

White & Co.

REAL ESTATE

Town Square April Market Report

Cherrywoods | Mira | Mira Oasis | Serena

News

Elisson by Nshama

Launched in early 2025, Elisson is a vibrant new community positioned at the entrance of Town Square's central park. It features contemporary architecture surrounded by lush green landscapes, offering a stylish, nature-inspired living experience for residents.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.

Serenah, Dubai

🏠 3 🛏 4

2,025 sqft

AED 2,500,000

Mira Townhouses, Town Square

🏠 3 🛏 4

2,370 sqft

AED 2,750,000

Mira Townhouses, Town Square

🏠 3 🛏 3

2,816 sqft

AED 3,499,999

Shams Townhouses, Town Square

🏠 4 🛏 4

3,271 sqft

AED 3,649,999

Mira Oasis, Reem

🏠 3 🛏 3

2,594 sqft

AED 4,300,000

Mortgage Rates

Interest rates starting from 3.89% Fixed for 1 & 2 Years

LTV3 Years5 Years

Salaried

80%3.98%4.19%

Self Employed

80%4.24%4.49%

Low Doc

60%4.74%4.74%

Non Resident

60%4.79%4.89%

Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

Serenah, Dubai

🏠 3 🛏 4

2,025 sqft

AED 2,500,000

Mira Townhouses, Town Square

🏠 3 🛏 4

2,370 sqft

AED 2,750,000

Mira Townhouses, Town Square

🏠 3 🛏 3

2,816 sqft

AED 3,499,999

Shams Townhouses, Town Square

🏠 4 🛏 4

3,271 sqft

AED 3,649,999

Mira Oasis, Reem

🏠 3 🛏 3

2,594 sqft

AED 4,300,000

Recent White & Co Sales

Nassem Townhouses, Town Square

🏠 3 🛏 3

2,025 sqft

AED 2,450,000

Mira Town Square

🏠 3 🛏 4

2,370 sqft

AED 2,550,000

Shams Townhouses, Town Square

🏠 3 🛏 3

1,873 sqft

AED 2,600,000

Zahra Townhouses, Town Square

🏠 4 🛏 4

3,271 sqft

AED 2,925,000

Mira Oasis, Reem

🏠 3 🛏 4

2,900 sqft

AED 4,225,000

Dubai House Price Timeline

April 2025

218.52

Current April 2025

140

160

180

200

Jan 2020

Feb 2020

Mar 2020

Apr 2020

May 2020

Jun 2020

Jul 2020

Aug 2020

Sep 2020

Oct 2020

Nov 2020

Dec 2020

Jan 2021

Feb 2021

Mar 2021

Apr 2021

May 2021

Jun 2021

Jul 2021

Aug 2021

Sep 2021

Oct 2021

Nov 2021

Dec 2021

Jan 2022

Feb 2022

Mar 2022

Apr 2022

May 2022

Jun 2022

Jul 2022

Aug 2022

Sep 2022

Oct 2022

Nov 2022

Dec 2022

Jan 2023

Feb 2023

Mar 2023

Apr 2023

May 2023

Jun 2023

Jul 2023

Aug 2023

Sep 2023

Oct 2023

Nov 2023

Dec 2023

Jan 2024

Feb 2024

Mar 2024

Apr 2024

May 2024

Jun 2024

Jul 2024

Aug 2024

Sep 2024

Oct 2024

Nov 2024

Dec 2024

Jan 2025

Feb 2025

Mar 2025

Apr 2025

Monthly

+1.97%

MoM Change

+5.43%

QoQ Change

+15.86%

YoY Change

AED 1,565

Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 2025

Off-plan

59.3%

Transferred Sales (Title Deed)

40.7%

Off - Plan

Total Records: 10,255

Total Sale Price: 22,053,440,946

DLD Residential: 59.3%

*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 7,035

Total Sale Price: 29,665,221,972

DLD Residential: 40.7%

Sales in Town Square

Average Price (AED) 2025 - to date

3 bed

4 Bed

5 Bed

6 Bed

Cherrywoods

Hayat Townhouses

Maha Townhouses

Mira

Mira Oasis

Nassem Townhouses

Noor Townhouses

Reem Townhouses

Safi Townhouses

Satna Townhouses

Serena

Shams Townhouses

Zahra Townhouses

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,439	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,568,334	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

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

Average Price (AED) 2025 - to date

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

DAMAC Lagoons

Dubai Hills

Dubai South

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Mudon

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

2023

2024

2025

Sale Transactions in Dubai

April 2025

1

Al Furjan - 54

2

Arabian Ranches 1 - 23

3

Arabian Ranches 2 - 14

4

Arabian Ranches 3 - 53

5

DAMAC Hills 1 - 38

6

DAMAC Hills 2 - 57

7

DAMAC Lagoons - 94

8

Dubai Hills - 28

9

Dubai South - 15

10

Emaar South- 44

11

Emirates Living - 60

12

JGE - 26

13

Jumeirah Park - 15

14

MBR - 58

15

Mudon - 24

16

Palm Jumeirah - 17

17

Sobha Hartland - 1

18

Tilal Al Ghaf - 39

19

Town Square - 30

20

Villanova - 47

Total Sales Value

AED 7,980,701,594

Hot Properties for Rent

Mira Oasis, Reem

🏠 4 🛏 4

2,817 sqft

AED 160,000

Mira, Reem

🏠 3 🛏 4

2,322 sqft

AED 165,000

Hayat Townhouses, Town Square

🏠 4 🛏 4

2,894 sqft

AED 170,000

Zahra Townhouses, Town Square

🏠 4 🛏 4

3,726 sqft

AED 180,000

Serenah, Dubai

🏠 4 🛏 4

3,036 sqft

AED 215,000

Rentals in Town Square

Average Price (AED) 2025 - to date

3 bed

4 Bed

5 Bed

6 Bed

Cherrywoods

Hayat Townhouses

Maha Townhouses

Mira

Mira Oasis

Nassem Townhouses

Noor Townhouses

Reem Townhouses

Safi Townhouses

Satna Townhouses

Serena

Shams Townhouses

Zahra Townhouses

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,544	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	120,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-

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

Average Price (AED) 2025 - to date

Al Furjan

Arabian Ranches 1

Arabian Ranches 2

Arabian Ranches 3

DAMAC 1

DAMAC 2

Dubai Hills

Dubai South

Emaar South

Emirates Living

JGE

Jumeirah Park

MBR

Mudon

Palm Jumeirah

Sobha Hartland

Tilal Al Ghaf

Town Square

Villanova

2023

2024

2025

Rental Transactions in Dubai

April 2025

1

Al Furjan - 65

2

Arabian Ranches 1 - 35

3

Arabian Ranches 2 - 26

4

Arabian Ranches 3 - 52

5

DAMAC Hills 1 - 44

6

DAMAC Hills 2 - 193

7

DAMAC Lagoons - 0

8

Dubai Hills - 34

9

Dubai South - 11

10

Emaar South- 64

11

Emirates Living - 67

12

JGE - 10

13

Jumeirah Park - 28

14

MBR - 7

15

Mudon - 14

16

Palm Jumeirah - 18

17

Sobha Hartland - 0

18

Tilal Al Ghaf - 34

19

Town Square - 53

20

Villanova - 53

Total Rentals Value

AED 374,493,137

Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.25 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	383	1,086,422,954
DAMAC 2	309	520,483,193
Al Furjan	251	1,309,598,742
Emirates Living	242	2,806,507,832
Arabian Ranches 3	198	708,941,723
MBR	184	1,742,542,854
Villanova	178	551,397,444
Emaar South	161	503,837,510
Tilal Al Ghaf	151	1,352,612,660
DAMAC 1	145	6,777,36,000
Dubai Hills	132	2,033,642,698
Mudon	117	387,009,719
Town Square	115	303,475,452
Arabian Ranches 1	111	911,692,118
JGE	109	1,495,662,367
Dubai South	78	283,620,511
Jumeirah Park	63	551,610,300
Arabian Ranches 2	50	326,598,887
Palm Jumeirah	42	1,623,484,523
Sobha Hartland	4	53,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	867	88,456,434
Emirates Living	355	106,507,902
JGE	295	73,782,779
Emaar South	290	34,394,617
Town Square	287	44,169,612
DAMAC 1	269	70,218,605
Villanova	245	42,525,345
Arabian Ranches 3	209	38,609,181
Dubai Hills	209	106,643,229
Tilal Al Ghaf	162	54,905,564
Arabian Ranches 1	147	54,680,729
Jumeirah Park	107	40,963,630
Mudon	94	19,493,555
Arabian Ranches 2	89	26,490,585
JGE	68	44,528,659
MBR	62	49,822,506
Palm Jumeirah	61	103,765,418
Dubai South	55	79,98,547
Sobha Hartland	7	5,500,000
DAMAC Lagoons	0	0

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER

2024

Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

Find out the current value of your property with a free, online valuation in minutes

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