

JVC April Market Report

Villa | Townhouse

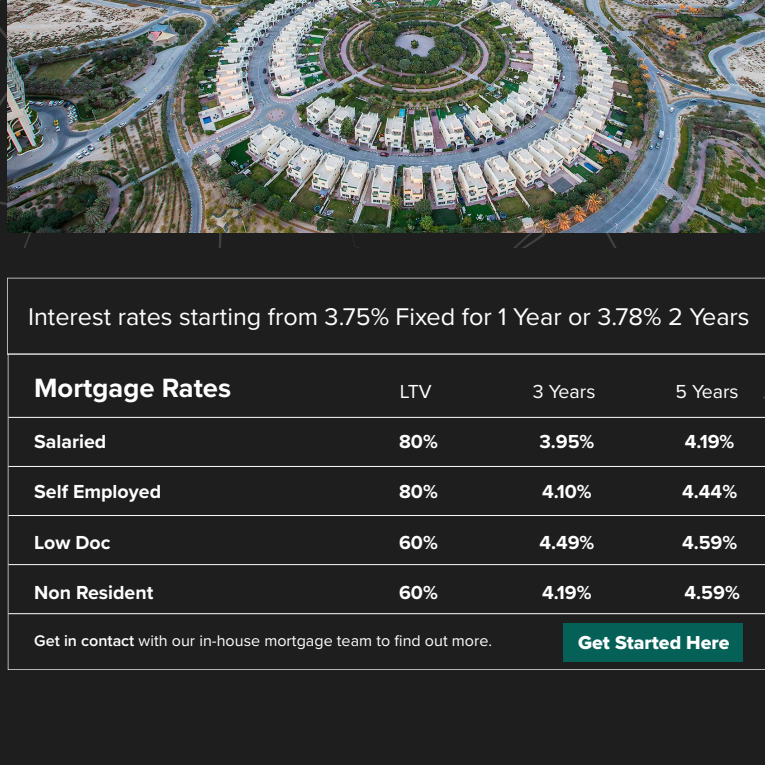
No.1 in Dubai for Secondary Sales Leads — Property Finder & Bayut, April 2026



NEWS

JVC Hits Record 8.9% Yield as Metro Blue Line Nears

Jumeirah Village Circle dominates Dubai's real estate market, boasting record 8.9% rental yields. The handover of Cubix Residences and VITER Residence's launch highlight a luxury/life trend, appealing to modern tenants. Additionally, the Metro Blue Line expansion has ignited a 15% surge in investment demand, solidifying the community's status as a high-growth investment hub.



NEWS

White & Co.

White & Co finished April 2026 ranked No.1 on both Bayut and Property Finder for secondary sales lead generation in Dubai. For sellers, that means more qualified buyer enquiries reaching your property, faster. Lending is tightening, with banks pulling LTV from 80% closer to 70%, which favours prepared buyers and well-priced stock.

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%	4.19%	4.59%

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

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Hot Properties for Sale

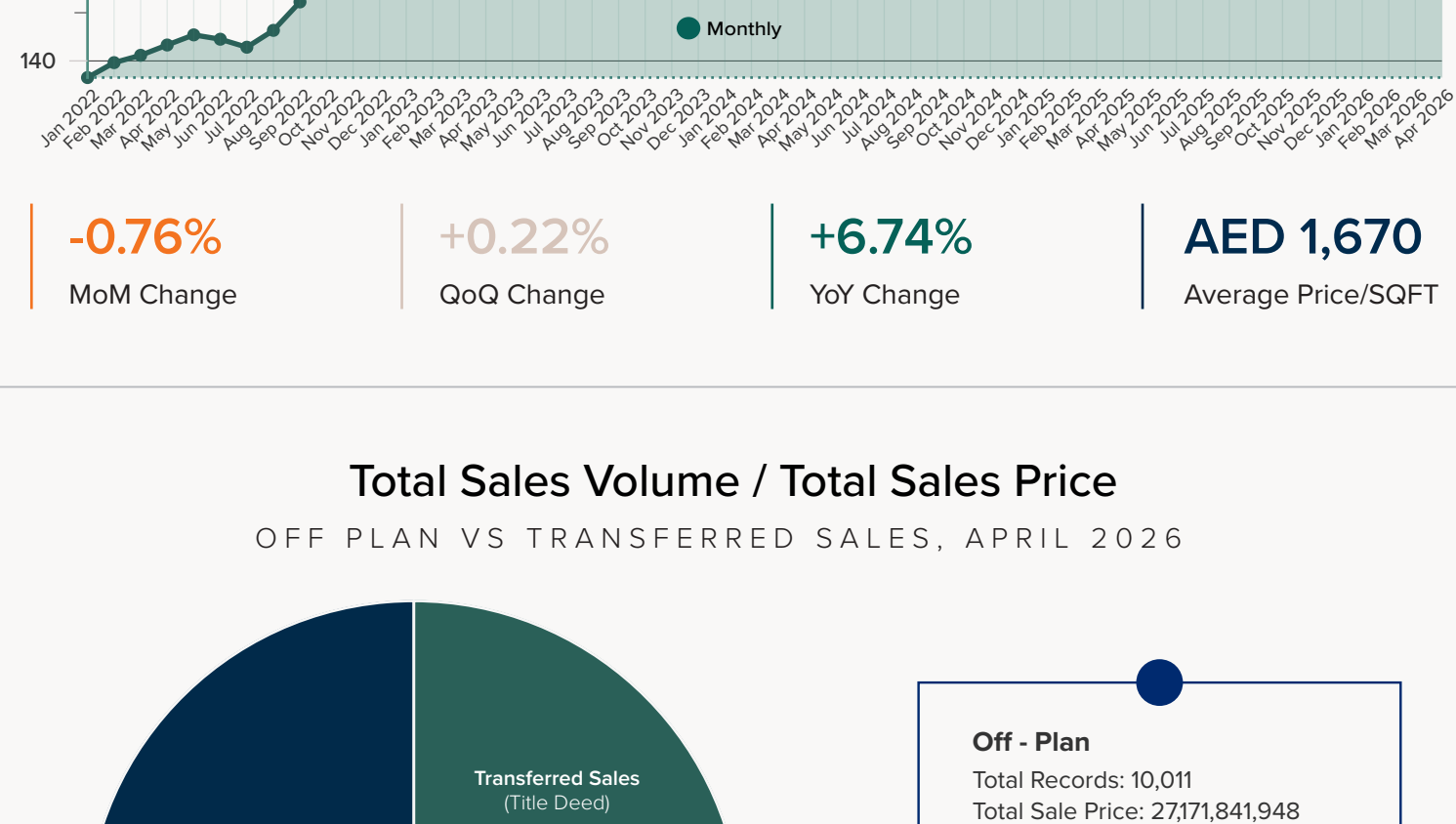
The Autograph, JVC	Le Perla Homes 12, JVC	The Autograph, JVC	District 16K, JVC	District 16L, JVC
AED 4,480,000	AED 4,599,999	AED 4,650,000	AED 5,000,000	AED 5,100,000
3 4 2,003	4 5 3,049	3 4 2,865	2 3 7,974	2 3 2,690

Recent White & Co. Sales

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

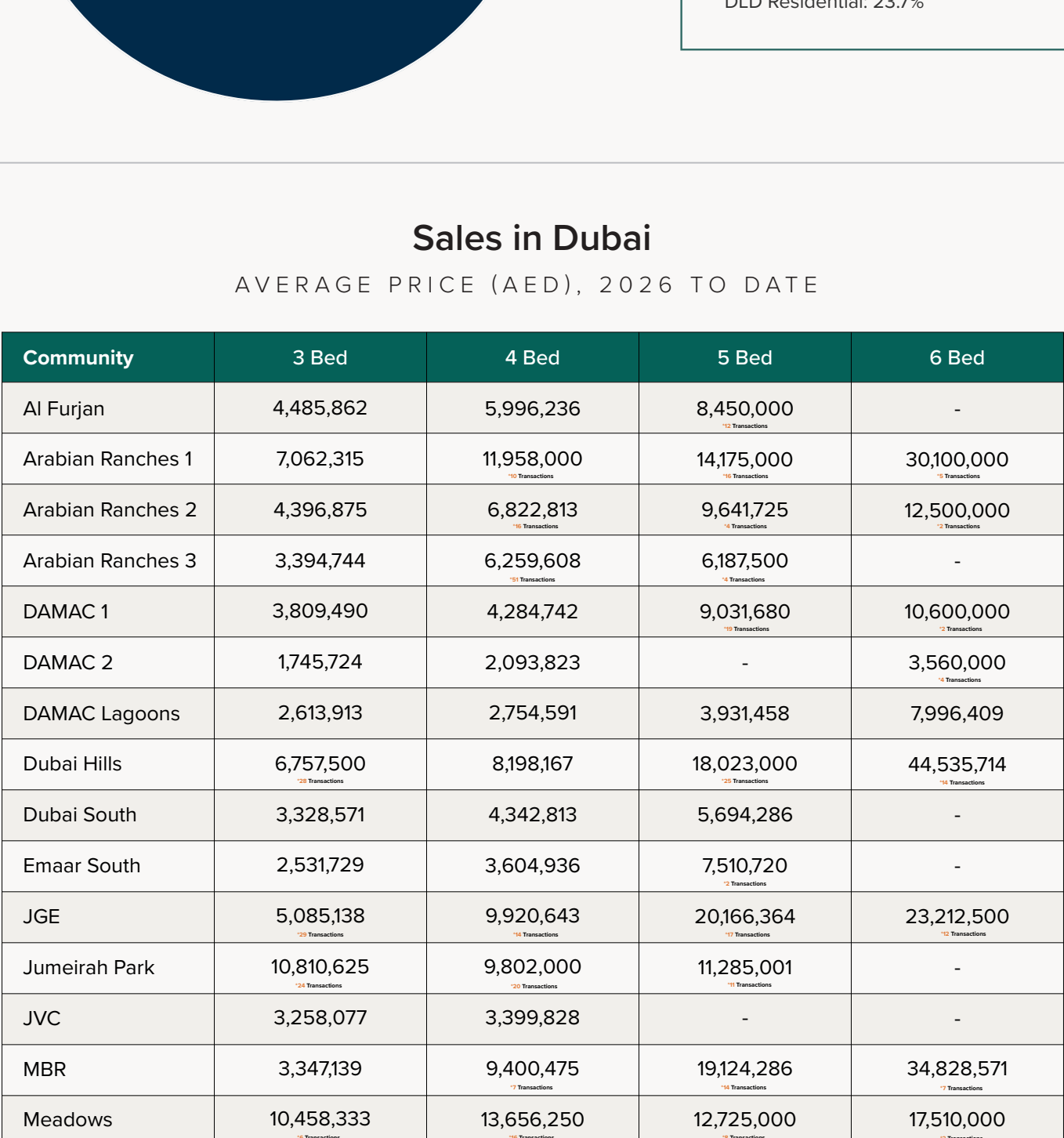
Dubai House Price Timeline

APRIL 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, APRIL 2026



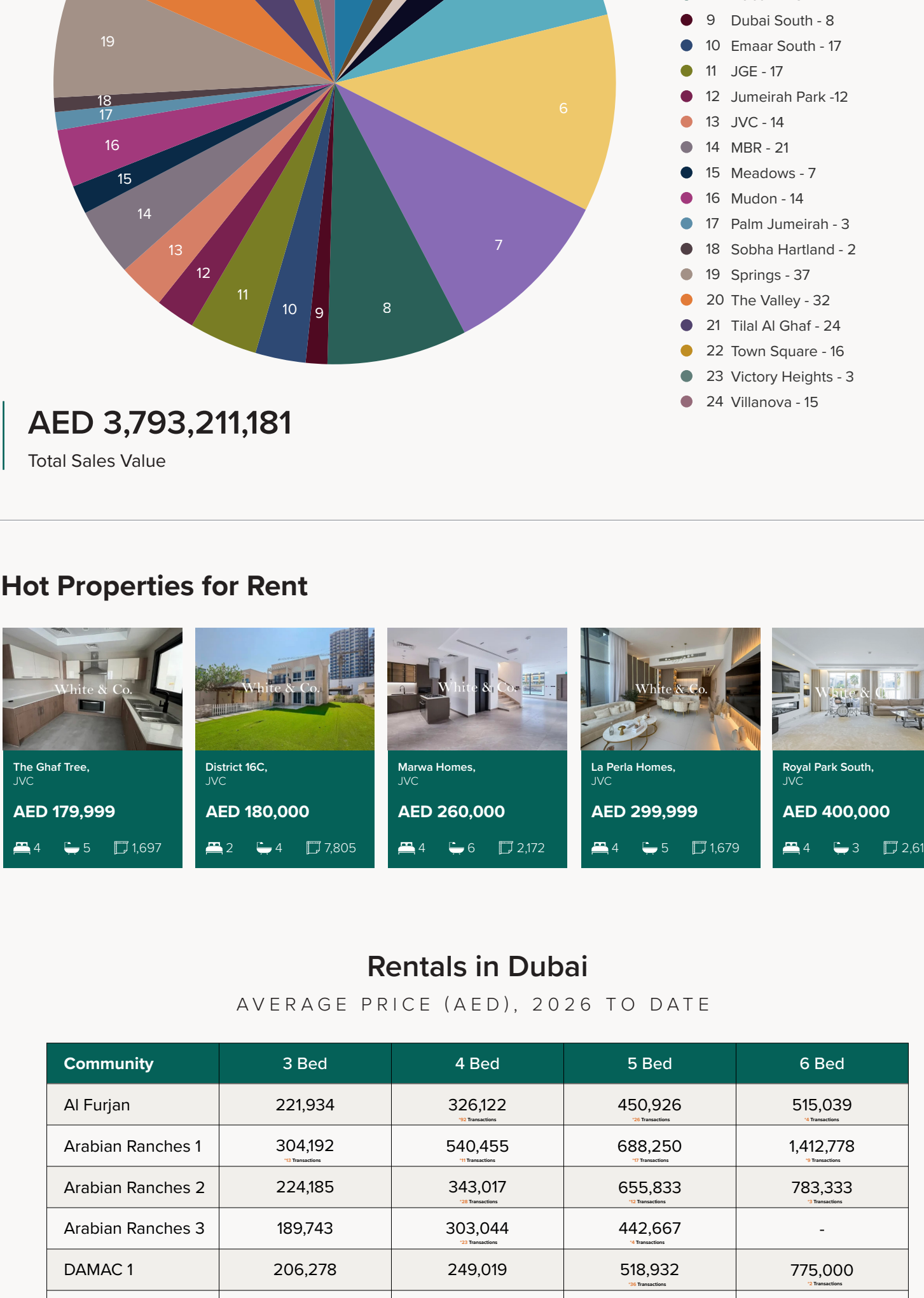
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,485,862	5,996,236	8,450,000	-
Arabian Ranches 1	7,062,315	11,958,000	14,175,000	30,100,000
Arabian Ranches 2	4,396,875	6,822,813	9,641,725	12,500,000
Arabian Ranches 3	3,394,744	6,259,608	6,187,500	-
DAMAC 1	3,809,490	4,284,742	9,031,680	10,600,000
DAMAC 2	1,745,724	2,093,823	-	3,560,000
DAMAC Lagoons	2,613,913	2,754,591	3,391,458	7,996,409
Dubai Hills	6,757,500	8,198,167	18,023,000	44,535,714
Dubai South	3,328,571	4,342,813	5,694,286	-
Emaar South	2,531,729	3,604,936	7,510,720	-
JGE	5,085,138	9,920,693	20,166,364	23,212,500
Jumeirah Park	10,810,625	9,802,000	11,285,001	-
JVC	3,258,077	3,399,828	-	-
MBR	3,347,139	9,400,475	19,124,286	34,828,571
Meadows	10,458,333	13,656,250	12,725,000	17,510,000
Mudon	3,531,214	4,686,512	-	-
Palm Jumeirah	14,949,965	38,627,273	47,883,333	86,000,000
Sobha Hartland	-	10,050,000	25,000,000	-
Spring	5,949,558	-	-	-
The Valley	2,816,619	4,337,003	9,575,981	-
Tilal Al Ghaf	4,117,734	6,134,756	13,010,077	26,046,714
Town Square	2,870,561	3,592,963	-	-
Victory Heights	4,470,000	6,599,995	-	-
Villanova	2,930,469	3,858,485	-	-

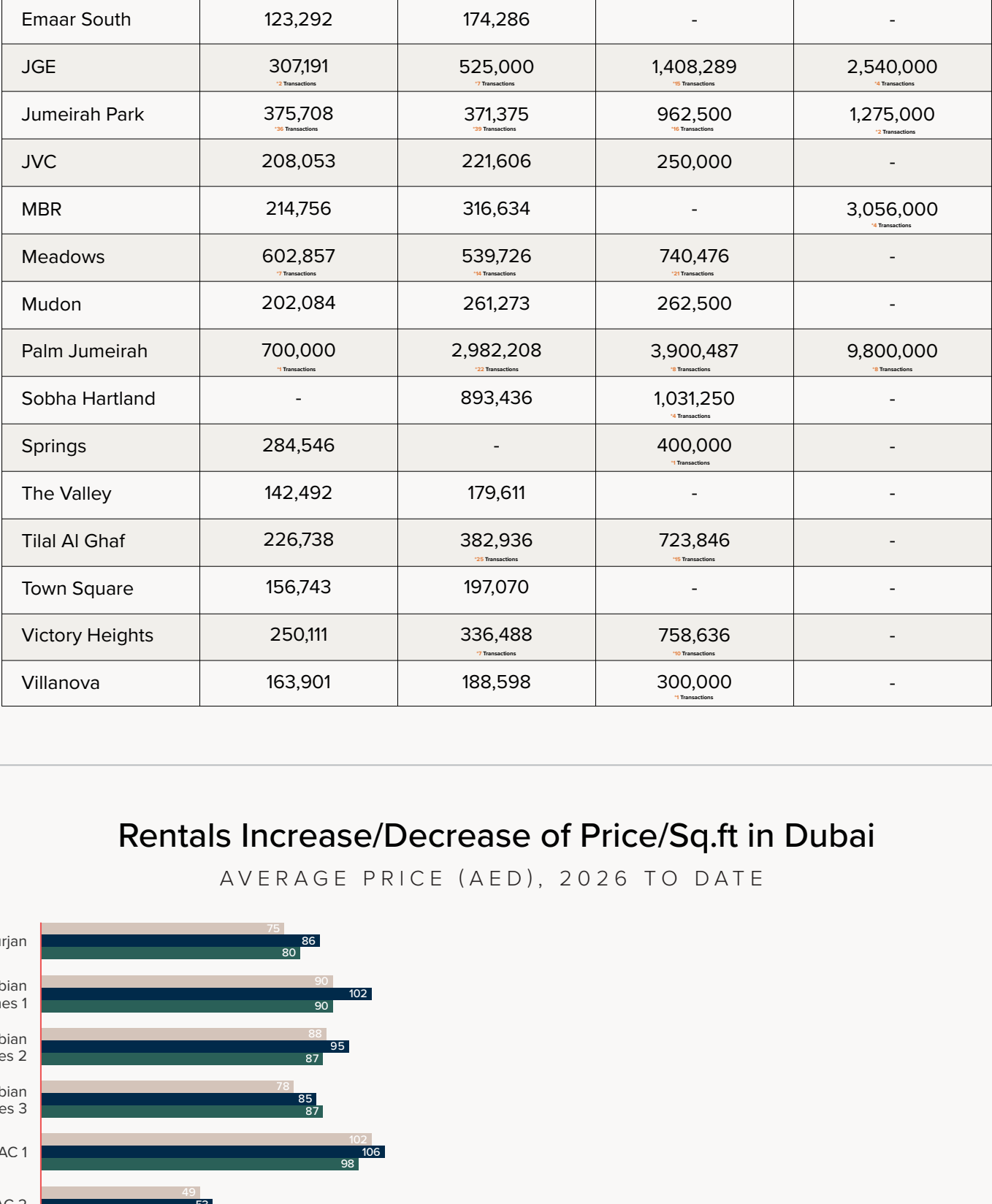
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

APRIL 2026



AED 3,793,211,181

Total Sales Value

Hot Properties for Rent

The Ghaf Tree, JVC	District 16C, JVC	Marwa Homes, JVC	Le Perla Homes, JVC	Royal Park South, JVC
AED 179,999	AED 180,000	AED 260,000	AED 299,999	AED 400,000
4 5 1,697	2 4 7,805	4 6 2,172	4 5 1,679	4 3 2,617

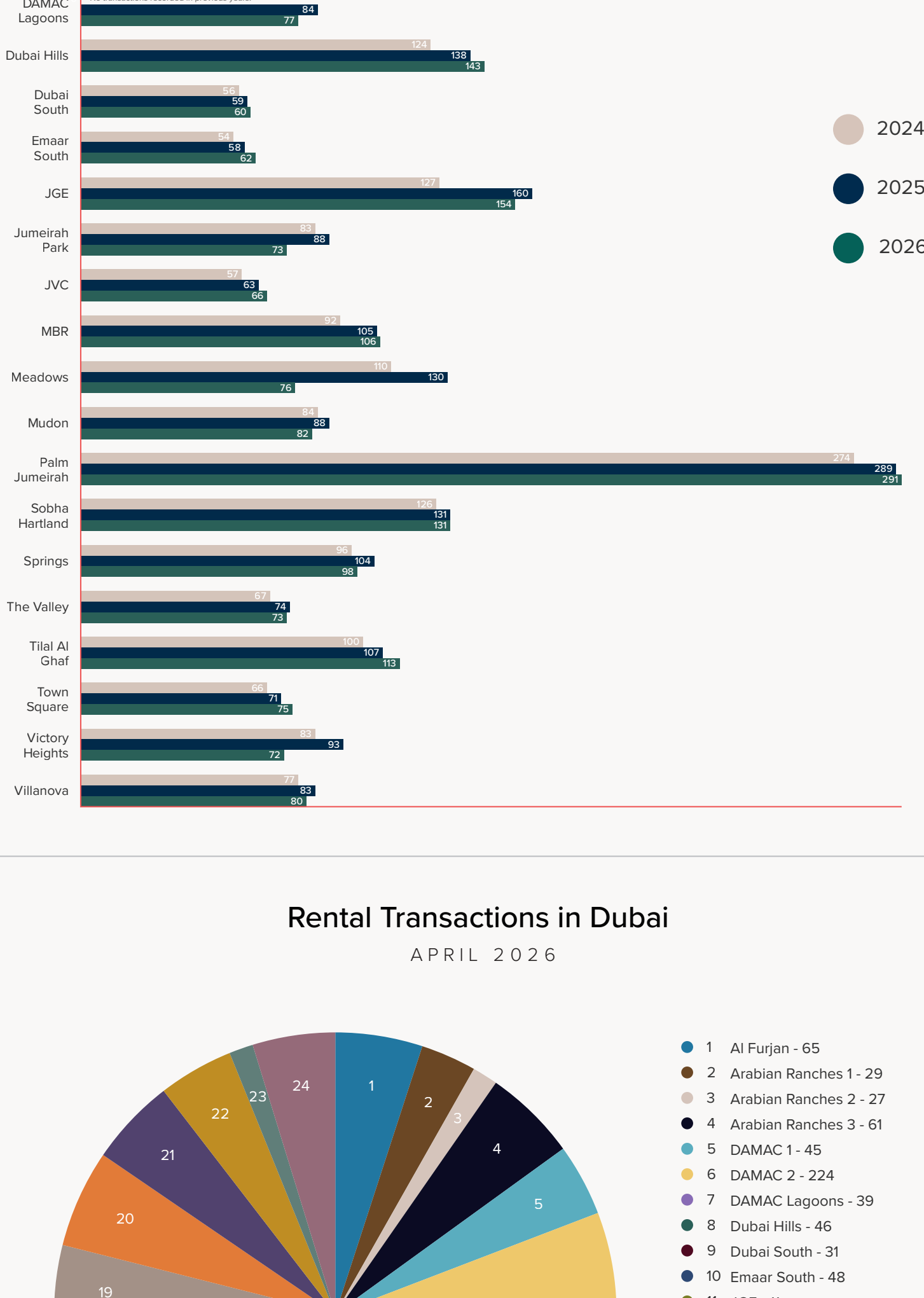
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,934	326,122	450,926	515,039
Arabian Ranches 1	304,192	540,455	688,250	1,412,778
Arabian Ranches 2	224,185	343,017	655,833	783,333
Arabian Ranches 3	189,743	303,044	442,667	-
DAMAC 1	206,278	249,019	518,932	775,000
DAMAC 2	101,732	114,687	138,000	209,828
DAMAC Lagoons	161,133	161,605	202,213	-
Dubai Hills	387,425	470,336	831,375	3,646,844
Dubai South	157,625	197,033	279,600	-
Emaar South	123,292	174,286	-	-
JGE	307,191	525,000	1,408,289	2,540,000
Jumeirah Park	375,708	371,375	962,500	1,275,000
JVC	208,053	221,606	250,000	-
MBR	214,756	316,634	-	3,056,000
Meadows	602,857	539,726	740,476	-
Mudon	202,084	261,273	262,500	-
Palm Jumeirah	700,000	2,982,208	3,900,487	9,800,000
Sobha Hartland	-	893,436	1,031,250	-
Spring	284,546	-	400,000	-
The Valley	142,492	179,611	-	-
Tilal Al Ghaf	226,738	382,936	723,846	-
Town Square	156,743	197,070	-	-
Victory Heights	250,111	336,488	758,636	-
Villanova	163,901	188,598	300,000	-

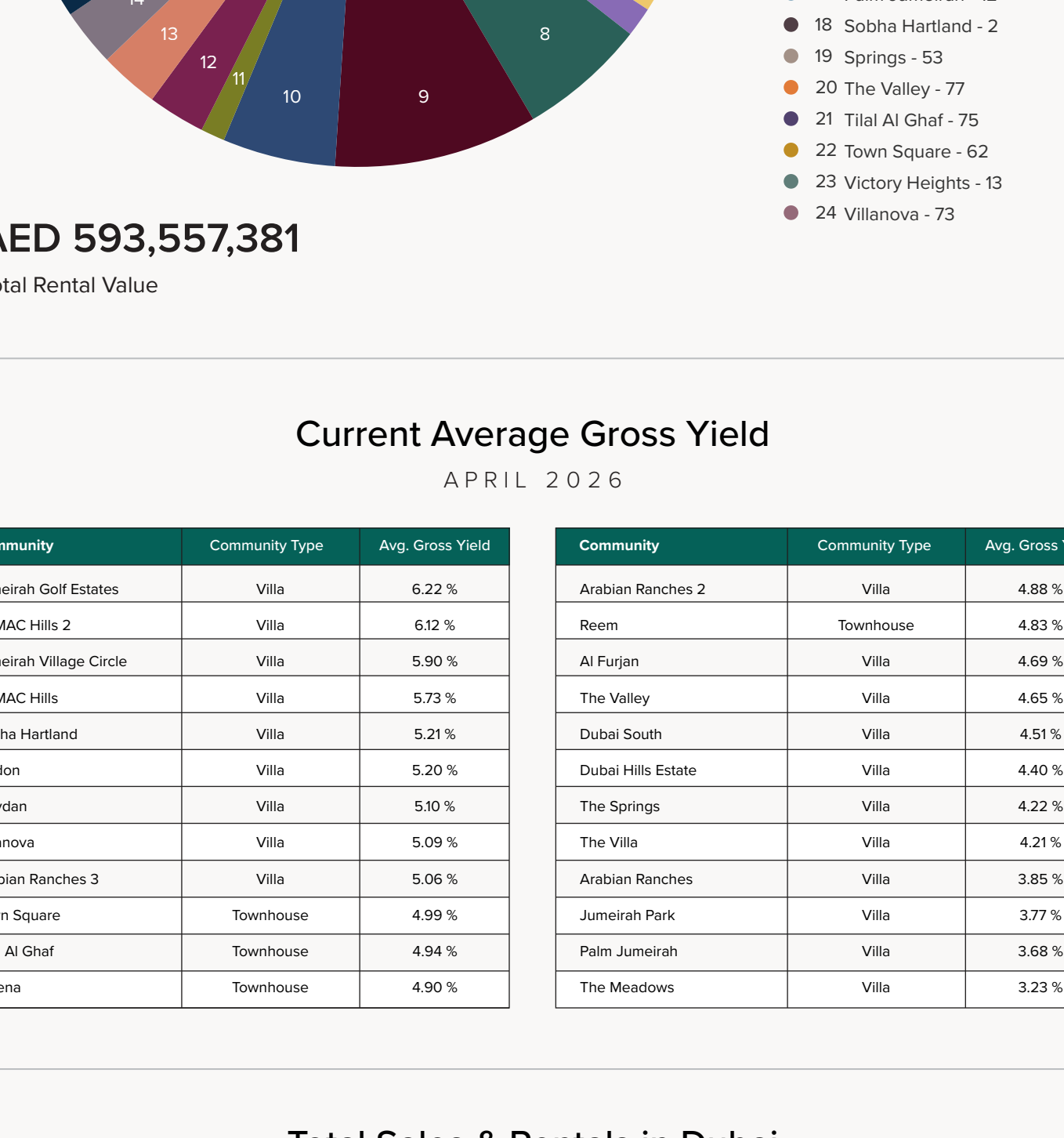
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

APRIL 2026



AED 593,557,381

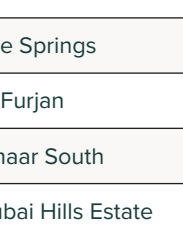
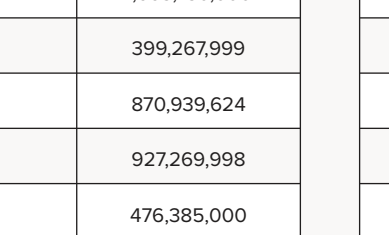
Total Rental Value

Current Average Gross Yield

APRIL 2026

Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	6.22 %
DAMAC Hills 2	Villa	6.12 %
Jumeirah Village Circle	Villa	5.90 %
DAMAC Hills	Villa	5.73 %
Sobha Hartland	Villa	5.21 %
Mudon	Villa	5.20 %
Meydan	Villa	5.10 %
Villanova	Villa	5.09 %
Arabian Ranches 3	Villa	5.06 %
Town Square	Townhouse	4.99 %
Tilal Al Ghaf	Townhouse	4.94 %
Serena	Townhouse	4.90 %

Community	Community Type	Avg. Gross Yield
Arabian Ranches 2	Villa	4.88 %
Reem	Townhouse	4.83 %
Al Furjan	Villa	4.69 %
The Valley	Villa	4.65 %
Dubai South	Villa	4.51 %
Dubai Hills Estate	Villa	4.40 %
The Springs	Villa	4.22 %
The Villa	Villa	4.21 %
Arabian Ranches	Villa	3.85 %
Jumeirah Park	Villa	3.77 %
Palm Jumeirah	Villa	3.68 %
The Meadows	Villa	3.23 %



*Data source: Property Monitor, as of 4th May 2026 Secondary Sales Only

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