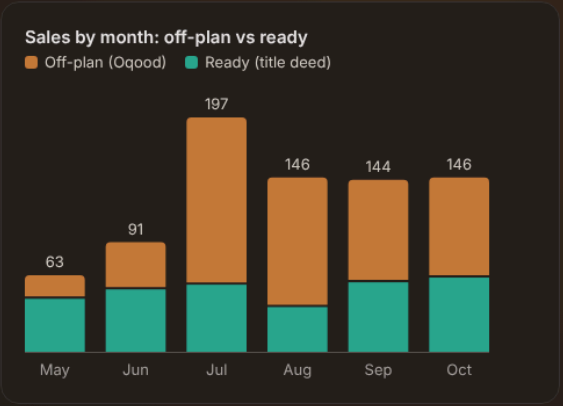
Yazdan Properties

COMMUNITY REPORT

DAMAC Hills

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
147	AED 1,678	5.7%
−15.5% on last year	−2.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Hills 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 recorded 147 sales worth AED 279.77M in October 2026, down 15.5% on Oct 2025. The median sale was AED 1,233,100 at AED 1,678 per sq ft, and off-plan took 56.5% of the month. Every figure comes from Dubai Land Department records.

SALES

147

▲ +2.1% MoM

▼ −15.5% YoY

MEDIAN PRICE

AED 1.23M

▼ −1.1% MoM

▼ −8.2% YoY

PRICE PER SQ FT

AED 1,678

▼ −2.9% MoM

▼ −2.6% YoY

OFF-PLAN SHARE

56.5%

of Oct 2026 sales

MEDIAN RENT

AED 70,000

per year, 1,527 contracts, 3 months

GROSS YIELD

5.7%

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
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%
Oct 2026	83	63	1	147	56.5%
Six months	**472**	**315**	**3**	**790**	**59.7%**

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	695	499	196	71.8%	AED 1,176,000	AED 1,738
Villas and townhouses	53	0	53	0%	AED 4,800,000	AED 1,304

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 1,729	144	−2.9%
3 months	Jul 2026	AED 1,816	199	−7.6%
6 months	Apr 2026	AED 1,717	76	−2.3%
12 months	Oct 2025	AED 1,723	174	−2.6%

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 1,730	523	
Q1 2026	AED 1,588	280	−8.2%
Q2 2026	AED 1,574	230	−0.9%
Q3 2026	AED 1,785	489	+13.4%
Q4 2026	AED 1,678	147	−6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,678 per sq ft from 147 sales.

Rents and yield

1,527 Ejari rent contracts were registered in the three months to the end of October 2026: 954 new leases and 573 renewals. The median annual rent was AED 70,000. Set against the median sale price, that is a gross yield of 5.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 55,000	5,502
Villas and townhouses	AED 210,000	2,052

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
1-bed	72	49%
Studio	28	19%
Other / not stated	26	17.7%
2-bed	19	12.9%
3-bed	2	1.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	15%	11.8%
AED 750K-1M	15.6%	13.9%
AED 1-1.5M	38.1%	43.1%
AED 1.5-2M	3.4%	4.2%
AED 2-3M	11.6%	7.6%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	10.2%	13.2%
AED 5-10M	5.4%	4.9%
AED 10M+	0.7%	1.4%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Damac District	71	AED 1,228,800
Damac Hills - Carson	12	AED 555,000
Damac Hills - Golf Gate	5	AED 1,580,000
Damac Hills - Golf Gate 2	4	AED 912,070
Damac Hills - Golf Greens 1	4	AED 1,929,275

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	2,693	100%	Damac District, Damac Hills - Golf Greens 2, Damac Hills - Carson

What the numbers say

- The median price per sq ft is 2.6% lower than in Oct 2025 (AED 1,678 against AED 1,723). 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 59.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.7%.
- The best-selling project in October 2026 was Damac District with 71 sales.

Common questions

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

The median sale in DAMAC Hills in October 2026 was AED 1,678 per sq ft across 147 DLD-recorded sales, 2.6% lower than a year earlier.

Is DAMAC Hills mostly off-plan or ready?

Over the six months to October 2026, 59.7% 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 5.7% in October 2026: the median annual rent of AED 70,000 over the median sale price.

Off-plan projects selling in DAMAC Hills

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

- Jasmine by DAMAC Properties, from AED 2.05M, handover Q4 2018
- Damac District Tower B by DAMAC Properties, from AED 1.34M, handover Q3 2029
- Damac District Tower A by DAMAC Properties, from AED 1.33M, handover Q3 2029
- Golf Greens 1 by DAMAC Properties, from AED 1.25M, handover Q1 2027
- Golf Promenade by DAMAC Properties, from AED 1.25M, handover Q4 2017
- Loreto by DAMAC Properties, from AED 923K, handover Q4 2017
- Artesia by DAMAC Properties, from AED 915K, handover Q1 2021
- Golf Terrace by DAMAC Properties, from AED 862K, handover Q4 2016

More on DAMAC Hills

- DAMAC Hills area guide: prices, rents and yields
- DAMAC Hills 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?

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**

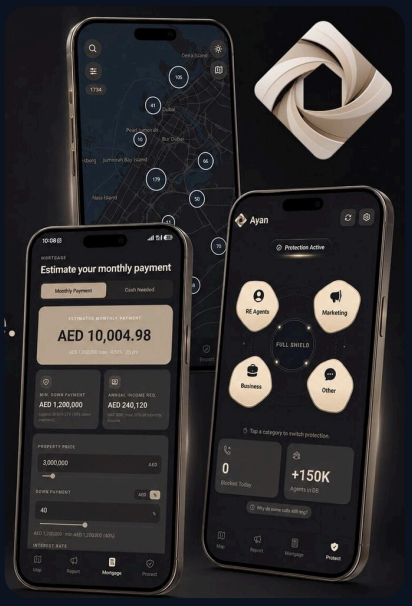
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah Third: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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