

Jumeirah Village Circle · October 2026

A 1-bedroom in JVC: what owners made, and what it earns at the keys

Registered sales and rent contracts, read home by home.

Sample research 2026 to date

What owners made

JVC apartment owners made 14.1% a year

Owners who bought from January 2022 and sold the same home again.

Gain for each year held

+14.1%

middle of 7,871 resales

Sold within a year

25.4%

of the same resales

Sold at the price paid

6.8%

a 0% gain, counted in

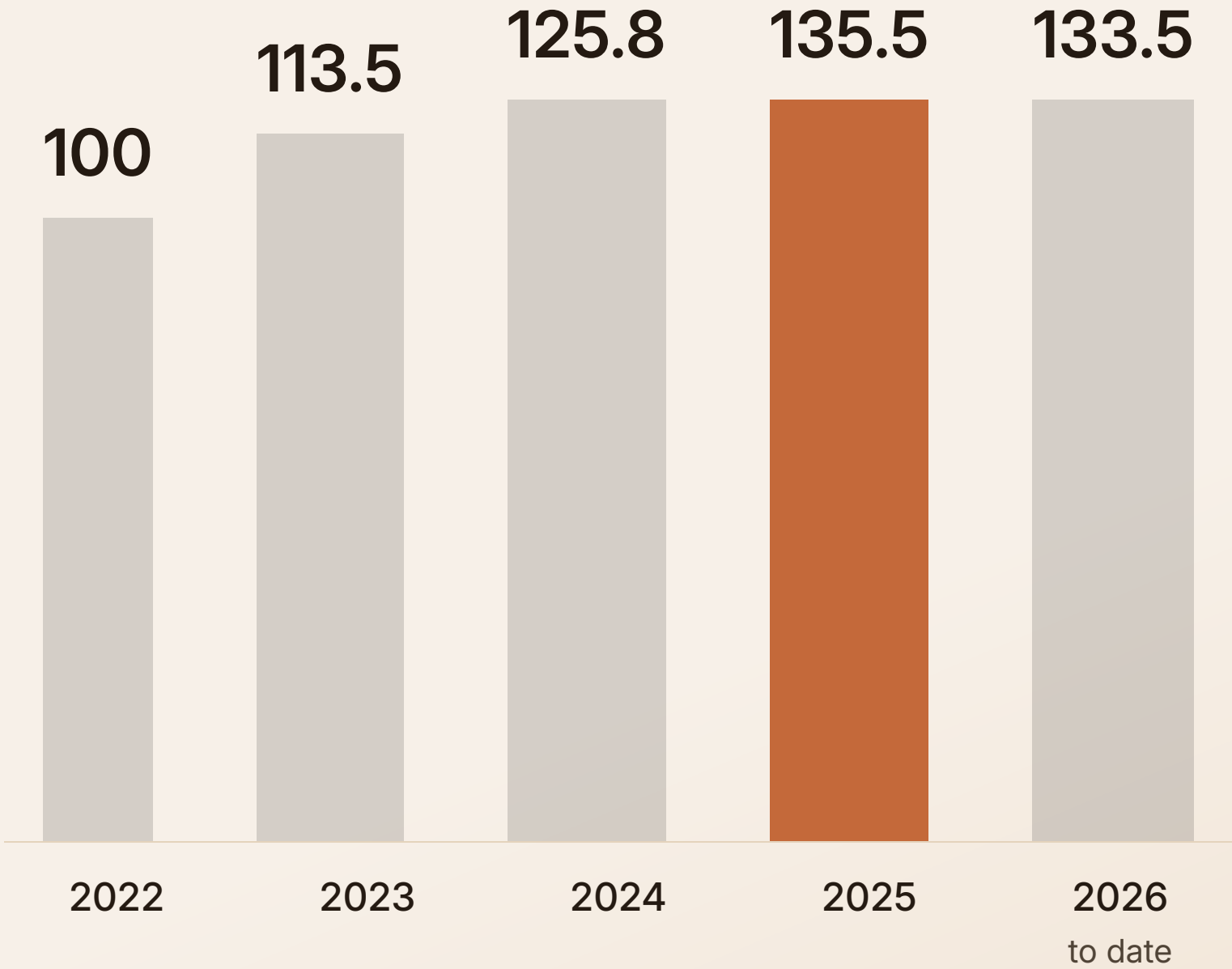
- The middle owner held the home for **18 months**.
- They sold for **20.4% more** than they paid.
- The quick sales and the sales at the price paid are **counted in**, and shown.

Source: Dubai Land Department, owners who bought from Jan 2022 and sold by 5 Oct 2026. Gain per year = gain / years held (under 6 months counts as 6).



The price of the same home

The same JVC apartment costs a third more than in 2022



Price of the same home, 2022 = 100.

Source: Dubai Land Department, 59,793 apartment sales in 361 JVC buildings, Jan 2022 to 5 Oct 2026. Building, size, floor and bedrooms held fixed.

A new 1-bedroom, keys late 2028

Expected rent at the keys: 88,563 AED a year

Primary off-plan, 2026 to date: the price developers sell at today.

Developer price today

1,150,000 AED

middle of 2,016 sales

Rent of a similar home

70,000 AED

5,737 contracts in 2026

Expected yield at the keys

7.7%

6.7% after service charge

- Today's rent of a similar 1-bedroom: 70,000 AED a year.
- Grown at JVC's own rise of 12.5% a year (2022 to 2025).
- Two years to the keys: 88,563 AED a year.

Source: Dubai Land Department: developer sales of off-plan homes, 2026 to 5 Oct; Ejari new lettings; rent grown 12.5% a year (JVC, 2022 to 2025). Service charge: RERA index.

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