

JVC July Market Report

Villa | Townhouse

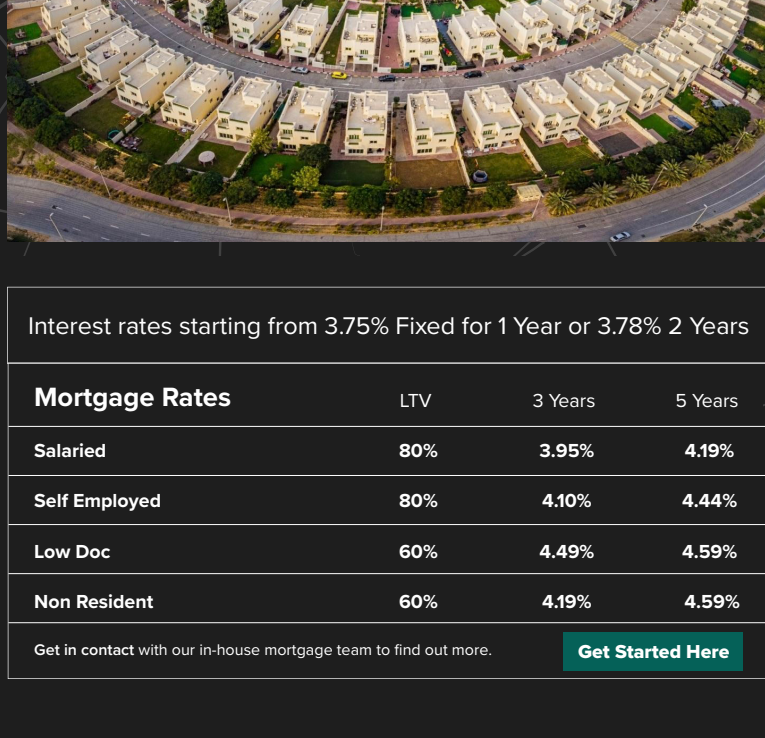
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Townhouse and Villa Markets Stay Resilient

Jumeirah Village Circle continues to demonstrate resilience in its lower-density product, with the community remaining one of Dubai's most liquid residential markets. While a substantial apartment development pipeline continues to reshape the JVC footprint, its townhouse and villa clusters keep attracting steady end-user demand thanks to competitive entry pricing and central positioning.



NEWS

White & Co.

Dubai's population reached 4.74 million, adding over 161,000 residents since the end of 2025. This growth is translating into sustained property demand, with White & Co. #1 with Property Finder for residential secondary sales and leasing transaction volume, reflecting Dubai's continued momentum.

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. [Get Started Here](#)

Hot Properties for Sale

 La Perla Homes 12, JVC AED 4,390,000 4 5 3,049	 The Autograph, JVC AED 5,100,000 2 2 2,690	 District 16L, JVC AED 5,150,000 2 3 8,425	 Nakheel Villas, JVC AED 6,000,000 4 7 6,815
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Recent White & Co. Sales

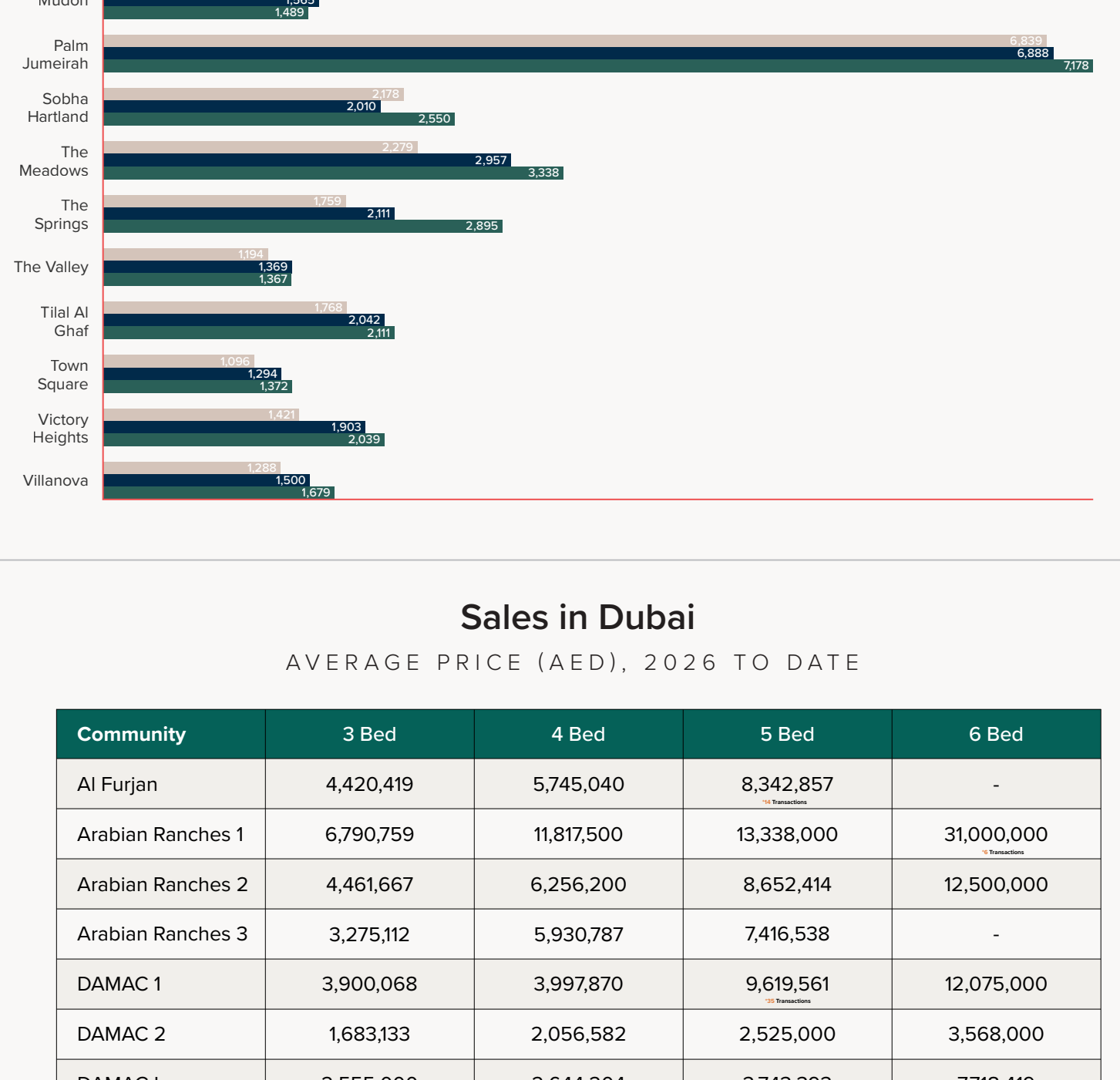
 Indigo Ville, JVC AED 2,800,000 4 4 1,775	 Las Ceras, JVC AED 3,000,000 3 4 2,908	 District 14, JVC AED 4,000,000 4 5 3,382	 Grand Glow, JVC AED 4,200,000 4 6 2,805
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SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



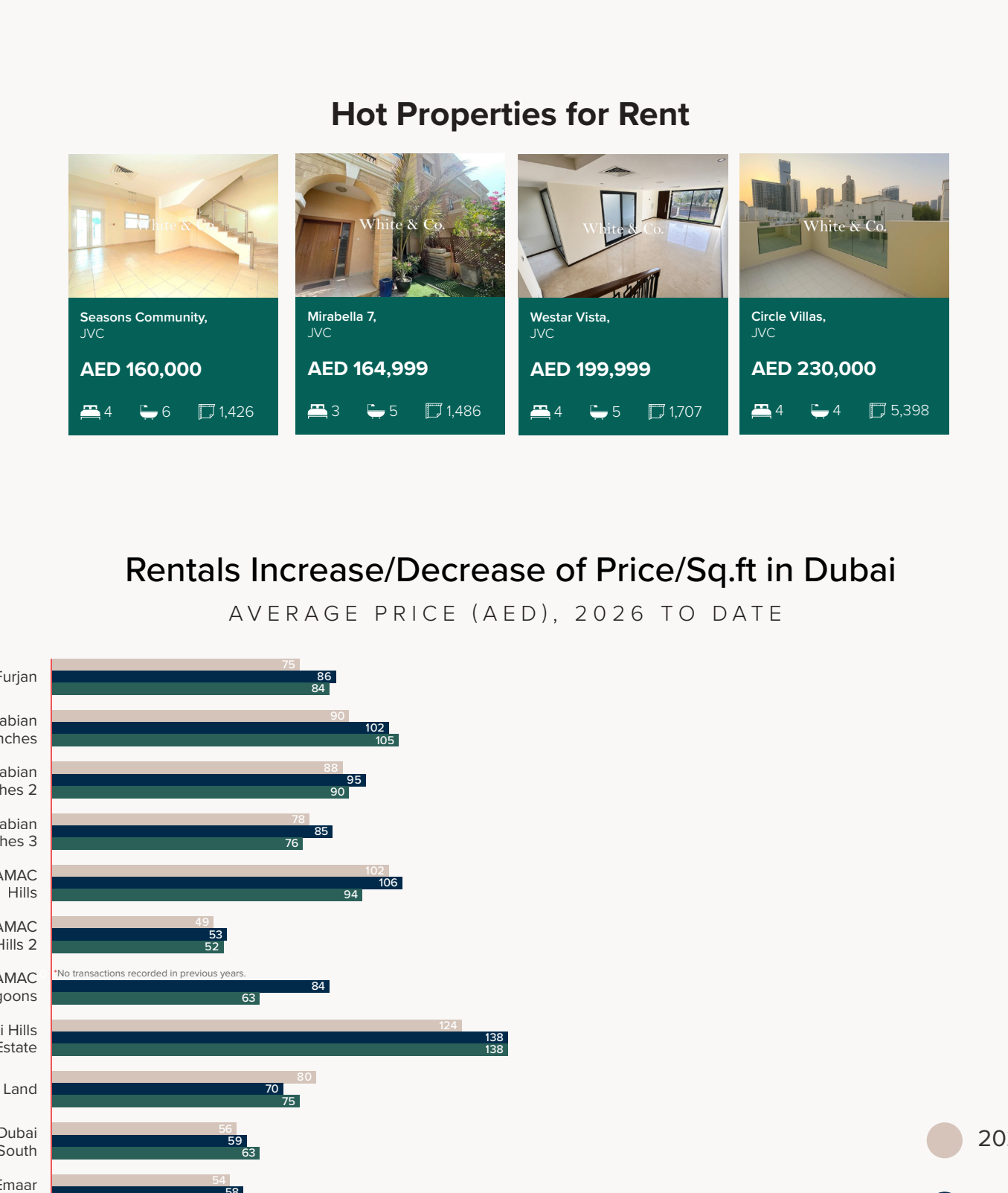
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,420,419	5,745,040	8,342,857	-
Arabian Ranches 1	6,790,759	11,817,500	13,338,000	31,000,000
Arabian Ranches 2	4,461,667	6,256,200	8,652,414	12,500,000
Arabian Ranches 3	3,275,151	5,930,787	7,416,538	-
DAMAC 1	3,900,068	3,997,870	9,619,561	12,075,000
DAMAC 2	1,683,133	2,056,582	2,525,000	3,568,000
DAMAC Lagoons	2,555,000	2,644,204	3,743,393	7,718,419
Dubai Hills	6,607,939	8,046,786	17,172,465	40,746,641
Dubai Land	3,259,264	3,883,919	-	-
Dubai South	2,827,572	3,984,707	6,947,620	12,750,000
Emaar South	2,675,898	3,647,249	7,510,720	-
JGE	5,019,114	10,504,190	20,637,813	29,989,706
Jumeirah Islands	-	23,207,139	45,249,107	-
Jumeirah Park	10,329,079	9,618,846	11,033,438	-
JVC	3,218,690	3,374,949	3,250,000	-
Mudon	3,522,714	4,618,167	5,050,000	-
Palm Jumeirah	21,383,310	41,447,998	44,115,000	84,750,000
Sobha Hartland	-	11,483,333	22,250,000	37,100,000
The Meadows	10,464,286	12,658,696	14,166,750	17,673,333
The Springs	5,901,035	-	-	-
The Valley	2,749,017	4,087,204	9,181,986	-
Tilal Al Ghaf	3,897,332	6,329,349	12,658,829	24,165,875
Town Square	2,827,743	3,550,143	-	-
Victory Heights	5,413,333	6,693,747	-	-
Villanova	2,881,981	3,726,724	7,200,000	-

Sale Transactions in Dubai

JULY 2026

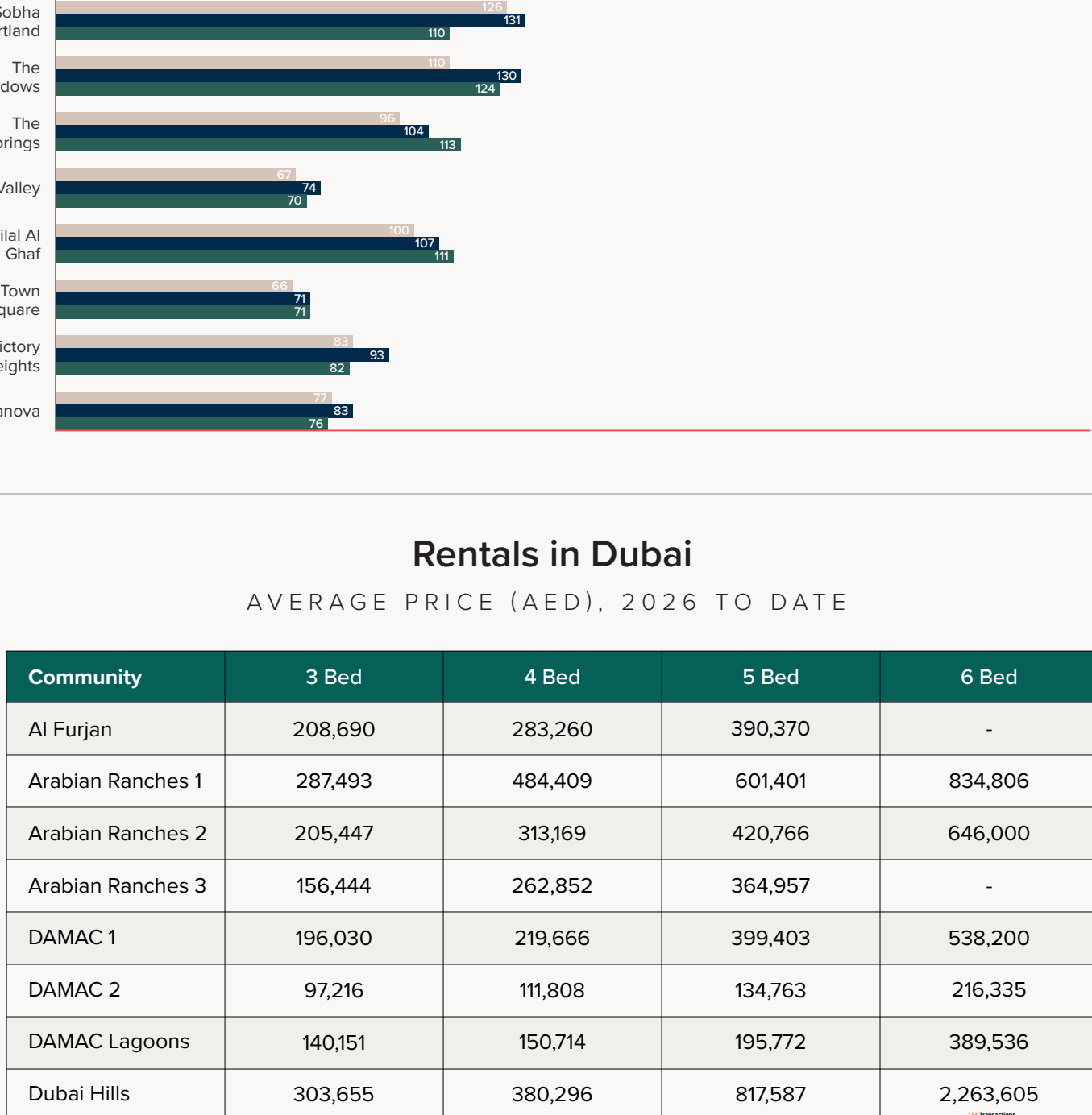


AED 4,378,570,272

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JULY 2026



RENTAL TRANSACTIONS

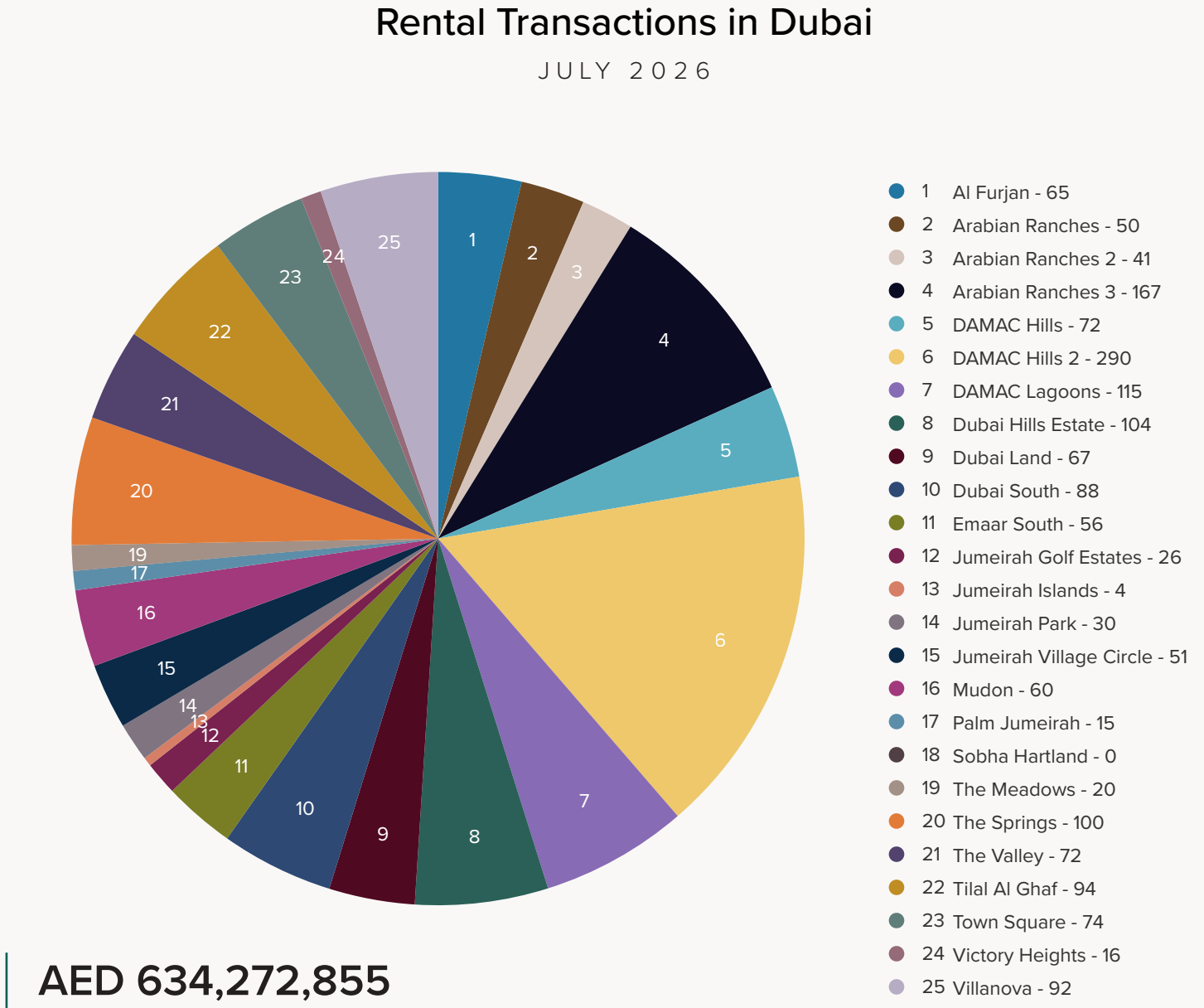
MARKET ANALYSIS

Hot Properties for Rent

 Seasons Community, JVC AED 160,000 4 6 1,426	 Mirabella 7, JVC AED 164,999 3 3 1,486	 Westar Vista, JVC AED 199,999 4 5 1,707	 Circle Villas, JVC AED 230,000 4 4 5,398
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Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	208,690	283,260	390,370	-
Arabian Ranches 1	287,493	484,409	601,401	834,806
Arabian Ranches 2	205,447	313,169	420,766	646,000
Arabian Ranches 3	156,444	262,852	364,957	-
DAMAC 1	196,030	219,666	399,403	538,200
DAMAC 2	97,216	111,808	134,763	216,335
DAMAC Lagoons	140,151	150,714	195,772	389,536
Dubai Hills	303,655	380,296	817,587	2,263,605
Dubai Land	168,266	199,874	-	-
Dubai South	119,506	173,036	259,151	-
Emaar South	113,785	156,636	-	-
JGE	294,147	524,737	1,275,598	1,894,444
Jumeirah Islands	-	948,256	1,300,000	-
Jumeirah Park	318,602	352,663	540,382	1,275,000
JVC	192,340	205,646	221,333	-
Mudon	183,939	240,536	287,120	-
Palm Jumeirah	834,000	1,539,130	1,851,671	4,755,594
Sobha Hartland	-	649,442	855,324	-
The Meadows	509,538	440,546	523,273	-
The Springs	257,050	-	400,000	-
The Valley	134,215	174,310	-	-
Tilal Al Ghaf	199,180	331,640	604,771	-
Town Square	149,084	182,756	-	-
Victory Heights	220,041	283,775	-	700,000
Villanova	155,538	183,430	330,000	-

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	217	1,785,538,610	DAMAC Hills 2	1,494	154,541,944
The Valley	513	745,397,544	Arabian Ranches 3	655	161,523,544
Dubai South	209	770,708,410	Dubai South	586	87,532,807
The Springs	203	955,735,710	Villanova	480	80,509,253
DAMAC Hills 2	180	332,596,530	The Springs	463	104,780,456
Dubai Land	174	588,210,955	Dubai Hills Estate	462	37,197,118
Dubai Hills Estate	172	2,441,511,570	Dubai Land	455	75,687,433
Arabian Ranches 3	168	840,412,380	Tilal Al Ghaf	449	153,953,875
DAMAC Hills	161	870,349,789	Town Square	448	72,261,154
Al Furjan	154	936,612,845	Mudon	432	93,620,812
Tilal Al Ghaf	153	1,270,878,624	The Valley	428	63,321,612
Mudon	146	583,097,998	Al Furjan	407	121,810,675
Town Square	144	432,478,943	Emaar South	375	49,664,255
Arabian Ranches	143	1,315,543,998	DAMAC Lagoons	373	62,423,795
Emaar South	125	392,724,410	DAMAC Hills	359	97,794,298
Villanova	121	397,825,000	Arabian Ranches	300	119,414,947
JVC	111	1,712,442,000	JVC	292	58,238,240
Jumeirah Park	105	342,758,000	Jumeirah Park	194	89,519,690
The Meadows	53	700,785,000	Arabian Ranches 2	183	59,352,967
Arabian Ranches 2	49	308,896,896	JGE	117	92,052,048
Palm Jumeirah	45	2,432,259,886	The Meadows	99	62,278,666
Victory Heights	42	405,779,950	Victory Heights	97	20,253,750
Jumeirah Islands	34	943,336,516	Palm Jumeirah	85	279,960,560
Sobha Hartland	6	116,050,000	Jumeirah Islands	31	45,295,000
			Sobha Hartland	20	17,650,308

*Data source: Property Monitor, as of 3rd August 2026 Secondary Sales Only

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