

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

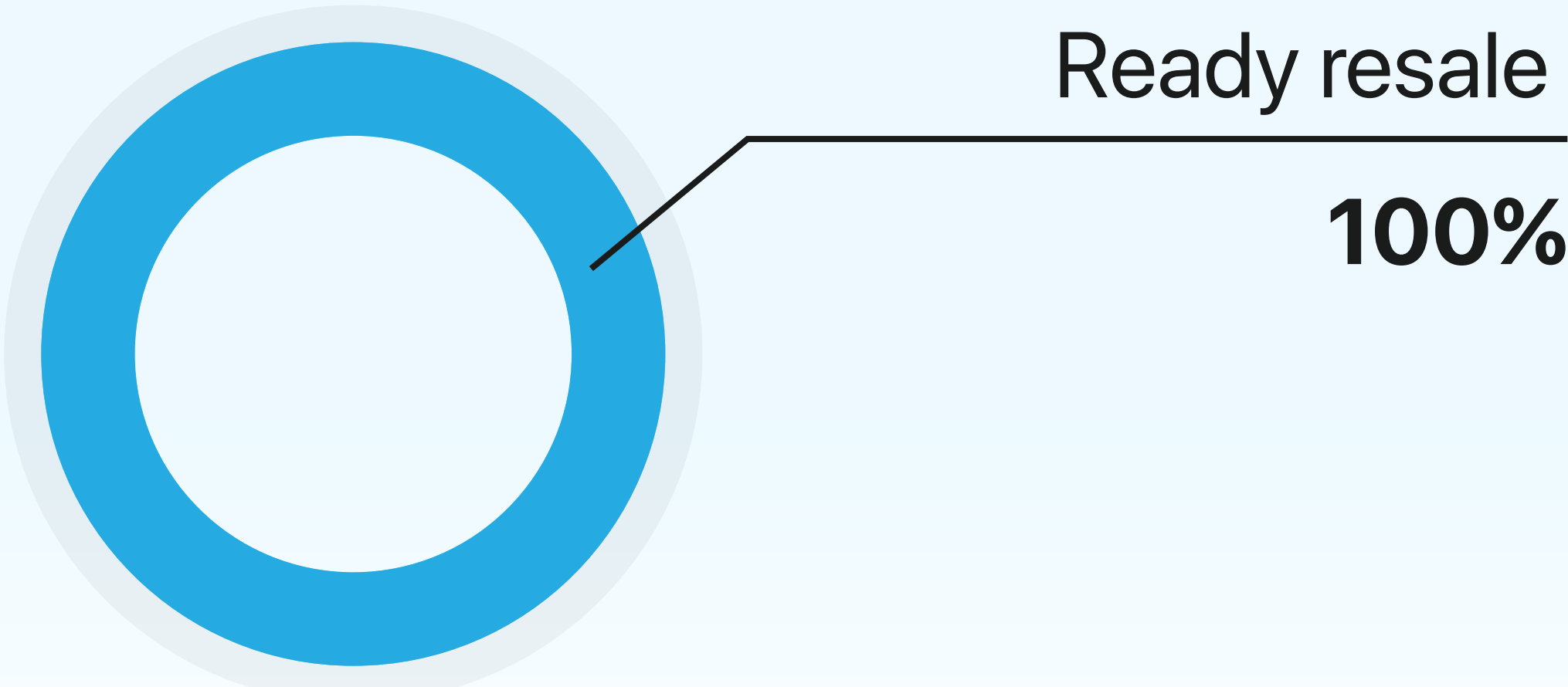
▼ -11.4%

101 Resale transactions

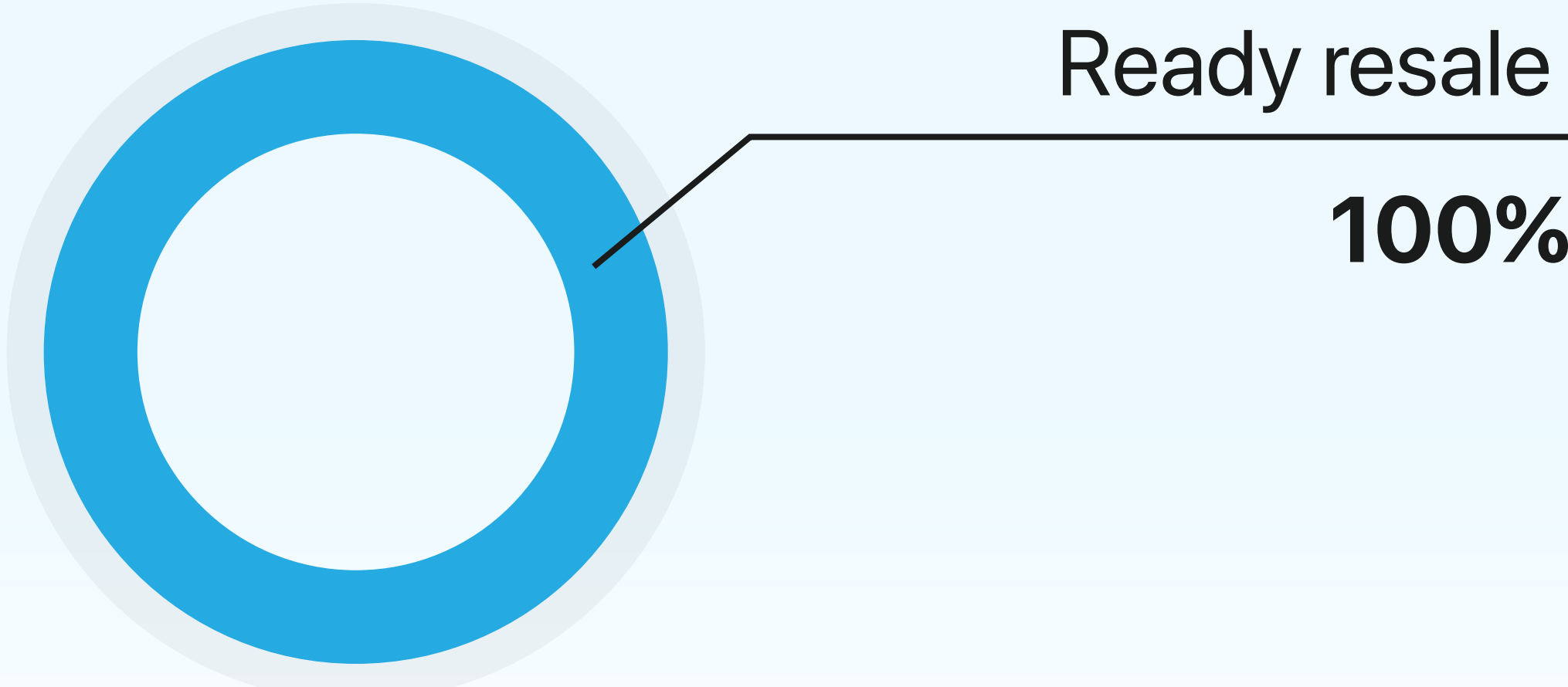
▼ -10%

AED 1.4B Total resale value

Transactions by Completion Status

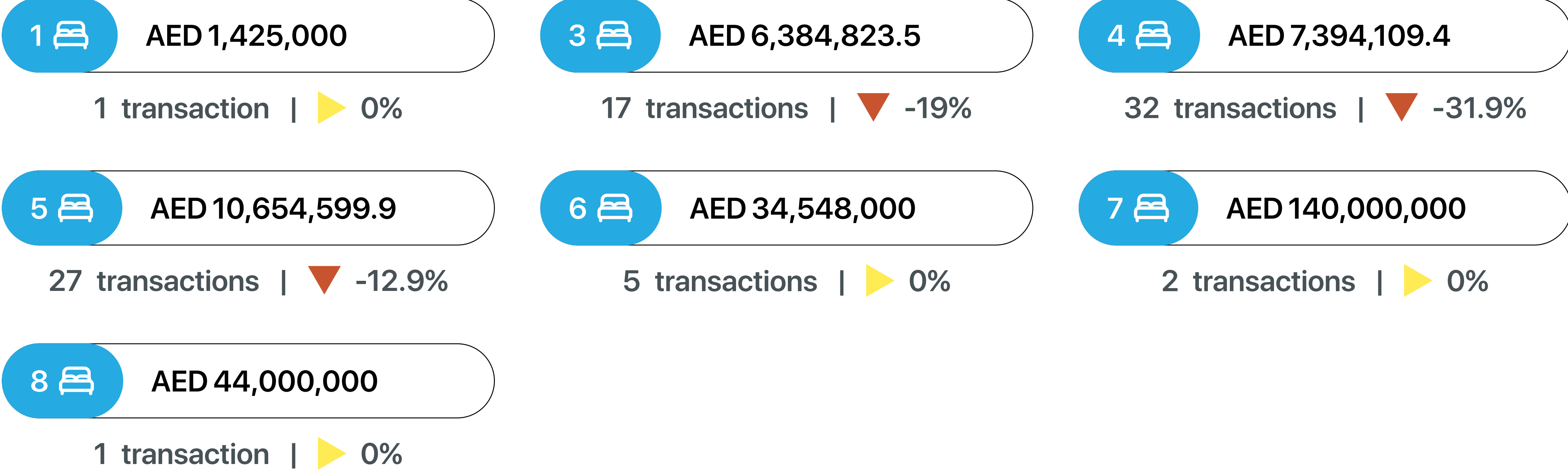


AED Value by Completion Status



Average Resale Price

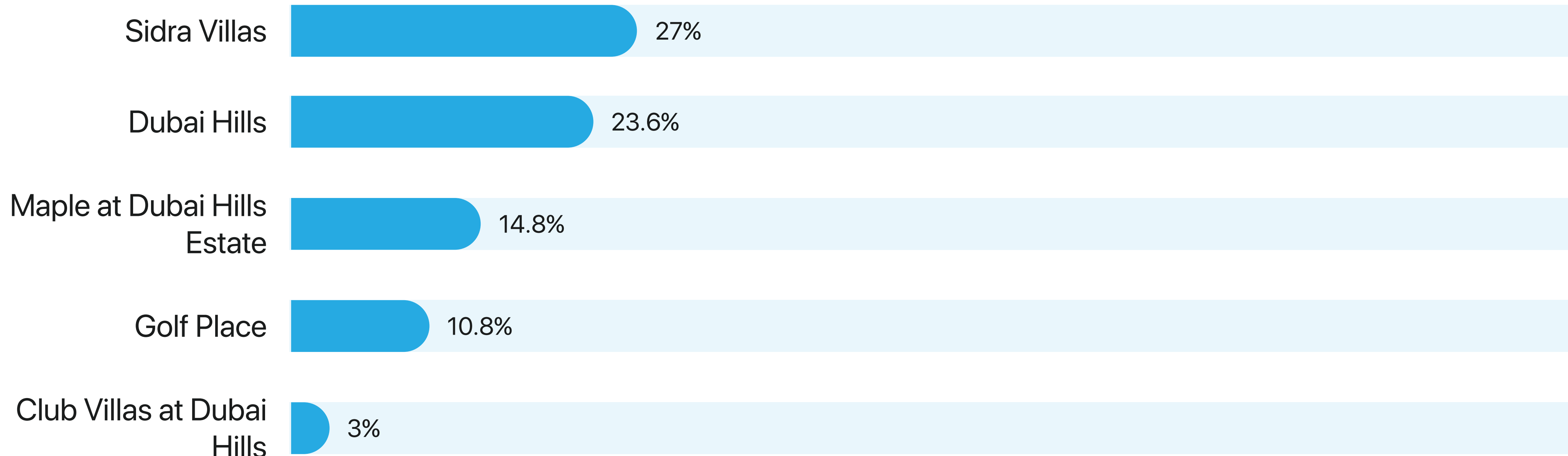
1st January - 31st March 2025



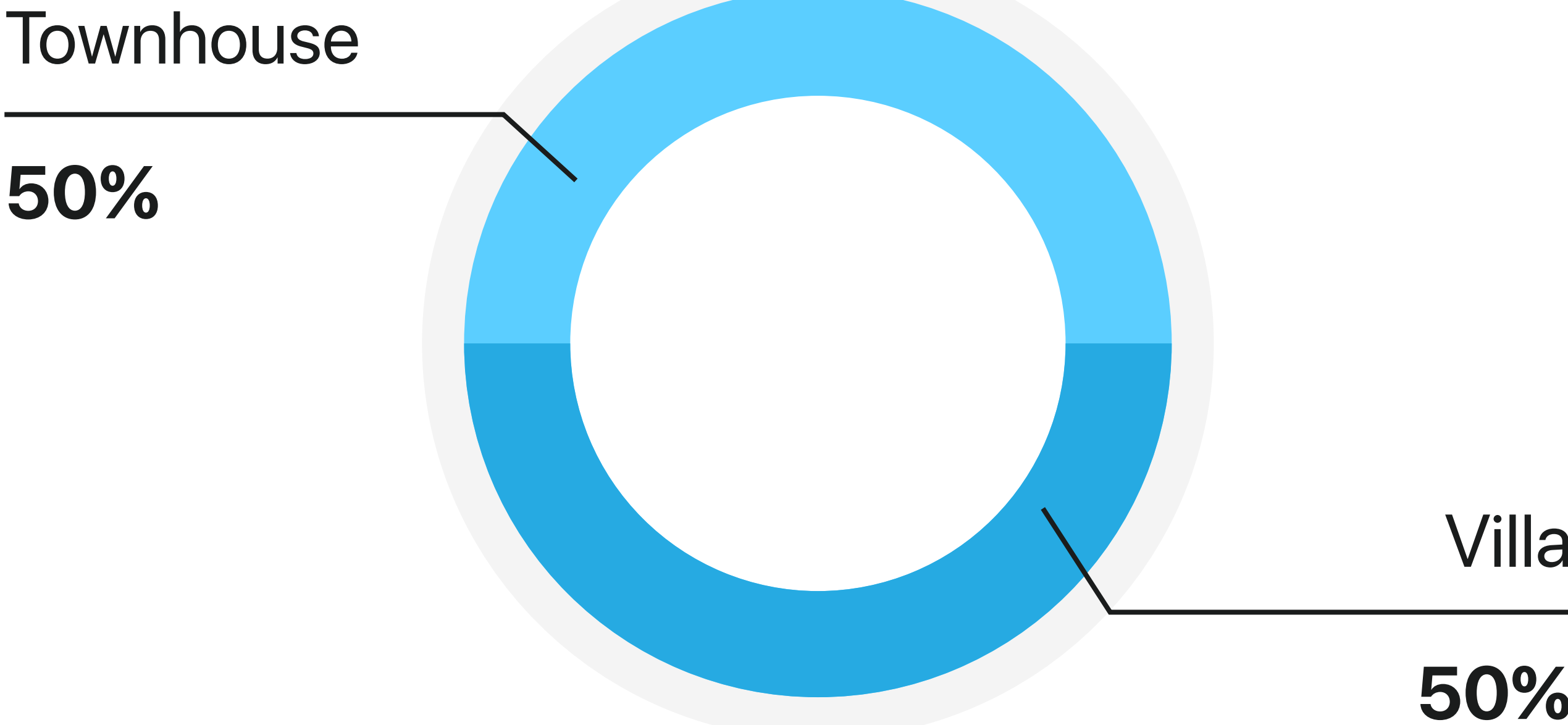
\*Not all recorded property transactions specifiy number of bedrooms

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%

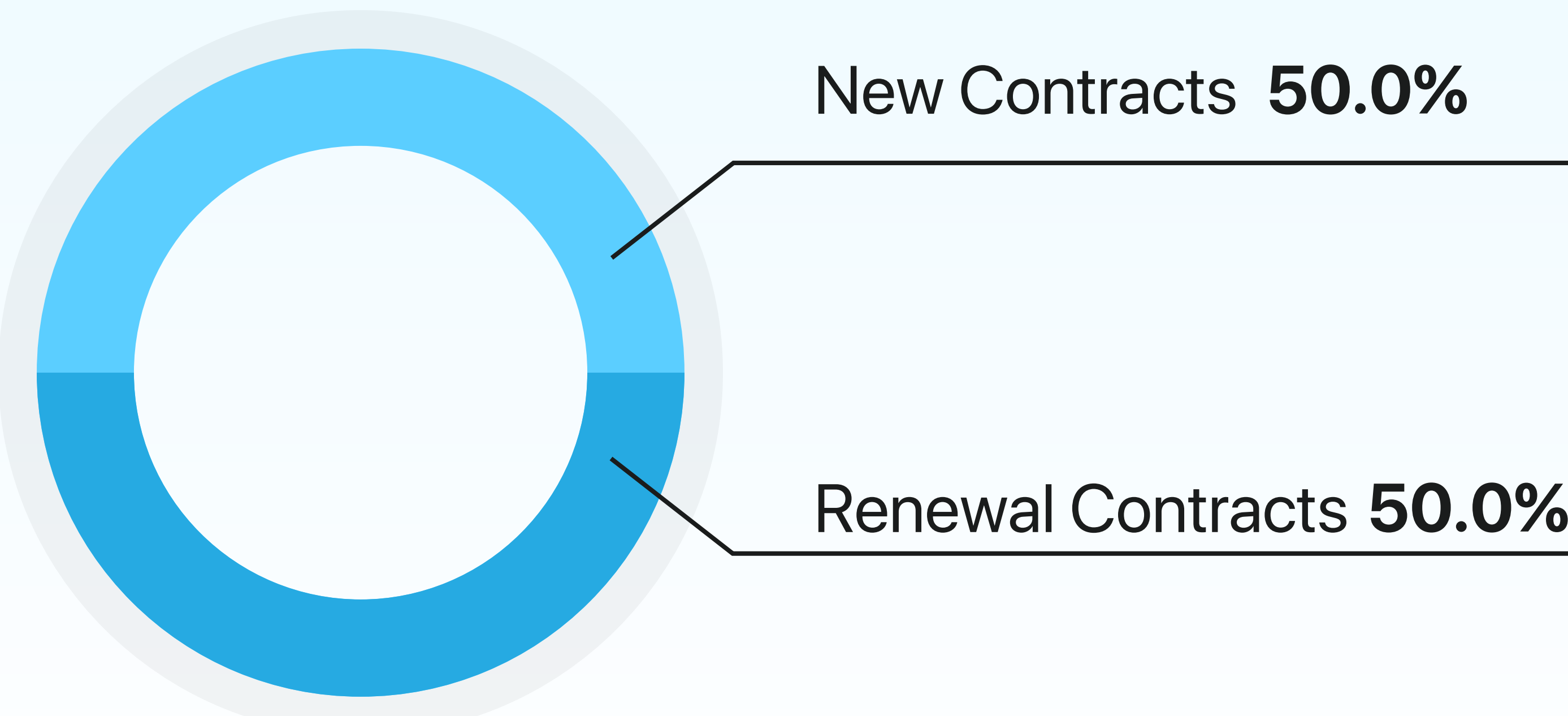
314 Rental transactions

▲ +11.9%

AED 153.2M Total rental value

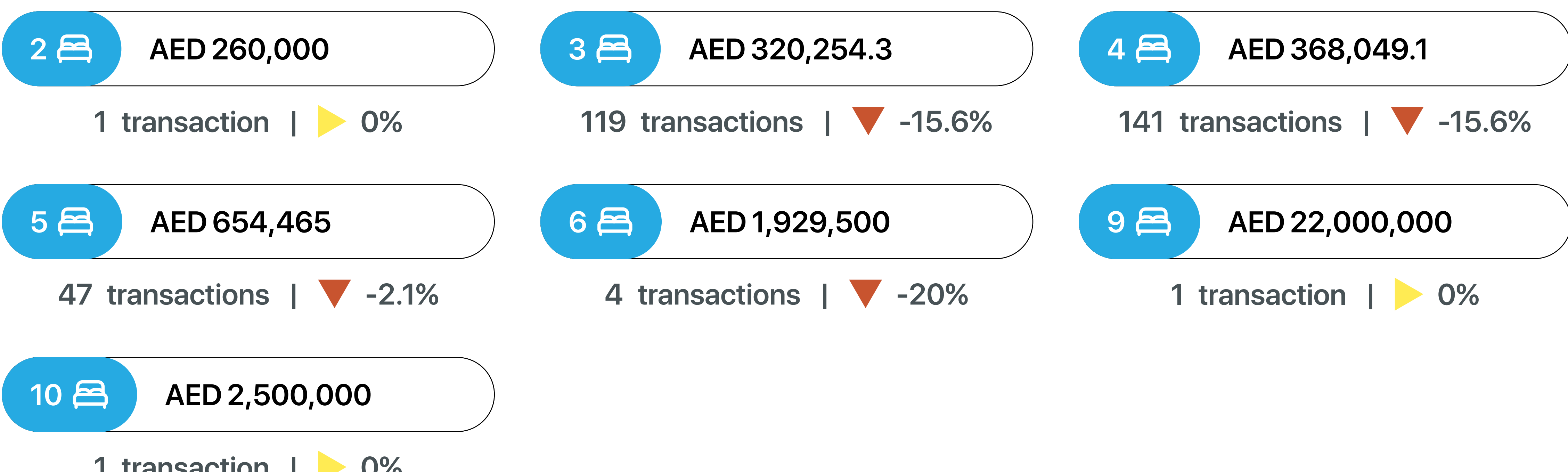
5.33

Gross rental yield



Average Rental Price

1st January - 31st March 2025



\*Not all recorded property transactions specifiy number of bedrooms