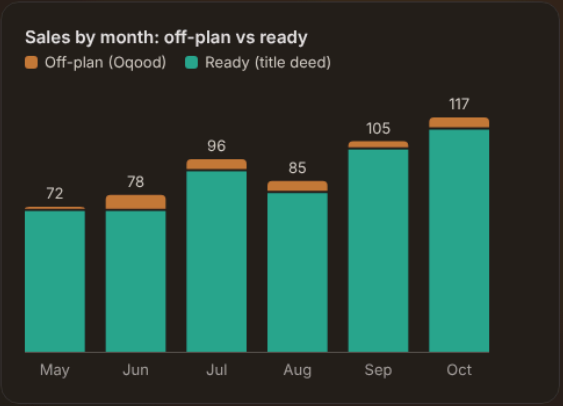
Yazdan Properties

COMMUNITY REPORT

DAMAC Hills 2

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
121	AED 1,151	4.5%
−10.4% on last year	+11.2% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Hills 2 Property Market Report

October 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 licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

DAMAC Hills 2 recorded 121 sales worth AED 237.81M in October 2026, down 10.4% on Oct 2025. The median sale was AED 2,000,000 at AED 1,151 per sq ft, and off-plan took 4.1% of the month. Every figure comes from Dubai Land Department records.

SALES

121

▲ +14.2% MoM

▼ −10.4% YoY

MEDIAN PRICE

AED 2M

▲ +26.6% MoM

▲ +36.1% YoY

PRICE PER SQ FT

AED 1,151

▲ +12.6% MoM

▲ +11.2% YoY

OFF-PLAN SHARE

4.1%

of Oct 2026 sales

MEDIAN RENT

AED 90,000

per year, 1,655 contracts, 3 months

GROSS YIELD

4.5%

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
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%
Oct 2026	5	112	4	121	4.1%
Six months	**26**	**527**	**15**	**568**	**4.6%**

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

By property type

The same split by property type, over the six months to 27 November 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	77	29	48	37.7%	AED 610,000	AED 1,155

Source: DLD-registered sales, the six months to 27 November 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 October 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 OCT 2026
1 month	Sep 2026	AED 1,022	106	+12.6%
3 months	Jul 2026	AED 1,022	100	+12.6%
6 months	Apr 2026	AED 1,098	76	+4.8%
12 months	Oct 2025	AED 1,035	135	+11.2%

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

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q4 2025	AED 1,003	384	
Q1 2026	AED 1,045	264	+4.2%
Q2 2026	AED 1,072	230	+2.6%
Q3 2026	AED 1,043	293	−2.7%
Q4 2026	AED 1,151	121	+10.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,151 per sq ft from 121 sales.

Rents and yield

1,655 Ejari rent contracts were registered in the three months to the end of October 2026: 1,076 new leases and 579 renewals. The median annual rent was AED 90,000. Set against the median sale price, that is a gross yield of 4.5%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 41,000	878
Villas and townhouses	AED 94,000	8,921

Source: DLD Ejari contracts, 24 months to 27 November 2026. Gross yield is before service charges, fees and empty months.

What sold in October 2026

LAYOUT	SALES	SHARE
Other / not stated	109	90.1%
Studio	5	4.1%
1-bed	4	3.3%
2-bed	3	2.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	2.5%	2.8%
AED 500-750K	5.8%	4.7%
AED 750K-1M	2.5%	17.9%
AED 1-1.5M	16.5%	22.6%
AED 1.5-2M	21.5%	21.7%
AED 2-3M	44.6%	26.4%
AED 3-5M	5.8%	3.8%

PRICE BAND	OCT 2026	SEP 2026
AED 5-10M	0.8%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Damac Hills (2) - Violet 4	27	AED 2,140,790
Damac Hills (2) - Camelia	9	AED 1,950,000
Damac Hills (2) - Violet	6	AED 1,890,840
Damac Hills (2) - Verona	5	AED 2,050,000
Damac Hills (2) - Zinnia	5	AED 2,261,760

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	3,393	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 11.2% higher than in Oct 2025 (AED 1,151 against AED 1,035). 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 4.6% 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 4.5%.
- The best-selling project in October 2026 was Damac Hills (2) - Violet 4 with 27 sales.

Common questions

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

The median sale in DAMAC Hills 2 in October 2026 was AED 1,151 per sq ft across 121 DLD-recorded sales, 11.2% higher than a year earlier.

Is DAMAC Hills 2 mostly off-plan or ready?

Over the six months to October 2026, 4.6% 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 4.5% in October 2026: the median annual rent of AED 90,000 over the median sale price.

Off-plan projects selling in DAMAC Hills 2

Developer prices, payment plans and handover dates for projects launching or selling now:

- Elo 2 by DAMAC Properties, from AED 1.33M, handover Q2 2027
- Elo 3 by DAMAC Properties, from AED 800K, handover Q3 2027
- Elo by DAMAC Properties, from AED 685K, handover Q4 2026
- Viridis by DAMAC Properties, from AED 637K, handover Q2 2019

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, October 2026
- Dubai property rankings, October 2026: yields, prices and rents by area
- Dubai off-plan projects: prices and payment plans
- 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.

Book a 30-minute advisory call →

Prefer WhatsApp? **Chat with us on WhatsApp**

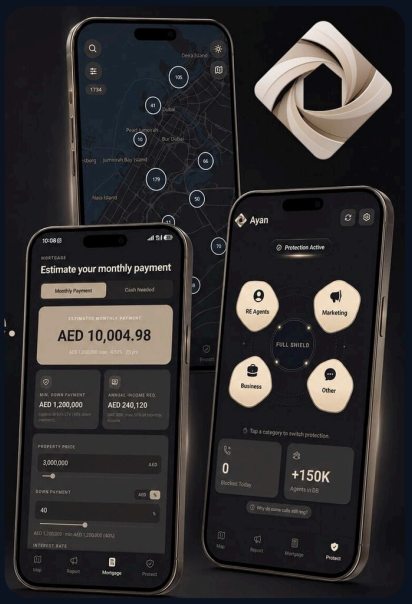
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About these figures. Every number comes from Dubai Land Department records for the DLD district Madinat Hind 4: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 27 November 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.