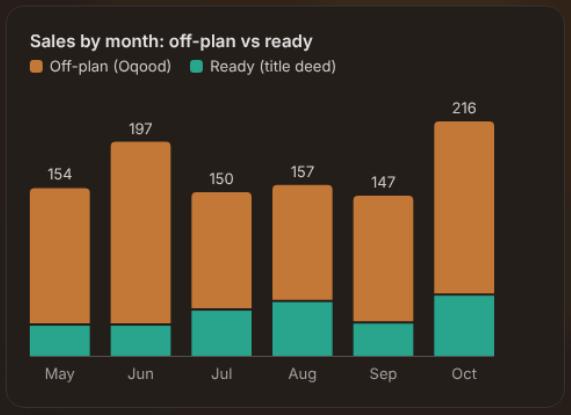
Yazdan Properties

COMMUNITY REPORT

Jumeirah Village Triangle

Property market report · October 2026



SALES	PER SQ FT	GROSS YIELD
216	AED 1,600	6%
−67.9% on last year	−4.3% on last year	rent over sale price

Dubai Land Department transactions · transferred prices

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Jumeirah Village Triangle 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

Jumeirah Village Triangle recorded 216 sales worth AED 310.24M in October 2026, down 67.9% on Oct 2025. The median sale was AED 1,100,000 at AED 1,600 per sq ft, and off-plan took 74.1% of the month. Every figure comes from Dubai Land Department records.

SALES

216

▲ +45.9% MoM

▼ −67.9% YoY

MEDIAN PRICE

AED 1.1M

▼ −3.2% MoM

▼ −2.8% YoY

PRICE PER SQ FT

AED 1,600

▲ +1.8% MoM

▼ −4.3% YoY

OFF-PLAN SHARE

74.1%

of Oct 2026 sales

MEDIAN RENT

AED 66,000

per year, 1,071 contracts, 3 months

GROSS YIELD

6%

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
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%
Oct 2026	160	56	0	216	74.1%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**787**	**234**	**4**	**1,025**	**76.8%**

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	1,040	805	235	77.4%	AED 1,100,000	AED 1,627
Villas and townhouses	34	0	34	0%	AED 5,950,000	AED 948

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 1,571	148	+1.8%
3 months	Jul 2026	AED 1,578	150	+1.4%
6 months	Apr 2026	AED 1,727	208	−7.4%
12 months	Oct 2025	AED 1,672	673	−4.3%

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 1,658	1,663	
Q1 2026	AED 1,672	764	+0.8%
Q2 2026	AED 1,701	562	+1.7%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,589	455	−6.6%
Q4 2026	AED 1,600	216	+0.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,600 per sq ft from 216 sales.

Rents and yield

1,071 Ejari rent contracts were registered in the three months to the end of October 2026: 707 new leases and 364 renewals. The median annual rent was AED 66,000. Set against the median sale price, that is a gross yield of 6%.

> 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	4,969
Villas and townhouses	AED 178,000	969

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	97	44.9%
Studio	65	30.1%
2-bed	35	16.2%
Other / not stated	15	6.9%
3-bed	4	1.9%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	1.9%	2%
AED 500-750K	11.1%	10.8%
AED 750K-1M	25%	20.9%
AED 1-1.5M	43.1%	45.3%
AED 1.5-2M	7.9%	8.8%
AED 2-3M	5.1%	6.8%
AED 3-5M	2.8%	2.7%
AED 5-10M	2.3%	2.7%
AED 10M+	0.9%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Luxuria	40	AED 795,999
ELARIS Sky	30	AED 1,133,550
Seslia Tower	19	AED 750,000
Interstellar Tower	11	AED 1,126,170
Sol Levante	11	AED 1,365,000

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	1,431	24.7%	Red Square, Guzel Towers, Sky Gate Tower
Binghatti Developers	1,201	20.7%	Binghatti Flare 01, Binghatti Flare 02, Binghatti Luxuria

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Object One Real Estate Development	515	8.9%	Essenlife Residence, ELARIS Sky, ELARIS Rise
Obj1 Real Estate Development	358	6.2%	Luminar Tower 3, Vivid Tower, Luminar Tower 1
S O L Properties Development	321	5.5%	Sol Levante

What the numbers say

- The median price per sq ft is 4.3% lower than in Oct 2025 (AED 1,600 against AED 1,672). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 76.8% 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%, 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 October 2026 was Binghatti Luxuria with 40 sales.

Common questions

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

The median sale in Jumeirah Village Triangle in October 2026 was AED 1,600 per sq ft across 216 DLD-recorded sales, 4.3% lower than a year earlier.

Is Jumeirah Village Triangle mostly off-plan or ready?

Over the six months to October 2026, 76.8% 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% in October 2026: the median annual rent of AED 66,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

Off-plan projects selling in Jumeirah Village Triangle

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

- V1VID Residence by Object One Real Estate Development, from AED 1.68M, handover Q4 2026
- ESSENL1FE by Object One Real Estate Development, from AED 1.66M, handover Q4 2027
- W1NNER Tower by Object One Real Estate Development, from AED 1.59M, handover Q4 2026
- ELAR1S Sky by Object One Real Estate Development, from AED 1.55M, handover Q4 2028
- Azha Millennium by Azha Development, from AED 1.36M, handover Q4 2027
- S1LV1ANA PARK by Object One Real Estate Development, from AED 1.29M, handover Q1 2027
- ELAR1S Rise by Object One Real Estate Development, from AED 1.26M, handover Q3 2028
- Binghatti Luxuria by Binghatti Developers, from AED 1.25M, handover Q3 2027
- Ashwood Residences by Skyland Properties, from AED 1.15M, handover Q4 2027
- LUM1NAR Tower 3 by Object One Real Estate Development, from AED 1.12M, handover Q2 2027

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, 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 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.

Book a 30-minute advisory call →

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

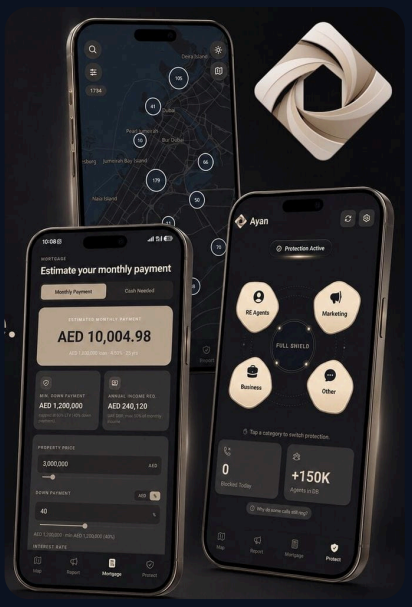
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Barsha South Fifth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually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