

DAMAC Hills 2 July Market Report

Villa | Townhouse

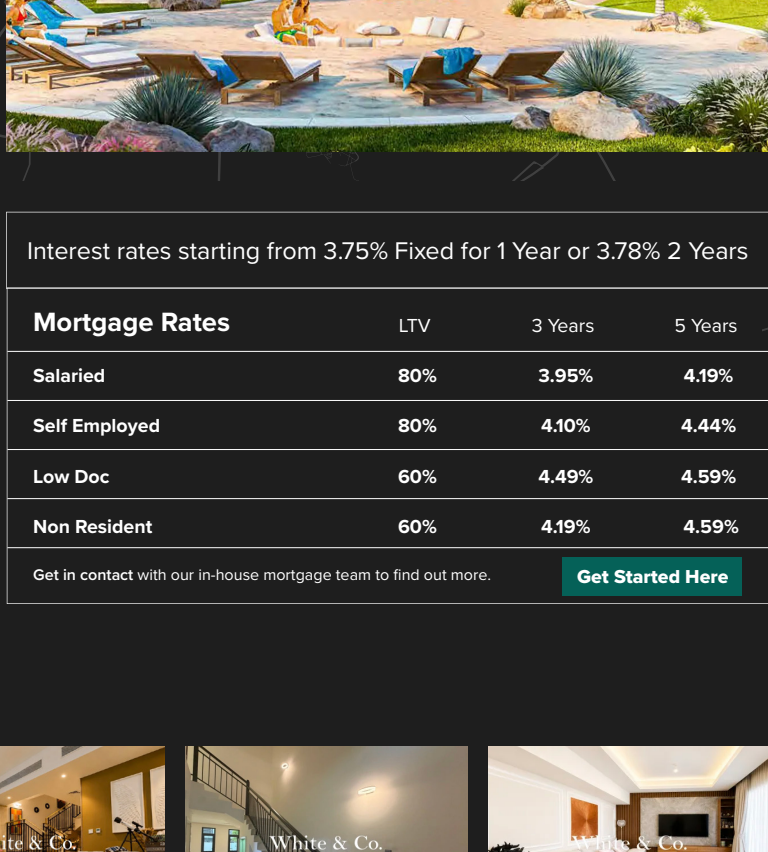
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

DAMAC Hills 2 stays Dubai's most accessible villa entry point

DAMAC Hills 2 continues to attract value-conscious buyers and tenants with its affordable family homes and growing range of lifestyle amenities. The community's waterpark, recreational facilities and ongoing development support strong demand, while consistent townhouse transaction activity reinforces its position as one of Dubai's most active and accessible villa communities.



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.

2		Aurum Villas, DAMAC Hills 2		Ondra, DAMAC Hills 2	
50,000		AED 2,100,000		AED 2,199,999	
0.4	2.0%	3 5 2,404		3 5 2,402	
2		Aurum Villas, DAMAC Hills 2		Pacifica DAMAC Hills 2	
50,000		AED 2,045,000		AED 2,200,000	
0.4	2.0%	3 5 2,404		3 5 2,402	

Hot Properties for Sale

Aqueelah, DAMAC Hills 2
AED 1,550,000
3 3 1,208

Century, DAMAC Hills 2
AED 1,750,000
3 5 1,792

Camelia, DAMAC Hills 2
AED 1,850,000
3 4 2,010

Aurum Villas, DAMAC Hills 2
AED 2,100,000
3 5 2,404

Odora, DAMAC Hills 2
AED 2,199,999
3 5 2,402

Aurum Villas, DAMAC Hills 2
AED 1,630,000
3 5 1,789

Century, DAMAC Hills 2
AED 1,730,000
3 5 1,634

Aurum Villas, DAMAC Hills 2
AED 1,750,000
3 5 1,800

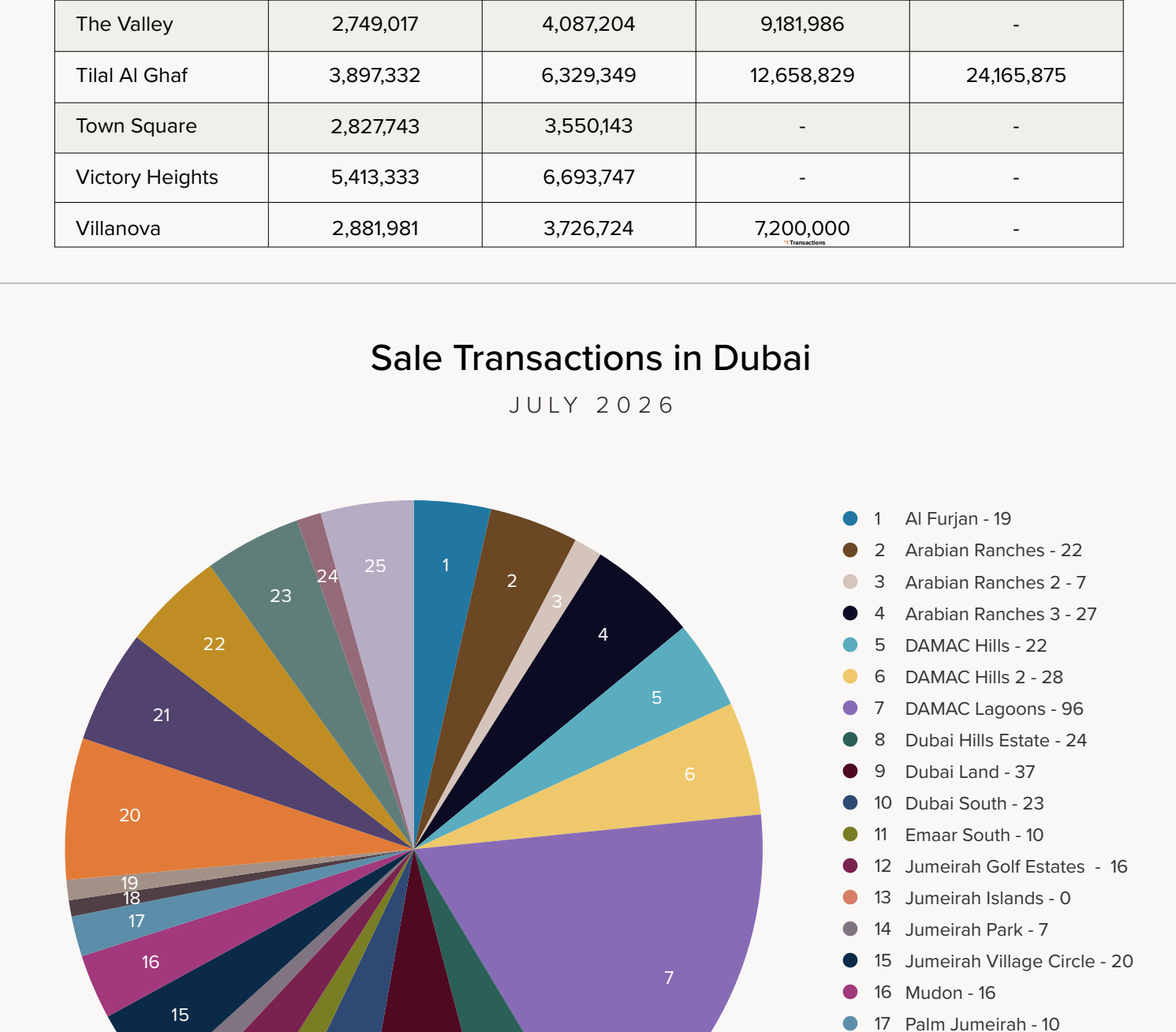
Aurum Villas, DAMAC Hills 2
AED 2,045,000
3 5 1,882

Pacifica, DAMAC Hills 2
AED 2,200,000
4 4 2,392

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	9,619,561	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	2,675,598	3,647,249	7,510,720	-
JGE	5,019,114	10,504,190	20,637,813	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	-

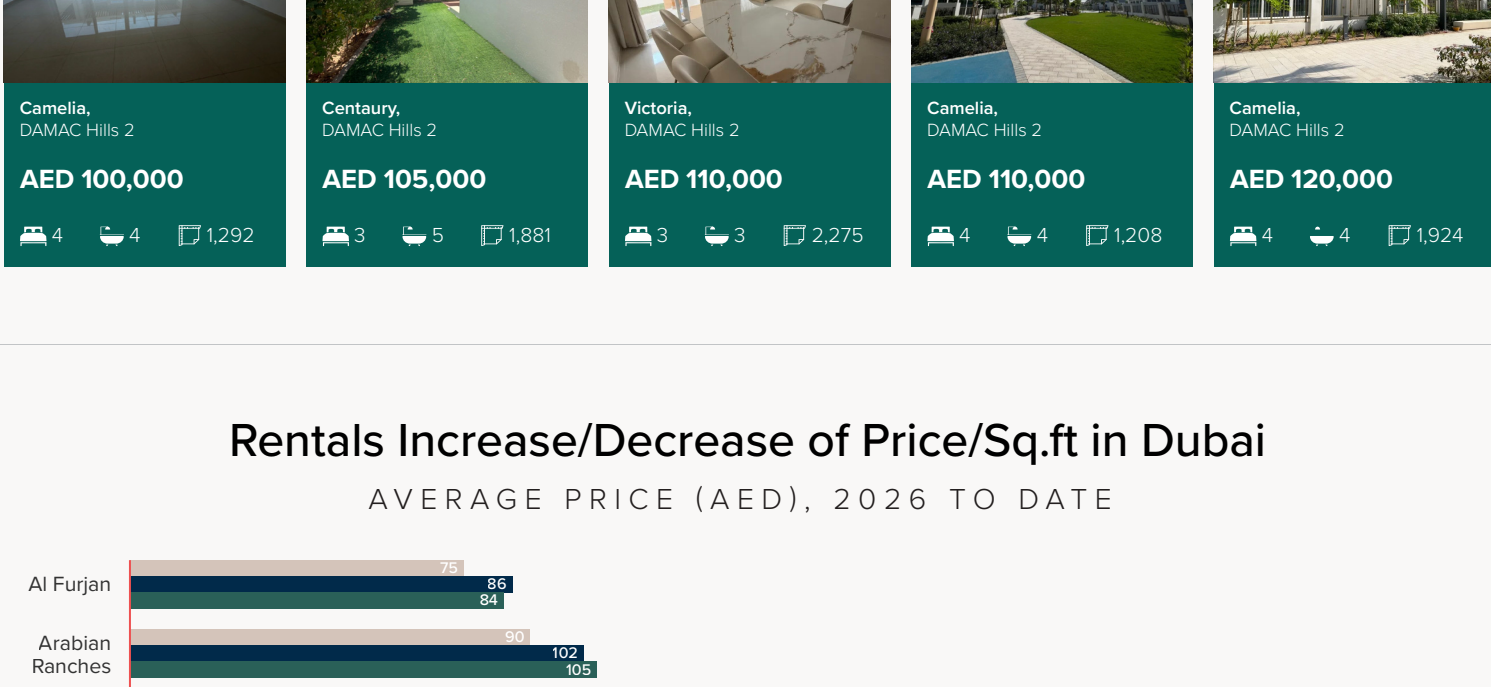
Sale Transactions in Dubai

JULY 2026



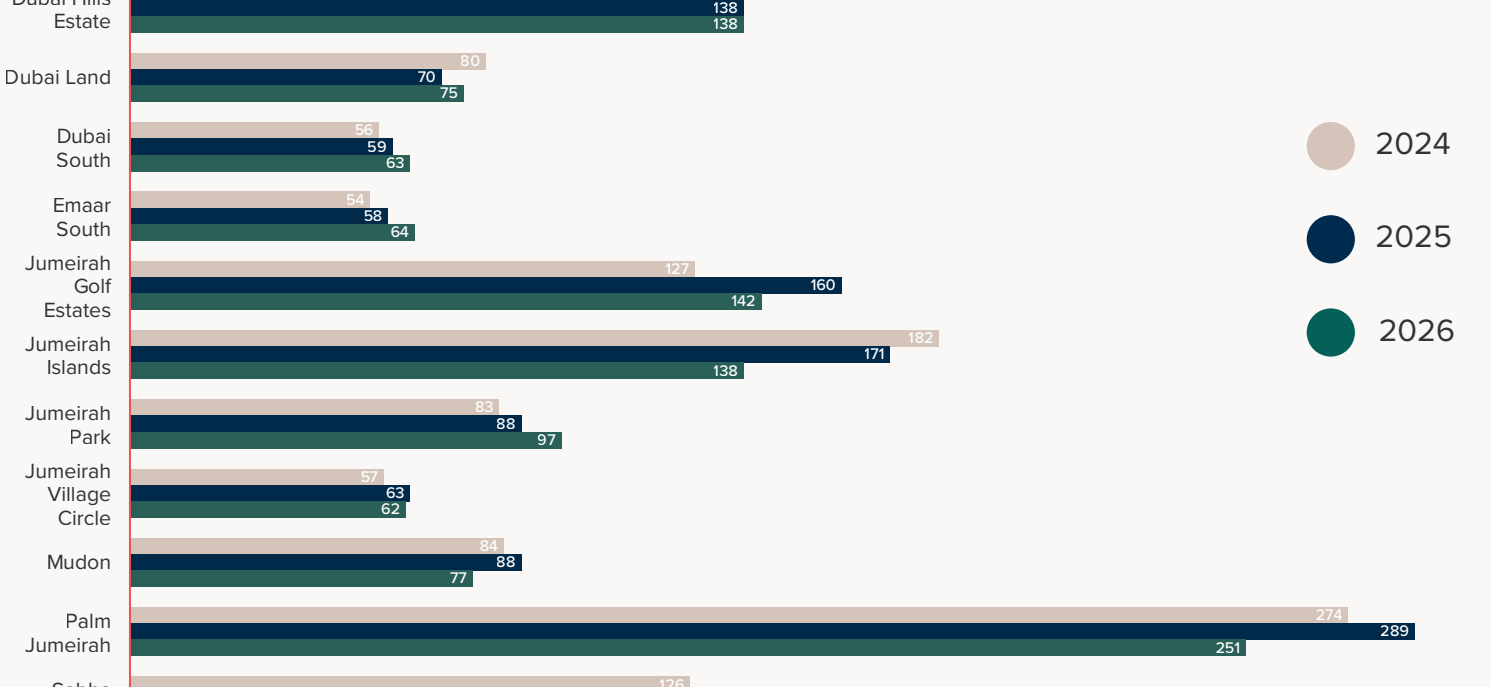
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



Sales in DAMAC Hills 2

AVERAGE PRICE (AED), 2026 TO DATE



RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

Camelia, DAMAC Hills 2
AED 100,000
4 4 1,292

Century, DAMAC Hills 2
AED 105,000
3 5 1,881

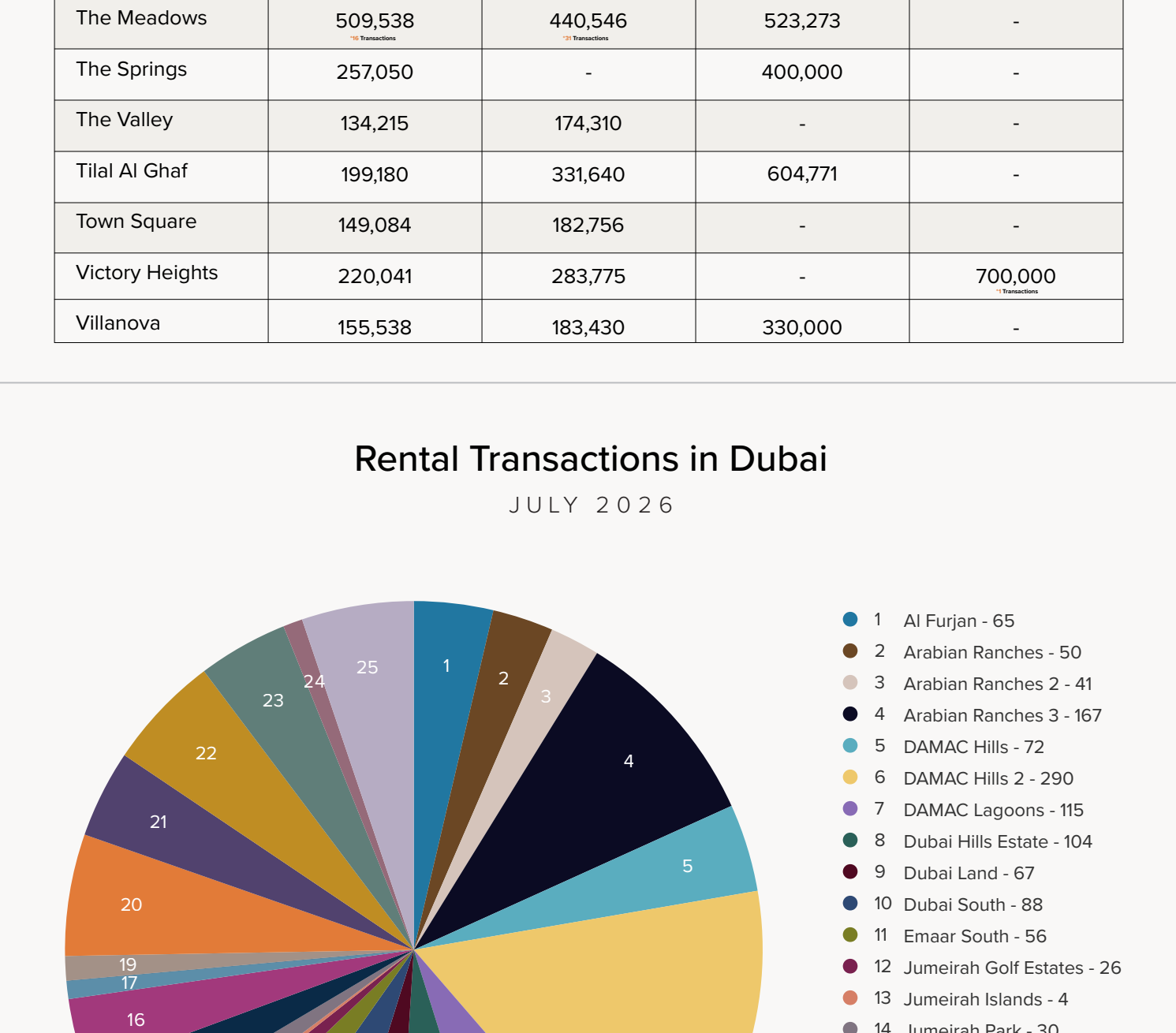
Victoria, DAMAC Hills 2
AED 110,000
3 3 2,275

Camelia, DAMAC Hills 2
AED 110,000
4 4 1,208

Camelia, DAMAC Hills 2
AED 120,000
4 4 1,924

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

AVERAGE PRICE (AED), 2026 TO DATE



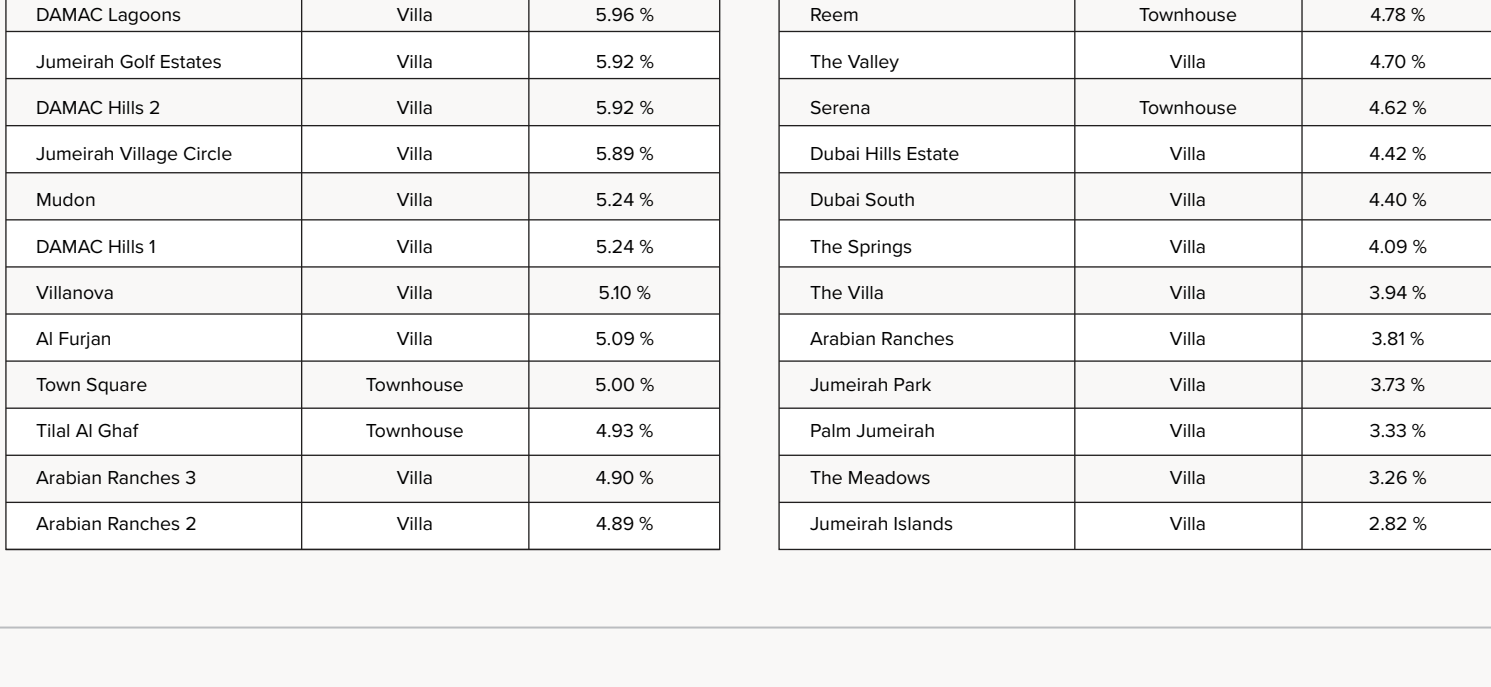
Rentals in Dubai

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	221,323	-
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 2

AVERAGE PRICE (AED), 2026 TO DATE

