

Town Square June Market Report

Villa | Townhouse

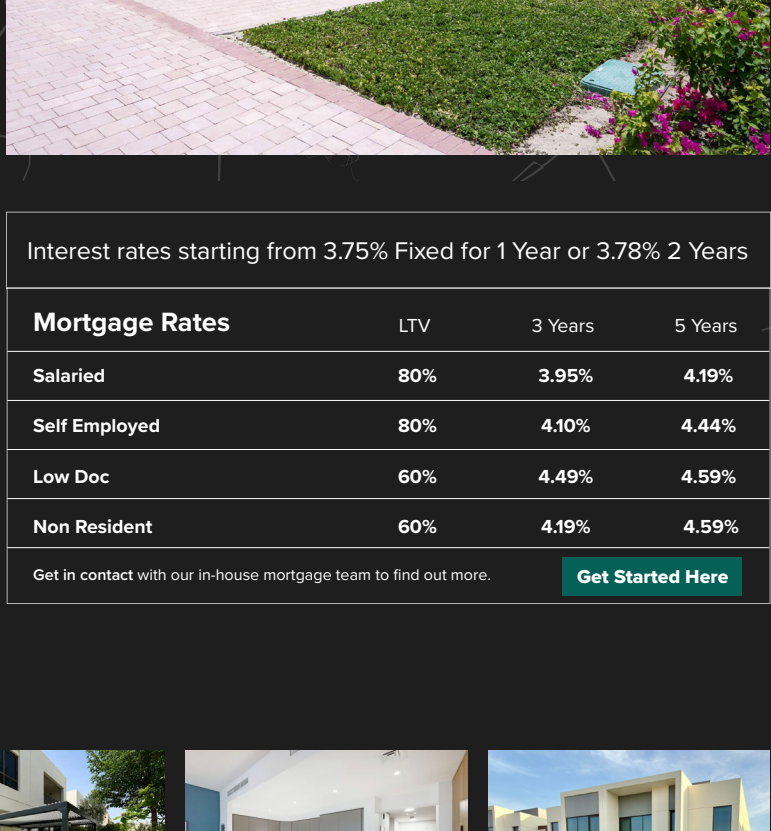
No.1 for Secondary Sales in Dubai, 2026 – Property Finder & Bayut



NEWS

Town Square's Townhouses and Villas Keep Rental Demand Strong

Town Square continues to show varied performance across its apartment segment, while maintaining strong rental demand across its townhouse and villa communities. Its family-oriented design, extensive parks and relative affordability continue to support consistent leasing activity, particularly among end-users seeking value-driven suburban living.



NEWS

White & Co.

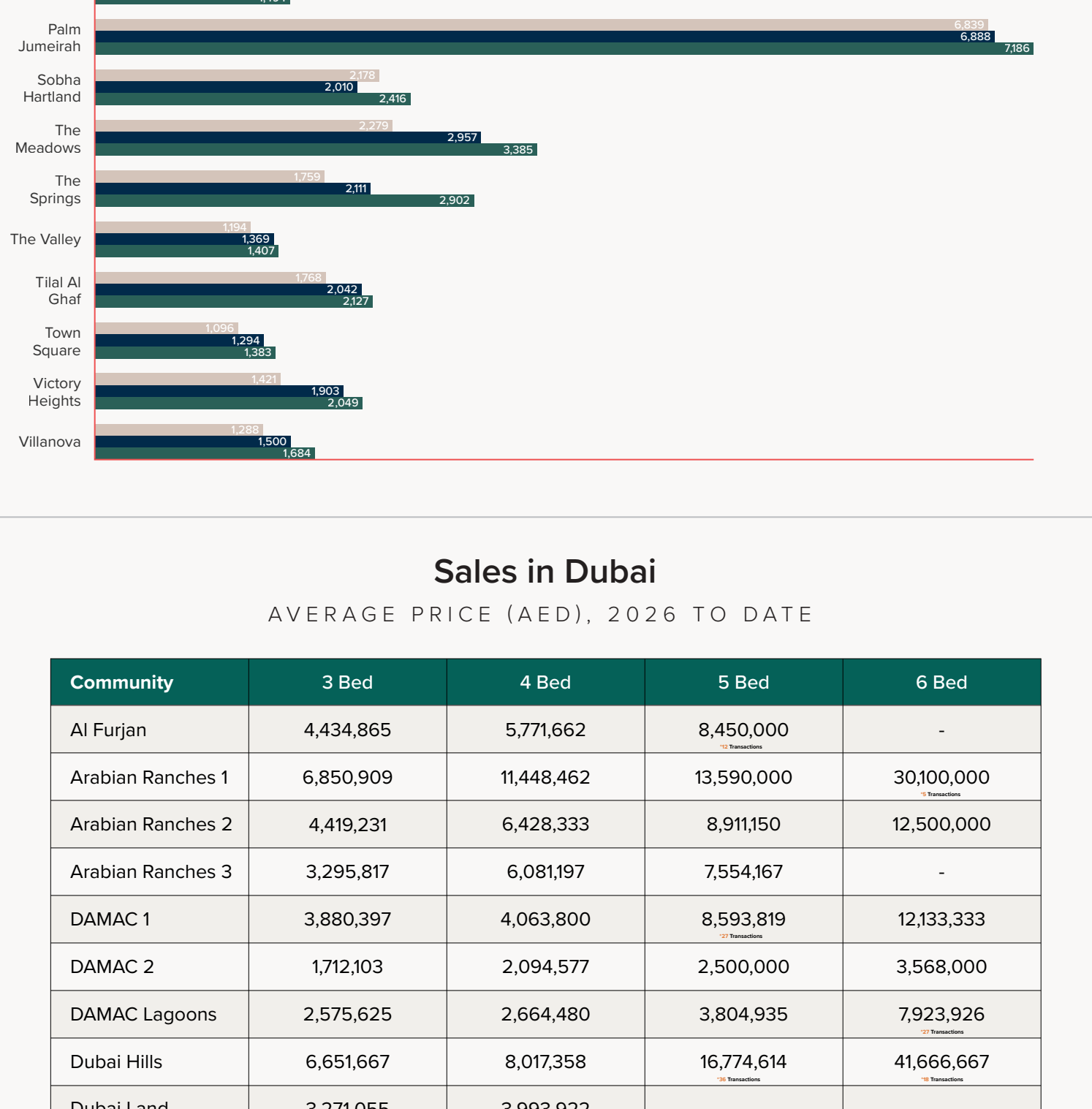
As Dubai heads into summer, demand is holding firm. White & Co closed the first half of 2026 as the city's number one for secondary sales transactions on Bayut and Property Finder, and posted its strongest leasing month on record. Buyers and tenants stayed active through June, proving Dubai's market doesn't cool the way the season suggests.

Hot Properties for Sale

Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Maha Townhouses, Town Square	AED 3,500,000	4	4	2,264
Zahra Townhouses, Town Square	AED 3,500,000	4	4	2,373
Noor Townhouses, Town Square	AED 3,550,000	4	4	2,349
Noor Townhouses, Town Square	AED 3,650,000	4	4	2,360
Shams Townhouses, Town Square	AED 3,800,000	4	4	2,388

Recent White & Co. Sales

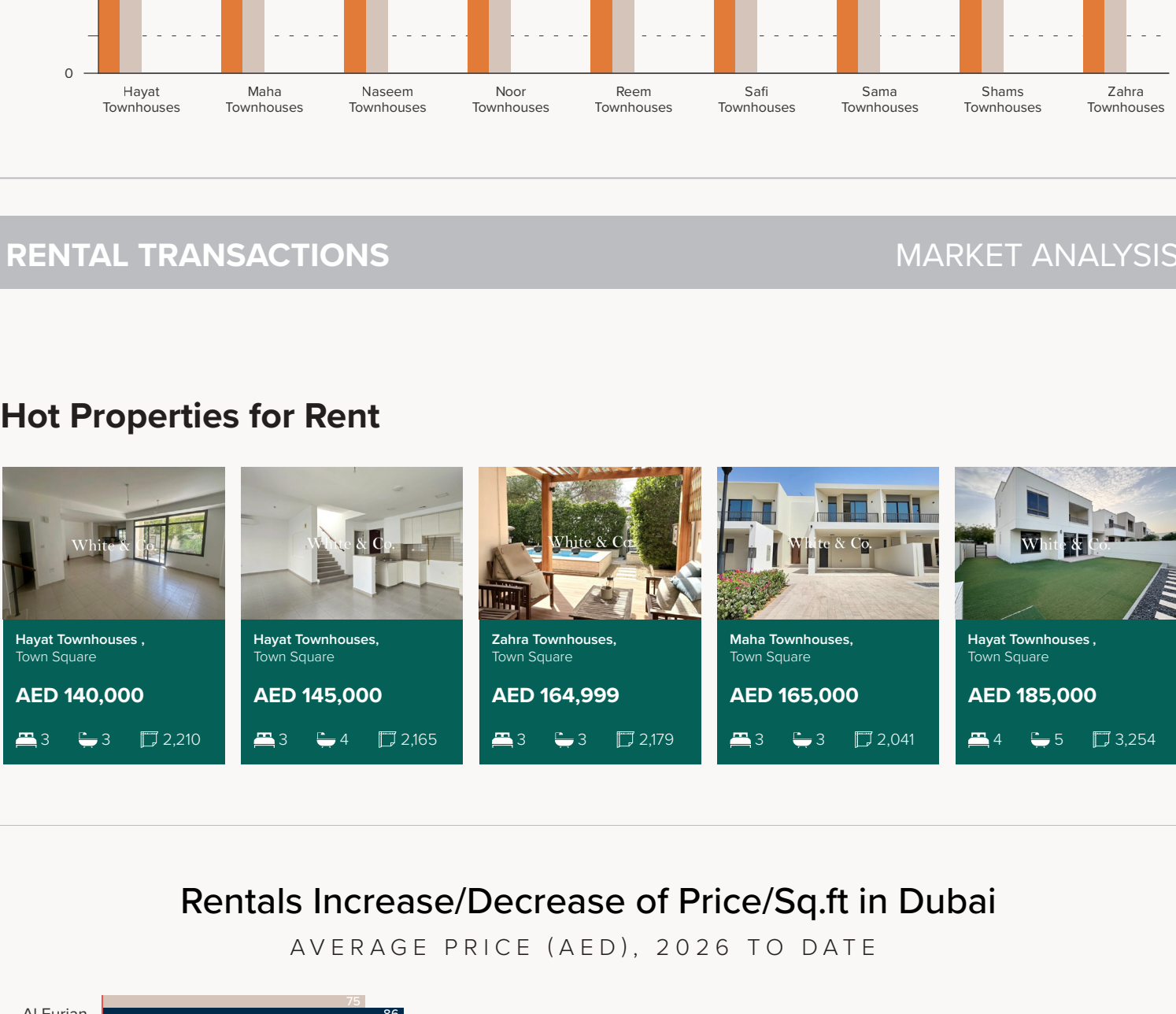
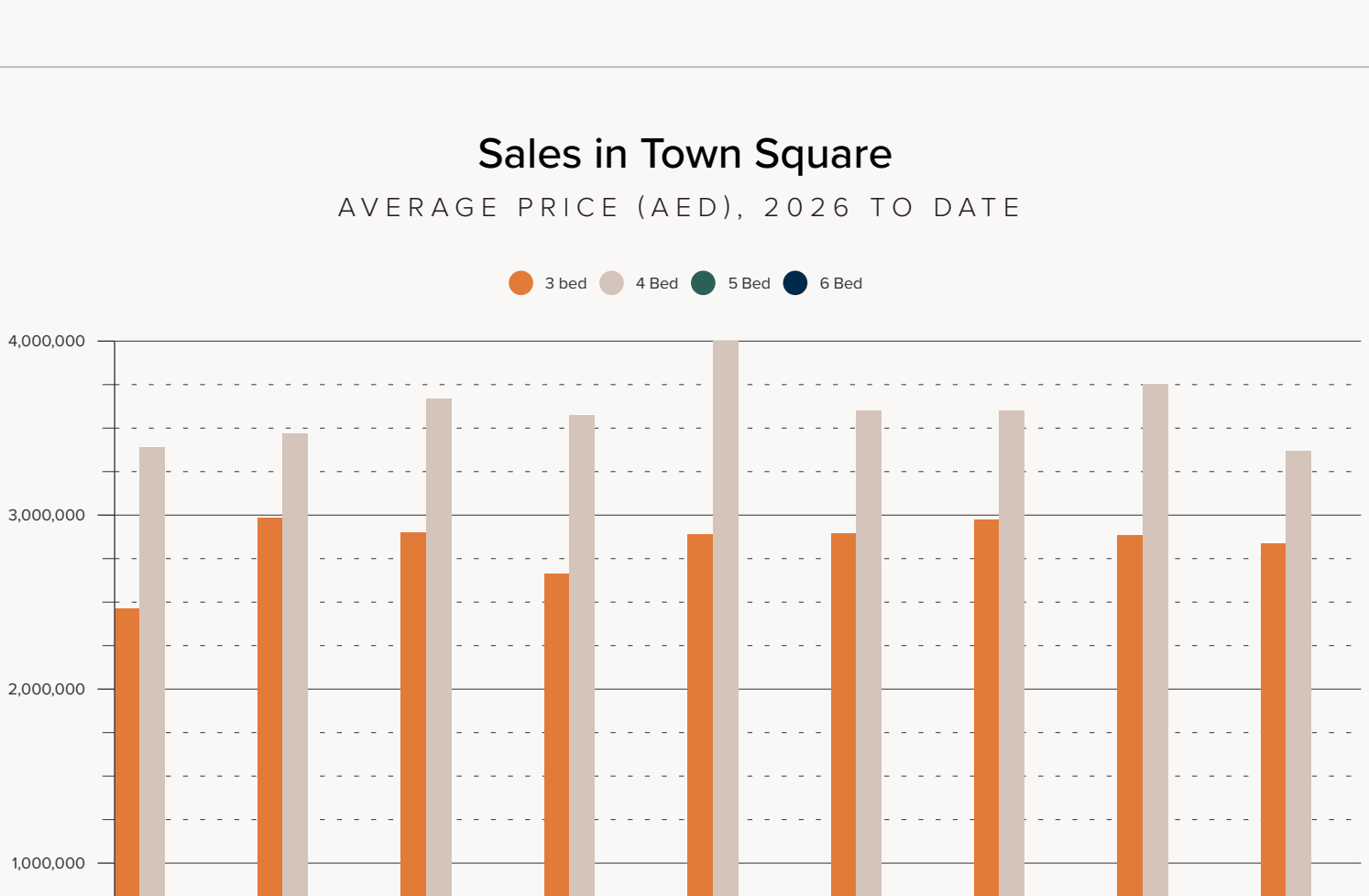
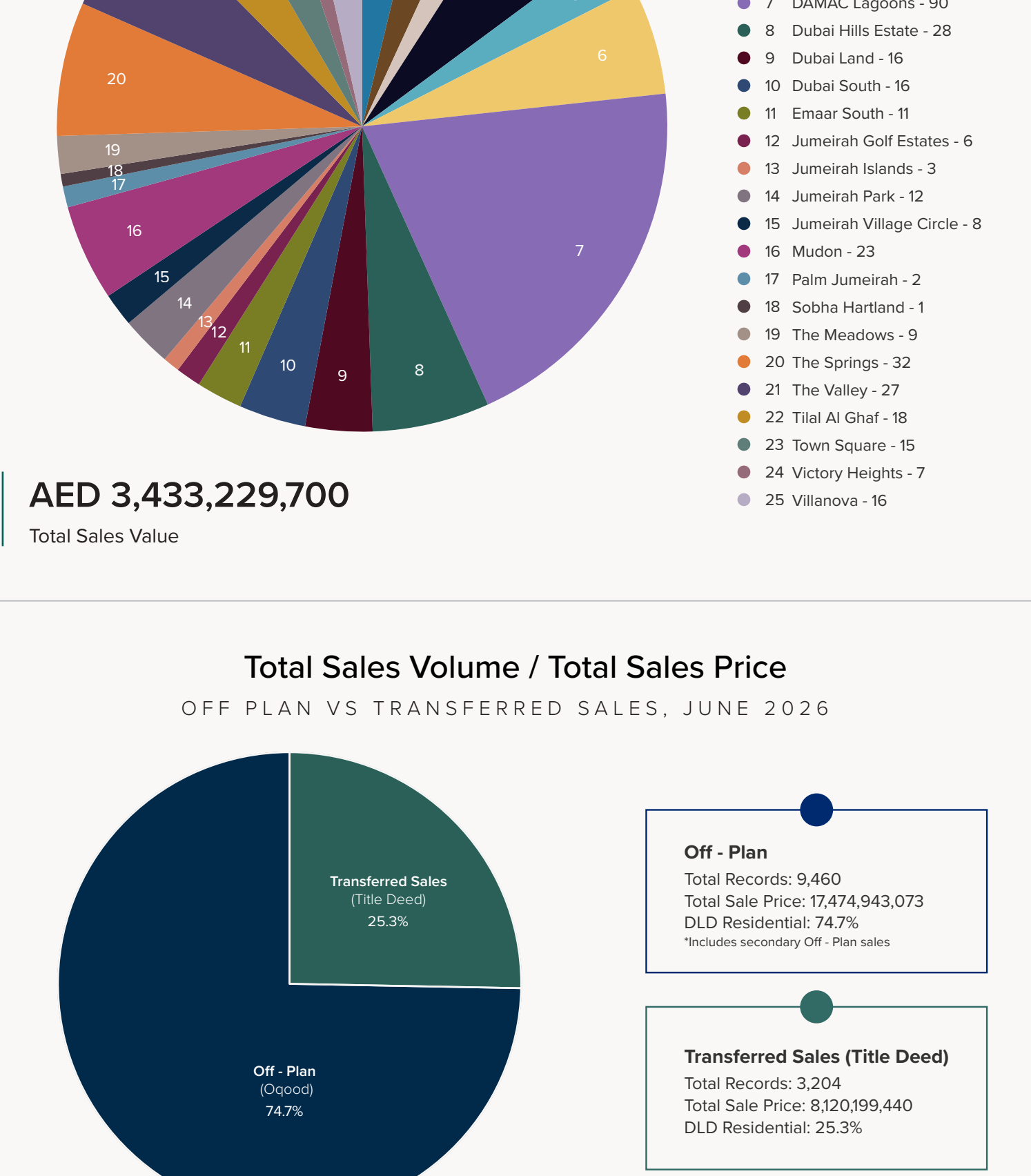
Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Naseem Townhouses, Town Square	AED 2,950,000	3	3	2,234
Zahra Townhouses, Town Square	AED 2,750,000	3	4	2,054
Sama Townhouses, Town Square	AED 2,900,000	3	4	2,240
Maha Townhouses, Town Square	AED 3,050,000	3	4	2,242
Naseem Townhouses, Town Square	AED 3,600,000	4	4	2,461



Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,434,865	5,771,662	8,450,000	-
Arabian Ranches 1	6,850,909	11,448,462	13,590,000	30,100,000
Arabian Ranches 2	4,419,231	6,428,333	8,911,150	12,500,000
Arabian Ranches 3	3,295,817	6,081,197	7,554,167	-
DAMAC 1	3,880,397	4,063,800	8,593,819	12,133,333
DAMAC 2	1,712,103	2,094,577	2,500,000	3,568,000
DAMAC Lagoons	2,575,625	2,664,480	3,804,935	7,923,926
Dubai Hills	6,651,667	8,017,358	16,774,614	41,666,667
Dubai Land	3,271,055	3,993,922	-	-
Dubai South	2,808,203	3,992,793	6,107,144	-
Emaar South	2,642,631	3,682,712	7,510,720	-
JGE	5,099,000	9,416,941	19,360,400	24,488,333
Jumeirah Islands	-	23,207,139	45,249,107	-
Jumeirah Park	10,518,714	9,662,083	11,206,072	-
JVC	3,294,844	3,537,121	3,250,000	-
Mudon	3,510,614	4,609,310	5,050,000	-
Palm Jumeirah	21,383,310	41,493,333	46,042,857	95,833,333
Sobha Hartland	-	10,050,000	25,000,000	37,100,000
The Meadows	10,464,286	12,907,500	14,462,500	17,673,333
The Springs	5,975,470	-	-	-
The Valley	2,781,805	4,157,123	9,181,986	-
Tilal Al Ghaf	3,924,867	6,343,396	12,841,273	24,165,875
Town Square	2,835,907	3,537,273	-	-
Victory Heights	4,346,000	7,088,458	13,138,889	-
Villanova	2,908,977	3,761,702	7,200,000	-

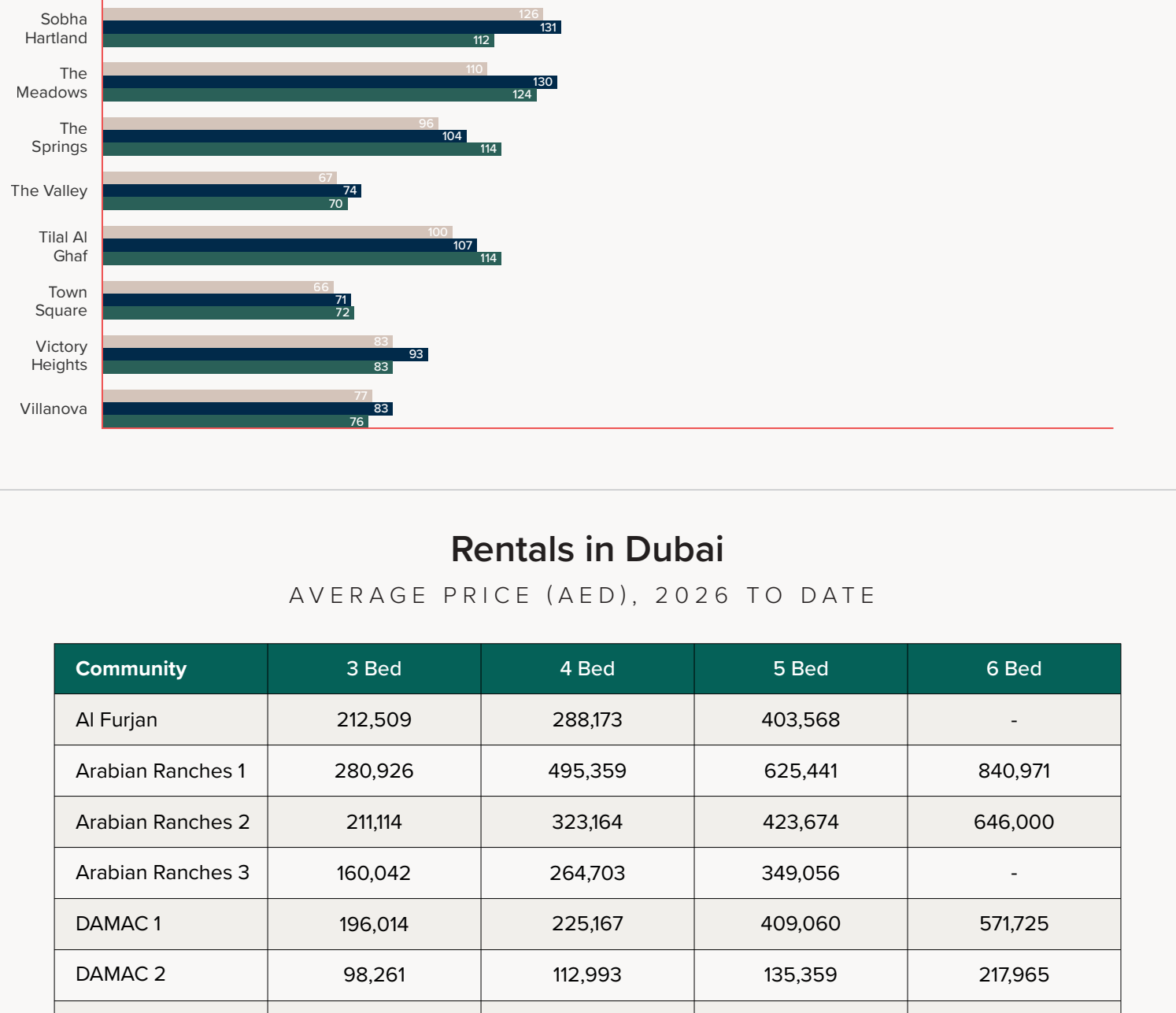


RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

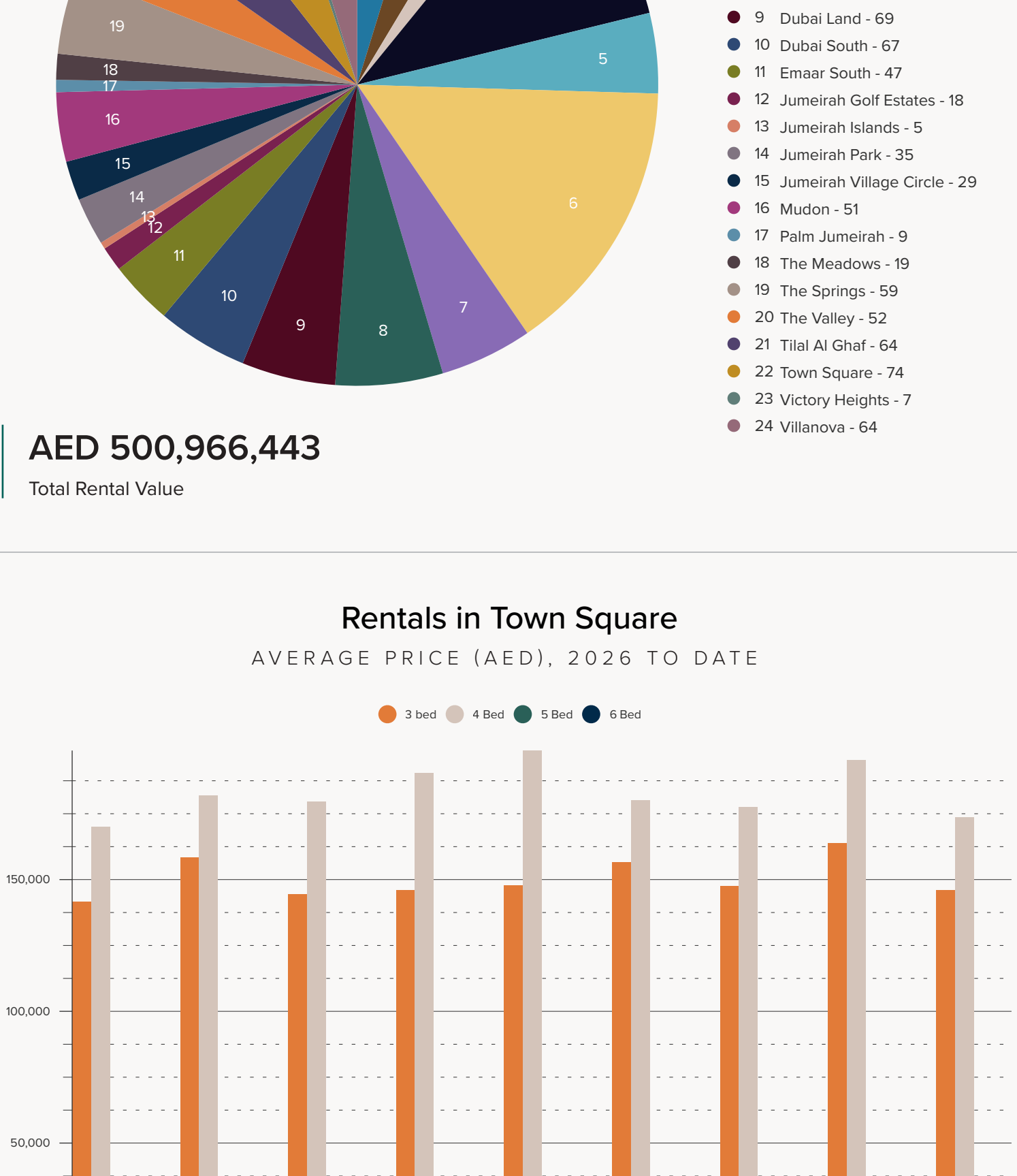
Property	Price (AED)	Bedrooms	Bathrooms	Sq. Ft
Hayat Townhouses, Town Square	AED 140,000	3	3	2,210
Hayat Townhouses, Town Square	AED 145,000	3	4	2,165
Zahra Townhouses, Town Square	AED 164,999	3	3	2,179
Maha Townhouses, Town Square	AED 165,000	3	3	2,041
Hayat Townhouses, Town Square	AED 185,000	4	5	3,254



Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,509	288,173	403,568	-
Arabian Ranches 1	280,926	495,359	625,441	840,971
Arabian Ranches 2	211,114	323,164	423,674	646,000
Arabian Ranches 3	160,042	264,703	349,056	-
DAMAC 1	196,014	225,167	409,060	571,725
DAMAC 2	98,261	112,993	135,359	217,965
DAMAC Lagoons	142,814	153,202	196,798	-
Dubai Hills	309,343	398,728	796,790	2,263,605
Dubai Land	167,487	199,857	-	-
Dubai South	119,327	175,038	259,855	-
Emaar South	114,562	159,409	-	-
JGE	281,569	517,137	1,252,708	1,894,444
Jumeirah Islands	-	1,034,809	1,300,000	-
Jumeirah Park	319,064	346,993	561,294	1,275,000
JVC	198,724	207,883	250,000	-
Mudon	184,196	241,916	287,120	-
Palm Jumeirah	723,333	1,593,297	1,913,208	4,705,594
Sobha Hartland	-	716,062	843,320	-
The Meadows	497,932	432,664	499,716	892,000
The Springs	262,102	-	400,000	-
The Valley	134,752	171,748	-	-
Tilal Al Ghaf	202,423	329,963	642,433	-
Town Square	150,062	184,297	-	-
Victory Heights	219,644	290,471	553,588	700,000
Villanova	156,032	184,299	553,588	-



Current Average Gross Yield

JUNE 2026

Community	Community Type	Avg. Gross Yield
JGE	Villa	6.28 %
DAMAC Lagoons	Villa	6.10 %
DAMAC Hills 2	Villa	5.97 %
JVC	Villa	5.58 %
DAMAC Hills 1	Villa	5.40 %
Mudon	Villa	5.23 %
Villanova	Villa	5.07 %
Al Furjan	Villa	5.02 %
Arabian Ranches 3	Villa	4.96 %
Town Square	Townhouse	4.96 %
Arabian Ranches 2	Villa	4.94 %
Tilal Al Ghaf	Townhouse	4.84 %

Community	Community Type	Avg. Gross Yield
Reem	Townhouse	4.76 %
Serena	Townhouse	4.68 %
The Valley	Villa	4.59 %
Dubai Hills Estate	Villa	4.44 %
Dubai South	Villa	4.40 %
The Springs	Villa	4.12 %
Arabian Ranches 1	Villa	3.92 %
Dubai Sports City	Villa	3.74 %
Jumeirah Park	Villa	3.67 %
Palm Jumeirah	Villa	3.18 %
The Meadows	Villa	3.12 %
Jumeirah Islands	Villa	2.85 %

Total Sales & Rentals in Dubai

Sobha Hartland	7	159,650,000
Sobha Hartland	12	11,435,308



PROPERTY
MONITOR

A Cavendish Maxwell Group Company



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

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