

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

HUTTONS DATA ANALYTICS

LANDED UPDATES 1Q 2026

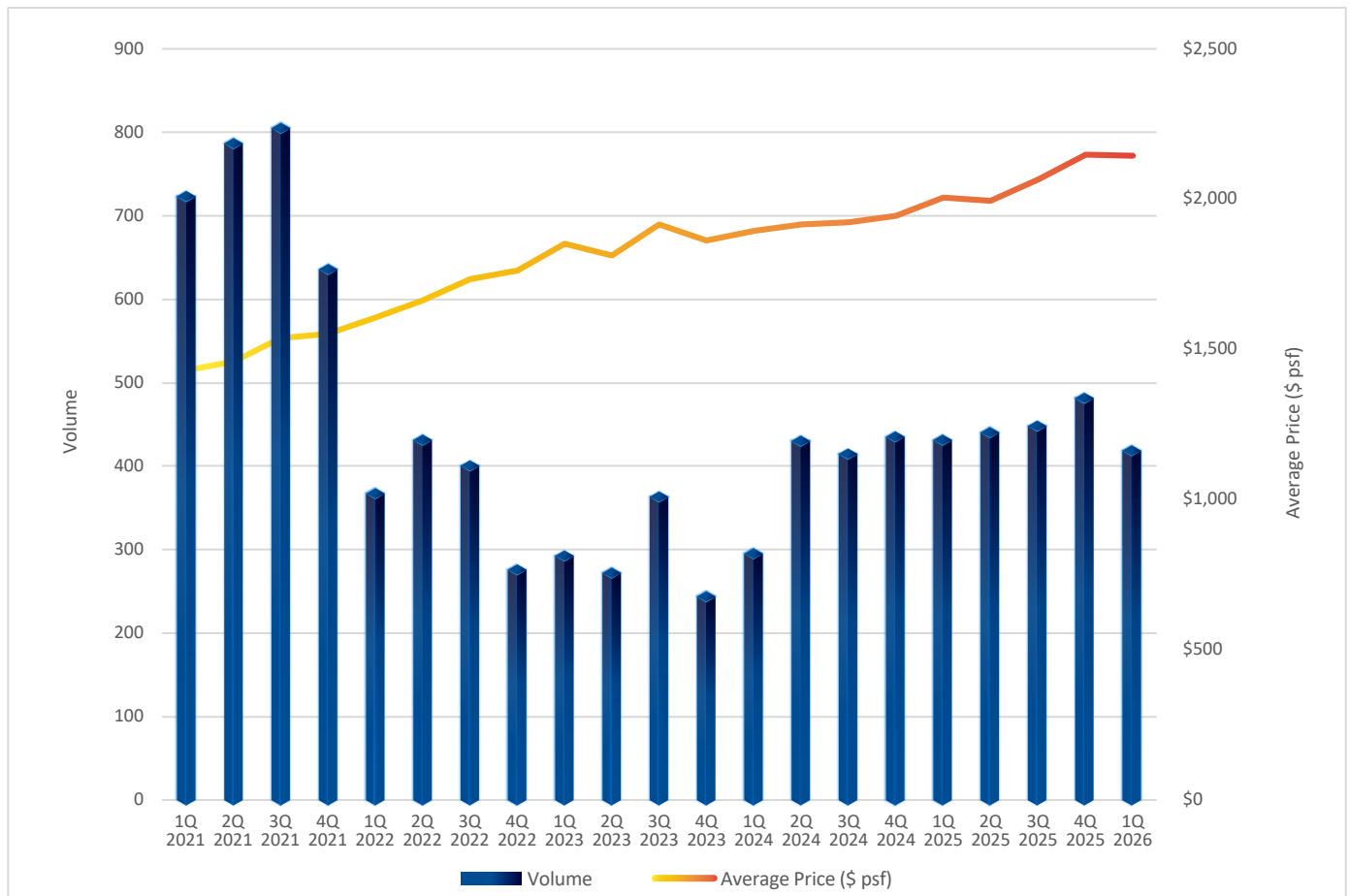
After hitting a high in quarterly transaction volume and quantum in 4Q 2025, the landed market eased in 1Q 2026.

The number of landed homes sold in 1Q 2026 was 418 units, 13.3% lower quarter-on-quarter (QoQ) and 3.0% lower year-on-year (YoY). Total value of transactions was \$2.7 billion, 3.8% lower than 4Q 2025 but 7.1% higher than 1Q 2025.

Some sellers and buyers may have opted to wait for more clarity from the Middle East conflict, leading to lower transaction volume. However, the average deal size for a landed home in 1Q 2026 was much higher QoQ.

A landed home cost an average of \$6.5 million in 1Q 2026, 10.9% higher than the previous quarter's \$5.86 million. In particular, detached homes saw the biggest increase, supported by demand from the more affluent segment of the society.

Figure 1: Volume and Average Price of Landed Homes



* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

Detached homes saw the biggest jump in prices by 15.9% in 1Q 2026 to \$2,069 psf, the first time detached homes crossed \$2,000 psf. Prices of terrace and semi-detached homes were relatively unchanged in 1Q 2026.

Table 1: Transaction Volume and Price of Landed Homes (99/999/Freehold Tenure)

	4Q 2025		1Q 2026	
	Volume	Average Price (\$ psf)	Volume	Average Price (\$ psf)
Terrace	281	\$2,297	228	\$2,284
Semi-detached	151	\$1,991	133	\$1,934
Detached	50	\$1,785	57	\$2,069
Total	482	\$2,148	418	\$2,143

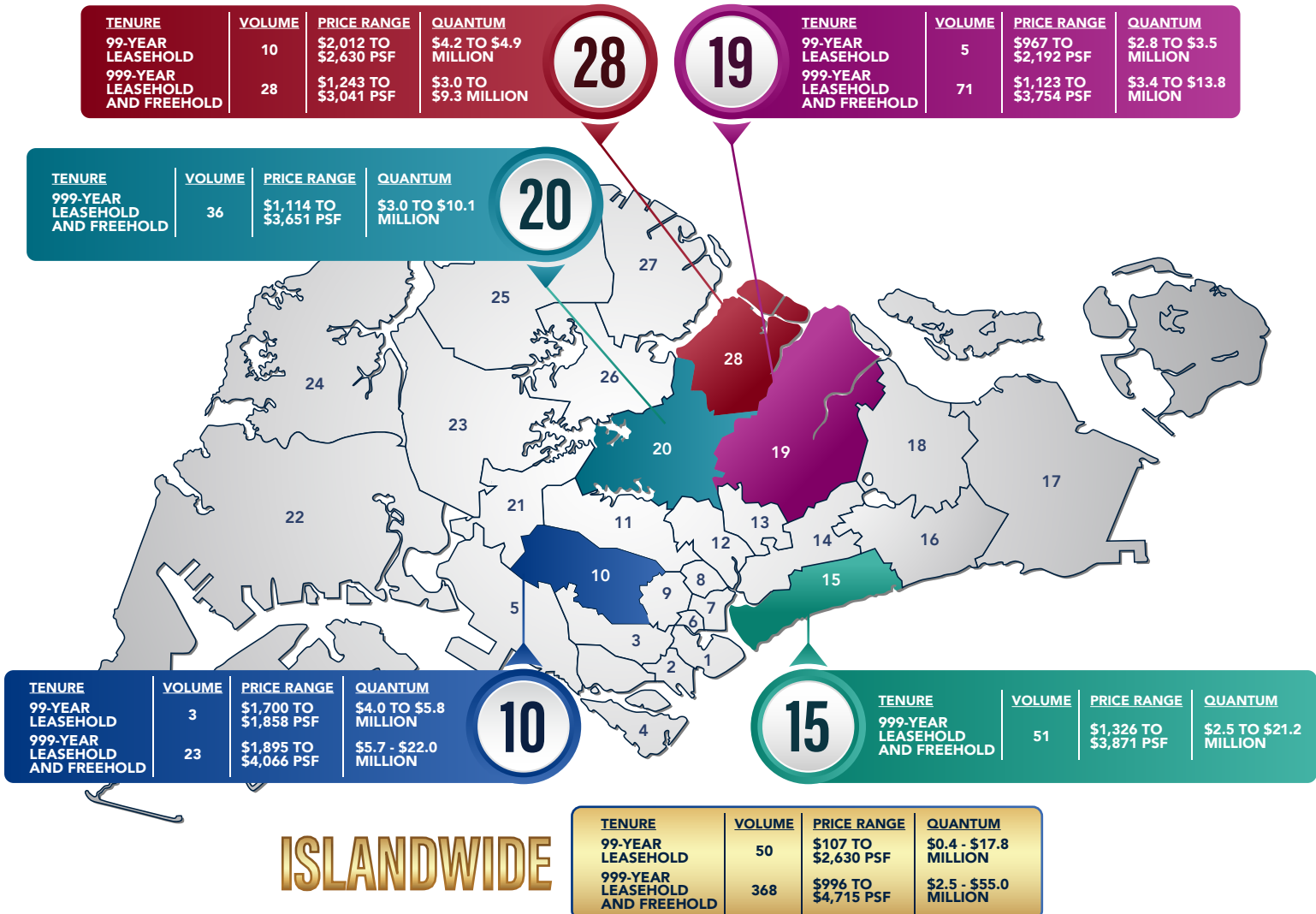
* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

The most popular districts for landed homes among buyers in 1Q 2026 are 10, 15, 19, 20 and 28. The quantum for 99-year leasehold landed homes ranged from \$0.4 to \$17.8 million while for 999-year leasehold and freehold landed homes, the quantum is between \$2.5 and \$55.0 million.

The lowest value landed home in 1Q 2026 was a terrace house in Jalan Chempaka Kuning with a remaining lease of 8 years which was sold for \$400,000 while the most expensive landed home was a freehold detached home at Dunearn Road sold for \$55.0 million.

Map 1: Transactions of Landed Homes by District, Tenure and Price Range in 1Q 2026



* data excludes Good Class Bungalows and strata/cluster houses, price range based on land area

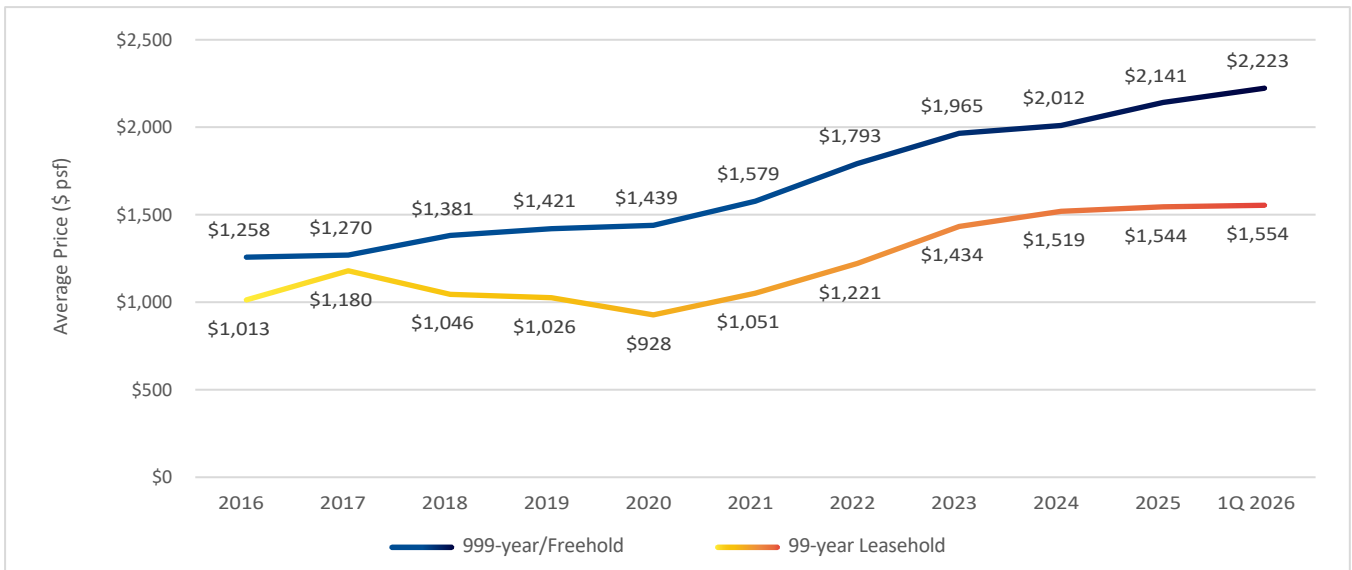
Source: URA, Huttons Data Analytics as of 24 Apr 2026

88.0% of the landed homes transactions in 1Q 2026 are on 999-year leasehold and freehold tenure, 3.1 percentage points higher than the previous quarter and 3.5 percentage points higher than a year ago. The average price of a 999-year leasehold and freehold landed home was \$2,223 psf and \$6.8 million, respectively.

The proportion of 99-year leasehold landed home transactions dropped to 12.0%. The average price and quantum for a 99-year leasehold landed home was \$1,554 psf and \$4.2 million, respectively.

The price gap between a 999-year leasehold/freehold landed home and a 99-year leasehold landed home has widened to 43.0% in 1Q 2026, from 38.6% in 2025. This may indicate the ability of a 999-year leasehold/freehold landed home to hold its value better than a 99-year leasehold landed home.

Figure 2: Comparison of 999-year Leasehold/Freehold and 99-year Leasehold Landed Homes

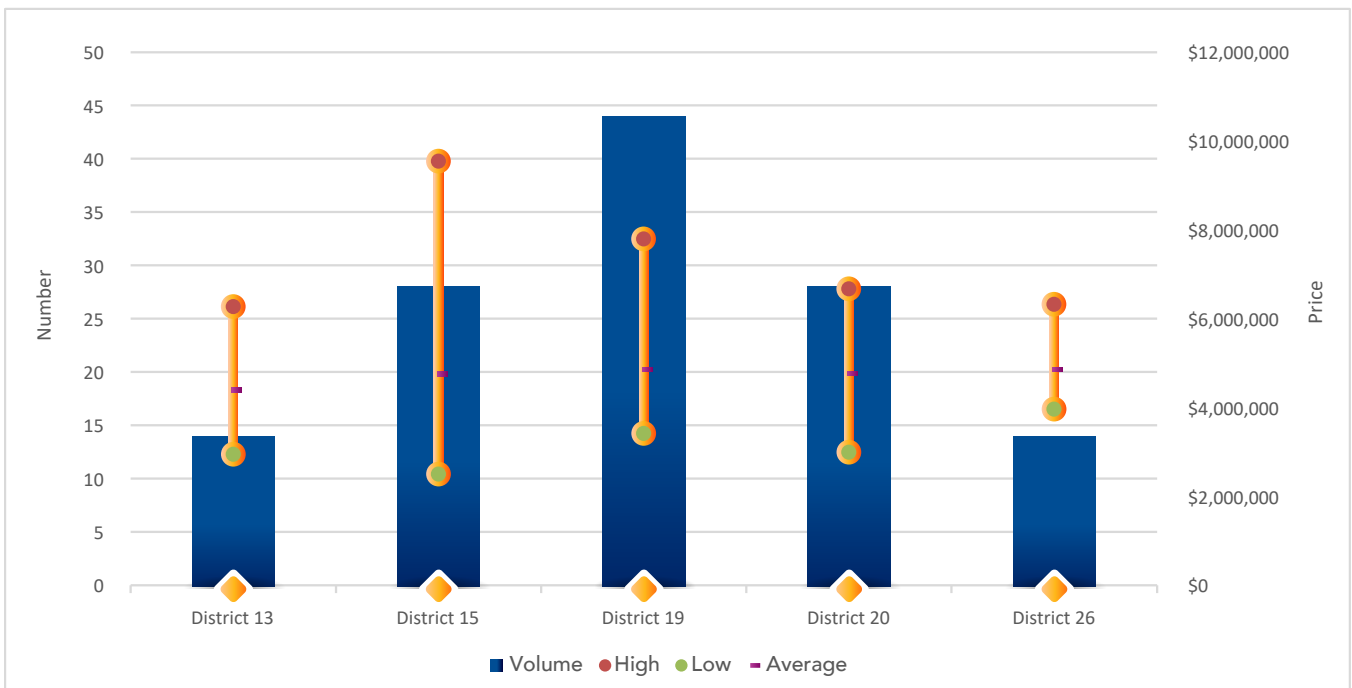


* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

For a 999-year leasehold and freehold terrace home, the average quantum in 1Q 2026 was \$4.9 million, 3.5% higher QoQ. The average quantum for a 999-year leasehold and freehold semi-detached home was \$7.0 million in 1Q 2026, 0.8% lower than the previous quarter. 999-year leasehold and freehold detached home cost \$13.6 million on average, 15.0% higher than 4Q 2025.

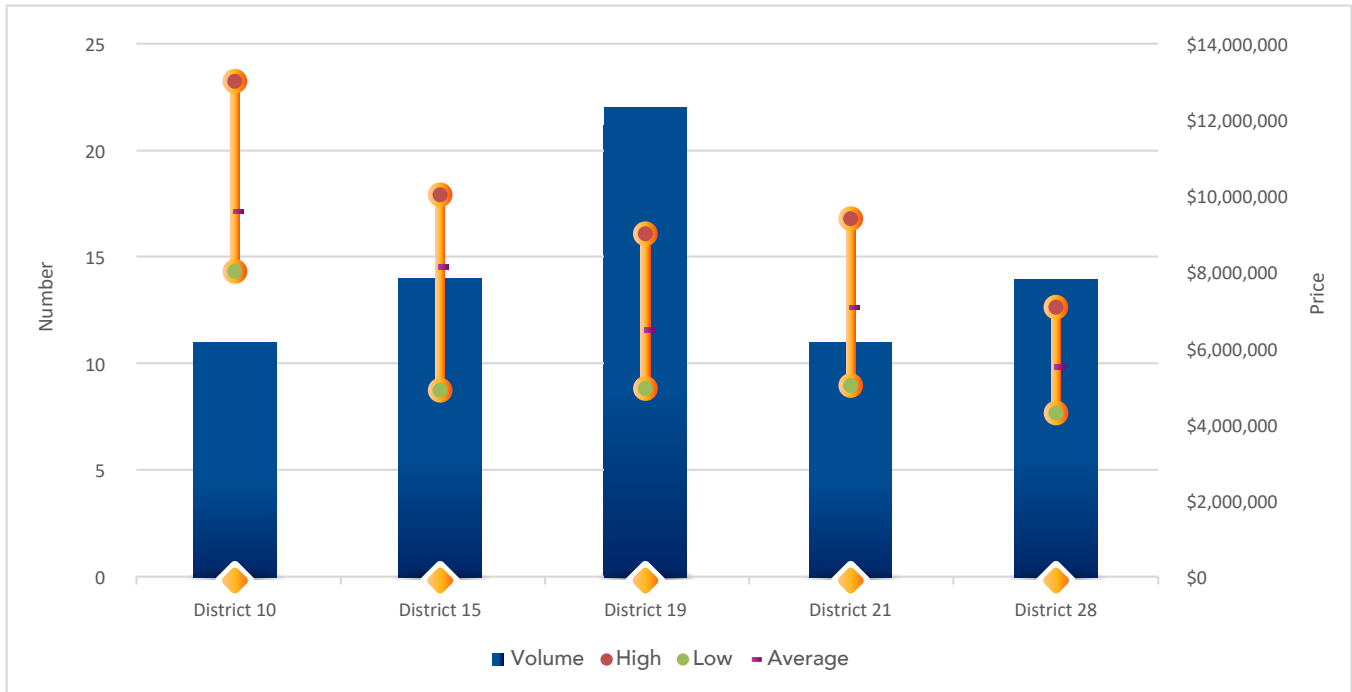
Figure 3: Transactions of 999-year Leasehold and Freehold Terrace Houses in Top 5 Districts in 1Q 2026



* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

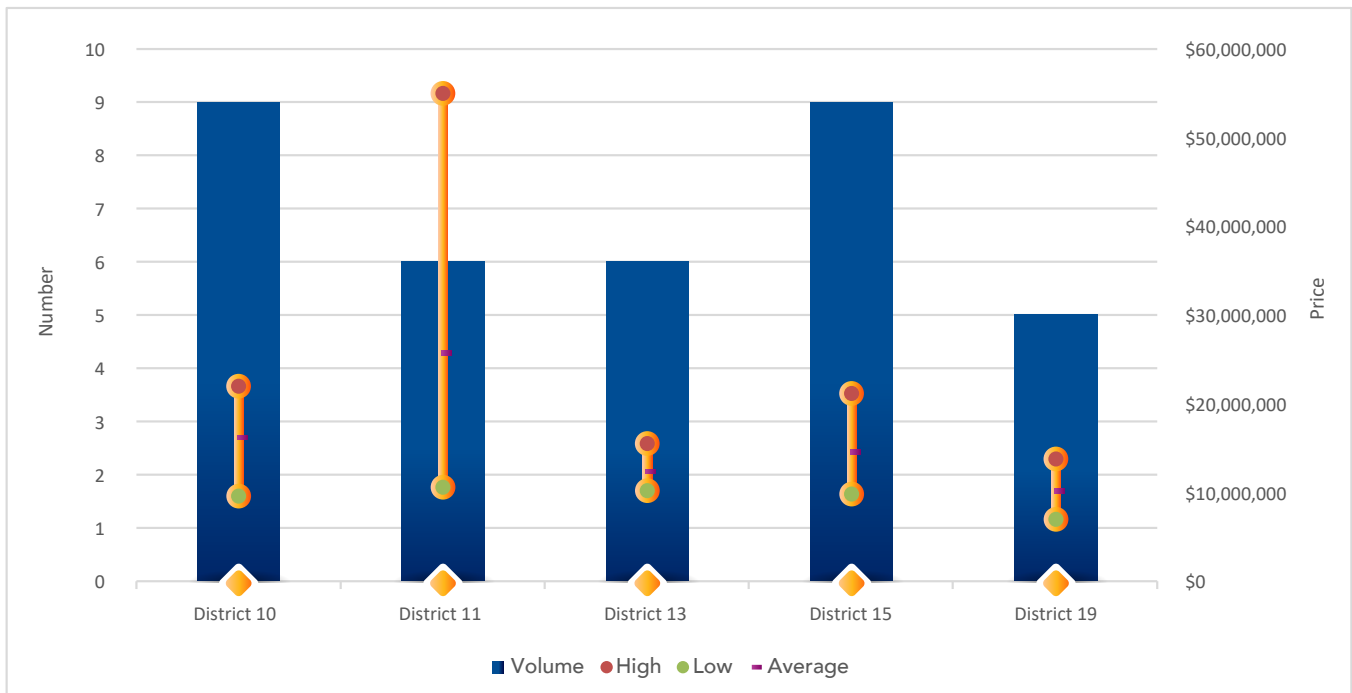
Figure 4: Transactions of 999-year Leasehold and Freehold Semi-Detached Houses in Top 5 Districts in 1Q 2026



* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

Figure 5: Transactions of 999-year Leasehold and Freehold Detached Houses in Top 5 Districts in 1Q 2026



* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

As the average quantum for a landed home continued to climb, the proportion of buyers with a HDB address has dipped in 1Q 2026 to 9.3% from 10.8% in 2025.

Table 2: Profile of Buyers of Landed Homes

Purchaser Address Indicator	2021	2022	2023	2024	2025	1Q 2026
HDB	16.2%	13.7%	16.3%	13.7%	10.8%	9.3%
N.A	0.3%	1.0%	2.6%	2.4%	1.2%	2.4%
Private	83.6%	85.3%	81.1%	83.9%	88.1%	88.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 24 Apr 2026

MARKET OUTLOOK

The Middle East conflict has created uncertainties in the global economy with the possibility of slower growth but higher prices in the months ahead.

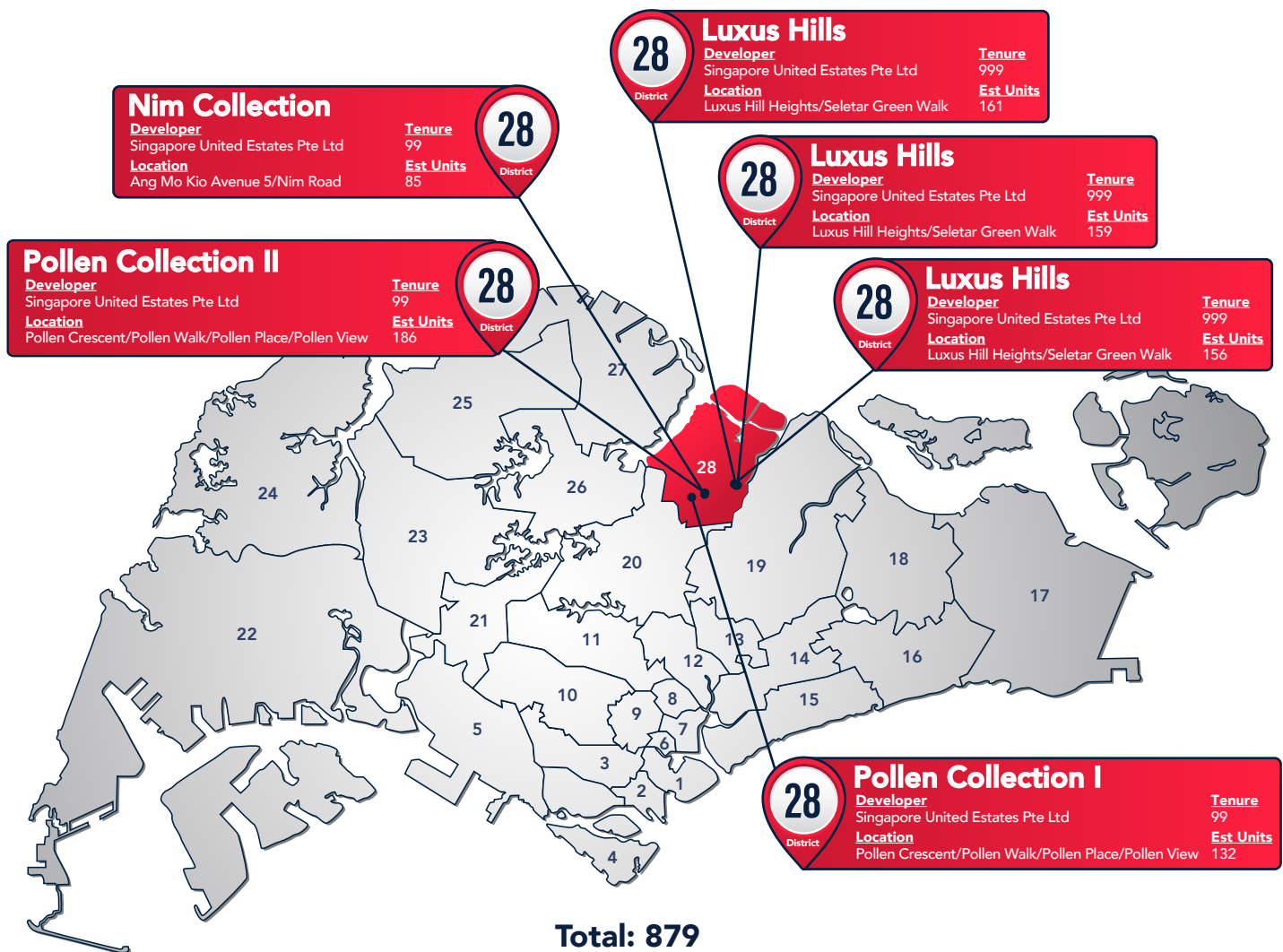
The Monetary Authority of Singapore (MAS) has steepened the slope of the Singapore dollar nominal effective exchange rate and raised its inflation forecast to 1.5% to 2.5% for 2026.

If the costs of constructing a new landed home increase in the next few months, it may discourage some buyers from buying an older landed home for rebuild. More interest may be observed in landed homes which are ready to move in.

With plans to bring in more new citizens to supplement the falling total fertility rate in Singapore, more wealth may enter the landed homes market.

On balance, prices of landed homes may be steady in 2026 while volume may decrease slightly.

Map 2: Major Landed Home Projects in the Pipeline



Source: URA, Huttons Data Analytics as of 24 Apr 2026

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