

DAMAC Hills 2 August Market Report

Villa | Townhouse

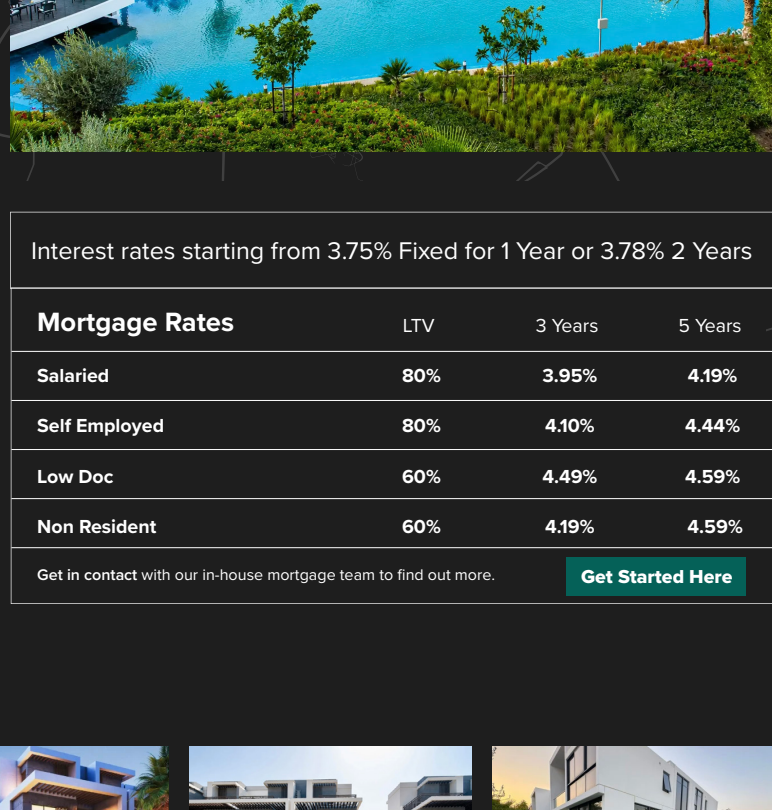
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

DAMAC Hills 2 continues to mature for families

DAMAC Hills 2 continues moving towards a more established family community as residents occupy completed homes and amenities expand. It's growing selection of villas and townhouses, newer neighbourhoods and family-focused facilities are helping attract buyers seeking more space and a quieter lifestyle as summer comes to a close.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9n 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.

Hot Properties for Sale

Victoria, DAMAC Hills 2
AED 1,600,000
3 3 1757

Cornelia, DAMAC Hills 2
AED 1,780,000
3 4 2,010

Violet, DAMAC Hills 2
AED 2,260,000
3 4 1,832

Cornelia, DAMAC Hills 2
AED 2,270,000
3 4 2,351

Aurum Villas, DAMAC Hills 2
AED 4,299,999
3 6 4,234

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

Coursetta, DAMAC Hills 2
AED 1,700,000
3 5 1,882

Claret, DAMAC Hills 2
AED 1,740,000
3 5 1,880

Aurum Villas, DAMAC Hills 2
AED 2,100,000
4 4 2,392

Aurum Villas, DAMAC Hills 2
AED 2,120,000
4 4 2,392

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

Mortgage Rates	LTV	3 Years	5 Years
Salaried	80%	4.10%	4.49%
Self Employed	80%	4.95%	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.

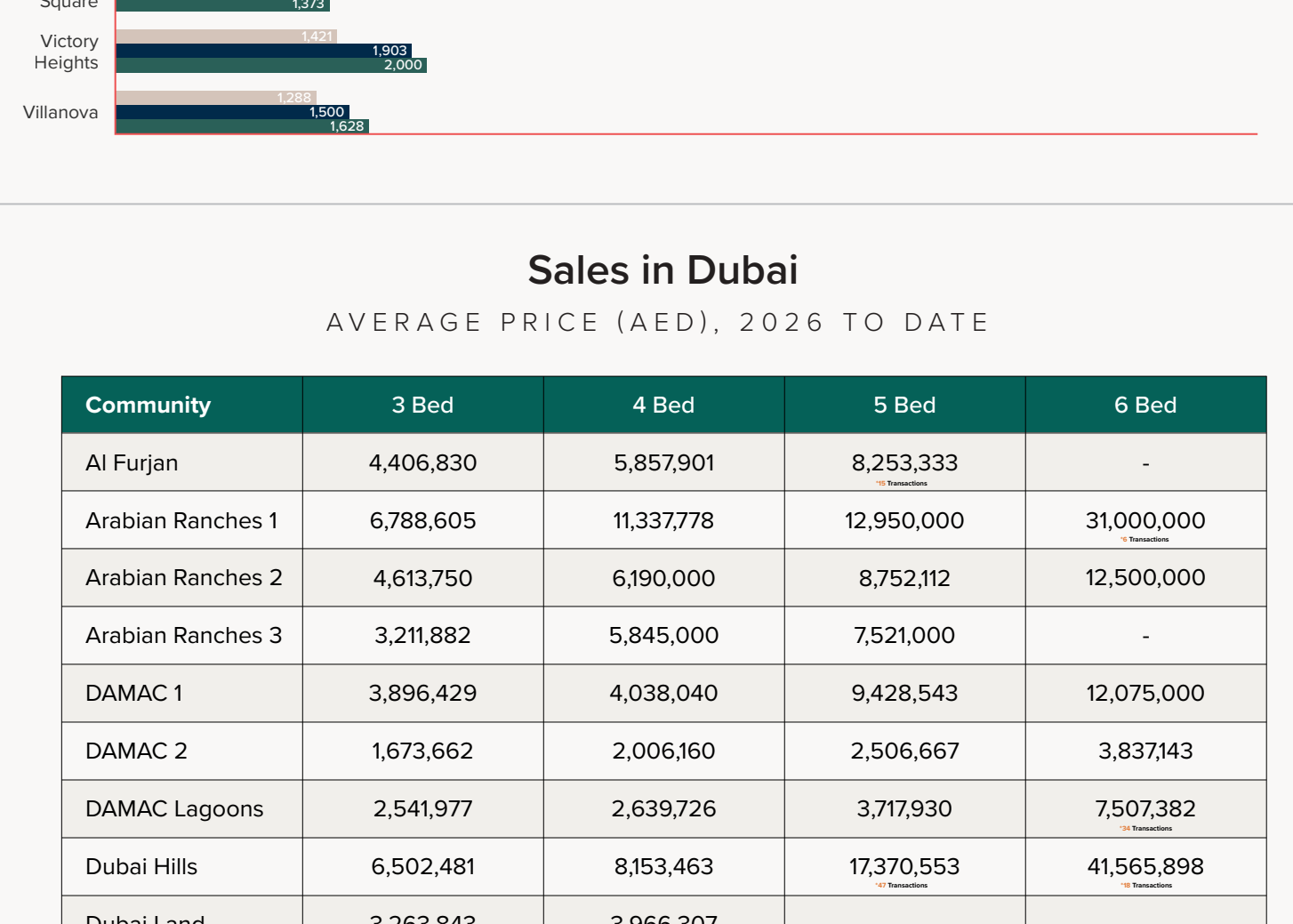
Get Started Here

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



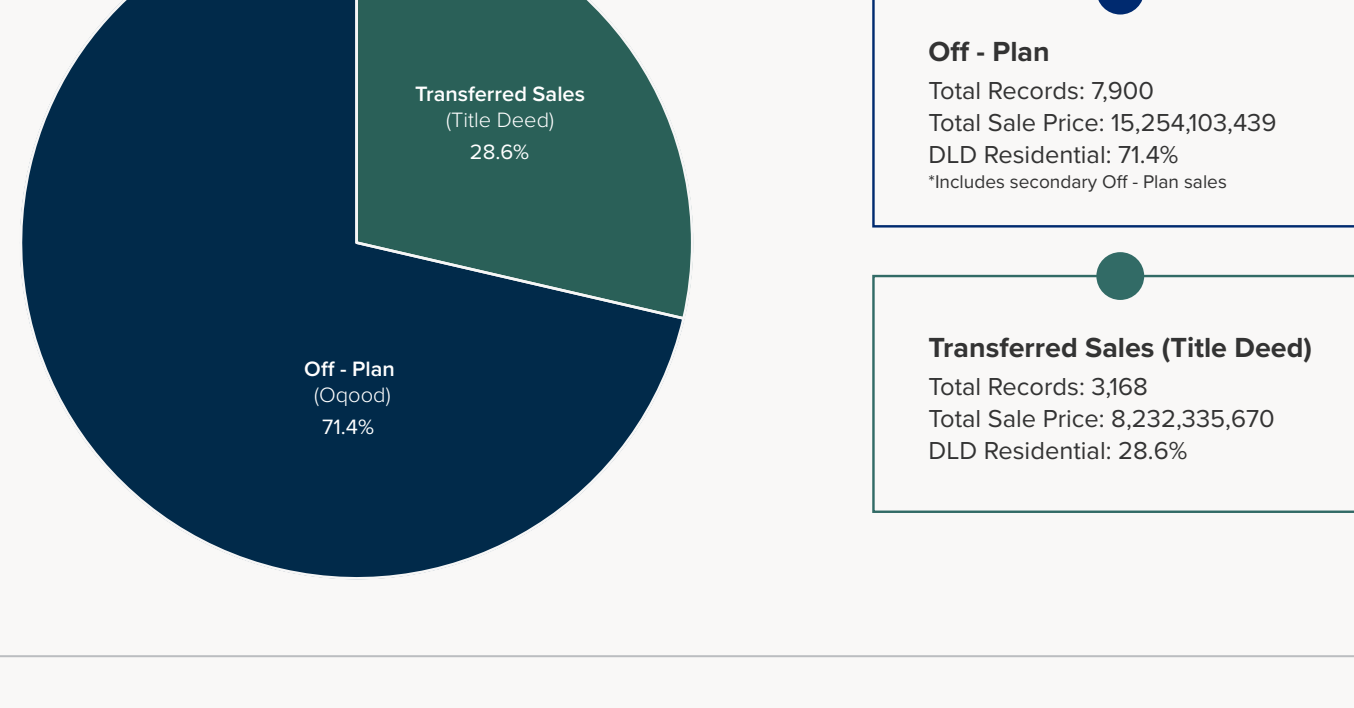
Sales in Dubai

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	7,521,000	-
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

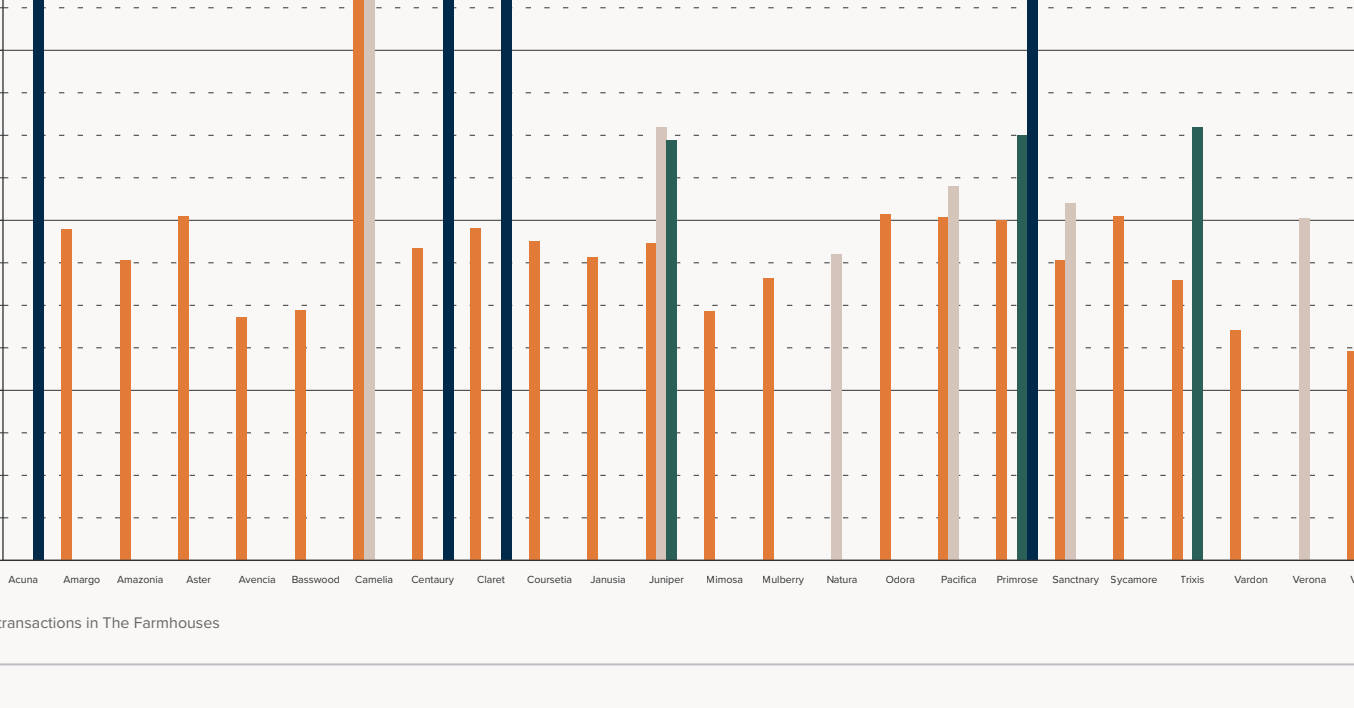


AED 3,837,310,061

Total Sales Value

Total Sales Volume / Total Sales Price

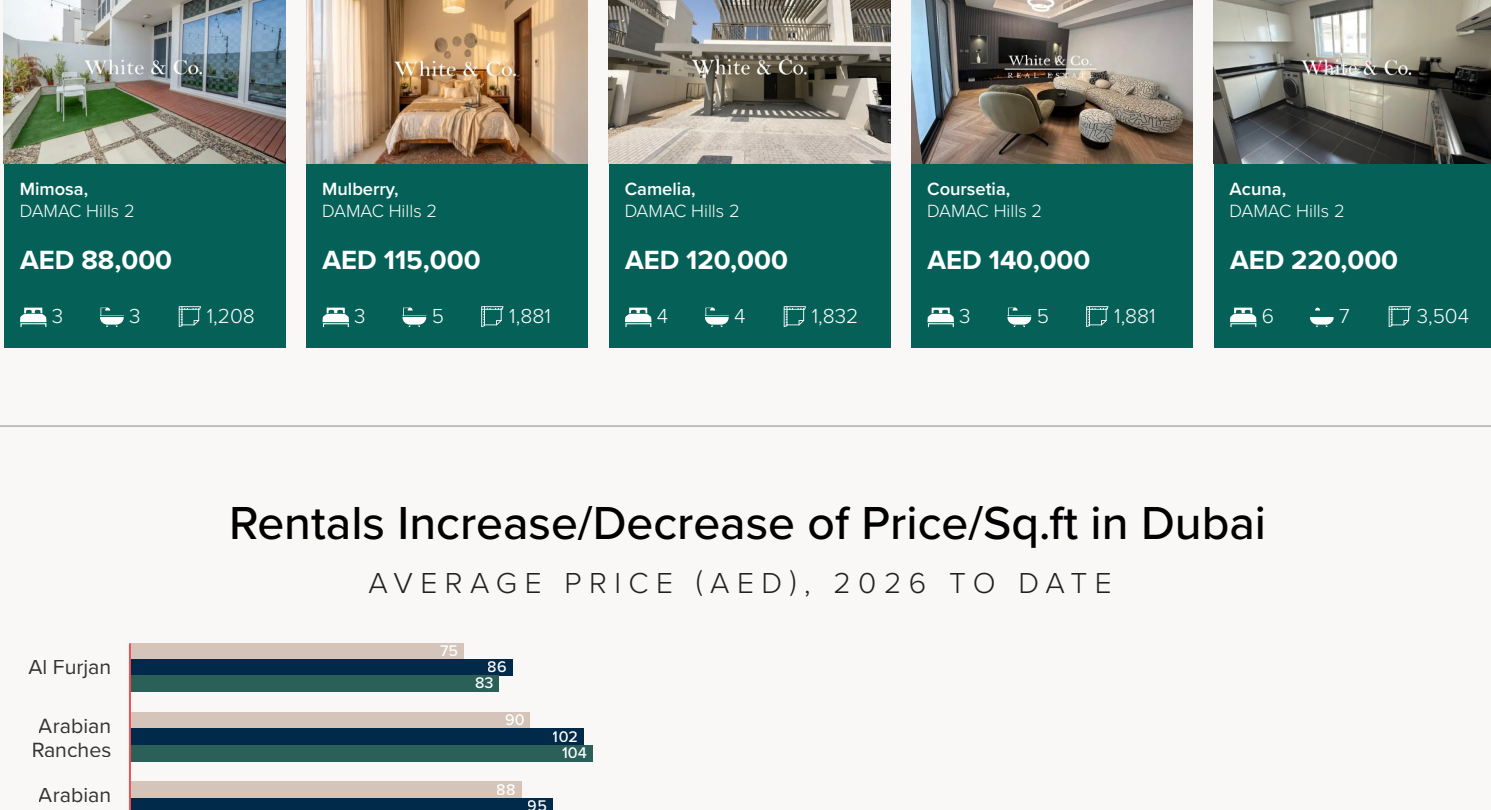
OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



Sales in DAMAC Hills 2

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



AED 88,000

Total Rental Value

Milberry, DAMAC Hills 2

AED 115,000

Cornelia, DAMAC Hills 2

AED 120,000

Coursetta, DAMAC Hills 2

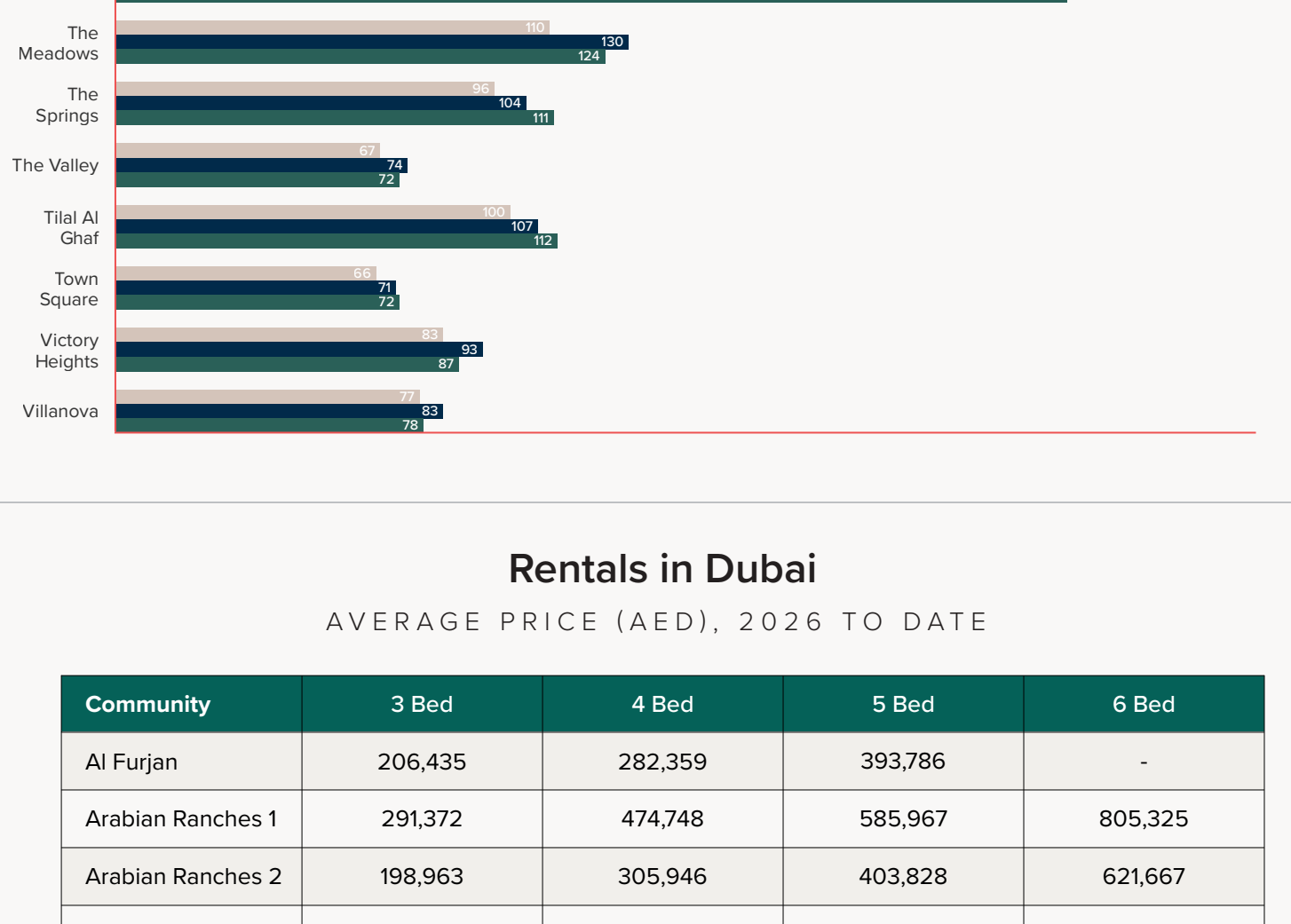
AED 140,000

Aurum Villas, DAMAC Hills 2

AED 220,000

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

AVERAGE PRICE (AED), 2026 TO DATE



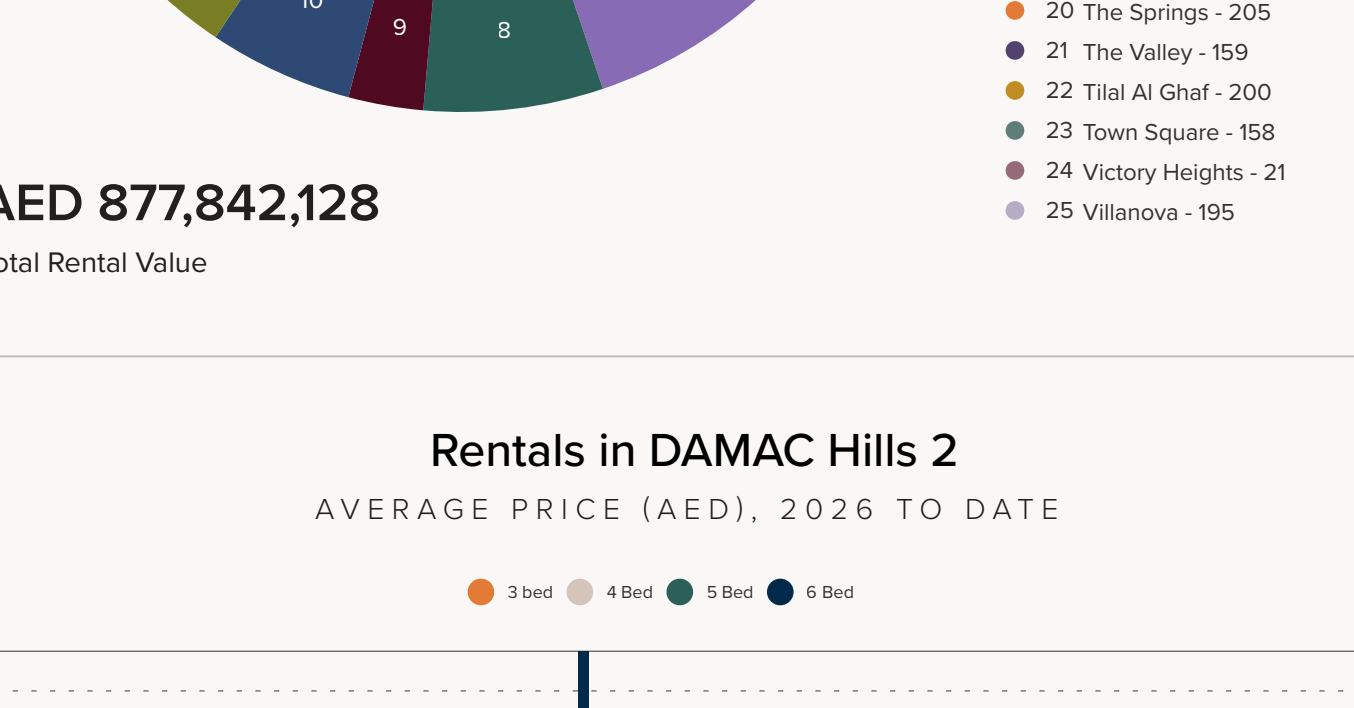
Rentals in Dubai

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	139,073	141,604	194,827	384,553
Dubai Hills	300,575	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	348,486	556,106	1,275,000
JVC	192,459	203,897	238,281	-
Mudon	184,677	239,111	283,846	-
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



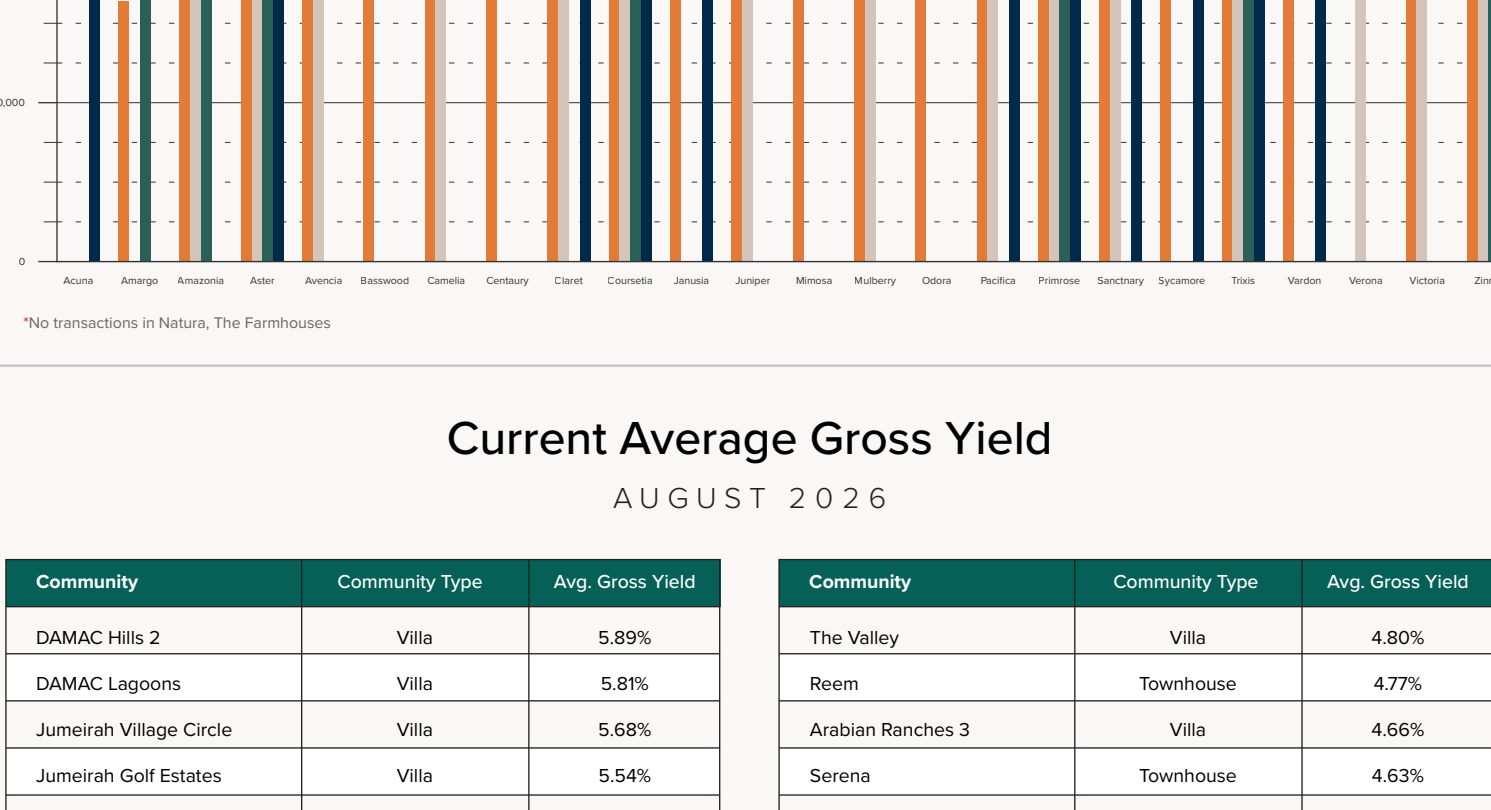
AED 877,842,128

Total Rental Value

Rentals in DAMAC Hills 2

AVERAGE PRICE (AED), 2026 TO DATE

3 bed 4 Bed 5 Bed 6 Bed



Current Average Gross Yield

AUGUST 2026