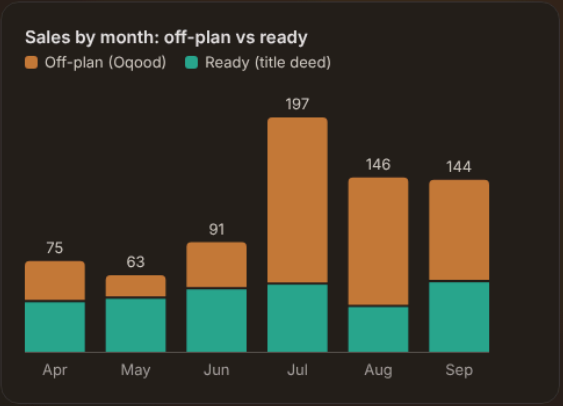
Yazdan Properties

COMMUNITY REPORT

DAMAC Hills

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
144	AED 1,729	5.6%
+28.6% on last year	+10.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Hills 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 recorded 144 sales worth AED 292.05M in September 2026, up 28.6% on Sep 2025. The median sale was AED 1,246,500 at AED 1,729 per sq ft, and off-plan took 59% of the month. Every figure comes from Dubai Land Department records.

SALES

144

▼ −1.4% MoM

▲ +28.6% YoY

MEDIAN PRICE

AED 1.25M

▲ +2.8% MoM

▼ −4.6% YoY

PRICE PER SQ FT

AED 1,729

▼ −2.8% MoM

▲ +10.6% YoY

OFF-PLAN SHARE

59%

of Sep 2026 sales

MEDIAN RENT

AED 70,000

per year, 1,416 contracts, 3 months

GROSS YIELD

5.6%

rent over sale price

Dubai Land Department records DAMAC Hills under the district Al Hebiah Third. 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	33	42	1	76	43.4%
May 2026	18	45	0	63	28.6%
Jun 2026	38	53	0	91	41.8%
Jul 2026	140	57	2	199	70.4%
Aug 2026	108	38	0	146	74%
Sep 2026	85	59	0	144	59%
Six months	**422**	**294**	**3**	**719**	**58.7%**

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	640	459	181	71.7%	AED 1,175,500	AED 1,747
Villas and townhouses	56	0	56	0%	AED 4,837,500	AED 1,299

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 1,778	146	−2.8%
3 months	Jun 2026	AED 1,542	91	+12.1%
6 months	Mar 2026	AED 1,550	78	+11.5%
12 months	Sep 2025	AED 1,563	112	+10.6%

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 1,500	267	
Q4 2025	AED 1,730	523	+15.3%
Q1 2026	AED 1,588	280	−8.2%
Q2 2026	AED 1,574	230	−0.9%
Q3 2026	AED 1,785	489	+13.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,729 per sq ft from 144 sales.

Rents and yield

1,416 Ejari rent contracts were registered in the three months to the end of September 2026: 883 new leases and 533 renewals. The median annual rent was AED 70,000. Set against the median sale price, that is a gross yield of 5.6%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 55,000	5,392
Villas and townhouses	AED 210,000	2,036

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
1-bed	71	49.3%
Studio	30	20.8%
Other / not stated	28	19.4%
2-bed	13	9%
3-bed	2	1.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	0.7%
AED 500-750K	11.8%	7.5%
AED 750K-1M	13.9%	27.4%
AED 1-1.5M	43.1%	45.9%
AED 1.5-2M	4.2%	4.1%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	7.6%	6.8%
AED 3-5M	13.2%	4.8%
AED 5-10M	4.9%	2.7%
AED 10M+	1.4%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Damac District	75	AED 1,207,680
Damac Hills - Carson	13	AED 580,000
Damac Hills - Golf Greens 2	6	AED 1,979,360
Damac Hills-Bel Air	5	AED 3,900,000
Damac Hills-Park Residences 1	4	AED 4,055,088

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
Damac Crescent Properties	2,658	100%	Damac District, Damac Hills - Golf Greens 2, Damac Hills - Carson

What the numbers say

- The median price per sq ft is 10.6% higher than in Sep 2025 (AED 1,729 against AED 1,563). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 58.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.6%.

- The best-selling project in September 2026 was Damac District with 75 sales.

Common questions

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

The median sale in DAMAC Hills in September 2026 was AED 1,729 per sq ft across 144 DLD-recorded sales, 10.6% higher than a year earlier.

Is DAMAC Hills mostly off-plan or ready?

Over the six months to September 2026, 58.7% of DAMAC Hills sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Hills?

Gross yield on DLD figures was 5.6% in September 2026: the median annual rent of AED 70,000 over the median sale price.

More on DAMAC Hills

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

Thinking about DAMAC Hills?

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 Al Hebiah Third: 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.