

Townhouses in

Town Square

Q3 2026 Resale Report

1st July - 30th September 2026

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PROPERTY
MONITOR

AED 1,348

▲ +2.7%

Average price per sq. ft

Compared to Q3 2025

▼ -55%

59 Resale Transactions

Transactions by Completion Status

▼ -53.1%

AED 175.7M Resale Value

AED Value by Completion Status

100%

Ready

100%

Ready

Average Resale Price

1st July - 30th September 2026

3 ↵

AED 2,830,000

▲ +5.5%

46 Transactions | ▼ -52%

4 ↵

AED 3,501,154

▲ +5%

13 Transactions | ▼ -63%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 69

▲ +1.5%

Average price per sq. ft

Compared to Q3 2025

▼ -4.3%

608 Rental Transactions

▼ -1.9%

AED 92.6M Total Rental Value

5.25%

Gross rental yield

40.6%

New

59.4%

Renewal

Average Rental Price

1st July - 30th September 2026

3 ↵

AED 146,323

▲ +2.8%

472 Transactions | ▼ -6%

4 ↵

AED 173,015

▲ +0.1%

136 Transactions | ▲ +4%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 72.612B

▼ -47.6% Total Sale Value

AED 14.573B

▼ -2.1% Total Rental Value

69.2%

Initial Sale

30.8%

Resale

46%

New

54%

Renewal

▼ -38.6%

33,969 Sale Transactions

▼ -2.9%

156,740 Rental Transactions