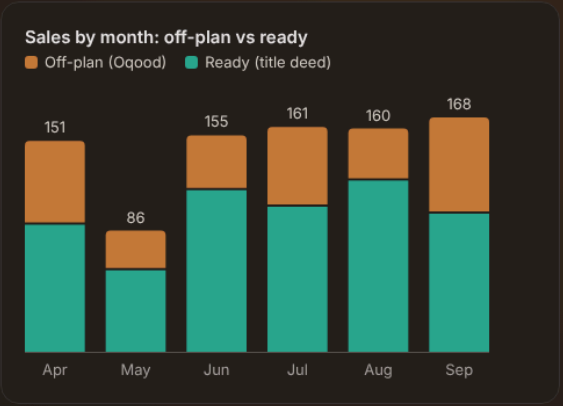
Yazdan Properties

COMMUNITY REPORT

Dubai Hills

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
171	AED 2,384	5.5%
−33.2% on last year	+5.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai 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

Dubai Hills recorded 171 sales worth AED 1.12B in September 2026, down 33.2% on Sep 2025. The median sale was AED 2,450,000 at AED 2,384 per sq ft, and off-plan took 39.8% of the month. Every figure comes from Dubai Land Department records.

SALES

171

▲ +6.2% MoM

▼ −33.2% YoY

MEDIAN PRICE

AED 2.45M

▲ +2.1% MoM

▼ −4.7% YoY

PRICE PER SQ FT

AED 2,384

▲ +5.9% MoM

▲ +5.9% YoY

OFF-PLAN SHARE

39.8%

of Sep 2026 sales

MEDIAN RENT

AED 135,000

per year, 2,743 contracts, 3 months

GROSS YIELD

5.5%

rent over sale price

Dubai Land Department records Dubai Hills Estate under the district Hadaeq Sheikh Mohammed Bin Rashid, which also takes in other parts of Mohammed Bin Rashid City. Treat the figures as a guide to the wider 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	59	92	2	153	38.6%
May 2026	27	59	1	87	31%
Jun 2026	38	117	1	156	24.4%
Jul 2026	56	105	2	163	34.4%
Aug 2026	36	124	1	161	22.4%
Sep 2026	68	100	3	171	39.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**284**	**597**	**10**	**891**	**31.9%**

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	739	268	471	36.3%	AED 2,050,000	AED 2,260
Villas and townhouses	91	1	90	1.1%	AED 5,900,000	AED 2,031

Source: DLD-registered sales, 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 2,251	161	+5.9%
3 months	Jun 2026	AED 2,209	156	+7.9%
6 months	Mar 2026	AED 2,438	166	−2.2%
12 months	Sep 2025	AED 2,252	256	+5.9%

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 2,426	923	
Q4 2025	AED 2,399	685	−1.1%
Q1 2026	AED 2,459	719	+2.5%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 2,339	396	−4.9%
Q3 2026	AED 2,279	495	−2.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,384 per sq ft from 171 sales.

Rents and yield

2,743 Ejari rent contracts were registered in the three months to the end of September 2026: 1,999 new leases and 744 renewals. The median annual rent was AED 135,000. Set against the median sale price, that is a gross yield of 5.5%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 105,000	9,015
Villas and townhouses	AED 283,868	3,770

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	60	35.1%
2-bed	49	28.7%
3-bed	37	21.6%
Other / not stated	18	10.5%
Studio	4	2.3%
4-bed	2	1.2%
5-bed	1	0.6%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	1.2%
AED 500-750K	2.3%	0%
AED 750K-1M	0%	1.9%
AED 1-1.5M	8.8%	13.7%
AED 1.5-2M	21.6%	18%
AED 2-3M	26.9%	29.2%
AED 3-5M	24.6%	19.9%
AED 5-10M	8.2%	8.1%
AED 10M+	7.6%	8.1%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Vida Residences Hillside	17	AED 4,409,700
Club Place	11	AED 2,190,000
Palace Residences Hillside A	10	AED 4,875,390
Golf Residences by Fortimo	10	AED 1,940,000
399 Hills Park B	9	AED 2,574,186

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
Dubai Hills Estate	4,288	78.1%	Rosehill, Vida Residences Club Point, Vida Residences Hillside
Mag Eye Real Estate Development - Fz	264	4.8%	MAG EYE Phase 1

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
MAG Park Real Estate Development L.L.C-FZ	211	3.8%	Keturah Reserve
City View Real Estate Development	162	2.9%	City View Dubai Hills Residences
Eden Hills	143	2.6%	Eden Hills

What the numbers say

- The median price per sq ft is 5.9% higher than in Sep 2025 (AED 2,384 against AED 2,252). 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 31.9% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.5%.
- The best-selling project in September 2026 was Vida Residences Hillside with 17 sales.

Common questions

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

The median sale in Dubai Hills in September 2026 was AED 2,384 per sq ft across 171 DLD-recorded sales, 5.9% higher than a year earlier.

Is Dubai Hills mostly off-plan or ready?

Over the six months to September 2026, 31.9% of Dubai Hills sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Hills?

Gross yield on DLD figures was 5.5% in September 2026: the median annual rent of AED 135,000 over the median sale price.

More on Dubai Hills

- Dubai Hills area guide: prices, rents and yields
- Dubai Hills rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Dubai 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 Hadaeq Sheikh Mohammed Bin Rashid: 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.