

Town Square Monthly Market Report

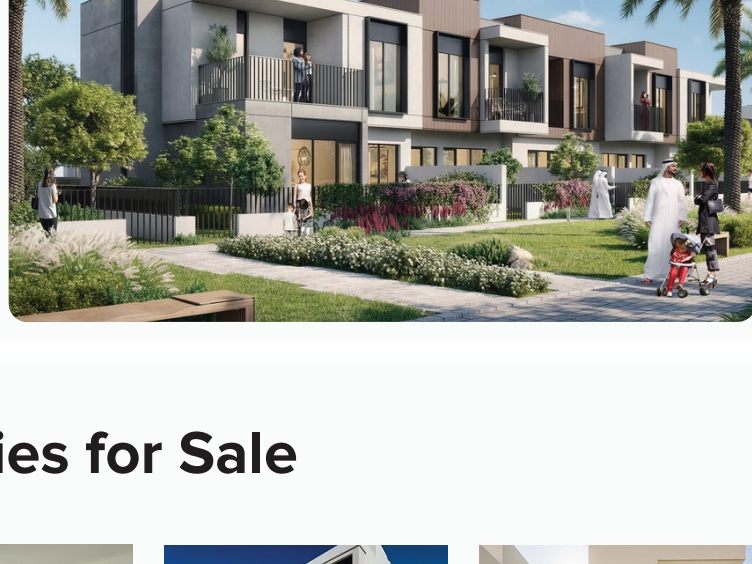
Newsletter

Demand for family villas in 2024 has risen

- Demand for family villas is back up in 2024. Property Finder's recent 2024 data has unveiled a striking trend: 40% sales home seekers are looking to buy villas.
- FIA by Nshama unveils exquisite 1, 2 & 3 bedroom apartments in Town Square, Dubai
- A couple's Town Square home increased in value by 20% in nine months after they made significant improvements to their three-bedroom villa.

Business News

- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC, has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department



Hot Properties for Sale

Hayat TH, Town Square

3 3 2,194 sqft

AED 2,270,000

Hayat Townhouses, Town Square

3 3 2,022 sqft

AED 2,500,000

Zahra Townhouses, Town Square

3 2 2,053 sqft

AED 2,500,000

Reem Townhouses, Town Square

4 4 3,172 sqft

AED 3,050,000

Reem Townhouses, Town Square

4 4 3,172 sqft

AED 3,250,000

Recent White & Co Sales

Hayat TH, Town Square

3 4 2,200 sqft

AED 2,000,000

Hayat, Town Square

3 3 2,062 sqft

AED 2,180,000

Sama Townhouses, Town Square

3 2 2,025 sqft

AED 2,450,000

Zahra, TownSquare

4 4 3,200 sqft

AED 2,925,000

Zahra Townhouse, Town Square

4 4 2,500 sqft

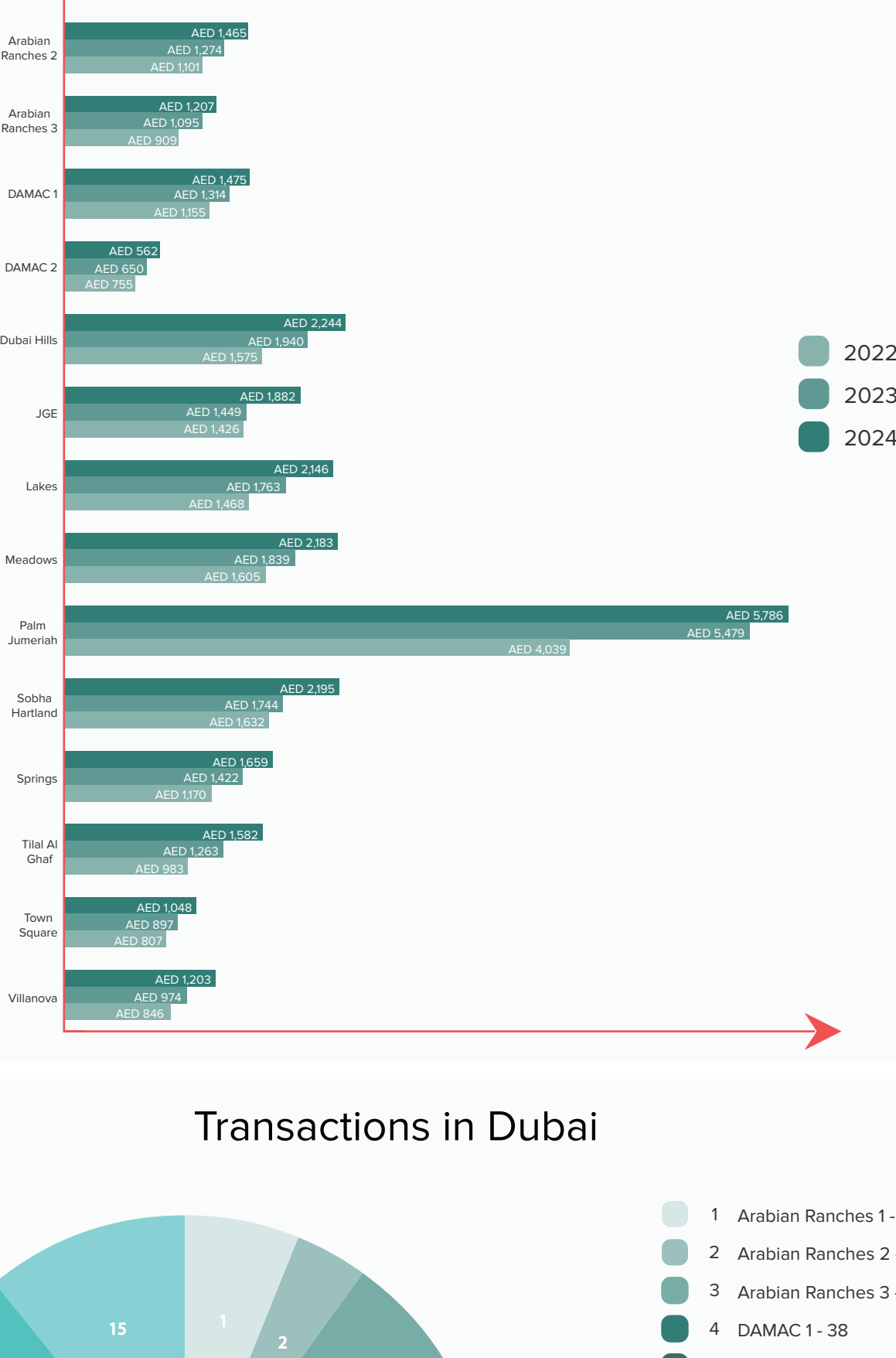
AED 3,200,000

Sales in Dubai

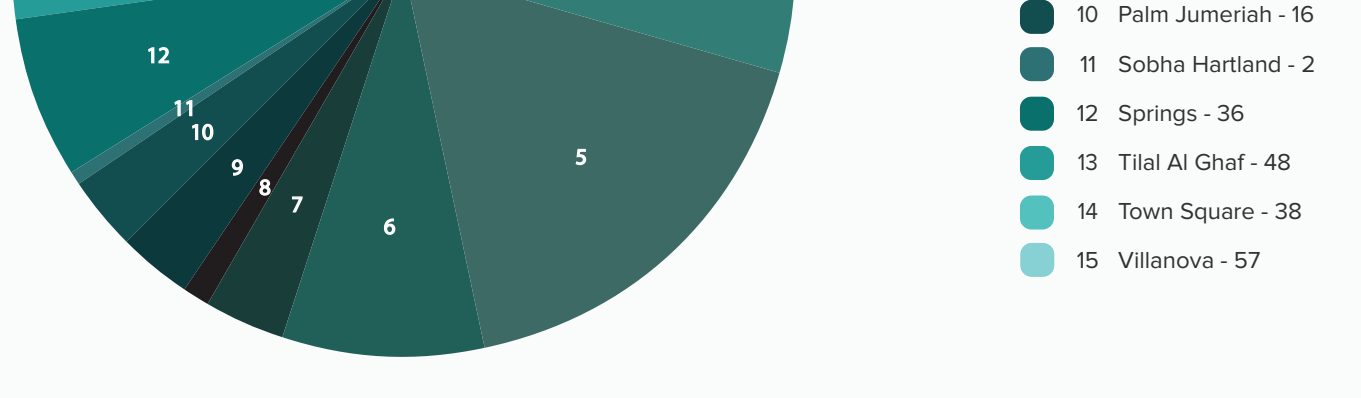
Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	2,680,714	5,284,290	7,825,000	10,817,027	-
Arabian Ranches 2	-	3,310,000	5,611,364	5,395,000	-
Arabian Ranches 3	-	2,474,619	4,435,759	4,733,333	-
DAMAC 1	3,500,000	3,424,936	4,638,333	7,762,500	-
DAMAC 2	1,286,000	1,434,603	2,389,348	1,804,000 (Transaction)	5,189,340
Dubai Hills	-	6,407,778	7,948,438	15,864,400	25,562,500
JGE	2,860,000	5,833,333	9,260,000	14,058,333	15,055,000
Lakes	3,675,000	5,137,500	9,850,000	23,000,000	-
Meadows	2,370,744	9,743,182	9,812,500	-	-
Palm Jumeriah	-	-	23,949,036	26,500,000	22,478,000
Sobha Hartland	-	-	-	-	-
Springs	2,920,769	4,720,009	-	-	-
Tilal Al Ghaf	-	3,147,500	6,192,208	20,430,083	52,000,000
Town Square	-	2,252,115	2,792,917	-	-
Villanova	1,900,000	2,405,833	3,062,885	-	-

Increase/decrease of price/sq.ft in Dubai



Transactions in Dubai



Total sales value
AED 7,726,746,483

Hot Properties for Rent

Zahra Townhouses, Town Square

4 4 3,120 sqft

AED 135,000

Zahra Townhouses, Town Square

3 4 2,023 sqft

AED 140,000

Zahra Townhouses, Town Square

3 3 2,788 sqft

AED 150,000

Safi Townhouses Town Square

3 4 2,187 sqft

AED 150,000

Zahra Townhouses, Town Square

4 4 3,120 sqft

AED 230,000

Recent White & Co Rentals

Naseem Town Square

3 3 2,014 sqft

AED 140,000

Naseem, Town Square

4 4 2,000 sqft

AED 165,000

Reem Townhouse, Town Square

3 2 2,000 sqft

AED 140,000

Reem Townhouse Town Square

3 2 2,022 sqft

AED 155,000

Reem Townhouse Town Square

3 5 3,610 sqft

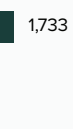
AED 155,000

Rentals in Dubai

Average price (AED)

	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Arabian Ranches 1	167,000	240,750	-	602,807	556,667
Arabian Ranches 2	-	214,583	252,917	315,000	650,000
Arabian Ranches 3	-	148,747	198,538	-	-
DAMAC 1	-	232,895	299,364	300,000	-
DAMAC 2	85,179	91,087	104,686	143,571	110,054
Dubai Hills	-	276,188	349,410	377,664	1,900,000
JGE	-	450,000	462,857	1,075,000	730,500
Lakes	-	338,333	-	615,000	-
Meadows	-	315,000	406,090	532,500	-
Palm Jumeriah	-	200,000	1,235,000	998,033	-
Sobha Hartland	-	-	1,000,000	-	-
Springs	155,541	234,721	-	-	-
Tilal Al Ghaf	-	180,694	311,941	-	-
Town Square	-	139,461	173,684	-	-
Villanova	123,857	166,989	191,220	-	-

Total contracts



New contracts

1,733

Renewals

1,964

Upcoming Off Plan Investments

W Residences Dubai harbour

Price From 4.2 M

Payment Plan 60/40

[Find out more](#)

Palace Residence Creek Blue

Price From 1.87 M

Payment Plan

[Find out more](#)

The Watercrest

Handover 2027

Payment Plan 70/30

[Find out more](#)

Sankari

Handover 2027

Price From 371 M

Payment Plan 50/50

[Find out more](#)

The Valley Phase 2

Price From 2.3 M

Payment Plan 80/20

[Find out more](#)

Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.72%
Arabian Ranches 2	Villa	5.23%
DAMAC Hills	Villa	5.81%
Dubai Hills Estate	Villa	4.49%
Emirates Living (Springs, Lakes, Meadows)	Villa	4.39%
JGE	Villa	6.46%
Palm Jumeriah	Villa	2.84%
Tilal Al Ghaf	Townhouse	5.52%
Town Square	Townhouse	5.41%

Sales & Rentals in Dubai 2024

Sales

	Total Volume	Total Value
Arabian Ranches 1	220	1,491,647,945
Arabian Ranches 2	97	499,336,886
Arabian Ranches 3	300	993,467,936
DAMAC 1	184	836,978,808
DAMAC 2	367	589,871,900
Dubai Hills	212	2,689,394,529
JGE	104	1,099,699,342
Lakes	49	393,566,000
Meadows	80	680,676,796
Palm Jumeriah	67	2,528,202,854
Sobha Hartland	25	283,255,659
Springs	226	798,627,474
Tilal Al Ghaf	275	2,349,965,680
Town Square	218	509,823,888
Villanova	340	895,608,385

Rentals

	Total Volume	Total Value
Arabian Ranches 1	250	73,215,947
Arabian Ranches 2	152	39,845,069
Arabian Ranches 3	203	33,163,925
DAMAC 1	209	57,494,602
DAMAC 2	1,185	108,292,423
Dubai Hills	375	142,895,308
JGE	88	53,655,648
Lakes	54	17,005,539
Meadows	95	39,463,846
Palm Jumeriah	79	123,925,101
Sobha Hartland	12	8,749,181
Springs	418	80,821,856
Tilal Al Ghaf	221	52,449,095
Town Square	488	69,860,899
Villanova	604	94,696,839

*Data source: Property Monitor, as of 2nd July 2024 Secondary sales only

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