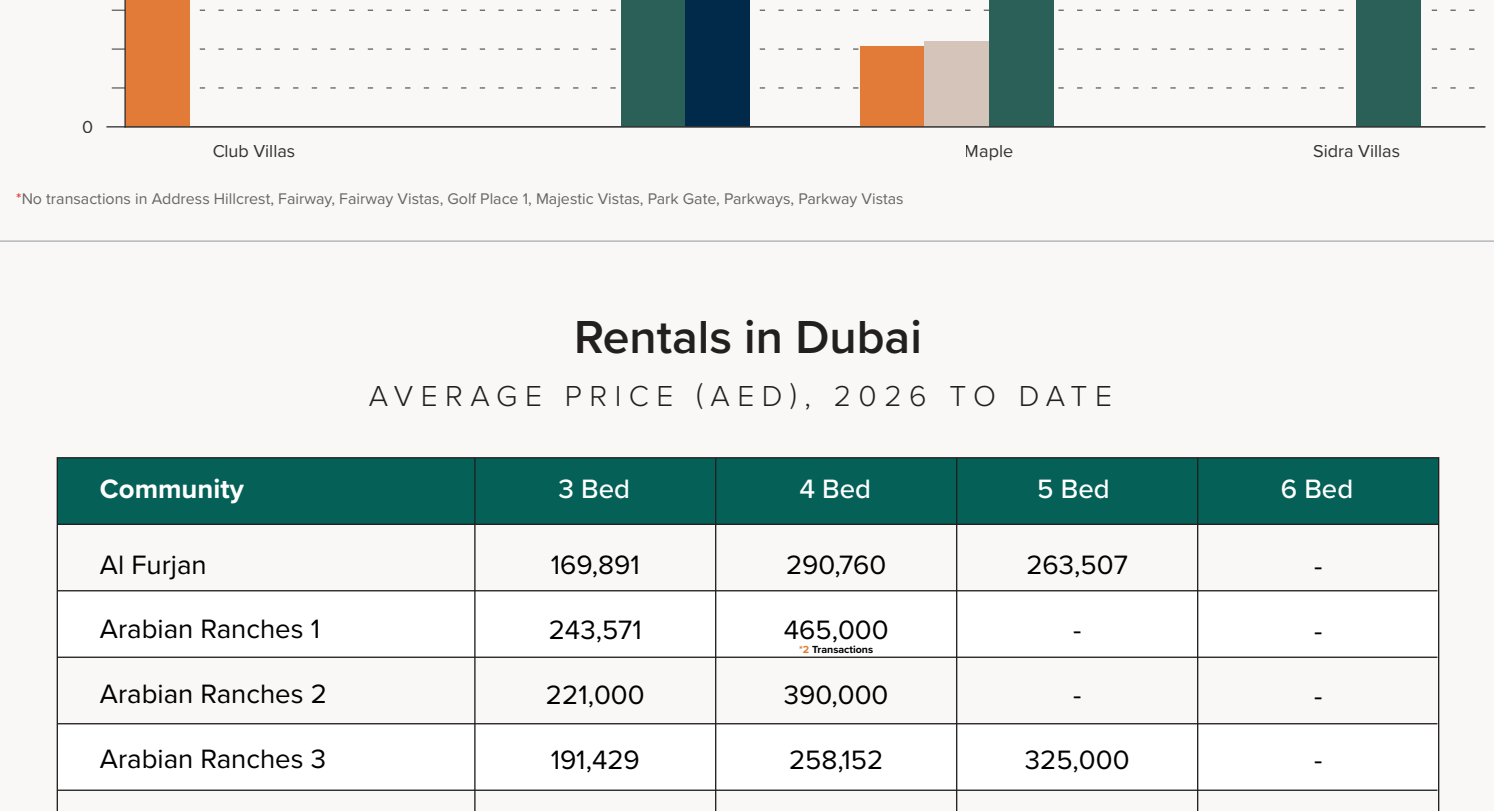
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



AED 8,588,056,726

Total Sales Value

Hot Properties for Rent

Golf Place 2, Dubai Hills Estate	Emerald Hills, Dubai Hills Estate	Address Hillcrest, Dubai Hills Estate	Emerald Hills, Dubai Hills Estate	Fairway Villas, Dubai Hills Estate
AED 1,400,000	AED 1,450,000	AED 1,550,000	AED 1,750,000	AED 2,450,000
5 5 7,104	5 5 7,743	5 6 6,985	5 7 9,857	7 7 10,795

Rentals in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE



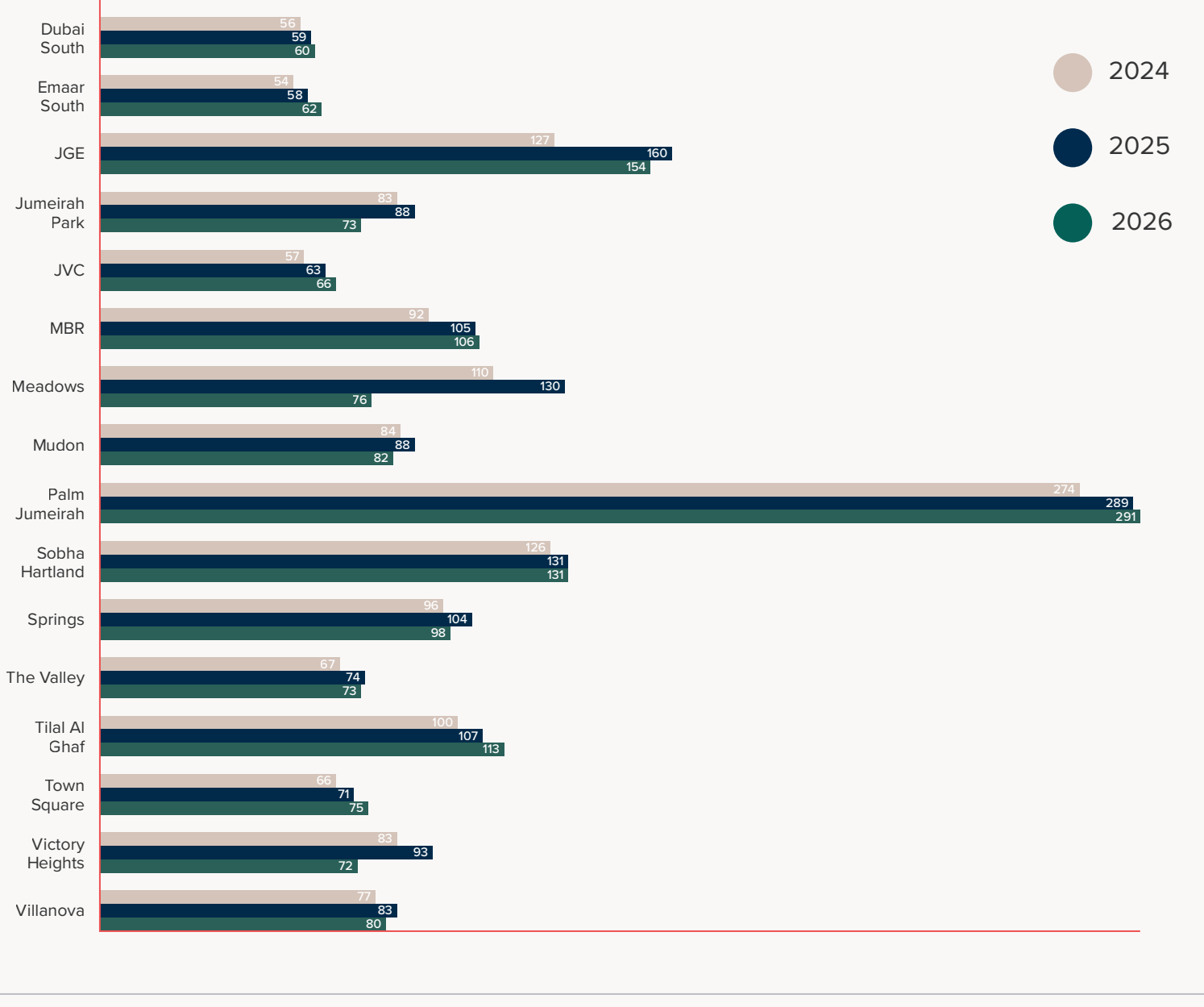
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Springs	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

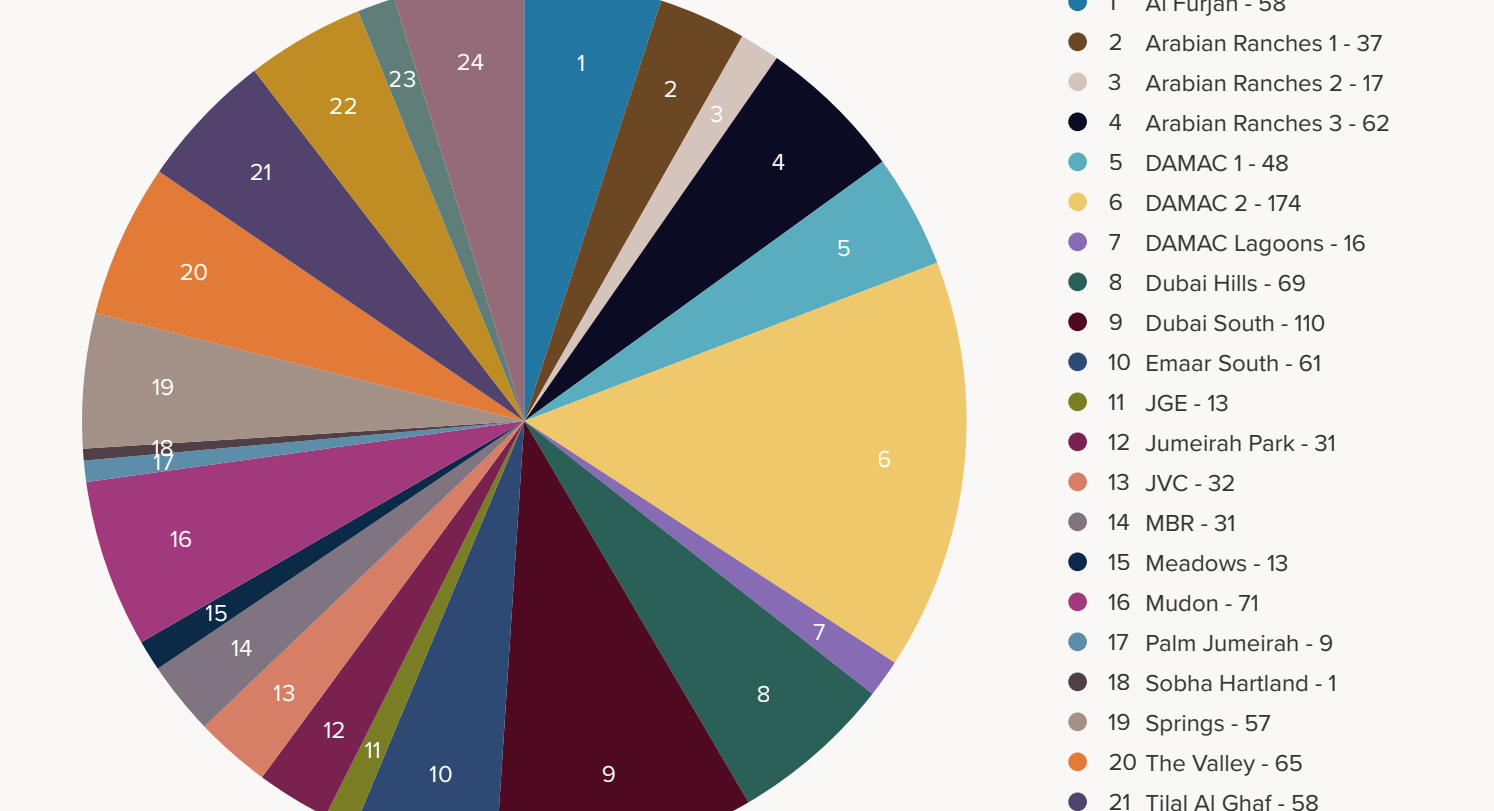
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



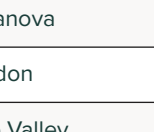
AED 153,926,950

Total Rental Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79%	Arabian Ranches 2	Villa	4.88%
DAMAC Hills 2	Villa	5.78%	The Valley	Villa	4.77%
DAMAC Hills	Villa	5.76%	Al Furjan	Villa	4.68%
Mudon	Villa	5.52%	Dubai South	Villa	4.47%
Jumeirah Village Circle	Villa	5.48%	Dubai Hills Estate	Villa	4.36%
Town Square	Townhouse	5.19%	The Springs	Villa	4.31%
Villanova	Villa	5.09%	Sobha Hartland	Villa	4.28%
Tilal Al Ghaf	Townhouse	5.00%	Arabian Ranches	Villa	4.02%
Serena	Townhouse	4.97%	Dubai Sports City	Villa	3.91%
Mohammed Bin Rashid City	Townhouse	4.95%	Jumeirah Park	Villa	3.67%
Arabian Ranches 3	Villa	4.9%	The Meadows	Villa	3.18%
Reem	Townhouse	4.89%	Palm Jumeirah	Villa	2.80%

PROPERTY
MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

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