

Town Square August Market Report

Villa | Townhouse

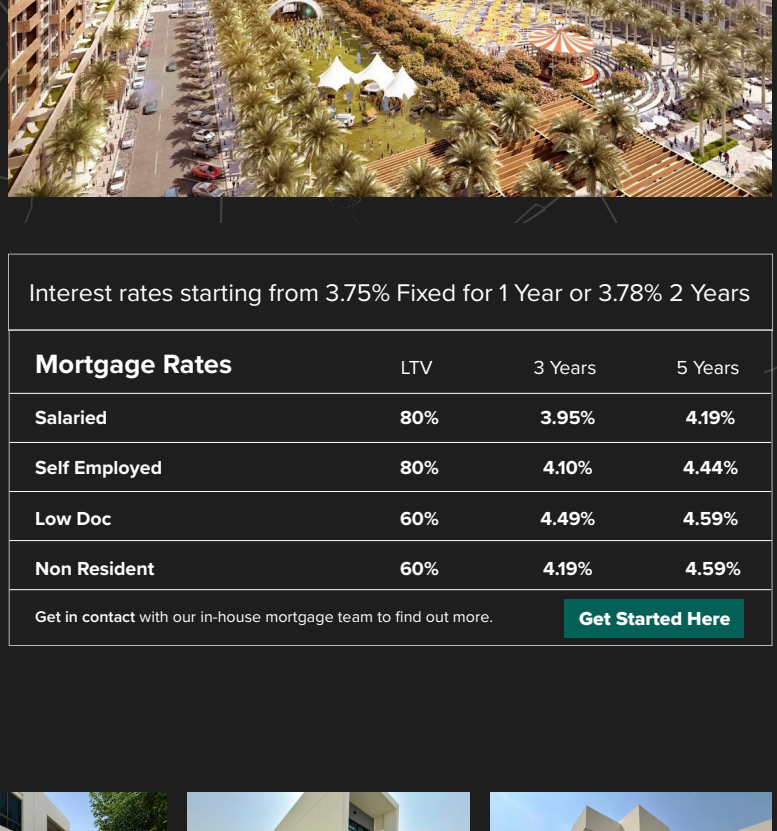
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

Town Square draws families back before term

Town Square is entering the new school year with continued family interest across its villa and townhouse neighbourhoods. Extensive parks, retail and community facilities make it particularly suited to households seeking an active suburban lifestyle, while new phases continue adding contemporary homes and expanding the range of family amenities across the masterplan.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9bn across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Rents are where the movement is: market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

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%	4.19%	4.59%

Get in contact with our in-house mortgage team to find out more. [Get Started Here](#)

Hot Properties for Sale

Maha Townhouses, Town Square
AED 2,995,000
3 4 2,042

Shams Townhouses, Town Square
AED 3,500,000
4 4 2,388

Noor Townhouses, Town Square
AED 3,550,000
4 4 2,349

Shams Townhouses, Town Square
AED 3,700,000
4 4 2,388

Reem Townhouses, Town Square
AED 3,995,000
4 4 2,578

Recent White & Co. Sales

Sama Townhouses, Town Square
AED 2,900,000
3 4 2,240

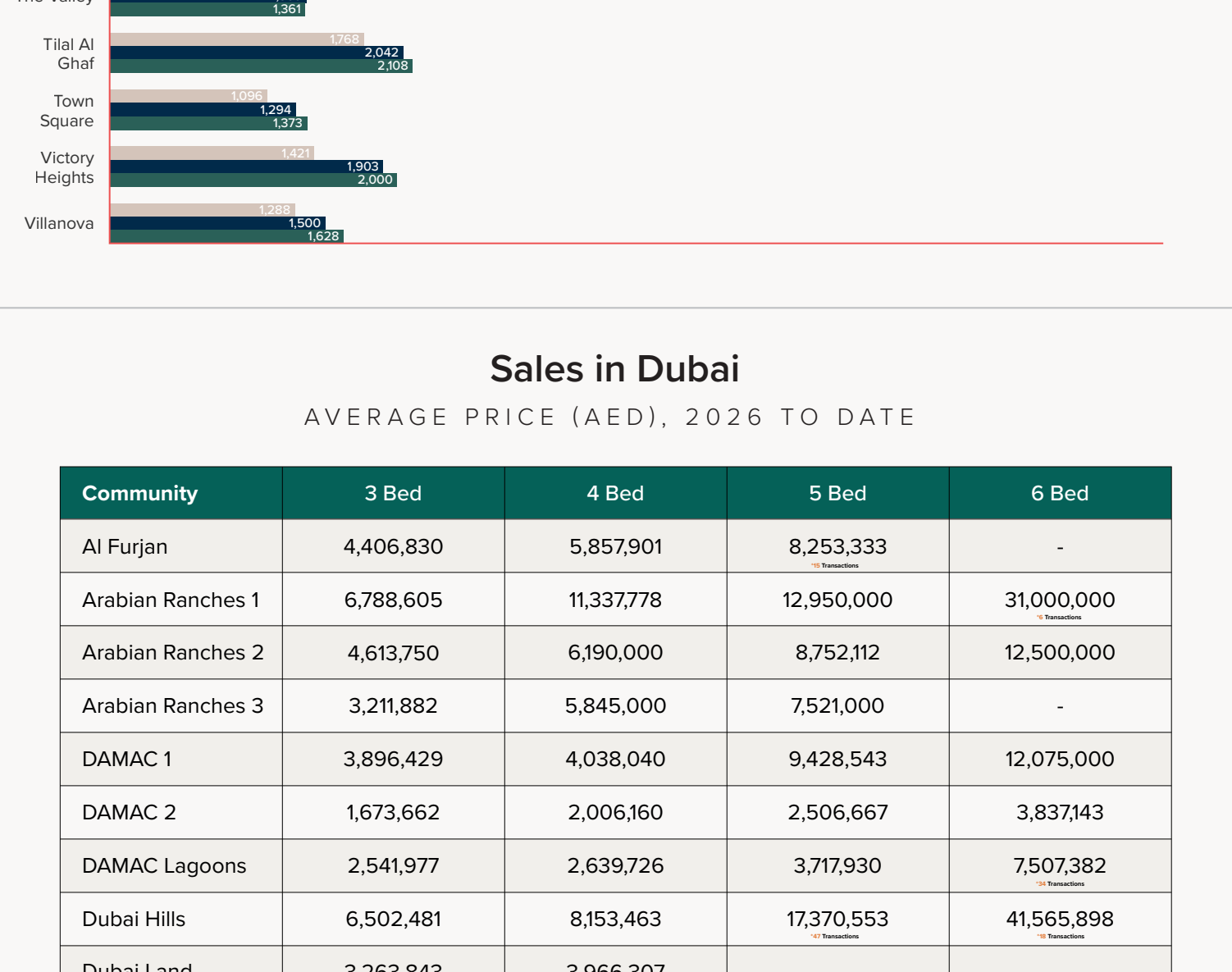
Naseem Townhouses, Town Square
AED 2,950,000
3 3 2,234

Maha Townhouses, Town Square
AED 3,050,000
3 4 2,242

Maha Townhouses, Town Square
AED 3,400,000
4 4 2,264

Safi Townhouses, Town Square
AED 3,450,000
4 4 3,047

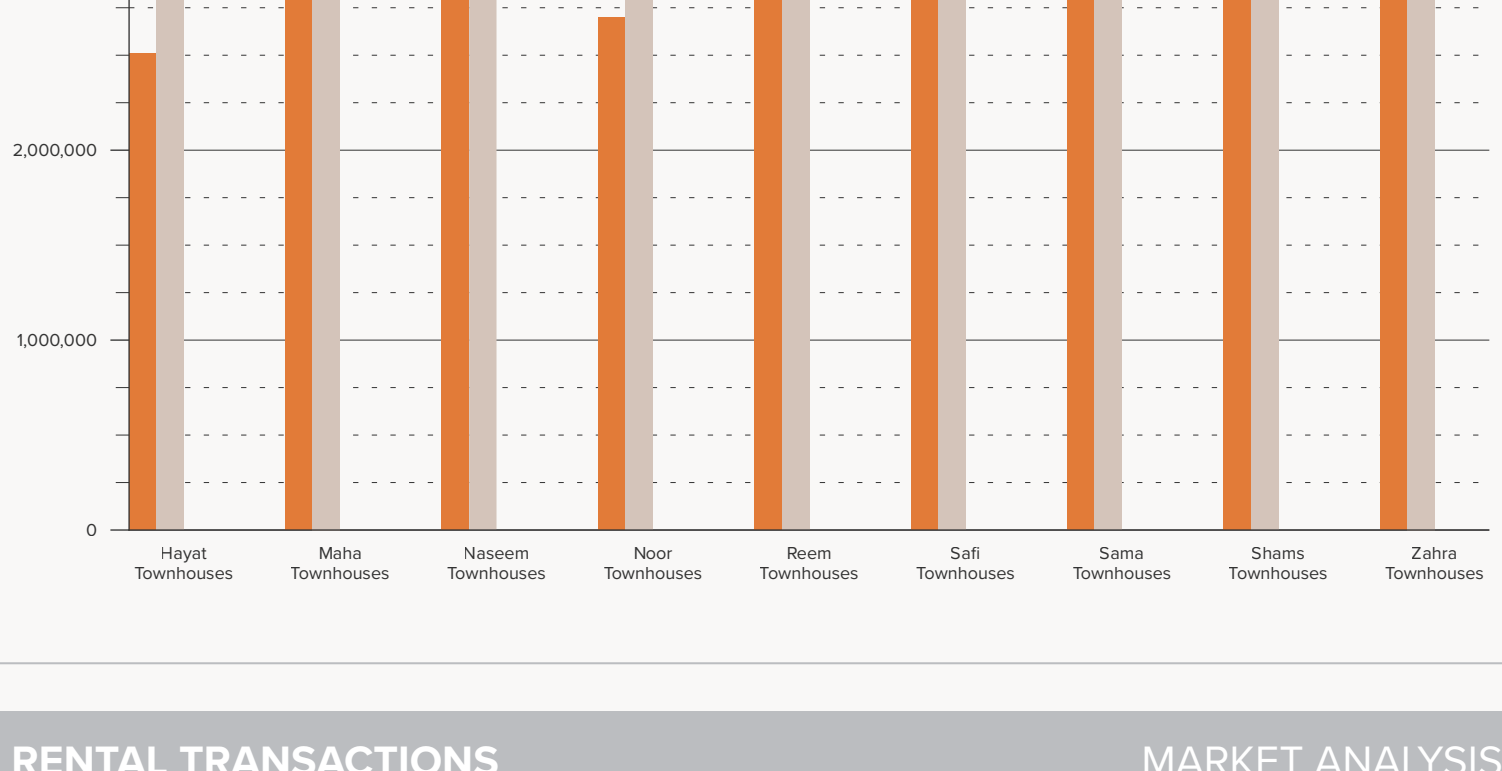
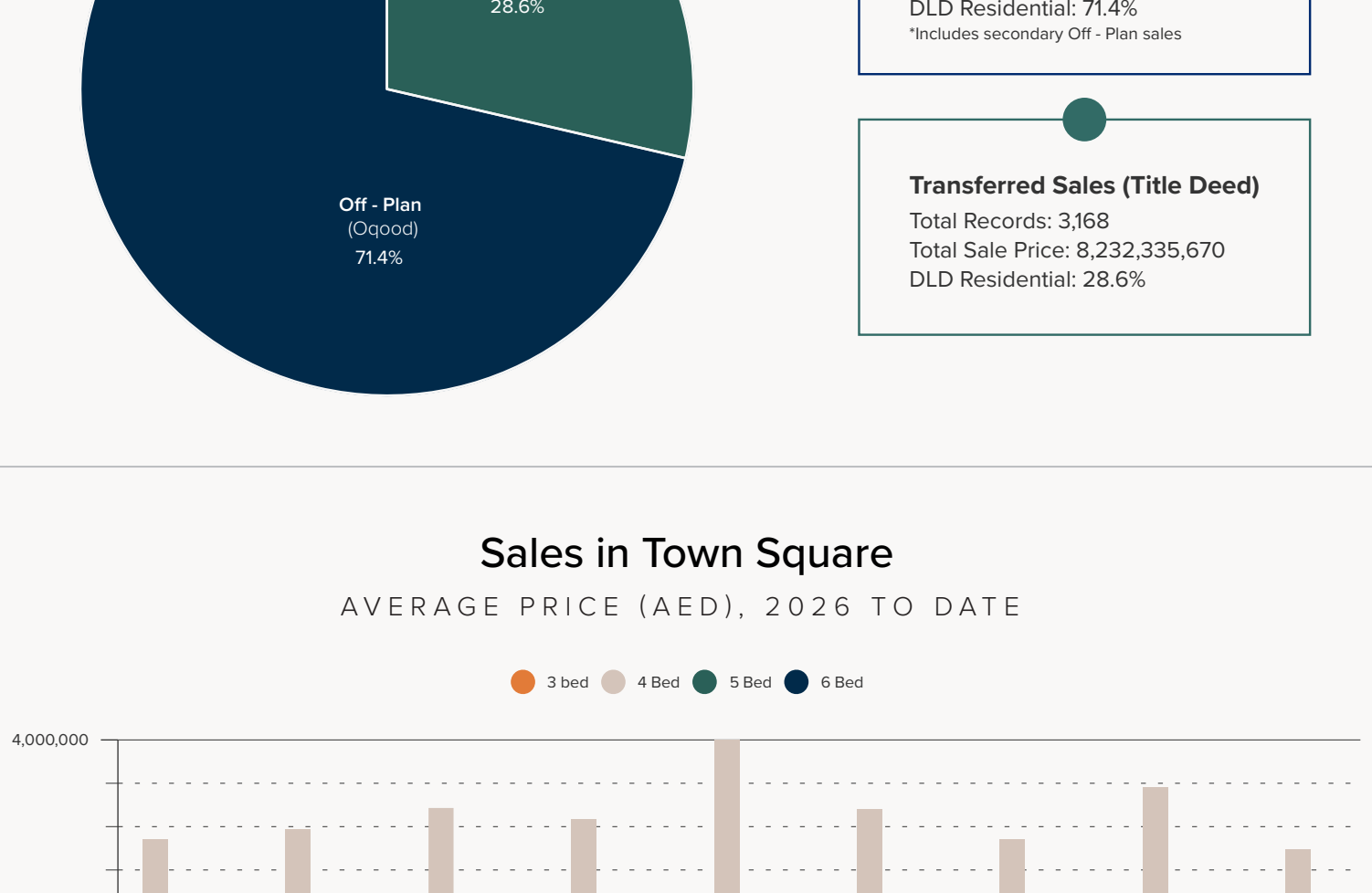
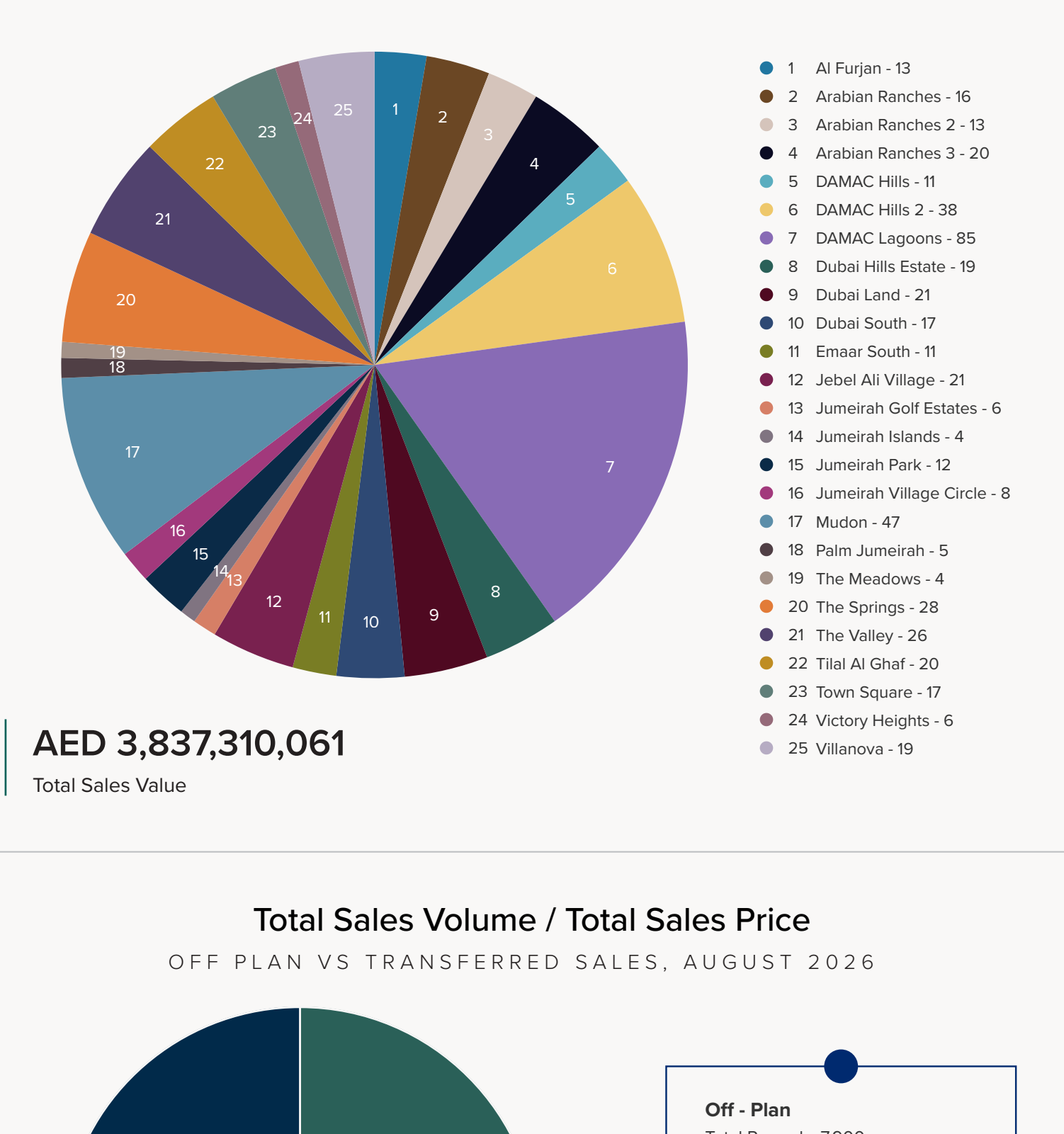
SALES TRANSACTIONS MARKET ANALYSIS



Sales in Dubai

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,406,830	5,857,901	8,253,333	-
Arabian Ranches 1	6,788,605	11,337,778	12,950,000	31,000,000
Arabian Ranches 2	4,613,750	6,190,000	8,752,112	12,500,000
Arabian Ranches 3	3,211,882	5,845,000	7,521,000	-
DAMAC 1	3,896,429	4,038,040	9,428,543	12,075,000
DAMAC 2	1,673,662	2,006,160	2,506,667	3,837,143
DAMAC Lagoons	2,541,977	2,639,726	3,717,930	7,507,382
Dubai Hills	6,502,481	8,153,463	17,370,553	41,565,898
Dubai Land	3,263,843	3,966,307	-	-
Dubai South	2,837,659	3,984,398	6,947,620	13,275,000
Emaar South	2,684,069	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGE	5,161,639	11,278,895	21,017,941	29,684,722
Jumeirah Islands	-	22,156,218	45,249,107	-
Jumeirah Park	8,673,158	9,187,833	11,570,264	-
JVC	3,204,239	3,438,750	3,250,000	-
Mudon	3,522,624	4,607,416	5,050,000	-
Palm Jumeirah	21,000,000	41,569,522	52,703,846	84,750,000
The Meadows	10,468,750	12,816,000	14,254,048	17,673,333
The Springs	5,878,963	-	-	-
The Valley	2,723,453	4,076,048	9,181,986	-
Tilal Al Ghaf	3,947,277	6,416,526	12,935,500	24,165,875
Town Square	2,836,231	3,538,000	-	-
Victory Heights	5,413,333	6,501,050	-	-
Villanova	2,921,032	3,721,591	7,200,000	-



RENTAL TRANSACTIONS MARKET ANALYSIS

Hot Properties for Rent

Noor Townhouses, Town Square
AED 179,999
4 4 2,384

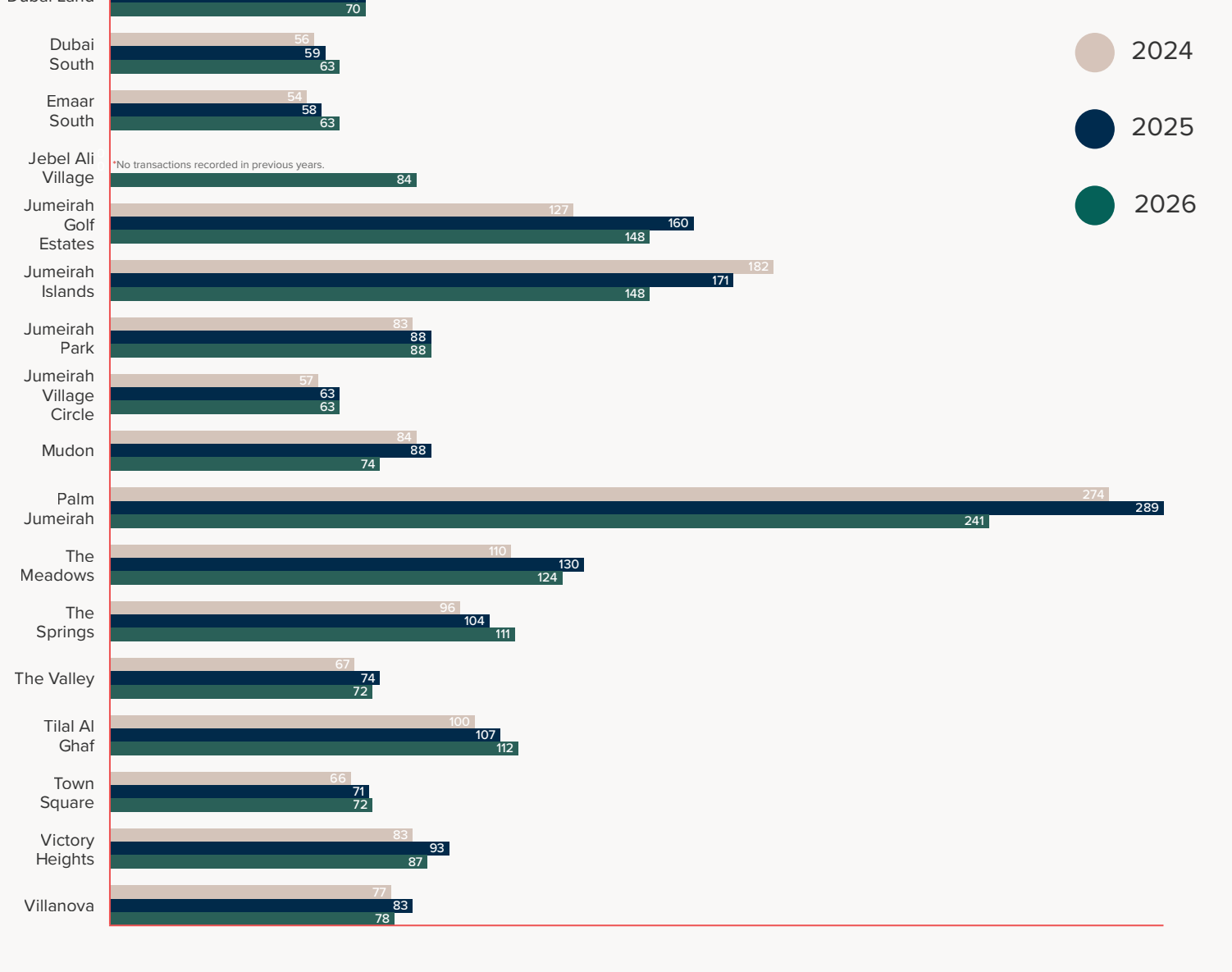
Naseem Townhouses, Town Square
AED 180,000
4 4 2,460

Maha Townhouses, Town Square
AED 185,000
4 4 2,321

Noor Townhouses, Town Square
AED 199,000
4 4 5,697

Hayat Townhouses, Town Square
AED 220,000
4 4 2,371

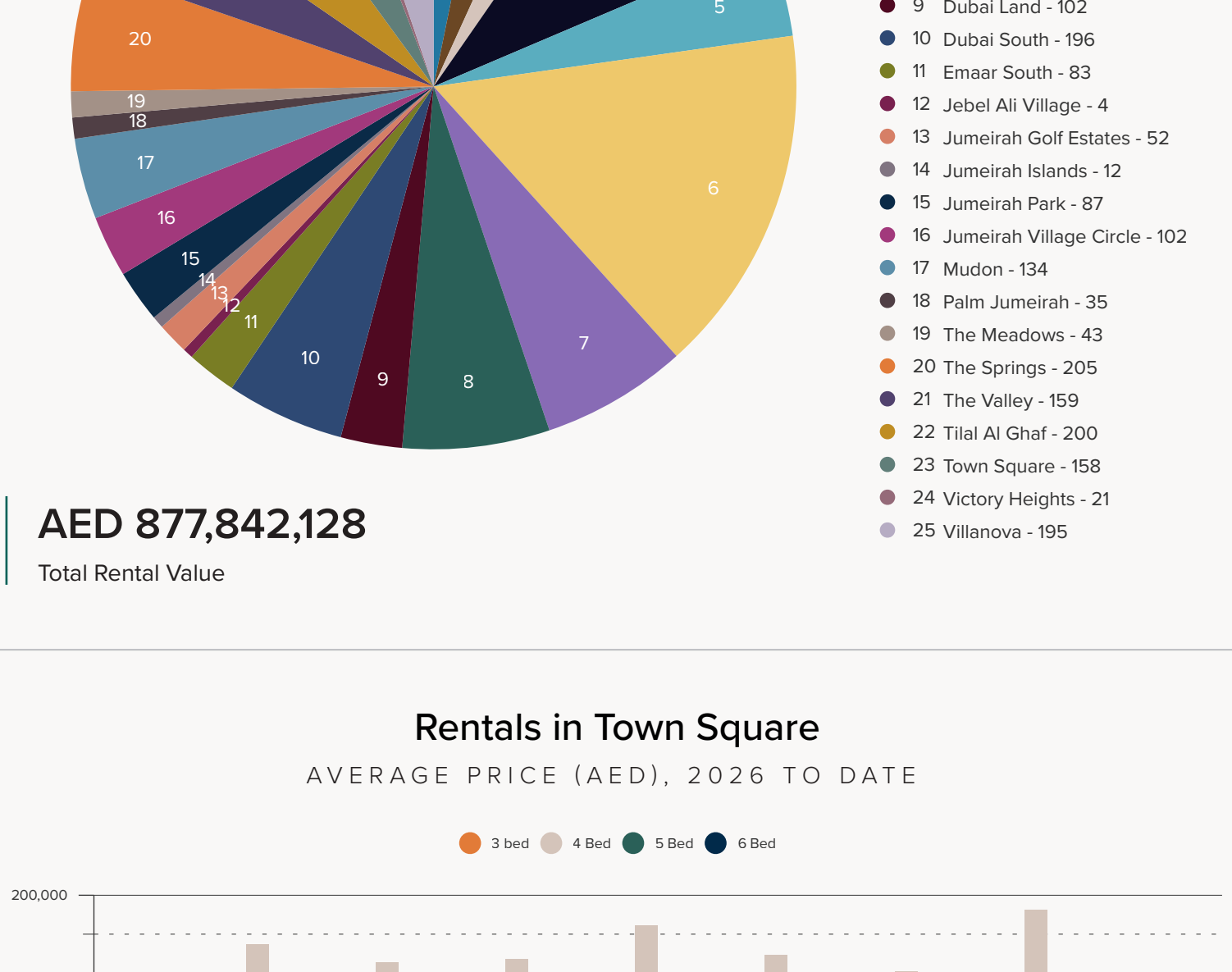
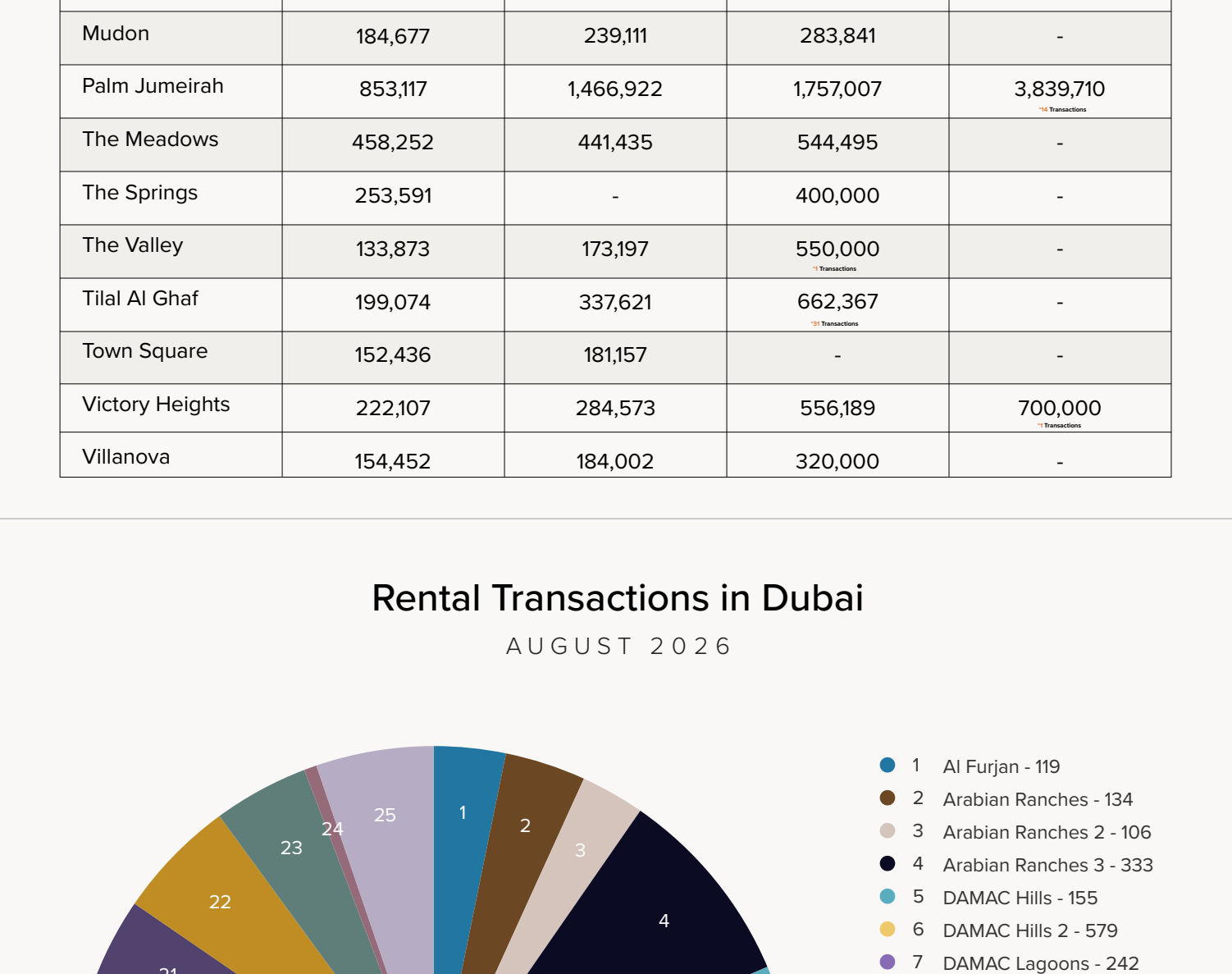
Rentals Increase/Decrease of Price/Sq.ft in Dubai



Rentals in Town Square

AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	206,435	282,359	393,786	-
Arabian Ranches 1	291,372	474,748	585,967	805,325
Arabian Ranches 2	198,963	305,946	403,828	621,667
Arabian Ranches 3	155,049	259,721	369,211	-
DAMAC 1	194,429	220,466	389,924	535,800
DAMAC 2	96,477	111,722	137,175	214,250
DAMAC Lagoons	139,075	148,660	194,827	384,553
Dubai Hills	300,573	371,014	815,441	2,268,318
Dubai Land	166,691	193,531	-	-
Dubai South	117,714	169,894	254,859	-
Emaar South	112,080	153,931	-	-
Jebel Ali Village	221,167	264,444	-	-
JGE	301,651	523,632	1,261,137	1,826,556
Jumeirah Islands	-	1,015,086	1,663,232	-
Jumeirah Park	320,947	303,886	556,106	1,275,000
JVC	192,459	263,497	238,286	-
Mudon	184,677	239,111	283,841	-
Palm Jumeirah	853,117	1,466,922	1,757,007	3,839,710
The Meadows	458,252	441,435	544,495	-
The Springs	253,591	-	400,000	-
The Valley	133,873	173,197	550,000	-
Tilal Al Ghaf	199,074	337,621	662,367	-
Town Square	152,436	181,157	-	-
Victory Heights	222,107	284,573	556,189	700,000
Villanova	154,452	184,002	320,000	-



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%
DAMAC Lagoons	Villa	5.87%
Jumeirah Village Circle	Villa	5.68%
Jumeirah Golf Estates	Villa	5.54%
Mudon	Villa	5.32%
DAMAC Hills	Villa	5.20%
Sobha Hartland	Villa	5.11%
Villanova	Villa	5.10%
Town Square	Townhouse	4.96%
Al Furjan	Villa	4.91%
Tilal Al Ghaf	Townhouse	4.87%
Arabian Ranches 2	Villa	4.83%

Community	Community Type	Avg. Gross Yield
The Valley	Villa	4.80%
Reem	Townhouse	4.77%
Arabian Ranches 3	Villa	4.66%
Serena	Townhouse	4.63%
Dubai South	Villa	4.43%
Dubai Hills Estate	Villa	4.41%
The Springs	Villa	4.11%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.75%
The Meadows	Villa	3.30%
Jumeirah Islands	Villa	3.18%
Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	602	2,063,399,530
The Valley	239	829,717,544
Dubai South	225	833,756,410
The Springs	230	1,072,505,930
DAMAC Hills 2	218	404,405,080
Dubai Land	195	664,8