Monthly Community Report & Recent Transactions

Dubai Hills Estate

October 2024

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Dubai Hills
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No. of Transfers

893

In Dubai Hills, there were 893 transfers registered at the Dubai Land Department during the last month.

Average Price

AED **3.03M**

Currently, the average sales price in Dubai Hills is AED 3,030,000. The average price per sq.ft is AED 2,404

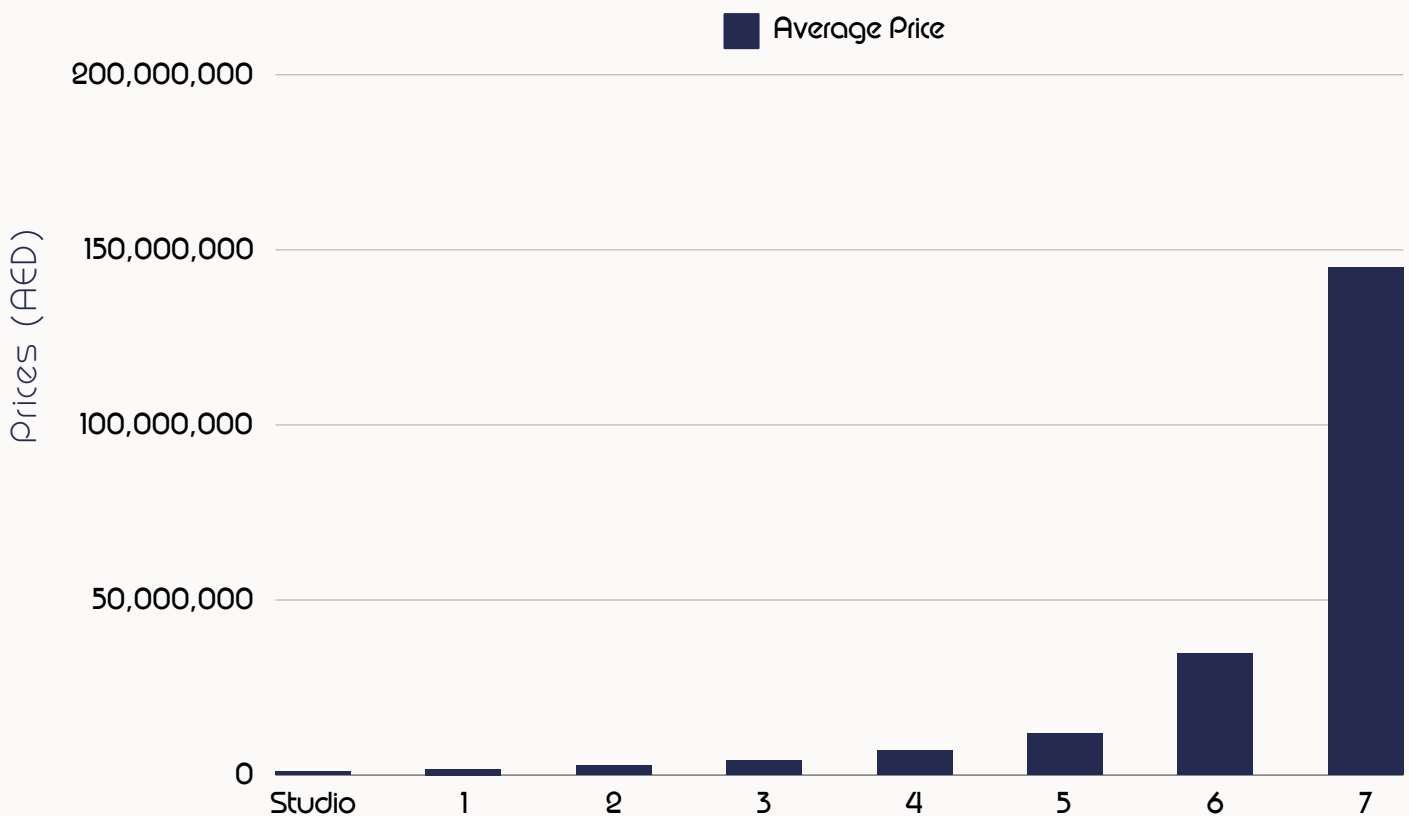**Total Sales Price**

AED **2.7B**

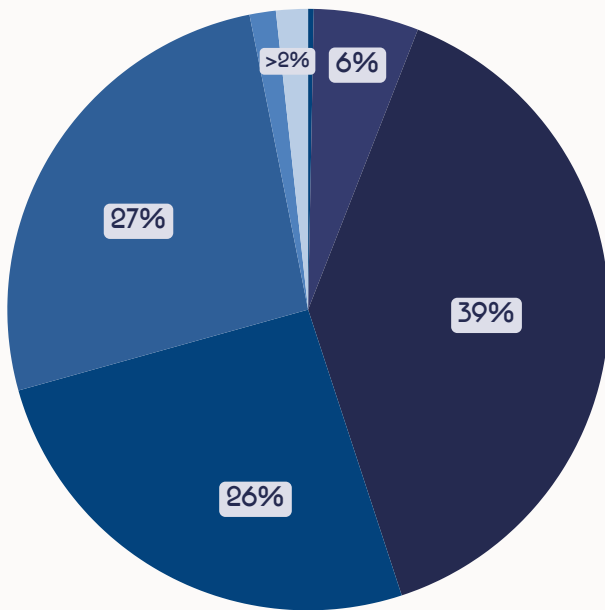**Highest transacting area**

262

Address Residence

According to the data from property monitor, Address Residences amounted to a staggering 29% of the total transactions in Dubai Hills Estate.
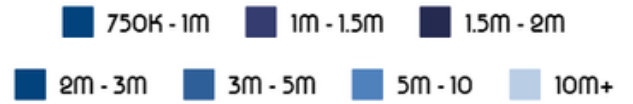
Average Price per Bedroom

Bar chart legend: ■ Average Price. Y-axis: Prices (AED). X-axis categories: Studio, 1, 2, 3, 4, 5, 6, 7.

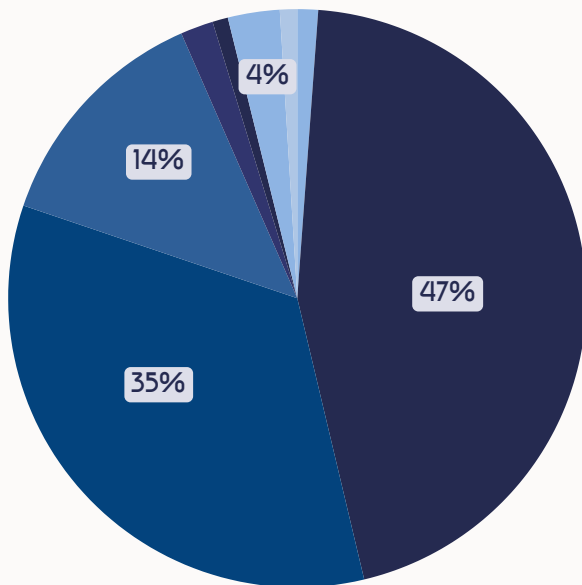|	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Average Price per Bedroom	AED 1,103,000	AED 1,740,000	AED 2,831,000	AED 4,221,000	AED 6,996,000	AED 11,828,000	AED 34,678,000	AED 145,000,000

Sales Price Mix

Prices (AED)

- ■ 750K - 1M
- ■ 1M - 1.5M
- ■ 1.5M - 2M
- ■ 2M - 3M
- ■ 3M - 5M
- ■ 5M - 10
- ■ 10M+

Prices (AED)	750K - 1M	1M - 1.5M	1.5M - 2M	2M - 3M	3M - 5M	5M - 10M	10M+
No. Of transactions	3	50	343	22	237	12	15

Bedroom Mix

Prices (AED)

- ■ Studio
- ■ 1 Bed
- ■ 2 Bed
- ■ 3 bed
- ■ 4 Bed
- ■ 5 Bed
- ■ 6 Bed
- ■ 7 Bed

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
No. Of transactions	11	416	312	122	17	8	3	1

Rental Data
Average Price per Bedroom (AED)

Studio	1	2	3
80K	89K	141K	271K

4	5	6
347K	432K	2M

Total Contracts

495

New Contracts
296

Renewal
199

Average Rent - Apartments	Average Rent - Villas & Townhouses	Current rental Yields
AED 118,000	AED 380,000	5.6%

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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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