

Dubai Hills Estate July Market Report

Apartments

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



NEWS

Dubai Hills Estate strengthens apartment appeal

Dubai Hills Estate's apartment market continues to benefit from a measured, phased development approach. Gradual new releases, help maintain buyer demand, while the community's schools, parks and retail amenities reinforce its appeal. The area's complete lifestyle offering continues to attract residents, supporting steady apartment demand, within one of Dubai's most sought-after 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.

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%	4.99%
Non Resident	60%	4.19%	4.99%
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Hot Properties for Sale

Acacia A, Dubai Hills Estate	Acacia A, Dubai Hills Estate	Ellington House II, Dubai Hills Estate	Ellington House III, Dubai Hills Estate	Park Ridge Tower C, Dubai Hills Estate
AED 3,975,000	AED 4,675,000	AED 6,350,000	AED 6,550,000	AED 9,500,000
3 4 1381	3 4 1582	3 4 1741	3 3 1867	3 4 2060

Recent White & Co. Sales

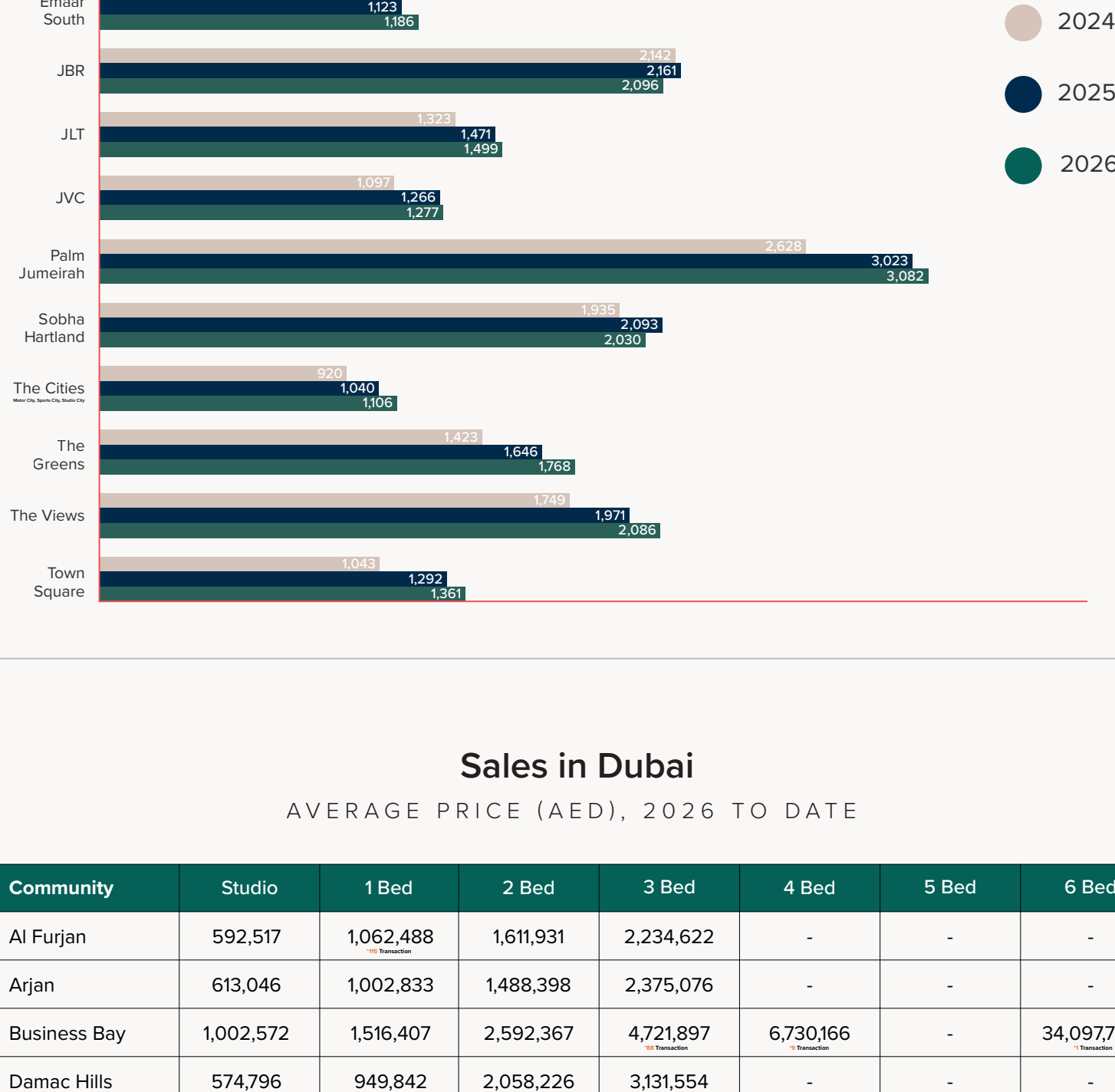
Collective Tower 2, Dubai Hills Estate	Park Field Tower 2, Dubai Hills Estate	Lime Gardens, Dubai Hills Estate	399 Hills Park B, Dubai Hills Estate	Mulberry 2 at Park Heights, Dubai Hills Estate
AED 1,125,000	AED 2,200,000	AED 2,600,000	AED 3,100,000	AED 4,850,000
1 1 477	2 2 1063	2 3 965	2 2 1460	2 1 746

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	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	592,517	1,062,488	1,611,931	2,234,622	-	-	-
Arjan	613,046	1,002,833	1,488,398	2,375,076	-	-	-
Business Bay	1,002,572	1,516,407	2,592,367	4,721,897	6,730,166	-	34,097,750
Damac Hills	574,796	949,842	2,058,226	3,131,554	-	-	-
Downtown Dubai	1,225,814	2,090,199	3,725,970	6,029,875	21,238,438	28,750,000	-
Dubai Creek	-	1,735,790	2,760,912	4,195,115	9,525,000	-	-
Dubai Hills Estate	983,706	1,532,101	2,537,482	4,137,679	-	-	-
Dubai Marina	1,159,790	1,616,730	2,627,587	4,251,896	5,279,387	5,729,911	-
Dubai Maritime City	1,092,957	1,450,000	2,788,254	-	-	-	-
Dubai South	507,265	759,063	1,256,986	1,805,810	-	-	-
Emaar Beachfront	-	2,486,181	4,433,296	7,109,710	12,932,972	-	-
Emaar South	-	1,151,667	1,492,056	1,985,000	-	-	-
JBR	1,847,778	2,038,627	2,880,862	4,818,334	8,637,194	19,500,000	-
JLT	776,026	1,216,991	2,078,334	3,112,351	7,339,422	6,500,000	-
JVC	608,671	1,005,729	1,564,870	2,009,223	3,297,576	-	-
Palm Jumeirah	1,643,909	3,221,830	5,408,487	9,321,906	19,638,158	51,400,000	34,000,000
Sobha Hartland	1,001,941	1,389,316	2,289,184	3,335,093	4,606,909	-	-
The Cities	570,357	870,688	1,357,965	1,946,451	2,885,004	-	-
The Greens	815,184	1,399,312	2,300,055	3,278,048	4,600,000	-	-
The Views	1,060,000	1,802,541	2,967,182	3,595,403	8,250,000	-	-
Town Square	570,853	864,593	1,353,656	2,168,043	-	-	-

Sale Transactions in Dubai

JULY 2026

AED 3,787,815,955

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026

Off - Plan
Total Records: 9,430
Total Sale Price: 16,976,816,063
DLD Residential: 71.9%
Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 3,684
Total Sale Price: 9,347,509,142
DLD Residential: 28.1%

RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Golf Suites, Dubai Hills Estate	Parkside Views, Dubai Hills Estate	Ellington House 2, Dubai Hills Estate	Golf Residences by Fortimo, Dubai Hills Estate	The Grove by Iman, Dubai Hills Estate
AED 270,000	AED 270,000	AED 270,000	AED 289,000	AED 360,000
3 3 1718	3 3 1516	2 3 1430	2 4 1739	3 4 2364

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	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	49,246	71,578	102,654	140,661	142,873	-	-
Arjan	49,191	70,958	104,539	149,965	-	-	-
Business Bay	68,453	94,210	144,304	204,500	268,946	-	1,700,000
Damac Hills	45,593	69,222	118,773	161,069	-	-	-
Downtown Dubai	76,623	117,209	191,327	291,763	1,749,713	-	-
Dubai Creek	-	102,271	153,395	231,469	395,687	-	-
Dubai Hills Estate	74,504	98,434	153,050	260,214	420,000	-	-
Dubai Marina	64,969	96,023	156,133	253,618	323,489	778,333	-
Dubai Maritime City	63,404	81,924	135,898	-	-	-	-
Dubai South	42,090	59,097	85,858	119,885	185,000	-	-
Emaar Beachfront	-	130,783	214,952	345,797	575,000	-	-
Emaar South	-	60,822	82,765	106,754	-	-	-
JBR	78,144	106,420	152,069	215,598	439,767	746,144	-
JLT	59,602	82,970	127,458	166,835	442,232	700,000	-
JVC	50,030	72,638	104,638	141,730	165,284	-	-
Palm Jumeirah	93,520	141,427	277,714	383,600	694,035	914,286	-
Sobha Hartland	68,335	90,926	140,264	191,338	253,672	-	-
The Cities	49,229	67,389	101,345	135,722	137,500	-	-
The Greens	59,969	89,769	136,982	181,691	-	-	-
The Views	68,826	107,385	160,112	229,833	285,000	-	-
Town Square	46,326	64,118	95,843	128,938	-	-	-

Rental Transactions in Dubai

JULY 2026

AED 1,387,901,886

Total Rental Value

Current Average Gross Yield

JULY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.09 %
Dubai Studio City	Apartment	7.65 %
Motor City	Apartment	7.47 %
DAMAC Hills	Apartment	7.36 %
Dubai South	Apartment	7.25 %
JVC	Apartment	7.21 %
JLT	Apartment	7.12 %
Al Furjan	Apartment	7.05 %
Town Square	Apartment	7.05 %
Arjan	Apartment	6.69 %
Sobha Hartland	Apartment	6.37 %

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	6.31 %
Dubai Hills Estate	Apartment	6.30 %
The Greens	Apartment	6.13 %
Dubai Marina	Apartment	5.99 %
JBR	Apartment	5.98 %
The Views	Apartment	5.84 %
Dubai Maritime City	Apartment	5.82 %
Downtown Dubai	Apartment	5.75 %
Dubai Creek Harbour	Apartment	5.70 %
Dubai Harbour	Apartment	5.24 %
Palm Jumeirah	Apartment	5.15 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
JVC	1759	1,761,044,685
Business Bay	1165	2,301,319,844
The Cities	928	877,531,716
Dubai Marina	893	2,154,291,690
Downtown Dubai	718	2,735,660,058
Dubai Creek Harbour	683	1,874,082,537
Arjan	685	611,554,592
Sobha Hartland	437	963,242,404
JLT	457	738,181,714
Dubai Hills Estate	450	1,011,620,019
Town Square	416	509,411,186
Palm Jumeirah	359	2,304,178,116
Al Furjan	321	418,157,460
DAMAC Hills	249	244,956,088
JBR	234	910,586,396
Dubai South	213	206,161,590
Emaar Beachfront	164	705,782,918
The Greens	146	268,569,641
The Views	86	211,163,416
Emaar South	37	58,128,444
Dubai Maritime City	11	22,908,395

RENTALS	Total Volume	Total Value
JVC	8,576	640,156,947
Business Bay	4,596	535,898,545
Dubai Marina	3,740	498,819,142
Arjan	3,404	239,322,362
The Cities	3,245	212,717,046
Downtown Dubai	2,441	475,230,325
JLT	2,078	204,933,574
Dubai South	1,557	108,933,533
Dubai Creek Harbour	1,603	240,597,258
Al Furjan	1,398	134,202,823
Dubai Hills Estate	1,493	211,909,100
Sobha Hartland	1,320	155,633,093
Town Square	1,001	83,381,381
Palm Jumeirah	1,036	291,616,732
DAMAC Hills	823	55,044,991
JBR	766	145,263,351
The Greens	438	47,877,122
Emaar Beachfront	472	97,811,400
The Views	353	49,426,347
Emaar South	168	14,963,426
Dubai Maritime City	45	4,782,600

PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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