

## JVC February Market Report

## Apartments

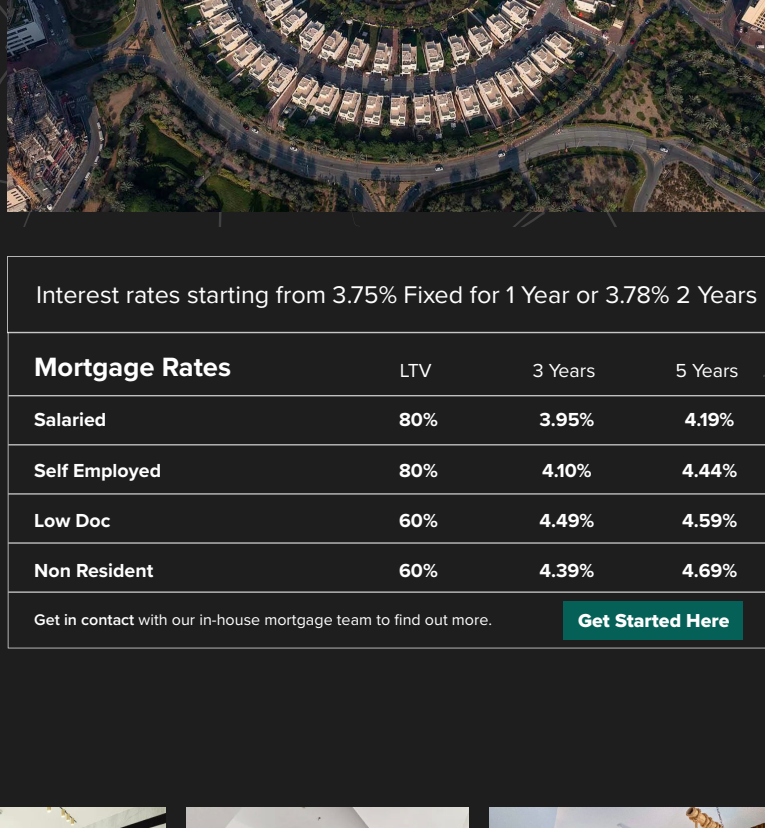
Award-Winning Visibility &amp; Market Demand on Bayut &amp; Property Finder



## NEWS

## JVC Rental and Ready Move In Apartments

Ready apartments, including studios and 1-2-bedroom units in buildings such as Crystal Residence, continue to attract families and professionals seeking convenient, modern living. With amenities including gyms, swimming pools and children's play areas, JVC provides a well-rounded lifestyle, strong occupancy levels, and appealing buy-to-let investment.



## NEWS

## White &amp; Co.

At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 2 Years

| Mortgage Rates                                                   | LTV | 3 Years | 5 Years                          |
|------------------------------------------------------------------|-----|---------|----------------------------------|
| Salaried                                                         | 80% | 3.95%   | 4.19%                            |
| Self Employed                                                    | 80% | 4.10%   | 4.44%                            |
| Low Doc                                                          | 60% | 4.49%   | 4.69%                            |
| Non Resident                                                     | 60% | 4.39%   | 4.69%                            |
| Get in contact with our in-house mortgage team to find out more. |     |         |                                  |
|                                                                  |     |         | <a href="#">Get Started Here</a> |

## Hot Properties for Sale

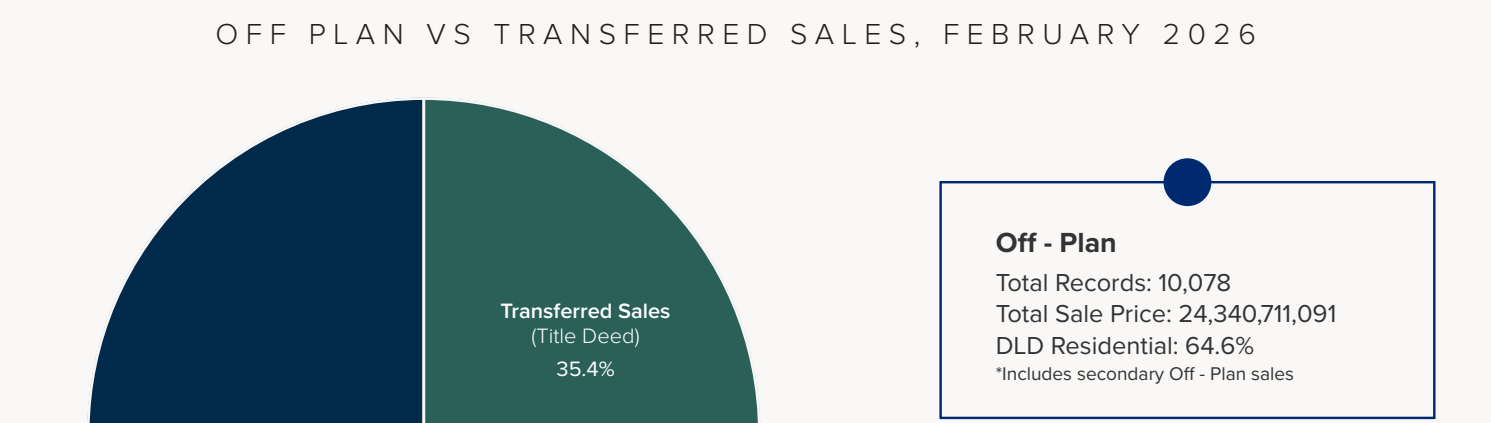
|                                              |                                                     |                                                     |                                                 |                                               |
|----------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-----------------------------------------------|
|                                              |                                                     |                                                     |                                                 |                                               |
| <b>The Weave,</b><br>Jumeirah Village Circle | <b>FIVE at Jumeirah,</b><br>Jumeirah Village Circle | <b>Binghatti Corner,</b><br>Jumeirah Village Circle | <b>Hameni Tower,</b><br>Jumeirah Village Circle | <b>Villa Myra,</b><br>Jumeirah Village Circle |
| <b>AED 2,890,000</b>                         | <b>AED 3,100,000</b>                                | <b>AED 3,150,000</b>                                | <b>AED 3,599,999</b>                            | <b>AED 4,500,000</b>                          |
| 3 Bed 3 Bath 1,822 sqft                      | 2 Bed 2 Bath 2,778 sqft                             | 2 Bed 3 Bath 2,020 sqft                             | 3 Bed 3 Bath 2,227 sqft                         | 4 Bed 6 Bath 3,346 sqft                       |

## Recent White &amp; Co. Sales

|                                                       |                                                 |                                                      |                                                            |                                                      |
|-------------------------------------------------------|-------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------|
|                                                       |                                                 |                                                      |                                                            |                                                      |
| <b>Central Park Tower,</b><br>Jumeirah Village Circle | <b>Hameni Tower,</b><br>Jumeirah Village Circle | <b>Binghatti Phoenix,</b><br>Jumeirah Village Circle | <b>Oakley Square Residence,</b><br>Jumeirah Village Circle | <b>H Three By Aurora,</b><br>Jumeirah Village Circle |
| <b>AED 735,000</b>                                    | <b>AED 1,250,000</b>                            | <b>AED 1,290,000</b>                                 | <b>AED 1,430,000</b>                                       | <b>AED 1,525,000</b>                                 |
| 1 Bed 2 Bath 620 sqft                                 | 1 Bed 2 Bath 923 sqft                           | 1 Bed 2 Bath 760 sqft                                | 1 Bed 2 Bath 801 sqft                                      | 1 Bed 2 Bath 876 sqft                                |

## Dubai House Price Timeline

JANUARY 2026



-0.39%

MoM Change

-0.98%

QoQ Change

+12.29%

YoY Change

AED 1,667

Average Price/SQFT

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community        | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 4 Bed      | 5 Bed      | 6 Bed      |
|------------------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Al Furjan        | 594,979   | 1,048,973 | 1,670,208 | 2,302,385 | -          | -          | -          |
| Arjan            | 621,552   | 995,750   | 1,405,923 | 2,000,000 | -          | -          | -          |
| Business Bay     | 1,028,768 | 1,605,473 | 2,627,158 | 7,257,260 | 6,808,472  | -          | -          |
| Creek            | -         | 1,825,606 | 2,918,665 | 4,213,594 | 10,000,000 | -          | -          |
| Downtown         | 1,295,444 | 2,135,409 | 3,887,476 | 6,340,441 | 20,750,000 | 20,000,000 | 24,000,000 |
| Dubai Hills      | 1,010,000 | 1,568,612 | 2,652,225 | 3,926,691 | -          | -          | -          |
| Dubai Marina     | 1,138,577 | 1,689,050 | 2,711,247 | 4,399,949 | 5,381,215  | -          | -          |
| Dubai South      | 470,811   | 709,249   | 1,079,000 | 1,583,333 | -          | -          | -          |
| Emaar Beachfront | -         | 2,628,686 | 4,239,200 | 7,755,523 | -          | -          | -          |
| Emaar South      | -         | 1,050,000 | 1,589,091 | 1,856,667 | -          | -          | -          |
| Greens           | 878,000   | 1,442,679 | 2,257,001 | 3,278,096 | -          | -          | -          |
| JBR              | 2,600,000 | 2,131,688 | 3,876,966 | 6,929,978 | 8,771,248  | -          | -          |
| JLT              | 782,061   | 1,228,338 | 2,140,920 | 2,906,917 | 2,287,708  | -          | -          |
| JVC              | 612,204   | 1,023,734 | 1,579,737 | 1,976,260 | 2,950,000  | -          | -          |
| Maritime City    | 903,870   | -         | 2,864,230 | -         | -          | -          | -          |
| MBR              | 710,541   | 1,312,644 | 2,102,306 | 4,000,000 | 8,505,720  | -          | -          |
| Palm Jumeirah    | 1,586,659 | 3,626,311 | 5,688,054 | 9,853,361 | 13,225,000 | 51,400,000 | 34,000,000 |
| Sobha Hartland   | 1,008,000 | 1,360,825 | 2,154,155 | 3,689,444 | -          | -          | -          |
| The Cities       | 565,426   | 872,872   | 1,304,038 | 1,651,476 | 3,009,766  | -          | -          |
| Town Square      | 587,273   | 865,000   | 1,352,437 | 2,127,353 | -          | -          | -          |
| Views            | 1,021,000 | 1,935,692 | 3,164,231 | 3,900,000 | -          | -          | -          |

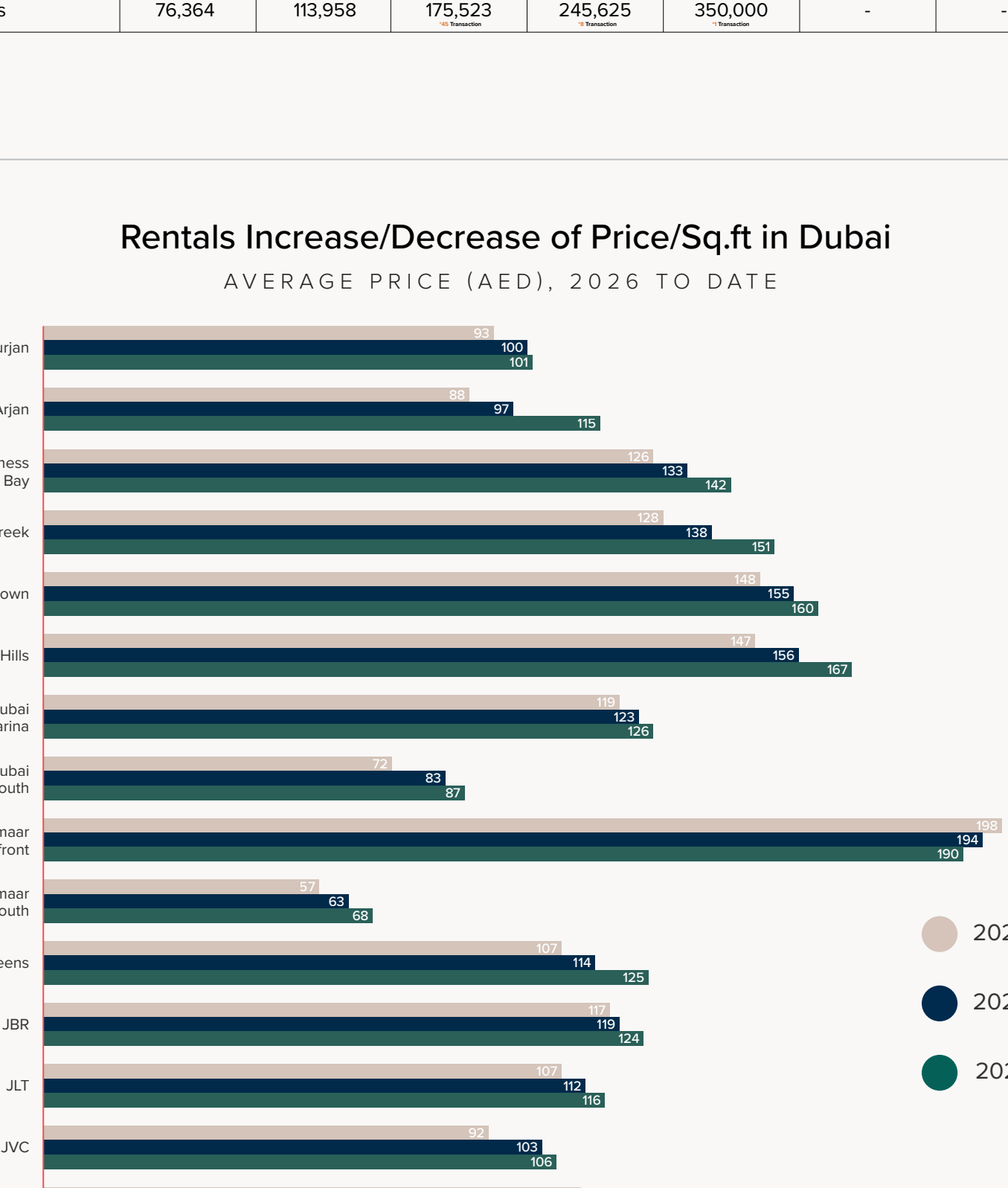
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

FEBRUARY 2026



AED 6,865,617,474

Total Sales Value

## Hot Properties for Rent

|                                                   |                                                       |                                                 |                                                     |                                            |
|---------------------------------------------------|-------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------|--------------------------------------------|
|                                                   |                                                       |                                                 |                                                     |                                            |
| <b>Bloom Towers C,</b><br>Jumeirah Village Circle | <b>Panthoon Elysee II,</b><br>Jumeirah Village Circle | <b>Shamal Waves,</b><br>Jumeirah Village Circle | <b>Binghatti Aurora,</b><br>Jumeirah Village Circle | <b>Luma 22,</b><br>Jumeirah Village Circle |
| <b>AED 52,000</b>                                 | <b>AED 54,000</b>                                     | <b>AED 55,000</b>                               | <b>AED 59,999</b>                                   | <b>AED 70,000</b>                          |
| 1 Bed 1 Bath 372 sqft                             | 1 Bed 1 Bath 395 sqft                                 | 1 Bed 1 Bath 524 sqft                           | 1 Bed 1 Bath 387 sqft                               | 2 Bed 3 Bath 469 sqft                      |

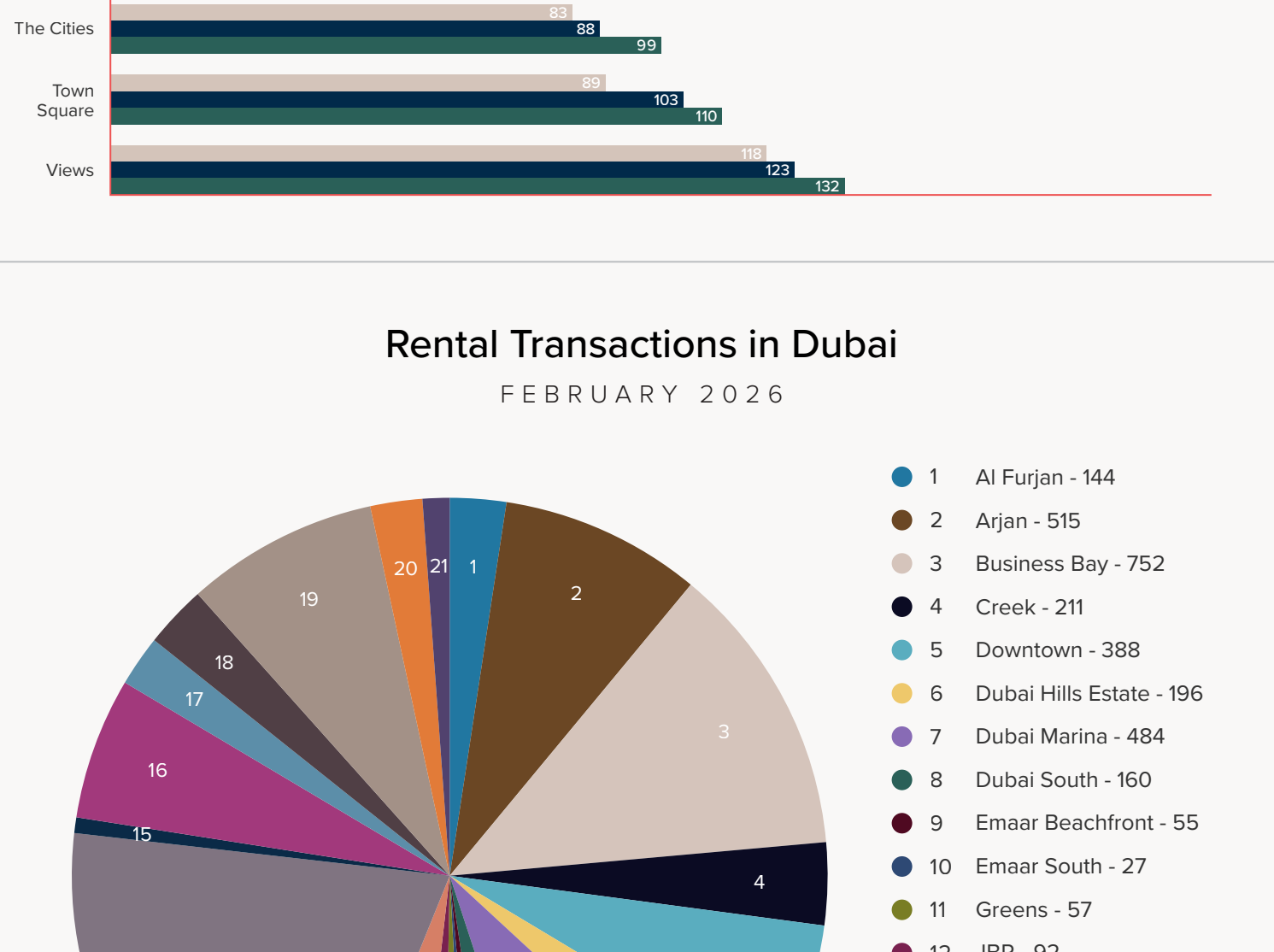
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community        | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed     | 5 Bed | 6 Bed |
|------------------|---------|---------|---------|---------|-----------|-------|-------|
| Al Furjan        | 55,252  | 93,785  | 132,215 | 273,895 | 427,500   | -     | -     |
| Arjan            | 53,388  | 74,218  | 106,626 | 162,353 | -         | -     | -     |
| Business Bay     | 78,704  | 106,853 | 159,724 | 212,896 | 537,857   | -     | -     |
| Creek            | -       | 115,239 | 175,487 | 269,521 | 472,500   | -     | -     |
| Downtown         | 91,363  | 132,542 | 225,673 | 391,260 | 2,438,333 | -     | -     |
| Dubai Hills      | 78,381  | 109,603 | 170,881 | 321,606 | -         | -     | -     |
| Dubai Marina     | 78,899  | 105,578 | 165,384 | 262,593 | 427,913   | -     | -     |
| Dubai South      | 44,722  | 61,280  | 83,860  | 109,286 | -         | -     | -     |
| Emaar Beachfront | -       | 153,230 | 240,720 | 393,219 | 650,000   | -     | -     |
| Emaar South      | -       | 66,750  | 94,106  | 110,783 | -         | -     | -     |
| Greens           | 64,375  | 103,164 | 151,839 | 211,182 | -         | -     | -     |
| JBR              | 119,714 | 124,143 | 193,319 | 289,588 | 461,081   | -     | -     |
| JLT              | 66,070  | 90,118  | 138,300 | 171,109 | 215,000   | -     | -     |
| JVC              | 61,116  | 80,610  | 105,135 | 153,830 | 213,333   | -     | -     |
| Maritime City    | 68,667  | 112,500 | 159,000 | -       | -         | -     | -     |
| MBR              | 57,993  | 88,697  | 138,323 | 177,828 | 550,000   | -     | -     |
| Palm Jumeirah    | 117,310 | 178,952 | 362,637 | 447,136 | 1,350,000 | -     | -     |
| Sobha Hartland   | 73,333  | 98,501  | 154,353 | 212,933 | -         | -     | -     |
| The Cities       | 47,200  | 67,941  | 100,024 | 176,789 | 135,000   | -     | -     |
| Town Square      | 48,973  | 69,483  | 101,576 | 135,111 | -         | -     | -     |
| Views            | 76,364  | 113,958 | 175,523 | 245,625 | 350,000   | -     | -     |

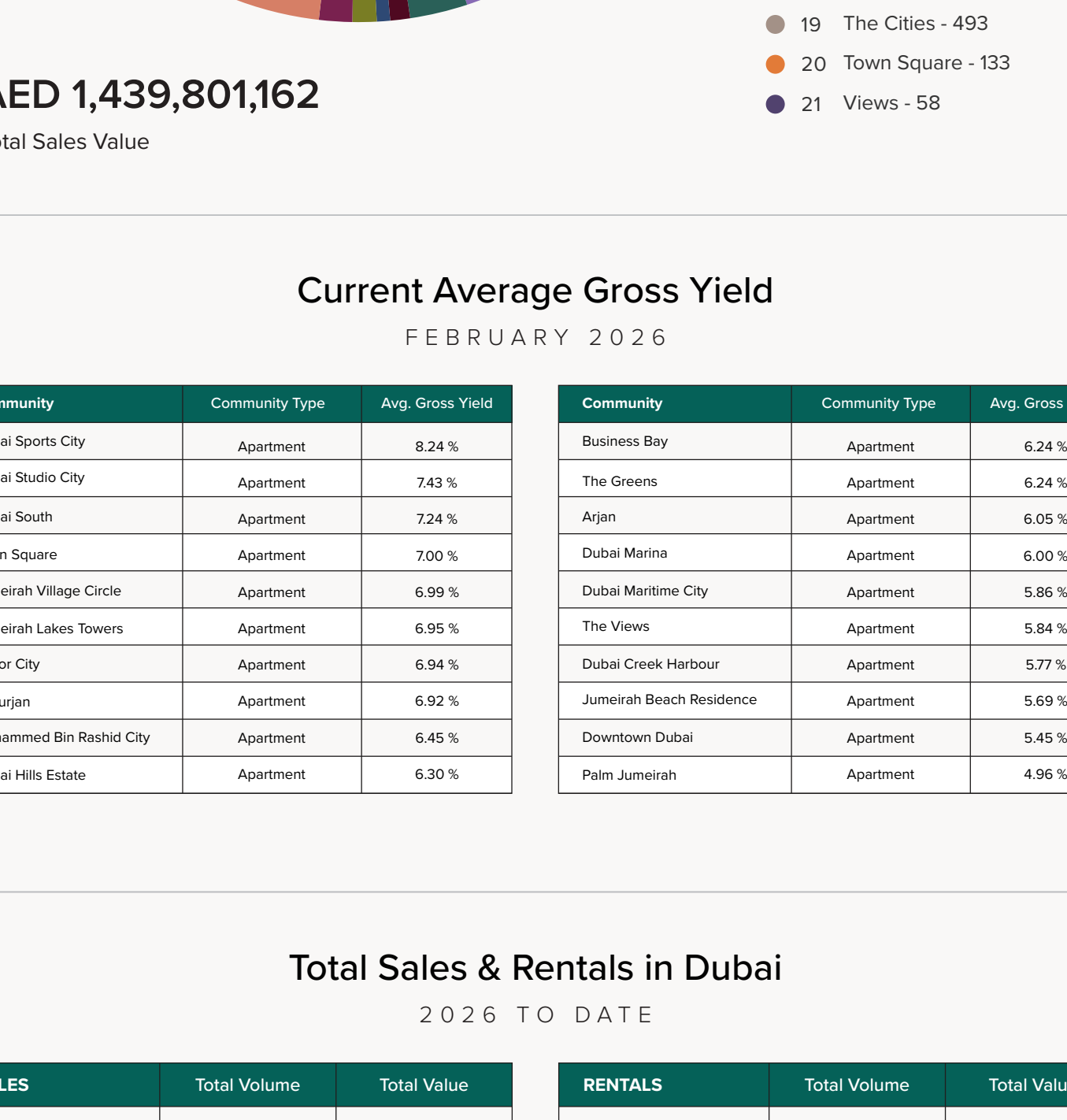
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

FEBRUARY 2026



AED 1,439,801,162

Total Sales Value

## Current Average Gross Yield

FEBRUARY 2026

| Community                | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|
| Dubai Sports City        | Apartment      | 8.24 %           |
| Dubai Studio City        | Apartment      | 7.43 %           |
| Dubai South              | Apartment      | 7.24 %           |
| Town Square              | Apartment      | 7.00 %           |
| Jumeirah Village Circle  | Apartment      | 6.99 %           |
| Jumeirah Lakes Towers    | Apartment      | 6.95 %           |
| Motor City               | Apartment      | 6.94 %           |
| Al Furjan                | Apartment      | 6.92 %           |
| Mohammed Bin Rashid City | Apartment      | 6.45 %           |
| Dubai Hills Estate       | Apartment      | 6.30 %           |

| Community                | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|
| Business Bay             | Apartment      | 6.24 %           |
| The Greens               | Apartment      | 6.24 %           |
| Arjan                    | Apartment      | 6.05 %           |
| Dubai Marina             | Apartment      | 6.00 %           |
| Dubai Maritim City       | Apartment      | 5.86 %           |
| The Views                | Apartment      | 5.84 %           |
| Dubai Creek Harbour      | Apartment      | 5.77 %           |
| Jumeirah Beach Residence | Apartment      | 5.69 %           |
| Downtown Dubai           | Apartment      | 5.45 %           |
| Palm Jumeirah            | Apartment      | 4.96 %           |