

Town Square February Market Report

Apartments

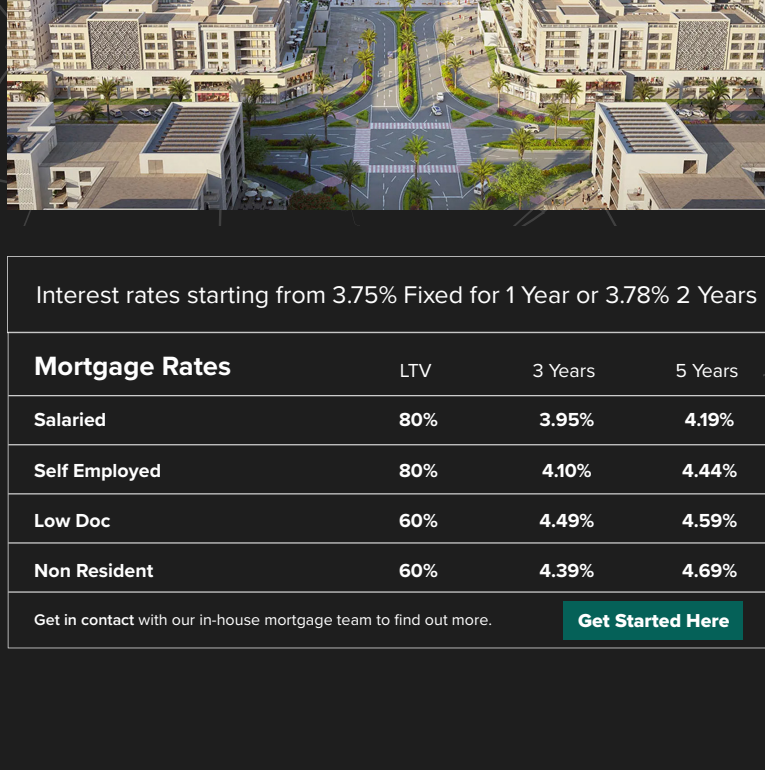
Award-Winning Visibility & Market Demand on Bayut & Property Finder



NEWS

Town Square – Investor and Family Update

Investor demand remains robust for 2-bedroom apartments under AED 1 million, underpinned by strong rental fundamentals and long-term capital growth potential. Family-friendly green spaces, landscaped parks, sports facilities and nearby retail amenities enhance daily living, making Town Square highly appealing to lifestyle-focused residents seeking convenience and safety.



NEWS

White & Co.

At the Bayut Awards 2025, White & Co Real Estate secured four major recognitions: Fastest Growing Agency of the Year, 2nd Place – Agency of the Year (Dubai), Top 3 – Big Broker of the Year and Elite Status Recognition, highlighting exceptional growth, market leadership, broker performance and platform excellence.

Interest rates starting from 3.75% Fixed for 1 Year or 3.78% 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%	4.59%
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

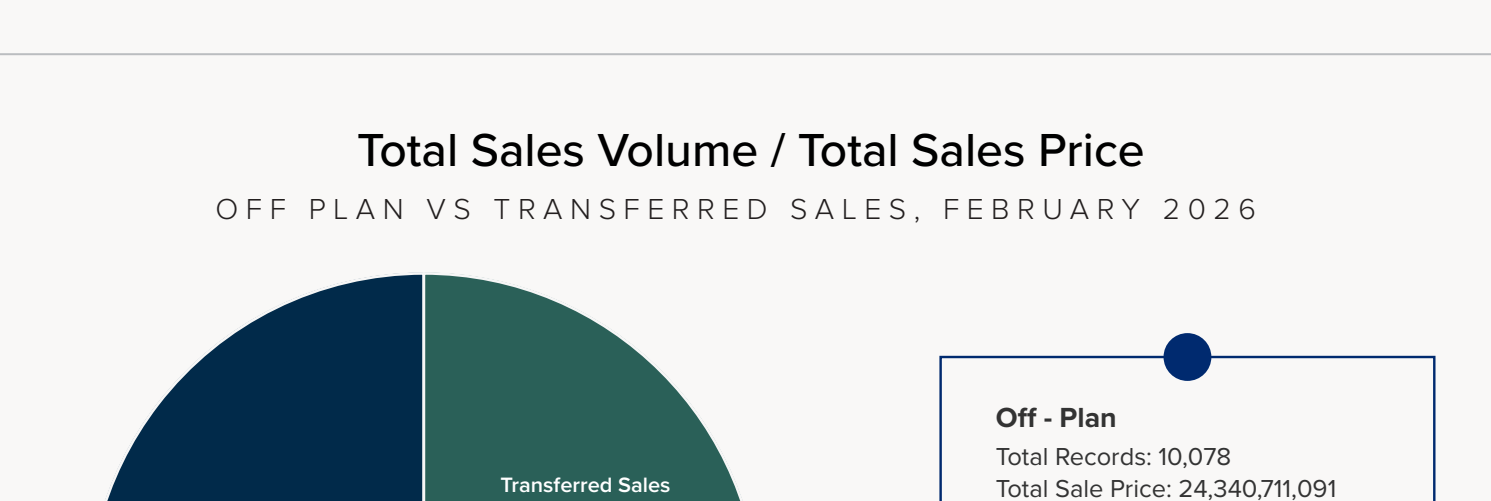
The Hamilton, Town Square	Rawda Apartments 1, Town Square	Zahra Breeze Apartments 4A, Town Square	Holland Gardens, Town Square	The Mayfair, Town Square
AED 2,350,000	AED 2,500,000	AED 2,500,000	AED 2,575,000	AED 2,650,000
3 Beds, 3 Bathrooms, 1,519 sqft	3 Beds, 3 Bathrooms, 1,522 sqft	3 Beds, 3 Bathrooms, 1,650 sqft	3 Beds, 3 Bathrooms, 1,528 sqft	3 Beds, 3 Bathrooms, 1,711 sqft

Recent White & Co. Sales

Mayfair, Town Square	Liva, Town Square	Liva, Town Square	The Hamilton, Town Square	The Hamilton, Town Square
AED 560,000	AED 815,000	AED 830,000	AED 950,000	AED 1,800,000
1 Bed, 1 Bathroom, 353 sqft	1 Bed, 1 Bathroom, 478 sqft	1 Bed, 1 Bathroom, 480 sqft	1 Bed, 1 Bathroom, 654 sqft	2 Beds, 3 Bathrooms, 1,404 sqft

Dubai House Price Timeline

JANUARY 2026



-0.39%

MoM Change

-0.98%

GoQ Change

+12.29%

YoY Change

AED 1,667

Average Price/SQFT

Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, FEBRUARY 2026



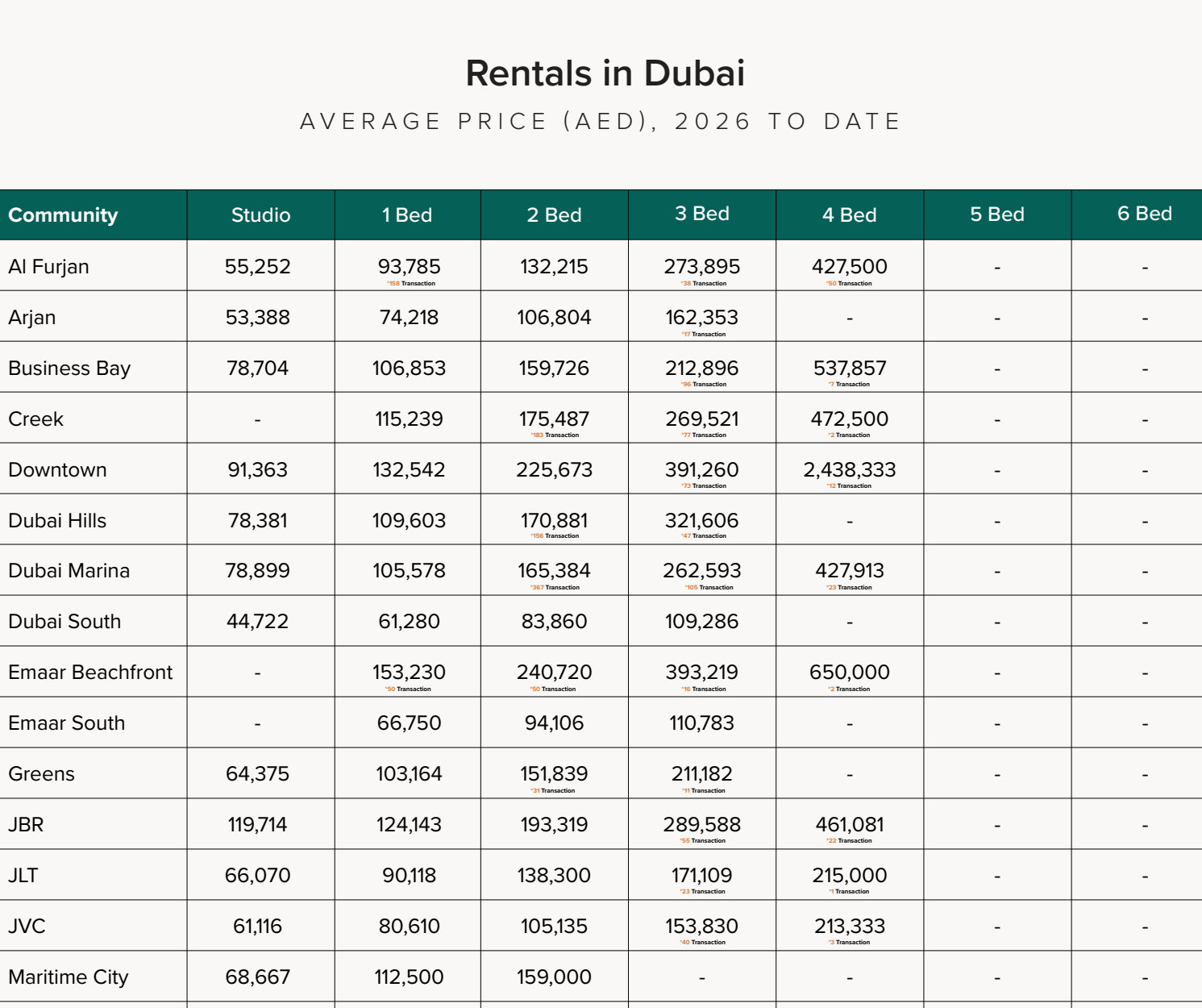
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	594,979	1,048,973	1,670,208	2,302,385	-	-	-
Arjan	621,552	995,750	1,405,923	2,000,000	-	-	-
Business Bay	1,028,768	1,605,473	2,627,158	7,257,260	6,808,472	-	-
Creek	-	1,825,606	2,918,665	4,213,594	10,000,000	-	-
Downtown	1,295,444	2,135,409	3,887,476	6,340,441	20,750,000	20,000,000	24,000,000
Dubai Hills	1,010,000	1,568,612	2,652,225	3,926,691	-	-	-
Dubai Marina	1,138,577	1,689,050	2,711,247	4,399,949	5,381,215	-	-
Dubai South	470,811	709,249	1,079,000	1,583,333	-	-	-
Emaar Beachfront	-	2,628,686	4,239,200	7,755,523	-	-	-
Emaar South	-	1,050,000	1,589,091	1,856,667	-	-	-
Greens	878,000	1,442,679	2,257,001	3,278,096	-	-	-
JBR	2,600,000	2,131,688	3,876,966	6,929,978	8,771,248	-	-
JLT	782,061	1,228,338	2,140,920	2,906,917	2,287,708	-	-
JVC	612,204	1,023,734	1,579,737	1,976,260	2,950,000	-	-
Maritime City	903,870	-	2,864,230	-	-	-	-
MBR	710,541	1,312,644	2,102,306	4,000,000	8,505,720	-	-
Palm Jumeirah	1,586,659	3,626,311	5,688,054	9,853,161	13,225,000	51,400,000	34,000,000
Sobha Hartland	1,008,000	1,360,825	2,154,155	3,689,444	-	-	-
The Cities	565,426	872,872	1,304,038	1,651,476	3,009,766	-	-
Town Square	587,273	865,000	1,352,437	2,127,353	-	-	-
Views	1,021,000	1,935,692	3,164,231	3,900,000	-	-	-

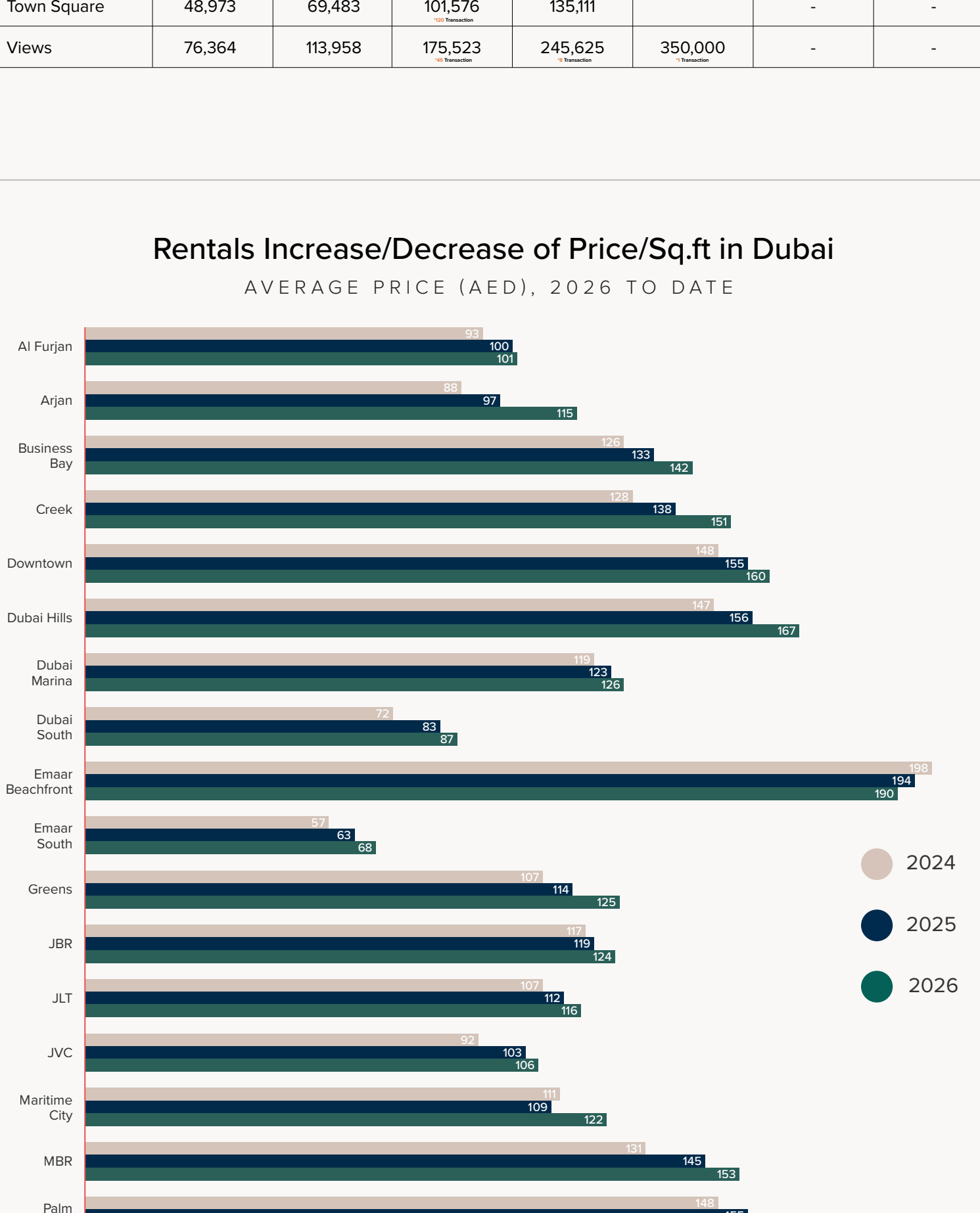
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

FEBRUARY 2026



AED 6,865,617,474

Total Sales Value

Hot Properties for Rent

Zahra Breeze Apartments 4A, Town Square	The Regent, Town Square	Liva, Town Square	UNA Apartments, Town Square	UNA Apartments, Town Square
AED 46,999	AED 50,000	AED 55,000	AED 56,000	AED 59,999
1 Bed, 1 Bathroom, 319 sqft	1 Bed, 1 Bathroom, 344 sqft	1 Bed, 1 Bathroom, 346 sqft	1 Bed, 1 Bathroom, 537 sqft	1 Bed, 1 Bathroom, 475 sqft

Rentals in Dubai

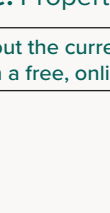
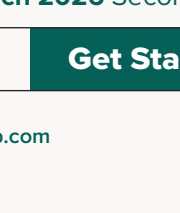
AVERAGE PRICE (AED), 2026 TO DATE

Community	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	55,252	93,785	132,215	273,895	427,500	-	-
Arjan	53,388	74,218	106,824	162,353	-	-	-
Business Bay	78,704	106,853	159,726	212,896	537,857	-	-
Creek	-	115,239	175,487	269,521	472,500	-	-
Downtown	91,363	132,542	225,673	391,260	2,438,333	-	-
Dubai Hills	78,381	109,603	170,881	321,606	-	-	-
Dubai Marina	78,899	105,578	165,384	262,593	427,913	-	-
Dubai South	44,722	61,280	83,860	109,286	-	-	-
Emaar Beachfront	-	153,230	240,720	393,219	650,000	-	-
Emaar South	-	66,750	94,106	110,783	-	-	-
Greens	64,375	103,164	151,839	211,182	-	-	-
JBR	119,714	124,143	193,319	289,588	461,081	-	-
JLT	66,070	90,118	138,300	171,109	215,000	-	-
JVC	61,116	80,610	105,135	153,830	213,333	-	-
Maritime City	68,667	112,500	159,000	-	-	-	-
MBR	57,993	88,697	138,323	177,828	550,000	-	-
Palm Jumeirah	117,310	178,952	362,637	447,136	1,350,000	-	-
Sobha Hartland	73,333	98,501	154,353	212,933	-	-	-
The Cities	47,200	67,941	100,024	176,789	135,000	-	-
Town Square	48,973	69,483	101,576	135,111	-	-	-
Views	76,364	113,958	175,523	245,625	350,000	-	-

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value	RENTALS	Total Volume	Total Value
JVC	322	328,424,593	JVC	2,698	219,779,856
Business Bay	234	447,139,065	Business Bay	1,522	183,773,573
The Cities	208	191,908,194	Arjan	1,091	166,222,499
Dubai Marina	176	462,023,036	The Cities	1,065	153,785,983
Creek Harbour	169	474,177,659	Dubai Marina	1,038	85,536,983
Downtown Dubai	143	524,391,650	MBR	781	78,971,976
Arjan	118	112,840,963	Downtown Dubai	740	78,358,021
MBR	117	120,910,351	JLT	602	68,228,784
Sobha Hartland	113	186,801,640	Creek Harbour	475	65,558,716
JLT	85	124,228,574	Al Furjan	429	63,509,487
Al Furjan	74	99,063,180	Dubai Hills Estate	426	63,276,835
Dubai Hills Estate	74	181,520,871	Sobha Hartland	393	63,159,771
Palm Jumeirah	73	505,464,127	Dubai South	379	48,971,290
Town Square	73	92,756,776	Town Square	288	14,457,694
JBR	55	264,629,414	Palm Jumeirah	270	27,289,000
Emaar Beachfront	54	232,397,340	JBR	200	24,428,317
The Greens	32	59,823,510	Emaar Beachfront	118	23,494,942
Dubai South	29	22,213,737	The Greens	117	16,409,555
The Views	17	36,584,000	The Views	112	14,457,000
Emaar South	7	11,305,000	Emaar South	51	4,890,097
Maritime City	2	6,548,000	Maritime City	10	1,226,000

PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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