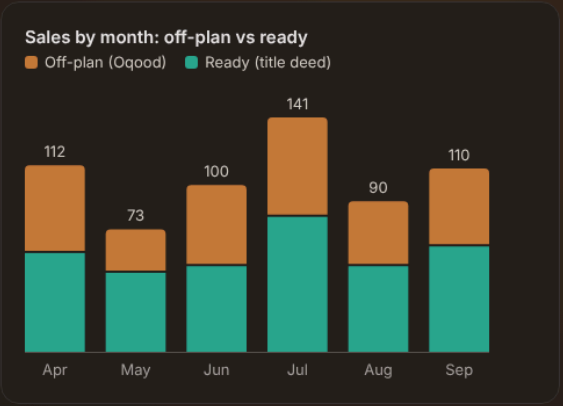
Yazdan Properties

COMMUNITY REPORT

Town Square

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
110	AED 1,403	5.8%
−44.4% on last year	−6.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Town Square Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Town Square recorded 110 sales worth AED 178.54M in September 2026, down 44.4% on Sep 2025. The median sale was AED 1,457,500 at AED 1,403 per sq ft, and off-plan took 41.8% of the month. Every figure comes from Dubai Land Department records.

SALES

110

▲ +19.6% MoM

▼ −44.4% YoY

MEDIAN PRICE

AED 1.46M

▲ +1.2% MoM

▲ +9.2% YoY

PRICE PER SQ FT

AED 1,403

▲ +1.9% MoM

▼ −6.1% YoY

OFF-PLAN SHARE

41.8%

of Sep 2026 sales

MEDIAN RENT

AED 85,000

per year, 2,000 contracts, 3 months

GROSS YIELD

5.8%

rent over sale price

Town Square is recorded by Dubai Land Department as Al Yelayiss 2. The figures cover the whole district.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	52	60	1	113	46%
May 2026	25	48	1	74	33.8%
Jun 2026	48	52	2	102	47.1%
Jul 2026	59	82	1	142	41.5%
Aug 2026	38	52	2	92	41.3%
Sep 2026	46	64	0	110	41.8%
Six months	**268**	**358**	**7**	**633**	**42.3%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	527	250	277	47.4%	AED 1,300,000	AED 1,386
Villas and townhouses	100	0	100	0%	AED 2,900,000	AED 1,340

Source: DLD-registered sales, six months to 28 October 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	AED 1,377	92	+1.9%
3 months	Jun 2026	AED 1,400	102	+0.2%
6 months	Mar 2026	AED 1,742	157	−19.5%
12 months	Sep 2025	AED 1,494	198	−6.1%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 1,448	531	
Q4 2025	AED 1,518	494	+4.8%
Q1 2026	AED 1,611	477	+6.1%
Q2 2026	AED 1,432	289	−11.1%
Q3 2026	AED 1,385	344	−3.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,403 per sq ft from 110 sales.

Rents and yield

2,000 Ejari rent contracts were registered in the three months to the end of September 2026: 876 new leases and 1,124 renewals. The median annual rent was AED 85,000. Set against the median sale price, that is a gross yield of 5.8%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 66,000	7,150
Villas and townhouses	AED 150,000	3,675

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
2-bed	50	45.5%
1-bed	32	29.1%
3-bed	19	17.3%
4-bed	7	6.4%
Studio	2	1.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	1.1%
AED 500-750K	2.7%	4.3%
AED 750K-1M	20%	7.6%
AED 1-1.5M	29.1%	40.2%
AED 1.5-2M	24.5%	22.8%
AED 2-3M	16.4%	13%

PRICE BAND	SEP 2026	AUG 2026
AED 3-5M	7.3%	10.9%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Town Square Zahra	8	AED 1,655,000
Town Square Jenna and Warda	8	AED 1,012,944
The Mayfair	8	AED 1,502,500
Symphony	6	AED 940,000
Rawda Apartments	6	AED 1,180,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Nshama Properties Owned By Nshmi Development One Person	2,462	77.9%	Maha Townhouses, Liva, Augusta
Nshmi Development	700	22.1%	Town Square Zahra, Town Square Jenna and Warda, Hayat Boulevard

What the numbers say

- The median price per sq ft is 6.1% lower than in Sep 2025 (AED 1,403 against AED 1,494). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 42.3% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.8%.
- The best-selling project in September 2026 was Town Square Zahra with 8 sales.

Common questions

What is the average price per sq ft in Town Square?

The median sale in Town Square in September 2026 was AED 1,403 per sq ft across 110 DLD-recorded sales, 6.1% lower than a year earlier.

Is Town Square mostly off-plan or ready?

Over the six months to September 2026, 42.3% of Town Square sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Town Square?

Gross yield on DLD figures was 5.8% in September 2026: the median annual rent of AED 85,000 over the median sale price.

More on Town Square

- Town Square area guide: prices, rents and yields
- Town Square rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Town Square?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Al Yelayiss 2: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.