

Townhouses & Villas in

Dubai Hills Estate

H1 2025 Resale Report

1st January - 30th June 2025

Powered by

PROPERTY
MONITOR

AED 2,688

▲ +18.4%

Average price per sq. ft

Compared to H1 2024

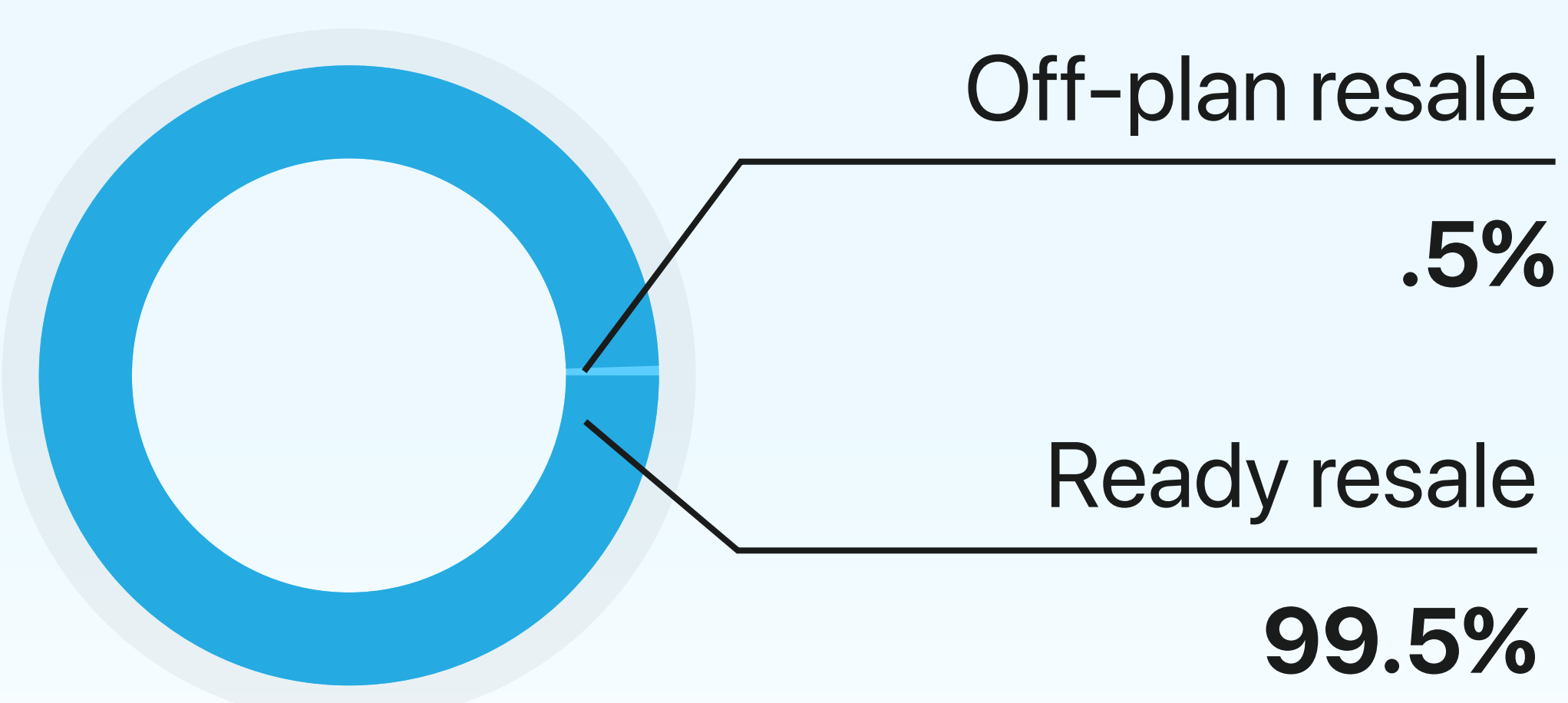
▼ -7.6%

194 Resale transactions

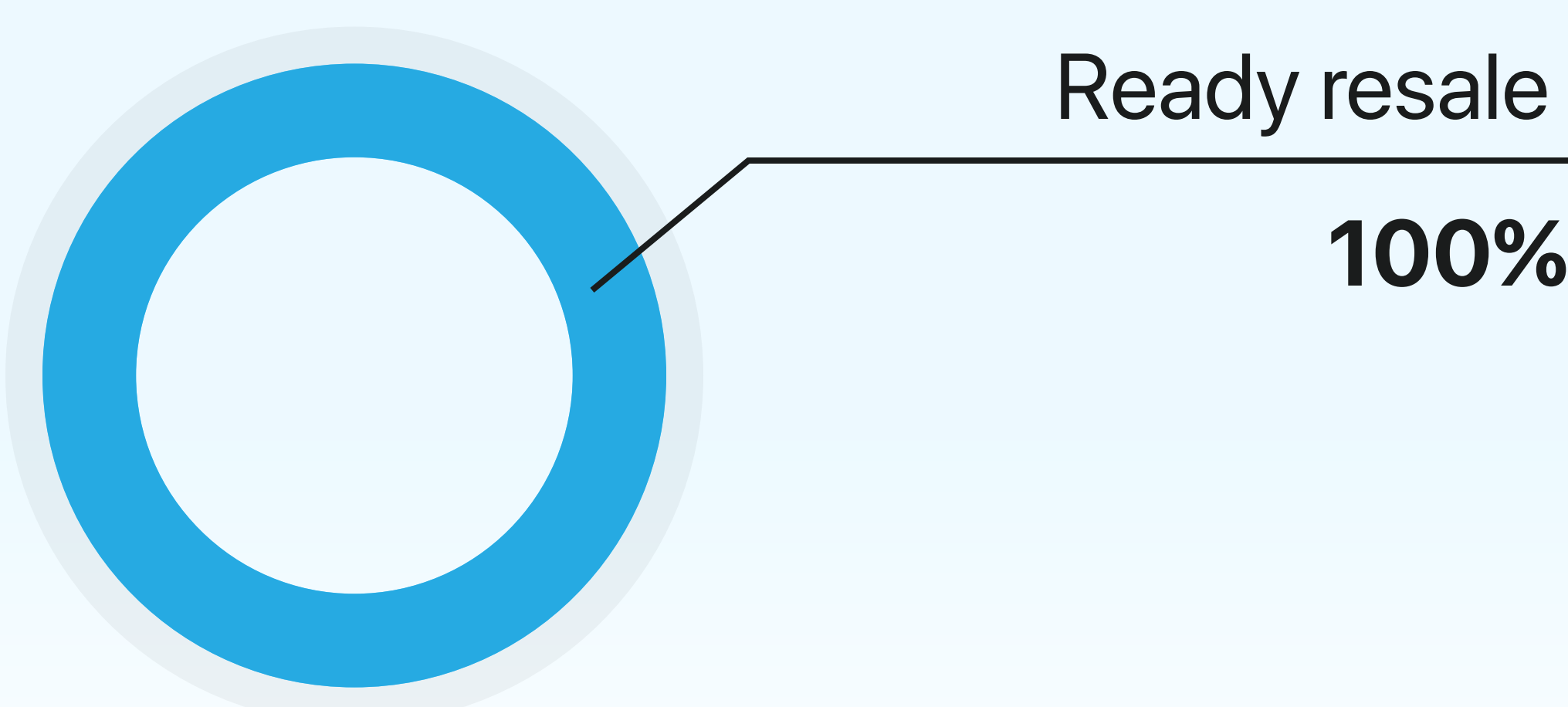
▲ +3.8%

AED 2.9B Total resale value

Transactions by Completion Status








AED Value by Completion Status



Average Resale Price

1st January - 30th June 2025

<div>1 </div> <div>AED 1,425,000</div> <div>1 transaction ▲ 0%</div>	<div>3 </div> <div>AED 7,078,774</div> <div>31 transactions ▼ -22.5%</div>	<div>4 </div> <div>AED 8,595,435</div> <div>84 transactions ▼ -2.3%</div>
<div>5 </div> <div>AED 11,704,393</div> <div>43 transactions ▲ 21.8%</div>	<div>6 </div> <div>AED 37,665,000</div> <div>16 transactions ▼ -15.8%</div>	

*Not all recorded property transactions specify number of bedrooms

Rental Summary

AED 126

▲ +16%

Average price per sq. ft

Compared to H1 2024

▼ -18.5%

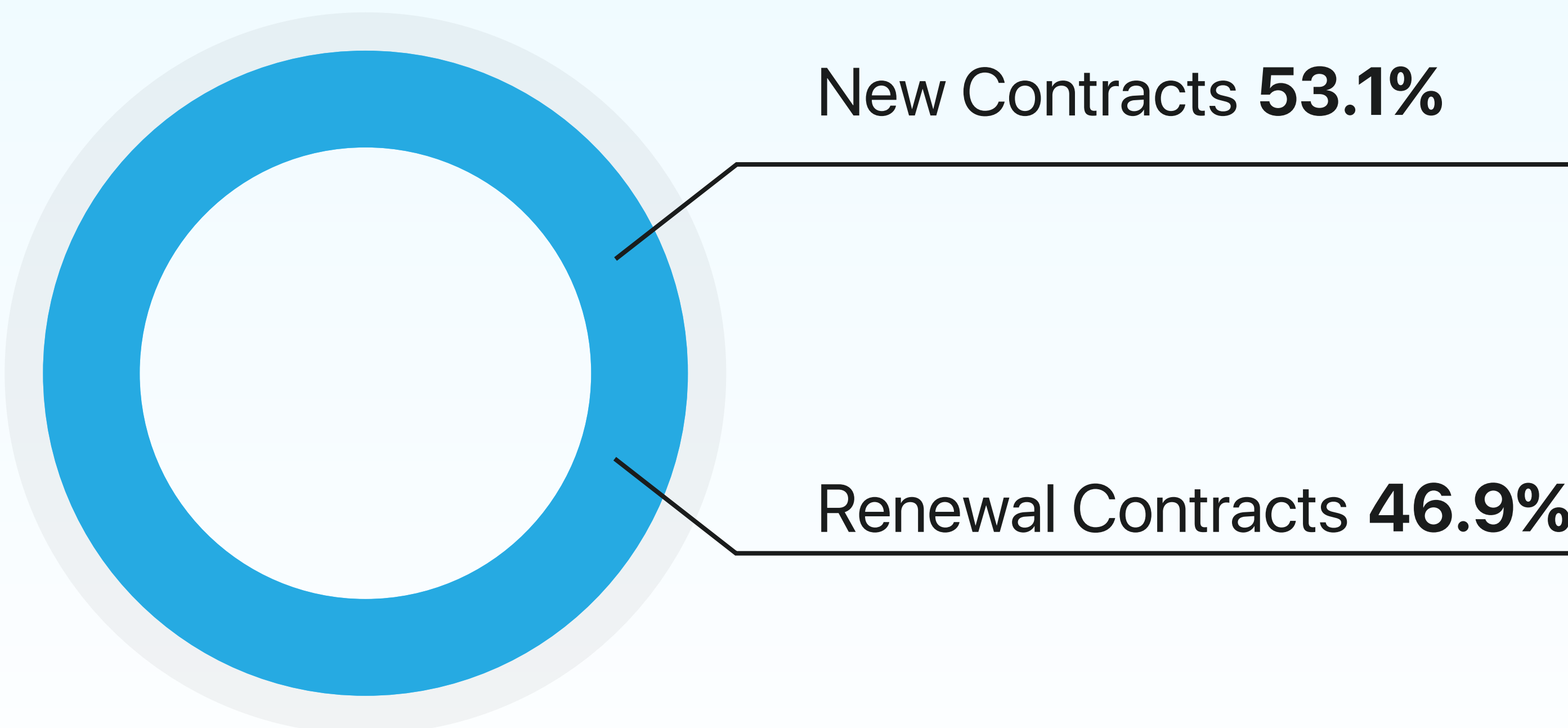
604 Rental transactions

▲ +2.2%

AED 261.9M Total rental value







5.09%

Gross rental yield



Average Rental Price

1st January - 30th June 2025

<div>3 </div> <div>AED 299,509</div> <div>225 transactions ▼ -22.4%</div>	<div>4 </div> <div>AED 379,895</div> <div>274 transactions ▼ -18.2%</div>	<div>5 </div> <div>AED 662,348</div> <div>95 transactions ▼ -9.5%</div>
<div>6 </div> <div>AED 1,743,750</div> <div>8 transactions ▼ -11.1%</div>	<div>9 </div> <div>AED 11,000,000</div> <div>1 transaction ▲ 0%</div>	<div>10 </div> <div>AED 2,500,000</div> <div>1 transaction ▲ 0%</div>

*Not all recorded property transactions specify number of bedrooms

