

JVC May Market Report

Apartments

No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

JVC Becomes Dubai's Most Transacted Residential Community

Jumeirah Village Circle continues to lead Dubai's residential market with strong transaction activity, affordable pricing and ongoing project launches. Continued handovers and sustained investor demand reinforce JVC's position as a stable mid-market investment destination, while its diverse apartment offerings, growing amenities and strategic connectivity.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co. continued expanding across sales and leasing.

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

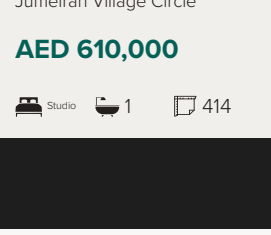
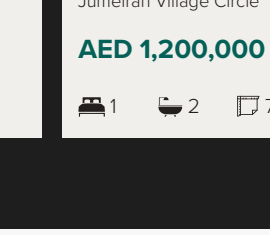
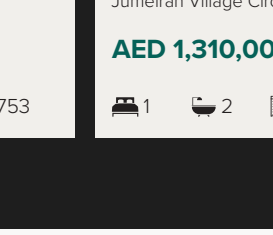
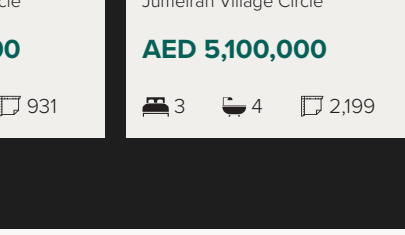
Mortgage Rates

	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.99%
Non Resident	60%	4.39%	4.69%

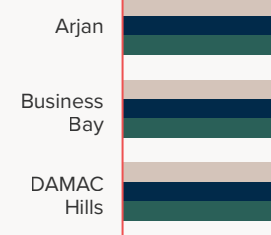
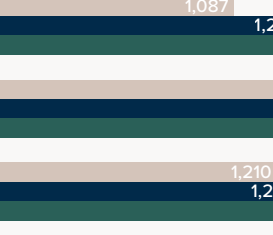
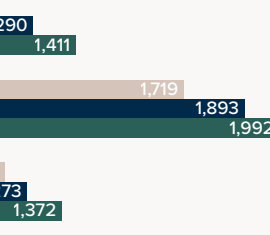
Get in contact with our in-house mortgage team to find out more.

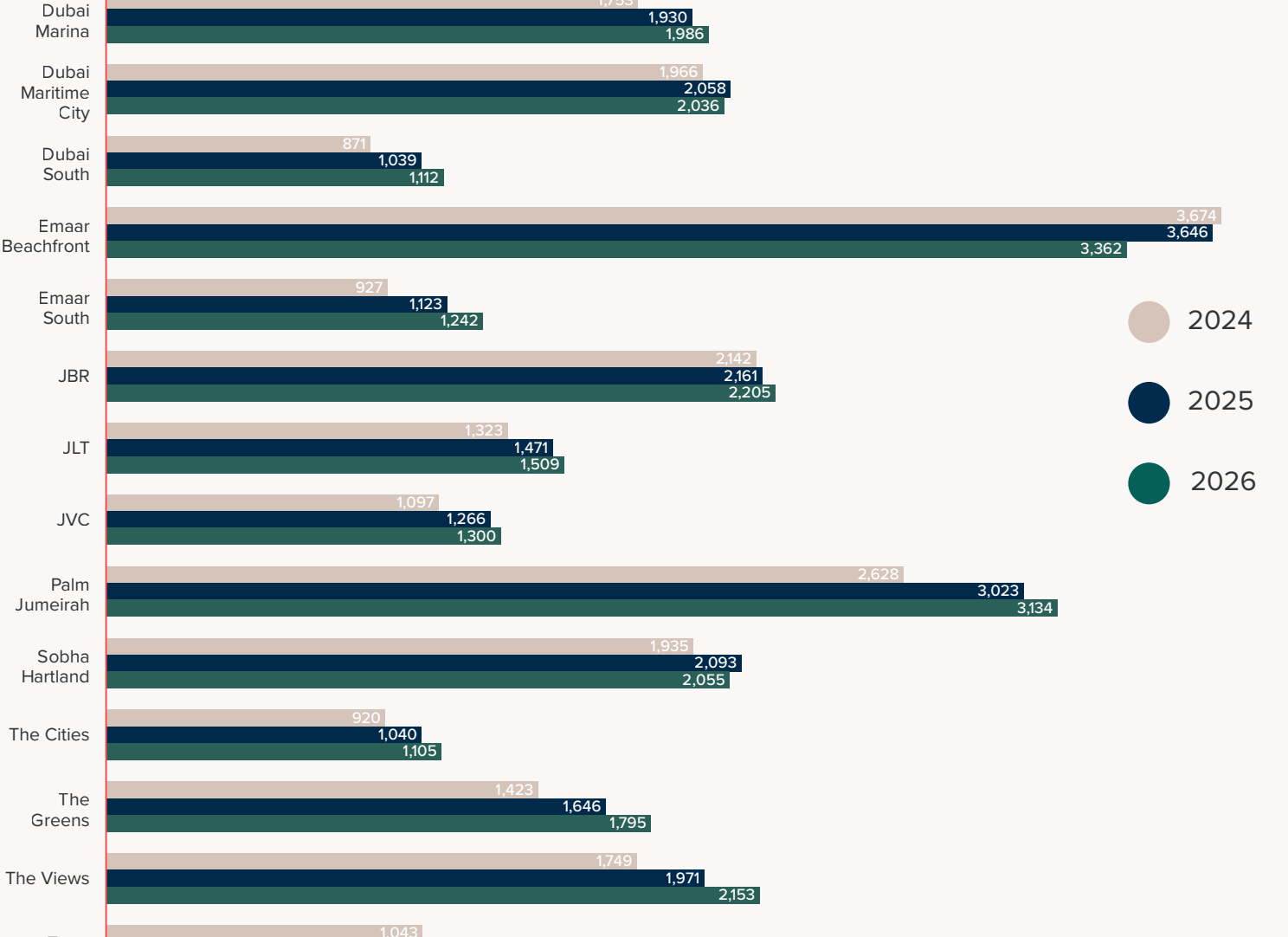
Get Started Here

Hot Properties for Sale

 AED 2,800,000 2 Beds, 2 Bathrooms, 2,795 sq.ft	 AED 2,800,000 2 Beds, 2 Bathrooms, 2,776 sq.ft	 AED 3,100,000 2 Beds, 2 Bathrooms, 2,778 sq.ft	 AED 3,150,000 2 Beds, 3 Bathrooms, 2,020 sq.ft	 AED 3,800,000 3 Beds, 5 Bathrooms, 3,140 sq.ft
--	---	---	---	---

Recent White & Co. Sales

 AED 610,000 1 Bed, 1 Bathroom, 414 sq.ft	 AED 1,000,000 1 Bed, 1 Bathroom, 825 sq.ft	 AED 1,200,000 1 Bed, 2 Bathrooms, 753 sq.ft	 AED 1,310,000 1 Bed, 2 Bathrooms, 931 sq.ft	 AED 5,100,000 3 Beds, 4 Bathrooms, 2,199 sq.ft
--	---	--	--	---



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	599,881	1,084,828	1,647,581	2,197,452	-	-	-
Arjan	628,298	996,862	1,428,016	2,181,777	-	-	-
Business Bay	1,010,831	1,538,945	2,599,702	5,348,615	6,491,736	-	34,097,750
DAMAC Hills	581,597	960,964	2,166,176	3,131,554	-	-	-
Downtown Dubai	1,258,419	2,143,185	3,772,871	6,329,294	22,625,000	20,000,000	19,000,000
Dubai Creek	-	1,767,000	2,835,826	4,196,270	9,916,667	-	-
Dubai Hills Estate	7,695,022	1,547,900	2,626,199	4,153,166	-	-	-
Dubai Maritime City	1,222,527	1,652,454	2,654,109	4,206,141	5,109,797	6,859,821	-
Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
Dubai South	515,840	776,521	1,280,266	1,786,364	-	-	-
Emaar Beachfront	-	2,512,037	4,333,333	7,227,428	14,583,333	-	-
Emaar South	-	1,151,667	1,570,000	1,961,000	-	-	-
JBR	2,040,000	2,107,514	3,062,918	5,454,975	8,868,818	-	-
JLT	789,611	1,219,237	2,069,682	3,071,751	7,339,422	6,500,000	-
JVC	626,681	1,019,647	1,577,854	2,031,468	3,297,576	-	-
Palm Jumeirah	1,638,293	3,404,361	5,391,140	9,854,777	19,881,667	51,400,000	34,000,000
Sobha Hartland	1,009,857	1,388,590	2,232,464	3,451,280	4,328,325	-	-
The Cities	568,074	869,315	1,336,013	1,723,972	2,880,720	-	-
The Greens	851,111	1,435,543	2,289,944	3,261,497	-	-	-
The Views	1,061,429	1,837,360	3,104,038	3,963,333	8,250,000	-	-
Town Square	589,000	866,491	1,380,921	2,121,944	-	-	-

Sale Transactions in Dubai

MAY 2026

AED 2,857,378,838

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026

AED 957,010,394

Total Rental Value

Current Average Gross Yield

MAY 2026

Community	Community Type	Avg. Gross Yield
Dubai Sports City	Apartment	8.39 %
Dubai Studio City	Apartment	7.93 %
Dubai South	Apartment	7.49 %
DAMAC Hills	Apartment	7.47 %
Motor City	Apartment	7.46 %
JVC	Apartment	7.23 %
JLT	Apartment	7.22 %
Al Furjan	Apartment	7.19 %
Town Square	Apartment	7.09 %
Arjan	Apartment	6.84 %
Business Bay	Apartment	6.49 %

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Apartment	6.48 %
Dubai Hills Estate	Apartment	6.46 %
The Greens	Apartment	6.22 %
Dubai Marina	Apartment	6.17 %
Dubai Maritime City	Apartment	5.94 %
Downtown Dubai	Apartment	5.90 %
JBR	Apartment	5.88 %
Dubai Creek	Apartment	5.85 %
The Views	Apartment	5.84 %
Dubai Harbour	Apartment	5.41 %
Palm Jumeirah	Apartment	5.15 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value
Downtown Dubai	525	1,892,122,834
Palm Jumeirah	270	1,822,480,308
Business Bay	842	1,697,174,071
Dubai Marina	648	1,553,676,600
Dubai Creek Harbour	481	1,346,323,288
JVC	1,239	1,267,471,562
Dubai Hills Estate	303	772,843,726
Sobha Hartland	362	678,083,707
JBR	163	666,501,188
The Cities	686	650,062,868
JLT	342	558,779,044
Emaar Beachfront	122	536,313,094
Arjan	459	438,724,793
Town Square	318	392,233,487
Al Furjan	252	337,585,230
DAMAC Hills	189	186,682,510
The Greens	98	177,823,510
The Views	63	162,459,000
Dubai South	149	140,058,656
Emaar South	27	43,090,000
Dubai Maritime City	10	21,908,395

RENTALS	Total Volume	Total Value
JVC	5,249	410,447,539
Business Bay	2,891	344,746,714
Dubai Marina	2,205	336,725,497
Downtown Dubai	1,482	310,893,803
Palm Jumeirah	624	186,946,547
Arjan	2,148	154,706,236
Dubai Creek Harbour	931	148,293,230
The Cities	2,128	138,836,669
JLT	1,264	131,710,459
Dubai Hills Estate	865	129,886,445
Al Furjan	866	96,294,635
JBR	448	95,518,850
Sobha Hartland	748	91,460,775
Dubai South	1,001	70,081,579
Emaar Beachfront	261	58,645,400
Town Square	628	52,990,013
DAMAC Hills	529	36,154,459
The Views	222	31,596,005
The Greens	269	30,573,594
Emaar South	110	10,326,550
Dubai Maritime City	22	2,251,800

Rental Transactions in Dubai

MAY 2026

AED 957,010,394

Total Rental Value

Rental Transactions in Dubai

MAY 2026

AED 957,010,394

Total Rental Value

Rental Transactions in Dubai

MAY 2026

AED 957,010,394

Total Rental Value

Rental Transactions in Dubai

MAY 2026

AED 957,010,394

Total Rental Value

Rental Transactions in Dubai

MAY 2026

