

# Townhouses and Villas in Dubai Hills Estate

**Q1 2025 Resale Report**

1st January - 31st March 2025

Powered by  
**PROPERTY MONITOR**

AED **2,443**

**+ 9.4% Increased**  
Average price per sq. ft  
Compared to Q1 2024

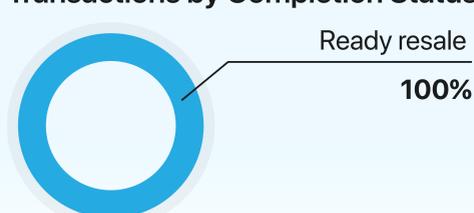
▼ -11.4%

101 Resale transactions

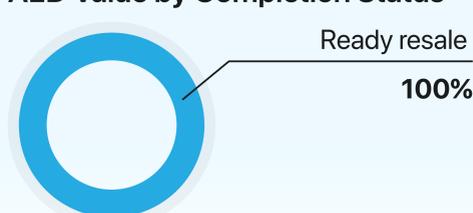
▼ -10%

AED 1.4B Total resale value

## Transactions by Completion Status

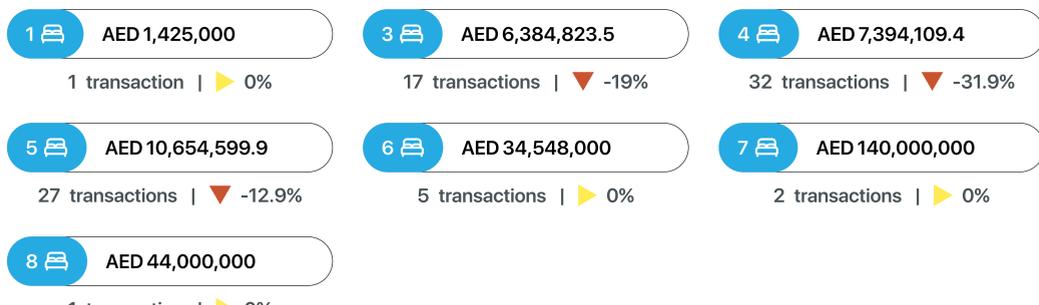


## AED Value by Completion Status



## Average Resale Price

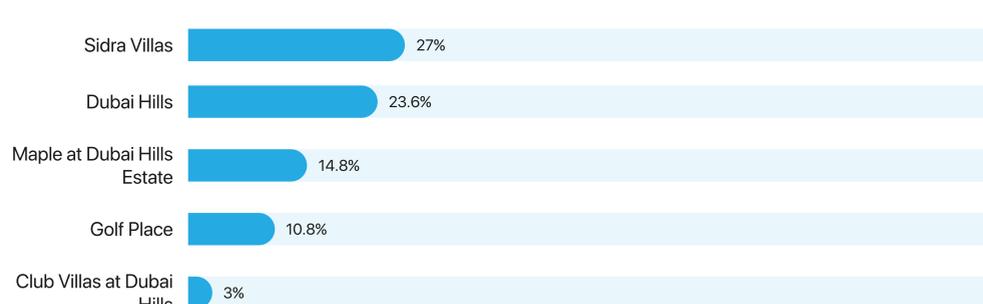
1st January - 31st March 2025



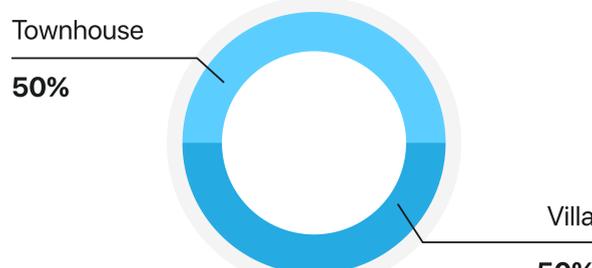
\*Not all recorded property transactions specify number of bedrooms

## Most searched areas in Dubai Hills Estate

Properties for sale



## Resale Transaction by Property Type



## Rental Summary

AED **120**

**+ 12.15% Increased**  
Average price per sq. ft  
Compared to Q1 2024

▼ -13.5%

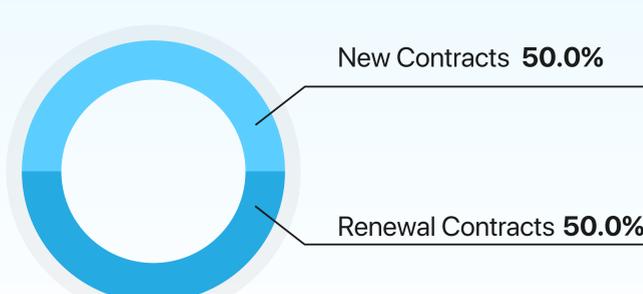
314 Rental transactions

▲ +11.9%

AED 153.2M Total rental value

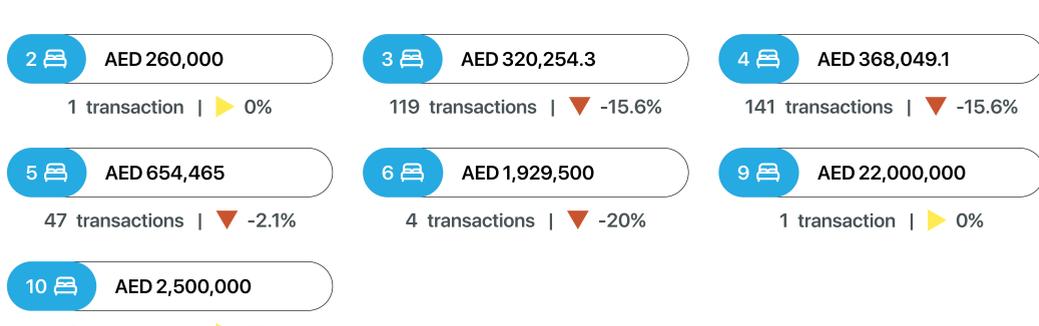
**5.33**

Gross rental yield



## Average Rental Price

1st January - 31st March 2025



\*Not all recorded property transactions specify number of bedrooms

