

Townhouses & Villas in Dubai Hills Estate

2025 Resale Report

1st January - 31st December 2025

Powered by
PROPERTY
MONITOR

AED 2,801

▲ + 17.9%
Average price per sq. ft
Compared to 2024

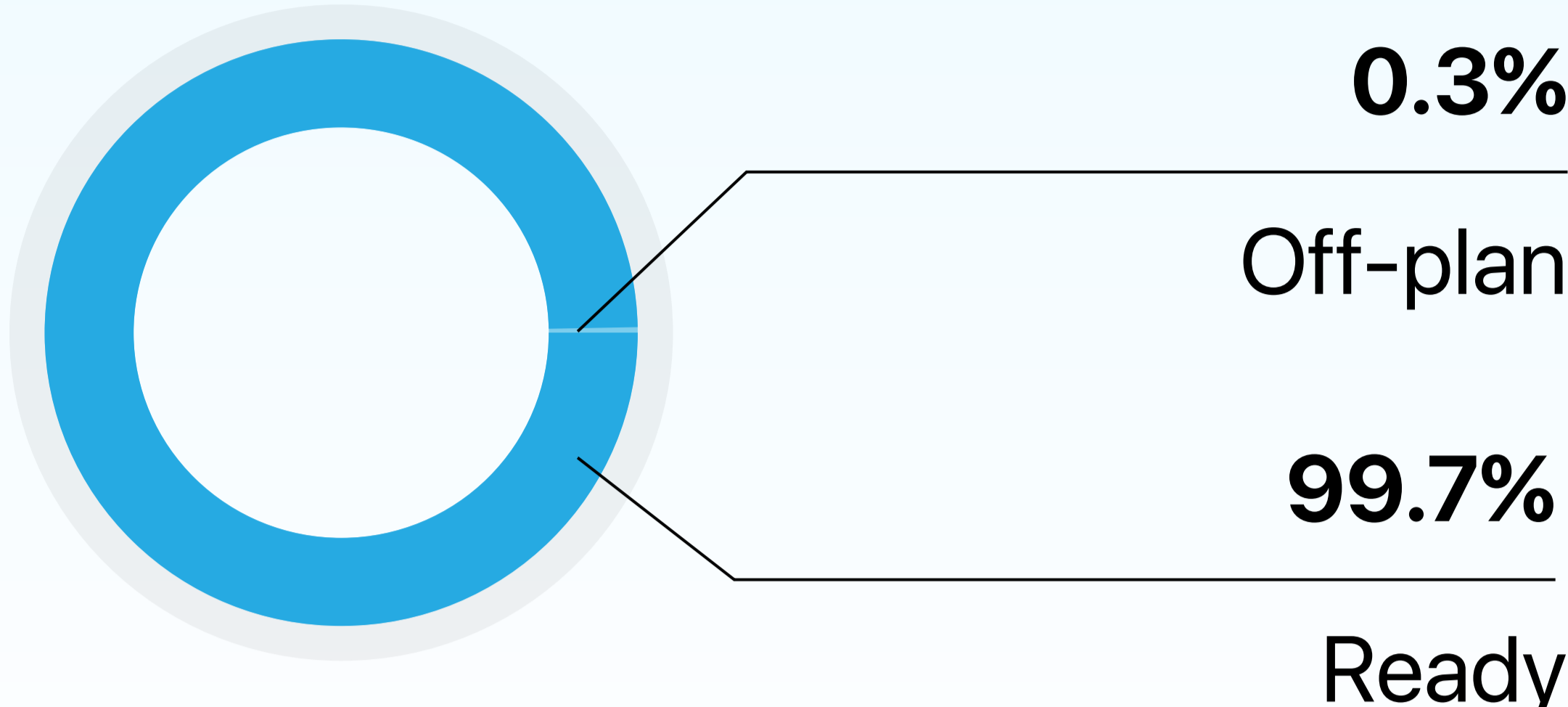
▼ - 14%

382 Resale transactions

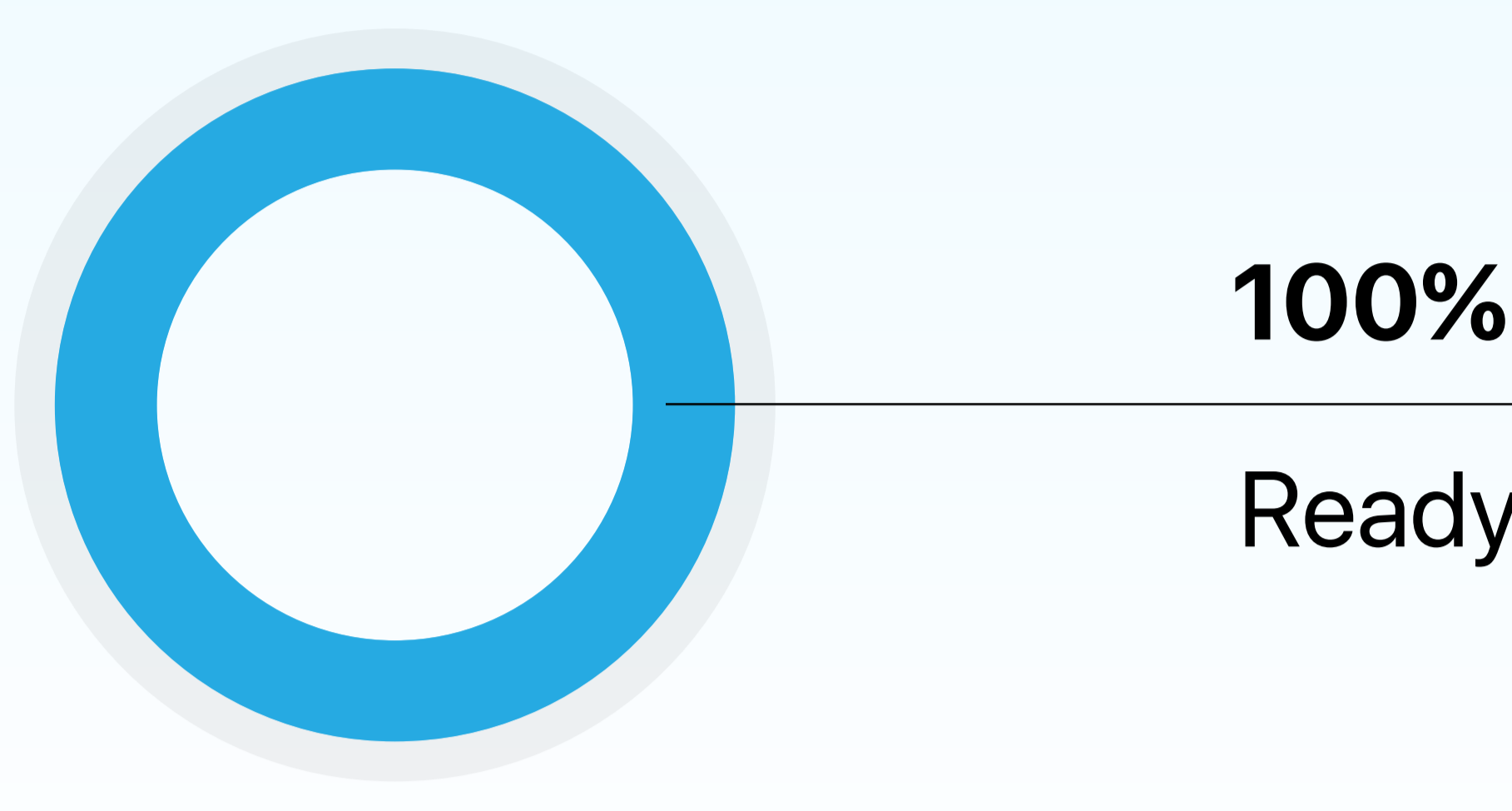
▼ - 7.3%

5.711B Resale Value

Transactions by Completion Status

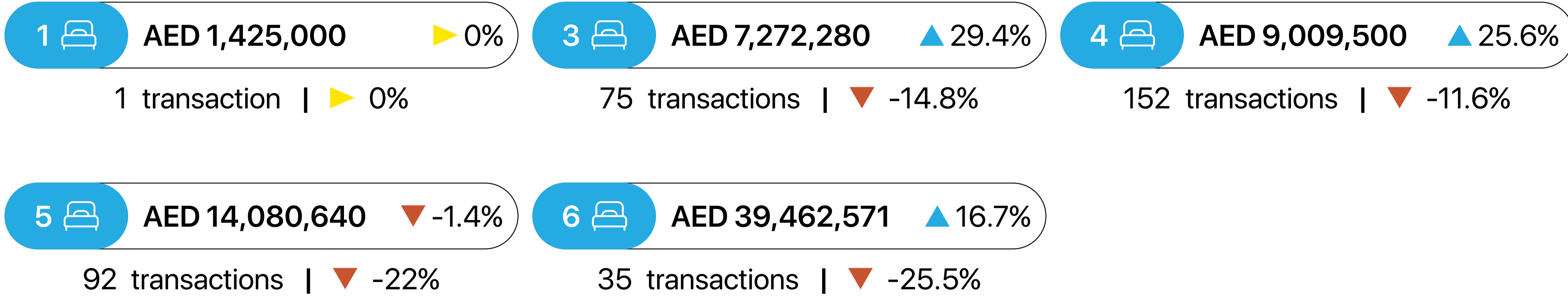


AED Value by Completion Status



Average Resale Price

1st January - 31st December 2025



**Not all recorded property transactions specify number of bedrooms*

Off Plan Primary

(Initial sales by Developer)

AED 1.514B

▲ + 41.4% Total Value

▼ - 16.3%

72 Transactions

Rental Summary

(Includes short-term and long-term contracts)

AED 127

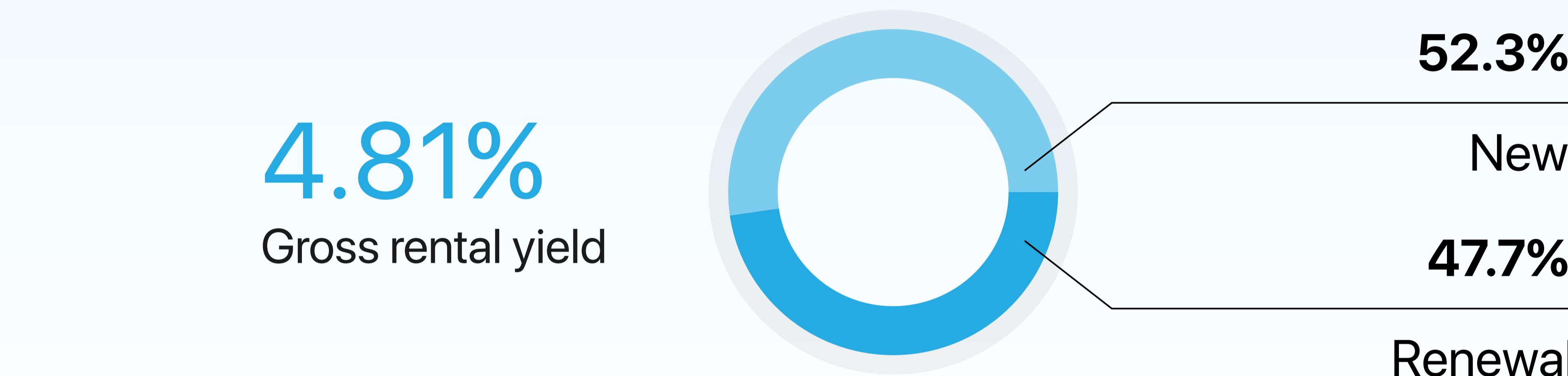
▲ + 11.4%
Average price per sq. ft
Compared to 2024

▲ + 2.9%

1,663 Rental transactions

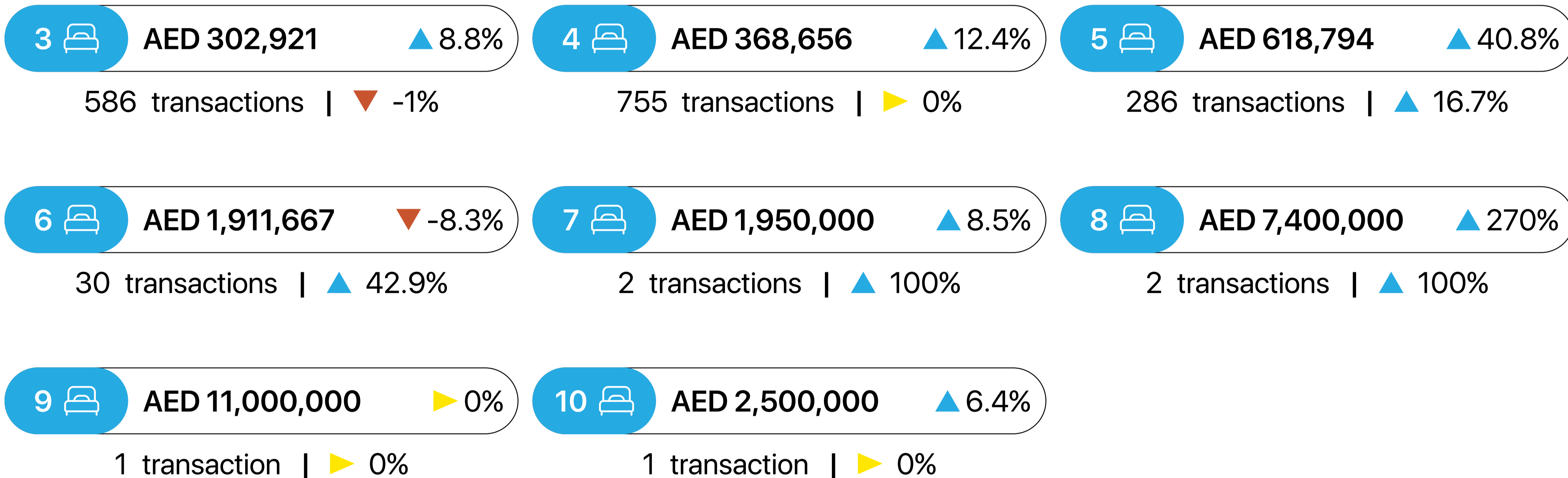
▲ + 26.7%

722.4M Total Rental Value



Average Rental Price

1st January - 31st December 2025

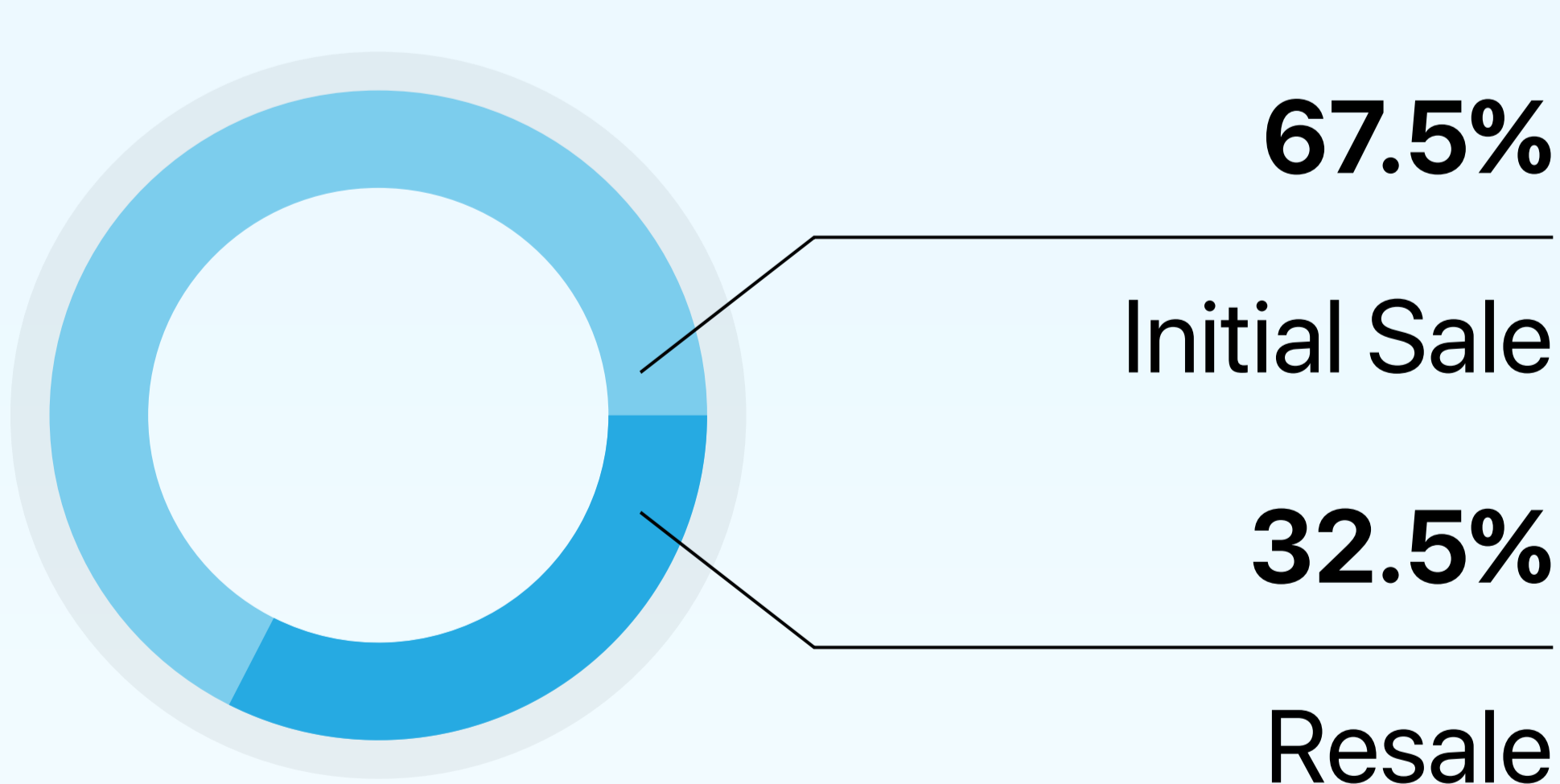


**Not all recorded property transactions specify number of bedrooms*

Dubai Overall Market

AED 538.138B

▲ + 26.9% Total Sale Value

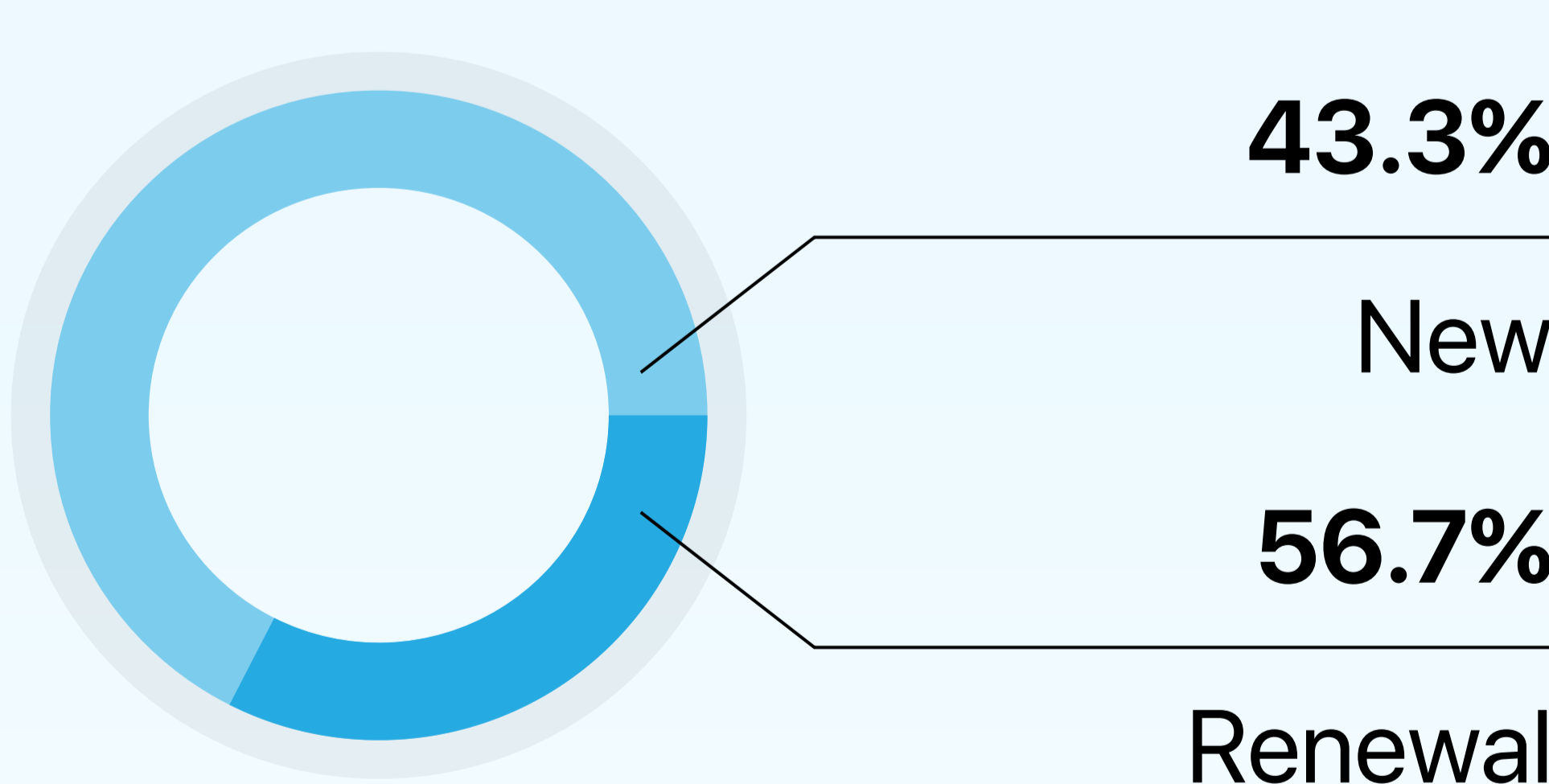


▲ + 18.9%

199,946 Transactions

AED 51.513B

▲ + 12.3% Total Rental Value



▲ + 5%

587,188 Transactions

