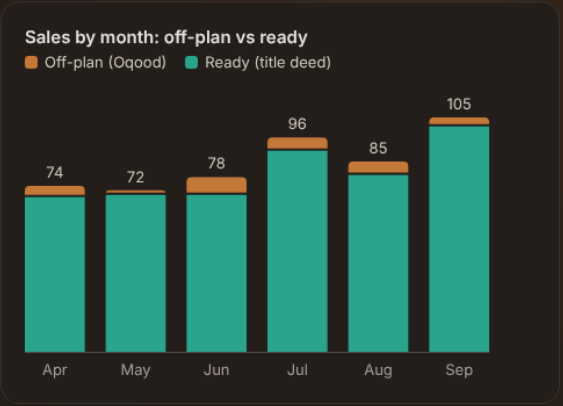
Yazdan Properties

COMMUNITY REPORT

DAMAC Hills 2

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
106	AED 1,022	5.7%
−8.6% on last year	−0.2% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Hills 2 Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

DAMAC Hills 2 recorded 106 sales worth AED 167.61M in September 2026, down 8.6% on Sep 2025. The median sale was AED 1,580,000 at AED 1,022 per sq ft, and off-plan took 2.8% of the month. Every figure comes from Dubai Land Department records.

SALES

106

▲ +21.8% MoM

▼ −8.6% YoY

MEDIAN PRICE

AED 1.58M

▼ −4.2% MoM

▲ +0.8% YoY

PRICE PER SQ FT

AED 1,022

▼ −3.5% MoM

▼ −0.2% YoY

OFF-PLAN SHARE

2.8%

of Sep 2026 sales

MEDIAN RENT

AED 90,000

per year, 1,699 contracts, 3 months

GROSS YIELD

5.7%

rent over sale price

Dubai Land Department records DAMAC Hills 2 under the district Madinat Hind 4. The figures cover that whole district.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	4	70	2	76	5.3%
May 2026	1	71	3	75	1.3%
Jun 2026	7	71	1	79	8.9%
Jul 2026	5	91	4	100	5%
Aug 2026	5	80	2	87	5.7%
Sep 2026	3	102	1	106	2.8%
Six months	**25**	**485**	**13**	**523**	**4.8%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	77	26	51	33.8%	AED 660,000	AED 1,156

Source: DLD-registered sales, the six months to 28 October 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	AED 1,059	87	−3.5%
3 months	Jun 2026	AED 1,063	79	−3.9%
6 months	Mar 2026	AED 1,095	55	−6.7%
12 months	Sep 2025	AED 1,024	116	−0.2%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 1,095	397	
Q4 2025	AED 1,003	384	−8.4%
Q1 2026	AED 1,045	264	+4.2%
Q2 2026	AED 1,072	230	+2.6%
Q3 2026	AED 1,043	293	−2.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,022 per sq ft from 106 sales.

Rents and yield

1,699 Ejari rent contracts were registered in the three months to the end of September 2026: 1,092 new leases and 607 renewals. The median annual rent was AED 90,000. Set against the median sale price, that is a gross yield of 5.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 40,463	864
Villas and townhouses	AED 92,500	8,809

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
Other / not stated	94	88.7%
2-bed	6	5.7%
1-bed	4	3.8%
Studio	2	1.9%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	2.8%	6.9%
AED 500-750K	4.7%	5.7%
AED 750K-1M	17.9%	5.7%
AED 1-1.5M	22.6%	21.8%
AED 1.5-2M	21.7%	35.6%
AED 2-3M	26.4%	19.5%
AED 3-5M	3.8%	4.6%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Damac Hills (2) - Verona	10	AED 2,000,000
Damac Hills (2) - Viridis	6	AED 940,000
Damac Hills (2) - Mulberry	6	AED 800,000
Damac Hills (2) - Vardon	6	AED 1,330,000
Damac Hills (2) - Basswood	4	AED 1,250,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Front Line Investment Management	3,470	100%	Damac Hills (2) - Violet 4, Damac Hills (2) - Violet 3, Damac Hills (2) - Elo 2 & Elo 3

What the numbers say

- The median price per sq ft is 0.2% lower than in Sep 2025 (AED 1,022 against AED 1,024). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- This is a ready market: only 4.8% of sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- Gross yield on DLD figures is 5.7%.
- The best-selling project in September 2026 was Damac Hills (2) - Verona with 10 sales.

Common questions

What is the average price per sq ft in DAMAC Hills 2?

The median sale in DAMAC Hills 2 in September 2026 was AED 1,022 per sq ft across 106 DLD-recorded sales, 0.2% lower than a year earlier.

Is DAMAC Hills 2 mostly off-plan or ready?

Over the six months to September 2026, 4.8% of DAMAC Hills 2 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Hills 2?

Gross yield on DLD figures was 5.7% in September 2026: the median annual rent of AED 90,000 over the median sale price.

More on DAMAC Hills 2

- DAMAC Hills 2 area guide: prices, rents and yields
- DAMAC Hills 2 rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about DAMAC Hills 2?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Madinat Hind 4: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.