Monthly Community Report & Recent Transactions
Dubai Hills Estate

January 2025

HOUSE
HUNTERS

Dubai Hills
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No. of Transfers
306
In Dubai Hills, there were 306 transfers registered at the Dubai Land Department during the last month.

Average Price
AED 4.08 M
Currently, the average sales price in Dubai Hills is AED 4.08 M. The average price per sq.ft is AED 2,352
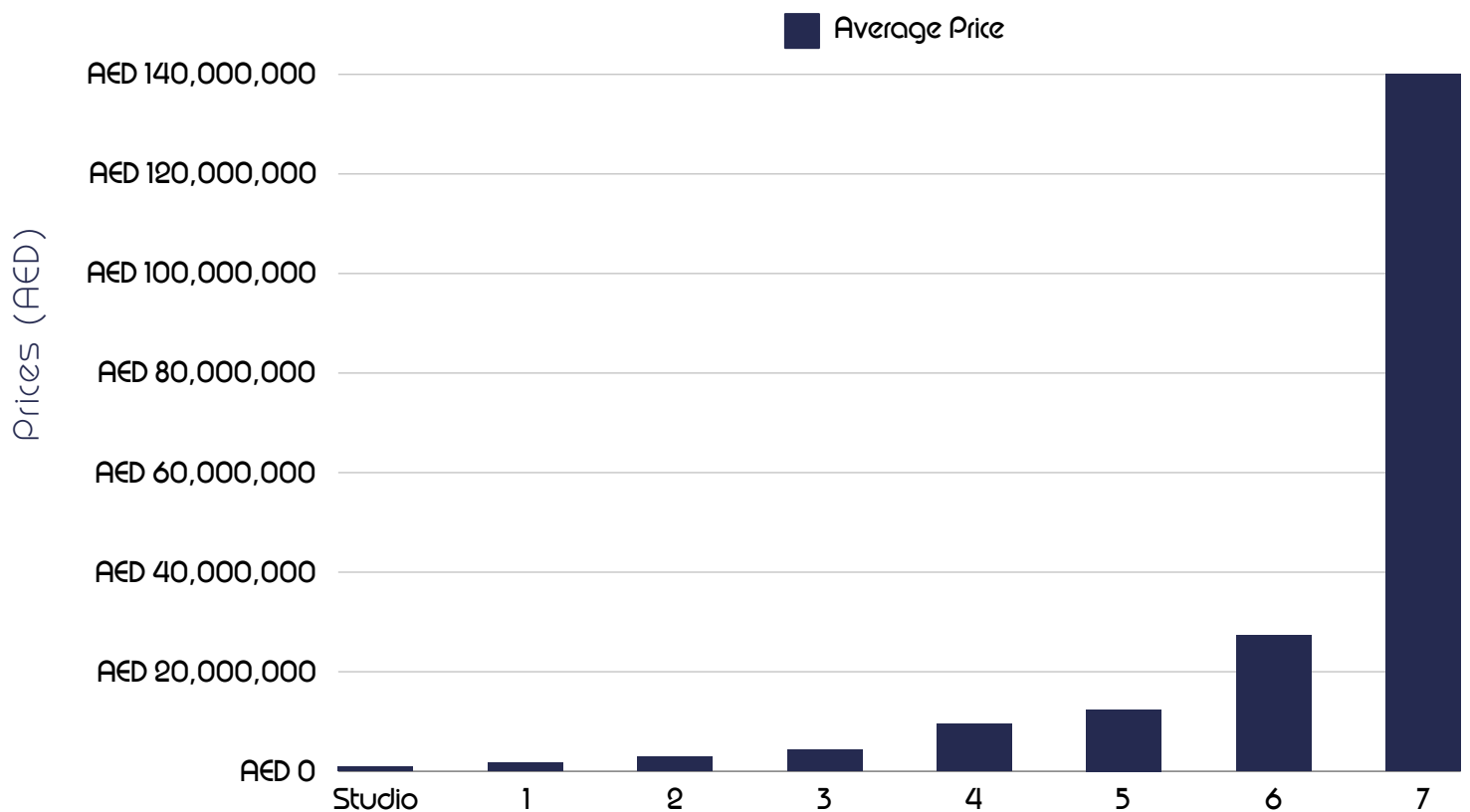
Total Sales Price
AED 1.2 B

Highest transacting area
39
Vida Residences Club Point, Amounting to almost 13% of total transactions in DHE

Average Price per Bedroom

■ Average Price

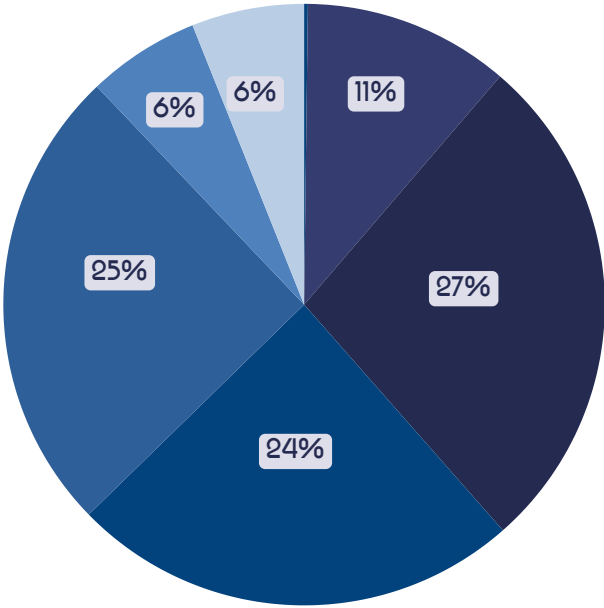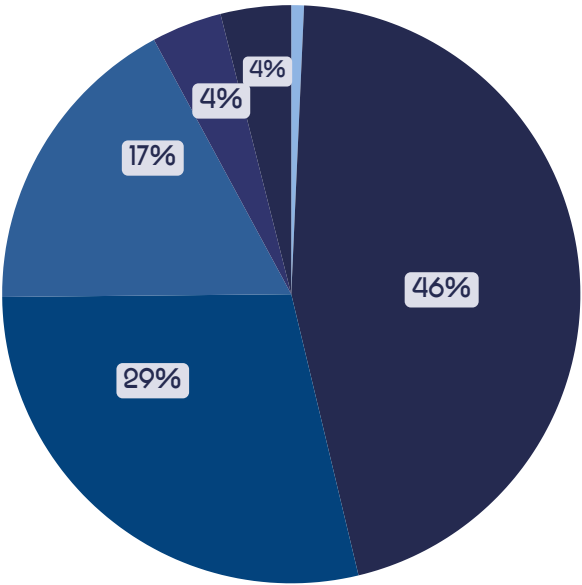|	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Average Price per Bedroom	AED 870,000	AED 1,703,000	AED 2,895,000	AED 4,283,000	AED 9,540,000	AED 12,414,000	AED 27,240,000	AED 140,000,000

Sales Price Mix

Prices (AED)

- 750K - 1M
- 1M - 1.5M
- 1.5M - 2M
- 2M - 3M
- 3M - 5M
- 5M - 10
- 10M+
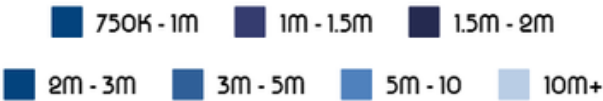
Prices (AED)	750K - 1M	1M - 1.5M	1.5M - 2M	2M - 3M	3M - 5M	5M - 10M	10M+
No. Of transactions	1	34	81	73	77	19	18

Bedroom Mix

Prices (AED)

- Studio
- 1 Bed
- 2 Bed
- 3 bed
- 4 Bed
- 5 Bed
- 6 Bed
- 7 Bed

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
No. Of transactions	2	137	82	56	12	12	0	0

Rental Data
Average Price per Bedroom (AED)

Studio	1	2	3
75K	91K	150K	276K

4	5	6
341K	739K	1.8M

Total Contracts
340

New Contracts
197

Renewal
143

Average Rent - Apartments	Average Rent	Current rental Yields
AED 119,000	Villas - AED 740,000 Townhouse - AED 270,000	5.65%

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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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