

01 / PROPERTY BRIEF

Park Heights II T2

2026-09-05 · Apartment · 670 sqft · 1 beds

HOME PULSE CONCLUSION

Ask what justifies the premium.

The entered price is AED 10,000 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

REGISTERED RANGE

AED 78,000 – AED 90,000

Registered evidence, not a guaranteed sale price.

YOUR ANNUAL RENT

AED 100,000

Input provided for this analysis.

EVIDENCE

119 records

This project · 12 months · quality 85/100

The entered price is AED 10,000 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

SAMPLE · Illustrative inputs, not a live listing.

02 / PRICE & EVIDENCE

Where your rent stands.

This project · 119 selected records

MEDIAN REFERENCE

AED 85,000

Weighted for size and recency.

DIFFERENCE FROM MEDIAN

AED 15,000

17.6%

YOUR PRICE



Weighted 25th–75th percentiles

The band describes selected registrations. It is not your maximum offer or an official valuation.

A CLOSER LOOK AT COMPARABLES

PARK HEIGHTS II

2026-09-05 · 656.9 sqft · New

AED 85,000
PARK HEIGHTS II

2026-08-20 · 656.9 sqft · New

AED 80,000
PARK HEIGHTS II

2026-08-29 · 648.5 sqft · Renew

AED 84,000
PARK HEIGHTS II

2026-09-01 · 645.3 sqft · Renew

AED 85,000

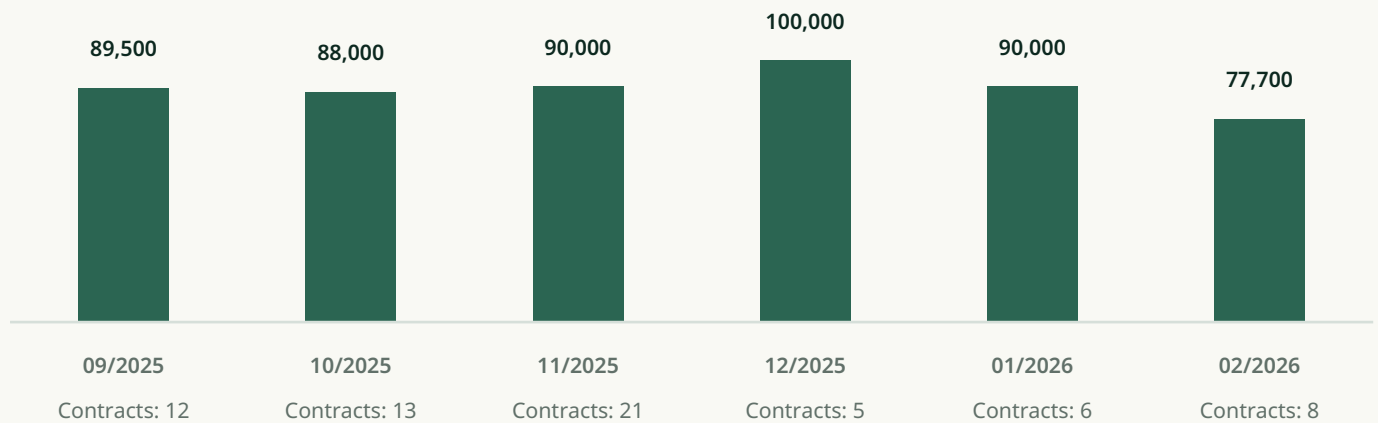
All selected records, identifiers and weights are in the appendix.

03 / MARKET HISTORY

See the records over time.

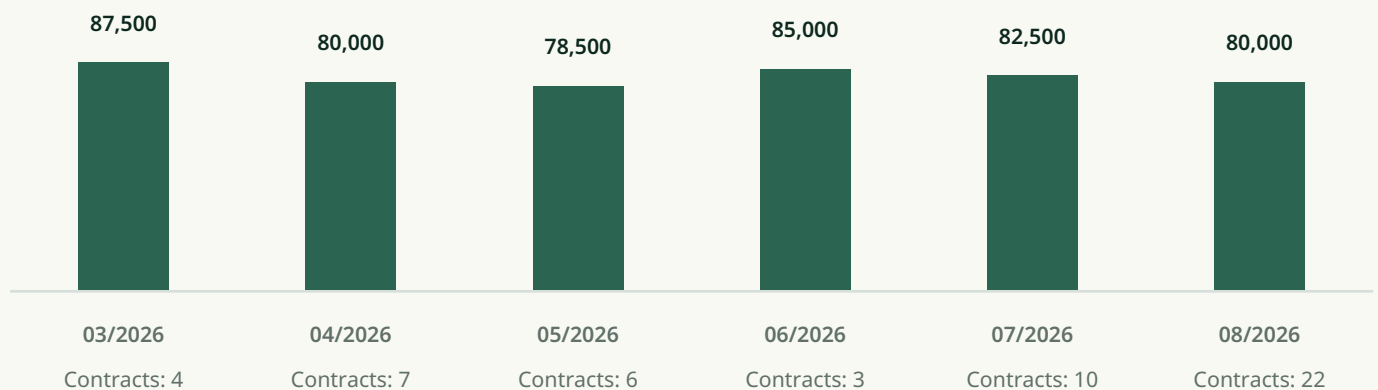
Monthly medians. Each month shows how many sales or rental contracts support the figure.

RENT · AED / YEAR



Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

RENT · AED / YEAR



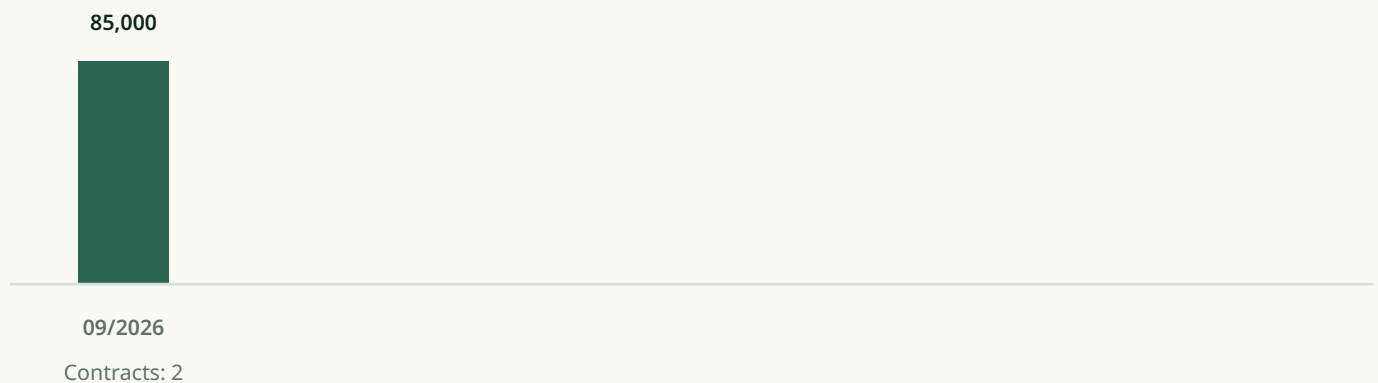
Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

04 / MARKET HISTORY

See the records over time.

Monthly medians. Each month shows how many sales or rental contracts support the figure.

RENT · AED / YEAR



Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

Use history in negotiations

Compare contracts with similar size and registration type. For a renewal, check the official DLD Smart Rental Index for your property separately.

05 / YOUR ECONOMICS

Plan the full rental budget.

Inputs and model assumptions are shown separately. Missing costs remain unknown.

Rental scenario: New contract

ANNUAL RENT

AED 100,000

Entered for this check

FIRST YEAR · NON-REFUNDABLE

AED 124,000

Rent + fees + utilities + moving

Agency and activation

AED 8,000

Annual utilities

AED 12,000

Moving

AED 4,000

Refundable deposit · separate cash

AED 5,000**Renew or move?**

Compare the total first-year cost of each option, payment dates and recoverable deposits. An annual rent comparison alone misses the cost of moving.

<https://dubailand.gov.ae/en/eservices/rental-index/rental-index/>

06 / THE AREA AROUND YOUR PROPERTY

Understand the wider market.

Area snapshot · 2026-09-03

REGISTERED SALES / 12 MONTHS

3,168

Across the cadastral area

EJARI CONTRACTS / 12 MONTHS

4,755

Area total, not this building

REGISTERED PROJECTS

34

Active at the snapshot date

FUTURE UNIT PIPELINE

8,989

Timing and delivery are not guaranteed

What this changes for you

Use contract activity to identify areas worth checking, then compare the actual building, commute and all-in rent. Area totals cannot establish a fair rent for this unit.

Area statistics include a wider property mix than your valuation sample. Keep these two levels separate when negotiating. Explore current area comparisons for free in Home Pulse.

07 / ACTION PLAN

Turn the evidence into questions.

Take this page to your next conversation.

01 Resolve the price question

The entered price is AED 10,000 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

02 Confirm the costs

Request payment dates, deposits, commissions and included services. Compare the full first-year budget.

03 Inspect and verify

Check condition, usable area, view, noise, owner/agent authority, unit identity and occupancy. The report has not verified title or legal clearance.

04 Set conditions for proceeding

Proceed only when the property identity, costs, documents and payment terms are clear. Resolve material discrepancies before a non-refundable commitment.

08 / METHOD & SOURCES

Know what supports the conclusion.

A dated snapshot of registered market evidence.

MATCHING SCOPE

This project

119 / 124 candidates

EVIDENCE QUALITY INDEX

85/100

Internal index, not accuracy probability

Period	12 months
Size tolerance	15.0%
Outliers excluded	2
Area data as of	2026-09-03

The weighted 25th–75th percentiles and median use the selected records and their size/recency weights. The quality index reflects sample size, scope, tolerance and age. Monthly history uses unweighted medians and can include a different sample. Area totals do not establish individual-property certainty.

Dubai Land Department / Data Dubai

<https://dubailand.gov.ae/en/open-data/real-estate-data/>

09 / EVIDENCE APPENDIX

Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
1. 2026-09-05 · CRT2137029966 PARK HEIGHTS II · New	AED 85,000 656.9 sqft · w=0.943
2. 2026-09-01 · CRT2136831056 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.889
3. 2026-08-29 · CNT2137022085 PARK HEIGHTS II · Renew	AED 84,000 648.5 sqft · w=0.896
4. 2026-08-28 · CRT2136968976 PARK HEIGHTS II · Renew	AED 75,000 645.3 sqft · w=0.882
5. 2026-08-28 · CRT2136935136 PARK HEIGHTS II · Renew	AED 82,000 645.4 sqft · w=0.882
6. 2026-08-26 · CNT2136912436 PARK HEIGHTS II · New	AED 75,000 645.2 sqft · w=0.878
7. 2026-08-25 · CRT2136929336 PARK HEIGHTS II · New	AED 88,000 645.5 sqft · w=0.878
8. 2026-08-25 · CRT2136923812 PARK HEIGHTS II · Renew	AED 90,000 645.3 sqft · w=0.877
9. 2026-08-25 · CNT2136926751 PARK HEIGHTS II · New	AED 84,000 645.2 sqft · w=0.876
10. 2026-08-22 · CRT2136925466 PARK HEIGHTS II · Renew	AED 80,000 645.3 sqft · w=0.872
11. 2026-08-22 · CRT2136817435 PARK HEIGHTS II · New	AED 90,000 644.7 sqft · w=0.869
12. 2026-08-22 · CNT2136755310 PARK HEIGHTS II · New	AED 72,000 644.7 sqft · w=0.869
13. 2026-08-20 · CRT2136775046 PARK HEIGHTS II · New	AED 80,000 656.9 sqft · w=0.915

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Selected rental contracts

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DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

14. 2026-08-20 · CRT2136880806
PARK HEIGHTS II · New

AED 81,000
645.3 sqft · w=0.868

15. 2026-08-17 · CRT2136826646
PARK HEIGHTS II · Renew

AED 78,000
645.9 sqft · w=0.866

16. 2026-08-15 · CRT2136892136
PARK HEIGHTS II · Renew

AED 82,000
648.5 sqft · w=0.873

17. 2026-08-13 · CRT2136670866
PARK HEIGHTS II · Renew

AED 90,000
644.7 sqft · w=0.855

18. 2026-08-08 · CRT2136107082
PARK HEIGHTS II · Renew

AED 71,400
645.3 sqft · w=0.849

19. 2026-08-01 · CRT2136648306
PARK HEIGHTS II · Renew

AED 79,000
656.9 sqft · w=0.882

20. 2026-08-01 · CRT2136652276
PARK HEIGHTS II · New

AED 80,000
645.4 sqft · w=0.838

21. 2026-08-01 · CRT2136306676
PARK HEIGHTS II · New

AED 75,000
645.4 sqft · w=0.838

22. 2026-08-01 · CNT2136625498
PARK HEIGHTS II · New

AED 78,000
657.1 sqft · w=0.883

23. 2026-08-01 · CNT2136517195
PARK HEIGHTS II · Renew

AED 73,920
645.3 sqft · w=0.838

24. 2026-08-01 · CNT2136488459
PARK HEIGHTS II · New

AED 77,000
644.9 sqft · w=0.836

25. 2026-07-28 · CRT2136551696
PARK HEIGHTS II · New

AED 75,000
644.7 sqft · w=0.829

26. 2026-07-27 · CNT2136551774
PARK HEIGHTS II · New

AED 80,000
645.3 sqft · w=0.830

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DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
27. 2026-07-25 · CNT2136545874 PARK HEIGHTS II · Renew	AED 80,000 656.9 sqft · w=0.871
28. 2026-07-24 · CNT2136546715 PARK HEIGHTS II · New	AED 77,000 645.3 sqft · w=0.825
29. 2026-07-22 · CNT2136334430 PARK HEIGHTS II · Renew	AED 90,000 645.3 sqft · w=0.822
30. 2026-07-06 · CNT2136294013 PARK HEIGHTS II · New	AED 95,000 644.7 sqft · w=0.795
31. 2026-07-02 · CNT2136236195 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.791
32. 2026-07-01 · CNT2136103494 PARK HEIGHTS II · New	AED 75,000 645.4 sqft · w=0.790
33. 2026-07-01 · CNT2136295062 PARK HEIGHTS II · New	AED 90,000 646.4 sqft · w=0.794
34. 2026-07-01 · CNT2136255549 PARK HEIGHTS II · Renew	AED 85,000 648.5 sqft · w=0.801
35. 2026-06-30 · CNT2136171715 PARK HEIGHTS II · New	AED 73,795 645.3 sqft · w=0.788
36. 2026-06-25 · CNT2136400674 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.781
37. 2026-06-22 · CNT2135900775 PARK HEIGHTS II · New	AED 89,250 645.3 sqft · w=0.776
38. 2026-05-24 · CNT2135945741 PARK HEIGHTS II · Renew	AED 72,000 645.3 sqft · w=0.735
39. 2026-05-15 · CNT2135782171 PARK HEIGHTS II · Renew	AED 67,037 645.3 sqft · w=0.722

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Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

40. 2026-05-10 · CNT2135697334
PARK HEIGHTS II · Renew

AED 67,997
645.3 sqft · w=0.716

41. 2026-05-06 · CNT2135754079
PARK HEIGHTS II · New

AED 90,000
645.4 sqft · w=0.710

42. 2026-05-05 · CNT2135936988
PARK HEIGHTS II · Renew

AED 85,000
645.3 sqft · w=0.709

43. 2026-05-01 · CNT2135307615
PARK HEIGHTS II · New

AED 85,000
644.7 sqft · w=0.701

44. 2026-04-27 · CNT2135968159
PARK HEIGHTS II · Renew

AED 80,000
645.3 sqft · w=0.698

45. 2026-04-27 · CNT2134994225
PARK HEIGHTS II · Renew

AED 85,000
648.1 sqft · w=0.707

46. 2026-04-21 · CNT2134499736
PARK HEIGHTS II · New

AED 72,450
645.3 sqft · w=0.690

47. 2026-04-17 · CNT2135549211
PARK HEIGHTS II · New

AED 100,000
648.5 sqft · w=0.695

48. 2026-04-13 · CNT2135381215
PARK HEIGHTS II · New

AED 65,148
645.3 sqft · w=0.680

49. 2026-04-10 · CNT2136069083
PARK HEIGHTS II · Renew

AED 69,300
645.3 sqft · w=0.676

50. 2026-04-10 · CNT2135332095
PARK HEIGHTS II · New

AED 88,000
644.7 sqft · w=0.674

51. 2026-03-17 · CNT2134963005
PARK HEIGHTS II · Renew

AED 96,000
645.3 sqft · w=0.646

52. 2026-03-11 · CNT2134889218
PARK HEIGHTS II · Renew

AED 85,000
645.3 sqft · w=0.638

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DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
53. 2026-03-06 · CNT2135113212 PARK HEIGHTS II · Renew	AED 78,000 645.2 sqft · w=0.632
54. 2026-03-01 · CNT2134891620 PARK HEIGHTS II · New	AED 90,000 644.9 sqft · w=0.625
55. 2026-02-28 · CNT2134710796 PARK HEIGHTS II · Renew	AED 68,607 645.3 sqft · w=0.625
56. 2026-02-25 · CNT2135838099 PARK HEIGHTS II · New	AED 73,500 645.9 sqft · w=0.624
57. 2026-02-25 · CNT2134787132 PARK HEIGHTS II · New	AED 90,000 645.3 sqft · w=0.622
58. 2026-02-17 · CNT2134593092 PARK HEIGHTS II · Renew	AED 86,500 644.7 sqft · w=0.611
59. 2026-02-17 · CNT2134606620 PARK HEIGHTS II · Renew	AED 66,000 657.1 sqft · w=0.646
60. 2026-02-15 · CNT2134729111 PARK HEIGHTS II · Renew	AED 81,900 645.3 sqft · w=0.610
61. 2026-02-09 · CNT2134188722 PARK HEIGHTS II · Renew	AED 66,000 645.3 sqft · w=0.603
62. 2026-02-01 · CNT2134448464 PARK HEIGHTS II · Renew	AED 96,000 645.3 sqft · w=0.594
63. 2026-01-31 · CNT2134568700 PARK HEIGHTS II · Renew	AED 90,000 645.4 sqft · w=0.593
64. 2026-01-29 · CNT2134436527 PARK HEIGHTS II · New	AED 88,000 645.3 sqft · w=0.591
65. 2026-01-20 · CNT2135423930 PARK HEIGHTS II · New	AED 90,000 645.4 sqft · w=0.581

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Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
66. 2026-01-19 · CRT2133520558 PARK HEIGHTS II · Renew	AED 90,270 645.3 sqft · w=0.580
67. 2026-01-17 · CNT2134243956 PARK HEIGHTS II · Renew	AED 96,000 648.5 sqft · w=0.586
68. 2026-01-07 · CNT2134064779 PARK HEIGHTS II · New	AED 87,000 656.9 sqft · w=0.597
69. 2025-12-15 · CRT2133726816 PARK HEIGHTS II · Renew	AED 105,000 645.3 sqft · w=0.542
70. 2025-12-04 · CRT2133727456 PARK HEIGHTS II · New	AED 92,000 645.4 sqft · w=0.531
71. 2025-12-01 · CNT2133659764 PARK HEIGHTS II · New	AED 95,000 645.3 sqft · w=0.528
72. 2025-12-01 · CRT2133466092 PARK HEIGHTS II · Renew	AED 100,000 645.4 sqft · w=0.528
73. 2025-12-01 · CNT2133695464 PARK HEIGHTS II · New	AED 105,000 646.4 sqft · w=0.531
74. 2025-11-30 · CNT2134685876 PARK HEIGHTS II · Renew	AED 84,000 648.5 sqft · w=0.535
75. 2025-11-28 · CNT2133596426 PARK HEIGHTS II · New	AED 89,000 645.2 sqft · w=0.525
76. 2025-11-27 · CRT2133608526 PARK HEIGHTS II · New	AED 105,000 644.7 sqft · w=0.523
77. 2025-11-21 · CRT2133589986 PARK HEIGHTS II · New	AED 110,000 644.7 sqft · w=0.517
78. 2025-11-20 · CNT2132611043 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.517

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Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
79. 2025-11-19 · CRT2133510876 PARK HEIGHTS II · New	AED 93,000 645.3 sqft · w=0.516
80. 2025-11-18 · CRT2133418966 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.515
81. 2025-11-18 · CRT2133578862 PARK HEIGHTS II · Renew	AED 110,000 648.1 sqft · w=0.522
82. 2025-11-17 · CRT2133497445 PARK HEIGHTS II · Renew	AED 85,000 656.9 sqft · w=0.542
83. 2025-11-15 · CRT2133492246 PARK HEIGHTS II · New	AED 90,000 656.9 sqft · w=0.540
84. 2025-11-13 · CRT2133617446 PARK HEIGHTS II · Renew	AED 68,076 645.4 sqft · w=0.511
85. 2025-11-13 · CNT2133565898 PARK HEIGHTS II · Renew	AED 90,000 645.3 sqft · w=0.510
86. 2025-11-12 · CNT2133462061 PARK HEIGHTS II · New	AED 90,000 645.3 sqft · w=0.509
87. 2025-11-10 · CNT2133341164 PARK HEIGHTS II · New	AED 90,000 645.3 sqft · w=0.507
88. 2025-11-10 · CNT2133461289 PARK HEIGHTS II · Renew	AED 84,000 644.7 sqft · w=0.506
89. 2025-11-10 · CRT2133304456 PARK HEIGHTS II · New	AED 85,000 648.5 sqft · w=0.515
90. 2025-11-10 · CNT2133541026 PARK HEIGHTS II · Renew	AED 84,000 656.9 sqft · w=0.535
91. 2025-11-06 · CNT2133503927 PARK HEIGHTS II · Renew	AED 91,350 645.4 sqft · w=0.504

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Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

92. 2025-11-05 · CRT2133323386
PARK HEIGHTS II · New

AED 90,000
645.3 sqft · w=0.503

93. 2025-11-01 · CNT2132778566
PARK HEIGHTS II · Renew

AED 88,000
645.3 sqft · w=0.499

94. 2025-11-01 · CRT2133268986
PARK HEIGHTS II · New

AED 95,000
645.9 sqft · w=0.500

95. 2025-10-31 · CRT2133265086
PARK HEIGHTS II · New

AED 90,000
645.3 sqft · w=0.498

96. 2025-10-31 · CRT2133318846
PARK HEIGHTS II · New

AED 110,000
645.3 sqft · w=0.498

97. 2025-10-29 · CRT2132351636
PARK HEIGHTS II · Renew

AED 105,000
645.3 sqft · w=0.496

98. 2025-10-20 · CRT2132778491
PARK HEIGHTS II · Renew

AED 85,000
648.5 sqft · w=0.495

99. 2025-10-18 · CRT2132895446
PARK HEIGHTS II · Renew

AED 85,000
657.1 sqft · w=0.512

100. 2025-10-16 · CRT2132996146
PARK HEIGHTS II · New

AED 80,000
648.4 sqft · w=0.491

101. 2025-10-12 · CRT2132914246
PARK HEIGHTS II · New

AED 87,000
645.3 sqft · w=0.480

102. 2025-10-10 · CRT2133025716
PARK HEIGHTS II · Renew

AED 85,000
645.3 sqft · w=0.478

103. 2025-10-10 · CNT2132972569
PARK HEIGHTS II · New

AED 88,000
645.3 sqft · w=0.478

104. 2025-10-09 · CRT2133129916
PARK HEIGHTS II · Renew

AED 95,000
645.3 sqft · w=0.477

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Selected rental contracts

119 records retained in full

DATE / ID / PROPERTY	AMOUNT / SIZE / WEIGHT
105. 2025-10-08 · CNT2132921228 PARK HEIGHTS II · New	AED 85,000 656.9 sqft · w=0.502
106. 2025-10-08 · CRT2133193606 PARK HEIGHTS II · New	AED 102,000 645.3 sqft · w=0.477
107. 2025-10-03 · CRT2132813156 PARK HEIGHTS II · New	AED 105,000 645.3 sqft · w=0.472
108. 2025-09-29 · CRT2132720646 PARK HEIGHTS II · Renew	AED 84,621 645.3 sqft · w=0.469
109. 2025-09-27 · CRT2132796166 PARK HEIGHTS II · New	AED 88,000 657.1 sqft · w=0.492
110. 2025-09-20 · CNT2132713608 PARK HEIGHTS II · New	AED 95,000 656.9 sqft · w=0.485
111. 2025-09-19 · CNT2132701716 PARK HEIGHTS II · New	AED 100,000 645.3 sqft · w=0.460
112. 2025-09-16 · CNT2132650138 PARK HEIGHTS II · New	AED 100,000 645.3 sqft · w=0.457
113. 2025-09-16 · CRT2132922976 PARK HEIGHTS II · Renew	AED 85,000 645.3 sqft · w=0.457
114. 2025-09-15 · CRT2132627716 PARK HEIGHTS II · Renew	AED 80,000 656.9 sqft · w=0.481
115. 2025-09-13 · CRT2132754106 PARK HEIGHTS II · New	AED 90,000 645.3 sqft · w=0.454
116. 2025-09-11 · CRT2132583226 PARK HEIGHTS II · New	AED 89,000 645.3 sqft · w=0.453
117. 2025-09-10 · CNT2132936064 PARK HEIGHTS II · Renew	AED 77,000 645.3 sqft · w=0.452

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Selected rental contracts

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DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

118. 2025-09-06 · CNT2132459188

PARK HEIGHTS II · New

AED 100,000

645.2 sqft · w=0.448

119. 2025-09-06 · CRT2132544386

PARK HEIGHTS II · Renew

AED 110,000

645.3 sqft · w=0.448