



Monthly Community Report & Recent Transactions
Victory Heights

November 2024





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No. of Transfers

10

In Victory Heights there were 10 transfers registered at the Dubai Land Department during the last month

Highest transfer

AED **11.3 m**

In accordance with the data collected, the highest transfer registered was a 5 BR in Esmeralda that sold for AED 11,300,000

Lowest transfer

AED **3.06 m**

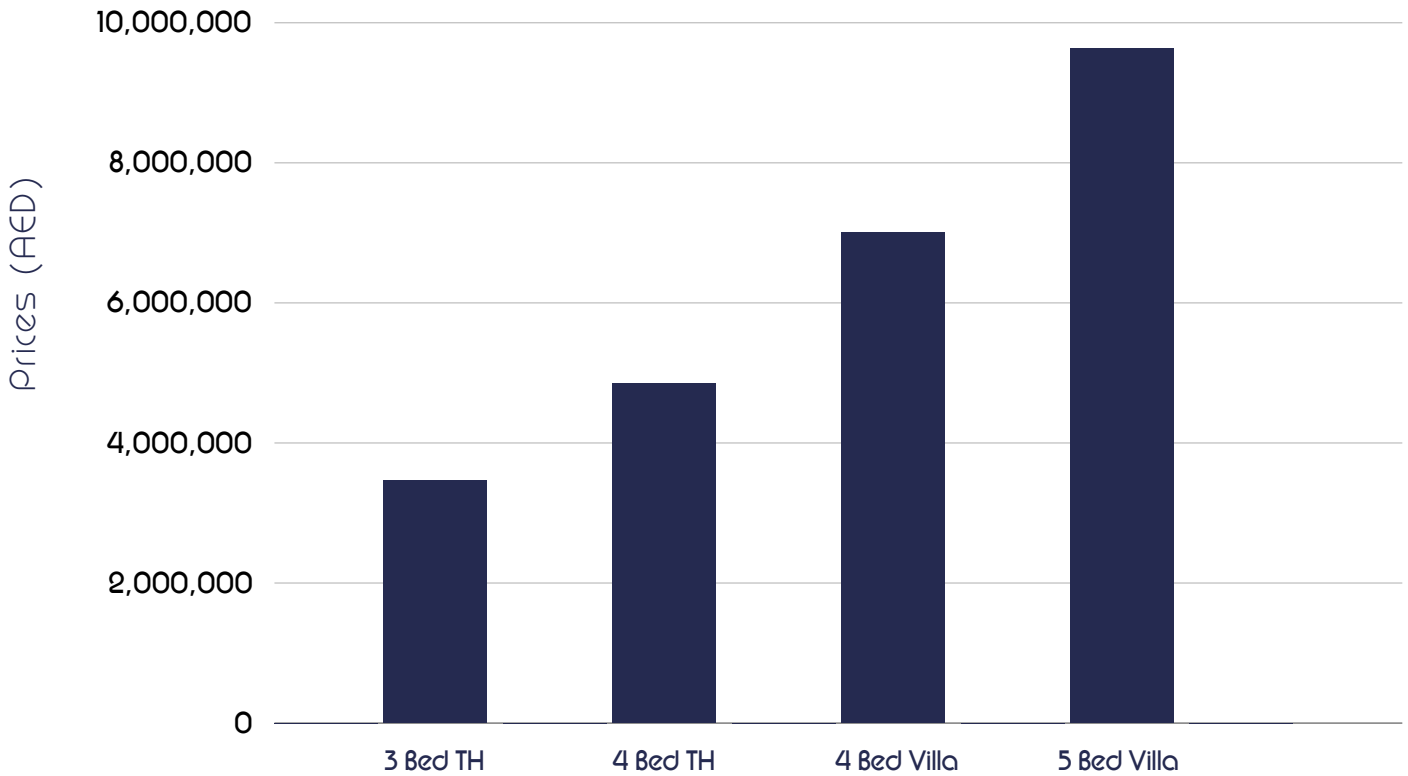
The lowest transfer recorded was a 3 BR in Gallery Villas

Average Price

AED **6.22m**

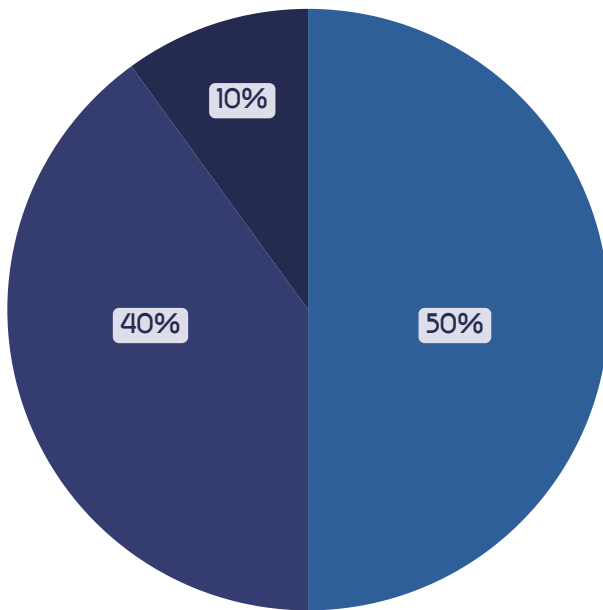
Currently, the average sales price in Victory Heights is AED 6.22 m. The average price per sq.ft is AED 1,501

Average Price per Bedroom



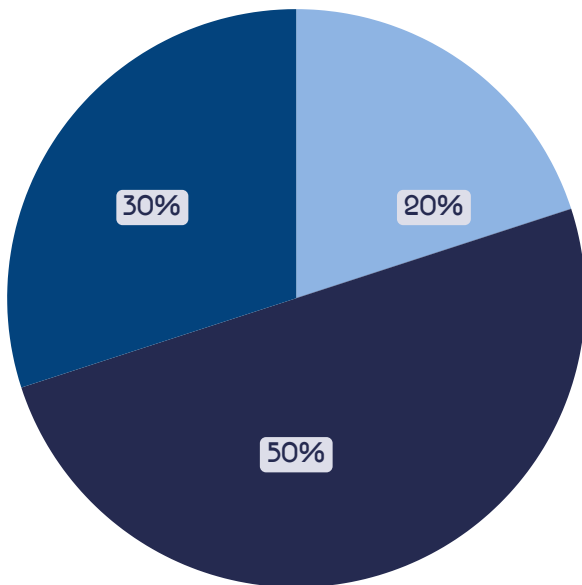
	3 Bed TH	4 Bed TH	4 Bed Villa	5 Bed Villa	6 Bed Villa
Average Price per Bedroom	AED 3,458,500	AED 4,848,750	AED 7,000,000	AED 9,633,333	-

Sales Price Mix



Prices (AED)	3m - 5m	5m - 10m	10m+
No. Of transactions	5	4	1

Bedroom Mix



Prices (AED)

	3 Bed	4 Bed	5 Bed
No. Of transactions	2	5	3

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



4 Bed TH

260K



4 Bed Villa

320K



5 Bed Villa

425K



6 Bed Villa

700K

Total Contracts



21

New Contracts

11

Renewal

10

Average Rent - Villas

AED 431,300

Average Rent - Townhouses

AED 260,455



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House Hunters Real Estate is a multi-award winning boutique agency that was established in 2004. We specialize in Sales, Rentals, Property Management and Property Investments. We are experts in Arabian Ranches, The Villa, Victory Heights, Motor City and surrounding communities.

House Hunters was originally founded to help buyers navigate the mayhem that was the Dubai Property market. As an agency we instill in our RERA qualified agents the importance of going the extra mile for our clients. We focus on creating a streamlined journey for all of their property transactions, creating relationships that last a lifetime.