



Q3 Community Report and Recent Transactions
Dubai Hills Estate

HOUSE
HUNTERS



Dubai Hills

Q3 Community Report & Recent Transactions

2024

No. of Transfers
2,296

Average Price
AED 3.1 m

Total Sales Price
AED 7.1 B

Highest transacting area
955

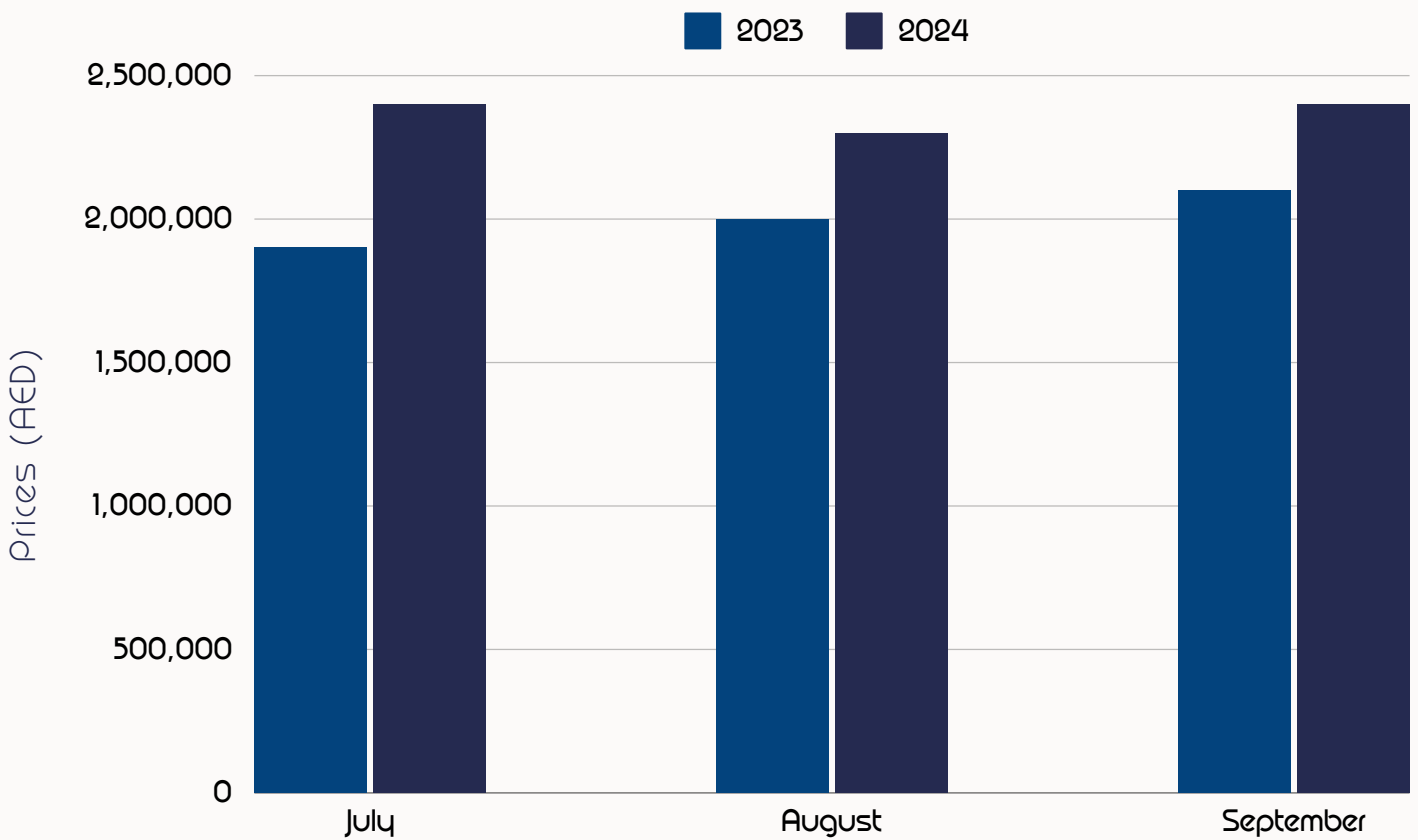
In Dubai Hills, there were 2,296 transfers registered at the Dubai Land Department during the last quarter.

Currently, the average sales price in Dubai Hills is AED 3,121,000. The average price per sq.ft is AED 2,365.

Palace Residences

According to the data from property monitor, Palace Residences amounted to a staggering 41.6% of the total transactions in Dubai Hills Estate.

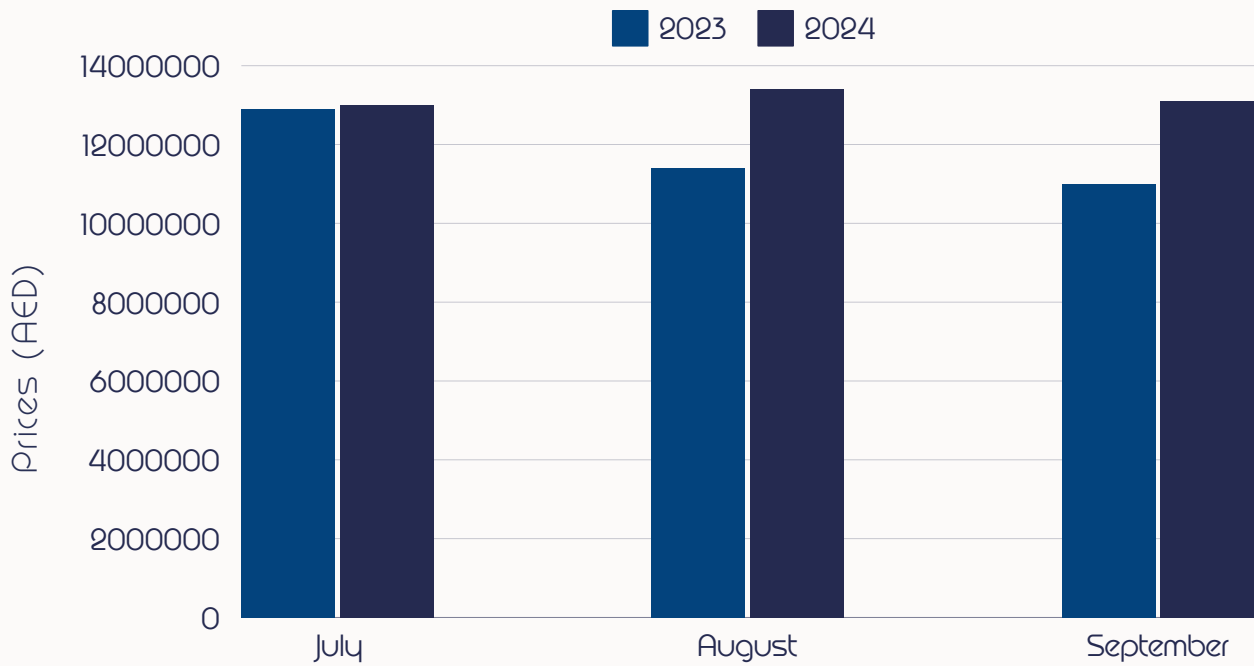
Trailing 3 Months Average Price – Apartments



- As seen the average sales price has gone up since Q3 2023

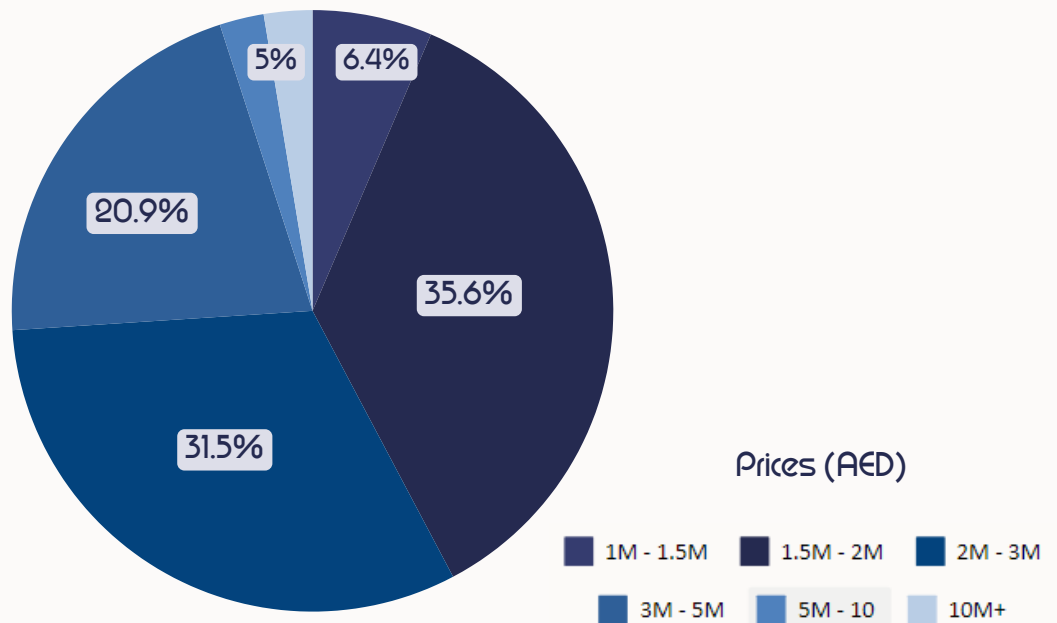
Year	July	August	September
2023	AED 1,900,000	AED 2,000,000	AED 2,100,000
2024	AED 2,400,000	AED 2,300,000	AED 2,400,000

Trailing 3 Months Average Price – Villas & Townhouses



Year	July	August	September
2023	AED 12,900,000	AED 11,400,000	AED 11,000,000
2024	AED 13,000,000	AED 13,400,000	AED 13,100,000

Sales Price Mix

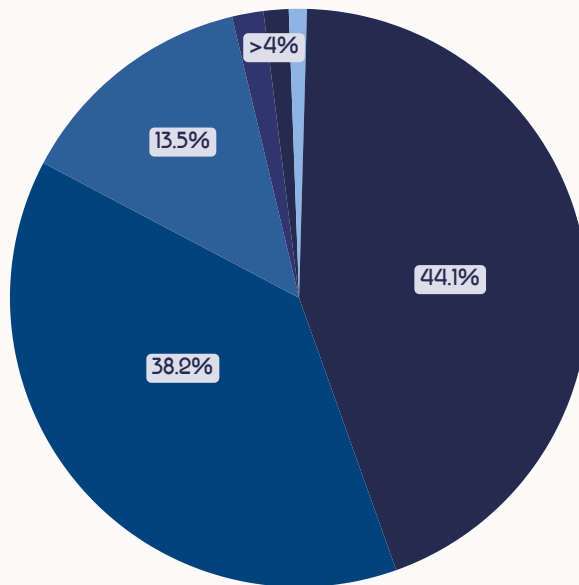


Prices (AED)	750K - 1m	1m - 1.5m	1.5m - 2m	2m - 3m	3m - 5m	5m - 10m	10+
No. Of transactions	0	146	812	719	477	54	59

Average Price per Bedroom

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Average Price per Bedroom	AED 1,000,000	AED 1,700,000	AED 2,700,000	AED 4,200,000	AED 7,600,000	AED 16,100,000	AED 32,300,000

Bedroom Mix



	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
No. Of transactions	10	1,006	871	309	40	32	13

Trailing 3 Months Rental Transactions

Rental Data

Average Price per Bedroom (AED)



Studio

76K



1

85K



2

137K



3

263K



4

314K



5

401K



6

1.6m

Total Contracts



1,471

New Contracts

908

Renewal

563

Average Rent - Apartments

AED 122,000

Average Rent - Villas & Townhouses

AED 374,000

Current rental Yields

5.65%



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House Hunters Real Estate is a multi-award winning boutique agency that was established in 2004. We specialize in Sales, Rentals, Property Management and Property Investments. We are experts in Arabian Ranches, The Villa, Victory Heights, Motor City and surrounding communities.

House Hunters was originally founded to help buyers navigate the mayhem that was the Dubai Property market. As an agency we instill in our RERA qualified agents the importance of going the extra mile for our clients. We focus on creating a streamlined journey for all of their property transactions, creating relationships that last a lifetime.



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