Monthly Community Report & Recent Transactions
Dubai Hills Estate
November 2024

HOUSE
HUNTERS

Dubai Hills
Monthly Community Report & Recent Transactions
November 2024

House Hunters

No. of Transfers

446

In Dubai Hills, there were 446 transfers registered at the Dubai Land Department during the last month.
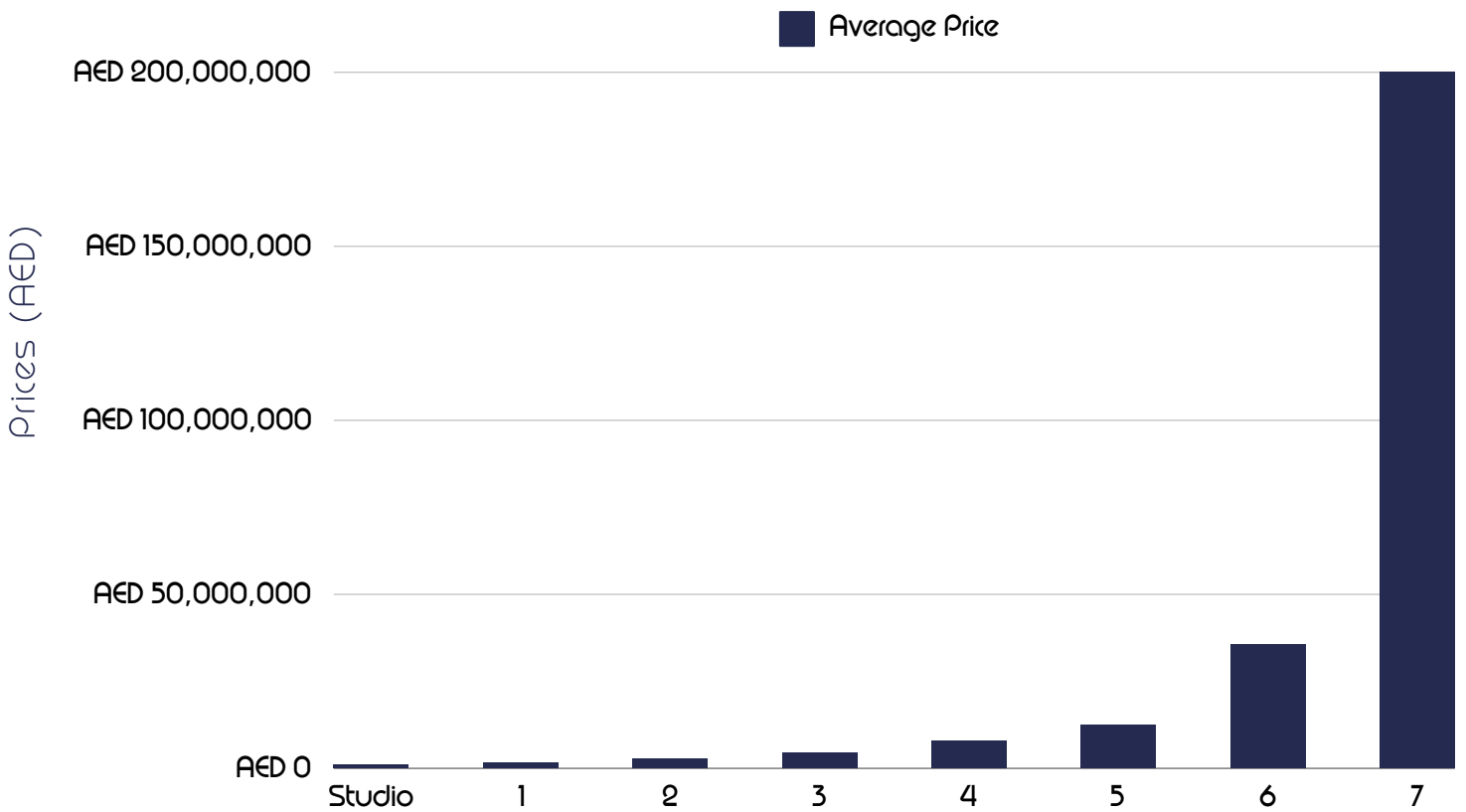
Average Price

AED **3.58 M**

Currently, the average sales price in Dubai Hills is AED 3.58 M. The average price per sq.ft is AED 2,333

Total Sales Price

AED **1.6 B**
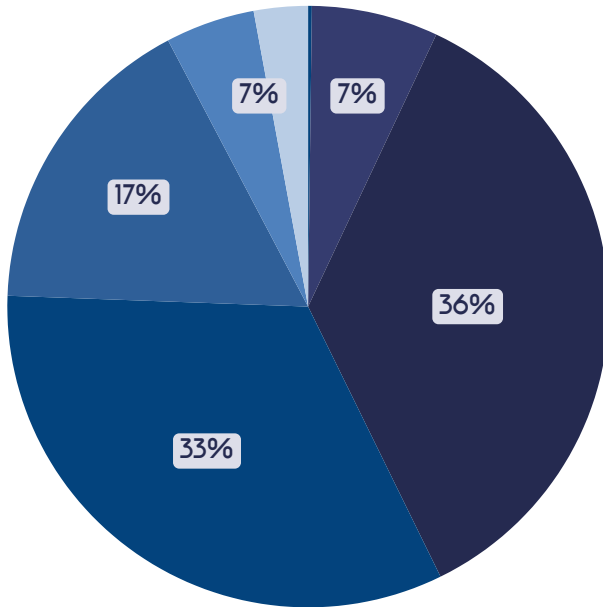
Highest transacting area

221

Vida Residences Club Point, Amounting to almost 50% of total transactions in DHE
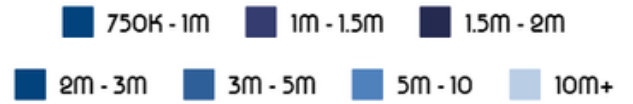

Average Price per Bedroom

Average Price

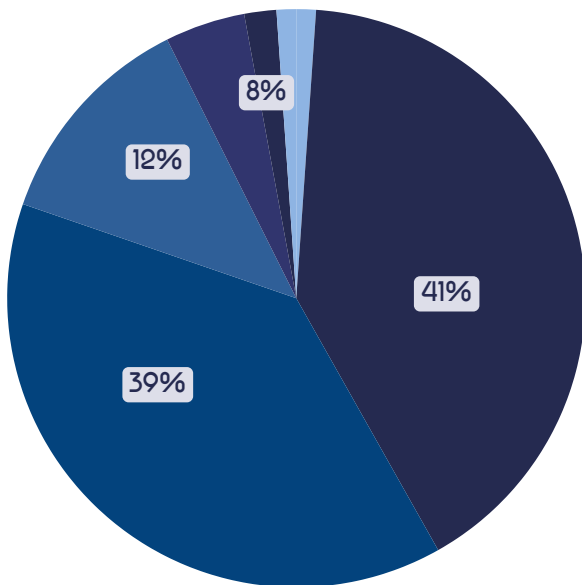|	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Average Price per Bedroom	AED 1,058,000	AED 1,673,000	AED 2,640,000	AED 4,370,000	AED 7,990,000	AED 12,425,000	AED 35,500,000	AED 200,000,000

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	1	30	158	145	74	21	13

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	5	181	171	55	20	8	5	0

Rental Data
Average Price per Bedroom (AED)

Studio	1	2	3
63K	89K	150K	275K

4	5	6
420K	439K	2.1M

Total Contracts
410

New Contracts
223

Renewal
187

Average Rent - Apartments	Average Rent	Current rental Yields
AED 118,000	Villas - AED 594,000 Townhouse - AED 286,000	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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