

MARKET REPORT
Dubai Hills Estate

January 2024 - December 2024

HOUSE
HUNTERS



Dubai Hills Estate

Community Report & Recent Transactions

January 2024 - December 2024

No. of Transfers

7,079

In Dubai Hills Estate there were 7,079 transfers registered at the Dubai Land Department in 2024

Total sales price:

AED **22.2B**

Highest transacting area

962

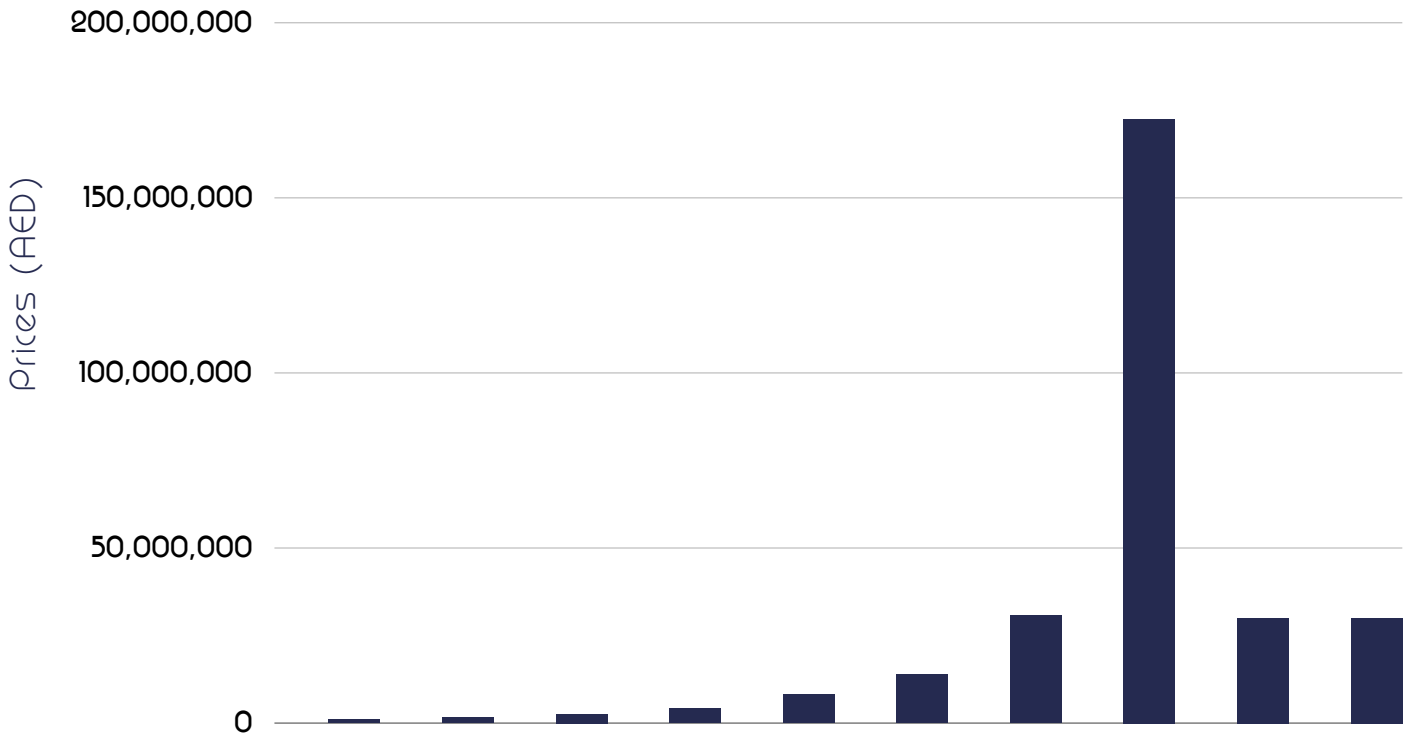
Palace Residences, amounting to almost 14% of total transactions in DHE

Average Price

AED **3.14m**

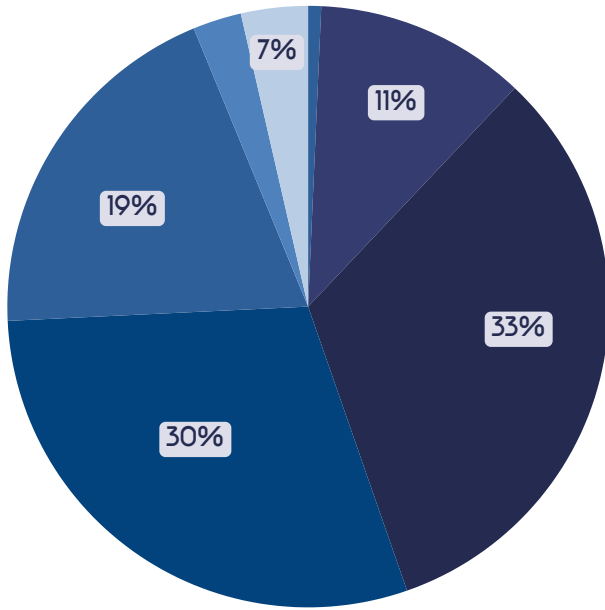
Currently, the average sales price in Dubai Hills Estate is AED 3.14m. The average price per sq.ft is AED 2,302

Average Price per Bedroom



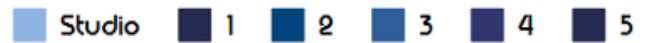
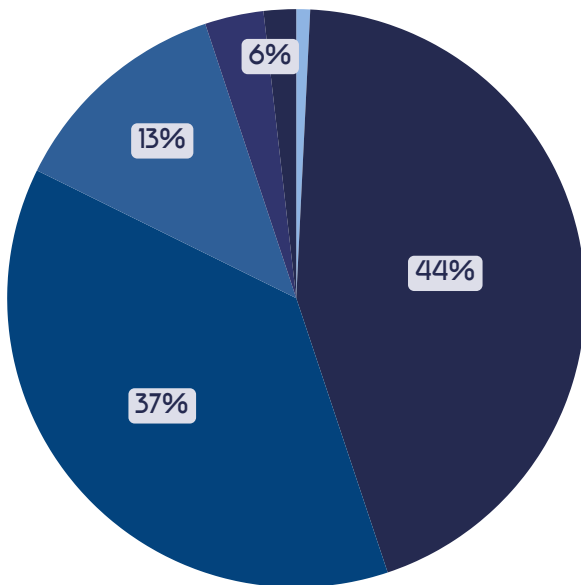
	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 bed	7 bed	8 bed	10 Bed
Average Price per Bedroom	AED 1,020,000	AED 1,637,000	AED 2,597,000	AED 4,192,000	AED 8,140,000	AED 13,824,000	AED 30,752,000	AED 172,500,000	AED 30,000,000	AED 30,000,000

Sales Price Mix



Prices (AED)	750K - 1m	1m - 1.5m	1.5m - 2m	2m - 3m	3m - 5m	5m - 10m	10m+
No. Of transactions	49	796	2,285	2,073	1,370	183	252

Bedroom Mix

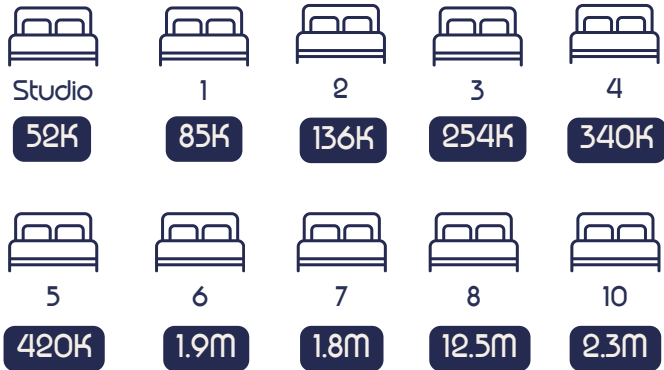


	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
No. Of transactions	54	3,088	2,619	883	230	127

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



Total Contracts



5,279

New Contracts

2,845

Renewal

2,434

Average Rent - Apartments

AED 117,000

Average Rent

Villas - AED 575,000
Townhouse - AED 265,000

Current rental Yields

5.74%



ADRIAN POPICA

Area Manager - Arabian Ranches
+971 50 242 7380
adrian@househuntersdubai.com
Broker No. 37845

Office F01 Union Coop Mall
Motor City, Dubai UAE
+971 4 452 2007
www.househuntersdubai.com
ORN 294

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.



+97150 281 8286
ops@househuntersdubai.com
www.househuntersdubai.com