MAR Hills Estate April Market Report

Apartments

N.1 in Dubai for Secondary Sales Levels — Property Finder & Bayut, April 2026

Property Finder · Bayut

NEWS

Dubai Hills Price Stability Holds Firm

Dubai Hills remains an exceptional, international-scale master community with a mature secondary market. Its 27 million sq.ft. of parks, malls, leisure and schools, plus its proximity to Dubai Hills Golf Club and Emirates Golf Club, underpinning resilient demand. Despite wider supply, pricing stability reflects a balanced market where buyers prioritise lifestyle and long-term value.

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

Mortgage Rates	1Y	2 Years	5 Years
Fixed	3.75%	3.78%	4.49%
Fixed Discounted	3.75%	3.78%	4.49%
Variable	4.49%	4.49%	4.49%
Non Resident	50%	50%	50%

Disclaimer: All information is for informational purposes only. Rates and terms are subject to change without prior notice.

Get Mortgaged

NEWS

White & Co.

White & Co. finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales level generation. The firm closed 1,670 transactions in April, with strong enquiries reaching year-on-year highs, driving its tightening, with bans pushing it to Q1 from 80% closer to 70%, which favours prepared buyers and well-priced stock.

Hot Properties for Sale

Villas in Cedre Villas, Dubai Hills Estate	Villas in Cedre Villas, Dubai Hills Estate	Villas in Mira, Dubai Hills Estate	Villas in Mira, Dubai Hills Estate	Villas in Acacia, Park Heights 1, Dubai Hills Estate
5	5	5	5	5
AED 1,670,000	**AED 1,670,000**	**AED 1,900,000**	**AED 1,900,000**	**AED 10,750,000**
7,140	7,140	7,140	7,140	7,140
234	234	266	266	1,507

Recent White & Co. Sales

Villas in Mira, Dubai Hills Estate	Villas in Mira, Dubai Hills Estate	Villas in Mira, Dubai Hills Estate	Villas in Acacia, Park Heights 1, Dubai Hills Estate	Villas in Acacia, Park Heights 1, Dubai Hills Estate
5	5	5	5	5
AED 1,670,000	**AED 1,670,000**	**AED 2,100,000**	**AED 2,300,000**	**AED 2,300,000**
7,140	7,140	7,140	7,140	7,140
234	234	294	322	322

Dubai House Price Timeline

APRIL 2025 – 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

Off - Plan
Total Sales: 16,031
Total Sale Price: 2,573,841,948
OQI Residential: 78.2%
Non Residential: 21.8%

Transferred Sales (Title Deed)
Total Records: 5,114
Total Sale Price: 1,670,000,327
OQI Residential: 23.7%

Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

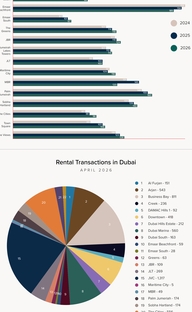
Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	605,411	1,075,417	1,664,976	2,239,250	4,272,000	-
Ajan	626,886	1,020,267	1,383,989	2,182,999	-	-
Business Bay	1,073,953	1,565,278	2,534,735	5,734,278	8,832,194	-
Creek Harbour	-	1,517,000	2,852,436	4,234,750	10,000,000	-
DAMAC Hills 1	585,068	1,050,676	2,060,833	3,156,643	-	-
Downtown Dubai	1,291,846	2,330,081	3,911,581	6,303,597	23,625,000	20,500,000
Dubai Hills Estate	1,043,500	1,539,588	2,668,262	4,279,242	-	-
Dubai Marina	1,214,441	1,671,868	2,601,824	4,171,004	5,803,166	6,893,821
Dubai South	-	733,830	1,025,562	1,564,000	-	-
Emaar Beachfront	-	2,329,374	4,220,882	7,015,511	-	-
Emaar South	-	1,151,667	1,575,667	1,881,250	-	-
The Greens	895,911	1,433,537	2,283,766	3,261,457	-	-
JBR	2,040,000	2,063,476	3,726,670	5,863,428	-	-
JLT	780,969	1,217,081	2,042,365	3,640,127	4,500,000	-
JVC	629,760	1,028,844	1,559,629	2,052,881	3,616,667	-
Maritime City	1,092,167	1,910,000	2,130,214	-	-	-
MBR	751,537	1,321,042	2,127,023	4,080,000	8,905,700	-
Palm Jumeirah	1,850,260	3,850,250	5,356,877	9,606,748	17,757,500	31,600,000
Sobha Hartland	1,000,000	1,611,000	2,209,181	3,490,769	-	-
The Cities	575,359	866,676	1,241,563	1,727,262	2,906,214	-
Town Square	591,458	868,396	1,378,851	2,157,581	-	-
The Views	1,061,628	1,846,816	3,151,267	3,900,000	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Sale Transactions in Dubai

APRIL 2026



AED 3,468,552.907

Total Sales Value

Hot Properties for Rent

Studios in Dubai Marina, Dubai	Studios in Dubai Marina, Dubai	Studios in Dubai Marina, Dubai	Studios in Dubai Marina, Dubai	Studios in Dubai Marina, Dubai
5	5	5	5	5
AED 270,000	**AED 270,000**	**AED 270,000**	**AED 290,000**	**AED 340,000**
7,140	7,140	7,140	7,140	7,140
38	38	38	41	48

Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Al Furjan	52,750	87,500	127,000	167,000	427,000	-
Ajan	52,733	75,246	107,503	158,478	-	-
Business Bay	76,944	105,816	156,078	253,148	425,610	-
Creek Harbour	-	101,000	167,000	250,000	1,100,000	1,700,000
DAMAC Hills 1	49,050	73,664	129,878	170,833	-	-
Downtown Dubai	90,980	139,309	221,496	375,712	2,125,874	1,750,000
Dubai Hills Estate	78,514	106,892	173,531	281,226	-	-
Dubai Marina	75,399	105,857	175,347	290,057	395,899	567,500
Dubai South	43,878	60,077	80,981	110,500	-	-
Emaar Beachfront	-	147,039	250,421	389,428	650,000	-
Emaar South	-	67,143	91,358	112,500	-	-
The Greens	64,063	100,088	149,691	189,078	-	-
JBR	98,985	116,834	183,066	290,524	498,118	800,000
JLT	64,424	90,551	137,086	185,185	378,333	1,000,000
JVC	58,285	78,680	108,210	153,587	215,333	-
Maritime City	65,240	90,500	160,000	-	-	-
MBR	84,000	140,000	217,000	363,000	-	-
Palm Jumeirah	115,788	169,809	340,020	445,062	894,867	850,333
Sobha Hartland	73,175	97,207	121,000	151,000	180,000	-
The Cities	47,200	67,941	100,024	119,789	135,000	-
Town Square	47,170	68,435	98,867	132,117	-	-
The Views	76,277	102,842	172,248	246,750	-	-

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

AVERAGE PRICE (AED), 2026 TO DATE

Rental Transactions in Dubai

APRIL 2026

AED 1,439,801,162

Total Sales Value

Current Average Gross Yield

APRIL 2026

Community	Yield	Community	Yield	Community	Yield	Community	Yield
Town Square City	Apartment	9.0%		The Greens	Apartment	6.8%	
Creek Harbour	Apartment	8.0%		The Views	Apartment	6.8%	
Dubai South	Apartment	7.8%		Business Bay	Apartment	6.8%	
DAMAC Hills 1	Apartment	7.7%		Dubai Marina	Apartment	6.8%	
Dubai Marina	Apartment	6.8%		Emaar Creek Harbour	Apartment	6.8%	
Al Furjan	Apartment	6.8%		Downtown Dubai	Apartment	6.8%	
Dubai Hills Estate	Apartment	6.8%		Emaar Beachfront	Apartment	6.8%	
JVC	Apartment	6.8%		JBR	Apartment	6.8%	
Ajan	Apartment	6.8%		Palm Jumeirah	Apartment	6.8%	
Sobha Hartland	Apartment	6.8%					
Palm Jumeirah	Apartment	6.8%					
Emaar Beachfront	Apartment	6.8%					

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Al Furjan	275	1,139,000,000
Business Bay	1,155	5,969,000,000
The Cities	1,147	1,980,000,000
Dubai Marina	1,050	1,922,000,000
Downtown Dubai	459	1,899,000,000
Creek Harbour	1,417	1,859,000,000
JBR	1,000	1,800,000,000
Sobha Hartland	1,000	1,800,000,000
JLT	1,000	1,800,000,000
Palm Jumeirah	1,000	1,800,000,000
Dubai Hills Estate	1,000	1,800,000,000
MBR	1,000	1,800,000,000
Palm Jumeirah	1,000	1,800,000,000
Ajan	1,000	1,800,000,000
JBR	1,000	1,800,000,000
DAMAC Hills 1	1,000	1,800,000,000
JVC	1,000	1,800,000,000
Emaar Beachfront	1,000	1,800,000,000
Dubai South	1,000	1,800,000,000
The Greens	1,000	1,800,000,000
Emaar Beachfront	1,000	1,800,000,000
The Views	1,000	1,800,000,000
Town Square	1,000	1,800,000,000
Maritime City	1,000	1,800,000,000

RENTALS	Total Volume	Total Value
JBR	1,000	1,800,000,000
Business Bay	2,331	279,000,000
Ajan	1,000	1,800,000,000
Dubai Marina	1,000	1,800,000,000
Al Furjan	1,000	1,800,000,000
The Cities	1,000	1,800,000,000
JVC	1,000	1,800,000,000
Creek Harbour	1,000	1,800,000,000
Dubai Hills Estate	1,000	1,800,000,000
Palm Jumeirah	1,000	1,800,000,000
Town Square	1,000	1,800,000,000
DAMAC Hills 1	1,000	1,800,000,000
MBR	1,000	1,800,000,000
JLT	1,000	1,800,000,000
The Greens	1,000	1,800,000,000
Emaar Beachfront	1,000	1,800,000,000
Sobha Hartland	1,000	1,800,000,000
Dubai South	1,000	1,800,000,000
Maritime City	1,000	1,800,000,000

PROPERTY MONITOR
Powered by Property Finder

*Data source: Property Monitor, as of **4th May 2026** Secondary Sales Only

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