

Dubai Hills Estate

Townhouses
and Villas

H1 2024 Resale Report

(1st January — 30th June)

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This report is a summary of the key trends in the Dubai Hills Estate real estate market from H1 2024. All data provided is from residential resale (off-plan and secondary) and rental (new and renewal contracts) townhouse and villa transactions.

▲ **+3.9%**
AED 3,376

Average price per sq. ft

Compared to H1 2023

▼ **-30.1%**

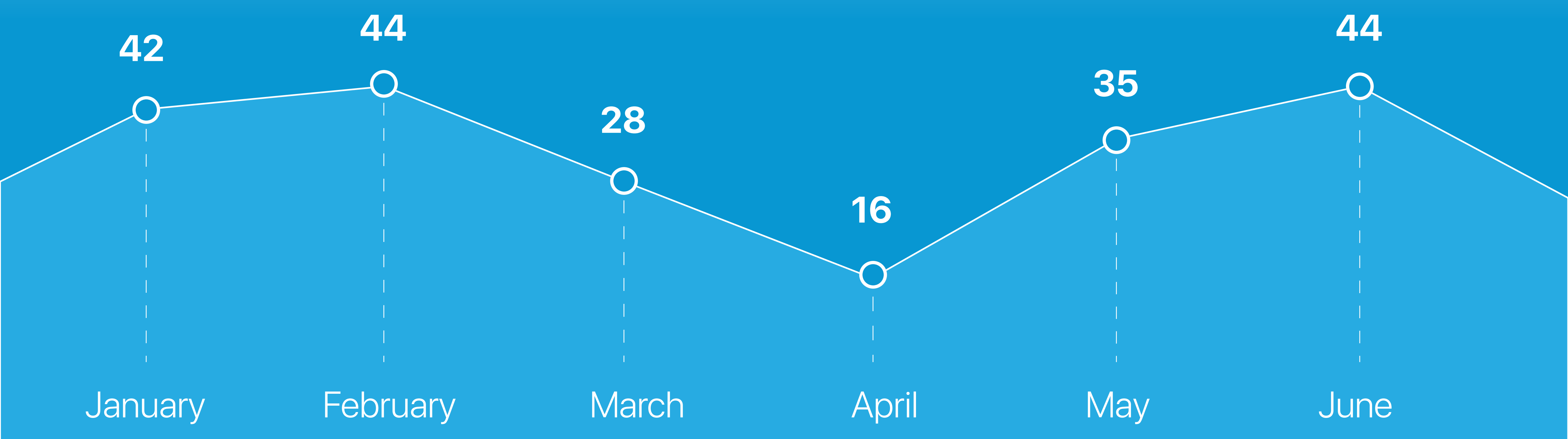
209 transactions

▼ **-12%**

AED 2.674 Bn total resale value

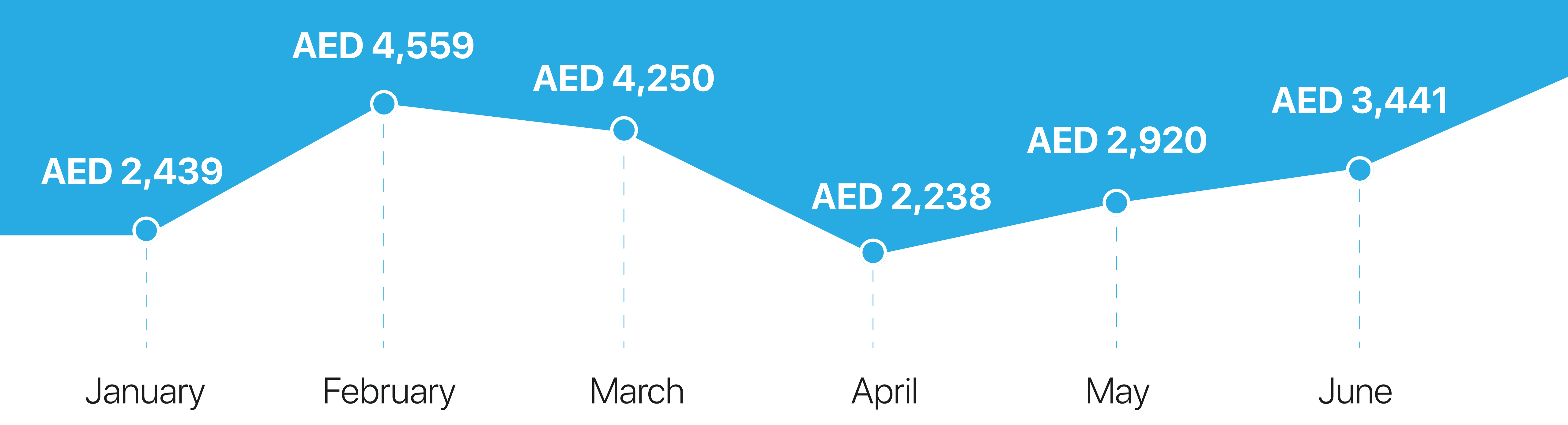
Transactions

Per month (2024)



Price per sq. ft

Average per month (2024)



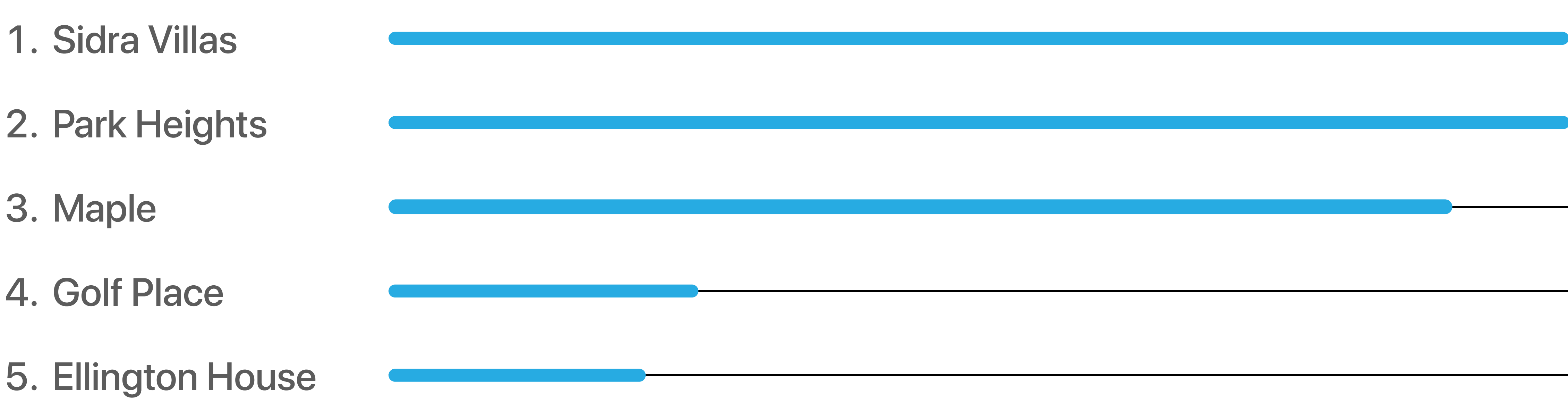
Average price

Per bedroom (2024)

3 bed	9.084 Mn	40 transactions	5 bed	19.650 Mn	51 transactions	10 bed	30.0 Mn	1 transaction
4 bed	14.126 Mn	86 transactions	6 bed	36.920 Mn	13 transactions			

Most searched areas in Dubai Hills Estate

Properties for sale (June 2024)



Average rental price per sq. ft

Compared to H1 2023

▲ **+27.3%**
AED 108

▼ **-19.3%**

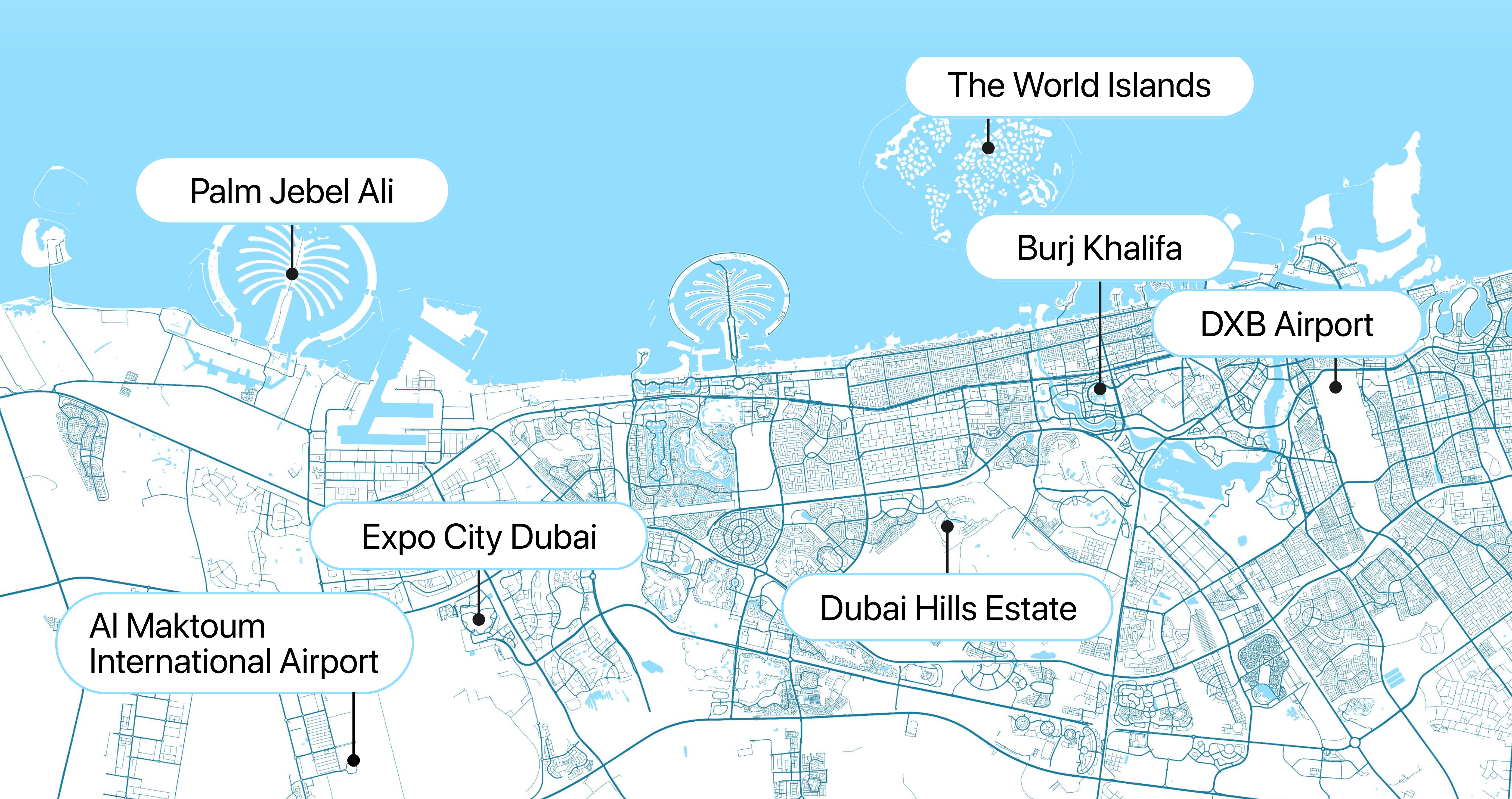
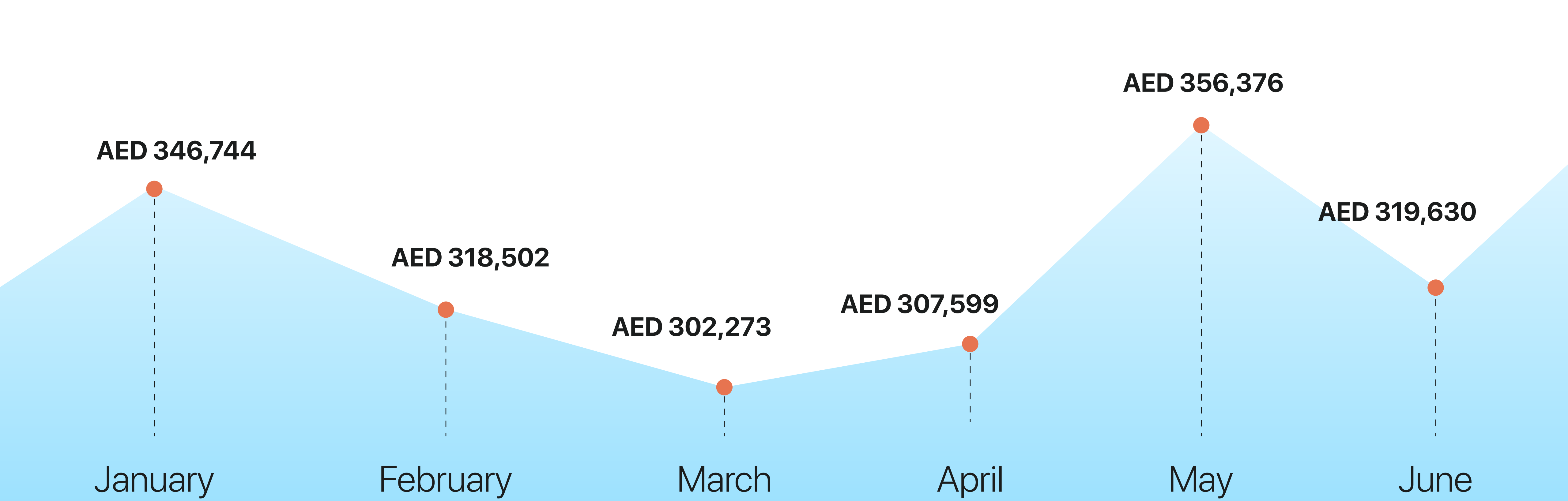
703 transactions

▲ **+6.5%**

228.7 Mn total rental value

Rental price

Average per month (2024)



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**Unless specified otherwise, all data has been sourced from Property Monitor on the 4th July 2024*