

DAMAC Hills 1 August Market Report

Villa | Townhouse

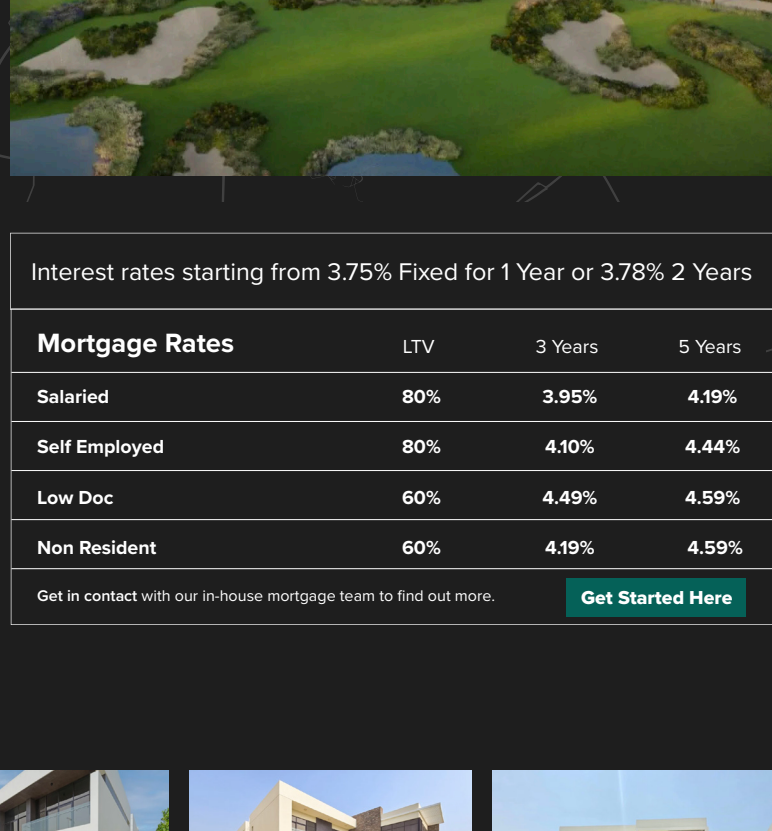
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

DAMAC Hills 1 draws families ahead of the new term

DAMAC Hills is heading into the new school year as an increasingly established family community, with schools parks and extensive leisure facilities supporting its appeal. Golf views, green spaces and varied villa layouts continue attracting buyers seeking a lifestyle-led suburban environment with convenient amenities and plenty of outdoor space for family living.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9m across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

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%	4.19%	4.59%

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

Get Started Here

Hot Properties for Sale

Whitefield, DAMAC Hills 1	Flora, DAMAC Hills 1	Whitefield, DAMAC Hills 1	Piccadilly Green, DAMAC Hills 1	Belair, DAMAC Hills 1
AED 13,799,999	AED 14,950,000	AED 14,999,999	AED 17,499,000	AED 25,000,000
5 7 5,258	5 6 6,234	4 5 5,258	6 5 4,828	9 9 14,862

Recent White & Co. Sales

Greenwoods, DAMAC Hills 1	The Field, DAMAC Hills 1	Brookfield, DAMAC Hills 1	Silver Springs, DAMAC Hills 1	Longview, DAMAC Hills 1
AED 4,675,000	AED 4,700,000	AED 5,575,000	AED 6,025,000	AED 7,050,000
5 6 4,060	4 4 2,703	5 5 5,209	5 6 4,828	5 5 4,844

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



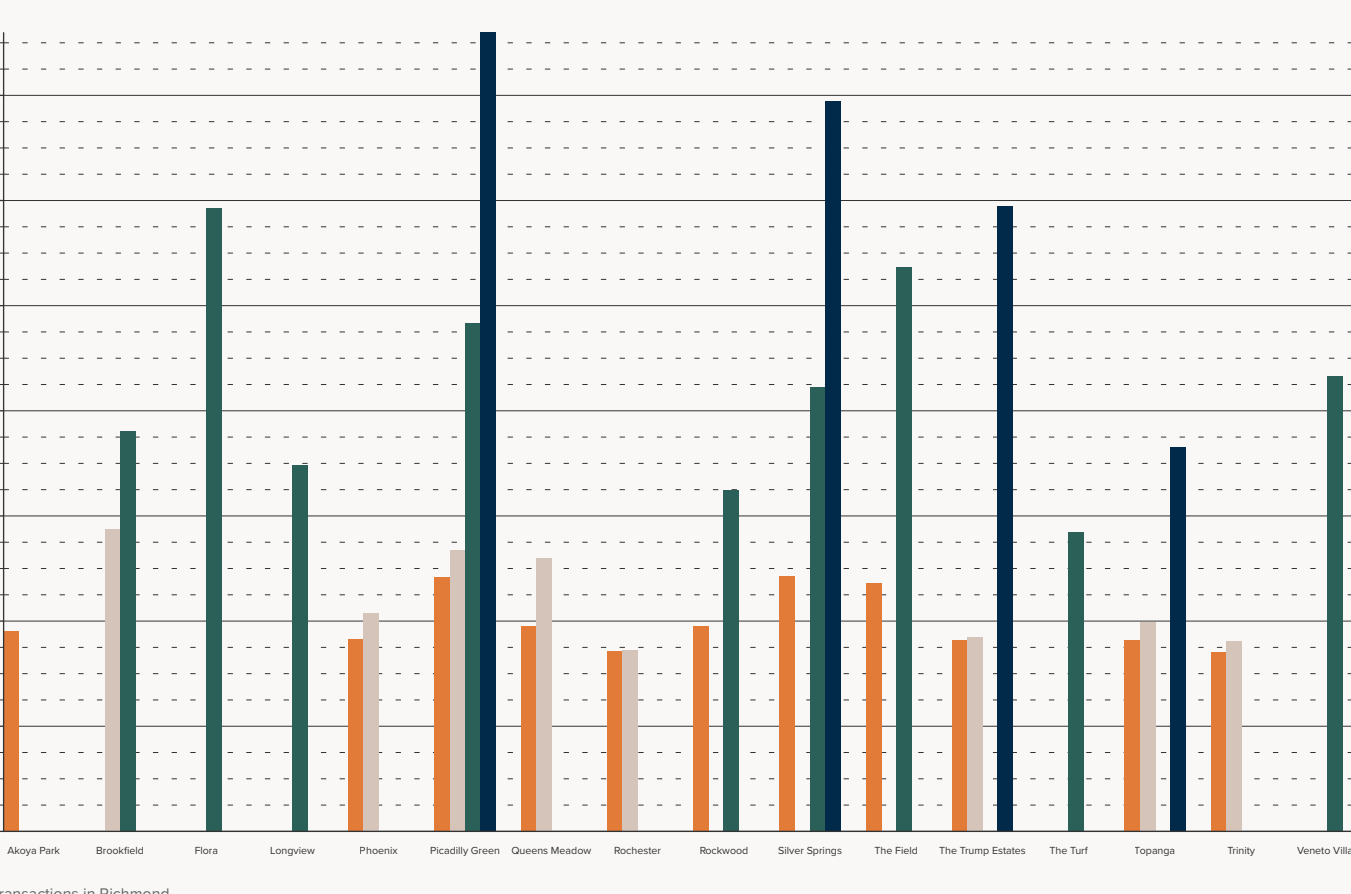
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,406,830	5,857,901	8,253,333	-
Arabian Ranches 1	6,788,605	11,337,778	12,950,000	31,000,000
Arabian Ranches 2	4,613,750	6,190,000	8,752,112	12,500,000
Arabian Ranches 3	3,211,882	5,845,000	1,210,000	-
DAMAC 1	3,896,429	4,038,040	9,428,543	12,075,000
DAMAC 2	1,673,662	2,006,160	2,506,667	3,837,143
DAMAC Lagoons	2,541,977	2,639,726	3,717,930	7,507,382
Dubai Hills	6,502,481	8,153,463	17,370,553	41,565,898
Dubai Land	3,263,843	3,966,307	-	-
Dubai South	2,837,659	3,984,398	6,947,620	13,275,000
Emaar South	2,684,069	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGE	5,161,639	11,278,895	21,017,941	29,684,722
Jumeirah Islands	-	22,156,218	45,249,107	-
Jumeirah Park	8,673,158	9,187,833	11,570,264	-
JVC	3,204,239	3,438,750	3,250,000	-
Mudon	3,522,624	4,607,416	5,050,000	-
Palm Jumeirah	21,000,000	41,569,522	52,703,846	84,750,000
The Meadows	10,468,750	12,816,000	14,254,048	17,673,333
The Springs	5,878,963	-	-	-
The Valley	2,723,453	4,076,048	9,181,986	-
Tilal Al Ghaf	3,947,277	6,416,526	12,935,500	24,165,875
Town Square	2,836,231	3,538,000	-	-
Victory Heights	5,413,333	6,501,050	-	-
Villanova	2,921,032	3,721,591	7,200,000	-

Sale Transactions in Dubai

AUGUST 2026

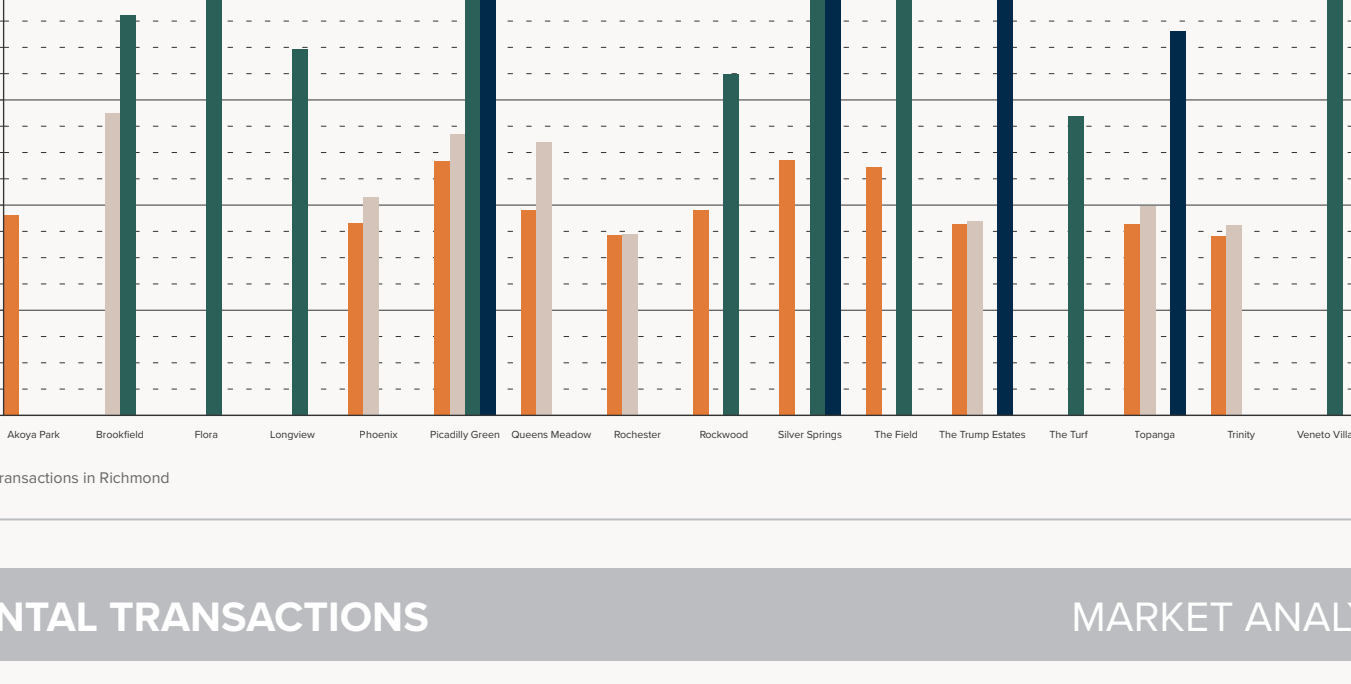


AED 3,837,310,061

Total Sales Value

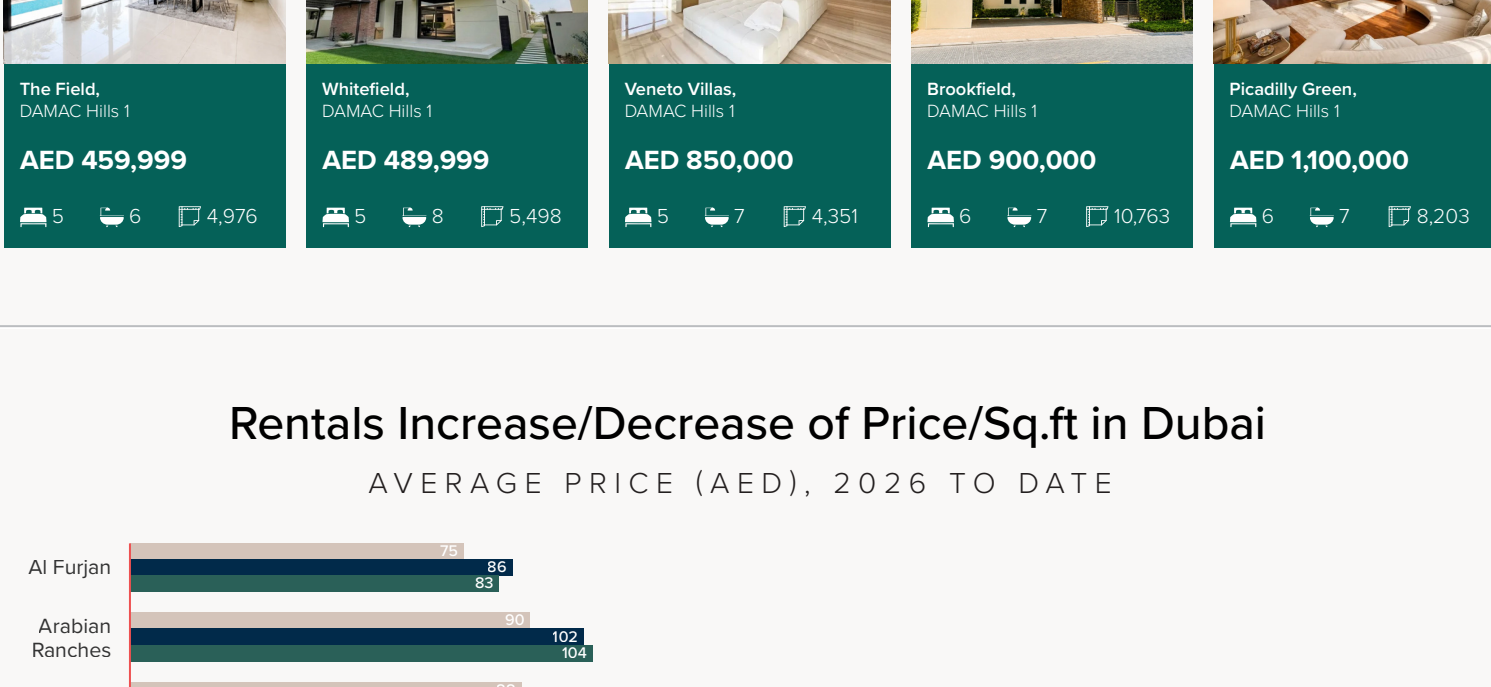
Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



No transactions in Richmond

RENTAL TRANSACTIONS

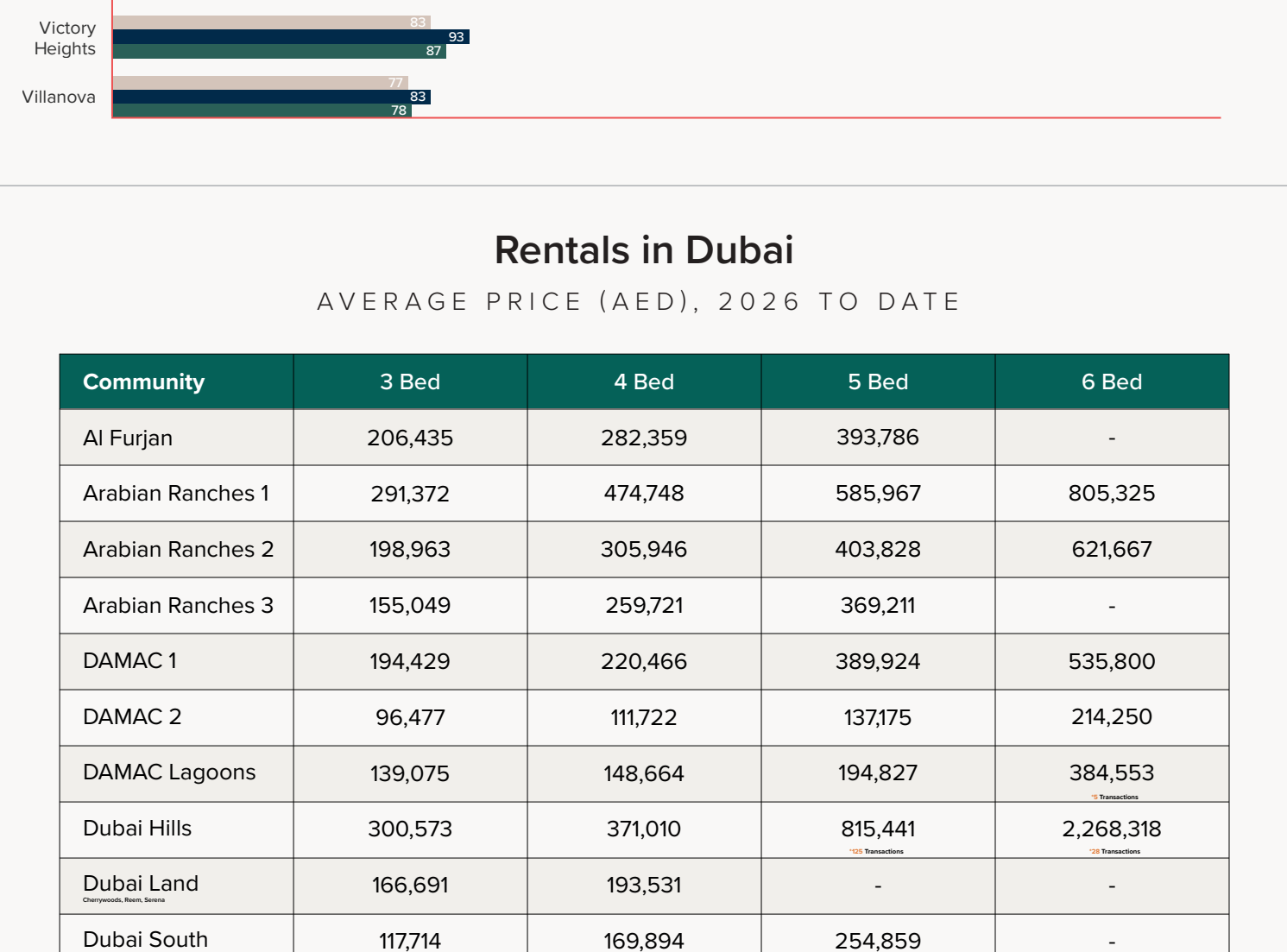
MARKET ANALYSIS

Hot Properties for Rent

The Field, DAMAC Hills 1	Whitefield, DAMAC Hills 1	Veneto Villas, DAMAC Hills 1	Brookfield, DAMAC Hills 1	Piccadilly Green, DAMAC Hills 1
AED 459,999	AED 489,999	AED 850,000	AED 900,000	AED 1,100,000
5 6 4,976	5 8 5,498	5 7 4,351	6 6 10,763	6 7 8,203

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

AVERAGE PRICE (AED), 2026 TO DATE



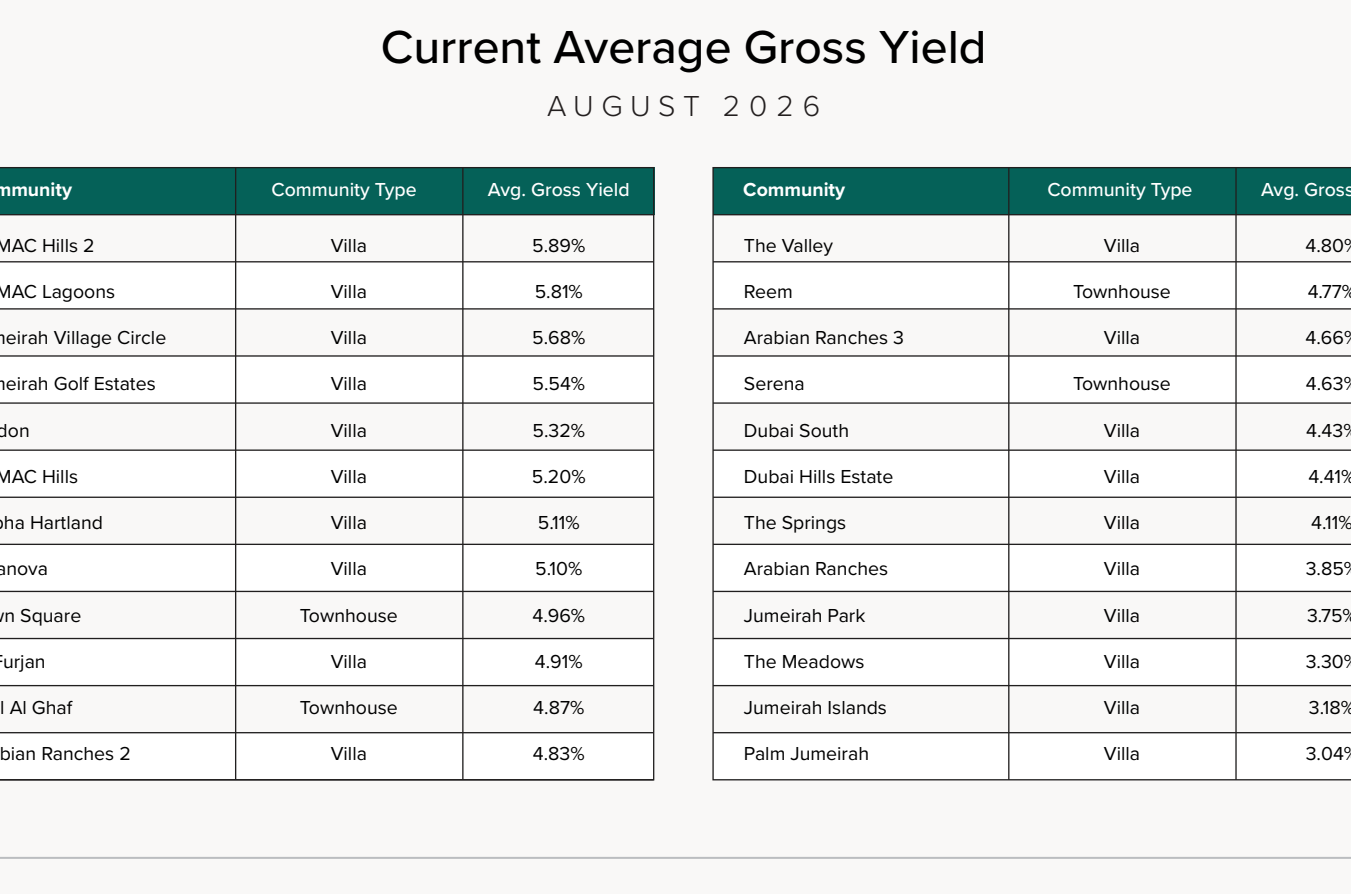
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	206,435	282,359	393,786	-
Arabian Ranches 1	291,372	474,748	585,967	805,325
Arabian Ranches 2	198,963	305,946	403,828	621,667
Arabian Ranches 3	155,049	259,721	369,211	-
DAMAC 1	194,429	220,466	389,924	535,800
DAMAC 2	96,477	111,722	137,175	214,250
DAMAC Lagoons	139,075	148,660	194,827	384,553
Dubai Hills	300,573	371,010	815,441	2,268,318
Dubai Land	166,691	193,531	-	-
Dubai South	117,714	169,894	254,859	-
Emaar South	112,080	153,931	-	-
Jebel Ali Village	221,167	264,444	-	-
JGE	301,651	523,632	1,261,137	1,826,556
Jumeirah Islands	-	1,015,086	1,663,232	-
Jumeirah Park	320,947	303,486	556,106	1,275,000
JVC	192,459	203,897	238,286	-
Mudon	184,677	239,111	283,841	-
Palm Jumeirah	853,117	1,466,922	1,757,007	3,839,710
The Meadows	458,252	441,435	544,495	-
The Springs	253,591	-	400,000	-
The Valley	133,873	173,197	550,000	-
Tilal Al Ghaf	199,074	337,621	662,367	-
Town Square	152,436	181,157	-	-
Victory Heights	222,107	284,573	556,189	700,000
Villanova	154,452	184,002	320,000	-

Rental Transactions in Dubai

AUGUST 2026

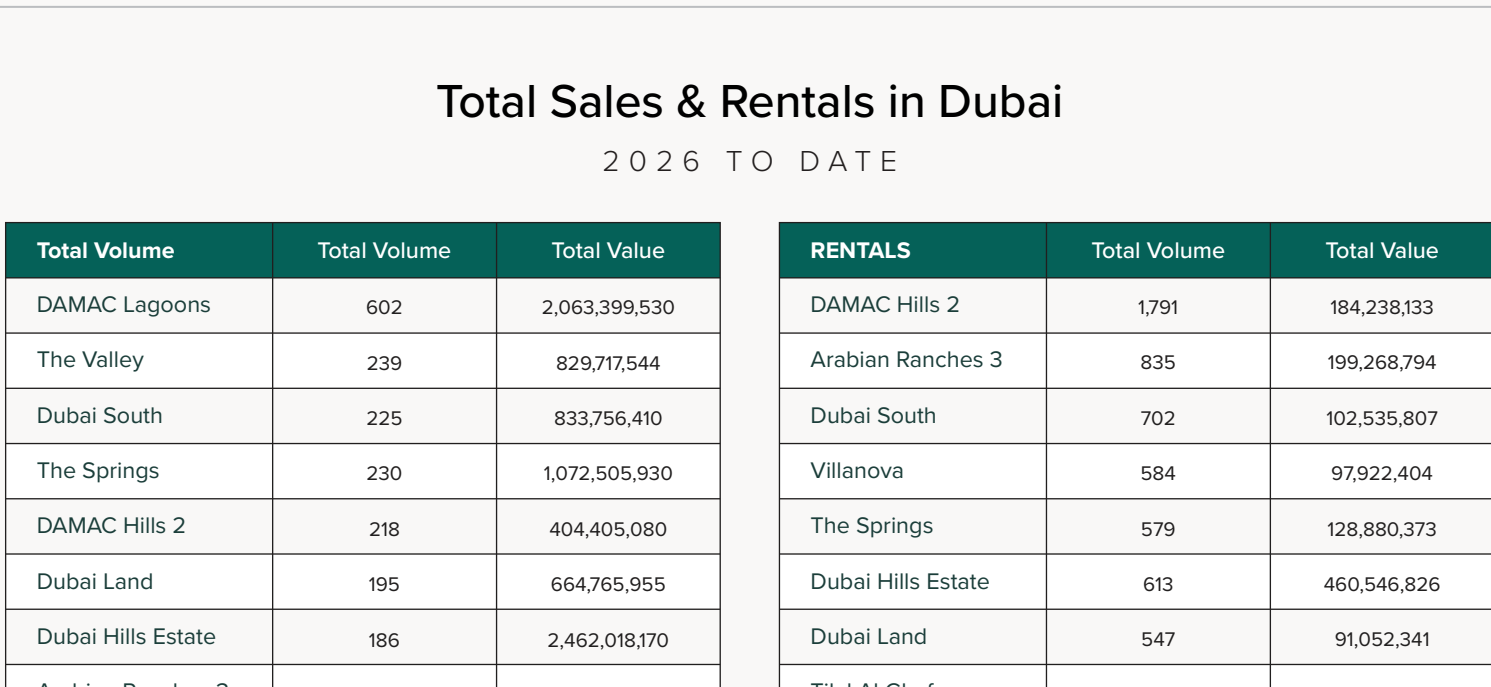


AED 877,842,128

Total Rental Value

Rentals in DAMAC Hills 1

AVERAGE PRICE (AED), 2026 TO DATE



Total