

Town Square January Market Report

News

Starting February 1, the UAE Central Bank's new policy requires buyers to pay the 4% Dubai Land Department (DLD) fee and 2% broker commission upfront, alongside their down payment. Historically, 80% of these costs could be included in the mortgage, but buyers will now need an additional 4.8% in available capital. While this doesn't increase property prices, it enhances financial transparency and preparedness, ensuring a more structured, sustainable, and confidence-driven real estate market in Dubai.

White & Co News

Our in-house mortgage team can simplify your property financing journey. With direct connections to a wide network of banks, we can secure the best mortgage solutions, guide you through these changes, ensuring you understand how they impact your buying process.



Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years			
	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.99%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

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

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Hot Properties for Sale

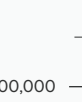
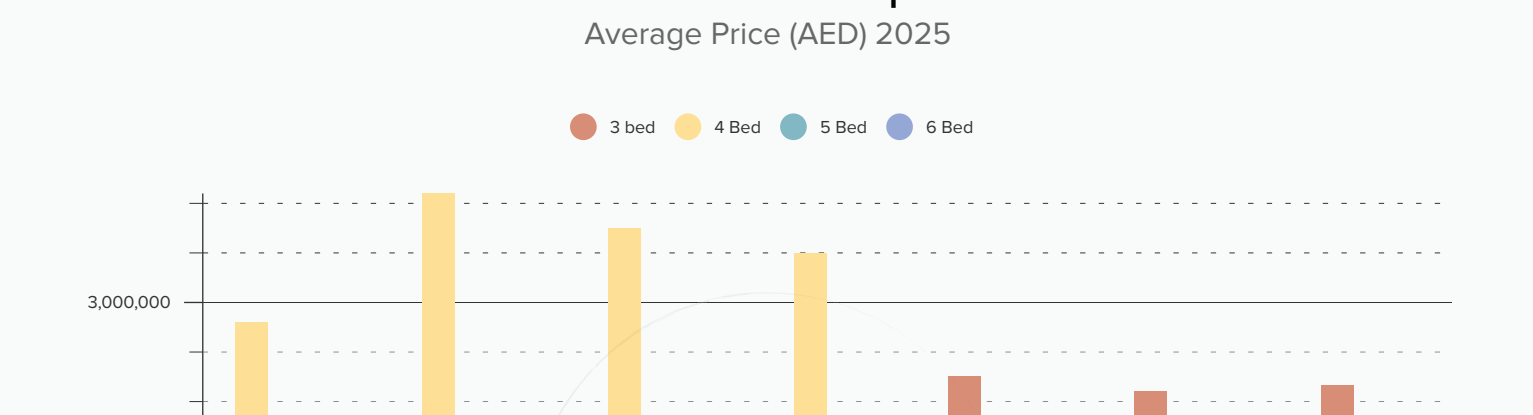
<p>Maha Townhouses, Town Square</p> <p>3 3 3 1,858 sqft</p> <p>AED 2,500,000</p>	<p>Hayat Townhouses, Town Square</p> <p>3 3 4 2,194 sqft</p> <p>AED 2,500,000</p>	<p>Maha Townhouses, Town Square</p> <p>3 3 4 1,872 sqft</p> <p>AED 2,600,000</p>	<p>Reem Townhouses, Town Square</p> <p>3 4 4 2,836 sqft</p> <p>AED 3,250,000</p>	<p>Naseem Townhouses, Town Square</p> <p>3 4 4 4,200 sqft</p> <p>AED 4,000,000</p>
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Recent White & Co Sales

<p>Saff Townhouses, Town Square</p> <p>3 3 3 2,224 sqft</p> <p>AED 1,844,999</p>	<p>Naseem Townhouses, Town Square</p> <p>3 3 3 1,495 sqft</p> <p>AED 2,375,000</p>	<p>Naseem Townhouses, Town Square</p> <p>3 3 3 2,025 sqft</p> <p>AED 2,450,000</p>	<p>Shams Townhouses, Town Square</p> <p>3 3 3 1,873 sqft</p> <p>AED 2,600,000</p>	<p>Zahra Townhouses, Town Square</p> <p>3 4 4 3,271 sqft</p> <p>AED 2,925,000</p>
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Dubai House Price Timeline

January 2025



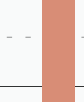
-0.57%
MoM Change



+0.79%
QoQ Change



+15.64%
YoY Change



AED 1,484
Average price/sqft

Sales in Town Square

Average Price (AED) 2025



No Transactions in Saff Townhouses, Zahra Townhouses

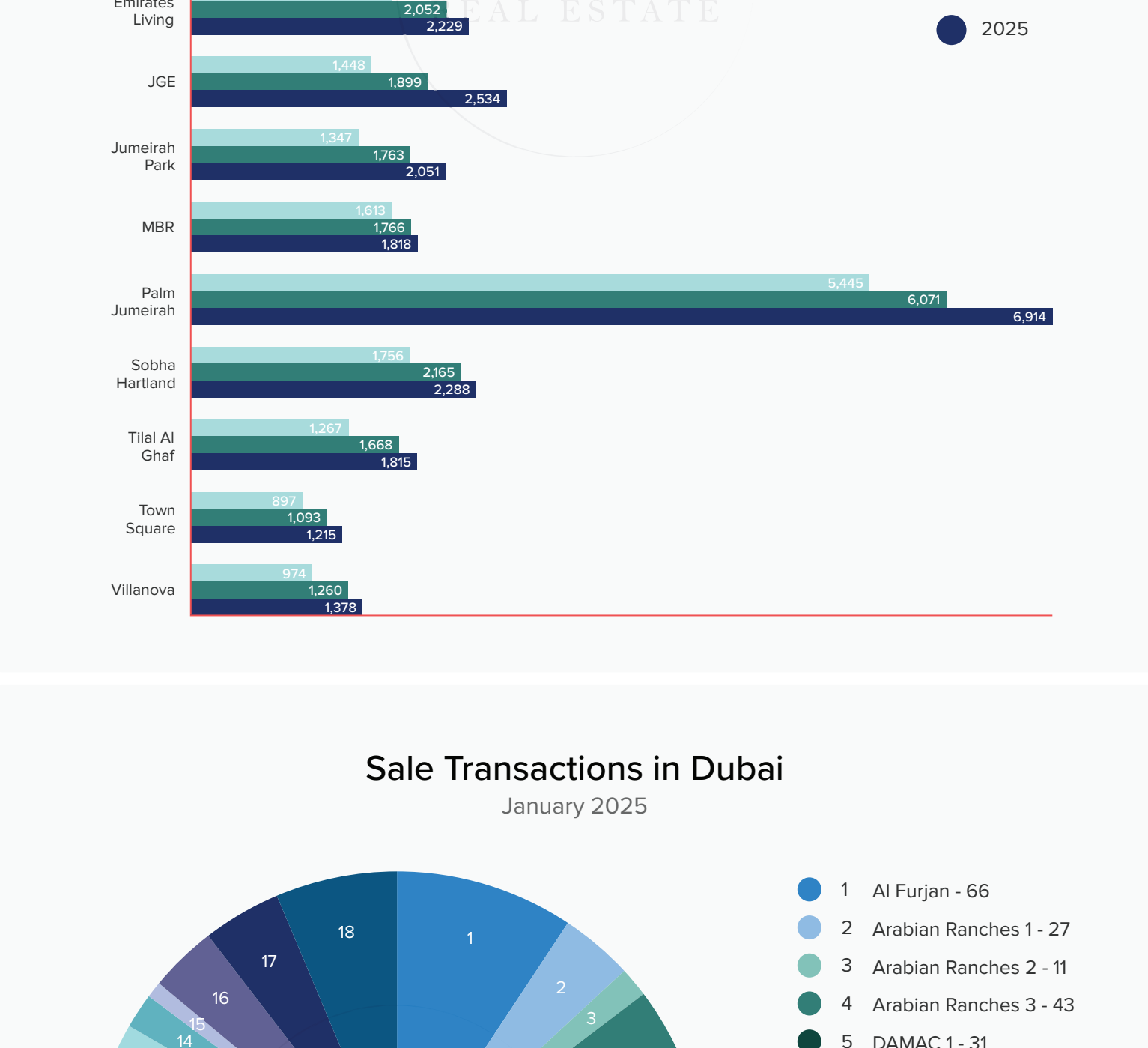
Sales in Dubai

Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,839,444	5,333,871	8,275,000	-
Arabian Ranches 1	6,031,833	10,300,000	12,236,000	12,900,000
Arabian Ranches 2	-	5,439,432	-	10,500,000
Arabian Ranches 3	2,595,409	4,267,915	-	-
DAMAC Hills 1	3,293,750	4,600,000	9,400,000	12,180,000
DAMAC Hills 2	1,749,999	1,977,572	1,942,000	3,800,000
DAMAC Lagoons	-	2,192,579	3,100,739	7,170,000
Dubai Hills	6,546,500	7,262,357	12,414,026	27,240,000
Emaar South	2,457,921	3,835,611	-	-
Emirates Living	5,524,483	13,121,429	11,712,500	-
JGE	4,547,000	11,257,143	18,408,333	21,300,000
Jumeirah Park	7,814,167	9,420,000	13,056,250	-
MBR	3,535,000	6,273,429	14,816,667	27,638,000
Palm Jumeirah	-	34,691,815	24,500,000	64,000,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,477,857	6,679,692	13,466,667	-
Town Square	2,487,745	3,325,000	-	-
Villanova	2,777,519	3,322,000	6,000,000	-

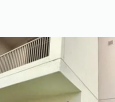
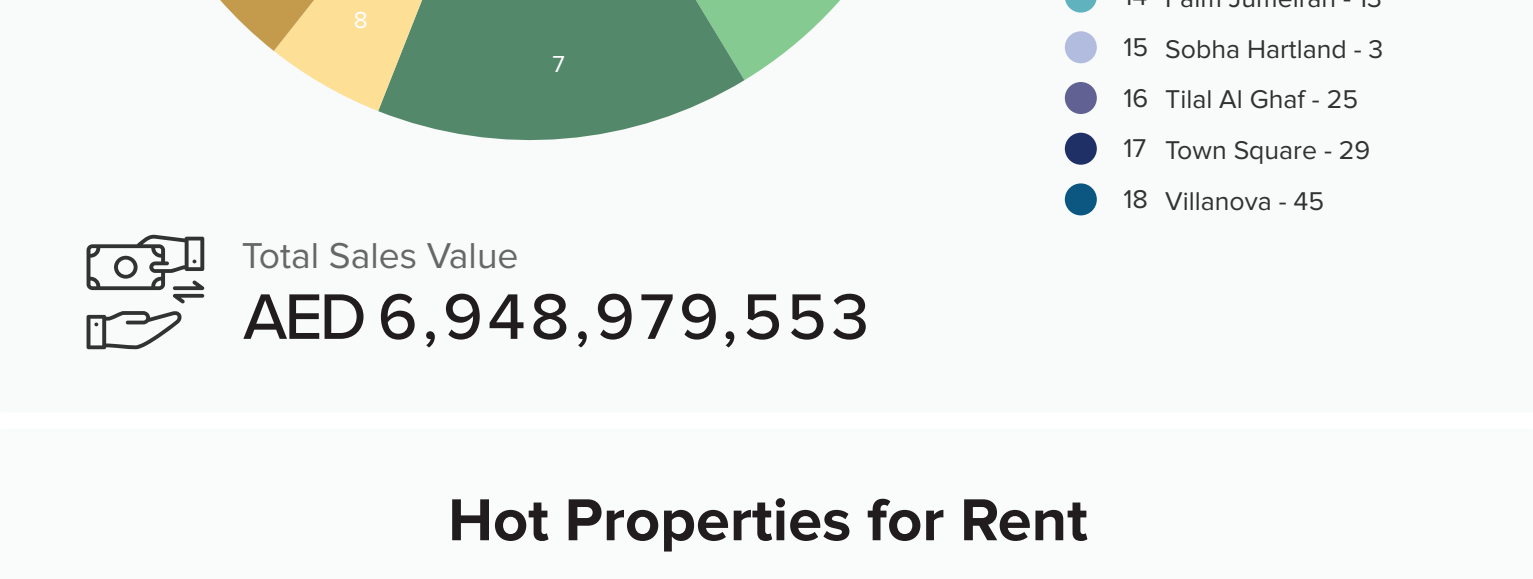
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025



Sale Transactions in Dubai

January 2025



Total Sales Value

AED 6,948,979,553

Hot Properties for Rent

<p>Zahra Townhouses, Town Square</p> <p>3 3 4 2,053 sqft</p> <p>AED 135,000</p>	<p>Zahra Townhouses, Town Square</p> <p>3 3 4 2,023 sqft</p> <p>AED 140,000</p>	<p>Sama Townhouses, Town Square</p> <p>3 3 4 2,127 sqft</p> <p>AED 155,000</p>	<p>Reem Townhouses, Town Square</p> <p>3 3 4 2,053 sqft</p> <p>AED 160,000</p>	<p>Zahra Townhouses, Town Square</p> <p>3 4 4 3,120 sqft</p> <p>AED 205,000</p>
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Rentals in Town Square

Average Price (AED) 2025

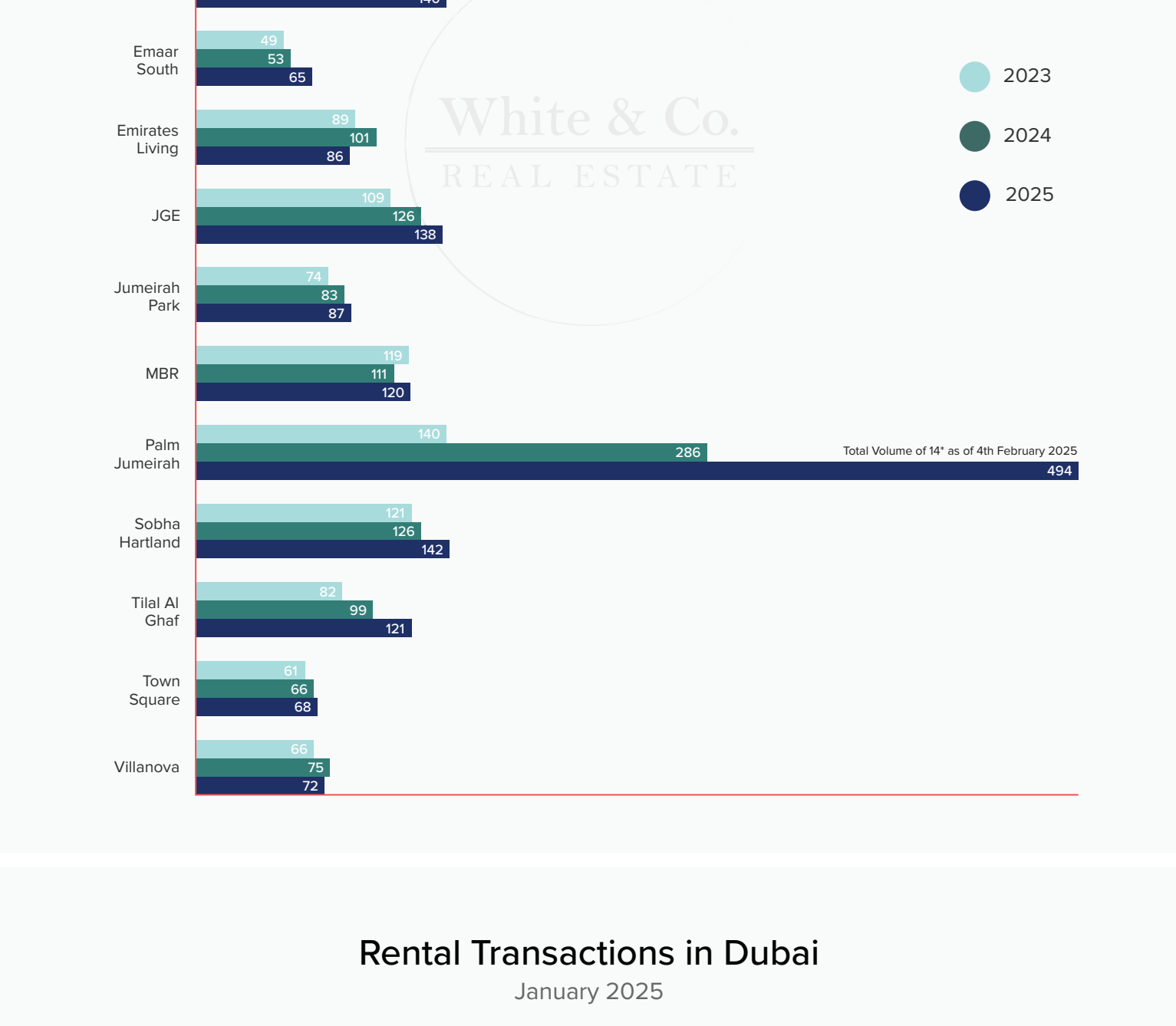


No Transactions in Maha Townhouses

Rentals in Dubai

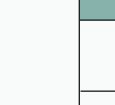
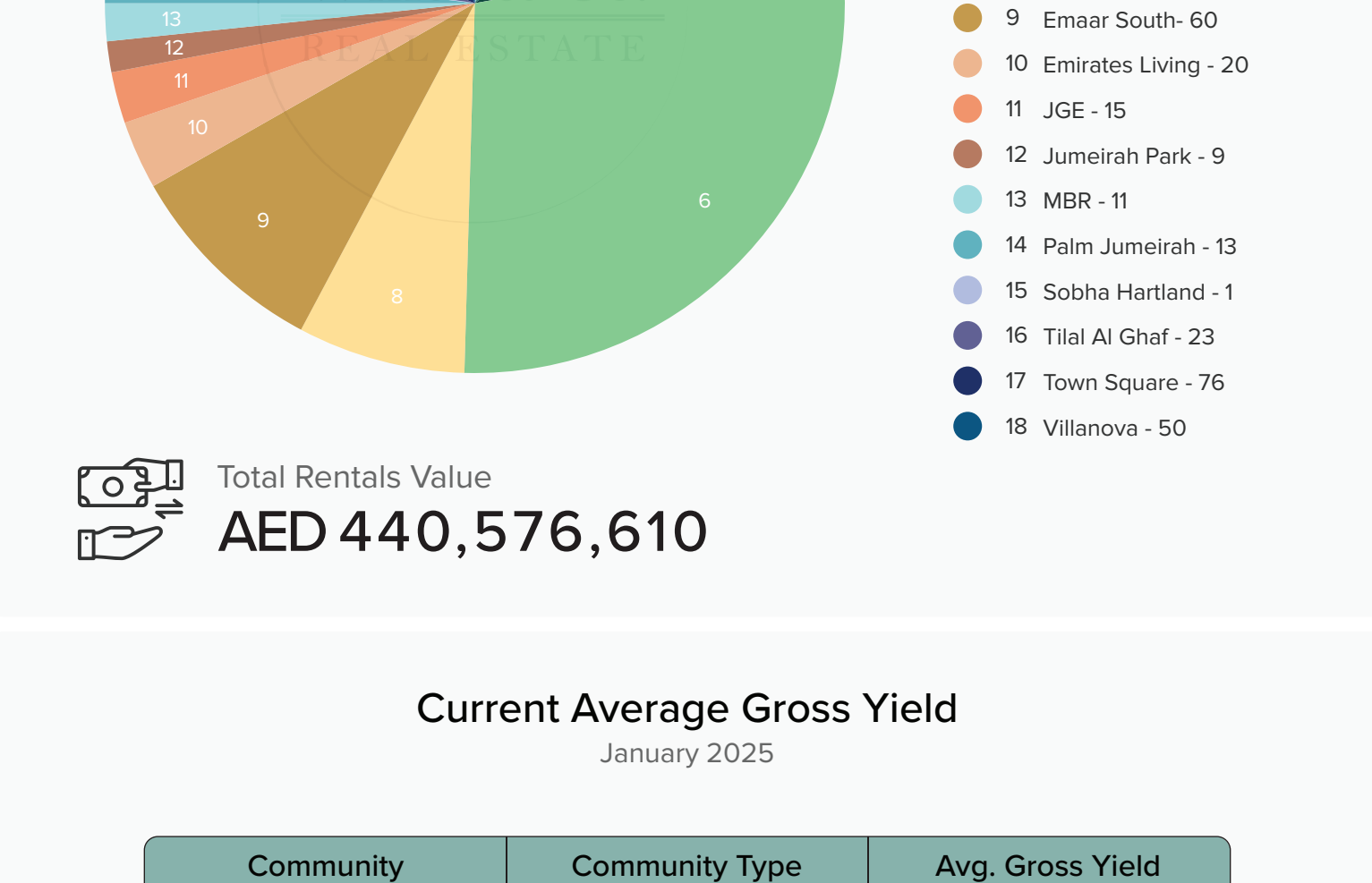
Average Price (AED) 2025

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	220,894	307,599	480,500	500,000
Arabian Ranches 1	396,667	408,000	445,000	3,100,000
Arabian Ranches 2	205,830	355,000	342,000	-
Arabian Ranches 3	162,333	219,361	363,333	-
DAMAC Hills 1	208,806	283,243	418,750	520,000
DAMAC Hills 2	97,341	115,729	136,250	207,500
DAMAC Lagoons	-	-	-	-
Dubai Hills	319,308	395,590	459,000	1,518,000
Emaar South	110,262	147,124	-	-
Emirates Living	228,052	269,500	1,175,000	-
JGE	364,167	580,714	903,894	2,630,000
Jumeirah Park	328,788	377,500	375,000	-
MBR	133,738,000	649,214	1,475,000	-
Palm Jumeirah	-	920,000	1,764,036	2,166,667
Sobha Hartland	-	635,000	-	-
Tilal Al Ghaf	217,000	346,921	645,000	-
Town Square	147,615	188,649	-	-
Villanova	154,343	193,996	-	-



Rental Transactions in Dubai

January 2025



Total Rentals Value

AED 440,576,610

Current Average Gross Yield

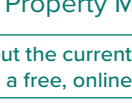
January 2025

Community	Community Type	Avg. Gross Yield
Sobha Hartland	Villa	6.39 %
Meydan	Villa	6.27 %
Jumeirah Golf Estates	Villa	6.24 %
MBR	Townhouse	5.99 %
Town Square	Townhouse	5.82 %
Al Furjan	Villa	5.61 %
DAMAC Hills	Villa	5.46 %
Tilal Al Ghaf	Townhouse	5.20 %
Arabian Ranches 2	Villa	5.00 %
Dubai Hills Estate	Villa	4.83 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.42 %
Arabian Ranches	Villa	4.16 %
Jumeirah Park	Villa	3.92 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC 2	115	214,273,964	DAMAC 2	241	24,381,415
DAMAC Lagoons	104	302,037,360	Town Square	104	16,377,771
Al Furjan	66	361,885,000	Emair South	80	9,779,387
Emirates Living	62	930,756,999	Arabian Ranches 3	67	12,733,941
Villanova	45	359,867,800	Dubai Hills	65	25,562,808
Arabian Ranches 3	44	161,566,959	Villanova	65	10,745,071
MBR	40	359,867,800	DAMAC 1	52	14,039,658
Dubai Hills	33	538,916,810	Al Furjan	51	13,364,478
DAMAC 1	31	144,695,000	Tilal Al Ghaf	35	10,491,500
Arabian Ranches 1	29	205,384,626	Emirates Living	25	7,183,767
Town Square	29	76,330,888	JGE	22	16,381,470
Tilal Al Ghaf	25	175,681,000	Arabian Ranches 2	19	5,934,150
JGE	23	335,400,700	Palm Jumeirah	14	22,528,250
Emaar South	22	65,095,776	MBR	12	10,604,500
Jumeirah Park	17	161,566,959	Arabian Ranches 1	11	7,183,000
Palm Jumeirah	13	620,034,522	Jumeirah Park	11	3,903,941
Arabian Ranches 2	11	65,654,887	Sobha Hartland	2	1,270,000
Sobha Hartland	3	33,670,000	DAMAC Lagoons	0	0



PROPERTY
MONITOR
A Censlivesth Maxwell Group Company



WINNER
2024

*Data source: Property Monitor, as of 4th February 2025 Secondary Sales Only

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