

## JVC March Market Report

Villa | Townhouse

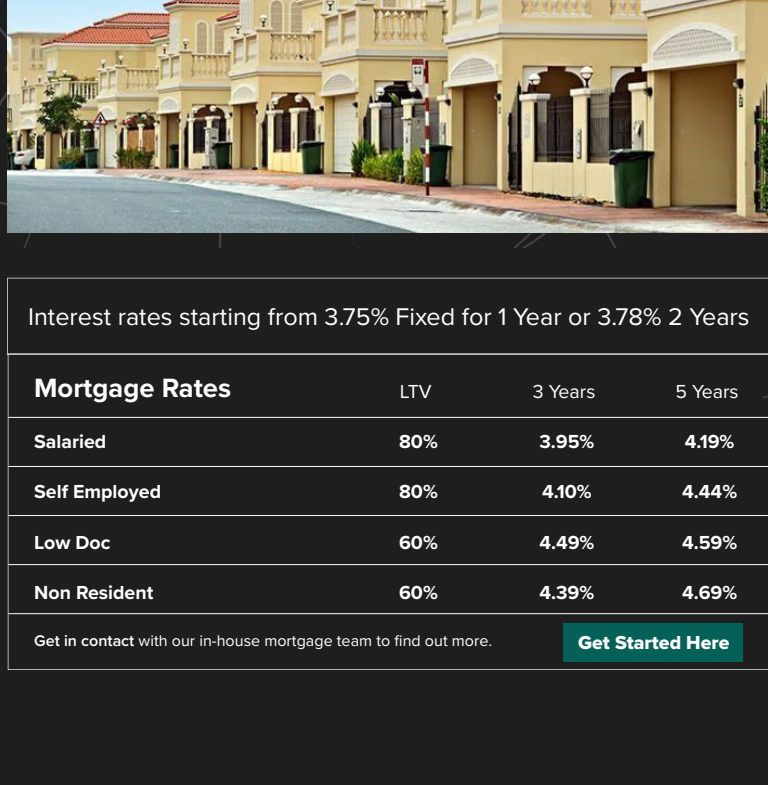
Award-Winning Visibility &amp; Market Demand on Bayut &amp; Property Finder



## NEWS

## JVC Sees Growing Villa and Townhouse Interest

Jumeirah Village Circle is gaining traction for villa-style living as families and investors target larger townhouses and family homes. Distressed and competitively priced townhouses are attracting attention, while rental demand for these homes remains strong thanks to central connectivity and lifestyle appeal. Market activity reflects a broader appetite for villa-type properties across Dubai.



## NEWS

## White &amp; Co.

Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

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%   | 4.59%   |
| Non Resident   | 60% | 4.39%   | 4.69%   |

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

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## Hot Properties for Sale

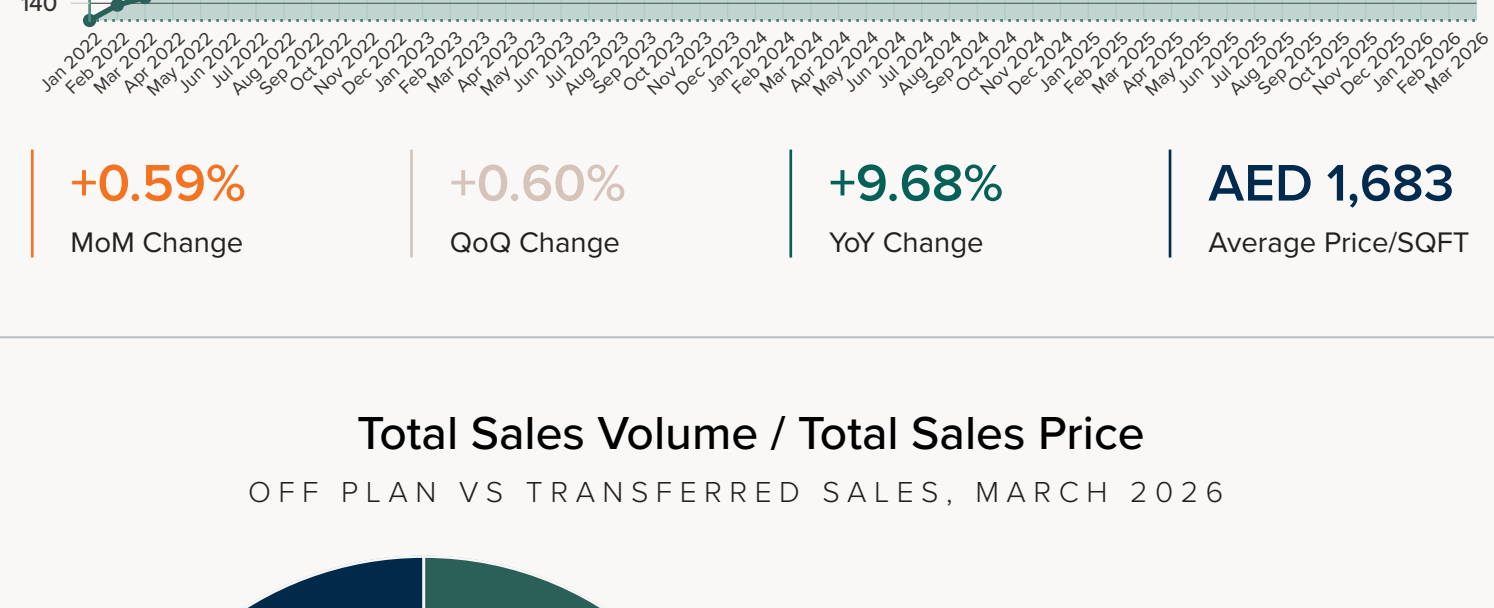
|                                       |                                |                                     |                                |                         |
|---------------------------------------|--------------------------------|-------------------------------------|--------------------------------|-------------------------|
|                                       |                                |                                     |                                |                         |
| <b>The Astroph - South Place, JVC</b> | <b>Nakheel Townhouses, JVC</b> | <b>Le Grand Chateau Villas, JVC</b> | <b>Westar Reflections, JVC</b> | <b>The Astroph, JVC</b> |
| <b>AED 2,200,000</b>                  | <b>AED 2,500,000</b>           | <b>AED 3,000,000</b>                | <b>AED 3,999,999</b>           | <b>AED 4,480,000</b>    |
| 2 2 1308                              | 2 3 1937                       | 4 5 1833                            | 4 5 2042                       | 3 4 2003                |

## Recent White &amp; Co. Sales

|                               |                       |                         |                        |                           |
|-------------------------------|-----------------------|-------------------------|------------------------|---------------------------|
|                               |                       |                         |                        |                           |
| <b>Seasons Community, JVC</b> | <b>Las Caves, JVC</b> | <b>District 14, JVC</b> | <b>Grand Glow, JVC</b> | <b>Le Parc Homes, JVC</b> |
| <b>AED 2,080,000</b>          | <b>AED 3,000,000</b>  | <b>AED 4,000,000</b>    | <b>AED 4,200,000</b>   | <b>AED 4,800,000</b>      |
| 4 4 2,490                     | 3 4 2,908             | 4 5 3,382               | 4 6 2,805              | 4 5 2,073                 |

## Dubai House Price Timeline

MARCH 2026

Current  
March 2026

235.03

|                             |                             |                             |                                        |
|-----------------------------|-----------------------------|-----------------------------|----------------------------------------|
| <b>+0.59%</b><br>MoM Change | <b>+0.60%</b><br>QoQ Change | <b>+9.68%</b><br>YoY Change | <b>AED 1,683</b><br>Average Price/SQFT |
|-----------------------------|-----------------------------|-----------------------------|----------------------------------------|

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



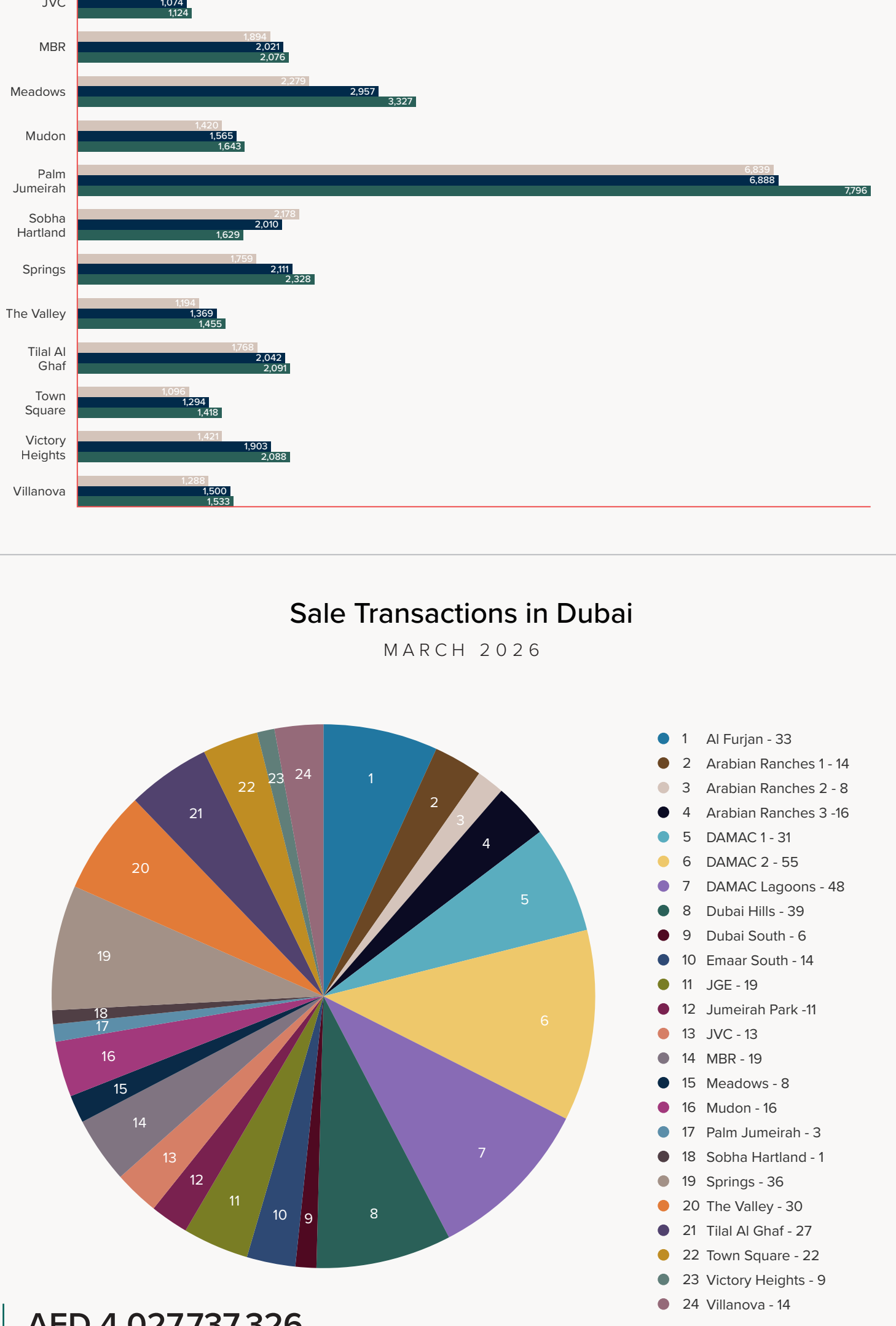
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed                                      | 4 Bed                                      | 5 Bed                                      | 6 Bed                                      |
|-------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|
| Al Furjan         | 4,584,130                                  | 5,845,437                                  | 8,877,273                                  | -                                          |
| Arabian Ranches 1 | 7,035,217                                  | 12,131,111                                 | 13,373,077                                 | 25,125,000<br><small>1 Transaction</small> |
| Arabian Ranches 2 | 4,353,000                                  | 6,722,500                                  | 9,641,725                                  | 12,500,000                                 |
| Arabian Ranches 3 | 3,526,897                                  | 6,285,000                                  | 6,425,000                                  | -                                          |
| DAMAC 1           | 3,731,951                                  | 4,424,875                                  | 9,025,120                                  | 10,600,000                                 |
| DAMAC 2           | 1,761,427                                  | 2,159,362                                  | -                                          | 3,853,333<br><small>1 Transaction</small>  |
| DAMAC Lagoons     | 2,611,250                                  | 2,757,130                                  | 4,038,606                                  | 8,383,333                                  |
| Dubai Hills       | 6,752,500                                  | 7,905,962                                  | 17,459,783<br><small>1 Transaction</small> | 44,600,000<br><small>1 Transaction</small> |
| Dubai South       | 3,275,000                                  | 4,342,069                                  | 5,572,000                                  | -                                          |
| Emaar South       | 2,521,625                                  | 3,543,748                                  | 7,510,720                                  | -                                          |
| JGE               | 5,321,522                                  | 10,815,444<br><small>1 Transaction</small> | 22,044,706<br><small>1 Transaction</small> | 22,450,000                                 |
| Jumeirah Park     | 11,125,278<br><small>1 Transaction</small> | 9,965,000<br><small>1 Transaction</small>  | 11,285,001                                 | -                                          |
| JVC               | 3,240,909<br><small>1 Transaction</small>  | 3,400,217                                  | -                                          | -                                          |
| MBR               | 3,551,364                                  | 9,400,745                                  | 19,124,286                                 | 34,828,571                                 |
| Meadows           | 10,458,333                                 | 13,560,714<br><small>1 Transaction</small> | 12,725,000<br><small>1 Transaction</small> | 17,510,000                                 |
| Mudon             | 3,556,413                                  | 4,646,250                                  | -                                          | -                                          |
| Palm Jumeirah     | 14,949,965                                 | 40,428,571<br><small>1 Transaction</small> | 48,660,000<br><small>1 Transaction</small> | 86,000,000<br><small>1 Transaction</small> |
| Sobha Hartland    | -                                          | 11,700,000<br><small>1 Transaction</small> | 25,000,000<br><small>1 Transaction</small> | -                                          |
| Spring            | 5,971,505                                  | -                                          | -                                          | -                                          |
| The Valley        | 2,817,992                                  | 4,484,784<br><small>1 Transaction</small>  | 9,575,981<br><small>1 Transaction</small>  | -                                          |
| Tilal Al Ghaf     | 4,143,454                                  | 6,312,000<br><small>1 Transaction</small>  | 13,309,636<br><small>1 Transaction</small> | 26,046,714<br><small>1 Transaction</small> |
| Town Square       | 2,894,077                                  | 3,586,400                                  | -                                          | -                                          |
| Victory Heights   | 4,470,000                                  | 6,760,000                                  | 13,905,556                                 | -                                          |
| Villanova         | 2,922,083                                  | 3,823,043                                  | -                                          | -                                          |

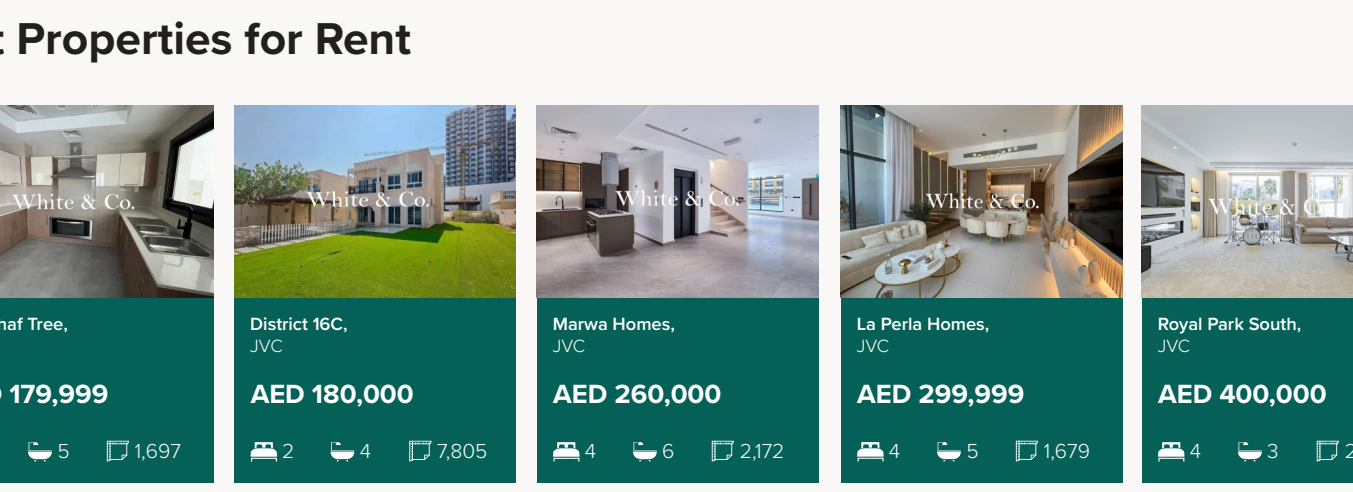
## Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Sale Transactions in Dubai

MARCH 2026

**AED 4,027,737,326**

Total Sales Value

## Hot Properties for Rent

|                           |                          |                         |                            |                              |
|---------------------------|--------------------------|-------------------------|----------------------------|------------------------------|
|                           |                          |                         |                            |                              |
| <b>The Ghaf Tree, JVC</b> | <b>District 16C, JVC</b> | <b>Marwa Homes, JVC</b> | <b>La Perle Homes, JVC</b> | <b>Royal Park South, JVC</b> |
| <b>AED 179,999</b>        | <b>AED 180,000</b>       | <b>AED 260,000</b>      | <b>AED 299,999</b>         | <b>AED 400,000</b>           |
| 4 5 1697                  | 2 4 7805                 | 4 6 2172                | 4 5 1679                   | 4 3 2617                     |

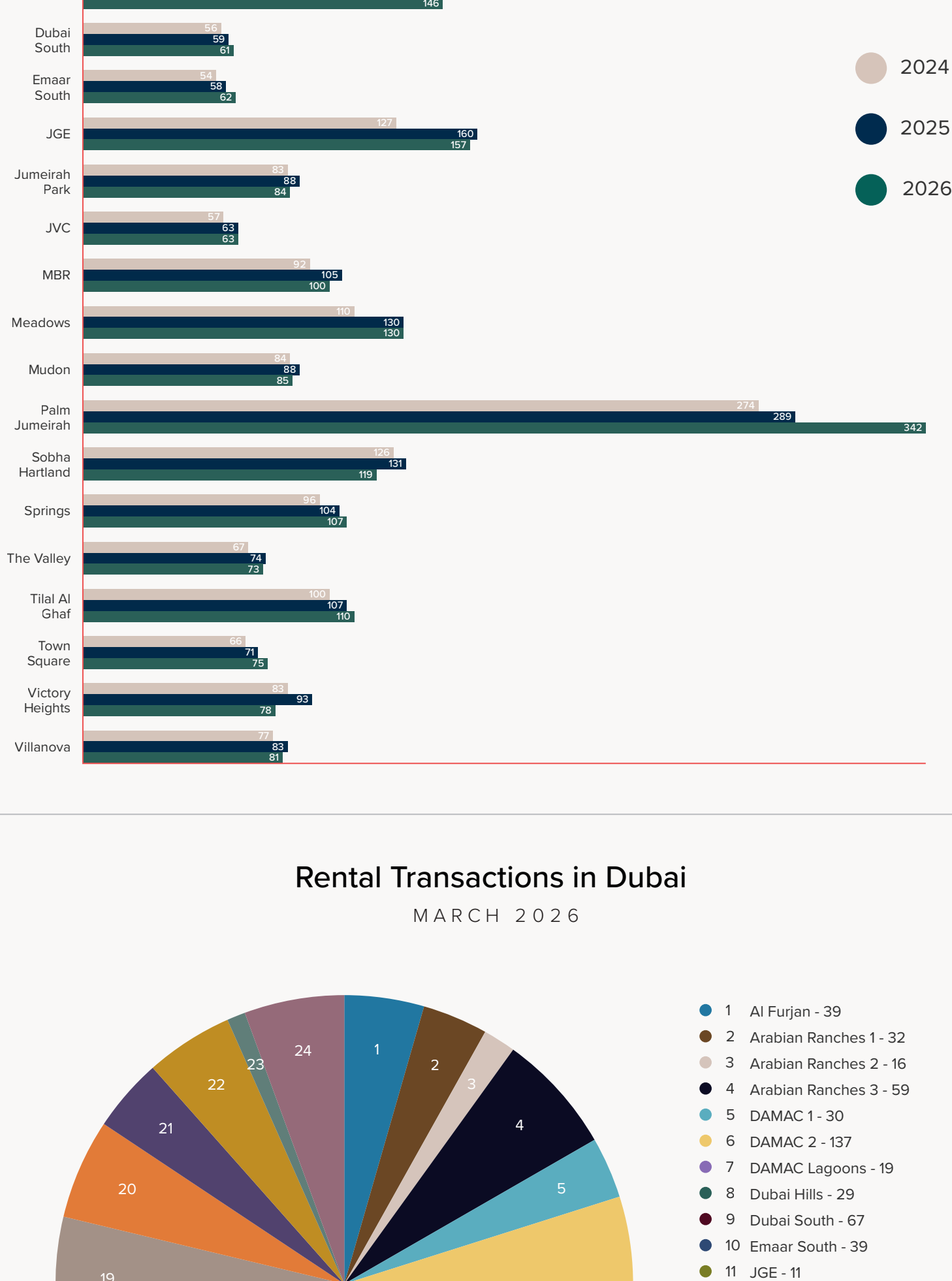
## Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed   | 4 Bed     | 5 Bed                                   | 6 Bed                                     |
|-------------------|---------|-----------|-----------------------------------------|-------------------------------------------|
| Al Furjan         | 222,286 | 299,733   | 385,841                                 | 379,735                                   |
| Arabian Ranches 1 | 294,895 | 497,993   | 555,155                                 | 1,056,776<br><small>1 Transaction</small> |
| Arabian Ranches 2 | 234,375 | 325,052   | 547,112                                 | 900,000<br><small>1 Transaction</small>   |
| Arabian Ranches 3 | 194,539 | 267,456   | 389,197                                 | -                                         |
| DAMAC 1           | 205,373 | 242,444   | 389,600                                 | 350,000                                   |
| DAMAC 2           | 101,981 | 112,160   | 131,313                                 | 214,987                                   |
| DAMAC Lagoons     | 152,125 | 165,542   | 197,825                                 | -                                         |
| Dubai Hills       | 385,602 | 424,123   | 758,860                                 | 2,749,513<br><small>1 Transaction</small> |
| Dubai South       | 165,714 | 189,632   | 251,311                                 | -                                         |
| Emaar South       | 123,255 | 166,149   | -                                       | -                                         |
| JGE               | 317,222 | 441,008   | 1,316,251                               | 2,537,814                                 |
| Jumeirah Park     | 337,391 | 337,070   | 581,196                                 | 1,275,000<br><small>1 Transaction</small> |
| JVC               | 208,889 | 205,642   | 250,000                                 | -                                         |
| MBR               | 212,986 | 283,631   | 1,318,636                               | 1,924,952                                 |
| Meadows           | 662,500 | 331,932   | 586,111                                 | 893,333                                   |
| Mudon             | 196,770 | 245,913   | 300,000                                 | -                                         |
| Palm Jumeirah     | -       | 1,543,843 | 2,373,240                               | 5,385,616<br><small>1 Transaction</small> |
| Sobha Hartland    | -       | 893,436   | 973,507                                 | -                                         |
| Spring            | 275,061 | -         | 400,000                                 | -                                         |
| The Valley        | 146,643 | 176,598   | -                                       | -                                         |
| Tilal Al Ghaf     | 231,092 | 339,433   | 656,771<br><small>1 Transaction</small> | -                                         |
| Town Square       | 160,909 | 184,414   | -                                       | -                                         |
| Victory Heights   | 259,133 | 292,563   | 517,094<br><small>1 Transaction</small> | 700,000<br><small>1 Transaction</small>   |
| Villanova         | 168,467 | 188,787   | 300,000<br><small>1 Transaction</small> | -                                         |

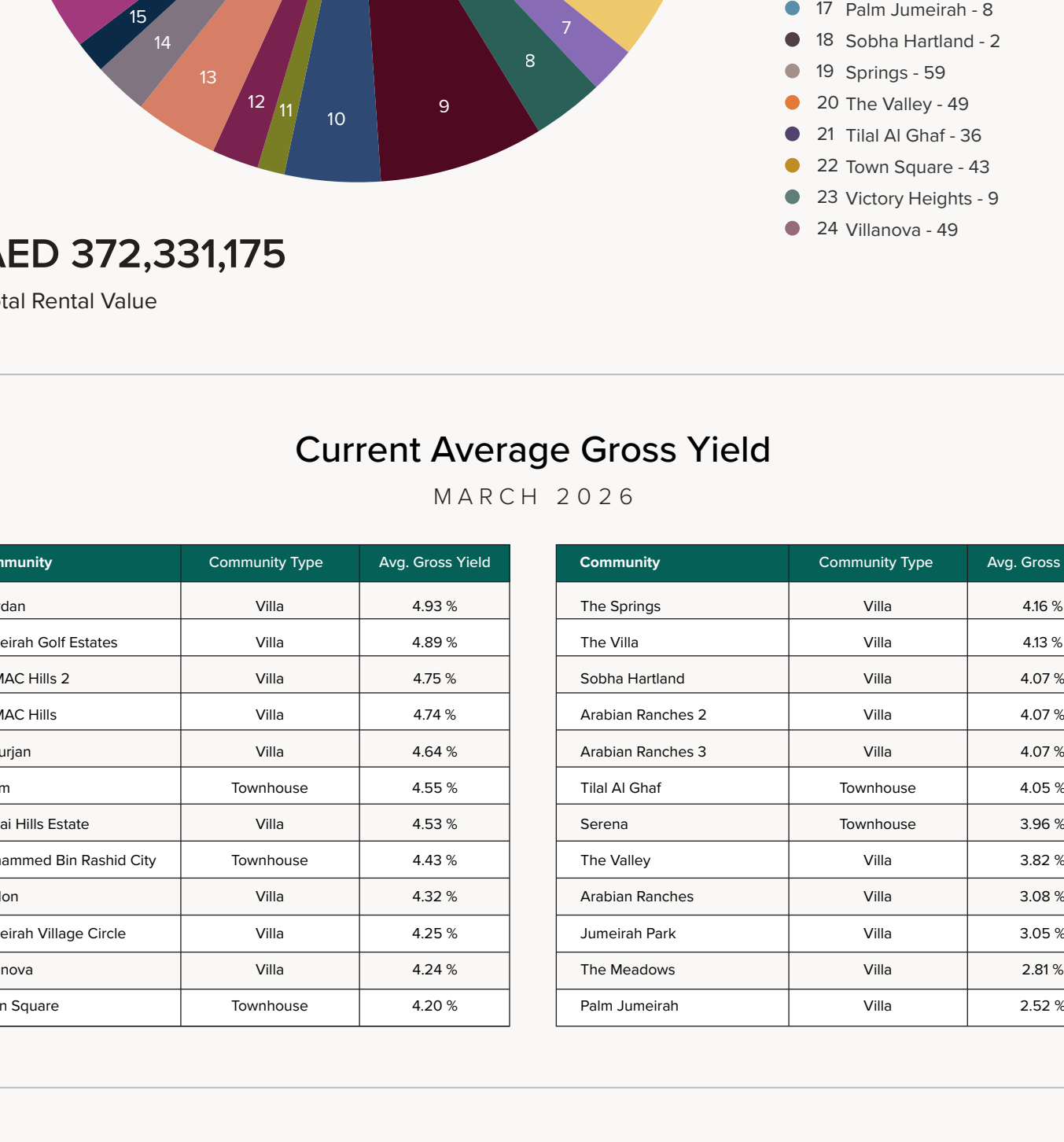
## Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



## Rental Transactions in Dubai

MARCH 2026

**AED 372,331,175**

Total Rental Value

## Current Average Gross Yield

MARCH 2026

| Community                | Community Type | Avg. Gross Yield | Community         | Community Type | Avg. Gross Yield |
|--------------------------|----------------|------------------|-------------------|----------------|------------------|
| Meydan                   | Villa          | 4.93 %           | The Springs       | Villa          | 4.16 %           |
| Jumeirah Golf Estates    | Villa          | 4.89 %           | The Valley        | Villa          | 4.13 %           |
| DAMAC Hills 2            | Villa          | 4.75 %           | Sobha Hartland    | Villa          | 4.07 %           |
| DAMAC Hills              | Villa          | 4.74 %           | Arabian Ranches 2 | Villa          | 4.07 %           |
| Al Furjan                | Villa          | 4.64 %           | Arabian Ranches 3 | Villa          | 4.07 %           |
| Reem                     | Townhouse      | 4.55 %           | Tilal Al Ghaf     | Townhouse      | 4.05 %           |
| Dubai Hills Estate       | Villa          | 4.53 %           | Serena            | Townhouse      | 3.96 %           |
| Mohammed Bin Rashid City | Townhouse      | 4.43 %           | The Valley        | Villa          | 3.82 %           |
| Mudon                    | Villa          | 4.32 %           | Arabian Ranches   | Villa          | 3.08 %           |
| Jumeirah Village Circle  | Villa          | 4.25 %           | Jumeirah Park     | Villa          | 3.05 %           |
| Villanova                | Villa          | 4.24 %           | The Meadows       | Villa          | 2.81 %           |
| Town Square              | Townhouse      | 4.20 %           | Palm Jumeirah     | Villa          | 2.52 %           |

## Total Sales &amp; Rentals in Dubai

2026 TO DATE

| Total Volume      | Total Volume | Total Value   | RENTALS            | Total Volume | Total Value |
|-------------------|--------------|---------------|--------------------|--------------|-------------|
| DAMAC Lagoons     | 222          | 863,032,710   | DAMAC 2            | 578          | 61,130,830  |
| The Valley        | 108          | 417,516,420   | Mudon              | 215          | 45,042,318  |
| MBR               | 106          | 1,279,660,646 | Villanova          | 195          | 33,055,780  |
| Spring            | 103          | 498,700,239   | The Valley         | 194          | 28,572,239  |
| DAMAC 2           | 88           | 171,505,530   | Arabian Ranches 3  | 190          | 42,993,613  |
| Al Furjan         | 87           | 543,638,799   | Tilal Al Ghaf      | 177          | 56,784,536  |
| Dubai Hills       | 87           | 1,328,690,079 | The Springs        | 176          | 38,644,759  |
| DAMAC 1           | 85           | 439,567,079   | Al Furjan          | 172          | 49,287,781  |
| Arabian Ranches 1 | 80           | 739,025,000   | Town Square        | 172          | 28,185,943  |
| Tilal Al Ghaf     | 78           | 743,224,624   | Dubai Hills Estate | 160          | 10,768,999  |
| Town Square       | 77           | 240,152,000   | Emaar South        | 157          | 21,275,979  |
| Mudon             | 74           | 293,689,999   | JVC                | 134          | 26,334,810  |
| Emaar South       | 72           | 222,198,884   | DAMAC Hills        | 131          | 33,554,397  |
| Arabian Ranches 3 | 68           | 347,675,000   | Dubai South        | 113          | 20,349,731  |
| JGE               | 61           | 847,494,000   | MBR                | 109          | 51,818,93   |
| Dubai South       | 56           | 171,650,000   | Arabian Ranches    | 104          | 38,287,983  |
| JVC               | 51           | 222,480,000   | DAMAC Lagoons      | 87           | 15,263,973  |
| Villanova         | 51           | 167,835,000   | Jumeirah Park      | 80           | 32,027,360  |
| Jumeirah Park     | 45           | 483,830,014   | Arabian Ranches 2  | 63           | 21,343,283  |
| Meadows           | 30           | 389,420,000   | Victory Heights    | 46           | 14,539,344  |
| Arabian Ranches 2 | 25           | 179,446,897   | JGE                | 42           | 35,854,802  |
| Victory Heights   | 22           | 213,140,000   | The Meadows        | 41           | 20,819,183  |
| Palm Jumeirah     | 21           | 1,296,199,929 | Palm Jumeirah      | 34           | 85,374,751  |
| Sobha Hartland    | 3            | 73,800,000    | Sobha Hartland     | 7            | 65,743,35   |



A Cavendish Maxwell Group Company



\*Data source: Property Monitor, as of 2nd April 2026 Secondary Sales Only

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