

# Huttons

SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

## HUTTONS DATA ANALYTICS

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# LANDED UPDATES 3Q 2025

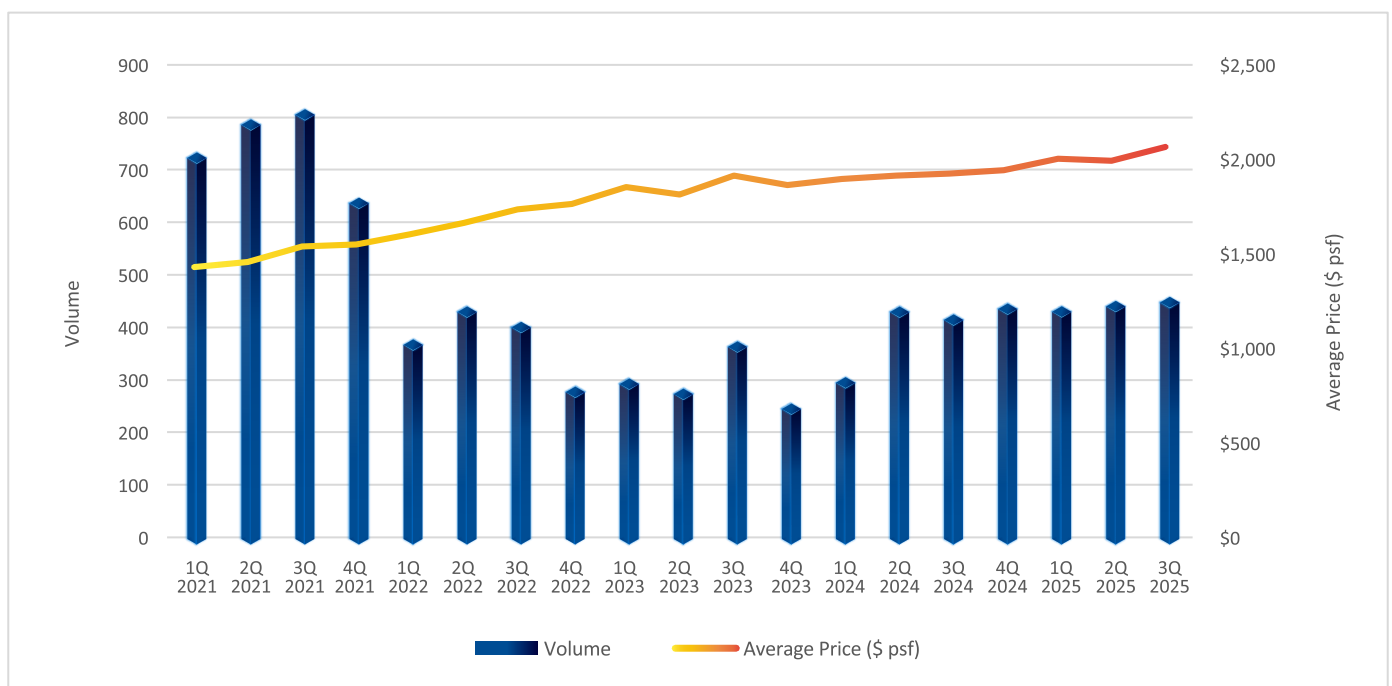
After a brief dip in 2Q 2025, average prices of landed homes resumed its growth path in 3Q 2025.

The average price of a landed home hit a record \$2,066 psf in 3Q 2025, up 3.7% quarter-on-quarter (QoQ).

Sales volume in 3Q 2025 edged up by 1.8% to 448 units from the previous quarter's 440 units. This is the highest quarterly volume since 4Q 2021.

Falling interest rates and the rising prices of non-landed homes were some key reasons behind the steady increase in sales.

*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 30 Oct 2025

In 3Q 2025, the proportion of transactions below \$5 million dipped to 50%, down 7 percentage points QoQ. This meant more homes were sold above \$5 million.

The average quantum for a landed home in 3Q 2025 was \$5.91 million, 7.3% higher than the previous quarter.

Detached homes saw the biggest increase in prices by 13.8% in 3Q 2025 to \$1,942 psf. This was probably due to the smaller detached homes sold in the quarter. The average size of a detached home sold in 3Q 2025 was 6,436 sq ft, 10.4% smaller than 2Q 2025.

The average land size of the semi-detached and terrace homes was almost unchanged QoQ in 3Q 2025.

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

	2Q 2025		3Q 2025	
	Volume	Average Price (\$ psf)	Volume	Average Price (\$ psf)
Terrace	267	\$2,107	253	\$2,194
Semi-detached	139	\$1,845	152	\$1,890
Detached	34	\$1,707	43	\$1,942
Total	440	\$1,994	448	\$2,066

\* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 30 Oct 2025

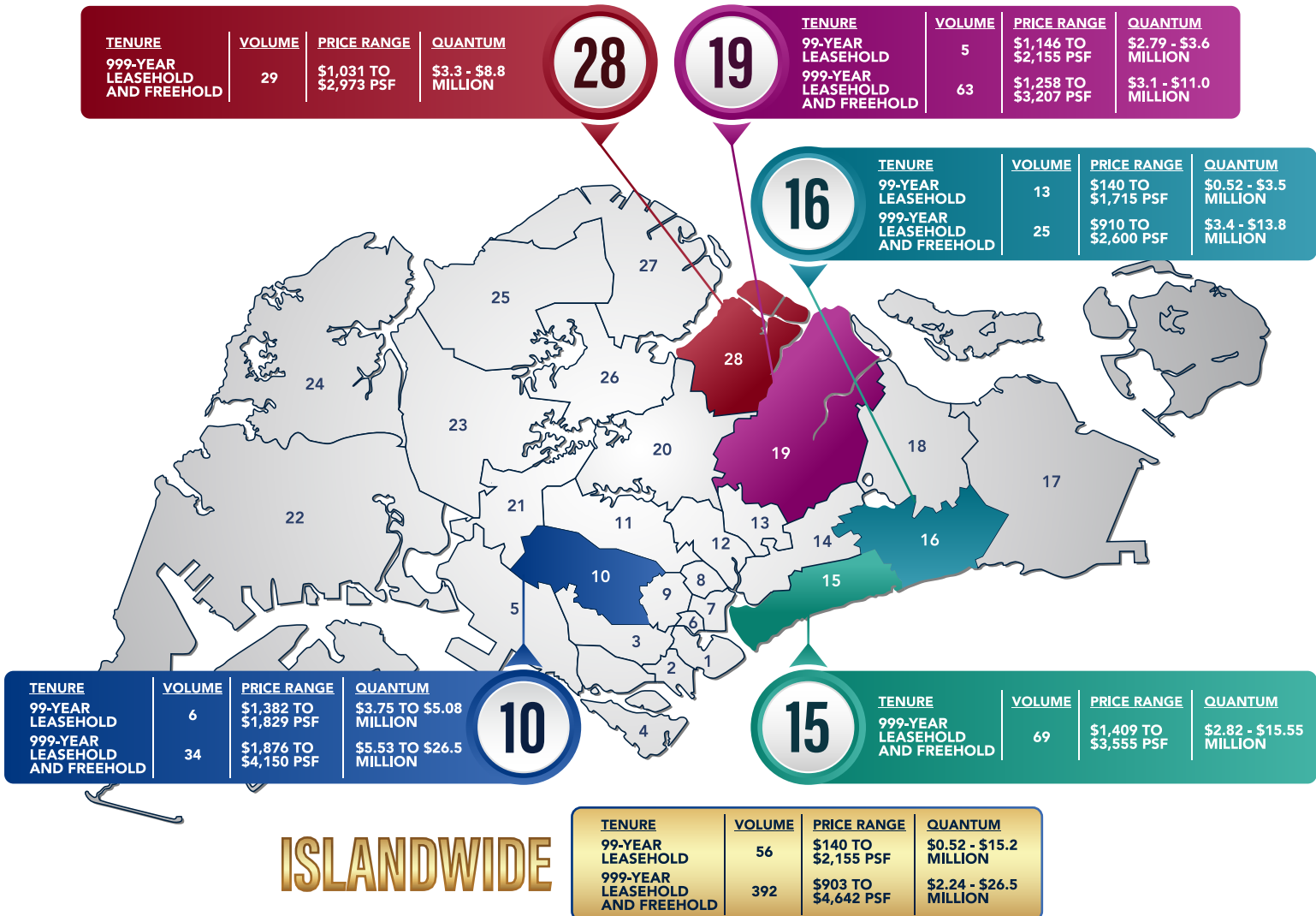
The total value of landed homes changing hands in 3Q 2025 was \$2.6 billion, 9.2% higher QoQ and 28.6% higher YoY.

The most popular districts for landed homes among buyers in 3Q 2025 are 10, 15, 16, 19 and 28. The quantum for 99-year leasehold landed homes ranged from \$0.5 to \$15.2 million while for 999-year leasehold and freehold landed homes, the quantum is between \$2.2 and \$26.5 million.

The lowest value landed home in 3Q 2025 was a terrace house in Jalan Chempaka Kuning with a remaining lease of 9 years which went for \$518,000.

The most expensive landed home was a freehold detached home at Namly Grove sold for \$26.5 million in 3Q 2025.

**Map 1: Transactions of Landed Homes by District, Tenure and Price Range in 3Q 2025**



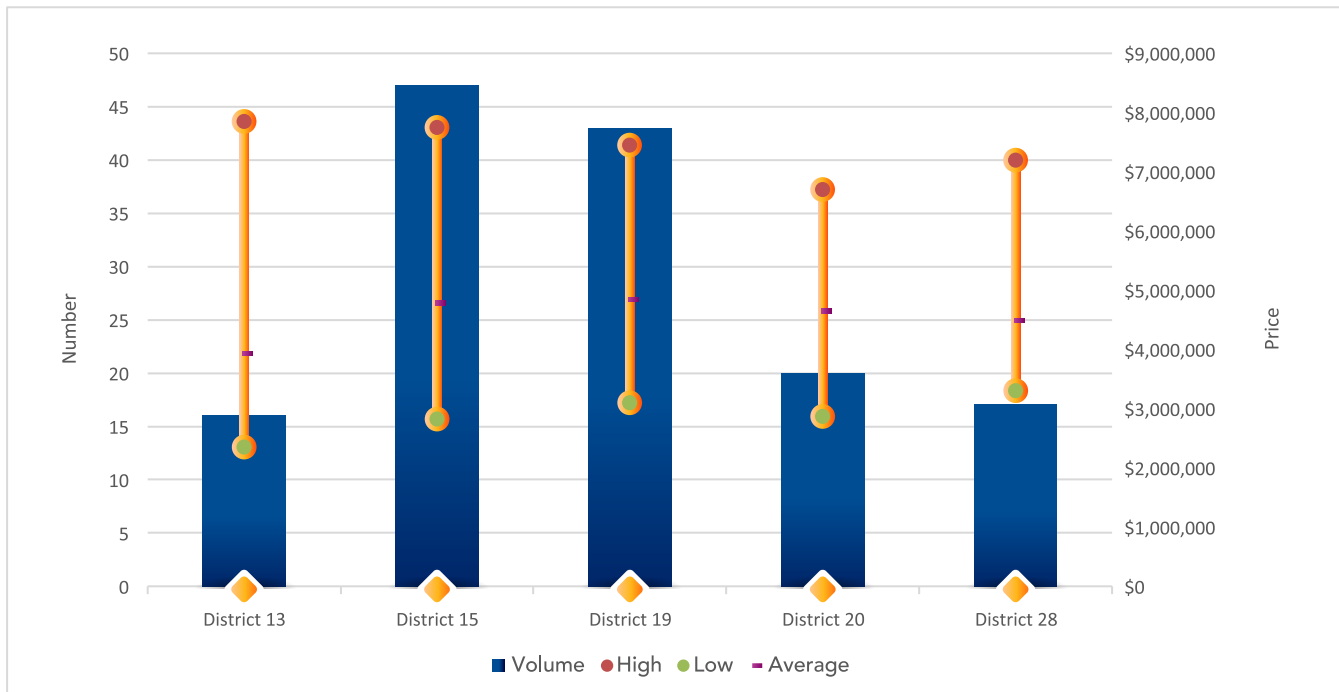
\* data excludes Good Class Bungalows and strata/cluster houses, price range based on land area

Source: URA, Huttons Data Analytics as of 30 Oct 2025

87.5% of the landed homes transactions in 3Q 2025 are on 999-year leasehold and freehold tenure, 1.4 percentage points higher than 2Q 2025. The average quantum for a 999-year leasehold and freehold terrace home in 3Q 2025 was \$4.7 million, 4.7% higher than the previous quarter. The average quantum for a 999-year leasehold and freehold semi-detached home was \$7.1 million in 3Q 2025, 4.2% higher than 2Q 2025. 999-year leasehold and freehold detached home at \$12.4 million was higher in 3Q 2025 by 4.5%.

The proportion of 99-year leasehold homes transactions dropped to 12.5%. The average price and quantum for a 99-year leasehold home was \$1,378 psf and \$1.8 million, respectively. The absence of new sale of 99-year leasehold homes is the main reason for the decline.

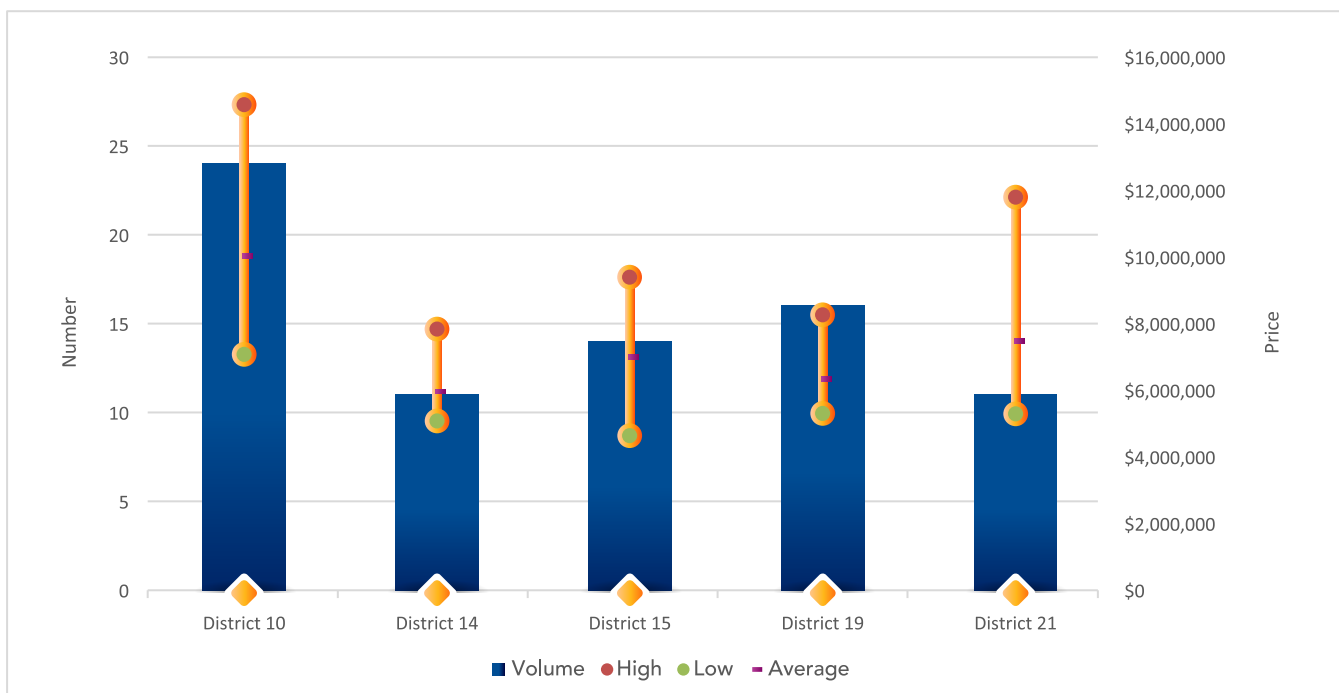
**Figure 2: Transactions of 999-year Leasehold and Freehold Terrace Houses in Top 5 Districts in 3Q 2025**



\* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 30 Oct 2025

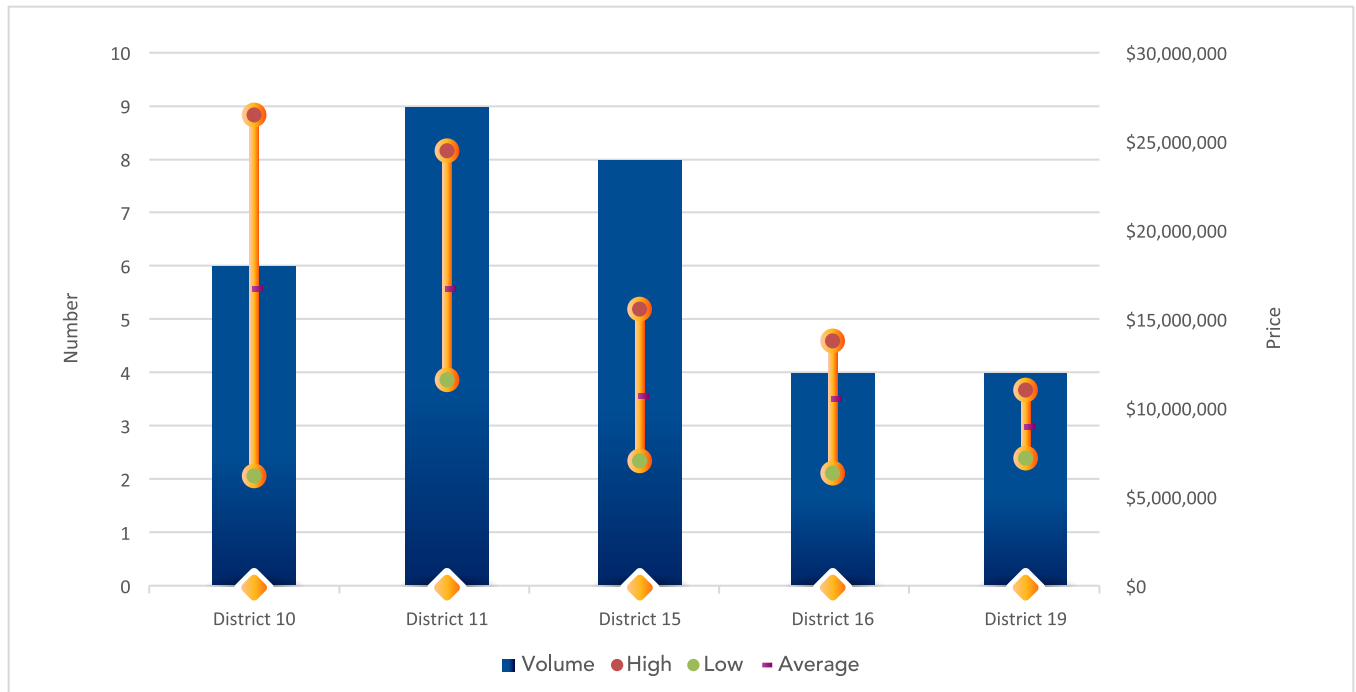
**Figure 3: Transactions of 999-year Leasehold and Freehold Semi-Detached Houses in Top 5 Districts in 3Q 2025**



\* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 30 Oct 2025

Figure 4: Transactions of 999-year Leasehold and Freehold Detached Houses in Top 5 Districts in 3Q 2025



\* data excludes Good Class Bungalows and strata/cluster houses

Source: URA, Huttons Data Analytics as of 30 Oct 2025

The proportion of buyers with a HDB address edged down to 10.5% in 3Q 2025 from 10.7% in the previous quarter.

Table 2: Profile of Buyers of Landed Homes

Purchaser Address Indicator	2021	2022	2023	2024	1Q 2025	2Q 2025	3Q 2025
HDB	16.2%	13.7%	16.3%	13.7%	10.8%	10.7%	10.5%
N.A	0.3%	1.0%	2.6%	2.4%	1.2%	-	0.7%
Private	83.6%	85.3%	81.1%	83.9%	88.0%	89.3%	88.8%
Total	100.0%	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 30 Oct 2025

## MARKET OUTLOOK

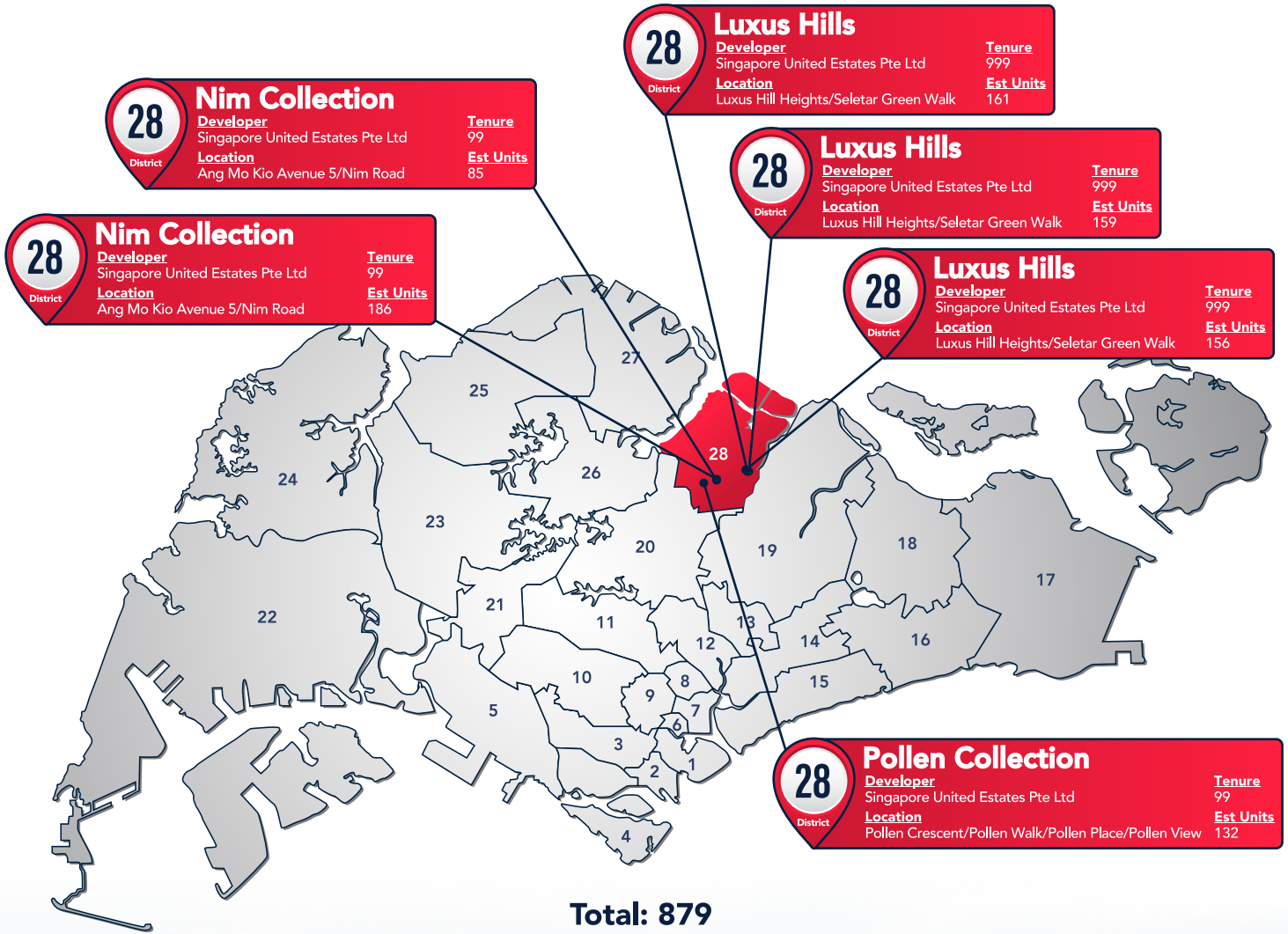
The impact of tariffs on Singapore's economy appeared to be mild as gross domestic product expanded by 3.9% in the first three quarters of 2025.

Falling interest rates will support buying aspirations for a landed home in the next few months although buying activities may be capped by the year-end holidays.

Prices and volume of landed homes may be steady in 2025.



Map 2: Major Landed Home Projects in the Pipeline



Source: URA, Huttons Data Analytics as of 30 Oct 2025



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