

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

HUTTONS DATA ANALYTICS

RESIDENTIAL UPDATES 4Q 2025

Singapore's property market capped off an excellent year with a strong set of numbers in 4Q 2025.

More than 2,900 new homes were sold in 4Q 2025 while the resale market saw 3,529 transactions. Sub-sale of private homes continued to ease in 4Q 2025 because of the increase in Seller's Stamp Duty holding period from 3 years to 4 years in Jul 2025.

Total transacted volume in 2025 exceeded 26,000 units, the highest in 4 years and 20.7% higher than 2024.

Table 1: Breakdown of Private Residential Sales

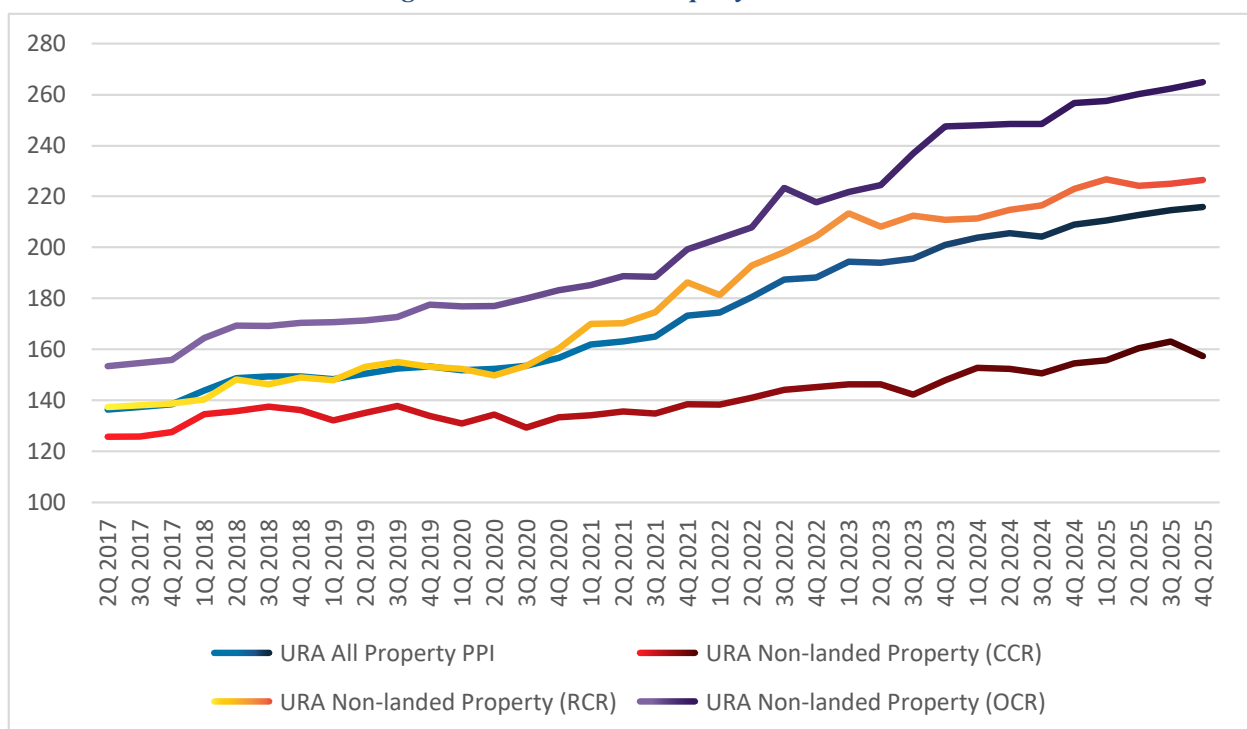
	1Q 2024	2Q 2024	3Q 2024	4Q 2024	1Q 2025	2Q 2025	3Q 2025	4Q 2025
New Sale	1,164	725	1,160	3,420	3,375	1,212	3,288	2,940
Resale	2,689	3,802	3,860	3,702	3,565	3,647	3,881	3,529
Sub Sale	377	388	352	311	321	269	235	230
Total	4,230	4,915	5,372	7,433	7,261	5,128	7,404	6,699

Source: URA, Huttons Data Analytics as of 23 Jan 2026

Quarter-on-quarter (QoQ), private home prices strengthened by 0.6% in 4Q 2025, slightly lower than the previous quarter. Landed home prices grew the most in 4Q 2025, up 3.4% due to rising wealth among resident households.

Prices of private homes stabilised further in 2025, growing by 3.3% compared to 3.9% in 2024.

Figure 1: URA Private Property Price Index



Source: URA, Huttons Data Analytics as of 23 Jan 2026

DEVELOPER SALES

A total of 2,632 units were launched for sale in 4Q 2025 with the Rest of Central Region (RCR) making up almost 58%.

Penrith, The Sen and Zyon Grand were the launches in the RCR in 4Q 2025. In the Core Central Region (CCR), Skye at Holland was launched while the Outside Central Region (OCR) saw Faber Residence and Pollen Collection II.

The three best-selling projects by units sold in 4Q 2025 were Skye at Holland, Zyon Grand and Penrith.

The 666-unit Skye at Holland achieved a near sell-out, becoming the best-selling project by percentage and the best-selling project by units in the CCR in 2025. At a median price of \$2,948 psf, Skye at Holland was priced at a small premium above some projects in the RCR. Zyon Grand sold 610 units while 448 units in Penrith were sold.

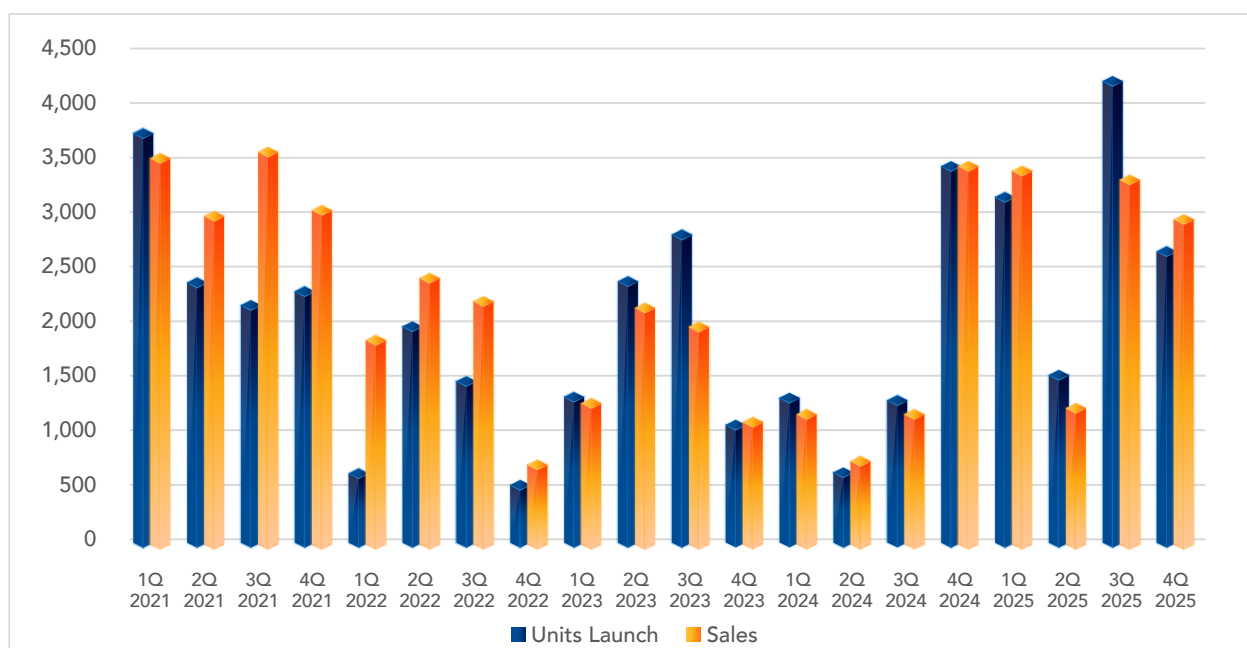
2,940 units were sold in 4Q 2025, 10.6% lower QoQ and 14.0% lower year-on-year (YoY).

Many of the project launches in 2025 were well-located and attractively priced against resale private homes and resale HDB flats in the vicinity hence drawing in buyers. The lower interest rates gave sales a further push.

In total, 11,482 units across 27 projects were launched for sale in 2025. This is 72.7% higher than the units launched in 2024.

10,815 units were sold in 2025, 67.2% higher than 2024 and the highest since 2021.

Figure 2: Developer's New Sales Volume



Source: URA, Huttons Data Analytics as of 23 Jan 2026



The top three best-selling projects in 2025 are PARKTOWN Residence, Springleaf Residence and The Orié.

PARKTOWN Residence sold 1,116 units in 2025, showing the popularity of fully integrated developments among buyers. Investors are also drawn to the project due to its proximity to major employment nodes like Tampines Regional Centre, Changi Business Park, Changi Aviation Park and Punggol Digital District and international schools like UWCSEA East Campus.

Interest in the first high-rise project in Springleaf estate, Springleaf Residence was extremely strong with 904 units sold. Buyers were a good mix of those staying in private properties in the vicinity and HDB upgraders.

The Orié, the first project launch in Toa Payoh in 8 years sold 735 units in 2025, drawing in both investors and owner-occupiers for its central location and proximity to schools.

Table 2: Top Ten Bestselling Projects in 2025

Project	Region	Units sold	Median Price
PARKTOWN RESIDENCE	OCR	1,116	\$2,363 PSF
SPRINGLEAF RESIDENCE	OCR	904	\$2,168 PSF
THE ORIE	RCR	735	\$2,723 PSF
SKYE AT HOLLAND	CCR	660	\$2,948 PSF
ZYON GRAND	RCR	610	\$3,039 PSF
ONE MARINA GARDENS	RCR	557	\$2,952 PSF
RIVER GREEN	CCR	482	\$3,125 PSF
LENTOR CENTRAL RESIDENCES	OCR	477	\$2,214 PSF
PENRITH	RCR	448	\$2,792 PSF
PROMENADE PEAK	RCR	385	\$2,926 PSF

Source: URA, Huttons Data Analytics as of 23 Jan 2026

RESALE MARKET

The resale market saw lower volume in 4Q 2025 as buyers were drawn to the new launches which were priced close to the resale prices.

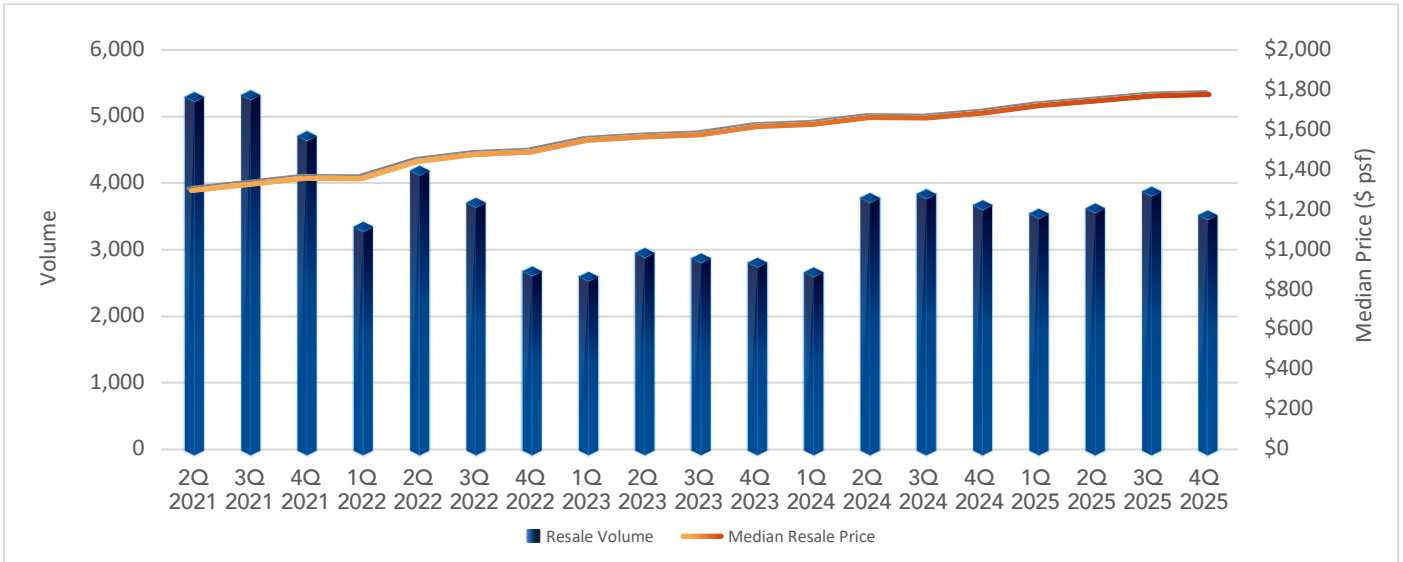
Transaction volume in the resale market fell 9.1% in 4Q 2025 to 3,529 units from 3,881 units in the previous quarter.

For 2025, the resale market saw 14,622 transactions, 4.0% higher YoY.

The softening interest rate environment which saw the 3-month compounded SORA falling by 1.8 percentage points provided buyers of resale private homes substantial savings in mortgage payments in 2025.

Prices of resale private homes was up by 0.5% in 4Q 2025 and 3.2% in 2025. This is slightly lower than the growth of 3.5% in 2024, pointing towards price stabilisation.

Figure 3: Resale Volume and Prices



Source: URA, Huttons Data Analytics as of 23 Jan 2026

RENTS

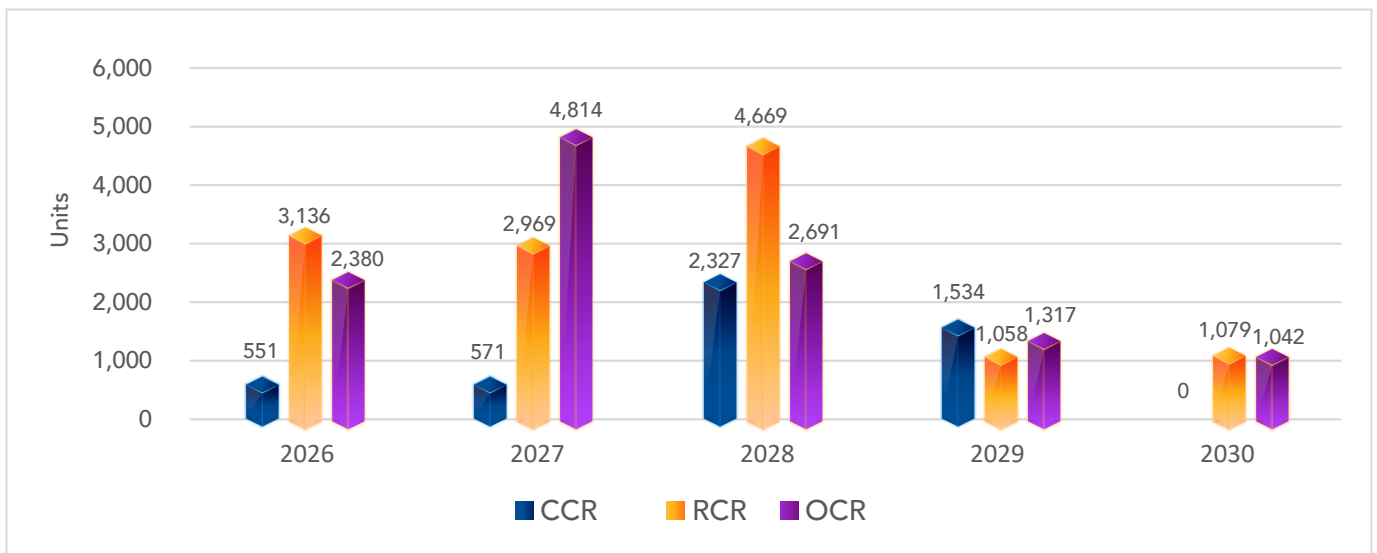
The rental market was slower in 4Q 2025 due to the year-end holidays.

Rental activities were estimated at 20,342, 27.0% lower QoQ but 1.4% higher YoY. Rents of private residential properties edged down by 0.5% in 4Q 2025.

In 2025, an estimated 91,723 private homes were rented out, 3.1% higher than the previous year.

Against a backdrop of lower completion of private homes in 2025, rents of private homes increased by 1.9%.

Figure 4: Upcoming Supply of Private Residential Homes Under Construction



Source: URA, Huttons Data Analytics as of 23 Jan 2026



BUYER'S PROFILE

Singaporeans and Permanent Residents (PR) made up 98.5% of purchases of private residential properties while foreigners made up 1.2% in 4Q 2025.

The top five foreign nationalities purchasing residential property in Singapore in 4Q 2025 are China, Malaysia, India, USA and Indonesia.

More than 60% of the transactions in 4Q 2025 are below \$2.5 million, the sweet spot price for many buyers. But there is an increasing number of transactions between \$2.5 million to below \$5 million due to the rising wealth among households and a high number of projects like Penrith, Skye at Holland, The Sen, Zyon Grand launched in the Central Region of Singapore.

The top three purchases in 4Q 2025 were two units in 21 Anderson and one in 32 Gilstead. The 21 Anderson units were bought by a foreigner and a Singaporean, respectively while the 32 Gilstead unit was purchased by a PR.

A new benchmark price for luxury non-landed homes was achieved in Oct 2025.

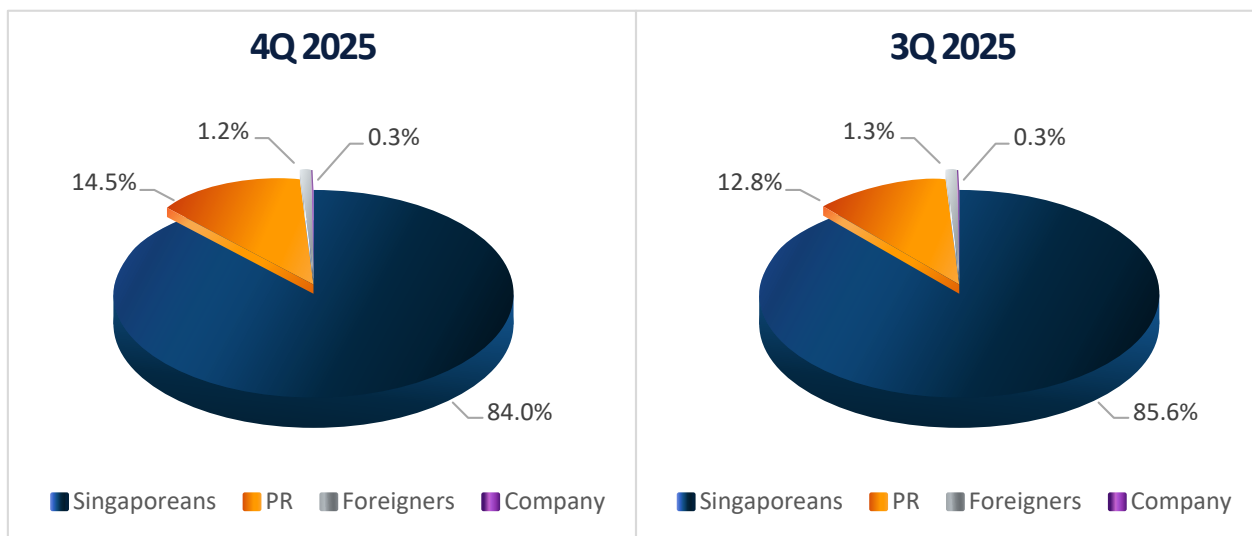
A PR paid a record \$6,501 psf for a unit in the Aman-branded residence at The Skywaters. This was the second 99-year leasehold non-landed home sold above \$6,000 psf and the highest unit price for a 99-year leasehold non-landed home.

Table 3: Comparison of Price Range and Residential Status (All Sale Types) in 2025

	<\$1.5 million	\$1.5 to <\$2 million	\$2 to <\$2.5 million	\$2.5 to <\$5 million	>\$5 million	Total
Companies	0	1	1	33	45	80
Foreigners	59	47	42	106	46	300
Permanent Residents	1,527	779	449	707	167	3,629
Singaporeans	5,353	5,744	3,899	5,999	1,177	22,172
Total	6,939	6,571	4,391	6,845	1,435	26,181

Source: URA, Huttons Data Analytics as of 23 Jan 2026

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



Source: URA, Huttons Data Analytics as of 23 Jan 2026

EXECUTIVE CONDOMINIUMS

80 EC units were sold in 4Q 2025. The top selling EC project in 4Q 2025 was Otto Place.

In 2025, developers launched 2 EC projects – Aurelle of Tampines and Otto Place, with a total of 1,360 units.

Aurelle of Tampines was fully sold within a month while Otto Place was left with less than 20 unsold units as of end-2025.

The popularity of ECs among eligible buyers underscored the demand for private homes with accessible pricing.

1,630 EC units were sold in 2025, the highest sales since 2021.

MARKET OUTLOOK

There could be a renewed escalation in tariff actions or geopolitical tensions which will lead to economic uncertainties. The Monetary Authority of Singapore and the Ministry for Trade and Industry has forecasted that the GDP growth for 2026 is 1% to 3%. Hiring sentiments are expected to be cautious.

While there may be more HDB upgraders because of higher number of MOP flats, there is also a steady supply of new homes in 2026.

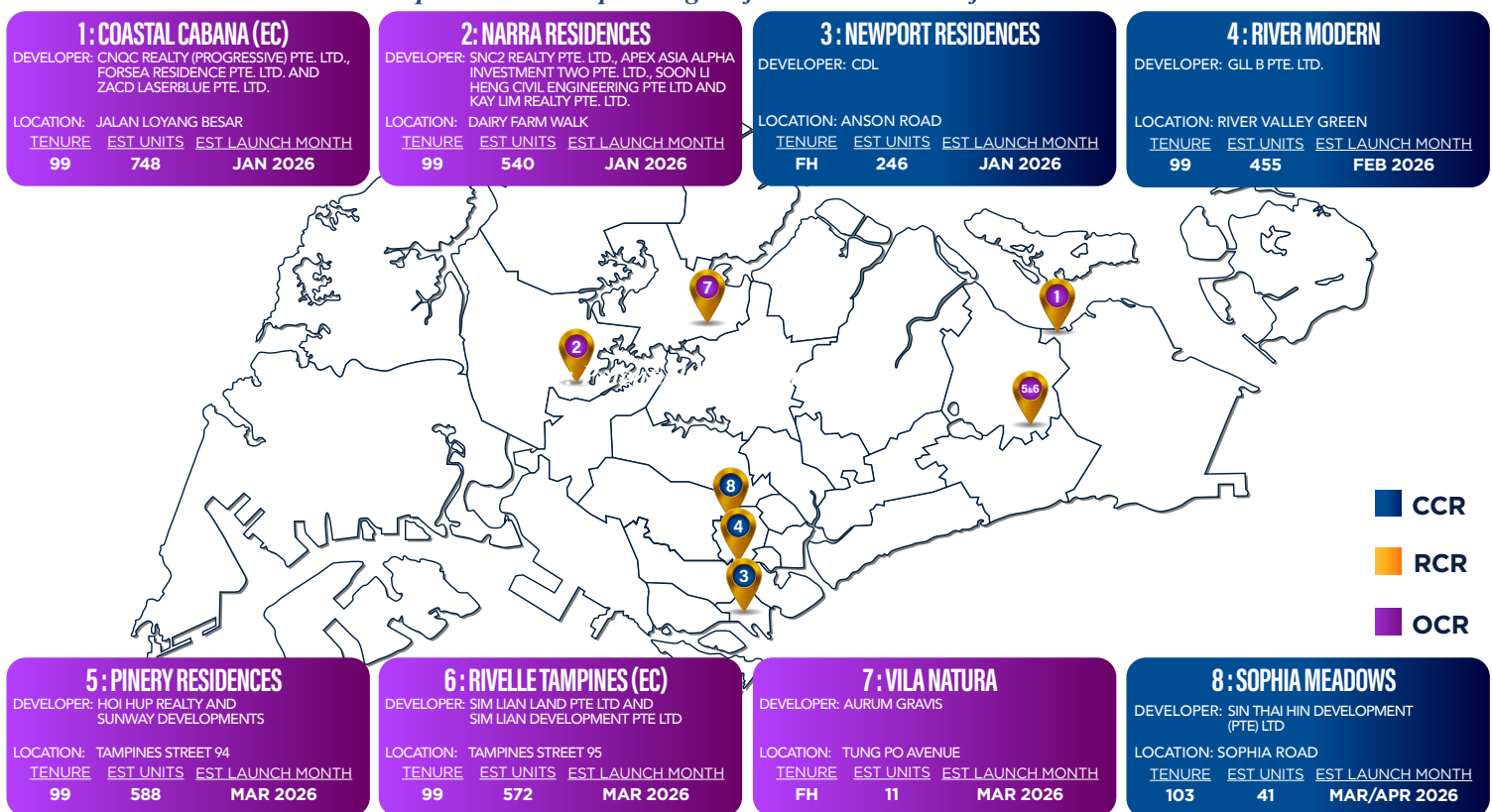
In 2026, there may be up to 27 new private residential launches with an estimated 11,171 units.

Around 83% of the units (excluding ECs) are in the Rest of Central Region (RCR) and Outside Central Region (OCR).

Huttons Data Analytics estimates developers' sales for 2026 may be as high as 10,000 units.

Prices on the other hand are forecasted to grow between 2% and 5% in 2026.

Map 1: Potential Upcoming Major Non-landed Projects in 2026



9 : TENGAH GARDEN AVENUE
 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 MAR/APR 2026

10 : 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
 99 325 APR 2026

11 : LENTOR GARDENS RESIDENCES
 DEVELOPER: KINGSFORD HURAY DEVELOPMENT PTE LTD
 LOCATION: LENTOR GARDENS
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 499 APR/MAY 2026

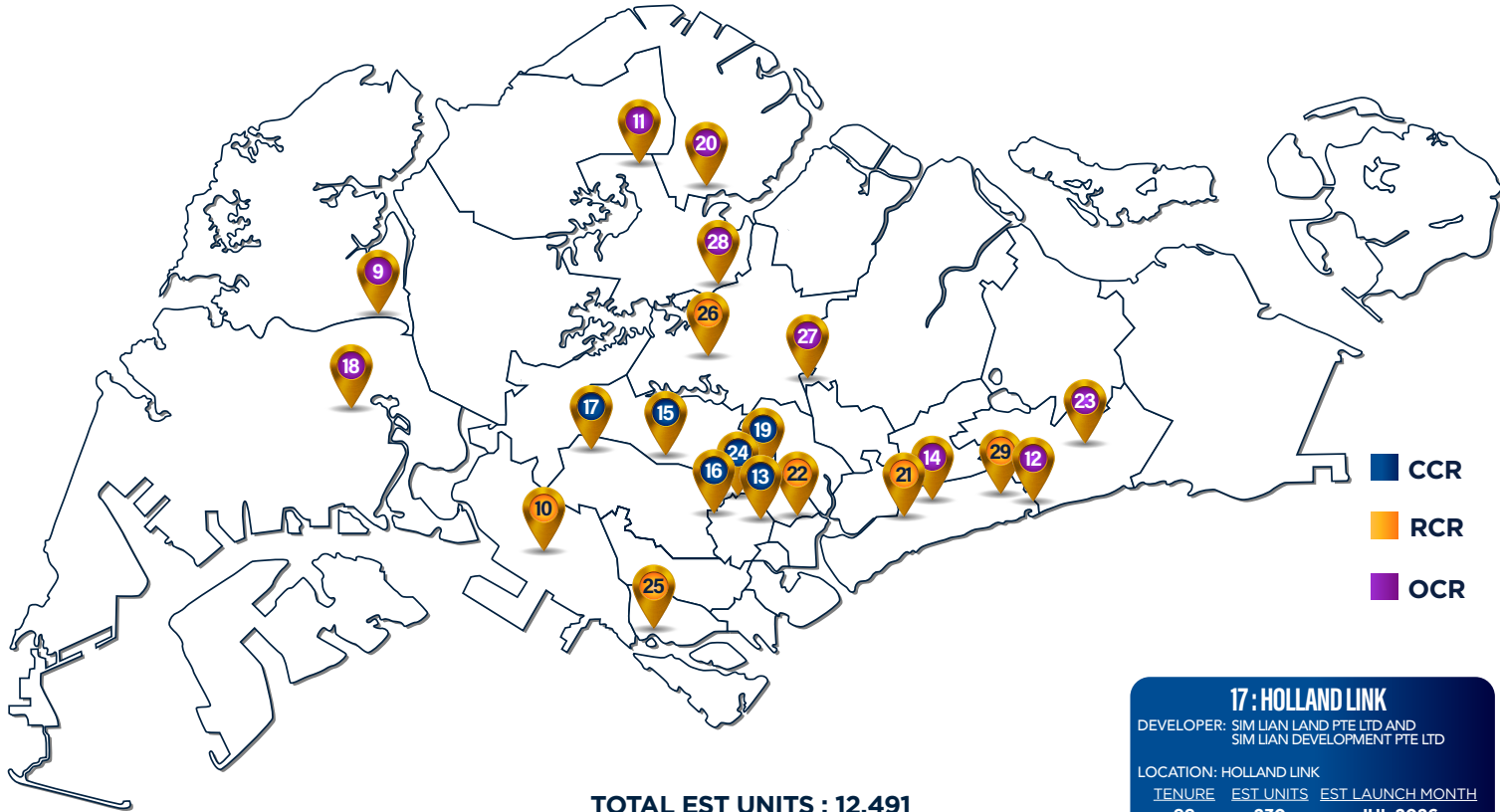
12 : VELA BAY
 DEVELOPER: SING-HAYI GARNET PTE LTD
 LOCATION: BAYSHORE ROAD
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 515 APR/MAY 2026

13 : DUET @ EMILY
 DEVELOPER: ZACD GROUP
 LOCATION: EMILY ROAD
 TENURE EST. UNITS EST. LAUNCH MONTH
 FH 20 2Q 2026

14 : VERDE @ JOO CHIAT
 DEVELOPER: MNG 108 PTE. LTD.
 LOCATION: JOO CHIAT TERRACE
 TENURE EST. UNITS EST. LAUNCH MONTH
 FH 18 2Q 2026

15 : DUNEARN ROAD
 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 2Q/3Q 2026

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



TOTAL EST UNITS : 12,491

17 : 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

18 : LAKESIDE DRIVE
 DEVELOPER: CDL POLARIS PROPERTIES PTE. LTD. AND CDL POLARIS COMMERCIAL PTE. LTD.
 LOCATION: LAKESIDE DRIVE
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 575 JUL/AUG 2026

19 : PASTORAL VIEW
 DEVELOPER: FAR EAST ORGANIZATION
 LOCATION: BASSEIN ROAD
 TENURE EST. UNITS EST. LAUNCH MONTH
 FH 133 JUL/AUG 2026

20 : CHENCHARU CLOSE
 DEVELOPER: EVIA MCS PTE. LTD., GAMUDA (SINGAPORE) PTE. LTD. AND H108 PTE. LTD.
 LOCATION: CHENCHARU CLOSE
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 875 SEP 2026

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

22 : DORSET ROAD
 DEVELOPER: UNITED VENTURE DEVELOPMENT (2022) PTE. LTD.
 LOCATION: DORSET ROAD
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 428 OCT 2026

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

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

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

26 : THOMSON VIEW CONDO (EN BLOC)
 DEVELOPER: UOL, SINGLAND AND CAPITALAND
 LOCATION: BRIGHT HILL DRIVE
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 1,240 NOV 2026

27 : 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

28 : UPPER THOMSON ROAD (PARCEL A)
 DEVELOPER: WEE HUR PROPERTY PTE LTD AND GSC HOLDINGS PTE LTD
 LOCATION: UPPER THOMSON ROAD (PARCEL A)
 TENURE EST. UNITS EST. LAUNCH MONTH
 99 595 4Q 2026

29 : 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 23 Jan 2026

Huttons
 SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY



SUBSCRIBE TO OUR NEWSLETTER TO RECEIVE THE LATEST PROPERTY NEWS

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 [23 Jan 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 (L3008937J)

Follow us on social media

