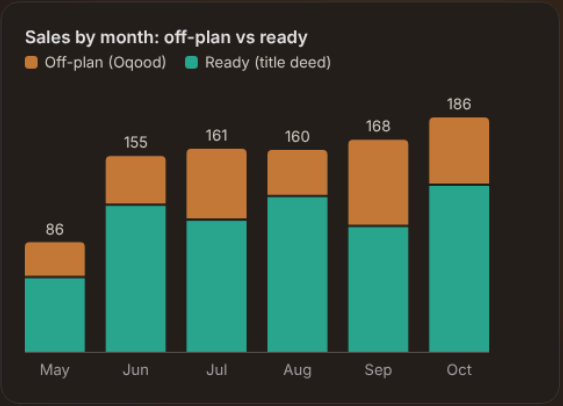
Yazdan Properties

COMMUNITY REPORT

Dubai Hills

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
186	AED 2,304	5.3%
−16.2% on last year	+1.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai 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

Dubai Hills recorded 186 sales worth AED 1.08B in October 2026, down 16.2% on Oct 2025. The median sale was AED 2,465,000 at AED 2,304 per sq ft, and off-plan took 28.5% of the month. Every figure comes from Dubai Land Department records.

SALES

186

▲ +8.8% MoM

▼ −16.2% YoY

MEDIAN PRICE

AED 2.46M

▲ +0.6% MoM

▲ +22.5% YoY

PRICE PER SQ FT

AED 2,304

▼ −3.4% MoM

▲ +1.6% YoY

OFF-PLAN SHARE

28.5%

of Oct 2026 sales

MEDIAN RENT

AED 130,000

per year, 3,010 contracts, 3 months

GROSS YIELD

5.3%

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
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%
Oct 2026	53	133	0	186	28.5%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**278**	**638**	**8**	**924**	**30.1%**

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	816	274	542	33.6%	AED 2,080,858	AED 2,257
Villas and townhouses	97	3	94	3.1%	AED 6,200,000	AED 1,991

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 2,384	171	−3.4%
3 months	Jul 2026	AED 2,233	163	+3.2%
6 months	Apr 2026	AED 2,416	153	−4.6%
12 months	Oct 2025	AED 2,268	222	+1.6%

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 2,399	685	
Q1 2026	AED 2,459	719	+2.5%
Q2 2026	AED 2,339	396	−4.9%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 2,279	495	−2.6%
Q4 2026	AED 2,304	186	+1.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,304 per sq ft from 186 sales.

Rents and yield

3,010 Ejari rent contracts were registered in the three months to the end of October 2026: 2,236 new leases and 774 renewals. The median annual rent was AED 130,000. Set against the median sale price, that is a gross yield of 5.3%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 105,000	9,300
Villas and townhouses	AED 280,000	3,829

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
2-bed	66	35.5%
1-bed	63	33.9%
Other / not stated	26	14%
3-bed	24	12.9%
4-bed	4	2.2%
Studio	3	1.6%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	1.6%	2.3%

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	9.1%	8.8%
AED 1.5-2M	21.5%	21.6%
AED 2-3M	30.1%	26.9%
AED 3-5M	19.9%	24.6%
AED 5-10M	6.5%	8.2%
AED 10M+	11.3%	7.6%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Hillsedge	13	AED 1,786,844
Elvira	11	AED 2,400,000
Parkside Views	10	AED 2,653,444
Ellington House Iii	10	AED 2,475,000
Eden Hills	9	AED 28,900,000

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
Dubai Hills Estate	4,198	77.8%	Rosehill, Vida Residences Hillside, Parkwood
Mag Eye Real Estate Development - Fz	253	4.7%	MAG EYE Phase 1
MAG Park Real Estate Development L.L.C-FZ	215	4%	Keturah Reserve
City View Real Estate Development	162	3%	City View Dubai Hills Residences

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Eden Hills	147	2.7%	Eden Hills

What the numbers say

- The median price per sq ft is 1.6% higher than in Oct 2025 (AED 2,304 against AED 2,268). 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 30.1% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.3%.
- The best-selling project in October 2026 was Hillsedge with 13 sales.

Common questions

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

The median sale in Dubai Hills in October 2026 was AED 2,304 per sq ft across 186 DLD-recorded sales, 1.6% higher than a year earlier.

Is Dubai Hills mostly off-plan or ready?

Over the six months to October 2026, 30.1% 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 5.3% in October 2026: the median annual rent of AED 130,000 over the median sale price.

Off-plan projects selling in Dubai Hills

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

- Acacia Park Heights by Emaar Properties, from AED 3.57M, handover Q1 2020
- Park Horizon by Emaar Properties, from AED 2.95M, handover Q2 2026
- Golf Hillside by Emaar Properties, from AED 2.9M, handover Q4 2027
- Parkside Views by Emaar Properties, from AED 2.76M, handover Q1 2027
- Hyde Residences by CITYVIEW Developments, from AED 2.14M, handover Q2 2027

- Greenside Residence by Emaar Properties, from AED 1.99M, handover Q3 2027
- Lime Gardens by Emaar Properties, from AED 1.75M, handover Q4 2025
- Greencrest by Emaar Properties, from AED 1.74M, handover Q2 2029

More on Dubai Hills

- Dubai Hills area guide: prices, rents and yields
- Dubai 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 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.

Book a 30-minute advisory call →

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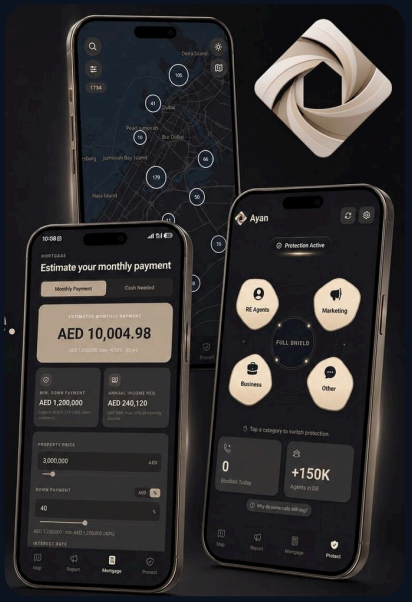
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About these figures. Every number comes from Dubai Land Department records for the DLD district Hadaeq Sheikh Mohammed Bin Rashid: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors.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