

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

***PRESTIGE
REPORT***

1Q 2026

PRESTIGE REPORT

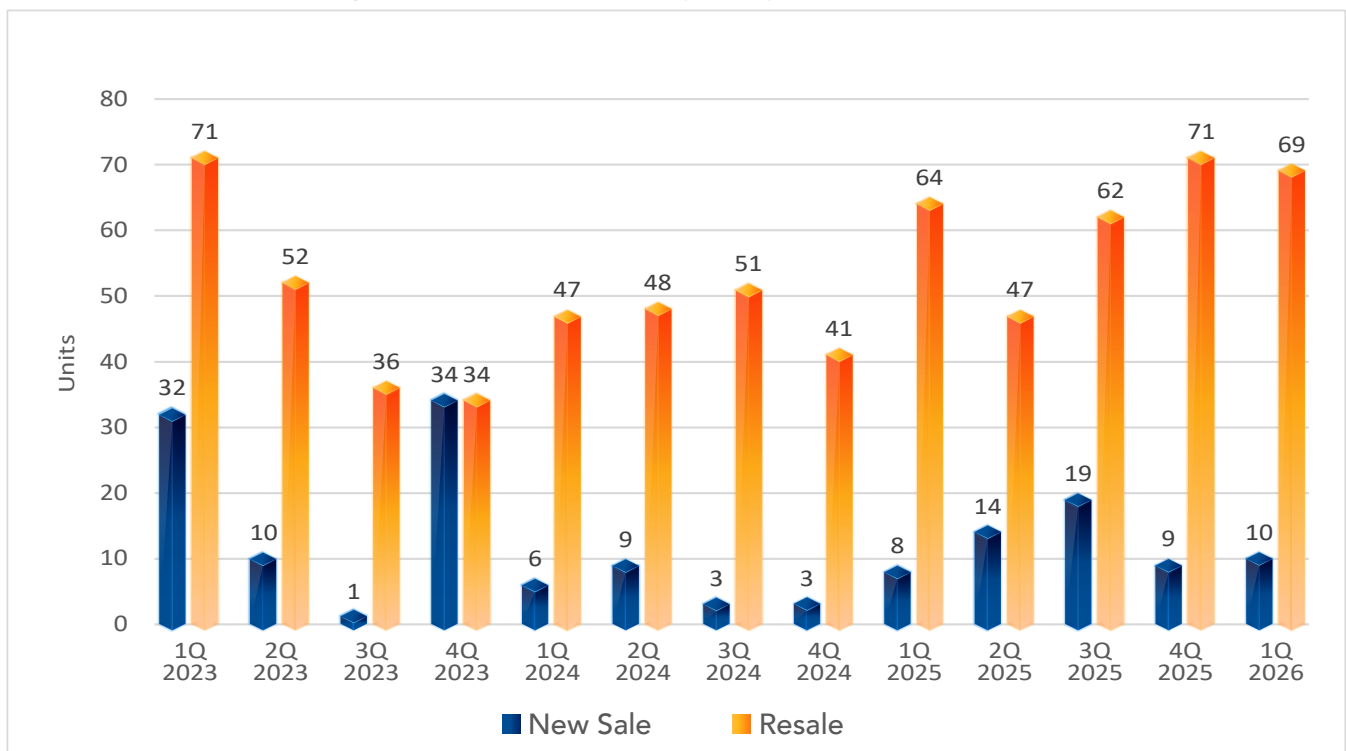
1Q 2026

The luxury non-landed homes market held up strong despite the worsening conflict in the Middle East. The conflict probably led to an influx of wealth into Singapore, bolstering its status as a global wealth management hub, benefiting the property market.

Based on caveats, 79 luxury non-landed homes were sold in 1Q 2026, similar to the level on a quarter-on-quarter (QoQ) basis but almost 10% higher year-on-year (YoY).

32 Gilstead and UPPERHOUSE at Orchard Boulevard were among the new projects that registered strong sales in the luxury non-landed homes segment.

Figure 1: Transaction Volume of Luxury Non-landed Homes

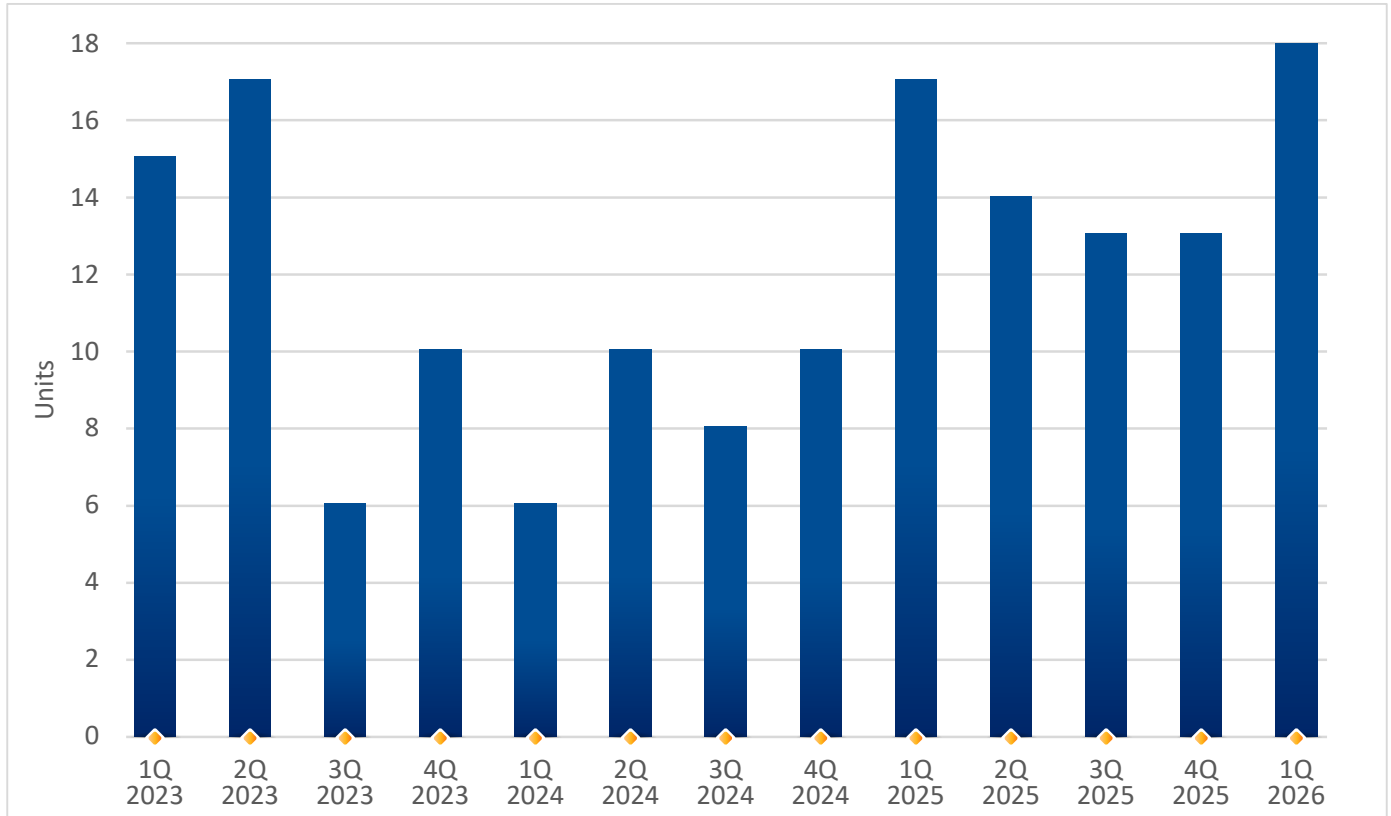


Source: URA, Huttons Data Analytics as of 24 Apr 2026

The total value of luxury non-landed homes sold in 1Q 2026 was \$668.8 million, 4.7% higher QoQ and 9.4% higher YoY.

There were 18 transactions valued at \$10 million and higher in 1Q 2026, 38.5% higher than the previous quarter and 5.9% higher than a year ago.

Figure 2: Number of Luxury Non-landed Homes (\$10 million and above)



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

The top selling luxury non-landed projects by volume in 1Q 2026 were Leedon Residence, The Draycott, Goodwood Residence and Nassim Jade.

A 6,232 sq ft unit in The Marq on Paterson Hill topped the table for highest value by quantum and psf in 1Q 2026. Based on caveats, the gross gain was close to \$5.6 million.

Table 1: Top 10 Non-Landed Ultra-Luxury Homes Sold in 1Q 2026 by Quantum

Project	Price	Size (sq ft)	Price (psf)
THE MARQ ON PATERSON HILL	\$37,000,000	6,232	\$5,937
SEVEN PALMS SENTOSA COVE	\$23,892,159	8,794	\$2,717
21 ANDERSON	\$23,100,000	4,489	\$5,146
LE NOUVEL ARDMORE	\$19,500,000	3,843	\$5,074
LEEDON RESIDENCE	\$16,300,000	6,125	\$2,661
PARK NOVA	\$15,000,000	2,906	\$5,161
BISHOPSGATE RESIDENCES	\$15,000,000	4,607	\$3,256
32 GILSTEAD	\$14,488,320	4,219	\$3,434
32 GILSTEAD	\$14,455,000	4,209	\$3,435
LEEDON RESIDENCE	\$14,000,000	4,704	\$2,976

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

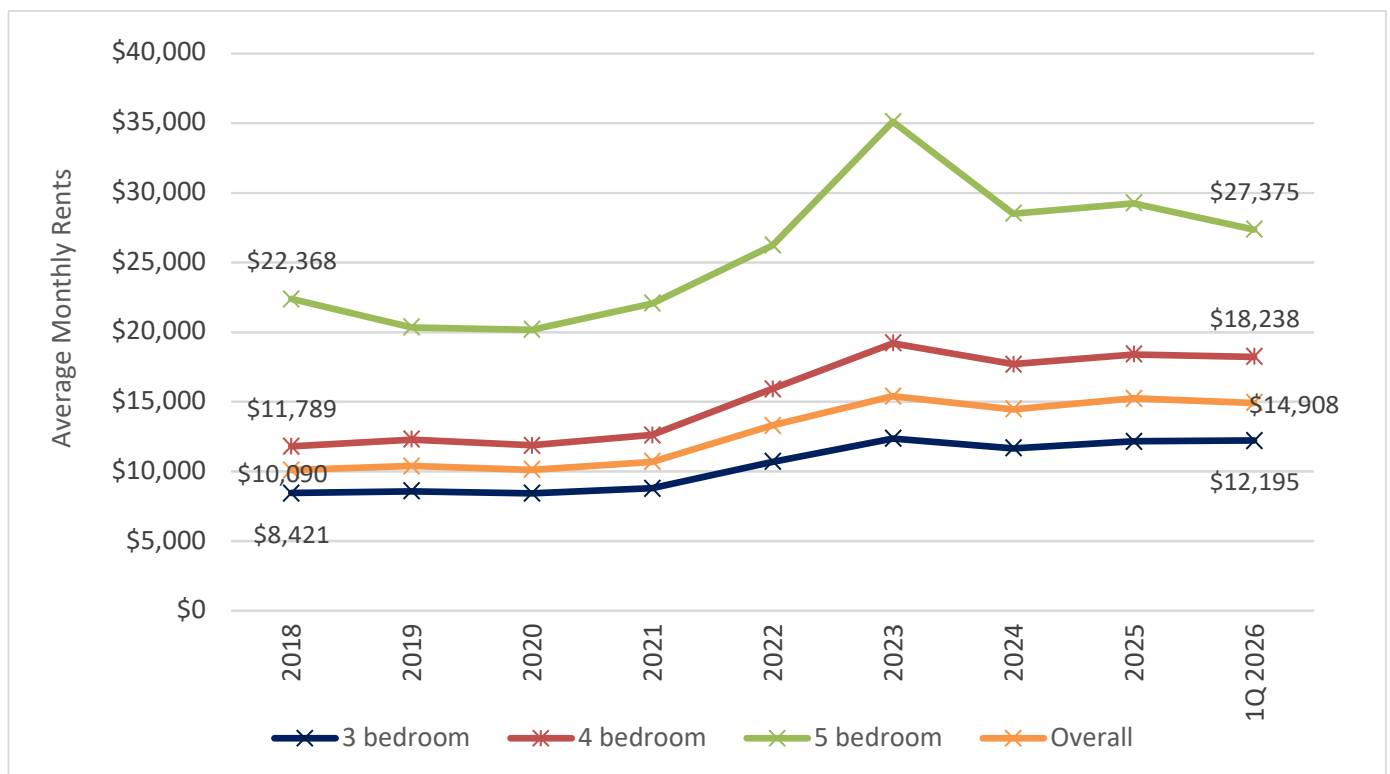
More ultra-high-net-worth-individuals (UHNWIs) chose Singapore as their base to manage their wealth after the outbreak of war in the Middle East. Singapore's safe haven status, political stability, strong rule of law, competitive tax regime and low corruption appealed strongly to these UHNWIs.

More luxury non-landed homes were leased out in 1Q 2026.

Based on Huttons Data Analytics' basket of luxury non-landed projects, an estimated 577 units were rented out in 1Q 2026, 3.2% higher YoY but 7.1% lower QoQ.

Rents of luxury non-landed homes was unchanged from 4Q 2025 but 1.2% higher compared to a year ago.

Figure 3: Average Monthly Rents of Luxury Non-landed Homes



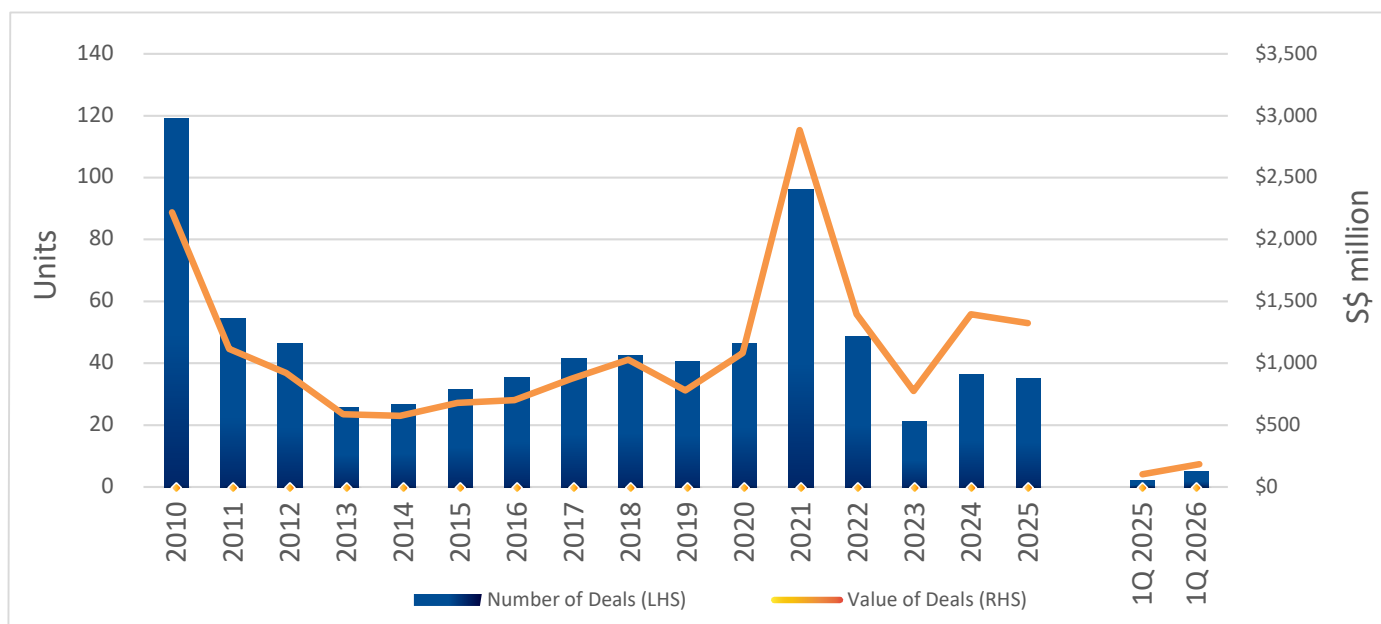
Source: URA, Huttons Data Analytics as of 24 Apr 2026

The Good Class Bungalow (GCB) market was subdued in 1Q 2026, starkly different from the previous quarter but significantly better than a year ago.

The mismatch between sellers and buyers widened in 1Q 2026 due to the Middle East conflict, leading to a stalemate.

Total transacted value of GCBs in 1Q 2026 was \$183.6 million, 63.3% lower than 4Q 2025 but 76.9% higher than 1Q 2025.

Figure 4: Transactions in Good Class Bungalow Areas



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

The biggest deal in 1Q 2026 was a GCB in Nassim Road which was sold for \$92 million to Ian Tan, the founder and medical director of V Medical Aesthetics Group.

Table 2: Top Deals in GCB areas in 1Q 2026 by Price

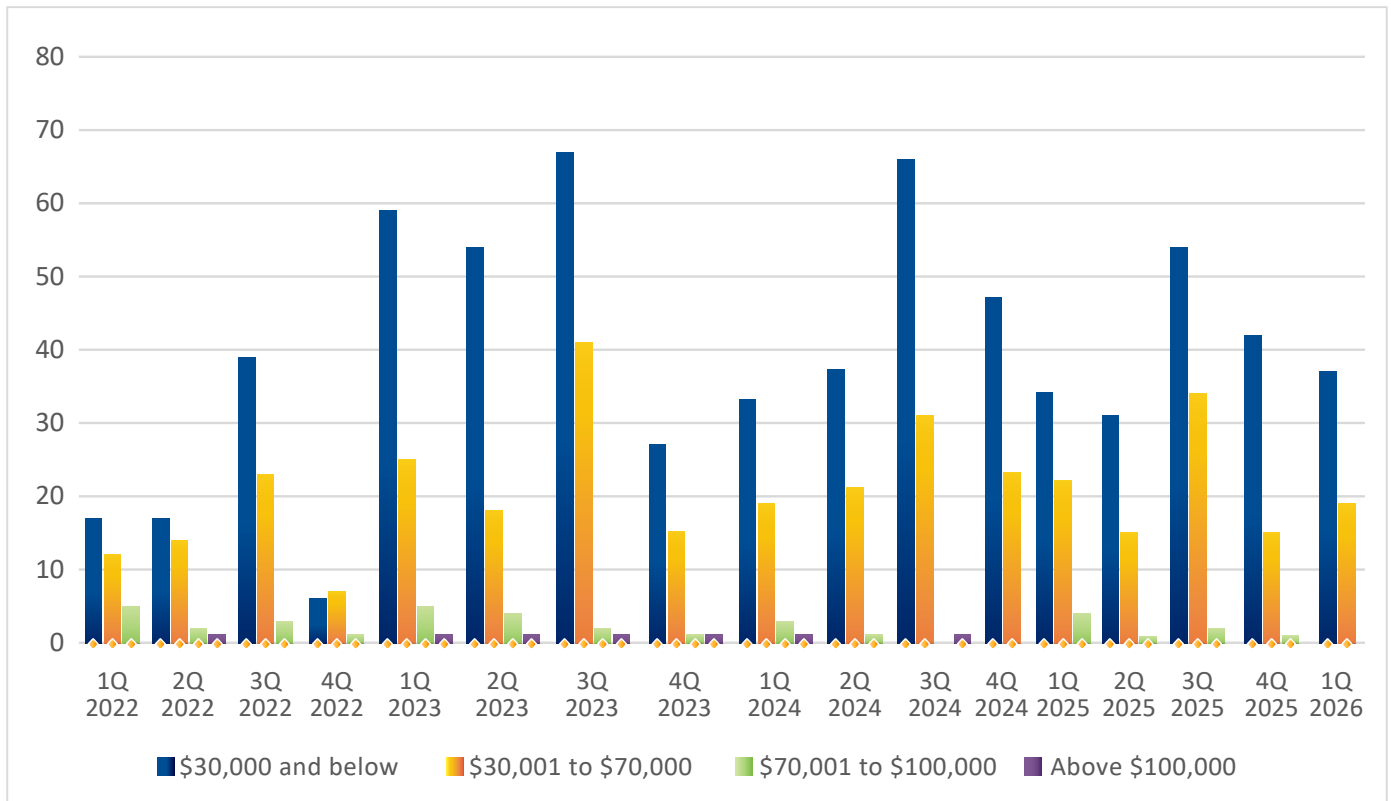
Location	Price	Size (sq ft)	Price (psf)
NASSIM ROAD	\$92 million	23,922	\$3,846
WOOLLERTON PARK	\$31.5 million	15,267	\$2,065
WILBY ROAD	\$26.6 million	14,491	\$1,836
KINGSMEAD ROAD	\$22 million	12,168	\$1,808
CHESTNUT CRESCENT	\$11.5 million	7,645	\$1,504

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

The estimated number of GCBs leased remained steady in 1Q 2026, supported in part by the inflow of UHNWIs.



Figure 5: Breakdown of GCB Rent by Quantum



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

MARKET OUTLOOK

Geopolitical risks had been a key concern for many UHNWIs and they had always picked safe havens to manage their wealth.

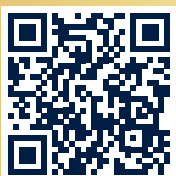
The outbreak of war in the Middle East may have shaken their confidence in the Gulf and resulted in a rethinking of alternative wealth management hubs.

Singapore and Hong Kong, with their strong private banking and legal systems and competitive tax regimes may benefit from this flow of wealth.

As Singapore plans to accept more citizens and permanent residents to make up for its low fertility rate, more wealth may flow into the luxury segment of the property market.

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY



SUBSCRIBE TO OUR NEWSLETTER TO RECEIVE THE LATEST PROPERTY NEWS



HR Asia®
BEST COMPANIES TO WORK FOR IN ASIA 2025



HR Asia®
DIVERSITY, EQUITY & INCLUSION AWARDS 2025

THE STRAITS TIMES

Singapore's Fastest Growing Companies

2023 - 2025

statista

FOR ENQUIRIES, CONTACT

Lee Sze Teck | Senior Director, Data Analytics
Email: szetecklee@huttonsgroup.com

While Huttons has endeavoured to ensure that the information and materials contained herein are accurate and up to date as at [5 May 2026], Huttons is not responsible for any errors or omissions, or for the results obtained from their use or the reliance placed on them. All information is provided "as is", with no guarantee of completeness, and accuracy. In no event will Huttons and/or salespersons thereof be liable in contract or in tort, to any party for any decision made or action taken in reliance on the information in this document or for any direct, indirect, consequential, special or similar damages.

Huttons Asia Pte Ltd (L3008899K)

Huttons International Pte Ltd (L3008937I)

Follow us on social media

