

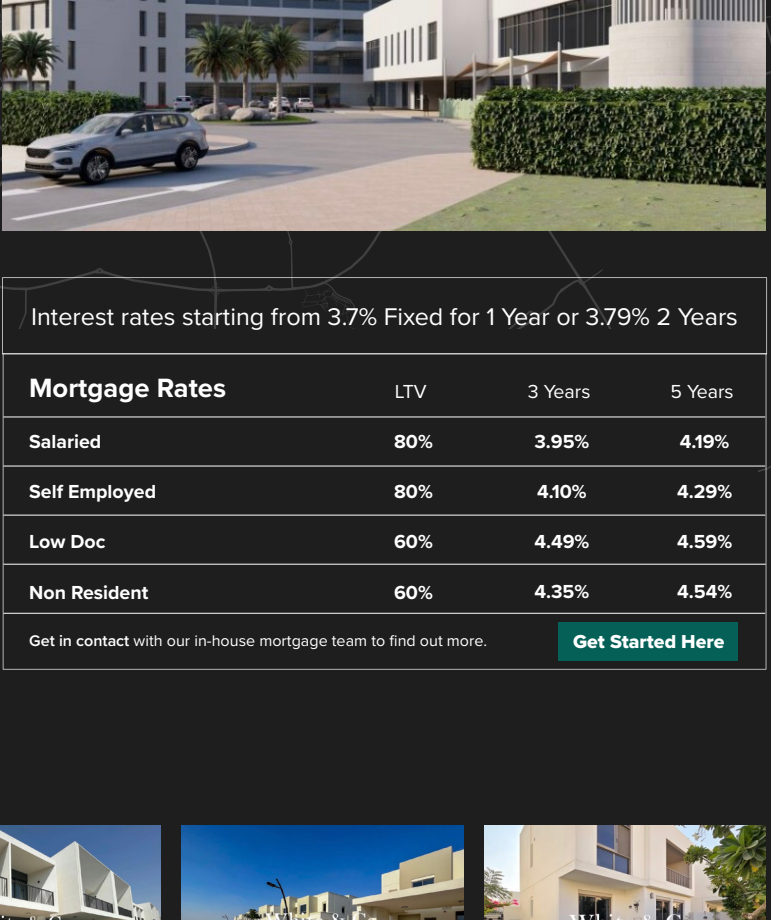
Town Square January Market Report

Villa | Townhouse

NEWS

Town Square Education & Community Update

Town Square continues to strengthen its family appeal with the opening of New Dubai International Academy and Horizon English School, including a new IB curriculum school launching in 2026. These additions enhance education choice, support long-term residency and reinforce Town Square's position as a growing, family-focused community.



NEWS

White & Co.

With a market-leading presence on Bayut and Property Finder, White & Co generates one of Dubai's most consistent enquiry pipelines. Our market-leading visibility drives one of Dubai's strongest enquiry flows, supporting faster transactions, stronger tenant demand and improved performance for sellers, landlords and investors alike.

Hot Properties for Sale

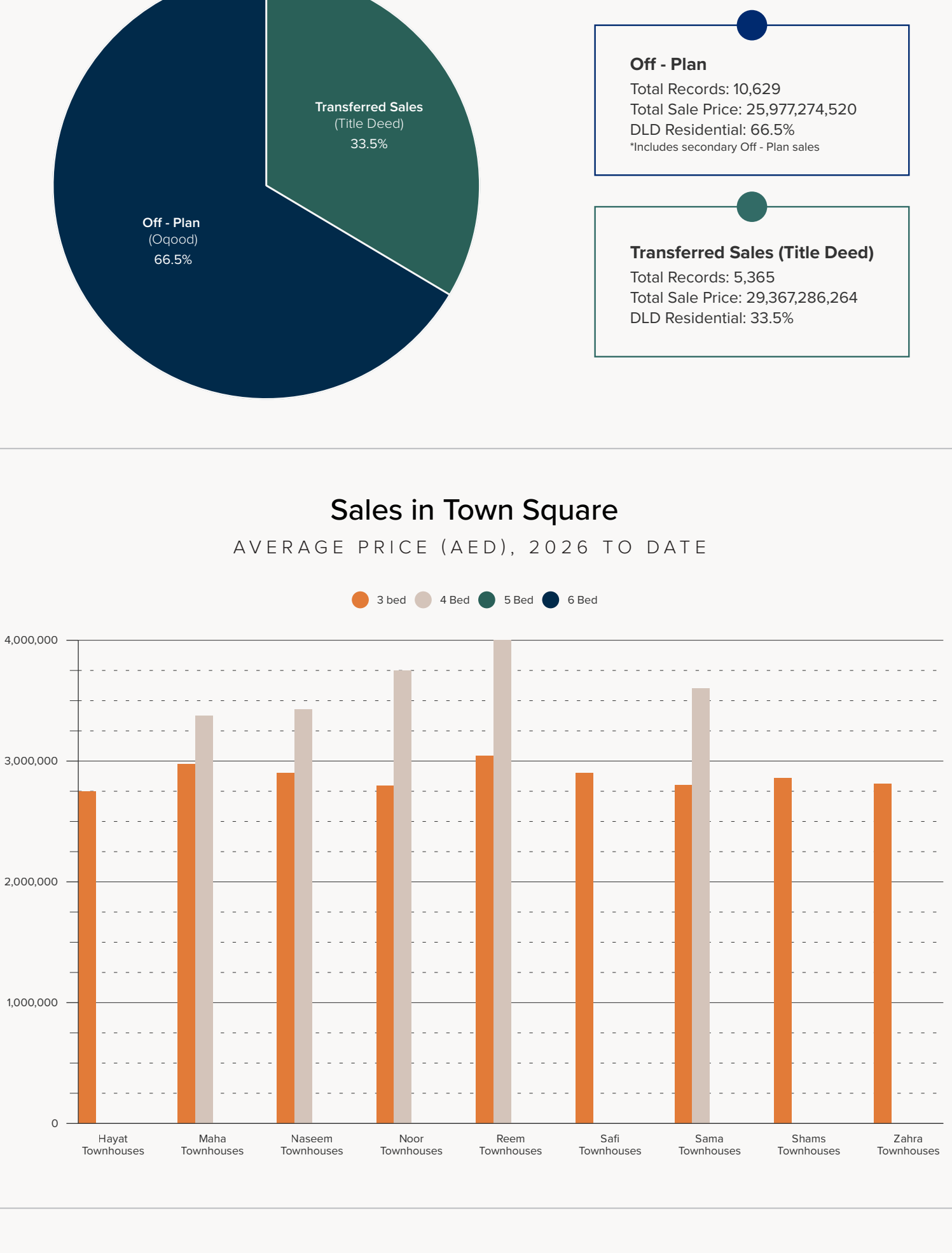
Shams Townhouses, Town Squares	Noor Townhouses, Town Square	Maha Townhouses, Town Square	Sama Townhouses, Town Square	Hayat Townhouses, Town Square
AED 2,900,000	AED 3,000,000	AED 3,150,000	AED 3,200,000	AED 3,800,000
3 4 2,094	3 3 2,225	3 4 1,872	3 4 2,135	4 4 2,890

Recent White & Co. Sales

Zahra Townhouses, Town Squares	Zahra Townhouses, Town Square	Noor Townhouses, Town Square	Maha Townhouses, Town Square	Maha Townhouses, Town Square
AED 2,760,000	AED 2,800,000	AED 3,300,000	AED 3,500,000	AED 3,500,000
3 4 2,212	3 3 2,023	4 4 3,062	4 4 2,730	4 4 2,917

Dubai House Price Timeline

JANUARY 2026



Total Sales Volume / Total Sales Price

OFF PLAN VS TRANSFERRED SALES, JANUARY 2026



Sales in Town Square

AVERAGE PRICE (AED), 2026 TO DATE



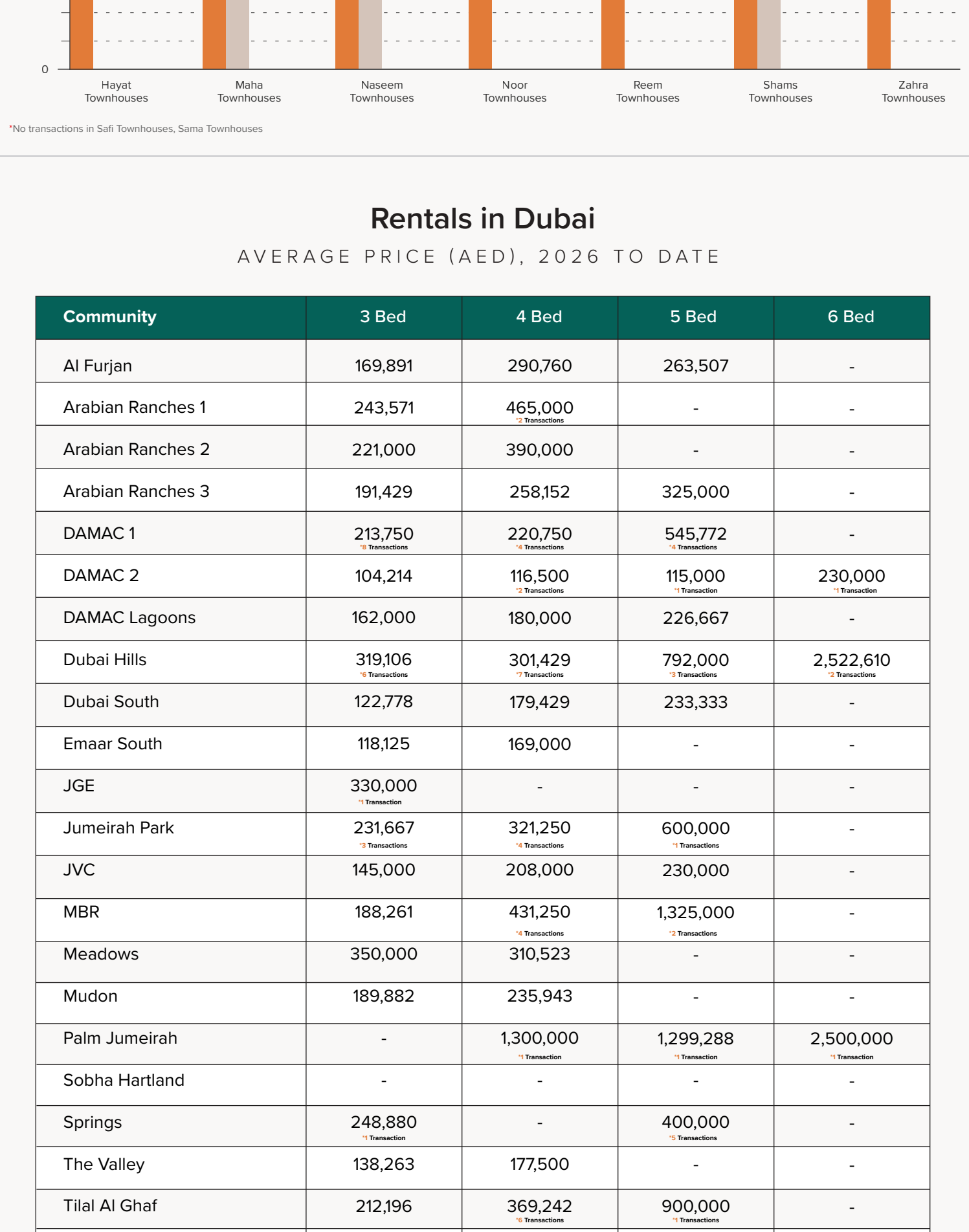
Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,712,500	5,285,833	9,183,333	-
Arabian Ranches 1	6,653,750	12,225,000	14,883,333	32,250,000
Arabian Ranches 2	3,300,000	7,337,500	7,183,449	-
Arabian Ranches 3	3,523,333	6,535,000	6,550,000	-
DAMAC 1	3,355,000	4,532,143	8,600,000	7,300,000
DAMAC 2	1,667,853	2,123,640	3,853,333	-
DAMAC Lagoons	2,820,000	2,749,978	4,150,034	6,380,000
Dubai Hills	7,951,667	7,603,462	16,689,286	52,466,667
Dubai South	2,767,286	4,029,259	5,612,500	-
Emaar South	2,560,217	3,612,500	-	-
JGE	5,641,667	6,539,833	23,283,333	26,266,667
Jumeirah Park	10,605,500	10,256,667	11,430,000	-
JVC	3146,667	3,933,333	-	-
MBR	3,587,500	9,604,038	17,820,000	34,433,333
Meadows	9,683,333	13,787,500	13,700,000	19,700,000
Mudon	3,451,667	4,807,308	-	-
Palm Jumeirah	14,949,965	41,125,000	58,566,667	80,000,000
Sobha Hartland	-	11,700,000	25,000,000	-
Springs	5,938,824	-	-	-
The Valley	2,834,000	4,478,573	8,500,000	-
Tilal Al Ghaf	4,250,000	6,898,000	16,442,857	38,500,000
Town Square	2,893,821	3,566,000	-	-
Victory Heights	4,470,000	5,937,500	15,000,000	-
Villanova	2,795,455	4,325,000	-	-

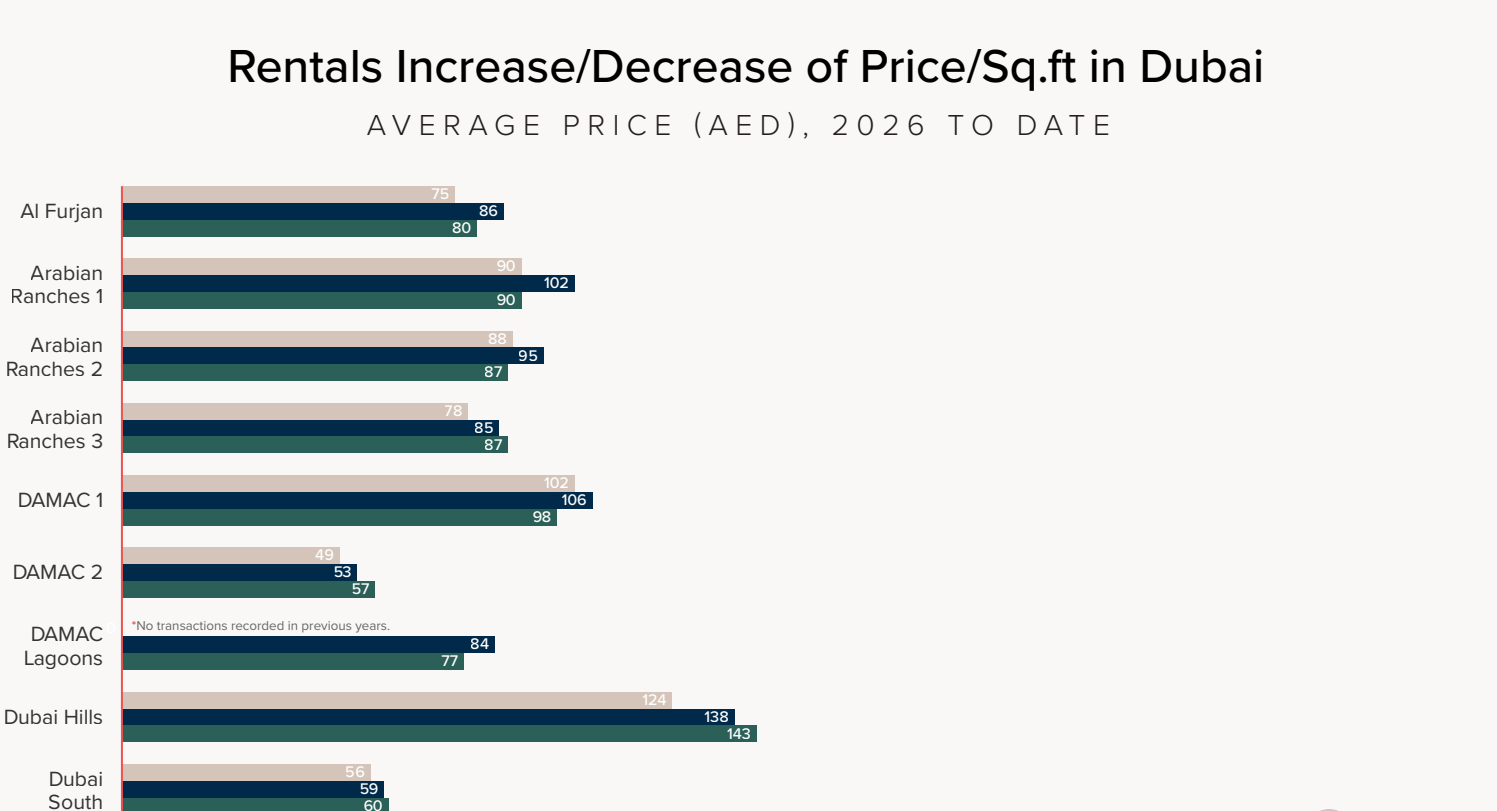
Sales Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Sale Transactions in Dubai

JANUARY 2026



AED 8,588,056,726

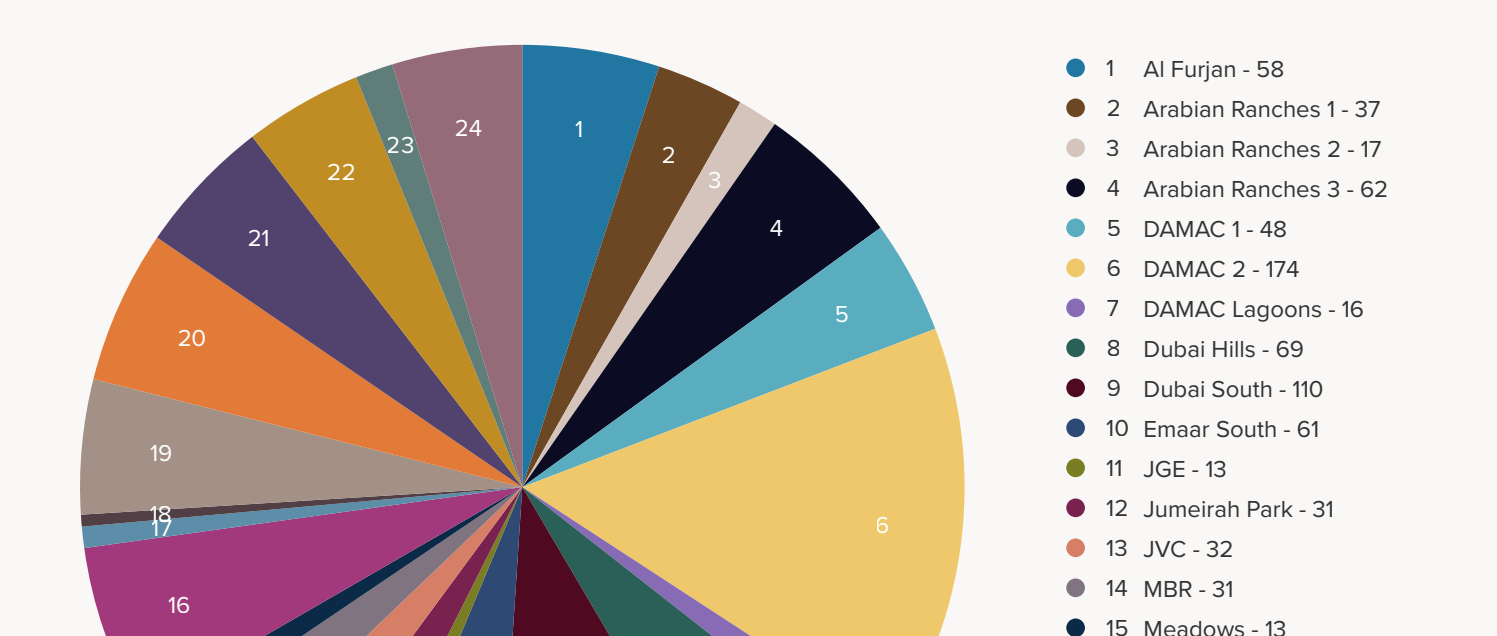
Total Sales Value

Hot Properties for Rent

Maha Townhouses, Town Square	Noor Townhouses, Town Square	Reem Townhouses, Town Square	Maha Townhouses, Town Square	Noor Townhouses, Town Square
AED 155,000	AED 165,000	AED 165,000	AED 199,999	AED 200,000
3 4 2,041	3 4 2,041	3 3 2,189	5 6 2,824	4 3 5,905

Rentals in Town Square

AVERAGE PRICE (AED), 2026 TO DATE



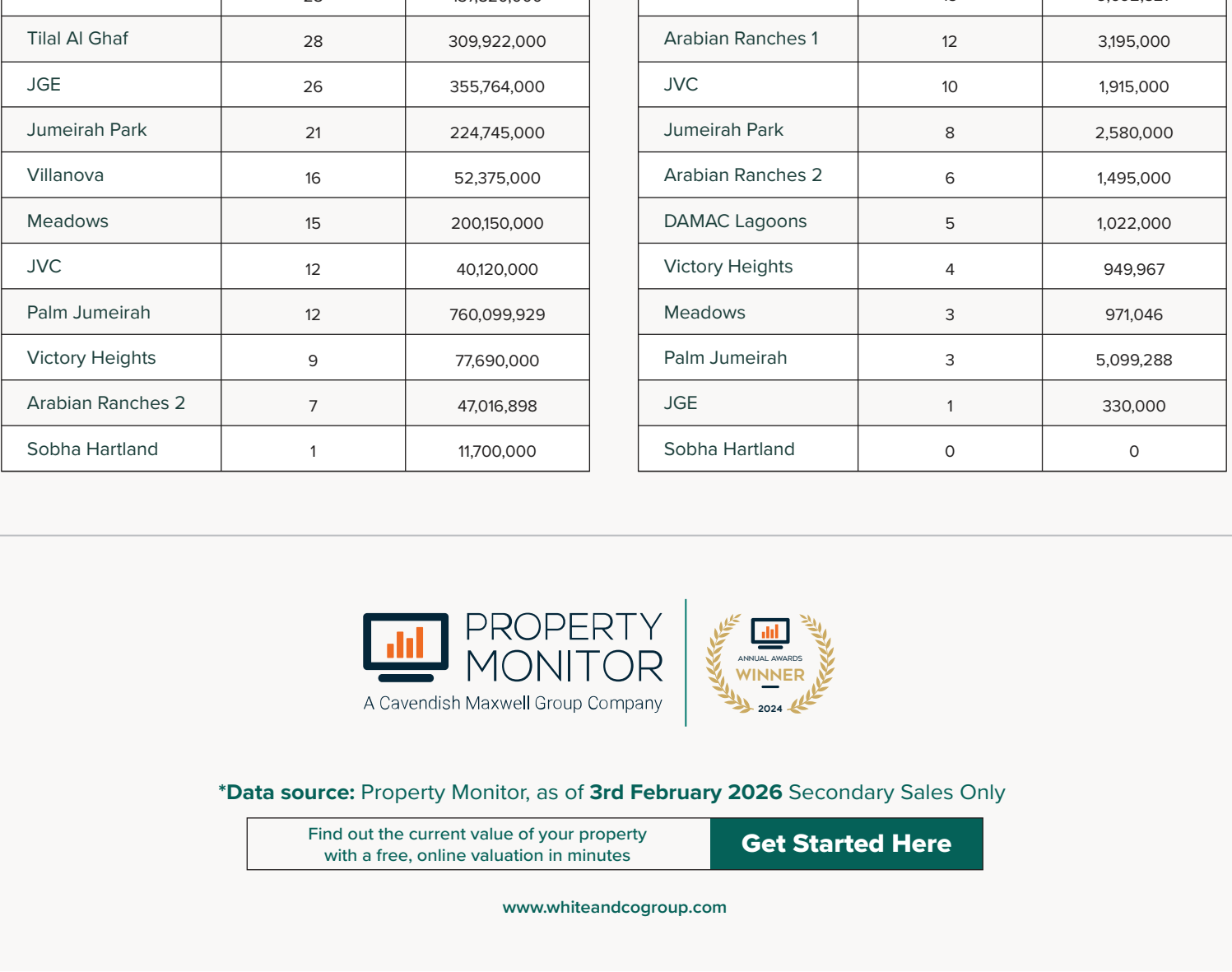
Rentals in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	169,891	290,760	263,507	-
Arabian Ranches 1	243,571	465,000	-	-
Arabian Ranches 2	221,000	390,000	-	-
Arabian Ranches 3	191,429	258,152	325,000	-
DAMAC 1	213,750	220,750	545,772	-
DAMAC 2	104,214	116,500	115,000	230,000
DAMAC Lagoons	162,000	180,000	226,667	-
Dubai Hills	319,106	301,429	792,000	2,522,610
Dubai South	122,778	179,429	233,333	-
Emaar South	118,125	169,000	-	-
JGE	330,000	-	-	-
Jumeirah Park	231,667	321,250	600,000	-
JVC	145,000	208,000	230,000	-
MBR	188,261	431,250	1,325,000	-
Meadows	350,000	310,523	-	-
Mudon	189,882	235,943	-	-
Palm Jumeirah	-	1,300,000	1,299,288	2,500,000
Sobha Hartland	-	-	-	-
Springs	248,880	-	400,000	-
The Valley	138,263	177,500	-	-
Tilal Al Ghaf	212,196	369,242	900,000	-
Town Square	154,833	190,000	-	-
Victory Heights	199,989	350,000	-	-
Villanova	159,563	180,500	-	-

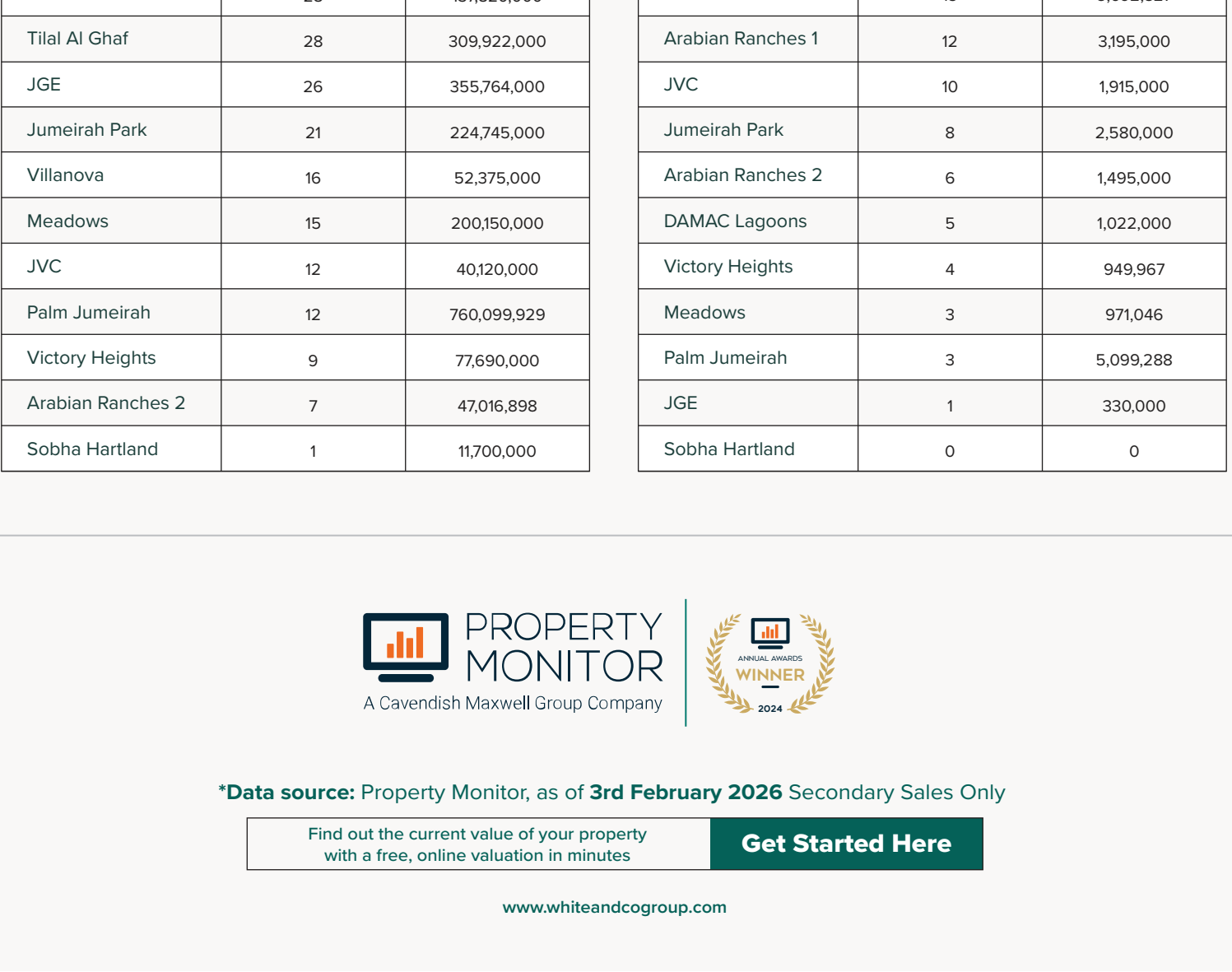
Rentals Increase/Decrease of Price/Sq.ft in Dubai

AVERAGE PRICE (AED), 2026 TO DATE



Rental Transactions in Dubai

JANUARY 2026



AED 153,926,950

Total Rental Value

Current Average Gross Yield

JANUARY 2026

Community	Community Type	Avg. Gross Yield	Community	Community Type	Avg. Gross Yield
Jumeirah Golf Estates	Villa	5.79 %	Arabian Ranches 2	Villa	4.88 %
DAMAC Hills 2	Villa	5.78 %	The Valley	Villa	4.77 %
DAMAC Hills	Villa	5.76 %	Al Furjan	Villa	4.68 %
Mudon	Villa	5.52 %	Dubai South	Villa	4.47 %
Jumeirah Village Circle	Villa	5.48 %	Dubai Hills Estate	Villa	4.36 %
Town Square	Townhouse	5.19 %	The Springs	Villa	4.31 %
Villanova	Villa	5.09 %	Sobha Hartland	Villa	4.28 %
Tilal Al Ghaf	Townhouse	5.00 %	Arabian Ranches	Villa	4.02 %
Serena	Townhouse	4.97 %	Dubai Sports City	Villa	3.91 %
Mohammed Bin Rashid City	Townhouse	4.95 %	Jumeirah Park	Villa	3.67 %
Arabian Ranches 3	Villa	4.96 %	The Meadows	Villa	3.18 %
Reem	Townhouse	4.89 %	Palm Jumeirah	Villa	2.80 %

Total Sales & Rentals in Dubai

2026 TO DATE

SALES	Total Volume	Total Value	RENTALS	Total Volume	Total Value
DAMAC Lagoons	87	345,642,630	DAMAC 2	58	6,182,145
Dubai South	67	251,143,897	Dubai South	37	5,672,000
The Valley	44	162,590,622	Villanova	27	4,488,000
Arabian Ranches 1	41	394,405,000	Mudon	24	4,879,600
MBR	40	534,775,000	The Valley	23	3,337,000
Town Square	38	116,687,000	Emaar South	21	2,735,000
DAMAC 2	37	72,699,157	Al Furjan	20	5,370,827
Springs	37	172,625,000	Town Square	20	3,272,500
Al Furjan	36	221,445,000	Arabian Ranches 3	19	4,571,520
Mudon	34	134,980,000	Dubai Hills	18	11,445,854
Emaar South	33	95,010,000	Springs	17	3,394,399
DAMAC 1	30	141,863,160	DAMAC 1	16	4,776,088
Dubai Hills	30	443,780,000	Tilal Al Ghaf	14	4,600,826
Arabian Ranches 3	28	137,820,000	MBR	13	5,692,827
Tilal Al Ghaf	28	309,922,000	Arabian Ranches 1	12	3,195,000
JGE	26	355,764,000	JVC	10	1,915,000
Jumeirah Park	21	224,745,000	Jumeirah Park	8	2,580,000
Villanova	16	52,375,000	Arabian Ranches 2	6	1,495,000
Meadows	15	200,150,000	DAMAC Lagoons	5	1,022,000
JVC	12	401,200,000	Victory Heights	4	949,967
Palm Jumeirah	12	760,099,929	Meadows	3	971,046
Victory Heights	9	776,900,000	Palm Jumeirah	3	5,099,288
Arabian Ranches 2	7	47,016,898	JGE	1	330,000
Sobha Hartland	1	11,700,000	Sobha Hartland	0	0

PROPERTY MONITOR
A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 3rd February 2026 Secondary Sales Only

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