White & Co.

2026

# Dubai Hills October Market Report

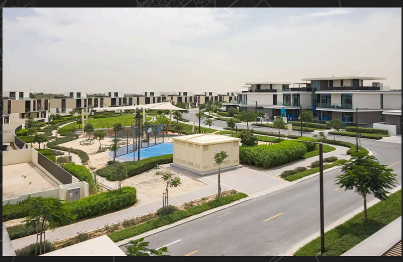
Villa | Townhouse

**No.1 for Secondary Sales in Dubai, 2026 (Property Finder & Bayut)**

NEWS

## New Road Link Planned for Dubai Hills Estate

RTA has awarded contracts for the Al Meydan Street project, including a new Al Marabea' Street link from Dubai Hills to Sheikh Mohammed bin Zayed Road. Dubai Hills is named among the communities set to benefit, giving villa owners an additional direct route towards the city's main north and south highways.



NEWS

## White & Co.

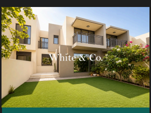
October was Dubai's busiest secondary sales month since February, with AED 11.7 billion transacted across 3,859 deals, up 37% in value on September. New rental contracts also hit a 2026 high at almost 27,000. Closer to home, White & Co named Jordan Smith its first ever partner. A Palm Jumeirah specialist, Jordan has closed AED 5.5 billion in sales in four and a half years.

Interest rates starting from 3.75% fixed for 1 year or 3.78% for 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



**Maple 1,**
Dubai Hills

**AED 5,000,000**

🛏 3 🛁 3 ⬚ 2,251

**Club Villas,**
Dubai Hills

**AED 9,800,000**

🛏 3 🛁 4 ⬚ 2,854

**Sidra Villas,**
Dubai Hills

**AED 15,500,000**

🛏 4 🛁 7 ⬚ 3,145

**Palm Hills,**
Dubai Hills

**AED 20,000,000**

🛏 5 🛁 4 ⬚ 5,196

**Golf Place 2,**
Dubai Hills

**AED 43,000,000**

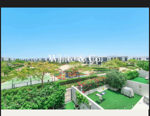
🛏 6 🛁 10 ⬚ 11,586

## Recent White & Co. Sales

**Maple,**
Dubai Hills

**AED 5,225,000**

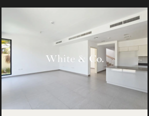
🛏 3 🛁 3 ⬚ 2,228



**Maple 3,**
Dubai Hills

**AED 5,300,000**

🛏 4 🛁 3 ⬚ 2,893



**Maple 2,**
Dubai Hills

**AED 5,750,000**

🛏 4 🛁 4 ⬚ 2,986

**Club Villas,**
Dubai Hills

**AED 7,950,000**

🛏 3 🛁 3 ⬚ 3,015

**Eden Hills,**
Dubai Hills

**AED 24,000,000**

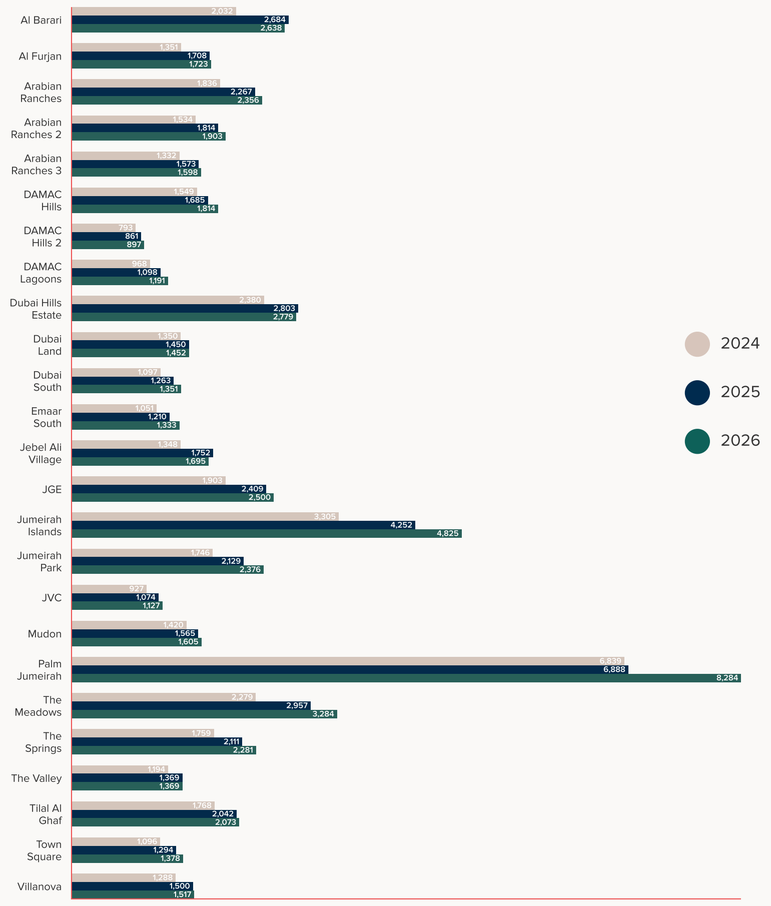
🛏 5 🛁 6 ⬚ 8,370

## SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



### Sales in Dubai

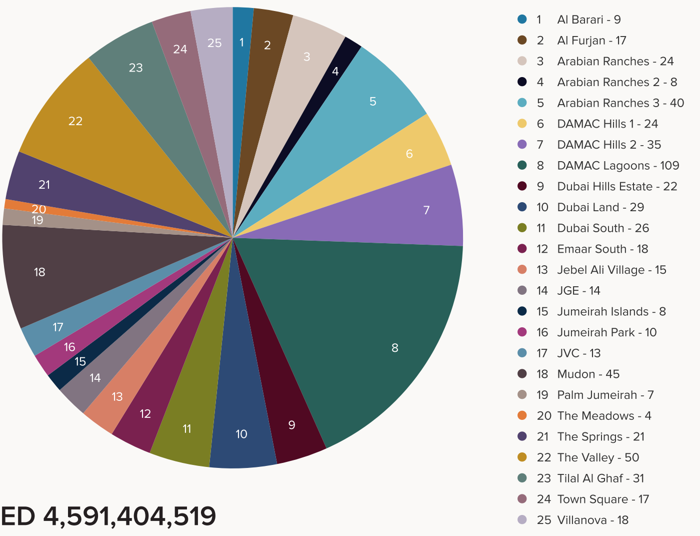
AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|
| Al Barari | - | 8,251,465 | 21,771,154<br>*13 Transactions | 33,718,750<br>*8 Transactions |
| Al Furjan | 4,495,586 | 5,864,511 | 9,011,765<br>*17 Transactions | 9,717,750<br>*4 Transactions |
| Arabian Ranches 1 | 6,680,229 | 11,214,737 | 12,975,676<br>*37 Transactions | 24,136,364<br>*11 Transactions |
| Arabian Ranches 2 | 4,598,000 | 6,495,526 | 8,712,989<br>*9 Transactions | 12,500,000<br>*2 Transactions |
| Arabian Ranches 3 | 3,153,073 | 5,653,031 | 7,798,704<br>*27 Transactions | - |
| DAMAC Hills 1 | 3,908,505 | 4,405,548 | 8,823,747<br>*47 Transactions | 10,959,661<br>*7 Transactions |
| DAMAC Hills 2 | 1,682,908 | 2,098,016 | 2,506,667<br>*3 Transactions | 3,920,000<br>*9 Transactions |
| DAMAC Lagoons | 2,502,578 | 2,625,510 | 3,666,021<br>*253 Transactions | 8,023,344<br>*61 Transactions |
| Dubai Hills | 6,638,262 | 8,218,561 | 17,453,841<br>*53 Transactions | 41,394,826<br>*22 Transactions |
| Dubai Land<br>Cherrywoods, Reem, Serena | 3,253,540 | 3,957,985 | - | - |
| Dubai South | 2,818,585 | 4,081,757 | 6,001,787<br>*12 Transactions | 13,275,000<br>*2 Transactions |
| Emaar South | 2,663,786 | 3,891,535 | 7,007,147<br>*3 Transactions | - |
| Jebel Ali Village | 4,491,000 | 6,219,118 | 10,708,333<br>*6 Transactions | - |
| JGE | 5,367,932 | 10,481,412 | 20,115,362<br>*47 Transactions | 24,406,389<br>*18 Transactions |
| Jumeirah Islands | - | 23,598,514 | 43,842,969<br>*8 Transactions | - |
| Jumeirah Park | 10,119,074 | 9,491,452 | 12,058,294<br>*17 Transactions | - |
| JVC | 3,178,000 | 3,377,692 | 3,250,000<br>*1 Transactions | - |
| Mudon | 3,485,538 | 4,646,340 | 5,325,000<br>*2 Transactions | - |
| Palm Jumeirah | 21,000,000 | 43,017,691 | 54,008,824<br>*17 Transactions | 64,639,091<br>*11 Transactions |
| The Meadows | 10,085,000 | 12,680,357 | 13,764,808<br>*26 Transactions | 17,755,000<br>*4 Transactions |

|  |  |  |  |  |
|---|---|---|---|---|
| The Springs | 5,850,344 | - | - | - |
| The Valley | 2,708,263 | 4,214,971 | 8,675,267<br>*32 Transactions | - |
| Tilal Al Ghaf | 3,966,973 | 6,747,731 | 14,726,848<br>*79 Transactions | 26,874,188<br>*16 Transactions |
| Town Square | 2,848,372 | 3,534,200 | - | - |
| Villanova | 2,949,765 | 3,700,779 | 7,200,000<br>*1 Transactions | - |

## Sale Transactions in Dubai

OCTOBER 2026

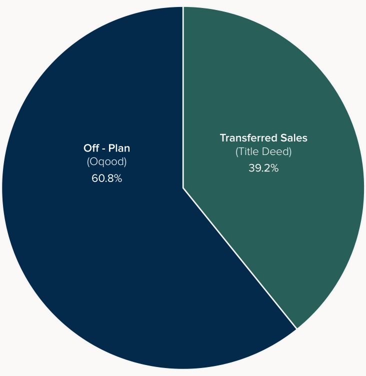


**AED 4,591,404,519**

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, OCTOBER 2026

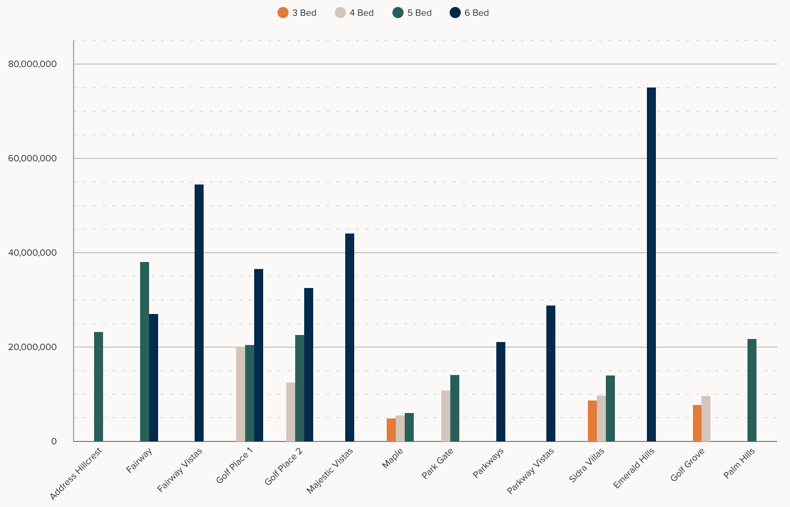


**Off - Plan**
Total Records: 6,189
Total Sale Price: 11,342,523,313
DLD Residential: 60.8%
*Includes secondary Off - Plan sales

**Transferred Sales (Title Deed)**
Total Records: 3,989
Total Sale Price: 13,808,821,330
DLD Residential: 39.2%

## Sales in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Club Villas, Eden Hills

## RENTAL TRANSACTIONS

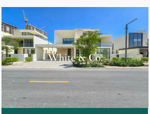
MARKET ANALYSIS

## Hot Properties for Rent

**Club Villas,**
Dubai Hills

**AED 429,000**

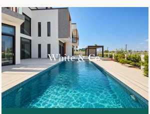
🛏 3 🛁 3 ▢ 2,924



**Address Hillcrest,**
Dubai Hills

**AED 1,000,000**

🛏 5 🛁 6 ▢ 7,096



**Parkway Vistas,**
Dubai Hills

**AED 1,600,000**

🛏 7 🛁 9 ▢ 13,452

**Fairway Vistas,**
Dubai Hills

**AED 2,500,000**

🛏 7 🛁 7 ▢ 8,799

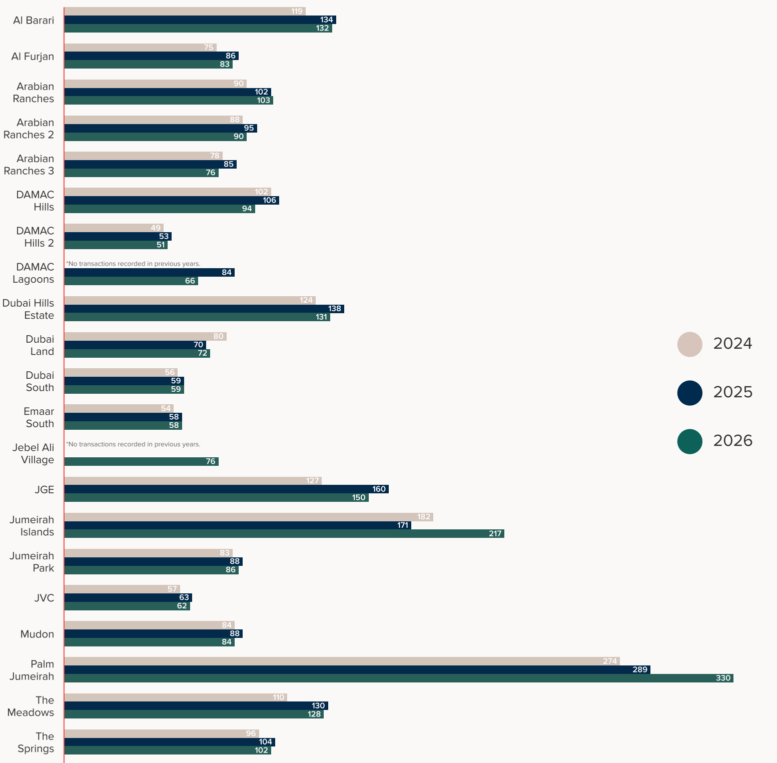
**Fairway,**
Dubai Hills

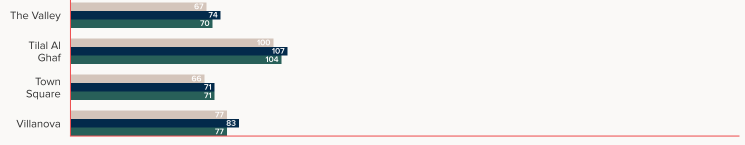
**AED 3,000,000**

🛏 6 🛁 7 ▢ 9,302

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

AVERAGE PRICE (AED), 2026 TO DATE





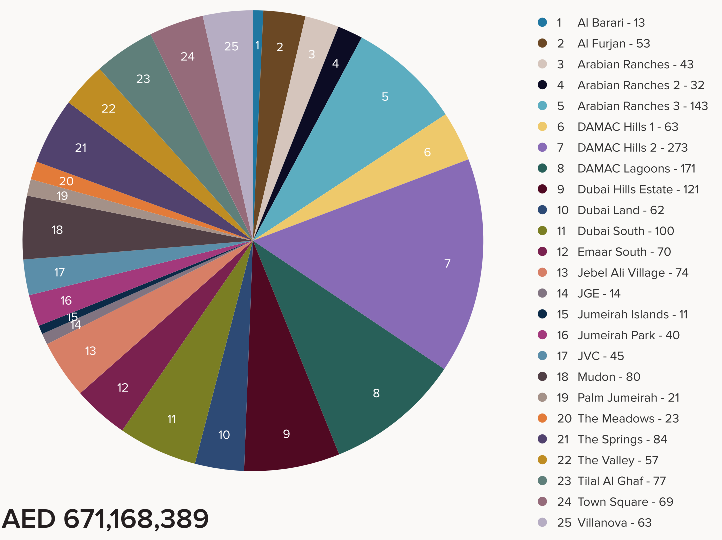
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|---|---|---|---|---|
| Al Barari | - | 475,237 | 968,329<br>*30 Transactions | 2,750,000<br>*7 Transactions |
| Al Furjan | 202,113 | 278,291 | 378,454<br>*78 Transactions | 431,362<br>*7 Transactions |
| Arabian Ranches 1 | 256,953 | 448,966 | 530,032<br>*66 Transactions | 884,413<br>*18 Transactions |
| Arabian Ranches 2 | 195,220 | 300,082 | 350,059<br>*38 Transactions | 597,143<br>*7 Transactions |
| Arabian Ranches 3 | 150,476 | 254,223 | 368,607<br>*59 Transactions | - |
| DAMAC Hills 1 | 188,805 | 206,060 | 387,135<br>*103 Transactions | 558,458<br>*15 Transactions |
| DAMAC Hills 2 | 95,354 | 109,106 | 134,741<br>*71 Transactions | 217,855<br>*46 Transactions |
| DAMAC Lagoons | 134,536 | 144,448 | 189,100<br>*193 Transactions | 384,400<br>*13 Transactions |
| Dubai Hills | 303,620 | 328,121 | 710,548<br>*163 Transactions | 2,515,556<br>*32 Transactions |
| Dubai Land<br>Cherrywoods, Reem, Serena | 158,313 | 191,248 | - | - |
| Dubai South | 111,297 | 167,837 | 244,484<br>*24 Transactions | - |
| Emaar South | 105,878 | 145,194 | 240,000<br>*2 Transactions | - |
| Jebel Ali Village | 196,832 | 244,242 | 453,870<br>*5 Transactions | - |
| JGE | 285,234 | 500,844 | 1,178,248<br>*47 Transactions | 1,554,672<br>*24 Transactions |
| Jumeirah Islands | - | 1,054,315 | 1,627,324<br>*10 Transactions | - |
| Jumeirah Park | 309,895 | 355,102 | 546,103<br>*47 Transactions | 1,275,000<br>*2 Transactions |
| JVC | 184,272 | 200,813 | 222,220<br>*10 Transactions | - |
| Mudon | 182,604 | 233,335 | 264,828<br>*11 Transactions | - |
| Palm Jumeirah | 689,838 | 1,615,213 | 1,897,166<br>*44 Transactions | 4,555,784<br>*19 Transactions |
| The Meadows | 399,122 | 440,545 | 505,168<br>*73 Transactions | 742,163<br>*11 Transactions |
| The Springs | 244,164 | - | 400,000<br>*1 Transactions | - |
| The Valley | 133,557 | 169,098 | 550,000<br>*2 Transactions | - |
| Tilal Al Ghaf | 198,176 | 338,836 | 619,435<br>*76 Transactions | 1,050,000<br>*1 Transactions |
| Town Square | 147,114 | 177,873 | - | - |
| Villanova | 151,804 | 182,951 | 320,000<br>*3 Transactions | - |

## Rental Transactions in Dubai

OCTOBER 2026

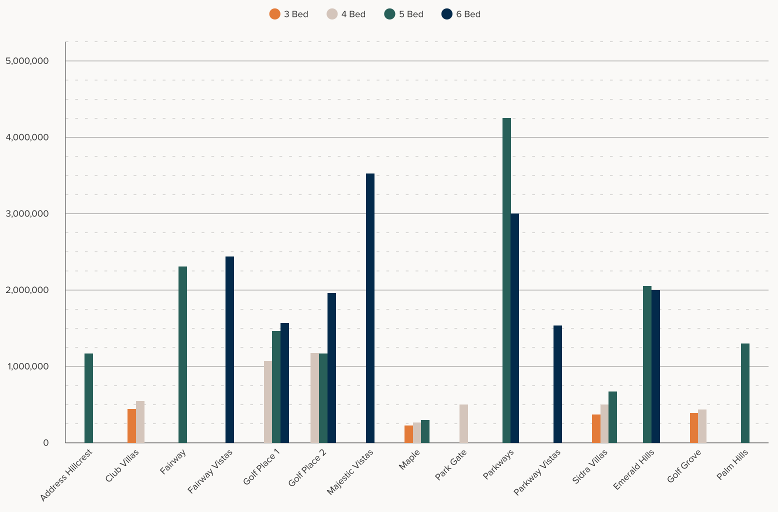


**AED 671,168,389**

Total Rental Value

## Rentals in Dubai Hills

AVERAGE PRICE (AED), 2026 TO DATE



*No transactions in Eden Hills

## Current Average Gross Yield

OCTOBER 2026

| Community | Community Type | Avg. Gross Yield |
|---|---|---|
| DAMAC Hills 2 | Villa | 5.87 % |
| DAMAC Lagoons | Villa | 5.82 % |
| JVC | Villa | 5.48 % |
| JGE | Villa | 5.44 % |
| Mudon | Villa | 5.35 % |
| DAMAC Hills | Villa | 5.14 % |
| Al Furjan | Villa | 5.04 % |
| Villanova | Villa | 5.04 % |
| Town Square | Townhouse | 5.00 % |
| Sobha Hartland | Villa | 4.96 % |
| The Valley | Villa | 4.90 % |
| Arabian Ranches 3 | Villa | 4.85 % |

| Community | Community Type | Avg. Gross Yield |
|---|---|---|
| Tilal Al Ghaf | Townhouse | 4.85 % |
| Arabian Ranches 2 | Villa | 4.79 % |
| Reem | Townhouse | 4.77 % |
| Serena | Townhouse | 4.55 % |
| Dubai South | Villa | 4.41 % |
| Dubai Hills Estate | Villa | 4.34 % |
| The Springs | Villa | 4.11 % |
| Arabian Ranches | Villa | 3.98 % |
| Jumeirah Park | Villa | 3.78 % |
| The Meadows | Villa | 3.17 % |
| Jumeirah Islands | Villa | 3.00 % |
| Palm Jumeirah | Villa | 2.82 % |

## Total Sales & Rentals in Dubai

2026 TO DATE

| SALES | Total Volume | Total Value |
|---|---|---|
| DAMAC Lagoons | 886 | 3,091,321,753 |
| The Valley | 332 | 1,281,439,355 |
| DAMAC Hills 2 | 320 | 622,094,710 |
| Dubai South | 286 | 1,223,604,247 |
| Mudon | 283 | 1,111,970,414 |
| Arabian Ranches 3 | 266 | 1,284,144,068 |
| The Springs | 265 | 1,235,606,709 |
| Dubai Land | 244 | 829,132,500 |
| Tilal Al Ghaf | 241 | 2,551,298,214 |
| Dubai Hills Estate | 226 | 3,463,595,726 |
| DAMAC Hills 1 | 220 | 1,196,178,031 |
| Arabian Ranches | 208 | 1,822,962,945 |
| Al Furjan | 199 | 1,213,800,898 |
| Town Square | 195 | 589,723,943 |
| Villanova | 183 | 602,567,000 |
| Emaar South | 175 | 563,907,242 |
| JGE | 147 | 2,222,392,724 |
| JVC | 137 | 444,720,000 |
| Jumeirah Park | 105 | 1,082,156,000 |
| Jebel Ali Village | 98 | 565,555,990 |
| Arabian Ranches 2 | 74 | 465,196,894 |
| The Meadows | 68 | 884,805,000 |
| Palm Jumeirah | 64 | 3,667,232,552 |
| Al Barari | 61 | 1,505,986,487 |
| Jumeirah Islands | 46 | 1,244,188,749 |

| RENTALS | Total Volume | Total Value |
|---|---|---|
| DAMAC Hills 2 | 2,423 | 245,733,272 |
| Arabian Ranches 3 | 1,136 | 235,344,093 |
| Dubai South | 922 | 129,314,766 |
| Dubai Hills Estate | 871 | 482,997,024 |
| DAMAC Lagoons | 821 | 133,148,026 |
| Villanova | 760 | 123,731,585 |
| Dubai Land | 756 | 123,939,367 |
| The Springs | 756 | 160,552,072 |
| Tilal Al Ghaf | 715 | 233,176,535 |
| Town Square | 707 | 110,485,825 |
| Mudon | 680 | 140,450,611 |
| Emaar South | 619 | 77,960,586 |
| DAMAC Hills 1 | 611 | 152,069,228 |
| The Valley | 599 | 88,136,575 |
| Al Furjan | 593 | 159,233,352 |
| Arabian Ranches | 487 | 173,622,714 |
| JVC | 482 | 90,883,551 |
| Jumeirah Park | 339 | 133,309,483 |
| Arabian Ranches 2 | 322 | 90,838,425 |
| JGE | 204 | 150,951,897 |
| The Meadows | 185 | 94,680,086 |
| Jebel Ali Village | 167 | 41,232,840 |
| Palm Jumeirah | 138 | 300,770,303 |
| Al Barari | 129 | 118,220,332 |
| Jumeirah Islands | 67 | 78,824,463 |

PROPERTY MONITOR
A Cavendish Maxwell Group Company

ANNUAL AWARDS WINNER 2024

*Data source: Property Monitor, as of **2nd November 2026** Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes | **Get Started Here**

www.whiteandcogroup.com