

# 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%

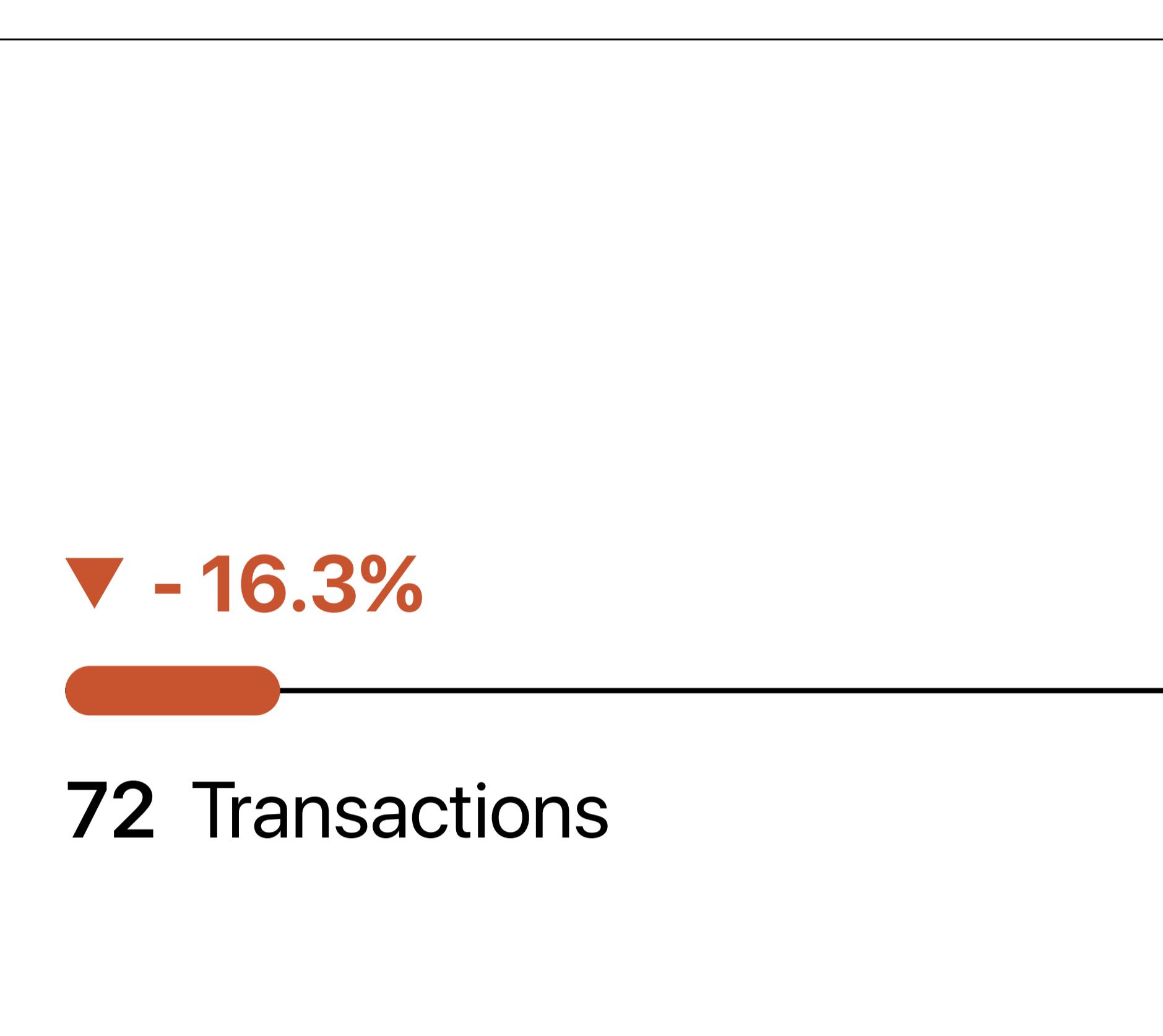
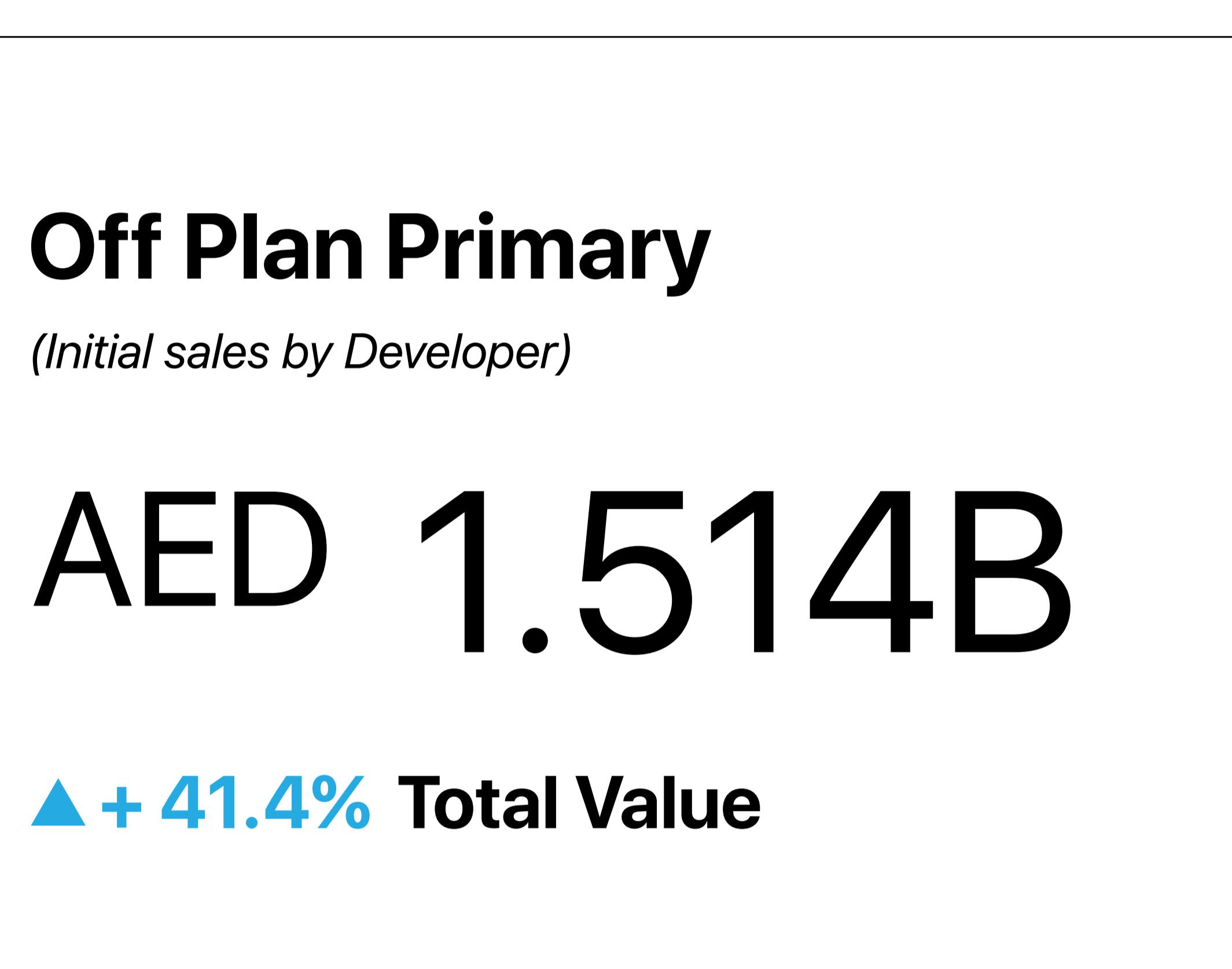
382 Resale transactions

▼ - 7.3%

5.711B Resale Value

### Transactions by Completion Status

### AED Value by Completion Status



### Average Resale Price

1st January - 31st December 2025

1  AED 1,425,000 ▲ 0%

1 transaction | ▲ 0%

3  AED 7,272,280 ▲ 29.4%

75 transactions | ▲ -14.8%

4  AED 9,009,500 ▲ 25.6%

152 transactions | ▲ -11.6%

5  AED 14,080,640 ▲ -1.4%

92 transactions | ▲ -22%

6  AED 39,462,571 ▲ 16.7%

35 transactions | ▲ -25.5%

\*Not all recorded property transactions specify number of bedrooms

### Off Plan Primary

(Initial sales by Developer)

# AED 1.514B

▼ - 16.3%

72 Transactions

### Average Rental Price

1st January - 31st December 2025

3  AED 302,921 ▲ 8.8%

586 transactions | ▲ -1%

4  AED 368,656 ▲ 12.4%

755 transactions | ▲ 0%

5  AED 618,794 ▲ 40.8%

286 transactions | ▲ 16.7%

6  AED 1,911,667 ▲ -8.3%

30 transactions | ▲ 42.9%

7  AED 1,950,000 ▲ 8.5%

2 transactions | ▲ 100%

8  AED 7,400,000 ▲ 270%

2 transactions | ▲ 100%

9  AED 11,000,000 ▲ 0%

1 transaction | ▲ 0%

10  AED 2,500,000 ▲ 6.4%

1 transaction | ▲ 0%

\*Not all recorded property transactions specify number of bedrooms

### Dubai Overall Market

# AED 538.138B

▲ + 26.9% Total Sale Value

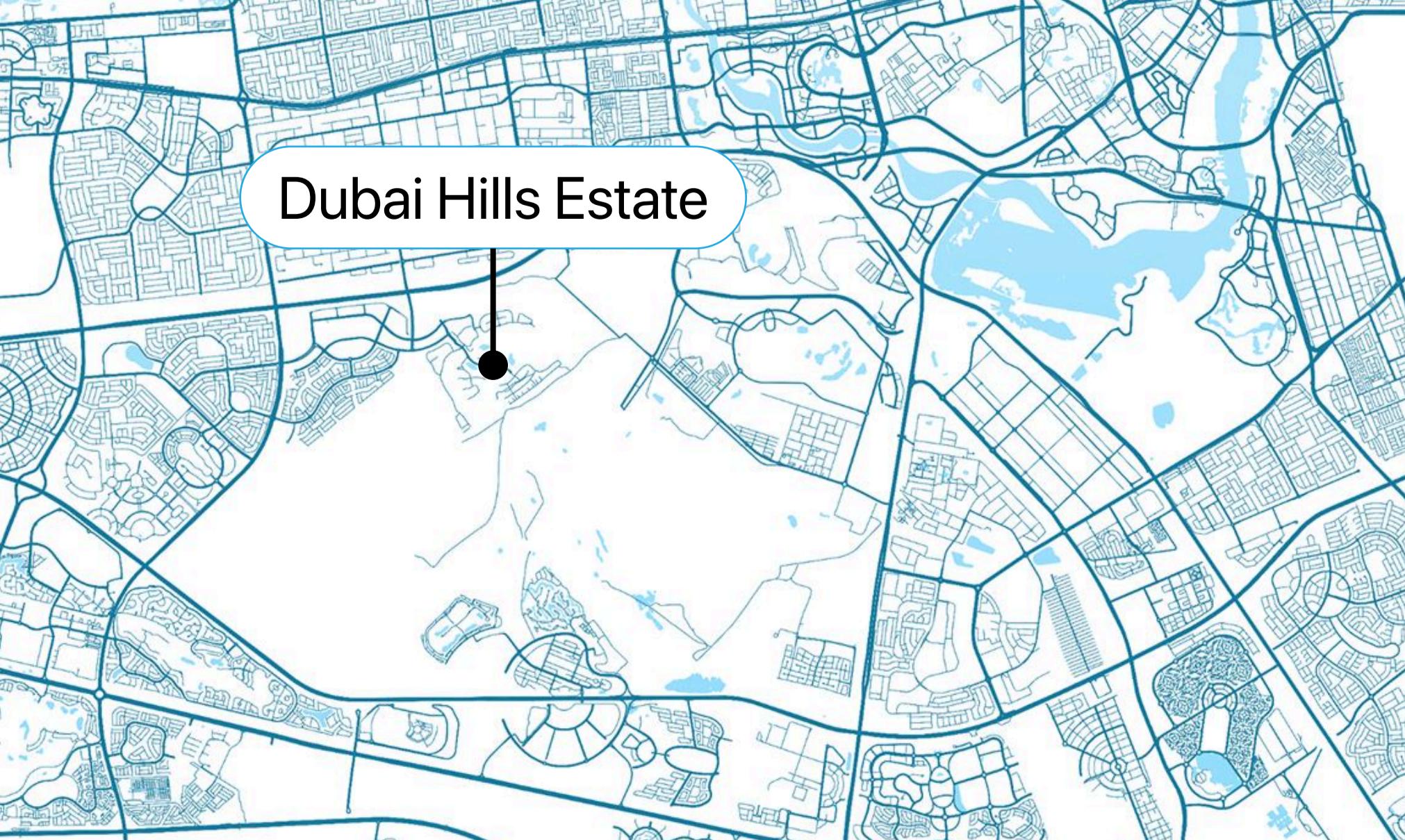


▲ + 18.9%

199,946 Transactions

# AED 51.513B

▲ + 12.3% Total Rental Value



▲ + 5%

587,188 Transactions