

White & Co.

REAL ESTATE

Town Square March Market Report

Cherrywoods | Mira | Mira Oasis | Serena

News

Rising Demand and Value for Townhouses

Town Square has become a top choice for residents in 2025, with four-bedroom villa values rising 45%. Its quality construction, competitive prices, and family-friendly amenities make it an appealing option for both tenants and investors.

White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in QT for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.

Serenia, Dubai

3 4 1,856 sqft

AED 2,500,000

Mira Oasis, Town Square

3 4 1,858 sqft

AED 2,750,000

Mira Oasis, Town Square

3 4 2,370 sqft

AED 2,800,000

Shams Townhouses, Town Square

4 4 3,288 sqft

AED 3,649,999

Mira Oasis, Town Square

3 3 2,554 sqft

AED 4,300,000

Mortgage Rates

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

LTV3 Years5 Years

Salaried80%3.98%4.19%

Self Employed80%4.24%4.49%

Low Doc60%4.74%4.74%

Non Resident60%4.79%4.89%

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

Get Started Here

Hot Properties for Sale

Serenia, Dubai

3 4 1,856 sqft

AED 2,500,000

Mira Oasis, Town Square

3 4 1,858 sqft

AED 2,750,000

Mira Oasis, Town Square

3 4 2,370 sqft

AED 2,800,000

Shams Townhouses, Town Square

4 4 3,288 sqft

AED 3,649,999

Mira Oasis, Town Square

3 3 2,554 sqft

AED 4,300,000

Recent White & Co Sales

Salt Townhouses, Town Square

3 3 2,224 sqft

AED 1,844,999

Nassem Townhouses, Town Square

3 3 2,025 sqft

AED 2,450,000

Shams Townhouses, Town Square

3 3 1,873 sqft

AED 2,600,000

Shams Townhouses, Town Square

4 4 3,271 sqft

AED 2,925,000

Mira Oasis, Town Square

4 4 2,900 sqft

AED 4,225,000

Dubai House Price Timeline

March 2025

DPH Index Value

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

Monthly

Current March 2025

214.29

+1.95%

MoM Change

+2.80%

QoQ Change

+15.83%

YoY Change

AED 1,535

Average price/sqft

Total Sales Volume / Total Sales Price

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

Off-plan

58.6%

Transferred Sales (Title Deed)

38.6%

Off - Plan

Total Records: 8,766

Total Sale Price: 18,591,013,466

DLD Residential: 61.4%

*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 5,505

Total Sale Price: 18,489,308,570

DLD Residential: 38.6%

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

Salt Townhouses

Serena Townhouses

Serena

Serena Townhouses

Serena

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,072,500	5,356,708	7,341,975	-
Arabian Ranches 1	6,438,432	12,254,286	11,366,462	17,925,000
Arabian Ranches 2	4,113,000	5,783,941	9,666,667	10,666,667
Arabian Ranches 3	2,767,252	4,213,770	6,465,000	-
DAMAC Hills 1	3,347,308	4,057,647	7,976,929	10,790,000
DAMAC Hills 2	1,596,613	1,991,241	6,300,000	3,883,333
DAMAC Lagoons	2,130,000	2,282,635	3,076,939	6,303,846
Dubai Hills	6,419,000	7,530,652	10,654,600	34,548,000
Dubai South	3,087,388	3,787,996	4,585,714	13,000,000
Emaar South	2,541,476	3,484,396	7,300,000	-
Emirates Living	5,477,296	13,354,167	17,935,625	12,650,000
JGE	4,542,275	11,981,667	17,401,786	18,839,838
Jumeirah Park	7,634,643	9,350,023	11,730,000	-
MBR	3,494,000	6,187,315	18,774,000	27,638,000
Mudon	2,861,935	3,752,028	-	-
Palm Jumeirah	21,125,000	32,526,533	17,866,667	62,125,000
Sobha Hartland	-	-	22,200,000	-
Tilal Al Ghaf	3,849,348	6,329,043	13,157,692	30,308,667
Town Square	2,513,604	2,995,993	-	-
Villanova	2,819,115	3,548,867	6,000,000	-

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

Average Price (AED) 2025 - to date

Al Furjan

1,097

1,346

1,671

Arabian Ranches 1

1,467

1,631

2,134

Arabian Ranches 2

1,274

1,465

1,772

Arabian Ranches 3

1,095

1,261

1,465

DAMAC 1

1,114

1,360

1,613

DAMAC 2

1,004

1,261

1,613

DAMAC Lagoons

1,004

1,261

1,613

Dubai Hills

1,004

1,261

1,613

Dubai South

1,004

1,261

1,613

Emaar South

1,004

1,261

1,613

Emirates Living

1,004

1,261

1,613

JGE

1,004

1,261

1,613

Jumeirah Park

1,004

1,261

1,613

MBR

1,004

1,261

1,613

Mudon

1,004

1,261

1,613

Palm Jumeirah

1,004

1,261

1,613

Sobha Hartland

1,004

1,261

1,613

Tilal Al Ghaf

1,004

1,261

1,613

Town Square

1,004

1,261

1,613

Villanova

1,004

1,261

1,613

Sale Transactions in Dubai

March 2025

1

Al Furjan - 59

2

Arabian Ranches 1 - 31

3

Arabian Ranches 2 - 17

4

Arabian Ranches 3 - 43

5

DAMAC Hills 1 - 34

6

DAMAC Hills 2 - 84

7

DAMAC Lagoons - 107

8

Dubai Hills - 32

9

Dubai South - 32

10

Emaar South - 34

11

Emirates Living - 49

12

JGE - 31

13

Jumeirah Park - 13

14

MBR - 40

15

Mudon - 26

16

Palm Jumeirah - 7

17

Sobha Hartland - 0

18

Tilal Al Ghaf - 50

19

Town Square - 29

20

Villanova - 44

Hot Properties for Rent

Mira Oasis, Reem

3 4 2,300 sqft

AED 160,000

Mira, Reem

3 4 2,322 sqft

AED 165,000

Hayat Townhouses, Town Square

4 4 3,138 sqft

AED 165,000

Reem Townhouses, Town Square

4 4 2,880 sqft

AED 190,000

Serenia, Dubai

4 4 3,036 sqft

AED 230,000

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

Salt Townhouses

Serena Townhouses

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,279	302,010	374,115	470,000
Arabian Ranches 1	302,326	397,250	512,308	1,633,333
Arabian Ranches 2	220,552	333,793	350,417	582,500
Arabian Ranches 3	163,957	225,347	362,500	-
DAMAC Hills 1	208,303	265,202	421,118	821,168
DAMAC Hills 2	96,342	113,464	131,197	219,688
DAMAC Lagoons	-	-	-	-
Dubai Hills	340,441	403,212	659,500	1,972,667
Dubai South	160,464	240,000	-	-
Emaar South	107,582	151,579	-	-
Emirates Living	268,504	687,833	635,000	906,667
JGE	386,250	582,187	952,434	2,853,333
Jumeirah Park	332,234	411,667	450,847	-
MBR	128,333	674,771	1,388,462	2,500,000
Mudon	188,303	236,871	1,771,268	-
Palm Jumeirah	-	1,395,555	1,771,268	2,092,857
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	212,370	375,996	633,957	-
Town Square	146,375	177,477	-	-
Villanova	157,384	198,761	-	-

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

Average Price (AED) 2025 - to date

Al Furjan

50

70

70

Arabian Ranches 1

78

80

90

Arabian Ranches 2

81

89

121

Arabian Ranches 3

79

79

79

DAMAC 1

85

107

100

DAMAC 2

80

48

52

Dubai Hills

108

108

123

Dubai South

64

67

67

Emaar South

46

52

59

Emirates Living

87

100

104

JGE

78

109

126

Jumeirah Park

78

83

83

MBR

78

108

118

Mudon

78

86

87

Palm Jumeirah

181

284

290

Sobha Hartland

121

121

121

Tilal Al Ghaf

92

99

104

Town Square

61

68

68

Villanova

64

76

78

Rental Transactions in Dubai

March 2025

1

Al Furjan - 84

2

Arabian Ranches 1 - 16

3

Arabian Ranches 2 - 24

4

Arabian Ranches 3 - 47

5

DAMAC Hills 1 - 56

6

DAMAC Hills 2 - 0

7

DAMAC Lagoons - 53

8

Dubai Hills - 16

9

Emaar South - 69

10

Emirates Living - 63

11

JGE - 13

12

Jumeirah Park - 13

13

MBR - 11

14

Mudon - 21

15

Palm Jumeirah - 12

16

Sobha Hartland - 3

17

Tilal Al Ghaf - 50

18

Town Square - 48

19

Villanova - 49

Current Average Gross Yield

March 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.36 %
Sobha Hartland	Villa	6.03 %
Jumeirah Golf Estates	Villa	6.00 %
Meydan	Villa	5.91 %
MBR	Townhouse	5.83 %
Town Square	Townhouse	5.64 %
Tilal Al Ghaf	Townhouse	5.35 %
Arabian Ranches 3	Villa	5.31 %
DAMAC Hills	Villa	5.30 %
Al Furjan	Villa	4.93 %
Dubai Hills Estate	Villa	4.91 %
Arabian Ranches 2	Villa	4.78 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.12 %
Arabian Ranches	Villa	4.02 %
Jumeirah Park	Villa	3.68 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai

2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	279	819,630,019
DAMAC 2	246	413,014,960
Al Furjan	177	938,845,450
Emirates Living	175	2,343,232,333
Arabian Ranches 3	139	495,680,317
MBR	126	1,204,078,169
Villanova	126	386,891,942
Emaar South	117	380,415,249
Tilal Al Ghaf	109	909,045,660
DAMAC 1	104	511,917,000
Dubai Hills	101	1,424,917,688
Mudon	91	299,071,720
Arabian Ranches 1	85	661,472,120
Town Square	85	220,070,452
JGE	77	961,049,367
Dubai South	64	278,594,399
Jumeirah Park	42	371,585,880
Arabian Ranches 2	34	218,409,887
Palm Jumeirah	33	1,325,684,523
Sobha Hartland	3	33,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	651	66,391,256
Emaar South	215	25,725,994
Town Square	215	33,181,185
DAMAC 1	210	54,706,310
Emirates Living	196	54,061,667
Al Furjan	189	48,648,872
Villanova	171	28,782,962
Dubai Hills	165	86,316,568
Arabian Ranches 3	160	28,851,181
Tilal Al Ghaf	126	42,686,284
Mudon	77	15,420,549
Arabian Ranches 1	65	25,950,123
Arabian Ranches 2	65	19,902,150
Jumeirah Park	55	21,563,429
JGE	48	35,403,015
MBR	45	44,941,500
Dubai South	43	6,206,547
Palm Jumeirah	39	63,342,279
Sobha Hartland	7	5,100,000
DAMAC Lagoons	0	0

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER

2024

Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

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