

## JVC August Market Report

Villa | Townhouse

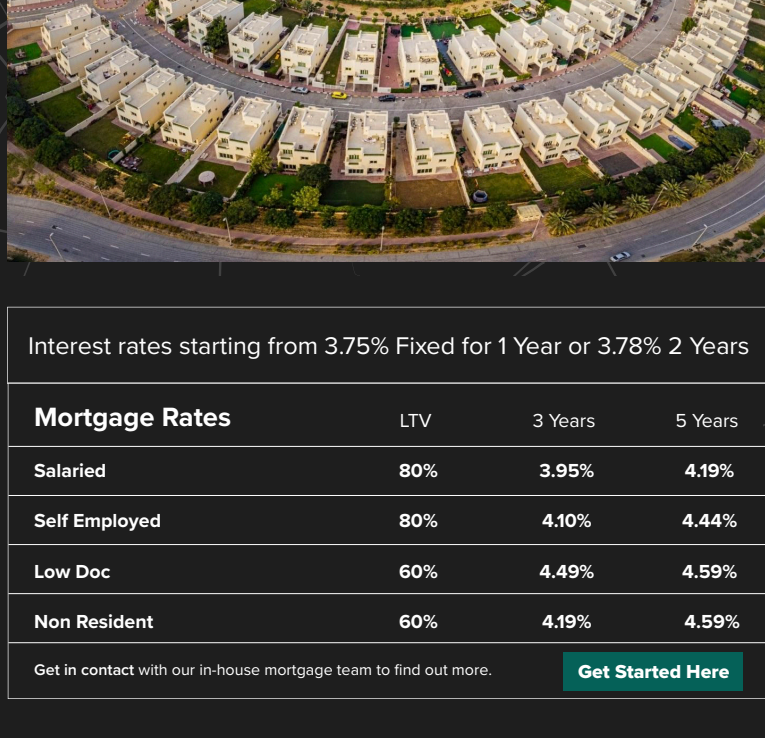
No.1 for Secondary Sales in Dubai, 2026 — Property Finder &amp; Bayut



## NEWS

## JVC remains active with families ahead of term

Jumeirah Village Circle is heading into the new school year with continued interest in villas and townhouses from families seeking central connectivity. Its established retail, parks and access to schools continue supporting demand, while newer townhouse stock is giving buyers alternatives to older homes and helping maintain JVC's broad family appeal.



## NEWS

## White &amp; Co.

The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

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% | 4.0%    | 4.44%   |
| Low Doc        | 60% | 4.49%   | 4.59%   |
| Non Resident   | 60% | 4.9%    | 4.59%   |

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## Hot Properties for Sale

|                                                                         |                                                                             |                                                                        |                                                                          |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------|
|                                                                         |                                                                             |                                                                        |                                                                          |
| <b>The Autograph, JVC</b><br>AED 4,150,000<br>3 bed, 3 bath, 2,575 sqft | <b>La Perla Homes 12, JVC</b><br>AED 4,390,000<br>4 bed, 5 bath, 3,049 sqft | <b>District 16L, JVC</b><br>AED 5,150,000<br>2 bed, 3 bath, 8,425 sqft | <b>Nakheel Villas, JVC</b><br>AED 6,000,000<br>4 bed, 7 bath, 6,815 sqft |

## Recent White &amp; Co. Sales

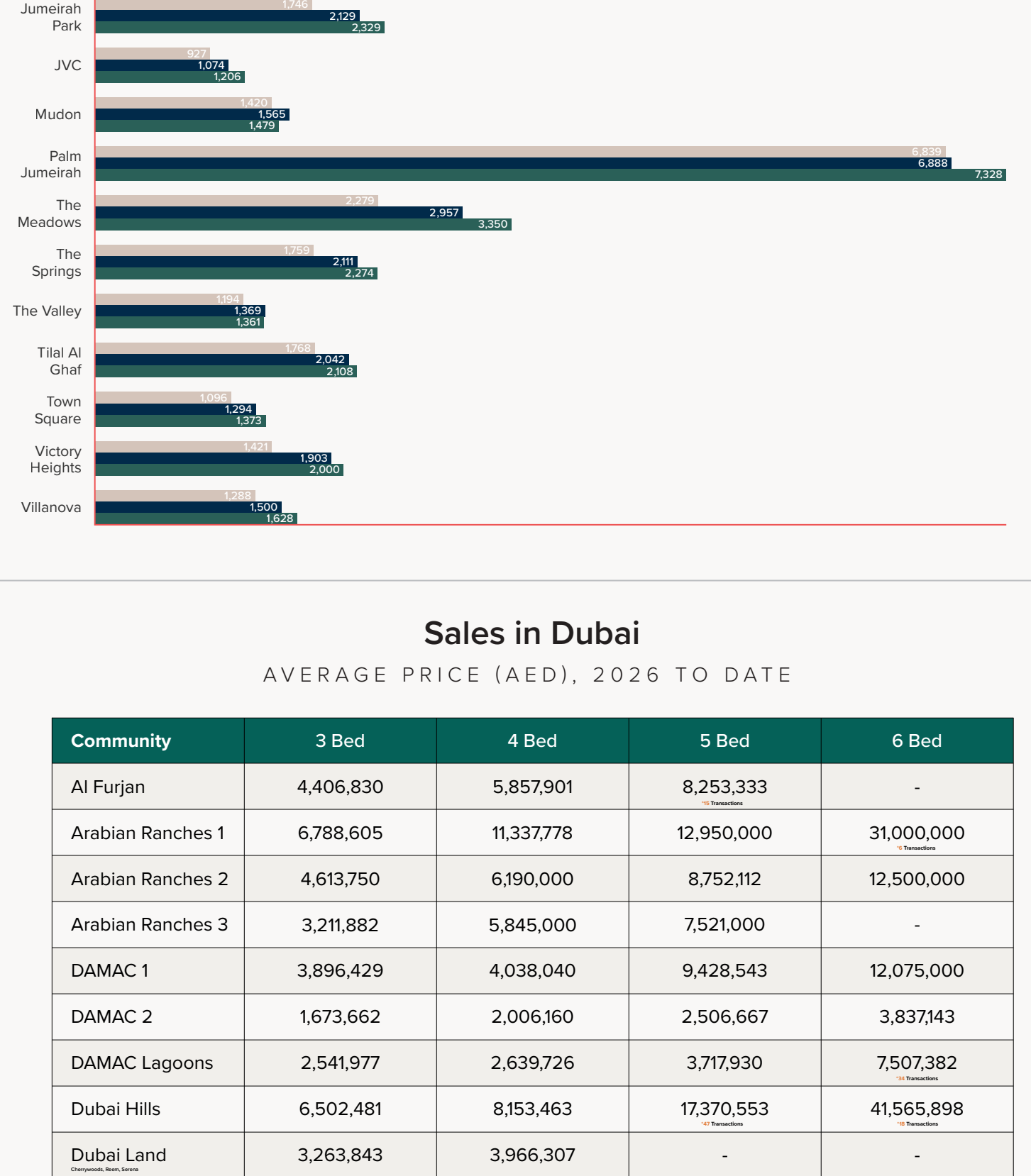
|                                                                        |                                                                     |                                                                       |                                                                      |
|------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------|
|                                                                        |                                                                     |                                                                       |                                                                      |
| <b>Indigo Ville, JVC</b><br>AED 2,500,000<br>4 bed, 6 bath, 3,923 sqft | <b>Las Ceras, JVC</b><br>AED 2,800,000<br>4 bed, 4 bath, 1,775 sqft | <b>District 14, JVC</b><br>AED 3,000,000<br>3 bed, 4 bath, 2,908 sqft | <b>Grand Glow, JVC</b><br>AED 4,888,000<br>4 bed, 6 bath, 3,191 sqft |

## SALES TRANSACTIONS

## MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



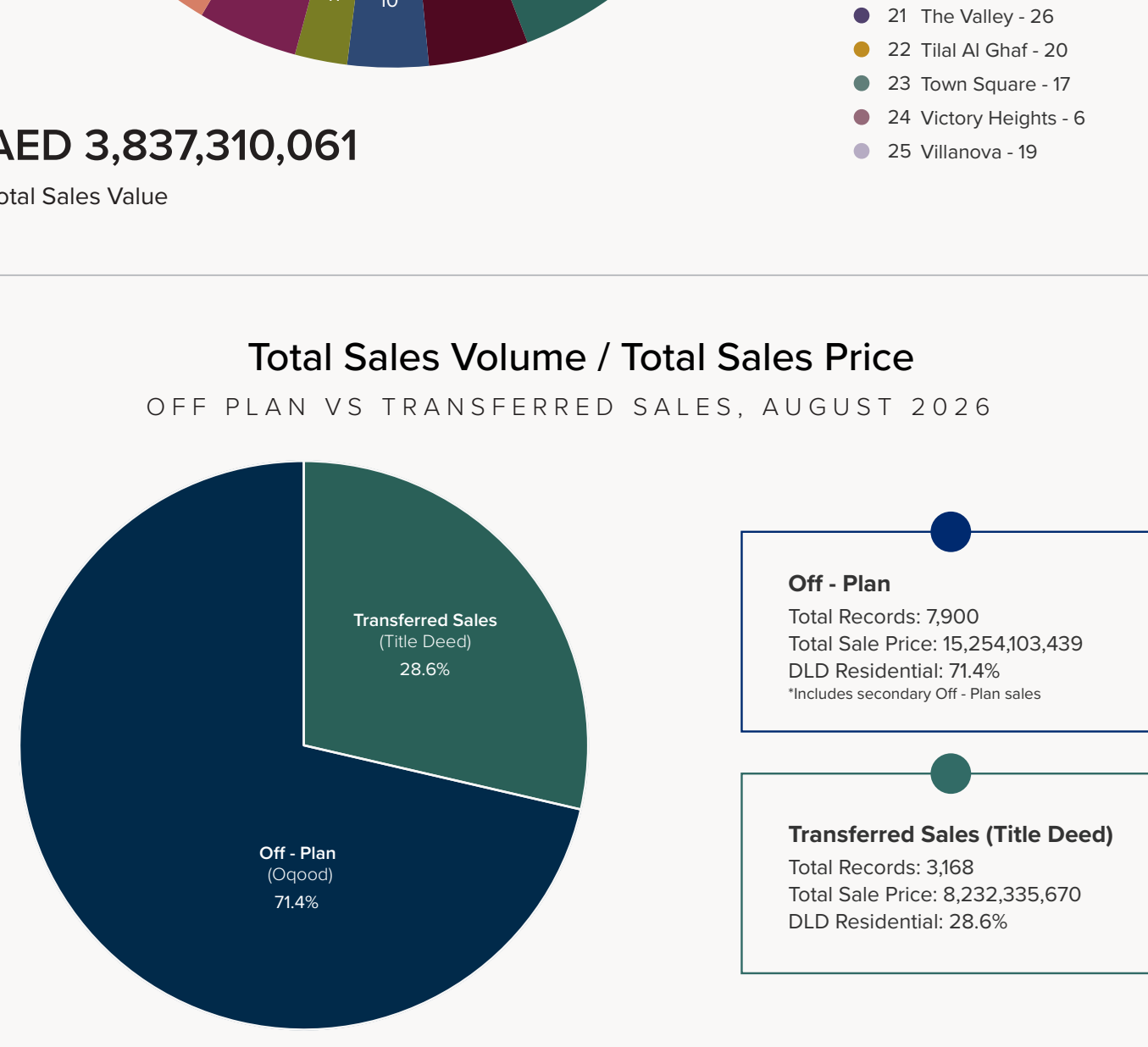
## Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

| Community         | 3 Bed      | 4 Bed      | 5 Bed      | 6 Bed      |
|-------------------|------------|------------|------------|------------|
| Al Furjan         | 4,406,830  | 5,857,901  | 8,253,333  | -          |
| Arabian Ranches 1 | 6,788,605  | 11,337,778 | 12,950,000 | 31,000,000 |
| Arabian Ranches 2 | 4,613,750  | 6,190,000  | 8,752,112  | 12,500,000 |
| Arabian Ranches 3 | 3,211,882  | 5,845,000  | 7,521,000  | -          |
| DAMAC 1           | 3,896,429  | 4,038,040  | 9,428,543  | 12,075,000 |
| DAMAC 2           | 1,673,662  | 2,006,160  | 2,506,667  | 3,837,143  |
| DAMAC Lagoons     | 2,541,977  | 2,639,726  | 3,717,930  | 7,507,382  |
| Dubai Hills       | 6,502,481  | 8,153,463  | 17,370,553 | 41,565,898 |
| Dubai Land        | 3,263,843  | 3,966,307  | -          | -          |
| Dubai South       | 2,837,659  | 3,984,398  | 6,947,620  | 13,275,000 |
| Emaar South       | 2,684,069  | 3,670,008  | 7,510,720  | -          |
| Jebel Ali Village | 4,433,265  | 6,212,344  | 11,516,667 | -          |
| JGE               | 5,161,639  | 11,278,895 | 21,017,941 | 29,684,722 |
| Jumeirah Islands  | -          | 22,156,218 | 45,249,107 | -          |
| Jumeirah Park     | 8,673,158  | 9,187,833  | 11,570,264 | -          |
| JVC               | 3,204,239  | 3,438,750  | 3,250,000  | -          |
| Mudon             | 3,522,624  | 4,607,416  | 5,050,000  | -          |
| Palm Jumeirah     | 21,000,000 | 41,569,522 | 52,703,846 | 84,750,000 |
| The Meadows       | 10,468,750 | 12,816,000 | 14,254,048 | 17,673,333 |
| The Springs       | 5,878,963  | -          | -          | -          |
| The Valley        | 2,723,453  | 4,076,048  | 9,181,986  | -          |
| Tilal Al Ghaf     | 3,947,277  | 6,416,526  | 12,935,500 | 24,165,875 |
| Town Square       | 2,836,231  | 3,538,000  | -          | -          |
| Victory Heights   | 5,413,333  | 6,501,050  | -          | -          |
| Villanova         | 2,921,032  | 3,721,591  | 7,200,000  | -          |

## Sale Transactions in Dubai

AUGUST 2026

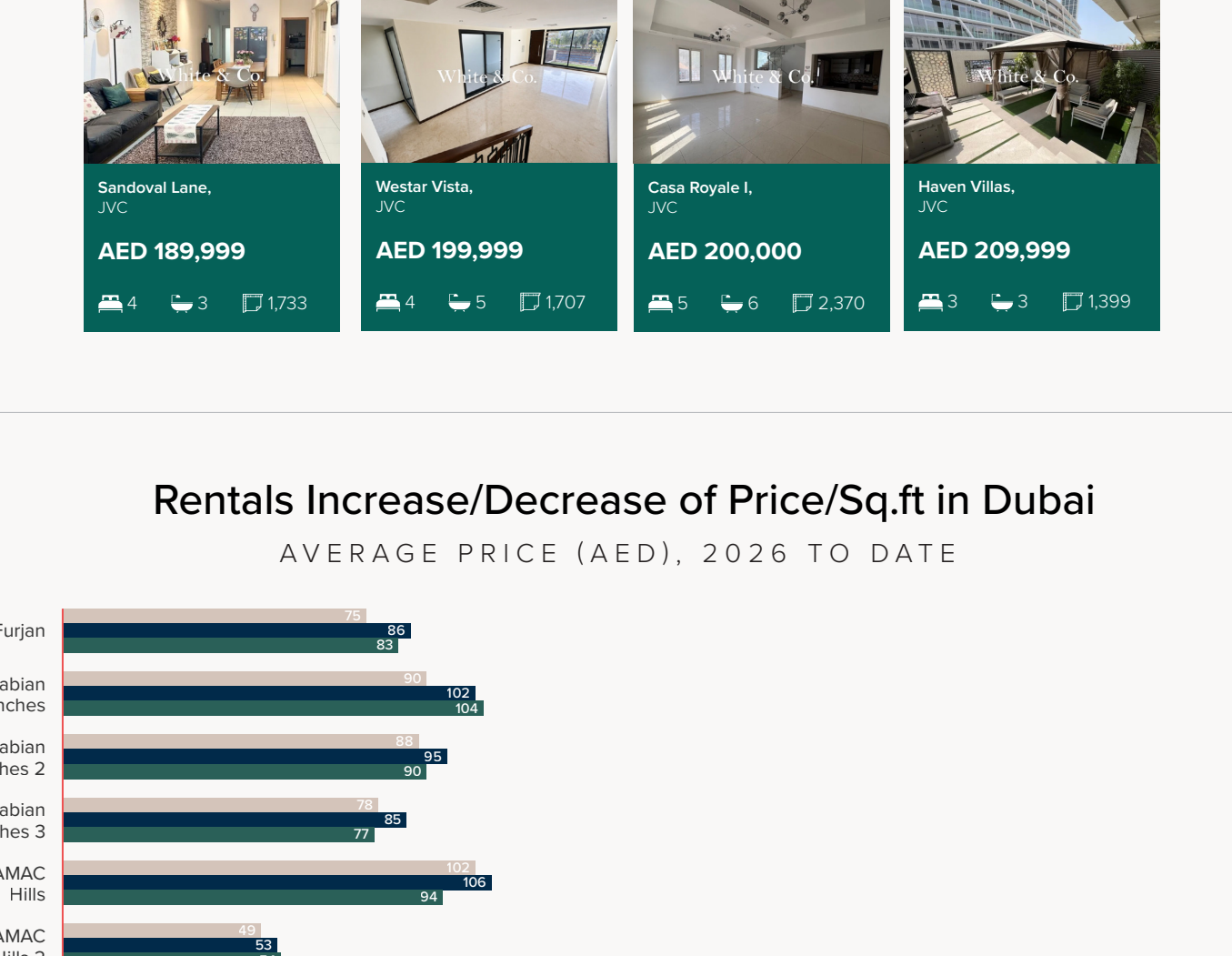


AED 3,837,310,061

Total Sales Value

## Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, AUGUST 2026



**Off - Plan**  
Total Records: 7,900  
Total Sale Price: 15,254,103,439  
DLD Residential: 71.4%  
Includes secondary Off - Plan sales

**Transferred Sales (Title Deed)**  
Total Records: 3,168  
Total Sale Price: 8,232,335,670  
DLD Residential: 28.6%

## RENTAL TRANSACTIONS

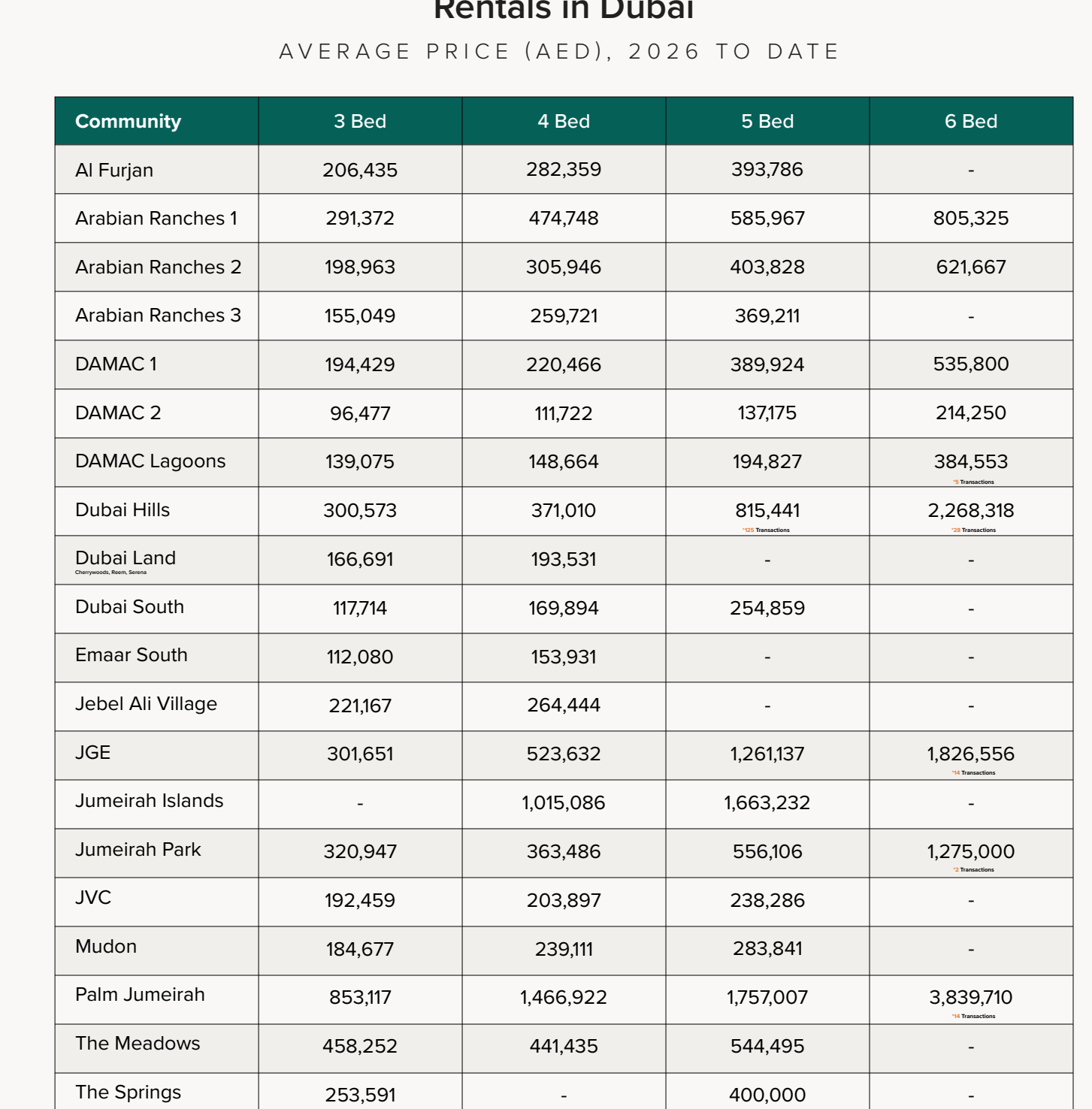
## MARKET ANALYSIS

## Hot Properties for Rent

|                                                                       |                                                                      |                                                                       |                                                                      |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------|
|                                                                       |                                                                      |                                                                       |                                                                      |
| <b>Sandoval Lane, JVC</b><br>AED 189,999<br>4 bed, 3 bath, 1,733 sqft | <b>Westar Vista, JVC</b><br>AED 199,999<br>4 bed, 5 bath, 1,707 sqft | <b>Casa Royale L, JVC</b><br>AED 200,000<br>5 bed, 6 bath, 2,370 sqft | <b>Haven Villas, JVC</b><br>AED 209,999<br>3 bed, 3 bath, 1,399 sqft |

## 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         | 206,435 | 282,359   | 393,786   | -         |
| Arabian Ranches 1 | 291,372 | 474,748   | 585,967   | 805,325   |
| Arabian Ranches 2 | 198,963 | 305,946   | 403,828   | 621,667   |
| Arabian Ranches 3 | 155,049 | 259,721   | 369,211   | -         |
| DAMAC 1           | 194,429 | 220,466   | 389,924   | 535,800   |
| DAMAC 2           | 96,477  | 111,722   | 137,175   | 214,250   |
| DAMAC Lagoons     | 139,075 | 148,664   | 194,827   | 384,553   |
| Dubai Hills       | 300,573 | 371,010   | 815,441   | 2,268,318 |
| Dubai Land        | 166,691 | 193,531   | -         | -         |
| Dubai South       | 117,714 | 169,894   | 254,859   | -         |
| Emaar South       | 112,080 | 153,931   | -         | -         |
| Jebel Ali Village | 221,167 | 264,444   | -         | -         |
| JGE               | 301,651 | 523,632   | 1,261,137 | 1,826,556 |
| Jumeirah Islands  | -       | 1,015,086 | 1,663,232 | -         |
| Jumeirah Park     | 320,947 | 363,486   | 556,106   | 1,275,000 |
| JVC               | 192,459 | 203,897   | 238,286   | -         |
| Mudon             | 184,677 | 239,111   | 283,841   | -         |
| Palm Jumeirah     | 853,117 | 1,466,922 | 1,757,007 | 3,839,710 |
| The Meadows       | 458,252 | 441,435   | 544,495   | -         |
| The Springs       | 253,591 | -         | 400,000   | -         |
| The Valley        | 133,873 | 173,197   | 550,000   | -         |
| Tilal Al Ghaf     | 199,074 | 337,621   | 662,367   | -         |
| Town Square       | 152,436 | 181,157   | -         | -         |
| Victory Heights   | 222,107 | 284,573   | 556,189   | 700,000   |
| Villanova         | 154,452 | 184,002   | 320,000   | -         |

## Rental Transactions in Dubai

AUGUST 2026



AED 877,842,128

Total Rental Value

## Current Average Gross Yield

AUGUST 2026

| Community               | Community Type | Avg. Gross Yield |
|-------------------------|----------------|------------------|
| DAMAC Hills 2           | Villa          | 5.89%            |
| DAMAC Lagoons           | Villa          | 5.81%            |
| Jumeirah Village Circle | Villa          | 5.68%            |
| Jumeirah Golf Estates   | Villa          | 5.54%            |
| Mudon                   | Villa          | 5.32%            |
| DAMAC Hills             | Villa          | 5.20%            |
| Sobha Hartland          | Villa          | 5.11%            |
| Villanova               | Villa          | 5.10%            |
| Town Square             | Townhouse      | 4.96%            |
| Al Furjan               | Villa          | 4.91%            |
| Tilal Al Ghaf           | Townhouse      | 4.87%            |
| Arabian Ranches 2       | Villa          | 4.83%            |

| Community          | Community Type | Avg. Gross Yield |
|--------------------|----------------|------------------|
| The Valley         | Villa          | 4.80%            |
| Reem               | Townhouse      | 4.77%            |
| Arabian Ranches 3  | Villa          | 4.66%            |
| Serena             | Townhouse      | 4.63%            |
| Dubai South        | Villa          | 4.43%            |
| Dubai Hills Estate | Villa          | 4.41%            |
| The Springs        | Villa          | 4.11%            |
| Arabian Ranches    | Villa          | 3.85%            |
| Jumeirah Park      | Villa          | 3.75%            |
| The Meadows        | Villa          | 3.30%            |
| Jumeirah Islands   | Villa          | 3.18%            |
| Palm Jumeirah      | Villa          | 3.04%            |



Data source: Property Monitor, as of 2nd September 2026 Secondary Sales Only

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