

Townhouses & Villas in Dubai Hills Estate

Q1 2026 Resale Report

1st January - 31st March 2026

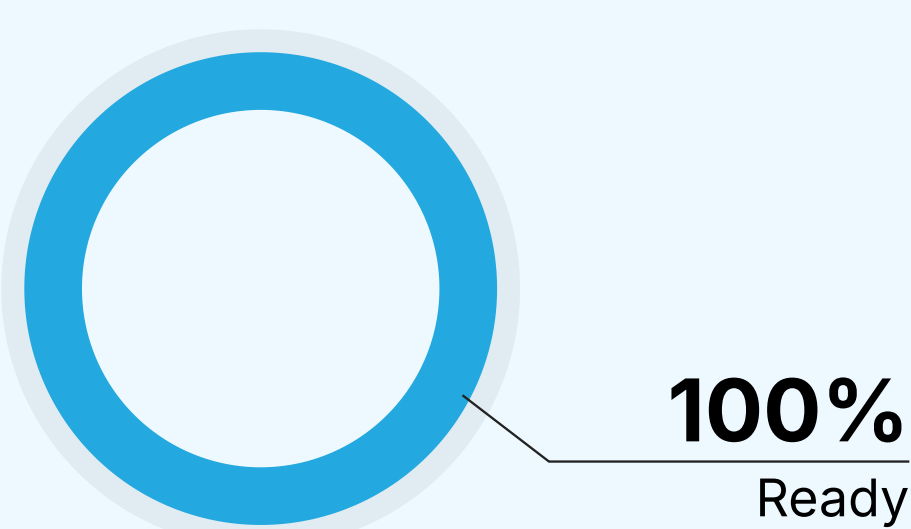
Powered by
**PROPERTY
MONITOR**

AED 2,940

▲ **+17.1%**
Average price per sq. ft
Compared to Q1 2025

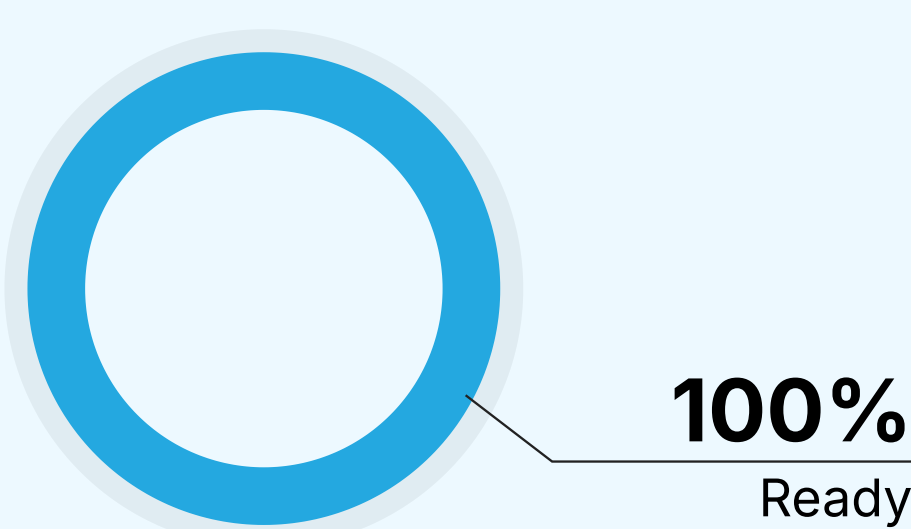
▼ **-17%**
88 Resale Transactions

Transactions by Completion Status



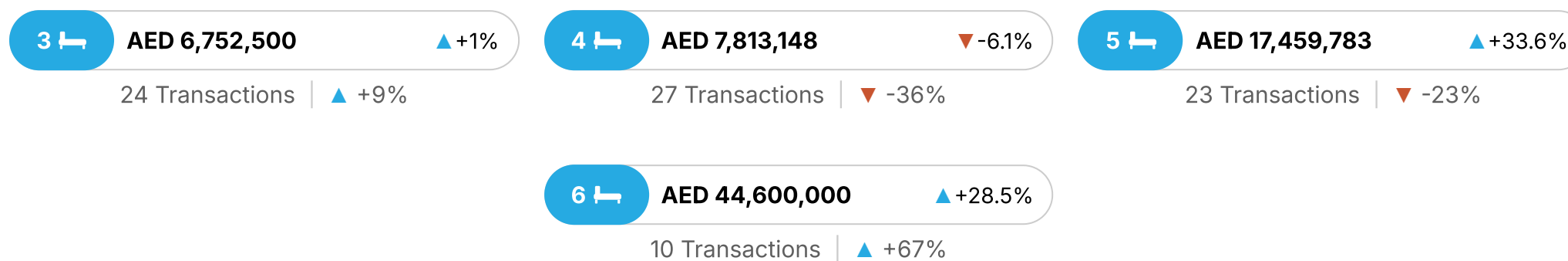
▼ **-10.7%**
AED 1.334B Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 31st March 2026



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

Rental Summary

(Includes short-term and long-term contracts)

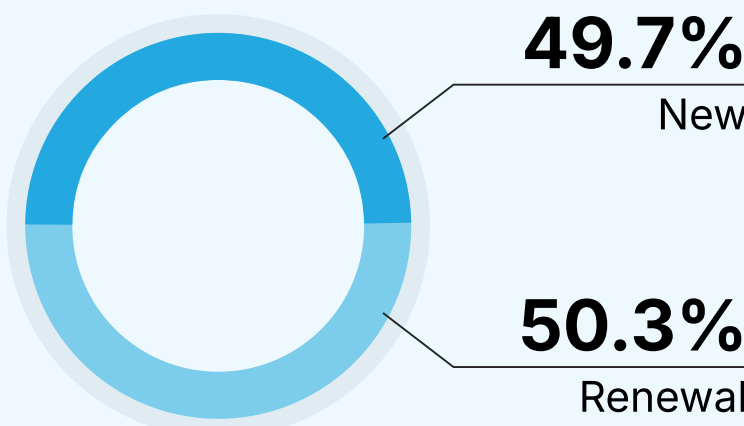
AED 133

▲ **+6.4%**
Average price per sq. ft
Compared to Q1 2025

▼ **-5.1%**
316 Rental Transactions

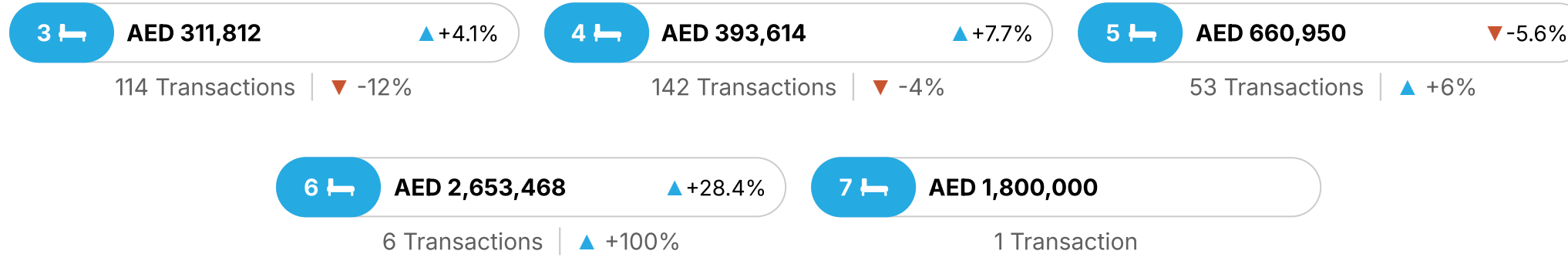
▼ **-2.4%**
AED 144.2M Total Rental Value

4.68%
Gross rental yield



Average Rental Price

1st January - 31st March 2026



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

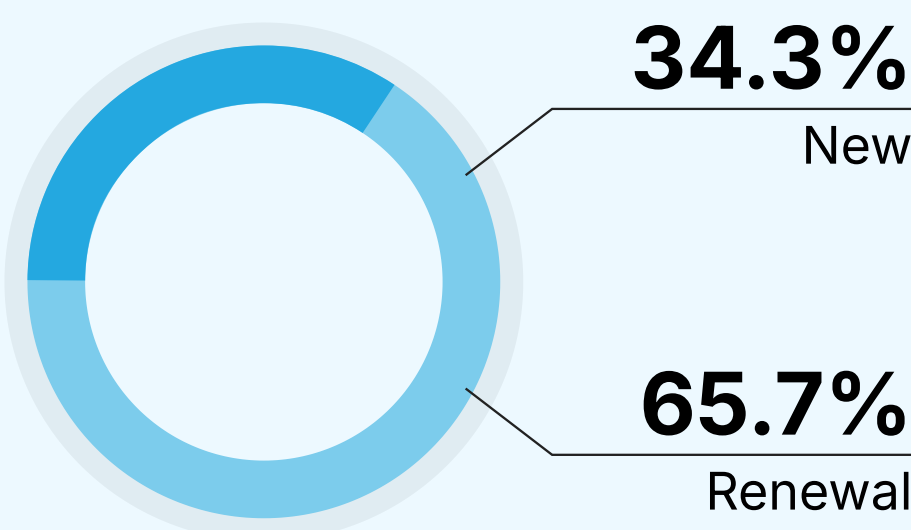
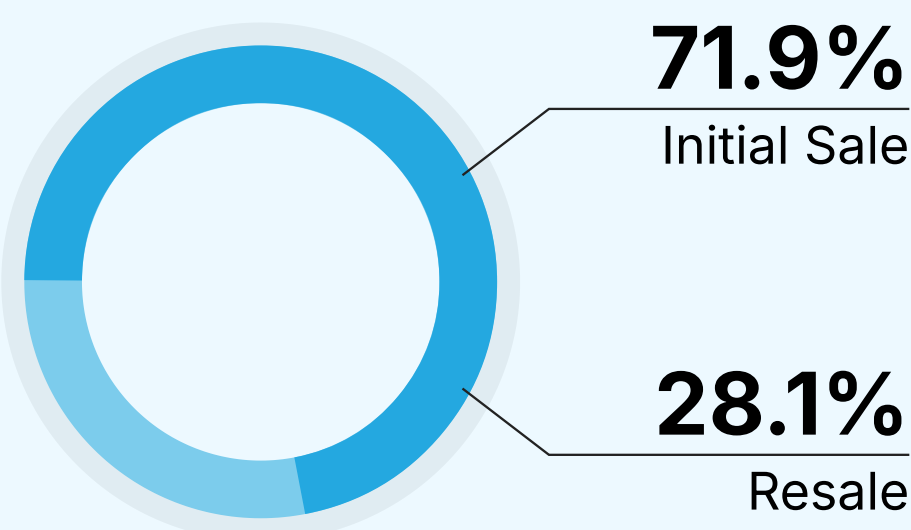
Dubai Overall Market

AED 139.122B

▲ **+21.5%** Total Sale Value

AED 12.749B

▼ **-0.5%** Total Rental Value



▲ **+4.5%**
44,229 Sale Transactions

▼ **-6.8%**
144,515 Rental Transactions

