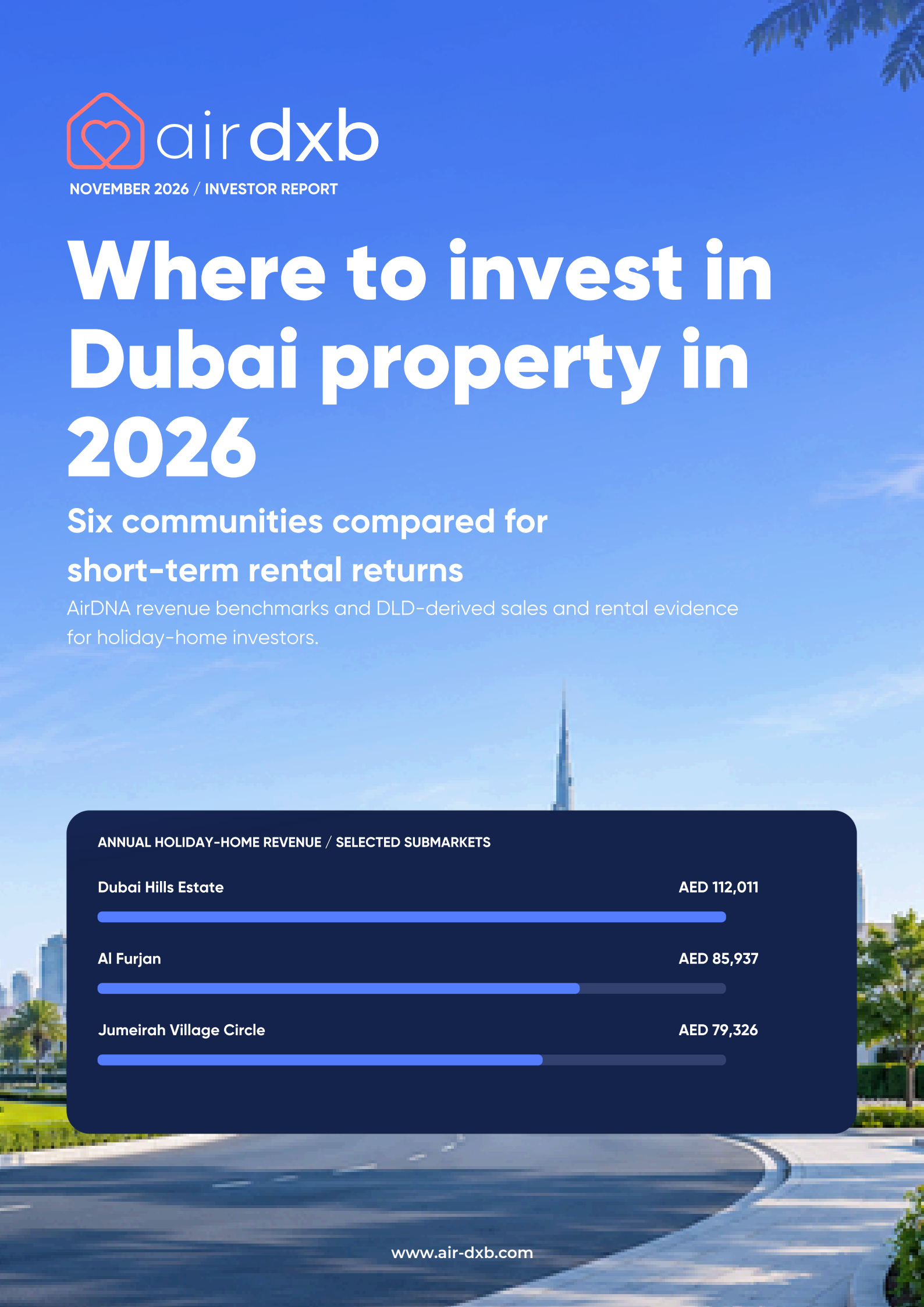
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NOVEMBER 2026 / INVESTOR REPORT

Where to invest in Dubai property in 2026

Six communities compared for short-term rental returns

AirDNA revenue benchmarks and DLD-derived sales and rental evidence for holiday-home investors.



DUBAI HILLS LEADS ON REVENUE

AirDNA estimates annual revenue at AED 112,011 in Dubai Hills Estate,with 76% occupancy. Nad Al Sheba 1 and Al Furjan follow.



AirDNA submarket	Occupancy	Daily rate (AED)	Annual revenue (AED)
Dubai Hills Estate	76%	567	112,011
Nad Al Sheba 1	74%	442	88,507
Al Furjan	72%	465	85,937
Jumeirah Village Circle	74%	401	79,326
DAMAC Hills	74%	404	77,857
Jebel Ali Village	72%	435	77,123

Source: supplied AirDNA trailing 12-month benchmarks. The exact export end date and submarket polygons were unavailable. Figures use AED 3.6725 per USD. Occupancy is based on available days. Revenue is a market estimate before owner-level operating costs.

AirDNA revenue methodology

WHAT INVESTORS PAID

JVC recorded the most sales in the reported year-to-date snapshots and had the lowest mixed-property mean at AED 1.36 million.

Area / project	2026 cutoff	Mean AED	AED/ft²	Sales	Implied AED total	Ready / off-plan
Dubai Hills Estate	18 Nov	5.18m	1,895	2,188	11.33bn	90 / 10%
Nad Al Sheba 1	18 Nov	8.47m	2,020	715	6.06bn	57 / 43%
Al Furjan	10 Nov	1.95m	1,230	3,213	6.27bn	68 / 32%
JVC	9 Nov	1.36m	1,365	11,960	16.27bn	57 / 43%
DAMAC Hills	18 Nov	2.07m	1,394	1,892	3.92bn	62 / 38%
Jebel Ali Village*	12 Nov	5.28m	726	134	0.71bn	100 / 0%

DataDXB analysis of DLD records, January to each stated cutoff. Sale totals are approximate products of rounded means and counts. Mixed registration types and property types include records measured by plot area. *Named villa project only, excluding townhouse phases.

Apartment entry prices and price movement

DRED area	Studio / 1BR / 2BR median AED	Median AED/ft²	YoY	Sales / value AED
Dubai Hills Estate	789k / 1.7m / 2.7m	2,381	+0.2%	2,800 / 16.7bn
Al Furjan proxy*	570k / 1.3m / 1.9m	1,545	+11.4%	7,295 / 13.7bn
JVC	715k / 1.1m / 1.7m	1,484	+2.6%	11,205 / 14.5bn
DAMAC Hills	618k / 1.2m / 2.0m	1,681	+21.0%	1,705 / 4.1bn

DRED analysis of DLD records, trailing 12 months as reported 16 November 2026. *Uses Jabal Ali First, which also contains Jebel Ali Village. Dubai Hills uses Hadaeq Sheikh Mohammed Bin Rashid. JVC maps to Al Barsha South Fourth. DAMAC Hills maps to Al Hebiah Third. Property mix affects changes in median price per square foot.

Jebel Ali Village townhouse Phase 1 separately averaged AED 2.53m across 209 reported sales through 17 November. Apartment benchmarks for Nad Al Sheba 1 and Jebel Ali Village were unavailable in the series used.

HOW TO COMPARE RETURNS

Start with comparable ready sales and revenue forecasts for the specific property. The benchmarks below help narrow the shortlist.

Area	AirDNA annual revenue (AED)	Median new apartment rent (AED)	Gross long-let apartment yield
Dubai Hills Estate	112,011	109,705	5.6%
Nad Al Sheba 1	88,507	Unavailable	Unavailable
Al Furjan proxy*	85,937	63,000	7.8%
JVC	79,326	66,000	7.0%
DAMAC Hills Jebel	77,857	55,000	7.6%
Ali Village	77,123	Unavailable	Unavailable

AirDNA covers mixed listing types. Ejari medians and gross apartment yields are DRED figures from a trailing 12-month series reported 16 November 2026. The yields use ready apartment sales and new leases. *Ejari and yield use the broader Jabal Ali First area. Exact AirDNA boundaries and matching unit cohorts were unavailable.

How much more could you pay in Dubai Hills?

Dubai Hills could cost up to 41.2%more than JVC or 30.3% more than Al Furjan and produce the same gross short-let yield if their AirDNA revenue ratios held for matched units. This illustrates the relationship between acquisition price and revenue. Matched short-let yields, rental premiums and net yields remain unverified.

Before making an offer. Compare the same building or development, bedrooms, floor area and readiness. Budget for management, utilities, cleaning, maintenance, furnishing, service charges and applicable booking fees. Check Dubai DET holiday-home permit requirements before listing.

Sources consulted 19 November 2026: Dubai Land Department · DataDXB methodology · DRED source notes · Nakheel Jebel Ali Village. A complete January to October DLD export was unavailable for independent aggregation.

Get a property-specific short-term rental assessment



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