

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

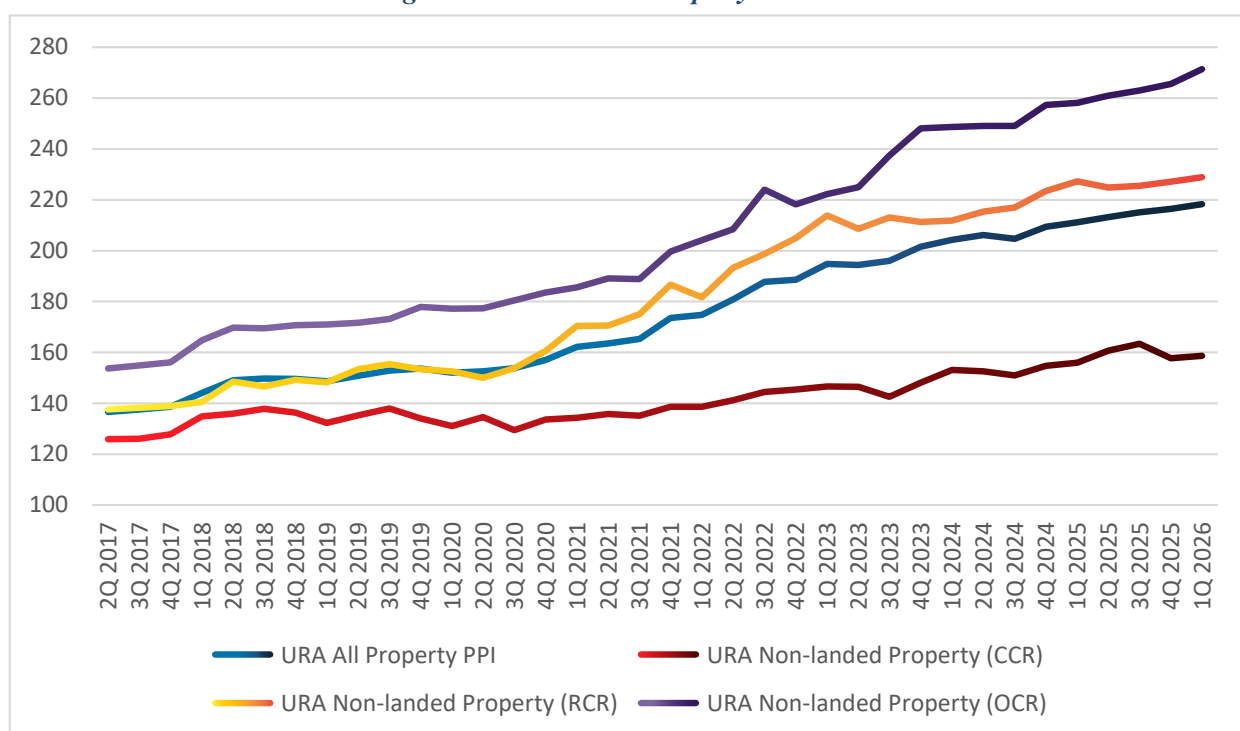
HUTTONS DATA ANALYTICS

RESIDENTIAL UPDATES 1Q 2026

The Singapore property displayed resilience in the face of global uncertainties brought about by the conflict in the Middle East.

Private home prices strengthened by 0.9% quarter-on-quarter (QoQ) in 1Q 2026, faster than the price gain in the previous quarter but similar to the quarterly gains of 0.8% in 2025. This points to possible stabilisation in the private residential market. The Outside Central Region (OCR) led the market with a 2.2% gain on the back of benchmark prices achieved in Pinery Residences.

Figure 1: URA Private Property Price Index



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

Transaction volume stood at 5,413 units in 1Q 2026, 19.2% lower than 4Q 2025 and 25.5% lower year-on-year (YoY).

More than 2,000 new homes were sold in 1Q 2026 while the resale market saw 3,225 transactions. Sub-sale of private homes continued to ease in 1Q 2026 because of the increase in Seller's Stamp Duty holding period from 3 years to 4 years in Jul 2025.

Table 1: Breakdown of Private Residential Sales

	2Q 2024	3Q 2024	4Q 2024	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026
New Sale	725	1,160	3,420	3,375	1,212	3,288	2,940	2,013
Resale	3,802	3,860	3,702	3,565	3,647	3,881	3,529	3,225
Sub Sale	388	352	311	321	269	235	230	175
Total	4,915	5,372	7,433	7,261	5,128	7,404	6,699	5,413

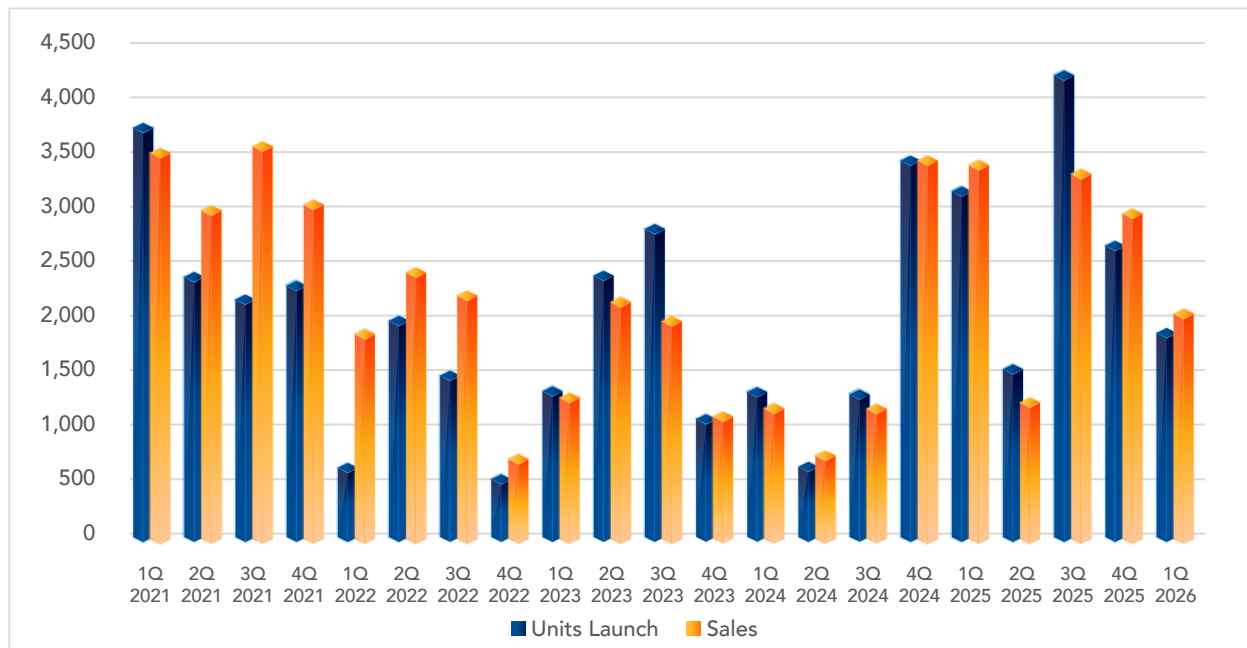
Source: URA, Huttons Data Analytics as of 24 Apr 2026

DEVELOPER SALES

Four major private non-landed projects – Narra Residences, Newport Residences, Pinery Residences and River Modern were launched for sale in 1Q 2026. Newport Residences and River Modern were in the Core Central Region (CCR) while Narra Residences and Pinery Residences were in the Outside Central Region (OCR).

Of the 1,844 units offered to the market, developers sold 2,013 units in 1Q 2026, 31.5% lower QoQ and 40.4% lower YoY.

Figure 2: Developer's New Sales Volume



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

The top three best-selling projects in 1Q 2026 were Pinery Residences, River Modern and Newport Residences.

The first mixed-use project in Tampines West, Pinery Residences sold 542 units or 92.2% of total units, making it the best-selling integrated mixed-use development by percentage in Tampines.

River Modern sold 410 units or 90.1% of its units while Newport Residences moved 184 units. River Modern attracted owner occupiers and investors due to its palatable quantum and high rentability of apartments in River Valley. Buyers were drawn to Newport Residences freehold tenure which is rare to come by in the CBD.

The high sales take-up of more than 90% for Pinery Residences and River Modern was remarkable as they were achieved after the outbreak of conflict in the Middle East. This showed the confidence of buyers in the mid to long term prospects of Singapore property market and perhaps a flight to safety.



Table 2: Top Ten Bestselling Projects in 1Q 2026

Project	Region	Units sold	Median Price
PINERY RESIDENCES	OCR	542	\$2,547 PSF
RIVER MODERN	CCR	410	\$3,219 PSF
NEWPORT RESIDENCES	CCR	184	\$3,069 PSF
NARRA RESIDENCES	OCR	143	\$2,155 PSF
THE CONTINUUM	RCR	50	\$2,825 PSF
ARINA EAST RESIDENCES	RCR	44	\$2,774 PSF
CHUAN PARK	OCR	40	\$2,679 PSF
BLOOMSBURY RESIDENCES	RCR	39	\$2,566 PSF
PARKTOWN RESIDENCE	OCR	38	\$2,331 PSF
ONE MARINA GARDENS	RCR	36	\$2,980 PSF

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

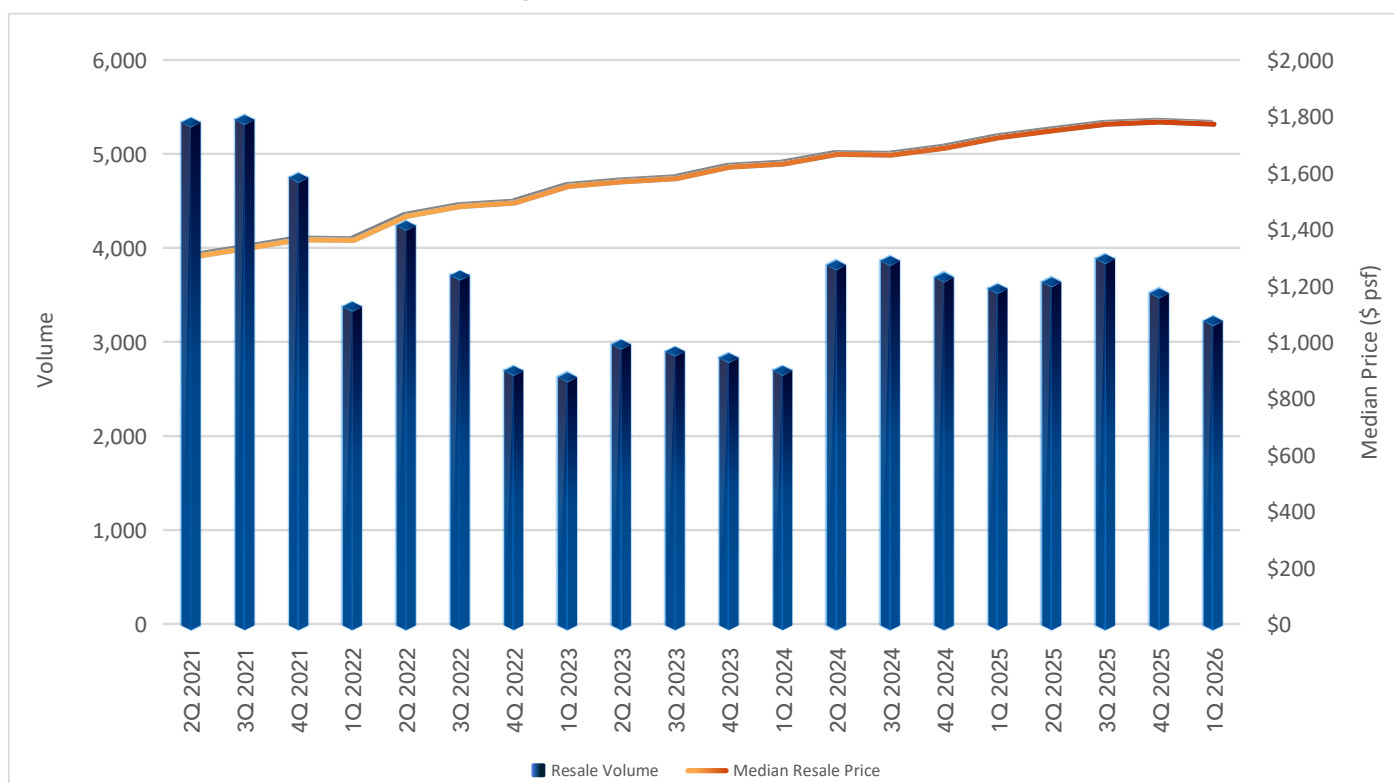
RESALE MARKET

There was some pullback in the resale market in 1Q 2026 due to the conflict in the Middle East. Based on caveats, resale activities in Mar 2026 fell by 7.3% month-on-month. Some buyers and sellers opted to wait and observe.

Overall, transaction volume in the resale market was lower by 8.6% QoQ in 1Q 2026 and 9.5% lower YoY.

Prices of resale private homes edged down by 0.4% in 1Q 2026. This is the first dip in prices since 3Q 2024.

Figure 3: Resale Volume and Prices



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

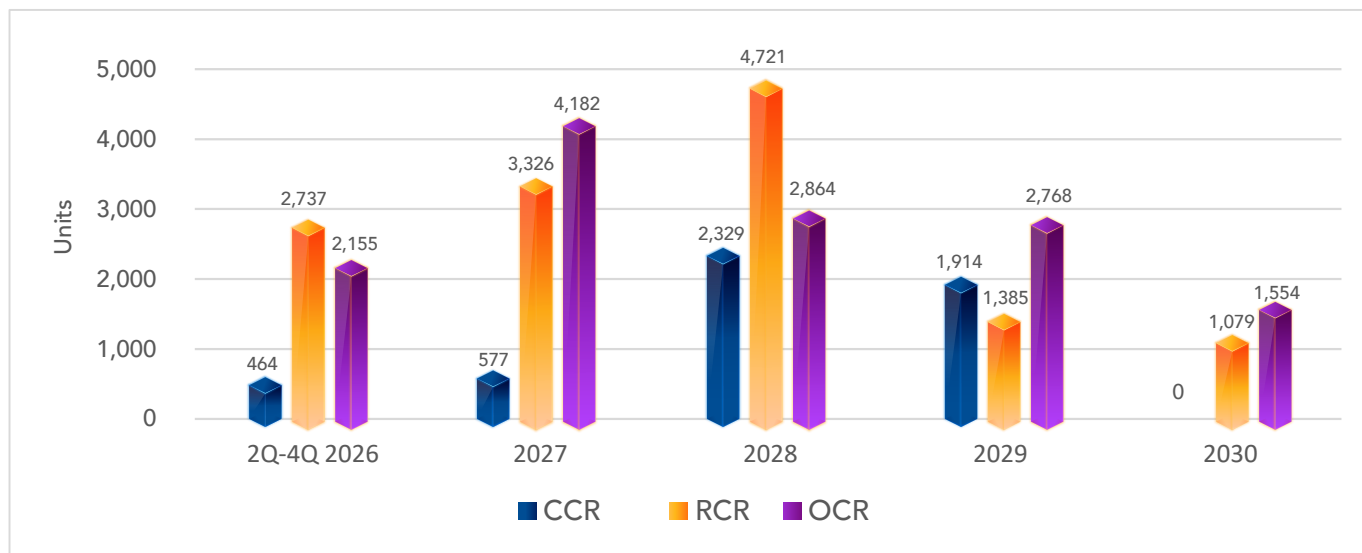
RENTS

Hiring sentiments were cautious in 1Q 2026.

Rental activities were estimated at 21,442, 3.9% higher QoQ and 0.8% higher YoY.

Against a backdrop of lower completion of private homes in 1Q 2026, rents of private homes increased by 0.3%.

Figure 4: Upcoming Supply of Private Residential Homes Under Construction



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

BUYER'S PROFILE

Singaporeans and Permanent Residents made up 97.9% of purchases of private residential properties while foreigners made up 1.7% in 1Q 2026.

The top five foreign nationalities purchasing residential property in Singapore in 1Q 2026 are China, India, Malaysia, USA and Indonesia.

The number of sales from \$2.5 million to less than \$5 million made up the biggest chunk for the first time ever. This may be due to the high level of wealth held by resident households and the sales take-up of projects in the CCR.

The top three purchases in 1Q 2026 were in The Marq on Paterson Hill, Seven Palms Sentosa Cove and 21 Anderson.

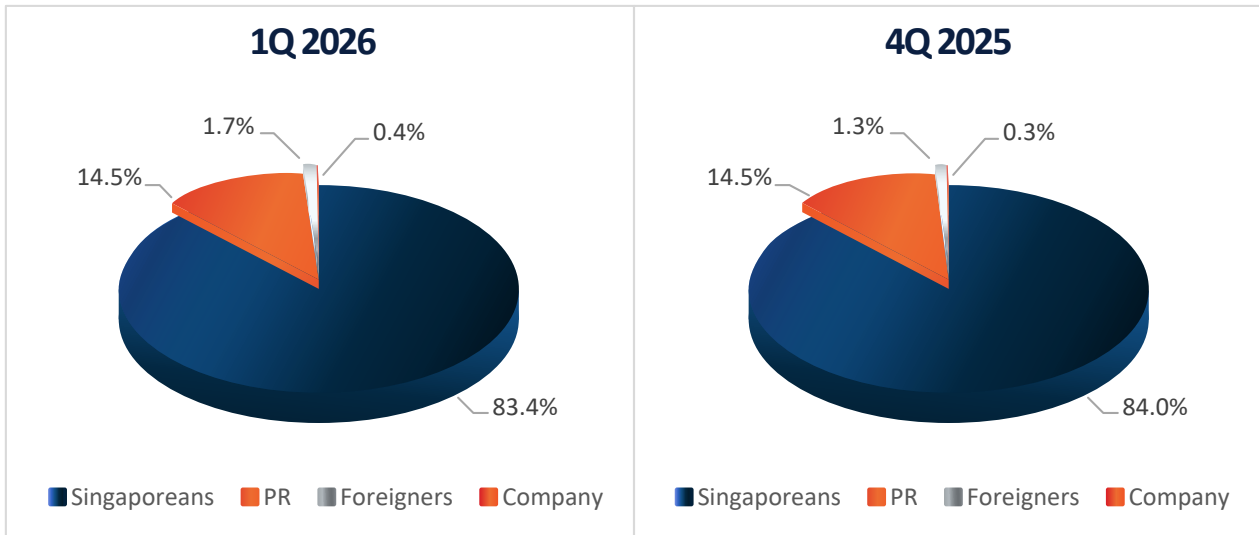
The units in The Marq on Paterson Hill and Seven Palms Sentosa Cove were purchased by Singaporeans for \$37 million and \$23.9 million, respectively. The unit in 21 Anderson was bought by a US national for \$23.1 million.

Table 3: Comparison of Price Range and Residential Status (All Sale Types) in 1Q 2026

	<\$1.5 million	\$1.5 to <\$2 million	\$2 to <\$2.5 million	\$2.5 to <\$5 million	>\$5 million	Total
Companies	0	-	-	8	14	22
Foreigners	11	19	18	24	16	88
Permanent Residents	287	139	114	170	44	754
Singaporeans	844	1,058	716	1,395	331	4,344
Total	1,142	1,216	848	1,597	405	5,208

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

Figure 5: Comparison of Nationalities among Buyers (All Sale Types)



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

EXECUTIVE CONDOMINIUMS

Developers launched two EC projects with a total of 1,320 units in 1Q 2026.

Coastal Cabana, the first EC launch in 12 years in the Jalan Loyang Besar area received a very warm reception from buyers, selling 593 units at a median price of \$1,792 psf.

Rivelle Tampines sold 530 units or 92.7% of total units at a median price of \$1,937 psf, making it the best-selling EC by percentage in 2026.

This reflected the desire among eligible buyers for an attractively priced project and acceptance of EC as an alternative to private residential projects.

Demand among second timers were very strong with the units allocated snapped up with a few hours of launch.

The median price of EC hit a high of \$2,052 psf in Aurelle of Tampines.

In total, 1,168 new EC units were sold in 1Q 2026.



MARKET OUTLOOK

The conflict in the Middle East has led to higher prices and lower growth in 1Q 2026.

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.

Flash estimates showed that economic growth in 1Q 2026 was 4.6%, lower than 1Q 2025 and 4Q 2025. MAS expects growth in 2026 to be lower than 2025.

Despite the spectre of lower growth and higher inflation, developers displayed confidence in the local property market with launches proceeding as usual and strong bids for land.

Three major non-landed private residential projects – Hudson Place Residences, Tengah Garden Residences and Vela Bay are slated for launch in 2Q 2026.

Hudson Place Residences is the second residential project in the upcoming residential precinct in one-north where over 6,000 homes are planned. It is a mere 2 minutes' drive to AYE, providing residents with excellent connectivity.

Tengah Garden Residences is the first private residential project in Tengah, offering buyers the convenience of Hong Kah MRT station, Tengah Garden Galleria and Pioneer Primary School and Kranji Primary School.

Vela Bay, the highly anticipated first project in the new Bayshore precinct enjoys doorstep access to Bayshore MRT station and sea views. It is well-connected via the Bayshore MRT station on the Thomson East Coast line.

Both Tengah Garden Residences and Vela Bay attracted thousands of visitors on the first weekend of preview and are likely to sell well.

The Government Land Sales (GLS) tenders after the outbreak of the Middle East conflict drew active participation and strong bids from developers. The Lentor Central site saw the highest bid of \$1,278 psf ppr in the Lentor precinct since 2021 while the Dover Drive site set a benchmark price of \$1,556 psf ppr for a land parcel in the RCR. The first GLS site in the Kallang Planning Area in 12 years, Kallang Close attracted a top bid of \$1,415 psf ppr.

These bids reflect the confidence of developers in the ability of the Singapore Government to navigate the Middle East conflict and emerge stronger.

However, the conflict in the Middle East is expected to push up costs and affect the construction and real estate industry in the coming months. Selling prices of new launches may potentially rise as well.

Barring unforeseen circumstances, transaction volume is estimated to be between 8,000 and 10,000 units while prices are estimated to grow between 2% and 5% in 2026.



Map 1: Potential Upcoming Projects from 2Q 2026

1: SOPHIA MEADOWS
 DEVELOPER: SIN THAI HIN DEVELOPMENT (PTE) LTD
 LOCATION: SOPHIA ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 103 41 APR 2026

2: TENGAH GARDEN RESIDENCES
 DEVELOPER: INTREPID INVESTMENTS PTE. LTD., CSC LAND GROUP (SINGAPORE) PTE. LTD. AND GUOCOLAND (SINGAPORE) PTE. LTD.
 LOCATION: TENGAH GARDEN AVENUE
 TENURE EST UNITS EST LAUNCH MONTH
 99 863 APR 2026

3: VELA BAY
 DEVELOPER: SING-HAIYI GARNET PTE LTD
 LOCATION: BAYSHORE ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 99 515 APR 2026

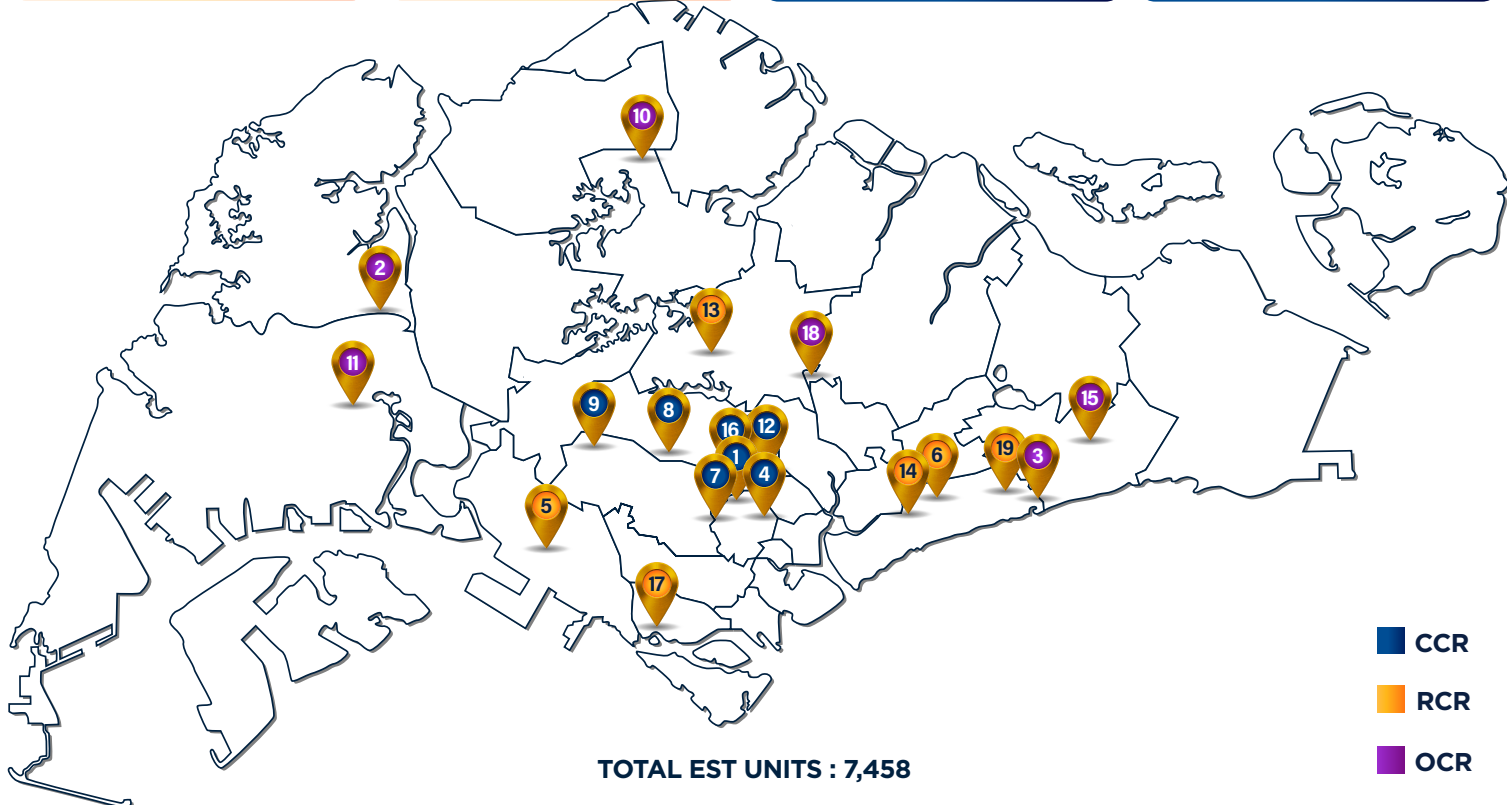
4: DUET @ EMILY
 DEVELOPER: ZACD GROUP
 LOCATION: EMILY ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 FH 20 MAY 2026

5: HUDSON PLACE RESIDENCES
 DEVELOPER: CNQC REALTY (BLOOMSBURY) PTE. LTD., FORSEA RESIDENCE PTE. LTD. AND HOOVASUN HOLDING PTE. LTD.
 LOCATION: MEDIA CIRCLE
 TENURE EST UNITS EST LAUNCH MONTH
 99 327 MAY 2026

6: VERDE JOO CHIAT
 DEVELOPER: MNG 108 PTE. LTD.
 LOCATION: JOO CHIAT TERRACE
 TENURE EST UNITS EST LAUNCH MONTH
 FH 18 MAY 2026

7: ONE LEONIE RESIDENCES
 DEVELOPER: FAR EAST ORGANIZATION
 LOCATION: LEONIE HILL
 TENURE EST UNITS EST LAUNCH MONTH
 99 25 2Q/3Q 2026

8: DUNEARN HOUSE
 DEVELOPER: CSC LAND GROUP (SINGAPORE) PTE. LTD., SEKISUI HOUSE, LTD. AND FRASERS PROPERTY PHOENIX II PTE. LTD.
 LOCATION: DUNEARN ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 99 380 JUL 2026



9: HOLLAND LINK
 DEVELOPER: SIM LIAN LAND PTE LTD AND SIM LIAN DEVELOPMENT PTE LTD
 LOCATION: HOLLAND LINK
 TENURE EST UNITS EST LAUNCH MONTH
 99 230 JUL 2026

10: LENTOR GARDENS RESIDENCES
 DEVELOPER: KINGSFORD HURAY DEVELOPMENT PTE LTD
 LOCATION: LENTOR GARDENS
 TENURE EST UNITS EST LAUNCH MONTH
 99 499 JUL 2026

11: LUCERNE GRAND
 DEVELOPER: CDL POLARIS PROPERTIES PTE. LTD. AND CDL POLARIS COMMERCIAL PTE. LTD.
 LOCATION: LAKESIDE DRIVE
 TENURE EST UNITS EST LAUNCH MONTH
 99 570 SEP 2026

12: THE SERRA RESIDENCES
 DEVELOPER: FAR EAST ORGANIZATION
 LOCATION: BASSEIN ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 FH 133 SEP/OCT 2026

13: THOMSON RESERVE
 DEVELOPER: UOL, SINGLAND AND CAPITALAND
 LOCATION: BRIGHT HILL DRIVE
 TENURE EST UNITS EST LAUNCH MONTH
 99 1,268 SEP/OCT 2026

14: CHIKU MANSION (EN-BLOC)
 DEVELOPER: MACLY GROUP
 LOCATION: CHIKU ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 FH 7 3Q 2026

15: BEDOK RISE
 DEVELOPER: ALLGREEN PROPERTIES
 LOCATION: BEDOK RISE
 TENURE EST UNITS EST LAUNCH MONTH
 99 380 NOV 2026

16: BUKIT TIMAH ROAD
 DEVELOPER: HH INVESTMENT
 LOCATION: BUKIT TIMAH ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 99 340 NOV 2026

17: TELOK BLANGAH ROAD
 DEVELOPER: KINGSFORD HURAY DEVELOPMENT PTE LTD
 LOCATION: TELOK BLANGAH ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 99 745 NOV 2026

18: CHUAN GROVE
 DEVELOPER: SING HOLDINGS RESIDENTIAL PTE. LTD. AND SUNWAY DEVELOPMENTS PTE. LTD.
 LOCATION: CHUAN GROVE
 TENURE EST UNITS EST LAUNCH MONTH
 99 1,055 4Q 2026

19: SIGLAP COURT
 DEVELOPER: CRESCENDAS GROUP
 LOCATION: SIGLAP ROAD
 TENURE EST UNITS EST LAUNCH MONTH
 FH 42 TBC

* in alphabetical order followed by chronological order

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

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