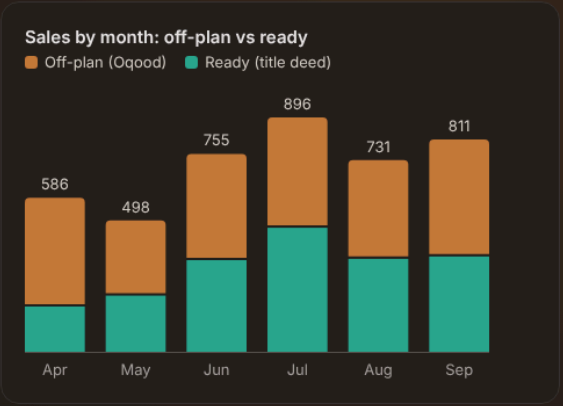
Yazdan Properties

COMMUNITY REPORT

JVC

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
813	AED 1,423	6.7%
−43.8% on last year	−8.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

JVC Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

JVC recorded 813 sales worth AED 1.3B in September 2026, down 43.8% on Sep 2025. The median sale was AED 967,238 at AED 1,423 per sq ft, and off-plan took 54.5% of the month. Every figure comes from Dubai Land Department records.

SALES
813
▲ +9.9% MoM
▼ −43.8% YoY

MEDIAN PRICE
AED 967K
▼ −6.5% MoM
▼ −8.3% YoY

PRICE PER SQ FT
AED 1,423
▼ −1.7% MoM
▼ −8.4% YoY

OFF-PLAN SHARE
54.5%
of Sep 2026 sales

MEDIAN RENT
AED 65,000
per year, 9,751 contracts, 3 months

GROSS YIELD
6.7%
rent over sale price

JVC is recorded by Dubai Land Department as Al Barsha South Fourth. The figures cover the whole district.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	411	175	6	592	69.4%
May 2026	281	217	3	501	56.1%
Jun 2026	401	354	3	758	52.9%
Jul 2026	417	479	6	902	46.2%
Aug 2026	372	359	9	740	50.3%
Sep 2026	443	368	2	813	54.5%
Six months	**2,325**	**1,952**	**29**	**4,306**	**54%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	4,395	2,284	2,111	52%	AED 975,000	AED 1,427
Villas and townhouses	87	2	85	2.3%	AED 3,100,000	AED 1,575

Source: DLD-registered sales, six months to 28 October 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	AED 1,447	740	−1.7%
3 months	Jun 2026	AED 1,472	758	−3.3%
6 months	Mar 2026	AED 1,529	648	−6.9%
12 months	Sep 2025	AED 1,553	1,447	−8.4%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 1,486	3,776	
Q4 2025	AED 1,554	3,235	+4.6%
Q1 2026	AED 1,502	2,156	−3.3%
Q2 2026	AED 1,497	1,851	−0.3%
Q3 2026	AED 1,424	2,455	−4.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,423 per sq ft from 813 sales.

Rents and yield

9,751 Ejari rent contracts were registered in the three months to the end of September 2026: 6,713 new leases and 3,038 renewals. The median annual rent was AED 65,000. Set against the median sale price, that is a gross yield of 6.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 66,000	49,472
Villas and townhouses	AED 175,000	1,918

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
1-bed	382	47%
Studio	262	32.2%
2-bed	117	14.4%
3-bed	21	2.6%
Other / not stated	21	2.6%
4-bed	9	1.1%
Penthouse	1	0.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	7.3%	3.8%
AED 500-750K	22.4%	18.4%
AED 750K-1M	22%	24.1%
AED 1-1.5M	30.9%	37.4%

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	8.5%	7.7%
AED 2-3M	6.5%	5.1%
AED 3-5M	1.6%	2.6%
AED 5-10M	0.4%	0.1%
AED 10M+	0.5%	0.8%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Serenz by Danube	51	AED 1,271,000
Binghatti Apex	44	AED 720,000
Auresta Tower	41	AED 484,710
Dune Residency Dubai	32	AED 651,188
Oxford Cove	24	AED 1,143,344

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Binghatti Developers	4,742	23.5%	Binghatti Circle, Binghatti Apex, Binghatti Amberhall
Iman Developers	914	4.5%	One Sky Park by Iman, One Park Square by Iman, One Park Central by Iman
Tiger Properties	761	3.8%	Auresta Tower, Neva Residences, O 2
Hre Real Estate Development	640	3.2%	Skyhills II by HRE, Skyhills III by HRE, Skyhills II by HRE

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Object One Real Estate Development	567	2.8%	Alta View Skyhomes, The Fifth Tower, Ozone 1 Residence

What the numbers say

- The median price per sq ft is 8.4% lower than in Sep 2025 (AED 1,423 against AED 1,553). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 54% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 6.7%.
- The best-selling project in September 2026 was Serenz by Danube with 51 sales.

Common questions

What is the average price per sq ft in JVC?

The median sale in JVC in September 2026 was AED 1,423 per sq ft across 813 DLD-recorded sales, 8.4% lower than a year earlier.

Is JVC mostly off-plan or ready?

Over the six months to September 2026, 54% of JVC sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in JVC?

Gross yield on DLD figures was 6.7% in September 2026: the median annual rent of AED 65,000 over the median sale price.

More on JVC

- JVC area guide: prices, rents and yields
- JVC rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about JVC?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Al Barsha South Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.