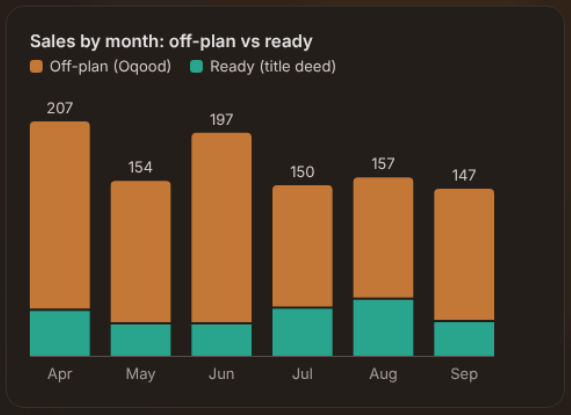
Yazdan Properties

COMMUNITY REPORT

Jumeirah Village Triangle

Property market report · September 2026



SALES	PER SQ FT	GROSS YIELD
148	AED 1,571	6.2%
−56.3% on last year	+0.1% on last year	rent over sale price

Dubai Land Department transactions · transferred prices

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Jumeirah Village Triangle 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

Jumeirah Village Triangle recorded 148 sales worth AED 205.77M in September 2026, down 56.3% on Sep 2025. The median sale was AED 1,136,156 at AED 1,571 per sq ft, and off-plan took 79.1% of the month. Every figure comes from Dubai Land Department records.

SALES
148
▼ −5.7% MoM
▼ −56.3% YoY

MEDIAN PRICE
AED 1.14M
▲ +3.3% MoM
▼ −1.2% YoY

PRICE PER SQ FT
AED 1,571
▼ −3.7% MoM
▲ +0.1% YoY

OFF-PLAN SHARE
79.1%
of Sep 2026 sales

MEDIAN RENT
AED 70,159
per year, 994 contracts, 3 months

GROSS YIELD
6.2%
launch prices, see note

Dubai Land Department records Jumeirah Village Triangle under the district Al Barsha South Fifth. The figures cover that 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	167	40	1	208	80.3%
May 2026	126	28	1	155	81.3%
Jun 2026	169	28	2	199	84.9%
Jul 2026	108	42	0	150	72%
Aug 2026	107	50	0	157	68.2%
Sep 2026	117	30	1	148	79.1%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**794**	**218**	**5**	**1,017**	**78.1%**

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	983	780	203	79.3%	AED 1,099,900	AED 1,644
Villas and townhouses	33	0	33	0%	AED 5,650,000	AED 976

Source: DLD-registered sales, the 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 1,631	157	−3.7%
3 months	Jun 2026	AED 1,677	199	−6.3%
6 months	Mar 2026	AED 1,706	244	−7.9%
12 months	Sep 2025	AED 1,570	339	+0.1%

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 1,508	865	
Q4 2025	AED 1,658	1,663	+9.9%
Q1 2026	AED 1,672	764	+0.8%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,701	562	+1.7%
Q3 2026	AED 1,589	455	−6.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,571 per sq ft from 148 sales.

Rents and yield

994 Ejari rent contracts were registered in the three months to the end of September 2026: 654 new leases and 340 renewals. The median annual rent was AED 70,159. Set against the median sale price, that is a gross yield of 6.2%.

> A note on that yield: most sales here are off-plan, so the price side is mostly launch prices for homes that are not built yet, while the rent side is today's rents on finished homes. Buying a ready home on resale usually gives a lower yield. Ask us for the figure on a specific building.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 63,000	4,720
Villas and townhouses	AED 176,400	975

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	74	50%
Studio	41	27.7%
2-bed	20	13.5%
Other / not stated	8	5.4%
3-bed	5	3.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	2%	1.9%
AED 500-750K	10.8%	13.4%
AED 750K-1M	20.9%	22.9%
AED 1-1.5M	45.3%	41.4%
AED 1.5-2M	8.8%	9.6%
AED 2-3M	6.8%	7%
AED 3-5M	2.7%	0.6%
AED 5-10M	2.7%	3.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Luxuria	24	AED 1,000,000
Sol Levante	11	AED 1,357,800
Binghatti Flare 02	9	AED 2,449,999
Voxa Residences	9	AED 1,149,900
Interstellar Tower	7	AED 1,302,000

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
Tiger Properties	1,666	28.9%	Red Square, Guzel Towers, CLOUD Tower
Binghatti Developers	946	16.4%	Binghatti Flare 01, Binghatti Flare 02
Object One Real Estate Development	479	8.3%	Essenlife Residence, ELARIS Sky, ELARIS Rise

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Obj1 Real Estate Development	368	6.4%	Luminar Tower 3, Luminar Tower 1, Luminar Tower 2
S O L Properties Development	311	5.4%	Sol Levante

What the numbers say

- The median price per sq ft is 0.1% higher than in Sep 2025 (AED 1,571 against AED 1,570). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 78.1% of sales over the past six months were Oqood registrations, so prices here mostly reflect developer launch pricing, not resale values.
- Gross yield on DLD figures is 6.2%, but most sales here are off-plan, so that compares today's rents with launch prices for homes not yet built. A ready home bought at today's resale price will usually yield less.
- The best-selling project in September 2026 was Binghatti Luxuria with 24 sales.

Common questions

What is the average price per sq ft in Jumeirah Village Triangle?

The median sale in Jumeirah Village Triangle in September 2026 was AED 1,571 per sq ft across 148 DLD-recorded sales, 0.1% higher than a year earlier.

Is Jumeirah Village Triangle mostly off-plan or ready?

Over the six months to September 2026, 78.1% of Jumeirah Village Triangle sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Jumeirah Village Triangle?

Gross yield on DLD figures was 6.2% in September 2026: the median annual rent of AED 70,159 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Jumeirah Village Triangle

- Jumeirah Village Triangle area guide: prices, rents and yields

- Jumeirah Village Triangle rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Jumeirah Village Triangle?

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 Fifth: 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.