

An aerial photograph of a residential development, likely in Dubai, featuring a large green golf course in the upper half and a cluster of modern, multi-story houses in the lower half. The houses are arranged in a grid-like pattern with winding roads and landscaped greenery. The image is used as a background for a market report cover.

MARKET REPORT Victory Heights

January 2024 - December 2024

HOUSE
HUNTERS



Victory Heights

Community Report & Recent Transactions

January 2024 - December 2024

No. of Transfers

174

In Victory Heights there were 174 transfers registered at the Dubai Land Department in 2024

Total sales price:

AED 980m

Highest transacting area

37

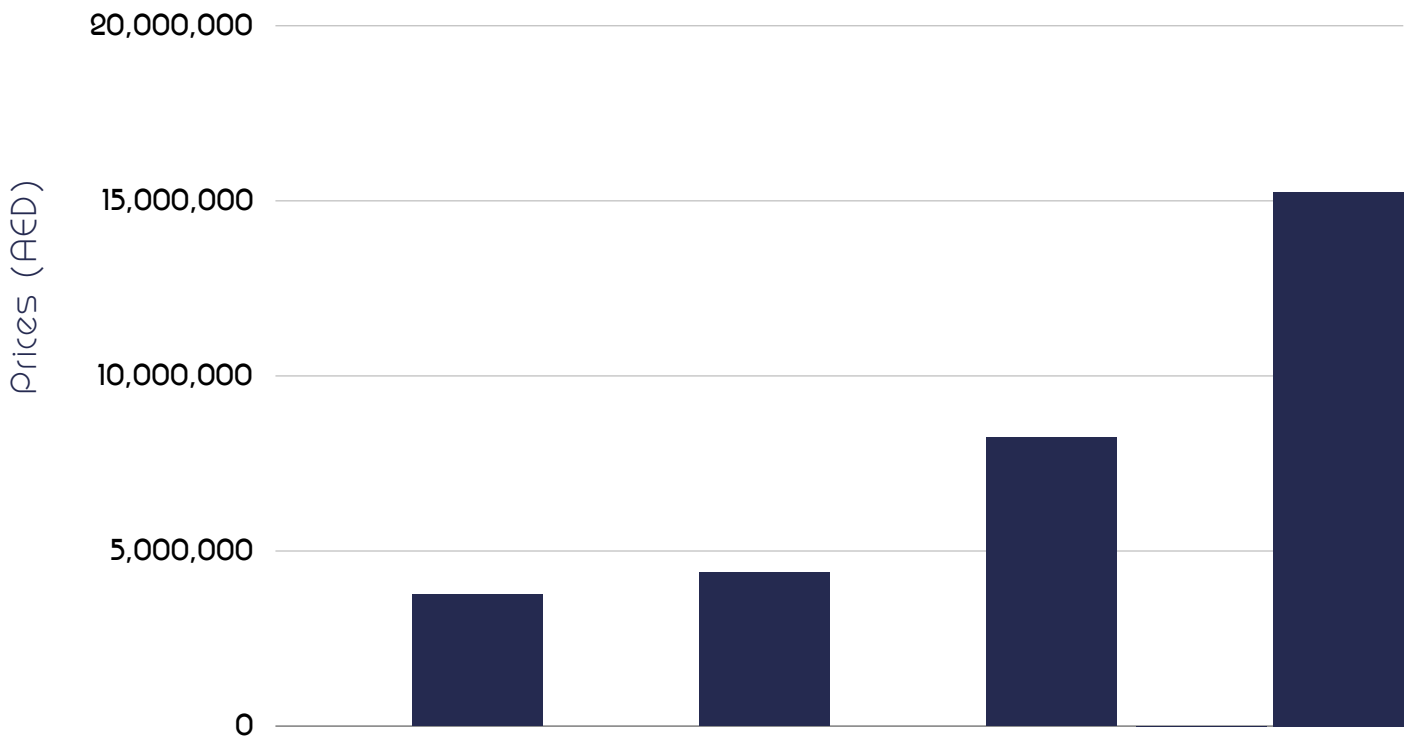
Bloomingdale Townhouses, amounting to 21% of total transactions in Victory Heights

Average Price

AED 5.63m

Currently, the average sales price in Victory Heights is AED 5.63m. The average price per sq.ft is AED 1,385

Average Price per Bedroom



Average Price per Bedroom

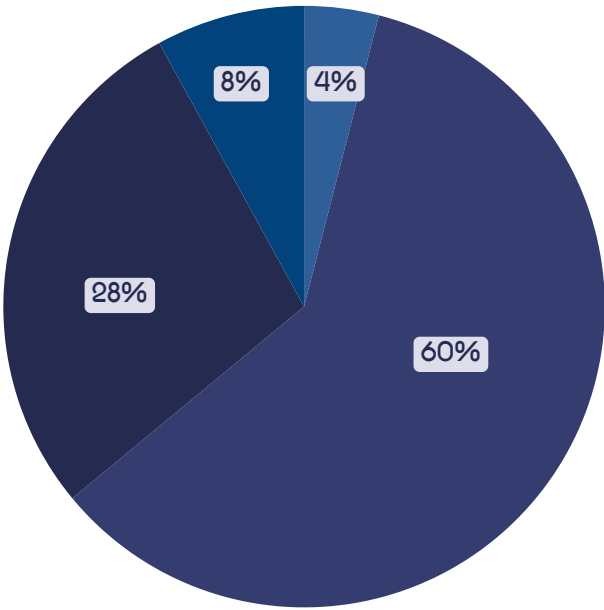
AED 3,753,000

AED 4,396,000

AED 8,236,000

AED 15,250,000

Sales Price Mix

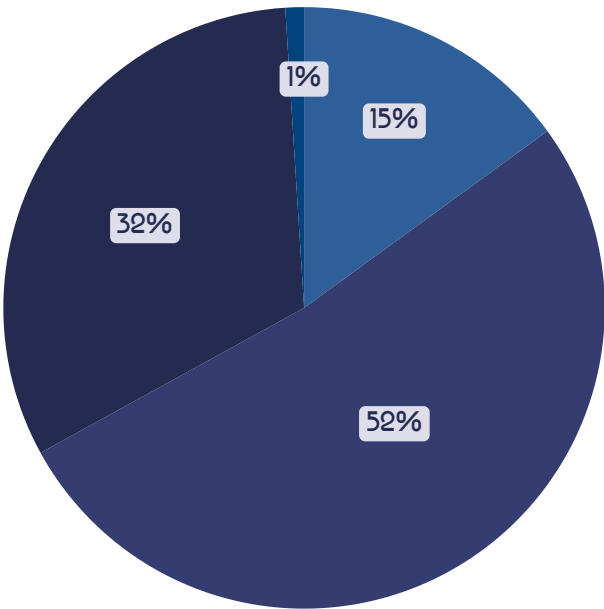


Prices (AED)

2m - 3m 3m - 5m 5m - 10 10m+

Prices (AED)	2m - 3m	3m - 5m	5m - 10m	10m+
No. Of transactions	6	101	48	14

Bedroom Mix



3 beds 4 beds 5 beds 6 beds

	3 Bed	4 bed	5 bed	6 bed
No. Of transactions	26	89	55	2

Rental Transactions

Rental Data

Average Price per Bedroom (AED)



2

67K



3

196K



4

213K



5

330K



6

479K



7

163K

Total Contracts



314

New Contracts

159

Renewal

155

Average Rent - Apartments

AED 70,560

Average Rent - Villas

AED 70,560

Average Rent - Townhouse

AED 219,000



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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.



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