Dubai Hills Estate April Market Report

Villa | Townhouse

No.1 in Dubai for Secondary Sales Leads – Property Finder & Bayut, April 2026

Property Finder | Bayut

NEWS

Dubai Hills Estate Hits New Peak with "Ethereal" Launch

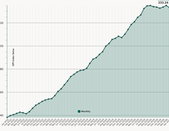
Dubai Hills Estate has launched a 2026 sales campaign centred on a 2,000-unit mega-project, Ethereal, which sold out within hours of its debut. The development, which includes 1,000 villas and 1,000 townhouses, marks a major milestone in the community's evolution into a premium, family-focused ecosystem. The project's rapid sellout underscores the enduring demand for large-scale, family-centric developments in the city's most established master communities.

HOT

White & Co.

White & Co. achieved over AED 2 billion contracted in its both Bayut and Property Finder top-performing sales, with over 1,000 units sold in the first quarter of 2026. The success underscores the firm's expertise, branding, and property, family, Leading to consistently high demand for its listings across Dubai's prime locations.

Hot Properties for Sale



Recent White & Co. Sales

Dubai House Price Timeline

APRIL 2026

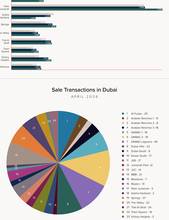
-0.76%	+0.22%	+6.74%	AED 1,670
MoM Change	QoQ Change	YoY Change	Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026

Sales in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE



Villa Townhouse Apartment Villa Townhouse Apartment

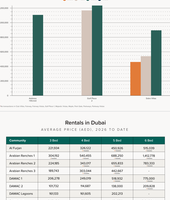
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Year	4 Year	5 Year	6 Year
Al Furjan	4,481,862	5,996,236	8,450,000	-
Arabian Ranches 1	1,562,281	1,925,000	14,775,000	10,550,000
Arabian Ranches 2	4,396,875	4,622,857	9,600,725	12,500,000
Arabian Ranches 3	2,394,794	6,235,818	6,857,000	-
DAMAC Z	3,839,499	4,394,742	9,030,882	10,400,000
DAMAC Z	1,191,124	2,030,000	-	1,960,000
DAMAC Lagoons	2,931,955	2,754,000	3,931,458	7,696,409
Dubai Hills	5,752,000	8,938,757	18,122,000	44,125,714
Dubai South	3,339,571	4,342,863	5,894,286	-
Emaar South	2,531,728	3,804,956	7,957,720	-
JVC	1,187,000	1,500,000	23,882,364	23,272,500
Jumeirah Park	10,816,625	9,812,000	11,295,000	-
JVT	2,046,877	2,288,858	-	-
MBR	3,147,031	5,453,475	19,214,286	34,628,571
Meydan	10,416,000	15,056,250	12,725,000	17,550,000
Mudon	2,531,241	4,686,152	-	-
Palm Jumeirah	14,000,000	18,000,000	43,983,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Sports City	5,468,000	-	-	-
The Valley	2,816,215	4,127,553	9,575,180	-
Tilal Al Ghaf	4,017,514	6,134,750	12,000,000	26,166,714
Town Square	2,870,591	3,932,063	-	-
Victory Heights	6,470,000	6,336,995	-	-
Villanova	2,931,400	3,816,666	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026

AED 3,793,211,181

Total Sales Value

Hot Properties for Rent

Rentals in Dubai Hills Estate

AVERAGE PRICE (AED), 2026 TO DATE

Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	1 Year	4 Year	5 Year	6 Year
Al Furjan	121,646	145,167	450,526	416,316
Arabian Ranches 1	140,000	145,625	450,000	1,412,714
Arabian Ranches 2	124,983	340,237	453,833	782,133
Arabian Ranches 3	189,743	530,000	462,667	-
DAMAC Z	206,278	246,016	518,592	775,000
DAMAC Z	75,000	100,000	150,000	200,018
DAMAC Lagoons	90,000	90,605	262,270	-
Dubai Hills	187,625	415,129	1,000,000	3,046,841
Dubai South	90,553	167,833	276,667	-
Emaar South	112,250	112,250	-	-
JVC	32,700	525,000	1,458,288	2,040,000
Jumeirah Park	175,318	275,000	1,000,000	1,275,862
JVT	108,250	215,806	1,200,487	5,850,000
MBR	24,750	216,324	-	3,050,000
Meydan	163,857	500,000	740,476	-
Mudon	250,000	291,273	250,000	-
Palm Jumeirah	150,000	1,200,000	2,000,487	5,850,000
Sobha Hartland	-	893,436	1,531,250	-
Sports City	284,586	-	400,000	-
The Valley	142,452	179,611	-	-
Tilal Al Ghaf	229,750	382,500	723,846	-
Town Square	156,743	167,070	-	-
Victory Heights	200,000	336,486	758,536	-
Villanova	163,901	188,958	365,000	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Rental Transactions in Dubai

APRIL 2026

AED 593,557,381

Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Company Yield	Top Yield
Arabian Ranches 1	7.0%	12.0%
Arabian Ranches 2	7.0%	12.0%
Emaar Beachfront	5%	5.0%
Dubai Hills	7.0%	12.0%
Dubai South	7.0%	12.0%
Meydan	5%	5.0%
Mohammed Bin Rashid City	5%	5.0%
Palm Jumeirah	5%	5.0%
Sports City	7.0%	12.0%
Tilal Al Ghaf	7.0%	12.0%
Town Square	7.0%	12.0%
Victory Heights	7.0%	12.0%
Villanova	7.0%	12.0%

Community	Company Yield	Top Yield
DAMAC Hills 2	7.0%	12.0%
Dubai Marina	5%	5.0%
Jebel Ali	5%	5.0%
Al Furjan	7.0%	12.0%
JVC	7.0%	12.0%
Jumeirah Village Circle	7.0%	12.0%
Jumeirah Village Triangle	7.0%	12.0%
Palm Jumeirah	5%	5.0%
The Beach	5%	5.0%
The Valley	7.0%	12.0%
DAMAC Lagoons	7.0%	12.0%
Dubai Creek Harbour	5%	5.0%
Arabian Ranches 3	7.0%	12.0%
Mudon	7.0%	12.0%
Victory Heights	7.0%	12.0%
Sobha Hartland	7.0%	12.0%

Total Sales & Rentals in Dubai

YTD TO DATE

Total Sales	Total Volume	Total Sales
DAMAC Lagoons	267	1,012,258,175
Dubai Hills	1,194	6,000,000,000
Dubai South	1,000	2,000,000,000
Springs	1,000	2,000,000,000
DAMAC Z	1,000	2,000,000,000
Al Furjan	1,000	2,000,000,000
Dubai Creek Harbour	1,000	2,000,000,000
Dubai Hills	1,000	2,000,000,000
Dubai South	1,000	2,000,000,000
Emaar South	1,000	2,000,000,000
Tilal Al Ghaf	1,000	2,000,000,000
Town Square	1,000	2,000,000,000
Victory Heights	1,000	2,000,000,000
Villanova	1,000	2,000,000,000
Arabian Ranches 1	1,000	2,000,000,000
Arabian Ranches 2	1,000	2,000,000,000
Arabian Ranches 3	1,000	2,000,000,000
Palm Jumeirah	1,000	2,000,000,000
Sobha Hartland	1,000	2,000,000,000

Total Rentals	Total Volume	Total Sales
DAMAC Hills 2	14	16,000,000
Dubai Hills	1,000	2,000,000,000
Springs	1,000	2,000,000,000
Arabian Ranches 1	1,000	2,000,000,000
The Valley	1,000	2,000,000,000
Villanova	1,000	2,000,000,000
Town Square	1,000	2,000,000,000
Tilal Al Ghaf	1,000	2,000,000,000
The Beach	1,000	2,000,000,000
JVC	1,000	2,000,000,000
Jebel Ali	1,000	2,000,000,000
Dubai Marina	1,000	2,000,000,000
Dubai Creek Harbour	1,000	2,000,000,000
DAMAC Lagoons	1,000	2,000,000,000
Mudon	1,000	2,000,000,000
Jumeirah Village Circle	1,000	2,000,000,000
Jumeirah Village Triangle	1,000	2,000,000,000
Victory Heights	1,000	2,000,000,000
Sobha Hartland	1,000	2,000,000,000

PROPERTY MONITOR
Data powered by Property Monitor
Data source: Property Monitor, as of 6th May 2026 (Sales and Rental Data)
Start Market Trend Report
www.propertymonitor.com
www.propertymonitor.ae