Town Square Market Report

MS | Townhouse

Award Winning Visibility & Market Demand on Buyer & Property Finder

NEWS

Dubai Property Steady as Town Square Activity Moderate

Dubai's Town Square saw steady demand in March 2026 with 9 transactions worth AED 14.7 million, underscoring sustained interest in the community. Activity remained selective, with buyers focusing on well-priced units and long-term value. Overall, demand remains steady, supported by consistent leasing interest and limited supply in key layouts.

Read more

NEWS

White & Co.

Dubai continues to draw residents with the UAE's strong economic fundamentals, including zero income tax, a stable currency, and a high quality of life. This, along strong, white collared demand from investors and expatriates, ensures that Dubai's property market remains resilient and attractive.

Read more

Average Rents			
Studio	1 Bed	2 Bed	3 Bed
AED 1,600,000	AED 1,800,000	AED 2,800,000	AED 3,800,000

Interest rates starting from 3.75% Fixed for 1 Year or 3.79% 3 Years

Mortgage Rates			
Interest Rate	1 Year	3 Year	5 Year
Fixed	3.75%	3.79%	4.29%
Variable	4.99%	4.99%	4.99%
Non Resident	50%	4.99%	4.99%

Get Pre-Approved

Hot Properties for Sale

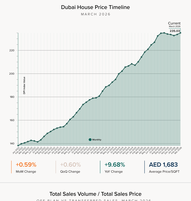
Villa	Villa	Villa	Villa
Town Square	Town Square	Town Square	Town Square
AED 1,250,000	AED 3,750,000	AED 3,750,000	AED 3,850,000
3	4	4	4
2,000 sq.ft	2,000 sq.ft	2,000 sq.ft	2,000 sq.ft

Recent White & Co. Sales

Villa	Villa	Villa	Villa
Town Square	Town Square	Town Square	Town Square
AED 1,050,000	AED 3,050,000	AED 3,750,000	AED 3,850,000
3	4	4	4
2,000 sq.ft	2,000 sq.ft	2,000 sq.ft	2,000 sq.ft

Dubai House Price Timeline

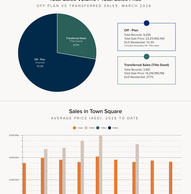
MARCH 2026



+0.5% MoM Change | +0.00% QoQ Change | +9.68% YoY Change | AED 1,683 Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MARCH 2026



Sales in Town Square

AVERAGE PRICE (AED) 2020 TO DATE

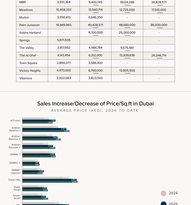
Sales in Dubai

AVERAGE PRICE (AED) 2020 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	4,584,130	5,846,437	8,817,215	-
Arabian Ranches 1	1,005,271	0,000	15,374,077	21,015,360
Arabian Ranches 2	4,350,000	5,722,500	8,847,725	12,500,000
Arabian Ranches 3	2,539,817	4,285,000	6,425,000	-
DAMAC Z	2,731,001	4,424,875	9,525,020	10,600,000
DAMAC Z	1,767,437	2,882,142	-	3,851,333
DAMAC Lagoons	2,871,250	2,757,000	4,038,636	8,382,333
Dubai Hills	6,752,500	7,915,352	17,855,705	44,500,000
Dubai South	3,275,000	4,242,000	5,572,000	-
Emaar South	2,519,000	3,000,000	3,500,000	-
JBR	5,321,022	10,875,444	23,599,746	22,450,000
Jumeirah Park	10,251,278	9,981,000	11,295,429	-
JVC	1,240,000	2,489,237	-	-
MBR	3,551,364	9,402,745	19,124,286	34,628,571
Meydan	10,416,333	12,560,714	12,750,000	17,500,000
Murjan	3,556,413	4,646,250	-	7,000,000
Park Junction	10,900,000	10,425,571	48,000,000	80,000,000
Sobha Hartland	-	9,750,000	25,000,000	-
Springs	5,975,000	-	-	-
The Valley	2,872,000	4,484,764	9,576,180	-
Tilal Al Ghaf	4,812,414	6,757,000	15,200,000	24,998,750
Town Square	2,894,077	3,588,400	-	-
Victory Heights	6,470,000	6,760,000	10,905,208	-
Villanova	2,922,000	3,823,000	-	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

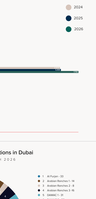
AVERAGE PRICE (AED) 2020 TO DATE



Sale Transactions in Dubai

MARCH 2026

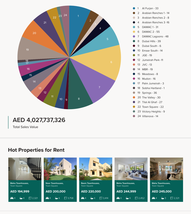
Hot Properties for Rent



Villa	Villa	Villa	Villa
Town Square	Town Square	Town Square	Town Square
AED 194,000	AED 210,000	AED 210,000	AED 245,000
3	3	3	3
2,000 sq.ft	2,000 sq.ft	2,000 sq.ft	2,000 sq.ft

Rentals in Town Square

AVERAGE PRICE (AED) 2020 TO DATE



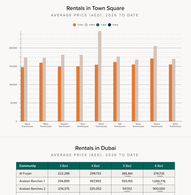
Rentals in Dubai

AVERAGE PRICE (AED) 2020 TO DATE

Community	1 Bed	2 Bed	3 Bed	4 Bed
Al Furjan	103,286	137,000	164,667	178,750
Arabian Ranches 1	234,895	267,550	318,305	1,030,714
Arabian Ranches 2	234,375	320,252	567,152	900,000
Arabian Ranches 3	200,000	267,000	350,000	-
DAMAC Z	205,370	242,444	389,690	350,000
DAMAC Z	101,667	75,961	151,667	214,667
DAMAC Lagoons	93,535	163,542	157,925	-
Dubai Hills	385,833	425,122	1,000,000	2,749,333
Dubai South	183,714	189,632	251,211	-
Emaar South	123,250	150,000	-	-
JBR	317,222	441,918	1,255,231	2,527,814
Jumeirah Park	337,000	337,000	360,938	1,275,000
JVC	208,889	205,842	250,000	-
MBR	211,986	283,631	1,168,636	1,552,903
Meydan	663,500	337,632	588,571	953,250
Murjan	186,770	245,393	300,000	-
Park Junction	-	1,543,643	2,571,240	5,385,466
Sobha Hartland	-	893,436	972,507	-
Springs	175,261	-	350,000	-
The Valley	160,243	176,338	-	-
Tilal Al Ghaf	219,950	239,450	436,779	-
Town Square	162,919	184,416	-	-
Victory Heights	239,000	232,563	317,594	700,000
Villanova	168,467	188,767	300,000	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED) 2020 TO DATE



Rental Transactions in Dubai

MARCH 2026

Current Average Gross Yield

MARCH 2026

Community	Community Yield	Sale Price Yield	Community	Community Yield	Sale Price Yield
Meydan	10%	10.5%	The Springs	10%	10.1%
Al Furjan	10%	10.1%	The Villas	10%	10.1%
DAMAC HILLS 2	10%	10.1%	Sobha Hartland	10%	10.1%
Dubai Hills	10%	10.1%	Arabian Ranches 3	10%	10.1%
Emaar South	10%	10.1%	Dubai South	10%	10.1%
Murjan	10%	10.1%	Tilal Al Ghaf	Townhouse	10.1%
Jumeirah Village Circle	10%	10.1%	Venice	Townhouse	10.1%
Mohammed Bin Rashid City	Townhouse	10.1%	The Valley	Villa	10.1%
Al Furjan	Townhouse	10.1%	Victory Heights	Villa	10.1%
Jumeirah Village Circle	Villa	10.1%	Arabian Ranches 2	Villa	10.1%
Villanova	Villa	10.1%	The Meadows	Villa	10.1%
Town Square	Townhouse	10.1%	Mina Al Arab	Villa	10.1%

Total Sales & Rentals in Dubai

2020 TO DATE

Total Sales	Total Sales Price	Total Sales Sq.ft
Mohammed Bin Rashid City	1,000	1,000,000,000
The Valley	1,000	1,000,000,000
Al Furjan	1,000	1,000,000,000
Springs	1,000	1,000,000,000
DAMAC Z	1,000	1,000,000,000
Al Furjan	1,000	1,000,000,000
Dubai Hills	1,000	1,000,000,000
DAMAC Z	1,000	1,000,000,000
Arabian Ranches 1	1,000	1,000,000,000
Villanova	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
JVC	1,000	1,000,000,000
Arabian Ranches 2	1,000	1,000,000,000
Dubai South	1,000	1,000,000,000
Jumeirah Park	1,000	1,000,000,000
Meydan	1,000	1,000,000,000
Arabian Ranches 3	1,000	1,000,000,000
Murjan	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000
Jumeirah Village Circle	1,000	1,000,000,000
Mina Al Arab	1,000	1,000,000,000
Venice	1,000	1,000,000,000
The Springs	1,000	1,000,000,000
The Meadows	1,000	1,000,000,000
The Villas	1,000	1,000,000,000

Rentals	Total Rent	Total Rent Sq.ft
Al Furjan	1,000	1,000,000,000
Meydan	1,000	1,000,000,000
Al Furjan	1,000	1,000,000,000
The Valley	1,000	1,000,000,000
Arabian Ranches 1	1,000	1,000,000,000
Tilal Al Ghaf	1,000	1,000,000,000
Springs	1,000	1,000,000,000
Al Furjan	1,000	1,000,000,000
Dubai Hills	1,000	1,000,000,000
Town Square	1,000	1,000,000,000
Emaar South	1,000	1,000,000,000
JVC	1,000	1,000,000,000
DAMAC HILLS	1,000	1,000,000,000
Dubai South	1,000	1,000,000,000
Villanova	1,000	1,000,000,000
Meydan	1,000	1,000,000,000
DAMAC Lagoons	1,000	1,000,000,000
Jumeirah Park	1,000	1,000,000,000
Arabian Ranches 3	1,000	1,000,000,000
JBR	1,000	1,000,000,000
Arabian Ranches 2	1,000	1,000,000,000
Mina Jumeirah	1,000	1,000,000,000
Sobha Hartland	1,000	1,000,000,000

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