

# DAMAC Hills 1 July Market Report

Villa | Townhouse

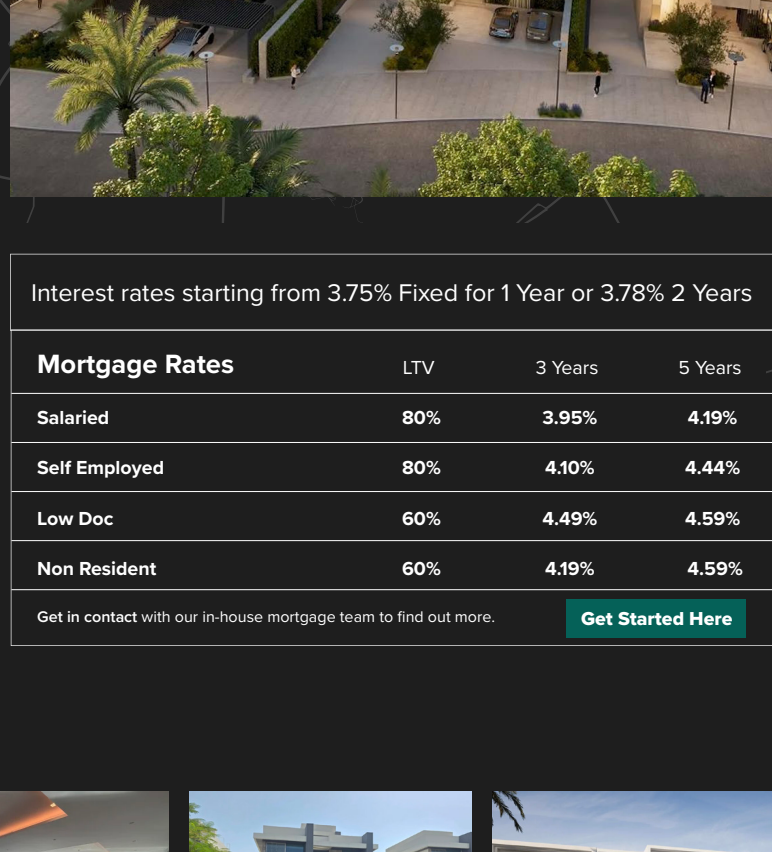
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



## NEWS

### DAMAC Hills 1 outpaces established villa communities

DAMAC Hills continues to demonstrate strong market momentum, supported by rising buyer demand and healthy transaction activity. Newer homes, the championship golf course and an expanding selection of leisure amenities continue to attract families and investors alike. Its modern housing stock and established lifestyle offering reinforce its position as a leading villa community.



## NEWS

### White & Co.

Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

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

| Mortgage Rates | LTV | 3 Years | 5 Years |
|----------------|-----|---------|---------|
| Salaryed       | 80% | 3.95%   | 4.44%   |
| Self Employed  | 80% | 4.10%   | 4.19%   |
| 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>Piccadilly Green, DAMAC Hills 1</b> | <b>DAMAC Gems Estate, DAMAC Hills 1</b> | <b>Belair, DAMAC Hills 1</b> | <b>Cavalli Estates, DAMAC Hills 1</b> | <b>Belair, DAMAC Hills 1</b> |
| <b>AED 17,499,000</b>                  | <b>AED 17,499,999</b>                   | <b>AED 19,062,000</b>        | <b>AED 22,000,000</b>                 | <b>AED 25,000,000</b>        |
| 6 7 8,203                              | 6 9 11,800                              | 8 8 7,597                    | 6 8 11,500                            | 6 9 9 14,862                 |

## Recent White & Co. Sales

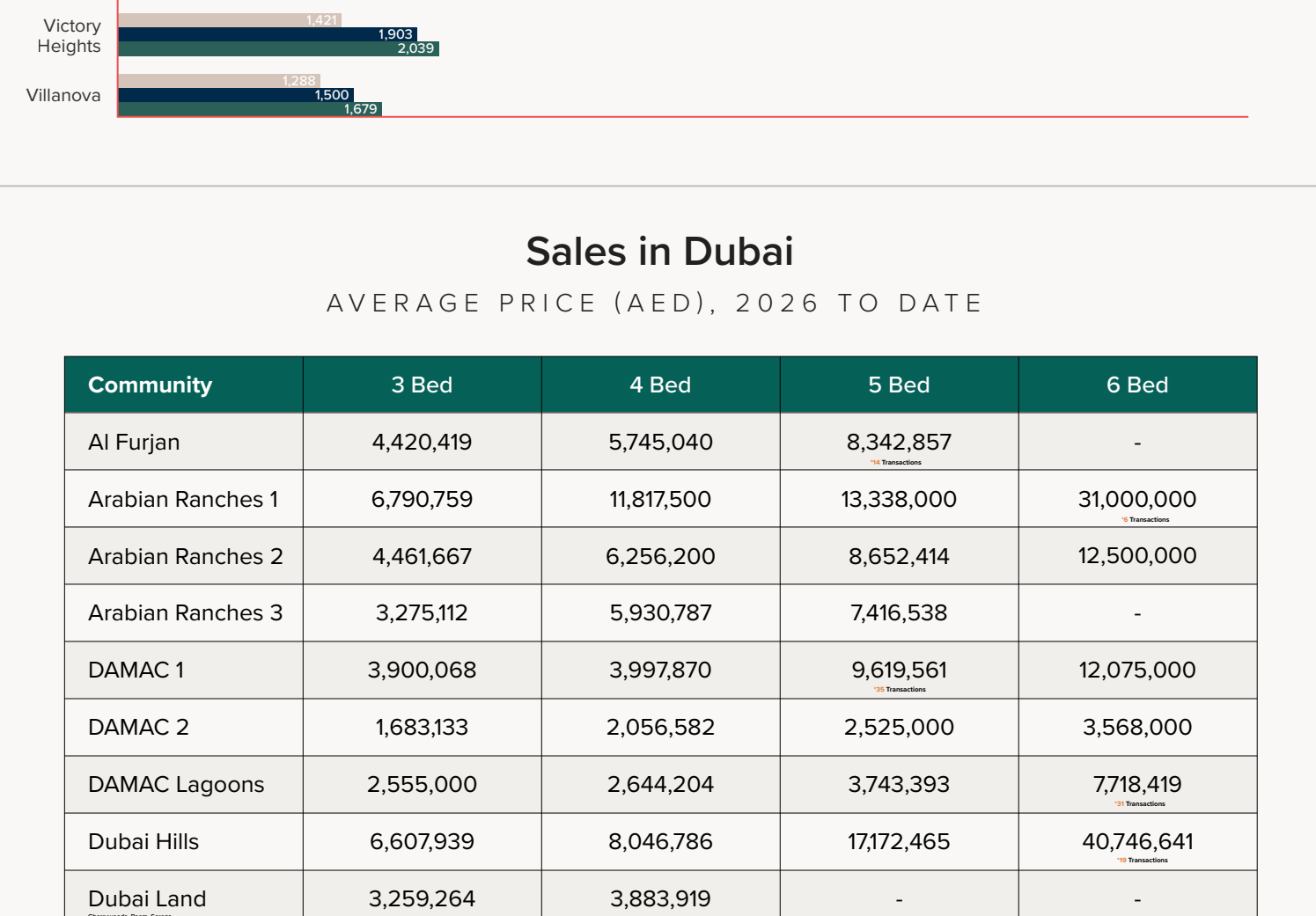
|                                  |                                 |                                  |                                |                                         |
|----------------------------------|---------------------------------|----------------------------------|--------------------------------|-----------------------------------------|
|                                  |                                 |                                  |                                |                                         |
| <b>Greenwoods, DAMAC Hills 1</b> | <b>The Field, DAMAC Hills 1</b> | <b>Brookfield, DAMAC Hills 1</b> | <b>Longview, DAMAC Hills 1</b> | <b>Piccadilly Greens, DAMAC Hills 1</b> |
| <b>AED 4,675,000</b>             | <b>AED 4,700,000</b>            | <b>AED 5,575,000</b>             | <b>AED 7,050,000</b>           | <b>AED 11,500,000</b>                   |
| 5 6 4,060                        | 4 4 2,703                       | 5 5 5,209                        | 5 6 4,844                      | 5 7 7,635                               |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



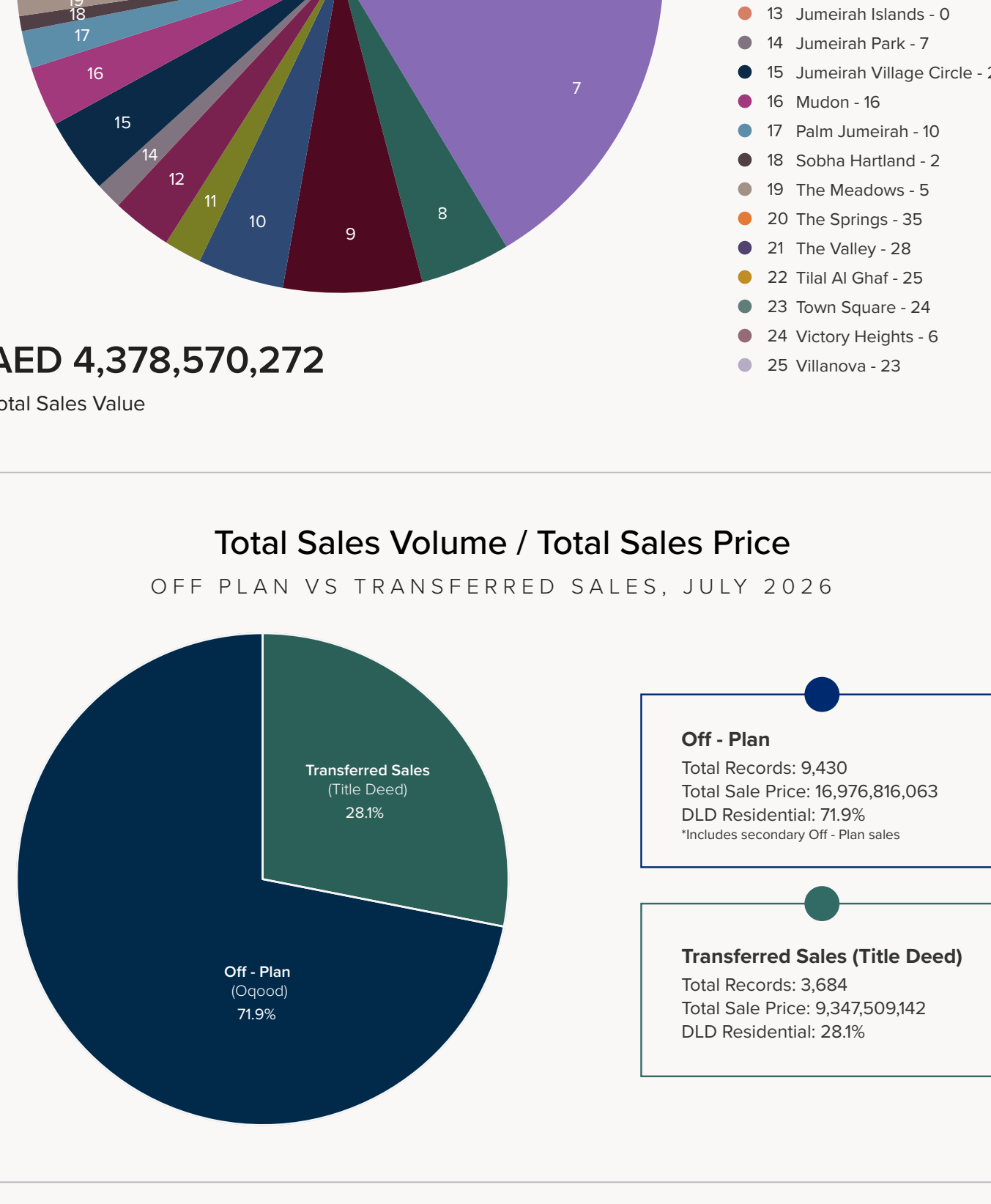
### Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Al Furjan         | 4,420,419  | 5,745,040  | 8,342,857  | -          |
| Arabian Ranches 1 | 6,790,759  | 11,817,500 | 13,338,000 | 31,000,000 |
| Arabian Ranches 2 | 4,461,667  | 6,256,200  | 8,652,414  | 12,500,000 |
| Arabian Ranches 3 | 3,275,112  | 5,930,787  | 7,416,538  | -          |
| DAMAC 1           | 3,900,068  | 3,997,870  | 5,619,561  | 12,075,000 |
| DAMAC 2           | 1,683,133  | 2,056,582  | 2,525,000  | 3,568,000  |
| DAMAC Lagoons     | 2,555,000  | 2,644,204  | 3,743,393  | 7,718,419  |
| Dubai Hills       | 6,607,939  | 8,046,786  | 17,172,465 | 40,746,641 |
| Dubai Land        | 3,259,264  | 3,883,919  | -          | -          |
| Dubai South       | 2,827,572  | 3,984,707  | 6,947,620  | 12,750,000 |
| Emaar South       | 2,675,898  | 3,647,249  | 7,510,720  | -          |
| JGE               | 5,019,114  | 10,504,190 | 26,637,813 | 29,989,706 |
| Jumeirah Islands  | -          | 23,207,139 | 45,249,107 | -          |
| Jumeirah Park     | 10,329,079 | 9,618,846  | 11,033,438 | -          |
| JVC               | 3,218,690  | 3,374,949  | 3,250,000  | -          |
| Mudon             | 3,522,714  | 4,618,167  | 5,050,000  | -          |
| Palm Jumeirah     | 21,383,310 | 41,447,998 | 44,115,000 | 84,750,000 |
| Sobha Hartland    | -          | 11,483,333 | 22,250,000 | 37,100,000 |
| The Meadows       | 10,464,286 | 12,658,696 | 14,166,750 | 17,673,333 |
| The Springs       | 5,901,035  | -          | -          | -          |
| The Valley        | 2,749,017  | 4,087,204  | 9,181,986  | -          |
| Tilal Al Ghaf     | 3,897,332  | 6,329,349  | 12,658,829 | 24,165,875 |
| Town Square       | 2,827,743  | 3,550,143  | -          | -          |
| Victory Heights   | 5,413,333  | 6,693,747  | -          | -          |
| Villanova         | 2,881,981  | 3,726,724  | 7,200,000  | -          |

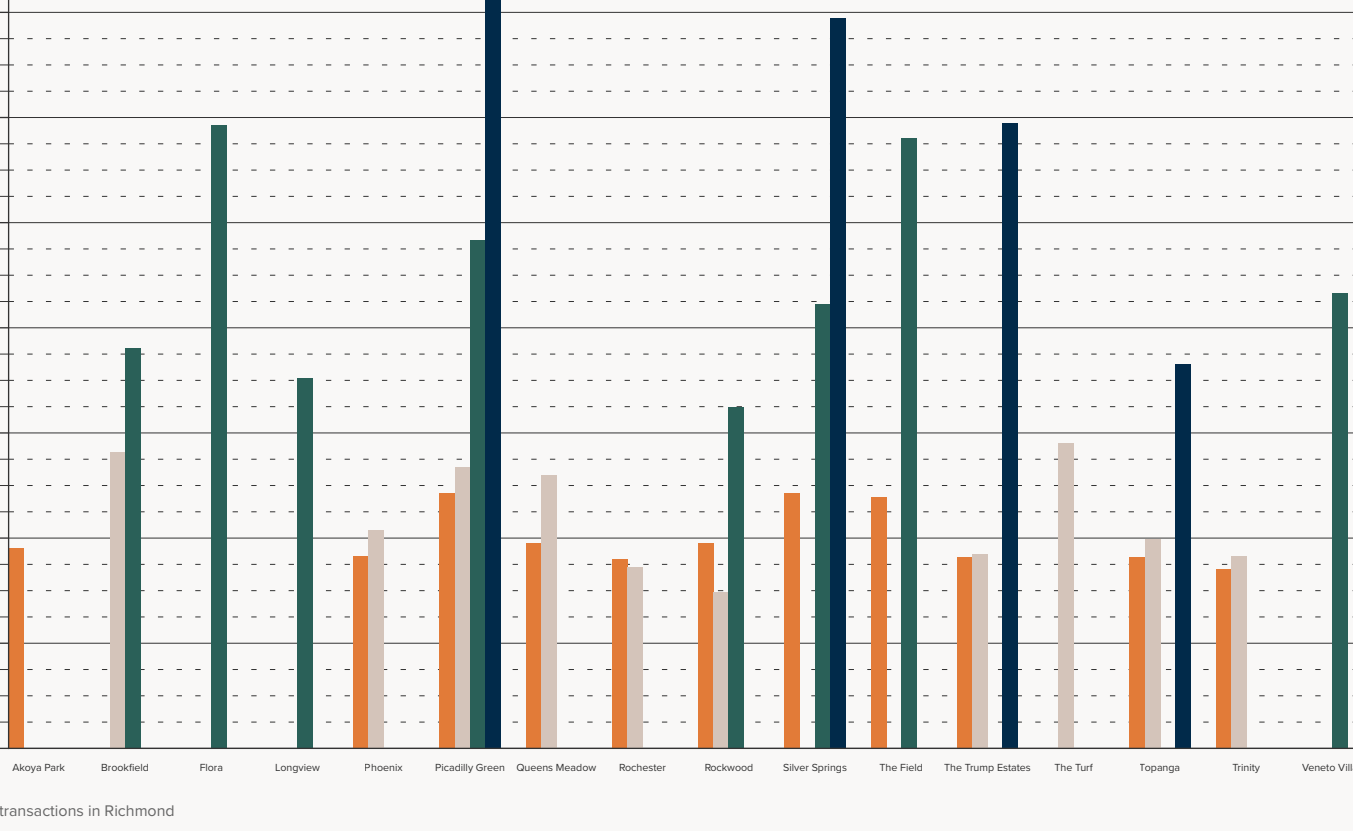
### Sale Transactions in Dubai

JULY 2026



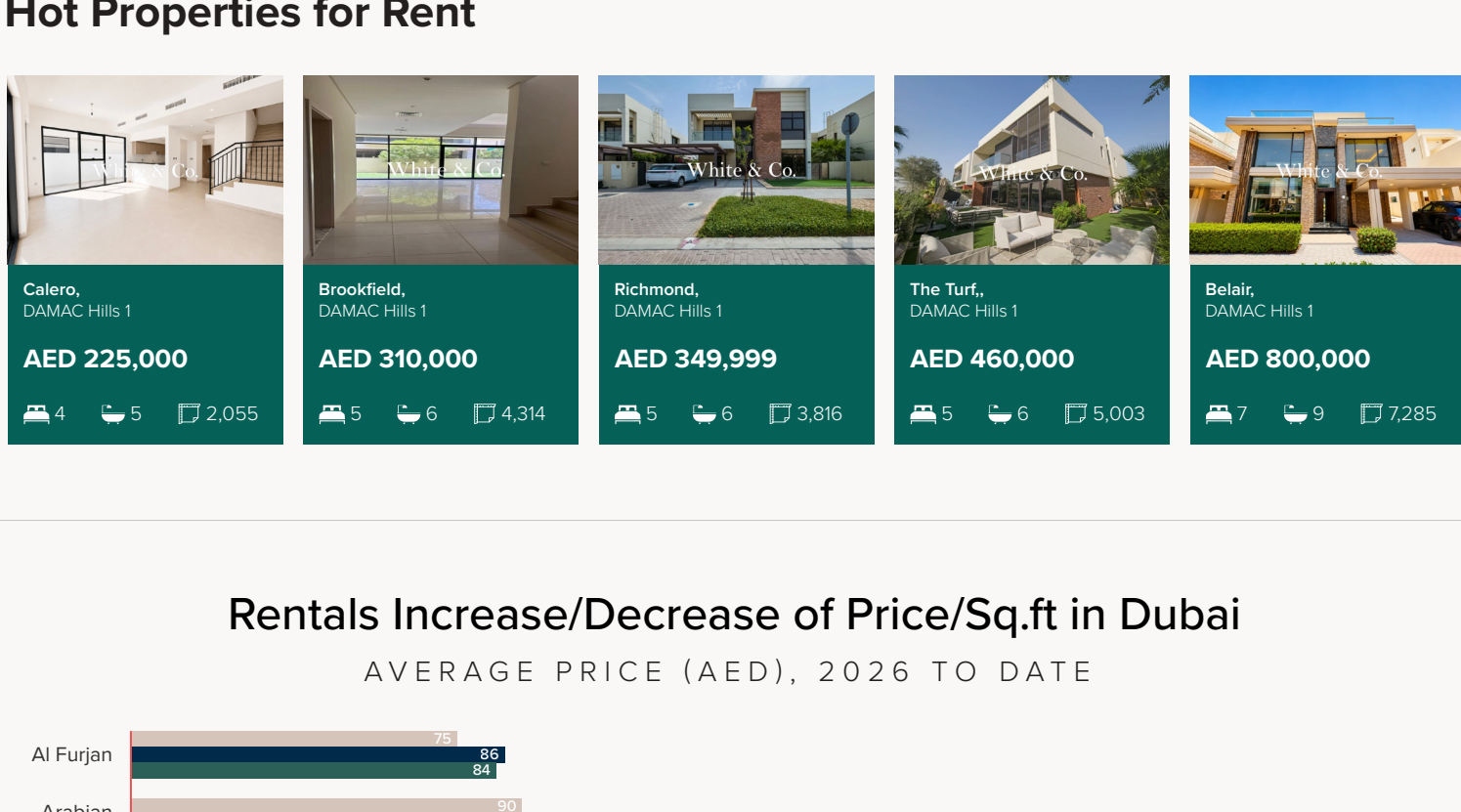
### Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



### Sales in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



## RENTAL TRANSACTIONS

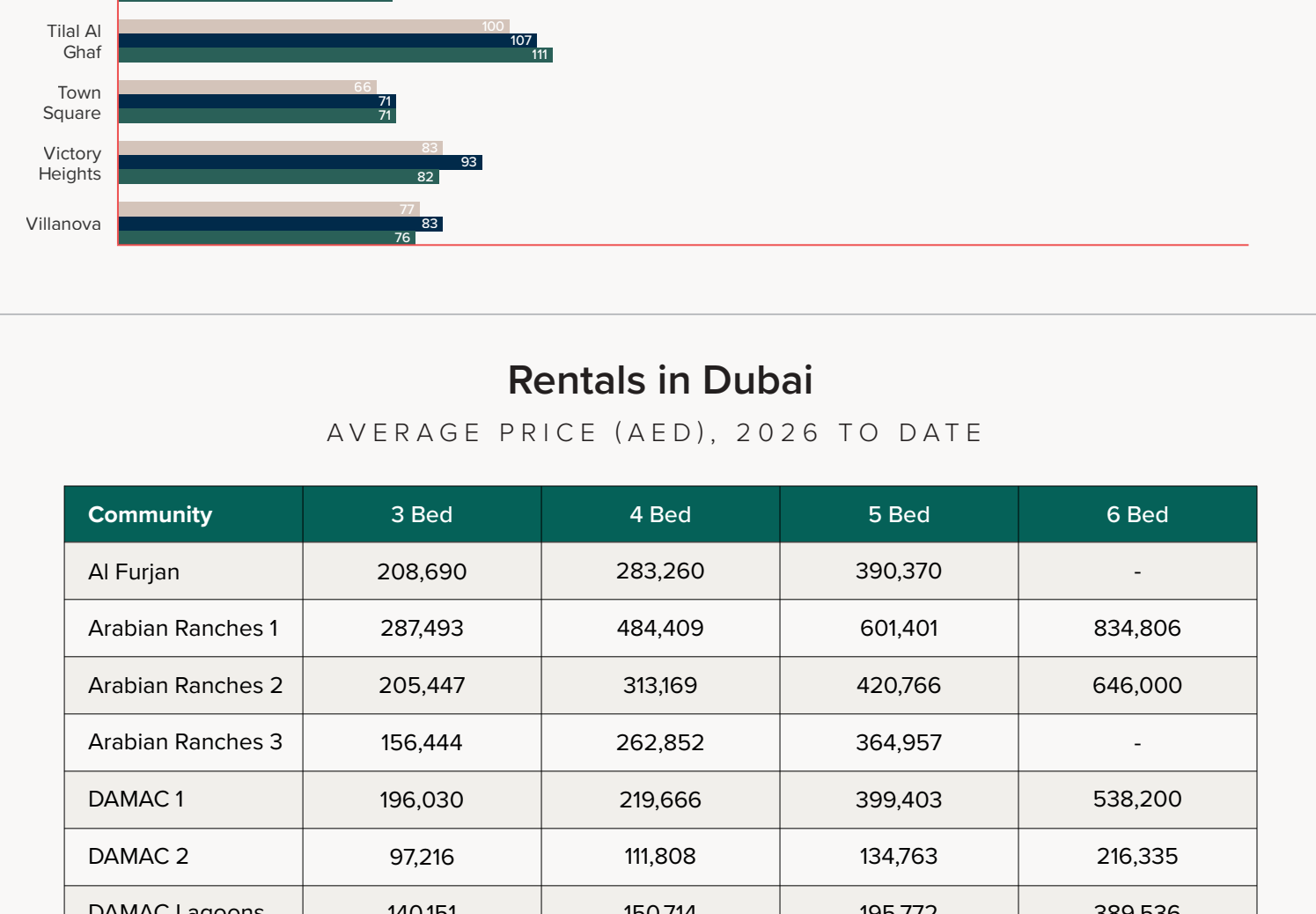
## MARKET ANALYSIS

## Hot Properties for Rent

|                              |                                  |                                |                                |                              |
|------------------------------|----------------------------------|--------------------------------|--------------------------------|------------------------------|
|                              |                                  |                                |                                |                              |
| <b>Calero, DAMAC Hills 1</b> | <b>Brookfield, DAMAC Hills 1</b> | <b>Richmond, DAMAC Hills 1</b> | <b>The Turf, DAMAC Hills 1</b> | <b>Belair, DAMAC Hills 1</b> |
| <b>AED 225,000</b>           | <b>AED 310,000</b>               | <b>AED 349,999</b>             | <b>AED 460,000</b>             | <b>AED 800,000</b>           |
| 4 5 2,055                    | 5 6 4,314                        | 5 6 3,816                      | 5 6 5,003                      | 6 7 7,285                    |

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

AVERAGE PRICE (AED), 2026 TO DATE



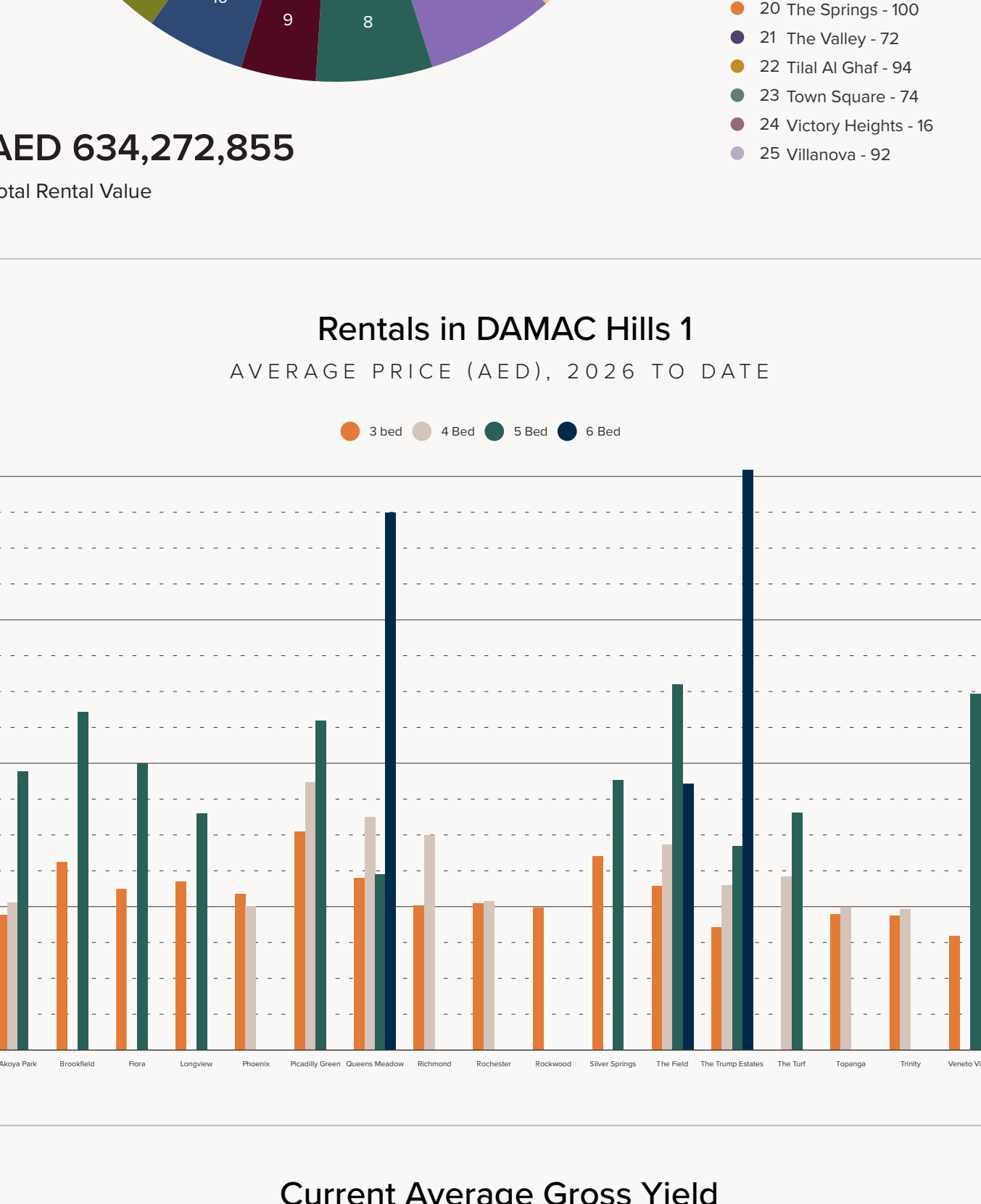
### Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed   | 4 Bed     | 5 Bed     | 6 Bed     |
|-------------------|---------|-----------|-----------|-----------|
| Al Furjan         | 208,690 | 283,260   | 390,370   | -         |
| Arabian Ranches 1 | 287,493 | 484,409   | 601,401   | 834,806   |
| Arabian Ranches 2 | 205,447 | 313,169   | 420,766   | 646,000   |
| Arabian Ranches 3 | 156,444 | 262,852   | 364,957   | -         |
| DAMAC 1           | 196,030 | 219,666   | 399,403   | 538,200   |
| DAMAC 2           | 97,216  | 111,808   | 134,763   | 216,335   |
| DAMAC Lagoons     | 140,151 | 150,714   | 195,772   | 389,536   |
| Dubai Hills       | 303,655 | 380,296   | 817,587   | 2,263,605 |
| Dubai Land        | 168,266 | 199,874   | -         | -         |
| Dubai South       | 119,506 | 173,036   | 259,151   | -         |
| Emaar South       | 113,785 | 156,636   | -         | -         |
| JGE               | 294,147 | 524,737   | 1,275,598 | 1,894,444 |
| Jumeirah Islands  | -       | 948,256   | 1,300,000 | -         |
| Jumeirah Park     | 318,602 | 352,663   | 540,382   | 1,275,000 |
| JVC               | 192,340 | 205,646   | 221,333   | -         |
| Mudon             | 183,939 | 240,536   | 287,120   | -         |
| Palm Jumeirah     | 834,000 | 1,539,130 | 1,851,671 | 4,755,594 |
| Sobha Hartland    | -       | 649,442   | 855,324   | -         |
| The Meadows       | 509,538 | 440,546   | 523,273   | -         |
| The Springs       | 257,050 | -         | 400,000   | -         |
| The Valley        | 134,215 | 174,310   | -         | -         |
| Tilal Al Ghaf     | 199,180 | 331,640   | 604,771   | -         |
| Town Square       | 149,084 | 182,756   | -         | -         |
| Victory Heights   | 220,041 | 283,775   | -         | 700,000   |
| Villanova         | 155,538 | 183,430   | 330,000   | -         |

### Rental Transactions in Dubai

JULY 2026



### Rentals in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE

