

Town Square May Market Report

Apartments

No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Town Square Apartments Show Strong Resale and Yields

Town Square continues to record strong market activity, with studio and one-bedroom apartments driving steady resale transactions. Consistent rental demand, affordable pricing and a growing range of community amenities continue attracting both investors and end-users, reinforcing Town Square's position as one of Dubai's most popular and accessible residential communities.



NEWS

White & Co.

Dubai's market has settled into a more balanced, buyer-led phase through May. The two-year property investor visa has also been eased, with the AED 750,000 minimum scrapped for sole owners and a new AED 400,000 floor introduced for joint ownership. Meanwhile, White & Co continued expanding across sales and leasing.

Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates

	LTV	3 Years	5 Years
Salaried	80%	3.95%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.99%
Non Resident	60%	4.39%	4.69%

Get in contact with our in-house mortgage team to find out more.

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Hot Properties for Sale

AED 2,175,000	AED 2,200,000	AED 2,250,000	AED 2,300,000	AED 2,375,000
3 Beds, 2,208 sqft	3 Beds, 1,528 sqft	3 Beds, 1,650 sqft	3 Beds, 1,406 sqft	3 Beds, 1,514 sqft

Recent White & Co. Sales

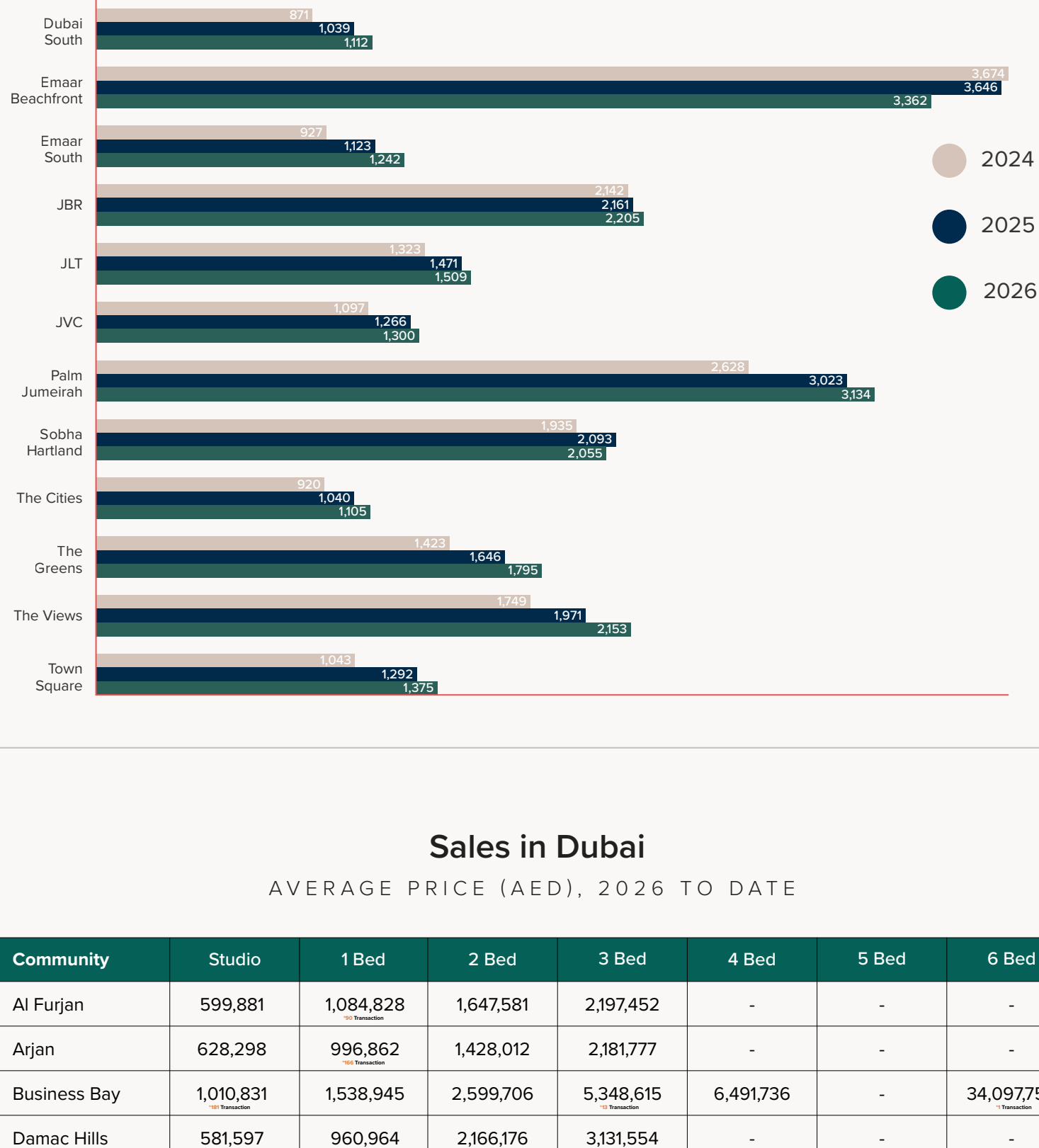
AED 659,900	AED 1,075,000	AED 1,170,000	AED 1,420,000	AED 1,460,000
1 Bed, 350 sqft	2 Beds, 888 sqft	2 Beds, 887 sqft	2 Beds, 1,010 sqft	2 Beds, 1,068 sqft

SALES TRANSACTIONS

MARKET ANALYSIS

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

AVERAGE PRICE (AED), 2026 TO DATE



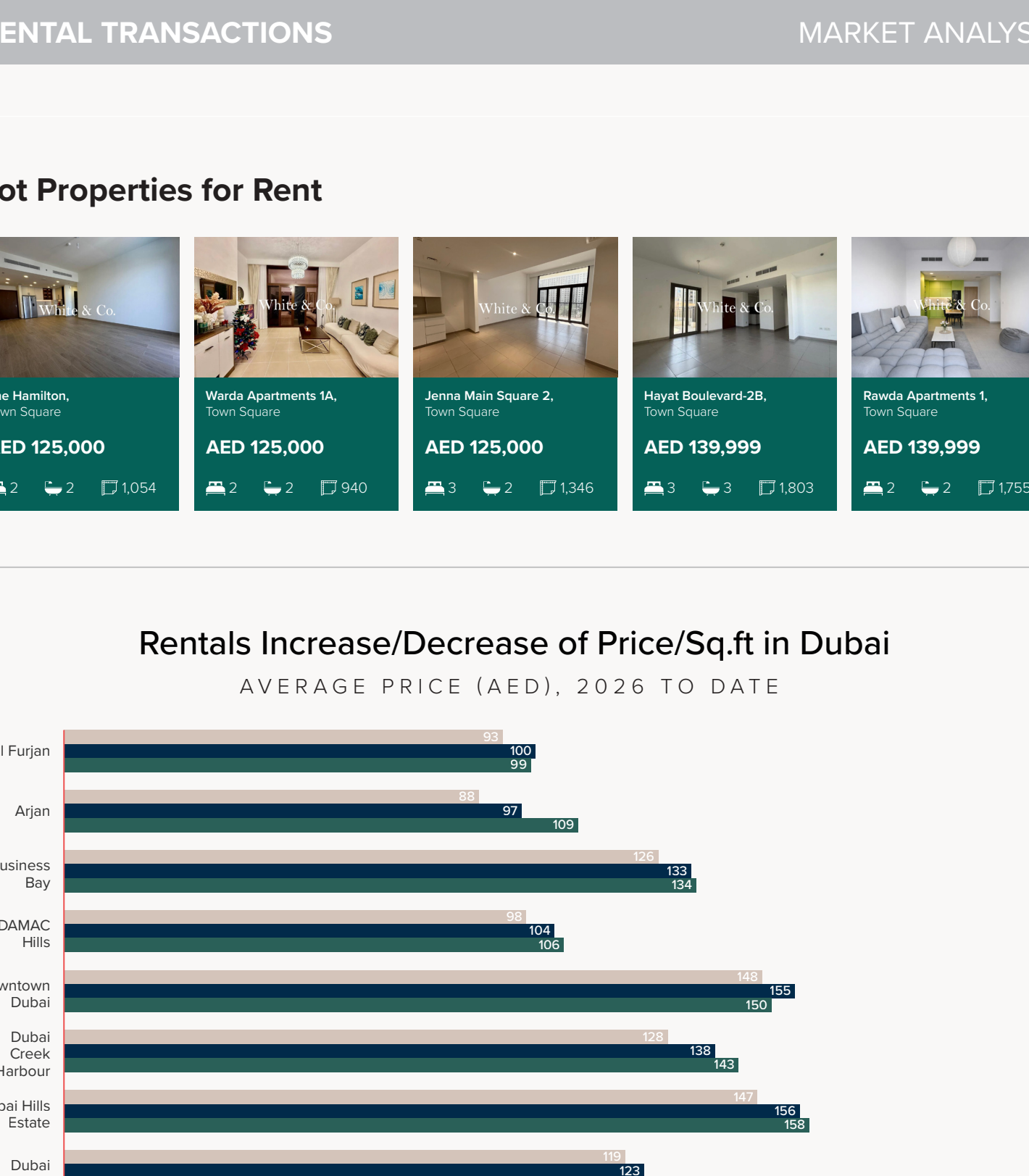
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,881	1,084,828	1,647,581	2,197,452	-	-	-
Arjan	628,298	996,862	1,428,012	2,181,777	-	-	-
Business Bay	1,010,831	1,538,945	2,599,706	5,348,615	6,491,736	-	34,097,750
DAMAC Hills	581,597	960,964	2,166,176	3,131,554	-	-	-
Downtown Dubai	1,258,419	2,143,185	3,772,871	6,329,294	22,625,000	20,000,000	19,000,000
Dubai Creek	-	1,767,000	2,835,826	4,196,270	9,916,667	-	-
Dubai Hills Estate	7,695,022	1,547,900	2,626,199	4,153,166	-	-	-
Dubai Maritime City	1,222,527	1,652,454	2,654,109	4,206,141	5,109,797	6,859,821	-
Maritime City	1,092,957	1,900,000	2,788,254	-	-	-	-
Dubai South	515,840	776,521	1,280,266	1,786,364	-	-	-
Emaar Beachfront	-	2,512,037	4,333,333	7,227,428	14,583,333	-	-
Emaar South	-	1,151,667	1,570,000	1,961,000	-	-	-
JBR	2,040,000	2,107,514	3,062,918	5,454,975	8,868,818	-	-
JLT	789,611	1,219,237	2,069,682	3,071,751	7,339,422	6,500,000	-
JVC	626,681	1,019,647	1,577,854	2,031,668	3,297,576	-	-
Palm Jumeirah	1,638,293	3,404,361	5,391,140	9,854,777	19,881,667	51,400,000	34,000,000
Sobha Hartland	1,009,857	1,388,590	2,232,464	3,451,280	4,328,325	-	-
The Cities	568,074	869,315	1,336,013	1,723,972	2,880,720	-	-
The Greens	851,111	1,435,543	2,289,944	3,261,497	-	-	-
The Views	1,061,429	1,837,360	3,104,038	3,963,333	8,250,000	-	-
Town Square	589,000	866,491	1,380,921	2,121,944	-	-	-

Sale Transactions in Dubai

MAY 2026

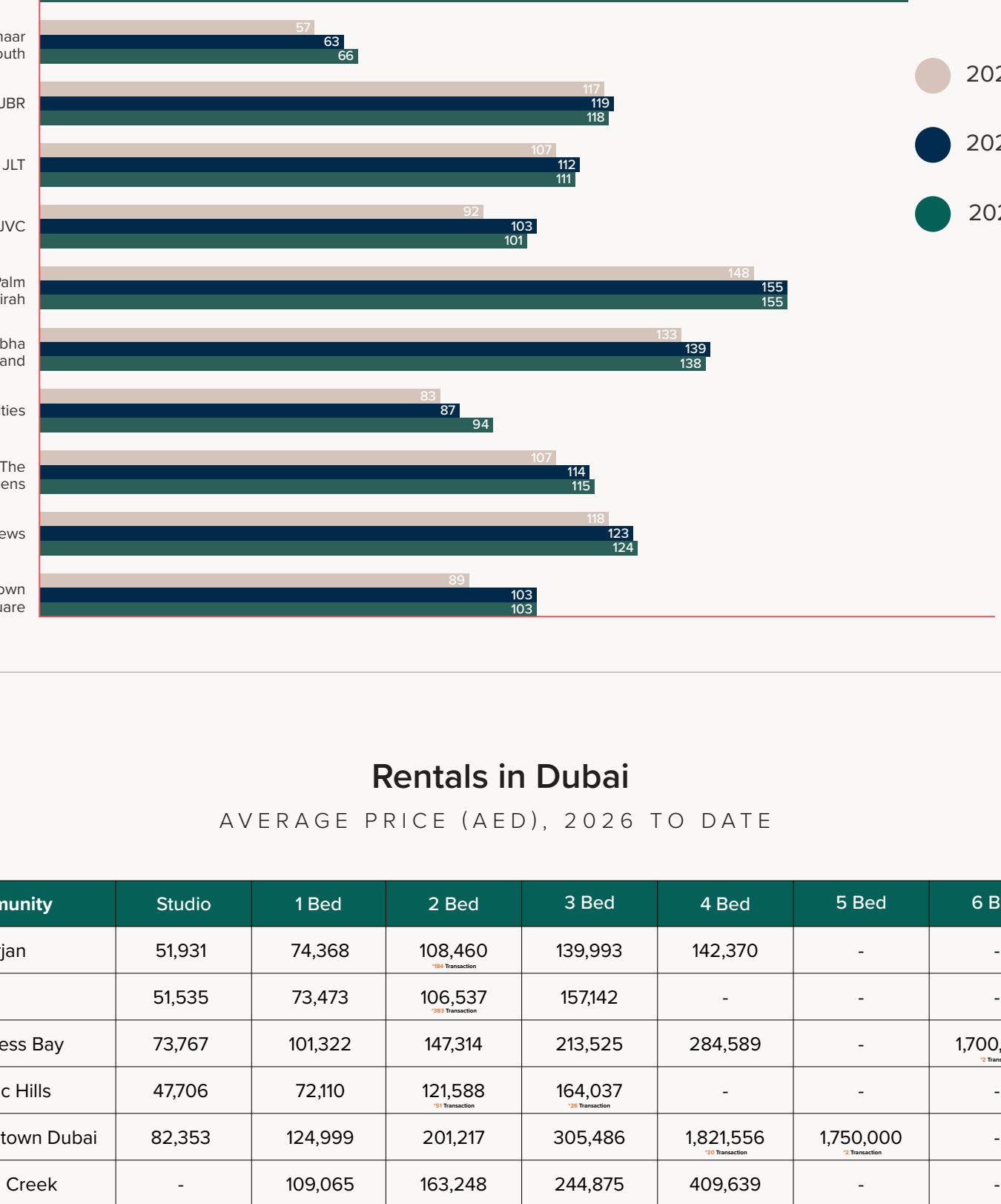


AED 2,857,378,838

Total Sales Value

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, MAY 2026



Off - Plan

Total Records: 7196

Total Sale Price: 15,125,256,744

DLD Residential: 75.5%

Includes secondary Off - Plan sales

Transferred Sales (Title Deed)

Total Records: 2,338

Total Sale Price: 6,911,349,178

DLD Residential: 24.5%

RENTAL TRANSACTIONS

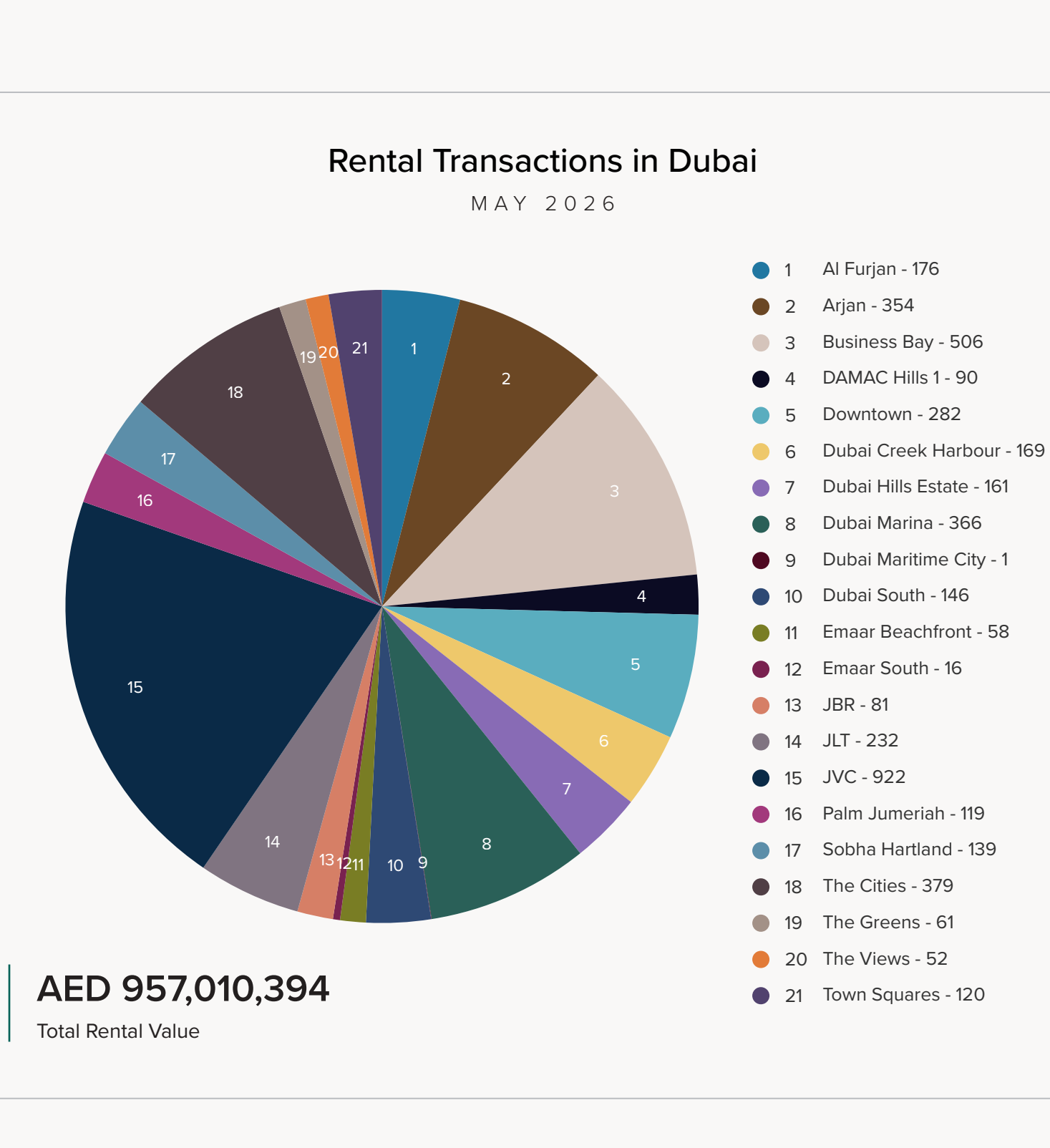
MARKET ANALYSIS

Hot Properties for Rent

AED 125,000	AED 125,000	AED 125,000	AED 139,999	AED 139,999
2 Beds, 1,054 sqft	2 Beds, 940 sqft	3 Beds, 1,346 sqft	3 Beds, 1,803 sqft	2 Beds, 1,755 sqft

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

AVERAGE PRICE (AED), 2026 TO DATE



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	51,931	74,368	108,460	139,993	142,370	-	-
Arjan	51,535	73,473	106,537	157,142	-	-	-
Business Bay	73,767	101,322	147,314	213,525	284,589	-	1,700,000
DAMAC Hills	47,706	72,110	121,588	164,037	-	-	-
Downtown Dubai	82,353	124,999	201,217	305,486	1,821,556	1,750,000	-
Dubai Creek	-	109,065	163,248	244,875	409,639	-	-
Dubai Hills Estate	77,677	103,713	164,529	274,279	-	-	-
Dubai Marina	69,828	102,543	169,399	279,159	326,722	778,333	-
Dubai Maritime City	65,106	83,166	155,179	-	-	-	-
Dubai South	43,481	60,242	87,332	126,629	185,000	-	-
Emaar Beachfront	-	140,989	230,547	361,835	650,000	-	-
Emaar South	-	64,667	84,813	111,790	-	-	-
JBR	85,609	113,603	160,149	247,945	463,068	801,000	-
JLT	63,220	86,626	131,048	162,521	693,627	923,333	-
JVC	53,152	76,205	106,339	149,839	178,020	-	-
Palm Jumeirah	101,946	144,116	306,083	400,401	900,949	1,076,000	-
Sobha Hartland	71,867	96,476	146,212	202,136	308,674	-	-
The Cities	50,310	68,882	101,827	134,337	137,500	-	-
The Greens	62,543	93,800	143,102	193,145	-	-	-
The Views	72,412	110,474	165,268	236,389	315,000	-	-
Town Square	47,844	67,150	97,642	128,746	-	-	-

*Data source: Property Monitor, as of 2nd June 2026 Secondary Sales Only

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

Get Started Here

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