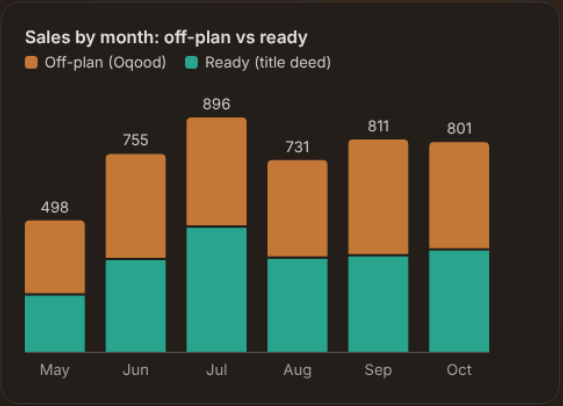
Yazdan Properties

COMMUNITY REPORT

JVC

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
806	AED 1,450	6.6%
−32.2% on last year	−5.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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JVC Property Market Report

October 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 licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

JVC recorded 806 sales worth AED 944.81M in October 2026, down 32.2% on Oct 2025. The median sale was AED 988,890 at AED 1,450 per sq ft, and off-plan took 50.9% of the month. Every figure comes from Dubai Land Department records.

SALES
806
▼ −0.9% MoM
▼ −32.2% YoY

MEDIAN PRICE
AED 989K
▲ +2.2% MoM
▼ −5% YoY

PRICE PER SQ FT
AED 1,450
▲ +1.9% MoM
▼ −5.8% YoY

OFF-PLAN SHARE
50.9%
of Oct 2026 sales

MEDIAN RENT
AED 64,820
per year, 10,542 contracts, 3 months

GROSS YIELD
6.6%
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
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	8	739	50.3%
Sep 2026	443	368	2	813	54.5%
Oct 2026	410	391	5	806	50.9%
Six months	**2,324**	**2,168**	**27**	**4,519**	**51.4%**

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

By property type

The same split by property type, over the six months to 27 November 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	4,699	2,461	2,238	52.4%	AED 980,000	AED 1,434
Villas and townhouses	89	2	87	2.2%	AED 3,145,000	AED 1,582

Source: DLD-registered sales, the six months to 27 November 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 October 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 OCT 2026
1 month	Sep 2026	AED 1,423	813	+1.9%
3 months	Jul 2026	AED 1,407	902	+3.1%
6 months	Apr 2026	AED 1,620	592	−10.5%
12 months	Oct 2025	AED 1,540	1,188	−5.8%

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

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q4 2025	AED 1,554	3,235	
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%
Q4 2026	AED 1,450	806	+1.8%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,450 per sq ft from 806 sales.

Rents and yield

10,542 Ejari rent contracts were registered in the three months to the end of October 2026: 7,154 new leases and 3,388 renewals. The median annual rent was AED 64,820. Set against the median sale price, that is a gross yield of 6.6%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 66,000	50,201
Villas and townhouses	AED 175,000	1,920

Source: DLD Ejari contracts, 24 months to 27 November 2026. Gross yield is before service charges, fees and empty months.

What sold in October 2026

LAYOUT	SALES	SHARE
1-bed	384	47.6%
Studio	270	33.5%
2-bed	109	13.5%
3-bed	18	2.2%
Other / not stated	16	2%
4-bed	8	1%
Shop	1	0.1%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	5.8%	7.3%
AED 500-750K	22.2%	22.4%
AED 750K-1M	23.2%	22%
AED 1-1.5M	33%	30.9%

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	8.8%	8.5%
AED 2-3M	4.6%	6.5%
AED 3-5M	1.6%	1.6%
AED 5-10M	0.5%	0.4%
AED 10M+	0.2%	0.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Serenz by Danube	74	AED 1,274,000
Dune Residency Dubai	38	AED 681,708
Binghatti Apex	25	AED 1,180,000
Auresta Tower	25	AED 491,729
Alta View Skyhomes	21	AED 1,227,964

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	4,648	22%	Binghatti Circle, Binghatti Apex, Binghatti Amberhall
Iman Developers	1,084	5.1%	One Sky Park by Iman, Oxford Cove, One Park Square by Iman
Danube Properties Development	869	4.1%	Serenz by Danube, Elitz 2 By Danube, Elitz 3 By Danube
Tiger Properties	777	3.7%	Auresta Tower, Neva Residences, O 2

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Hre Real Estate Development	644	3%	Skyhills II by HRE, Skyhills III by HRE, Skyhills II by HRE

What the numbers say

- The median price per sq ft is 5.8% lower than in Oct 2025 (AED 1,450 against AED 1,540). 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 51.4% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 6.6%.
- The best-selling project in October 2026 was Serenz by Danube with 74 sales.

Common questions

What is the average price per sq ft in JVC?

The median sale in JVC in October 2026 was AED 1,450 per sq ft across 806 DLD-recorded sales, 5.8% lower than a year earlier.

Is JVC mostly off-plan or ready?

Over the six months to October 2026, 51.4% 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 6.6% in October 2026: the median annual rent of AED 64,820 over the median sale price.

Off-plan projects selling in JVC

Developer prices, payment plans and handover dates for projects launching or selling now:

- SOL Terra Casa by SOL Properties, from AED 4.99M, handover Q2 2029
- Veranda Collection 2 by Credo Investments FZE, from AED 4.5M, handover Q2 2026
- Veranda Collection 1 by Credo Investments FZE, from AED 4.35M, handover Q4 2025
- Sky Vista by Peace Homes Development, from AED 3.53M, handover Q4 2026

- Iris Park by AB Properties, from AED 3.5M, handover Q3 2011
- Gateway by Premier Choice, from AED 2.35M, handover Q4 2026
- Mass Residence by Jaiedco Real Estate Development, from AED 2.33M, handover Q1 2025
- Zenith J1 by Zenith Group, from AED 2.17M, handover Q4 2026
- Gharbi 2 Residences by Rabdan Developments, from AED 2.11M, handover Q2 2027
- Goldenwoods Views V by Golden Woods, from AED 2M, handover Q4 2026

More on JVC

- JVC area guide: prices, rents and yields
- JVC rental yield, by home size
- Dubai market report, October 2026
- Dubai property rankings, October 2026: yields, prices and rents by area
- Dubai off-plan projects: prices and payment plans
- 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.

Book a 30-minute advisory call →

Prefer WhatsApp? **Chat with us on WhatsApp**

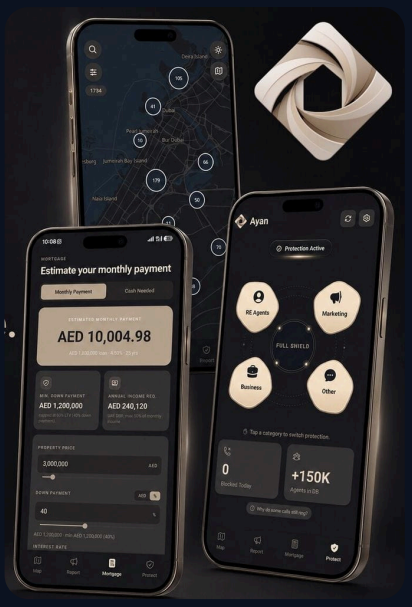
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Barsha South Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 27 November 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.