



Smarter Property Decisions, Backed by Numbers.

SINGAPORE REAL ESTATE MARKET UPDATES

JULY 2026 ISSUE | REPORTING MAY 2026 DATA



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JULY 2026 ISSUE
REPORTING MAY 2026 DATA

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May New-Home Sales Ease to Three-Month Low on Quieter Launch Calendar



Overview of Private New-Home Sales

May private new-home sales eased to a three-month low of **447 units** (excluding ECs), as a quieter launch calendar followed April's bumper month. Just one major project, **Hudson Place Residences**, launched during the month.

Hudson Place Residences (Media Circle, one-north) sold **209 of its 327 units**, about **64%** take-up, at a median price of **\$2,465 psf**, accounting for roughly **47%** of all developer sales. With few fresh launches elsewhere, existing projects carried the rest of the market, as **Tengah Garden Residences** and **Narra Residences** each added about **14 units**.

Sales fell **71.1% month-on-month** from 1,548 units in April, but rose **43.3% year-on-year** from 312 units in May 2025. The month's volume reflects launch timing rather than weaker demand, with the next wave of launches, led by **Lentor Gardens Residences**, due from July. About **4,008 units** have sold across the first five months of 2026.

Executive Condominium sales eased to **46 units**, down about **54% month-on-month**, as the pipeline thinned ahead of new launches. **Coastal Cabana** was the top-selling EC with **29 units**, and only about **155 unsold** new EC units remained at end-May.

EXCLUDING EXECUTIVE CONDOMINIUMS

NEW LAUNCH MARKET SNAPSHOT

MAY 2026

UNITS LAUNCHED

357

MAY 2026

MONTH-ON-MONTH

-75.0%

from 1,426 in Apr 2026

YEAR-ON-YEAR

+1,685%

from 20 in May 2025

UNITS SOLD

447

MAY 2026

MONTH-ON-MONTH

-71.1%

from 1,548 in Apr 2026

YEAR-ON-YEAR

+43.3%

from 312 in May 2025



Key Project Sales Performance

A single new launch, **Hudson Place Residences**, accounted for **about 47% of May's 447 units sold (excl. ECs)**, lifting the city-fringe RCR to the top of the table. With the launch calendar otherwise quiet, demand spread across established projects, led by **Coastal Cabana** in the Executive Condominium segment and steady sales at **The Continuum** and **Union Square Residences**.

○ Hudson Place Residences, RCR • 209 units sold at a median price of \$2,465 psf

May's best-selling project and the only new launch of the month, clearing **209 of its 327 units (~64% take-up)** at its Media Circle site in one-north. Demand was anchored by the Biopolis and one-north working population, city-fringe upgraders, and competitive launch pricing.

○ Coastal Cabana, OCR • 29 units sold • top-selling Executive Condominium

May's best-selling Executive Condominium, moving **29 units** at a median **\$1,827 psf**. Demand for new Executive Condominiums stayed firm against a thin launch pipeline, helped by the price gap to comparable private condominiums and the segment's strong owner-occupier appeal.

○ The Continuum & Union Square Residences, RCR • 19 units each

Two established city-fringe projects tied for third, each adding **19 units** in the month. Freehold **The Continuum** at Thiam Siew Avenue sold at a median **\$2,752 psf**, while **Union Square Residences** on Havelock Road moved its units at **\$2,800 psf**, as buyers continued to pick up well-located freehold and central stock.



Regional Sales Breakdown

Private New Homes		May 2025	April 2026	May 2026	M-o-M Changes	Y-o-Y Changes
Overall Sales Volume		312	1,548	447	-71.1%	+43.3%
Core Central Region	CCR	15	30	22	-26.7%	+46.7%
Rest of Central Region	RCR	191	160	334	+108.8%	+74.9%
Outside Central Region	OCR	106	1,358	91	-93.3%	-14.2%

May's volume swing reflects launch geography, not broad-based weakness: with only one new launch, the city-fringe RCR absorbed most of the month's primary demand.

CCR

22 units transacted, a five-month low, on no new CCR launches. **Newport Residences** on Anson Road led the region with 6 units at a median \$3,150 psf, as buyers picked up well-located city-core stock selectively.

RCR

334 units transacted, +108.8% M-o-M, as **Hudson Place Residences** debuted in Media Circle (one-north) and sold 209 of 327 units (~64%) at a median \$2,465 psf, the first major RCR launch of 2026. Freehold **The Continuum** added 19 units at \$2,752 psf, **Union Square Residences** on Havelock Road another 19 at \$2,800 psf, and **One Marina Gardens** 18 at \$2,976 psf.

OCR

91 units transacted, -93.3% M-o-M off April's exceptional 1,358 (Tengah Garden Residences and Vela Bay), with no new OCR launches in May. Demand came from tail-end sales at near-complete projects, led by **Tengah Garden Residences** and **Narra Residences** with about 14 units each.

SOURCE: URA, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



Factors Behind Current Market Trends

- **A single launch shaped the month:**
Developers sold **447 private homes** (excluding Executive Condominiums) in May, a three-month low, down **71.1%** from April's 1,548 but still **43.3%** above the 312 a year earlier. The fall reflects the launch calendar rather than demand: with only one major project released, monthly volumes track the timing and number of new launches, not any loss of buyer appetite.
- **One-north anchored demand:**
The sole major launch, **Hudson Place Residences** in Media Circle, sold about **64% (209 of 327 units)** at a median **\$2,465 psf** and made up roughly **47%** of all new sales, with close to 80% of units priced below \$2.5mil. Strong take-up lifted the RCR to about three-quarters of May's volume, while the OCR took around 20% and the prime CCR just 5%, or **22 units**, a five-month low.
- **EC rule changes pulled demand forward:**
Executive Condominium sales eased to **46 units**, yet interest held up in launched projects. **Coastal Cabana** in Pasir Ris was May's second best-selling project, moving **29 units** at **\$1,827 psf** and lifting cumulative take-up past 81% of its 748 units. New rules adding a 10-year minimum occupation period and removing the deferred payment scheme on EC land sold after 8 May appear to have brought some purchases forward under the previous framework.
- **An owner-occupier, local-led market:**
Singaporeans accounted for **89.6%** of May's purchases and foreigners just **1.8%**, underlining a market driven by genuine owner-occupiers rather than speculative or overseas money. At the top end, demand for trophy homes held steady, led by a **\$19.8mil** detached house in Mount Rosie.

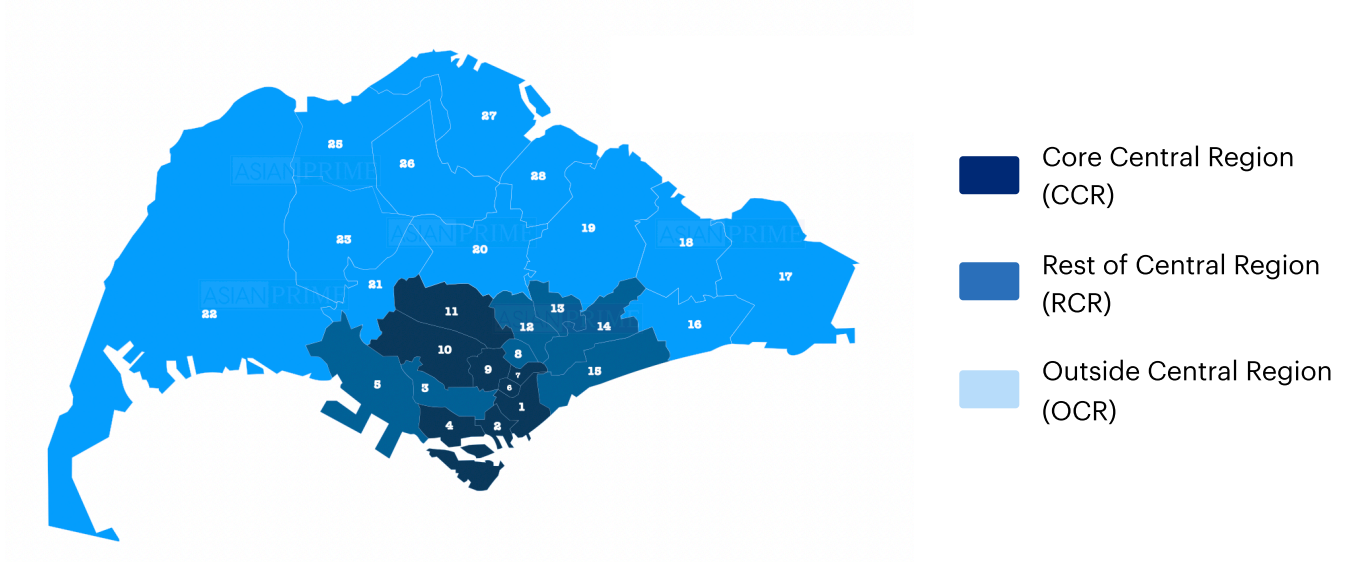


Market Outlook

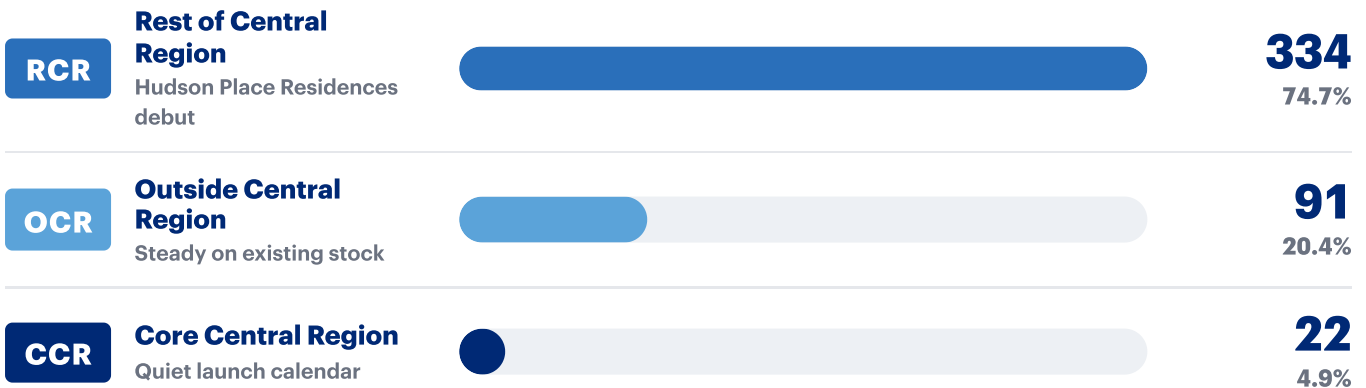
- **A pause before the H2 pipeline:**
Sales are likely to stay subdued through the June school holidays, with June possibly below 500 units, before rebounding in July as fresh projects reach the market. The second half brings **Lentor Gardens Residences**, **Amberwood at Holland** (the first launch in the new Holland Plain precinct), **Lucerne Grand** in Jurong Lake District and **Dunearn House**, the maiden project in the Bukit Timah Turf City rejuvenation.
- **EC and city-fringe supply in focus:**
Three Executive Condominium projects at **Woodlands Drive 17**, **Senja Close** and **Sembawang** sit outside the new rules, as their land was awarded earlier, and should draw firm interest, particularly from second-timers. RCR launch supply looks thin near term, limited to the 1,268-unit **Thomson Reserve** and a 428-unit Dorset Road project; next year's RCR launches are likely to set new price benchmarks given high land rates at sites such as Dover Drive and Tanjong Rhu Road.
- **Demand resilient, sentiment the swing factor:**
With about **4,008 homes** sold in the first five months of 2026, demand for well-located, sensibly priced launches stays well supported by low mortgage rates and an expected steady US Fed. The main risk is job security: AI-driven restructuring that lifts unemployment could turn buyer confidence more cautious.

SOURCE: URA, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO

BY REGION



UNITS SOLD BY REGION



Total private new homes sold in May 2026, excluding ECs

447 units

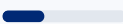
Key Takeaway:

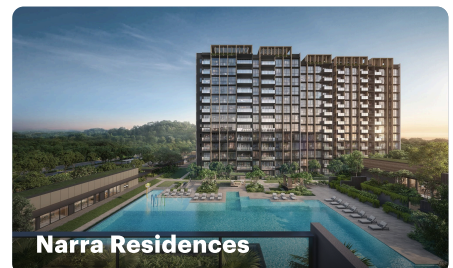
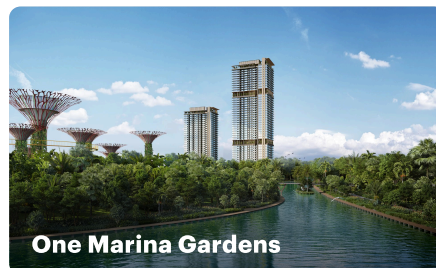
RCR led the month with roughly 75% of volume on the back of the Hudson Place Residences debut at one-north, while OCR eased to existing-stock sales and CCR stayed muted on a quiet launch calendar.

SOURCE: URA

BEST SELLING PROJECTS

MAY 2026, INCLUDING EXECUTIVE CONDOMINIUMS

#	PROJECT	REGION	TOTAL UNITS	SOLD TO DATE	MAY 2026 SALES	% SOLD	MEDIAN PSF
1	Hudson Place Residences D05 • 99-YR	RCR	327	209	209	63.9% 	\$2,465
2	Coastal Cabana (EC) D17 • 99-YR	OCR	748	609	29	81.4% 	\$1,827
3	The Continuum D15 • FREEHOLD	RCR	816	771	19	94.5% 	\$2,752
4	Union Square Residences D01 • 99-YR	RCR	366	167	19	45.6% 	\$2,800
5	One Marina Gardens D01 • 99-YR	RCR	937	637	18	68.0% 	\$2,976
6	Narra Residences D23 • 99-YR	OCR	540	188	14	34.8% 	\$2,151
7	Tengah Garden Residences D24 • 99-YR	OCR	863	860	14	99.7% 	\$2,230
8	Bloomsbury Residences D05 • 99-YR	RCR	358	307	13	85.8% 	\$2,575
9	Chuan Park D19 • 99-YR	OCR	916	872	13	95.2% 	\$2,641
10	Rivelle Tampines (EC) D18 • 99-YR	OCR	572	564	13	98.6% 	\$1,939



SOURCE: URA

LATEST LAUNCHES

RECENT & UPCOMING PROJECTS IN THE PIPELINE

PREVIEW • JULY 2026



99-YR LEASEHOLD

LAUNCH 01

Lentor Gardens Residences

DEVELOPER

Kingsford Development

TYPE

Residential with Commercial

TOTAL UNITS

502

EXP TOP

2029

DISTRICT

D26 • Lentor / Yio Chu Kang (OCR)

PREVIEW

July 2026

ADDRESS

Lentor Gardens

PREVIEW • JULY 2026



99-YR LEASEHOLD

LAUNCH 02

Dunearn House

DEVELOPER

Frasers Property / Sekisui House / CSC Land

TYPE

Residential

TOTAL UNITS

380

EXP TOP

TBA

DISTRICT

D11 • Bukit Timah / Newton (CCR)

PREVIEW

July 2026

ADDRESS

Dunearn Road

NEW LAUNCH



FREEHOLD

LAUNCH 03

Duet @ Emily

DEVELOPER

ZACD Property Pte. Ltd.

TYPE

Residential Lowrise

TOTAL UNITS

20

EXP TOP

Dec 2028

DISTRICT

D9 • Orchard / River Valley (CCR)

SITE AREA

5,549 sqft

ADDRESS

2, 4 & 6 Mount Emily Road

SOURCE: ASIANPRIME RESEARCH

2026 LAUNCH PIPELINE

SELECTED UPCOMING LAUNCHES · H2 2026

OCR

OUTSIDE CENTRAL REGION

5 LAUNCHES

Lentor Gardens Residences

By Kingsford Development | D26 Lentor Gardens | 502 units · Lentor MRT

PREVIEWING

Chuan Grove GLS

By Sing Holdings and Sunway Developments | D19 Chuan Grove | 1,055 units · Largest OCR launch of H2

Q3 2026

Lucerne Grand

By City Developments Limited | D22 Lakeside Drive | 575 units · Jurong Lake District

Q3 2026

Chencharu Close GLS

By Evia, Gamuda Land and Ho Lee | D27 Chencharu Close | 875 units · Integrated heartland hub

Q4 2026

Upper Thomson Road GLS

By Wee Hur Holdings | D26 Upper Thomson | 595 units · Nature-fringe location

Q4 2026

RCR

REST OF CENTRAL REGION

3 LAUNCHES

Thomson Reserve

By UOL, CapitalLand and Singapore Land Group | D20 Bright Hill Drive | 1,268 units · Mature-estate redevelopment

Q3 2026

Dorset Road GLS

By UOL, Singapore Land Group and Kheng Leong | D8 Farrer Park | 428 units · City-fringe transformation

Q4 2026

Keppel Bay Plot 6

By Keppel Land | D4 Keppel Island | 86 units · Waterfront boutique launch

TBA

CCR

CORE CENTRAL REGION

3 LAUNCHES

Dunearn House

By Frasers Property, Sekisui House and CSC Land | D11 Dunearn Road | 380 units · Prime Bukit Timah address

PREVIEWING

Amberwood at Holland

By Sim Lian Group | D10 Holland Link | 212 units · New prime residential precinct

Q3 2026

The Serra Residences

By Far East Organization | D11 Bassein Road | 133 units · Freehold boutique (former Pastoral View)

Q3 2026

EC

EXECUTIVE CONDOMINIUMS

3 UPCOMING · 2 LAUNCHED IN H1

Wynwood Grand EC

By City Developments Limited | D25 Woodlands | 420 units · North-region upgrader catchment

Q4 2026

Sembawang Road EC

By Oriental Pacific Development | D27 Sembawang | 265 units · North-coast upgrader demand

Q4 2026

Senja Close EC

By City Developments Limited | D23 Bukit Panjang | 295 units · First new EC in the area in 15 years

Q4 2026

LANDED

LANDED WATCH

1 PROJECT

Vila Natura

By Aurum Gravis | D26 Tung Po Avenue | 11-home semi-D & detached release from \$7M

2026



Condo Resale Prices Rebound in May as Transaction Volumes Ease



Overview of Condo Resale Performance

Singapore's condo resale prices returned to growth in May 2026, even as transaction activity cooled. An estimated **989 units** changed hands during the month, an **8.9% month-on-month decline** from the 1,086 units resold in April. The pull-back in volume points to more measured buyer activity after a firmer spring, even as pricing held its ground.

Prices firmed during the month. Overall condo resale prices rose **1.3% month-on-month** and were **3.7% higher year-on-year**, sitting at the upper end of industry projections for 2026. Performance varied by region: the **Core Central Region** led the rebound with a **3.7%** monthly gain, the **Outside Central Region** rose **1.6%**, while the **Rest of Central Region** was the only segment to soften, slipping **0.7%**.

High-value transactions remained selective. May's highest resale deal was a **\$19,280,000** unit at **Reflections At Keppel Bay**. The overall median capital gain rose to **\$419,000**, up about \$9,000 from April, while the median unlevered return on resale deals held at a healthy **30.8%**, underlining the equity many long-term owners continue to realise on exit.

By region, the **OCR** accounted for the largest share of resale activity at **47.6%**, followed by the **RCR** at **32.3%** and the **CCR** at **20.1%**.

PRIVATE NON-LANDED RESALE

CONDO RESALE MARKET SNAPSHOT

MAY 2026

RESALE PRICE INDEX

281.0

MAY 2026

MONTH-ON-MONTH**+1.3%**from **277.4** in Apr 2026**YEAR-ON-YEAR****+3.7%**from **270.9** in May 2025

RESALE VOLUME

989

MAY 2026

MONTH-ON-MONTH**-8.9%**from **1,086** in Apr 2026**YEAR-ON-YEAR****+0.7%**from **982** in May 2025



Regional Performance

CONDO RESALE PRICE INDEX		May 2025	April 2026	May 2026	M-o-M Changes	Y-o-Y Changes
Overall Resale Index		270.9	277.4	281.0	+1.3%	+3.7%
Core Central Region	CCR	222.2	222.6	230.8	+3.7%	+3.9%
Rest of Central Region	RCR	284.8	295.9	294.0	-0.7%	+3.2%
Outside Central Region	OCR	272.9	281.0	285.5	+1.6%	+4.6%

Core Central Region (CCR): The Core Central Region led the price rebound in May, with resale prices rising 3.7% M-o-M, the strongest monthly gain among the three regions and a sign of renewed appetite for prime addresses. CCR accounted for about **181 units**, or 20.1% of monthly resale activity, the smallest regional share but firming on price.

Rest of Central Region (RCR): The Rest of Central Region was the only segment to soften, with the index slipping 0.7% M-o-M after a firmer spring. RCR resale volume came in at about **290 units**, holding a 32.3% share of monthly transactions. The month's highest resale transaction was recorded here: **\$19,280,000 at Reflections At Keppel Bay**, a waterfront landmark in the HarbourFront precinct.

Outside Central Region (OCR): The Outside Central Region rose 1.6% M-o-M, extending its steady upward trend. OCR again led the market on volume at about **428 units**, accounting for the largest share (47.6%) of May resale activity as upgraders and owner-occupiers continued to favour the suburbs for value and space.

CONDO RESALE VOLUME		May 2025	April 2026	May 2026	M-o-M Changes	Y-o-Y Changes
Overall Volume		982	1,086	989 ^[E]	-8.9%	+0.7%
Core Central Region	CCR	164	213	181 ^[E]	-15.0%	+10.4%
Rest of Central Region	RCR	322	349	290 ^[E]	-16.9%	-9.9%
Outside Central Region	OCR	496	524	428 ^[E]	-18.3%	-13.7%

Overall volume view: Resale volume eased to an estimated **989 units** in May 2026, down 8.9% M-o-M from 1,086 in April after a firmer spring. While monthly activity moderated, prices held firm with the overall index up 1.3% M-o-M and 3.7% Y-o-Y, indicating the pull-back reflected more measured buyer activity rather than any weakening in underlying values.

Note: May 2026 total resale volume is a flash estimate. Regional volume figures are derived from reported regional shares and may not sum exactly to the headline total due to rounding. April 2026 figures may differ from earlier flash estimates following subsequent revisions.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



High-Value Transactions

The top end of the resale market remained active in May, as overall condo resale prices firmed **1.3% month-on-month**. The standout deal underscored continued demand for distinctive, well-located waterfront homes, while the broader market posted a healthy median capital gain of **\$419,000** and a median unlevered return of **30.8%** on resale transactions.

- **Reflections At Keppel Bay, RCR · \$19,280,000**

The month's highest condo resale, a landmark waterfront residence in the HarbourFront precinct, anchoring the prime end of the city-fringe market.

- **Nassim Park Residences, CCR · \$15,600,000**

The highest resale in the Core Central Region, reflecting sustained appetite for low-density freehold living in the prime Nassim enclave.

- **Thomson Grove, OCR · \$4,138,000**

The highest resale in the Outside Central Region, showing the premium buyers will pay for spacious, established homes in mature city-fringe locales.

Overall, these transactions remain exceptions rather than the norm, with high-end resale demand increasingly driven by specific attributes such as freehold tenure, larger floor areas, scarcity and established addresses.



Factors Contributing to Sales Performance

Resale volume eased to an estimated **989 units** in May, down **8.9%** from 1,086 units in April after a firmer spring. Even as activity moderated, prices firmed **1.3% M-o-M** and **3.7% Y-o-Y**, pointing to resilient underlying values. The widening gap between new-launch and resale prices continued to support secondary demand: with the month's sole new launch, Hudson Place Residences, transacting at about **\$2,465 psf**, some buyers turned to resale homes for better value, larger layouts and immediate occupancy.

The combination of softer volume and firmer pricing suggests demand was still largely driven by owner-occupiers and long-term holders rather than short-term speculative activity, with the median unlevered return on resale deals holding at a healthy 30.8%.



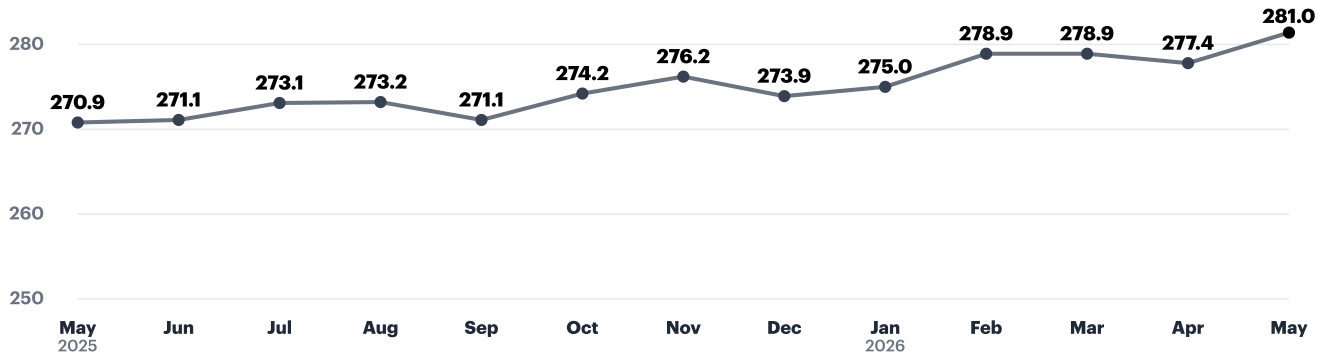
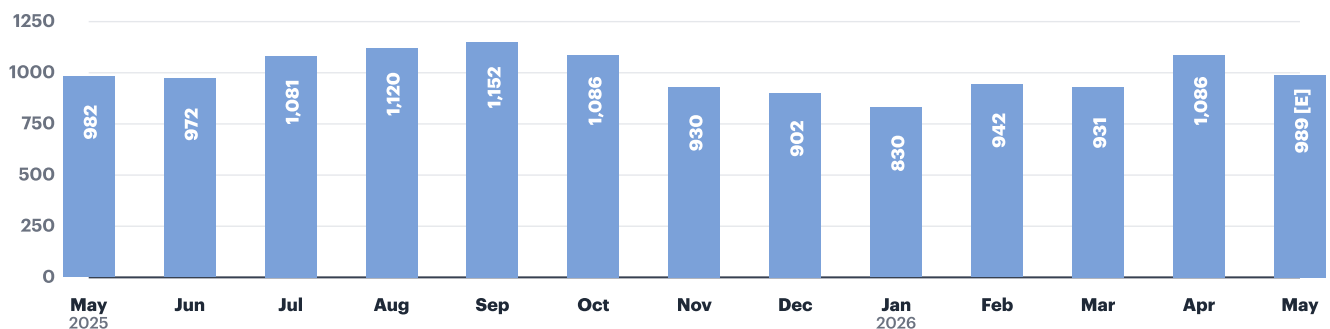
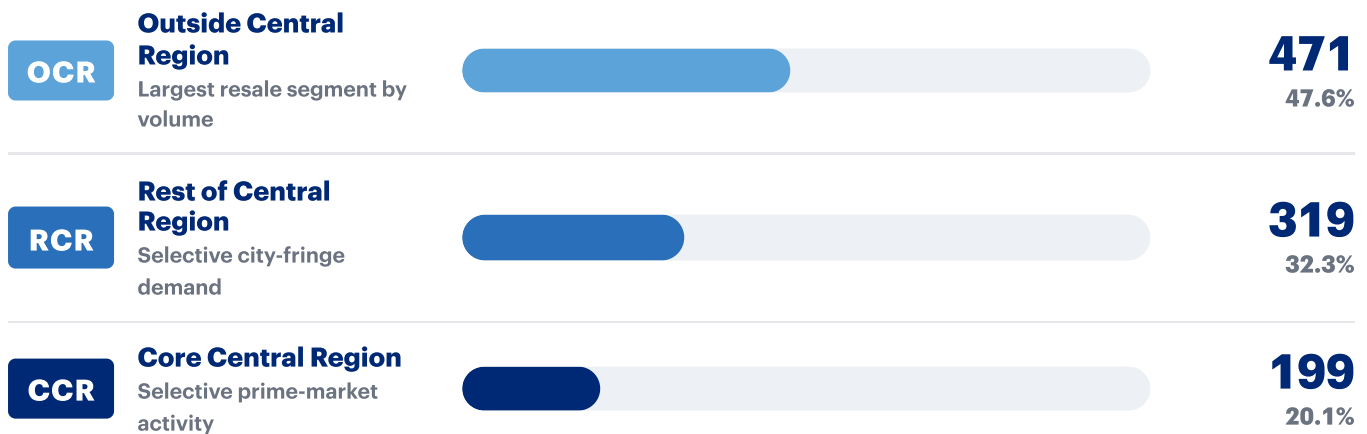
Market Outlook

The resale market is likely to keep benefiting from the new-launch pricing gap, particularly in the OCR, which accounted for **47.6%** of May resale activity. Demand should remain supported by HDB upgraders and owner-occupiers seeking larger homes and immediate move-in options. Price growth is expected to stay moderate as buyers remain selective amid economic uncertainty, but May's **1.3% monthly gain** and **3.7% year-on-year** rise point to firm underlying values even as volumes ease.

Prime and selected city-fringe projects should remain resilient. Transactions such as **Reflections At Keppel Bay** show that buyers are still prepared to pay for homes with strong location, scarcity or established prestige, even if broader resale momentum remains measured.

Looking ahead, resale activity is expected to remain uneven but supported. Buyers are likely to continue comparing resale homes against new launches on total quantum, floor area and readiness for occupation, while sellers may need to price more realistically to close deals. This should keep transaction volumes reasonably healthy, though price growth is likely to remain selective and project-specific rather than broad-based.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO

Condo **RESALE PRICE INDEX**Condo **RESALE VOLUME****UNITS SOLD BY REGION**

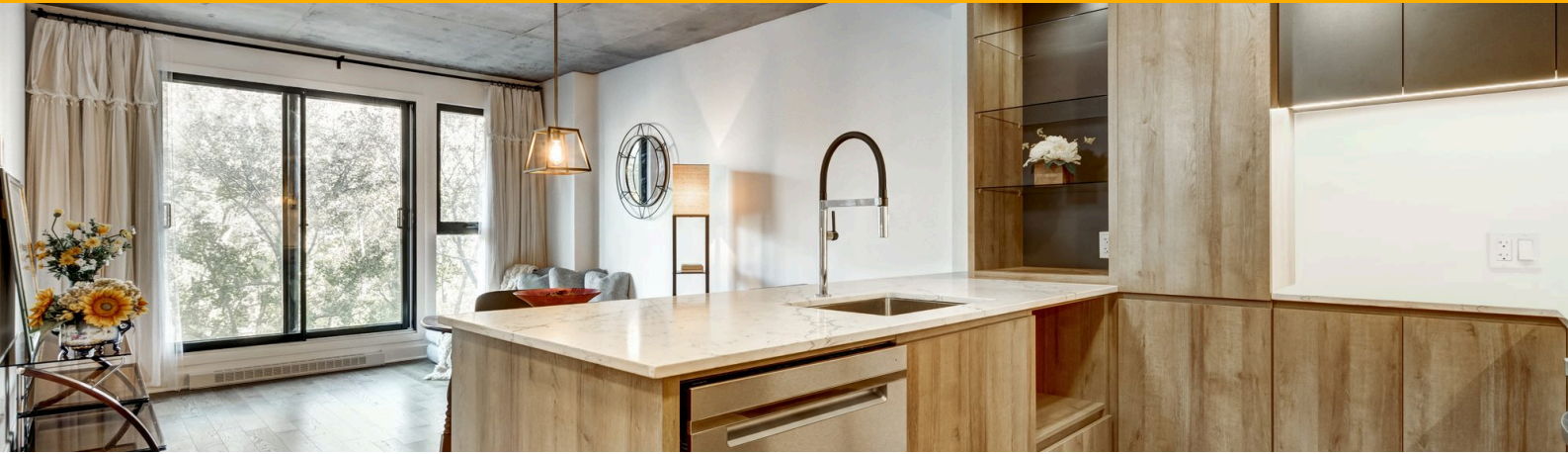
Total condo resale transactions in May 2026 (flash estimate)

989 units**Key Takeaway:**

OCR remained the largest resale segment by volume, accounting for nearly half of monthly transactions.
CCR and RCR both saw more selective buyer activity.

* Latest month figures are flash estimates based on past transaction trends. Regional figures are charted estimates and may not sum exactly to the headline total.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



Condo Rents Ease in May After April's Record High

Overview of Condo Rental Market

The private non-landed rental market cooled slightly in May 2026, with the overall condo rental index easing **0.6% month-on-month** after April's all-time high. Even so, rents remained **1.9% higher than in May 2025**, pointing to continued resilience despite a more measured pace of growth.

By region, declines were broad-based. The **CCR** held up best, slipping **0.4%**, followed by the **RCR** at **0.6%** and the **OCR** at **1.0%**. On a year-on-year basis, all three regions remained positive, with rents up **2.8%** in the CCR, **1.4%** in the OCR and **0.9%** in the RCR.

Leasing activity also eased. An estimated **5,853 condo units** were rented in May, down **9.8%** from **6,492 units** in April. Rental volume was still **4.2% higher year-on-year** and stood **7.4% above the five-year May average**, indicating a market that remains well-supported despite the monthly pullback.

Regionally, leasing activity was fairly evenly distributed. The **OCR** accounted for the largest share of rental volume at **36.1%**, followed by the **RCR** at **33.5%** and the **CCR** at **30.4%**.

Overall, May's rental market suggests that demand remains resilient, although rents are consolidating after reaching a record high. Tenants are likely to remain price-sensitive, while landlords may face greater competition as more housing options become available.

PRIVATE NON-LANDED RENTAL

CONDO RENTAL MARKET SNAPSHOT

MAY 2026

RENTAL PRICE INDEX

144.6

MAY 2026

MONTH-ON-MONTH**-0.6%**

from 145.4 in Apr 2026

YEAR-ON-YEAR**+1.9%**

from 141.9 in May 2025

RENTAL VOLUME

5,853

MAY 2026

MONTH-ON-MONTH**-9.8%**

from 6,492 in Apr 2026

YEAR-ON-YEAR**+4.2%**

from 5,616 in May 2025



Regional Rental Trends

May's regional rental data shows broad-based price easing after April's record, with the **Core Central Region** proving the most resilient. Rents slipped 0.4% M-o-M in the CCR and 0.6% in the RCR, while the OCR eased 1.0%. On a Y-o-Y basis, all 3 regions remained higher, led by the CCR at +2.8%. This suggests rental fundamentals remain intact even as the market consolidates off its peak. Leasing volume also held comfortably above the 5-year May average, signalling continued depth even as rental growth becomes more measured.

CONDO RENTAL INDEX		May 2025	April 2026	May 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Index		141.9	145.4	144.6	-0.6%	+1.9%
Core Central Region	CCR	142.6	147.3	146.6	-0.4%	+2.8%
Rest of Central Region	RCR	139.6	141.8	140.9	-0.6%	+0.9%
Outside Central Region	OCR	140.6	144.0	142.6	-1.0%	+1.4%

Core Central Region (CCR): The Core Central Region was the most resilient on price, easing just 0.4% M-o-M, the smallest decline among the 3 regions, while rents stayed 2.8% higher Y-o-Y, the strongest annual gain. Leasing activity moderated to an estimated **1,782 units** (-14.2% M-o-M), as prime-market tenant demand consolidated after several firmer months near the CBD.

Rest of Central Region (RCR): The Rest of Central Region saw rents ease 0.6% M-o-M, though they remained 0.9% higher Y-o-Y. Leasing volume softened to an estimated **1,958 units** (-8.9% M-o-M), reflecting a steadier but more measured tenant appetite for accessible city-fringe locations after several months of consistent gains.

Outside Central Region (OCR): The Outside Central Region recorded the steepest monthly price decline, with rents down 1.0% M-o-M, though still 1.4% higher Y-o-Y. Volume eased to an estimated **2,113 units** (-6.8% M-o-M), the most resilient volume among the 3 regions. The OCR remained the largest segment by volume share at **36.1%**, supported by upgrader and right-sizer demand for larger units at more manageable quantum.

CONDO RENTAL VOLUME		May 2025	April 2026	May 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Volume		5,616	6,492	5,853 ^[E]	-9.8%	+4.2%
Core Central Region	CCR	1,708	2,076	1,782 ^[E]	-14.2%	+4.3%
Rest of Central Region	RCR	1,950	2,150	1,958 ^[E]	-8.9%	+0.4%
Outside Central Region	OCR	1,958	2,266	2,113 ^[E]	-6.8%	+7.9%

Note: May 2026 figures are flash estimates based on numbers compiled on 15 June 2026. Regional volumes are charted estimates derived from monthly share and may not sum exactly to the headline total. Volumes may be adjusted in subsequent flash reports as more transactions are confirmed and recorded.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



Factors Contributing to Rental Trends

○ Rents consolidated off April's record:

Overall condo rents eased **0.6% M-o-M** in May after April's all-time high, with declines broad-based: the CCR held up best at **-0.4% M-o-M**, followed by the RCR at **-0.6%** and the OCR at **-1.0%**. On a Y-o-Y basis, all 3 regions remained higher (CCR +2.8%, OCR +1.4%, RCR +0.9%), with the overall pace at **+1.9%** pointing to measured but resilient growth.

○ Leasing volume still above 5-year norms:

An estimated **5,853 condo units** were rented in May, down **9.8% M-o-M** from 6,491 in April but still **4.2% higher Y-o-Y**, with leasing volume **7.4% above the 5-year May average**, underscoring sustained leasing depth despite the monthly pullback.

○ Evenly distributed tenant demand:

Volume share stayed balanced across regions, with the OCR contributing **36.1%** of May rentals, followed by the RCR at **33.5%** and the CCR at **30.4%**. This points to broad-based tenant demand across suburban, city-fringe and prime locations.

○ Supply and affordability discipline:

New private housing completions continue to add leasing options for tenants, keeping landlords more price-disciplined. **URA's rental data** is based on tenancy information filed for stamp duty, while its private residential pipeline data tracks future supply from approved projects, so supply conditions remain an important factor to monitor.

○ Stable labour market support:

Singapore's labour market remained resilient in **Q1 2026**, with employment expanding for the **18th consecutive quarter** and unemployment and retrenchments broadly stable. This provides a steady base for occupier demand, although hiring growth has moderated.



Market Outlook

○ Near-term outlook:

Condo rents are likely to remain broadly stable, with modest M-o-M movements driven by region, unit type and leasing mix. With overall rents consolidating just off their record high, affordability remains the key tenant constraint, especially for higher-quantum prime homes - though the CCR's relative resilience in May suggests selective demand for prime-area rentals remains intact.

○ 2026 outlook:

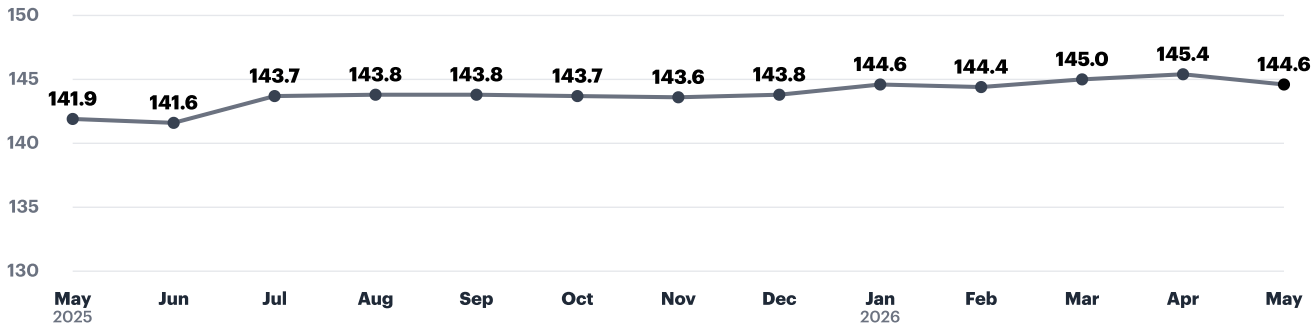
Rental growth is likely to stay measured rather than aggressive. Demand should remain supported by employment resilience and continued tenant mobility, but rising housing options and price sensitivity will likely limit sharp rental increases. Better-located projects near transport nodes, employment centres and lifestyle amenities should continue to outperform.

○ Overall view:

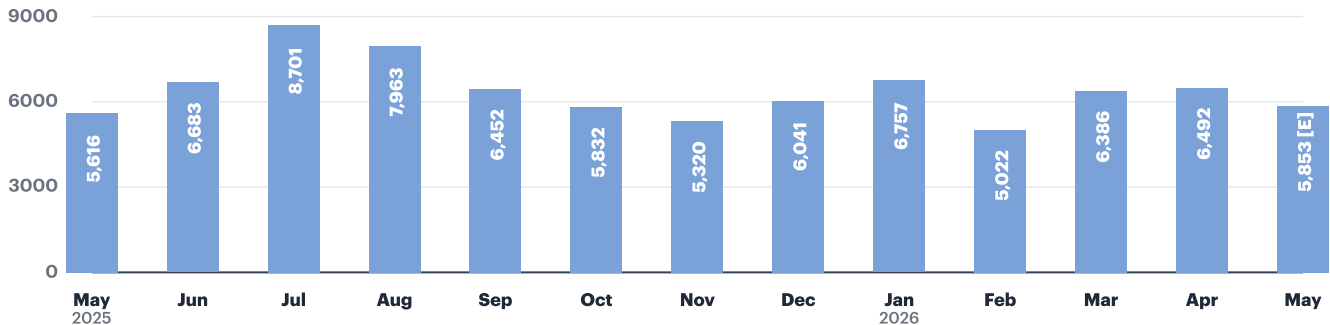
May's figures point to a maturing rental market, with leasing activity easing off a high base, rents consolidating just below their record and a balanced regional mix. In our view, the condo rental market is entering a more balanced phase, where performance will be shaped less by broad rental escalation and more by location, affordability, unit quality and landlord pricing discipline.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO

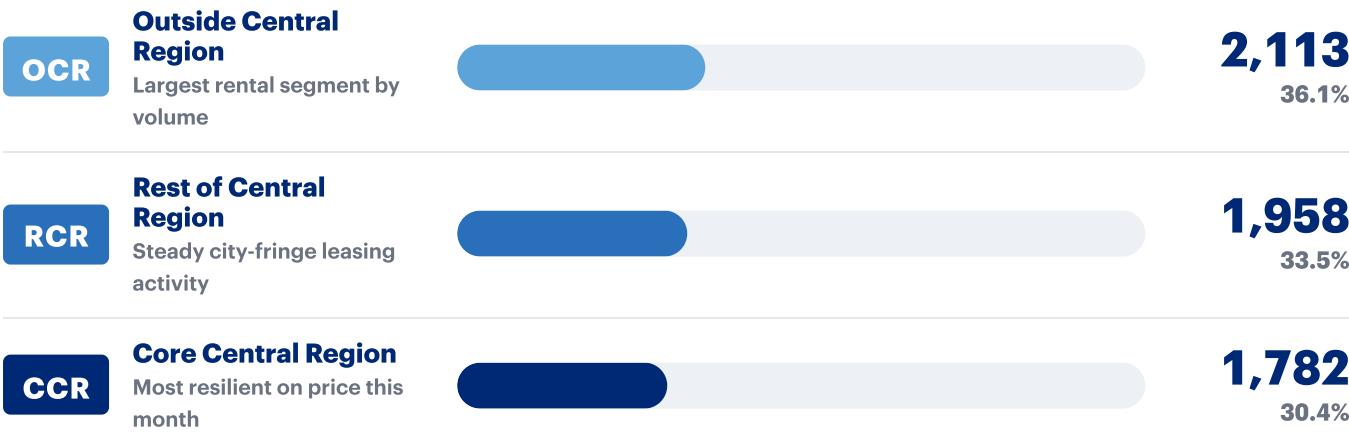
Condo RENTAL PRICE INDEX



Condo RENTAL VOLUME



UNITS RENTED BY REGION



Total condo rental transactions in May 2026 (flash estimate) **5,853 units**

Key Takeaway:

Leasing activity eased off a high base in May but stayed evenly distributed, with the OCR leading volume share, the RCR close behind, and the CCR holding near a third of transactions.

* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

SOURCE: BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



HDB Resale Prices Edge Up as Volume Rebounds in May

Overview of HDB Resale Market

The HDB resale market firmed in May 2026, with the overall resale index rising **0.3% M-o-M** to **208.9**, reversing April's **0.6%** decline. On a Y-o-Y basis, overall HDB resale prices were up about **0.2%**, pointing to minimal annual growth as the market moderates with roughly 13,500 flats reaching their minimum occupation period in 2026.

Resale activity rebounded. An estimated **2,139 HDB flats** were transacted in May, up **10.1% M-o-M** from 1,943 in April, though still **6.3% lower Y-o-Y**. The pickup reverses April's softer print and points to renewed buyer activity, even as transaction levels stay below the same month a year ago.

Performance varied by flat type. Larger flats led the gains, with **5-room** and **Executive** flats each rising about **1.0% M-o-M** and 4-room flats up **0.2%**, while 3-room flats eased **0.3%**. Year-on-year, 5-room (**+1.0%**) and 4-room (**+0.4%**) flats stayed positive, while 3-room (**-1.0%**) and Executive (**-1.9%**) flats slipped. Across estates, mature estates continued to command the premium and dominate million-dollar deals.

By volume share, **4-room** flats remained the largest segment at **46.0%**, followed by **3-room** at **24.6%** and **5-room** at **23.4%**, with **Executive** flats the smallest at **6.0%**. By estate, **Non-Mature Estates** accounted for **55.1%** of resale volume, with the remaining **44.9%** from **Mature Estates**.

HDB RESALE

HDB RESALE MARKET SNAPSHOT

MAY 2026

RESALE PRICE INDEX

208.9

MAY 2026

MONTH-ON-MONTH**+0.3%**from **208.3** in Apr 2026**YEAR-ON-YEAR****+0.2%**from **208.5** in May 2025

RESALE VOLUME

2,139

MAY 2026

MONTH-ON-MONTH**+10.1%**from **1,943** in Apr 2026**YEAR-ON-YEAR****-6.3%**from **2,284** in May 2025



HDB Resale Price and Volume Trends

○ Resale Prices Edged Higher Across Most Flat Types

HDB resale prices edged up in May 2026, with the overall resale index rising **0.3% M-o-M** to **208.9**, up from **208.3** in April and reversing the previous month's dip. By estate, **Mature Estate** prices moved up 0.4% and **Non-Mature Estate** prices moved up 0.2%.

By flat type, the gain was broad-based. 5-room and Executive flats led with the strongest M-o-M increases, the 4-room segment also firmed, and only 3-room flats eased marginally.

3-room flats: ↓ 0.3% M-o-M | ↓ 1.0% Y-o-Y

4-room flats: ↑ 0.2% M-o-M | ↑ 0.4% Y-o-Y

5-room flats: ↑ 1.0% M-o-M | ↑ 1.0% Y-o-Y

Executive flats: ↑ 1.0% M-o-M | ↓ 1.9% Y-o-Y

On a Y-o-Y basis, the overall index was **up 0.2%**, indicating that the resale market remains broadly supported even as price growth has flattened after several quarters of steady gains.

○ Sales Transaction Volume Rebounded

Resale transaction activity rebounded in May, with **2,139 HDB resale flats** transacted, representing a **10.1% increase M-o-M** from 1,943 in April. The pickup points to renewed buyer activity after April's softer print.

The Y-o-Y comparison is the more telling read, as it strips out seasonal swings. On that basis, resale volume was **6.3% lower** than the **2,284** units transacted in May 2025, a step-down that points to some buyer caution as resale price quantum has climbed to record levels. With BTO supply ramping up and affordability stretched, a portion of demand continues to be redirected away from the resale market.



Million-Dollar Flat Transactions

Million-dollar HDB resale transactions continued to feature in May. A total of **166 flats** were transacted at prices of **\$1,000,000 or above**, up from 138 units in April. These transactions accounted for **7.8%** of total resale volume for the month.

○ Highest-priced flat:

A 5-room flat at **The Pinnacle @ Duxton** (Central Area) transacted at **\$1,630,000**, the highest-priced HDB resale flat of the month. A 4-room unit in the same Cantonment Road development also changed hands at **\$1,550,000**, underscoring the enduring premium buyers place on this landmark address.

○ Highest in Non-Mature Estates:

An Executive flat in **Hougang Street 21** transacted at **\$1,232,888**, the highest million-dollar resale price recorded in the Non-Mature Estates for the month.

○ Leading towns:

Bukit Merah led the month with **22** million-dollar flats, followed by **Toa Payoh** and **Queenstown** with **21** each. Clementi (14), Ang Mo Kio (13) and Bedok (12) were also active, with the balance spread across Kallang/Whampoa, Bishan, Tampines, Central Area, Hougang and other estates.

Overall, May's figures point to a resale market where prices have edged back up and transaction volume has rebounded, even as Y-o-Y volume remains below year-ago levels. With resale quantum at record levels and BTO supply continuing to ramp up, high-value activity remains concentrated in prime mature towns, where location scarcity continues to anchor pricing.

SOURCE: HDB, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



Factors Contributing to Current Market Trends

- **Activity rebounded after April's softer print:**
May resale volume rose **10.1% M-o-M** to **2,139 flats**, recovering from April's dip. The more telling read is the **6.3% Y-o-Y decline** from **2,284 units** in May 2025, as Y-o-Y strips out seasonal swings. The Y-o-Y step-down points to some buyer caution as resale quantum levels have climbed to record levels, with BTO supply ramping up and affordability stretched.
- **Larger flat types led the gains:**
5-room (+1.0%) and **Executive (+1.0%)** flats led the M-o-M gains, with **4-room** flats also firming **(+0.2%)**. Only **3-room** flats eased marginally **(-0.3%)**, pointing to firmer demand for larger layouts.
- **Million-dollar segment stayed active:**
Million-dollar HDB transactions numbered **166** in May, up from 138 in April and accounting for **7.8%** of total volume. A 5-room flat at **The Pinnacle @ Duxton** was the month's highest resale at **\$1,630,000**, with Bukit Merah, Toa Payoh and Queenstown the most active towns. Mature towns continued to dominate the segment, reflecting sustained demand for established prime estates with stronger transport connectivity and amenities.



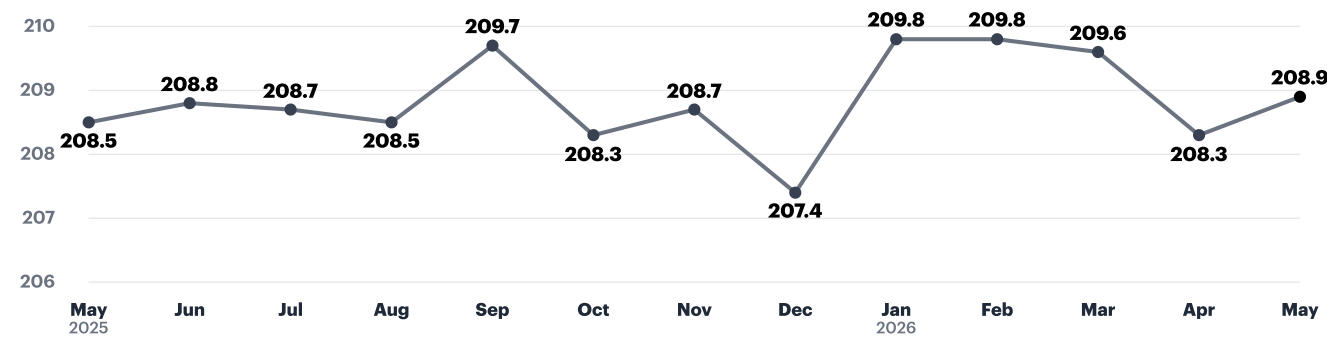
Market Outlook

- **Near term:**
HDB resale prices are expected to remain broadly stable, with modest fluctuations across flat types and estates. After May's modest uptick and volume rebound, the next few months may see steady activity, with volume guided by seller flexibility and buyer affordability.
- **Medium-term outlook:**
Price growth is likely to remain measured rather than aggressive. Household formation, upgrader demand and the need for immediate occupation should continue to support resale activity, but affordability limits may cap sharper price increases.
- **Overall view:**
May's figures point to a market that has stabilised after April's brief dip, with prices edging up and volume rebounding. In our view, the HDB resale market is moving towards a healthier balance, where genuine demand supports transaction volume while price growth becomes more selective, location-driven and affordability-sensitive.

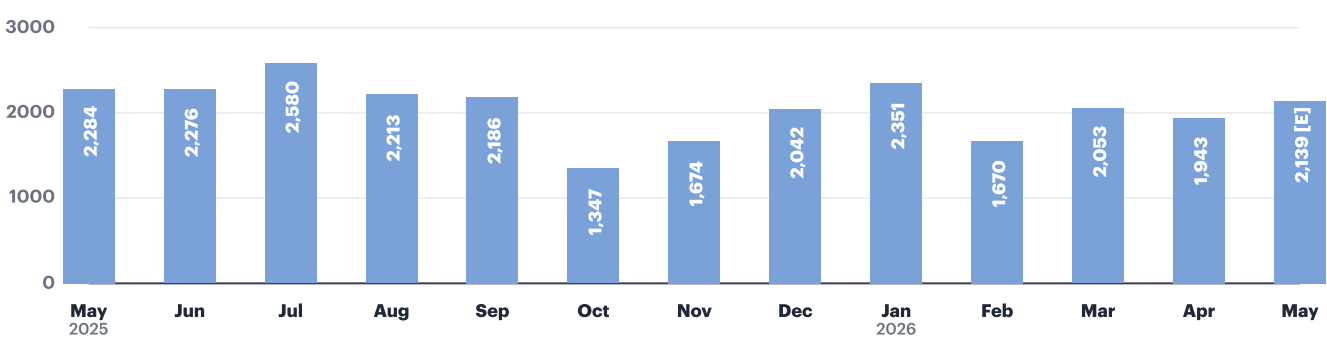
SOURCE: HDB, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO



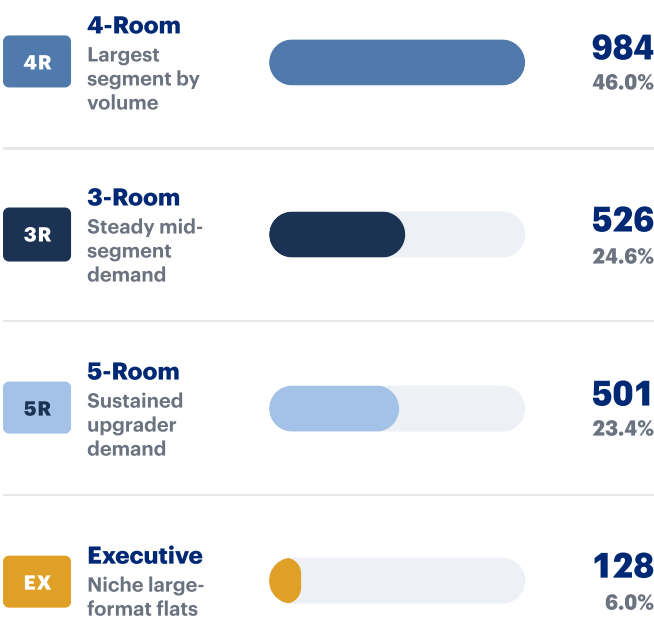
HDB RESALE PRICE INDEX



HDB RESALE VOLUME



SALE BY HDB FLAT TYPE



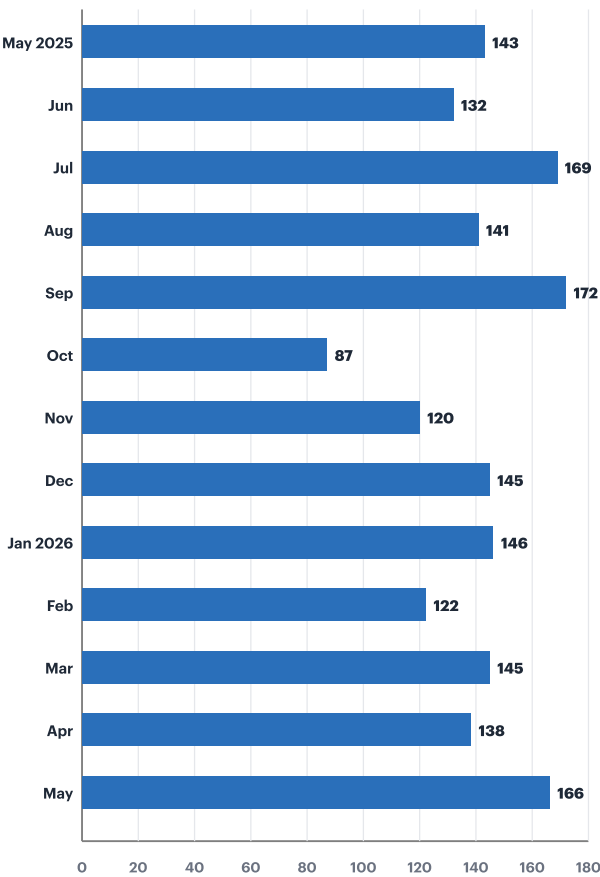
Total HDB resale in May 2026 (flash estimate) **2,139 units**

Key Takeaway:

4-room flats led resale volume at 46.0%, followed by 3-room (24.6%) and 5-room (23.4%), with Executive flats making up the remaining 6.0%.

MILLION-DOLLAR RESALE FLATS SOLD

Past 12 months (Jun 2025 - May 2026): **1,683 flats**



* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.



HDB Rents Ease Slightly in May as Leasing Activity Cools

Overview of HDB Rental Market

The HDB rental market softened modestly in May 2026, with the HDB Rental Price Index easing **0.3% M-o-M** to **144.3**, from **144.7** in April. On a Y-o-Y basis, overall HDB rental prices were **1.1% higher** than May 2025, pointing to rental growth that remains positive but increasingly gradual.

Leasing activity cooled in May, with an estimated **2,595 HDB flats** rented, down **7.7% M-o-M** from **2,813 units** in April. Volume was broadly unchanged Y-o-Y and remained **3.3% below the 5-year May average**, suggesting that leasing momentum has eased back after April's stronger print.

Performance varied across segments. Mature town rents eased **0.5% M-o-M**, while Non-Mature town rents firmed by **0.2% M-o-M**. By flat type, 5-room rents led with a **0.4% M-o-M** gain and 4-room rents edged up **0.1%**, while 3-room and Executive rents slipped **0.8%** and **1.6% M-o-M** respectively, reflecting tenant price-sensitivity in the larger flat types.

By volume share, 4-room flats accounted for the largest segment at **37.8%**, followed by 3-room flats at **35.3%**, 5-room flats at **22.0%** and Executive flats at **4.8%**. Overall, May's figures point to an HDB rental market that remains underpinned by steady tenant demand for affordability-driven housing, even as leasing activity moderates.

HDB RENTAL

HDB RENTAL MARKET SNAPSHOT

MAY 2026

RENTAL PRICE INDEX

144.3

MAY 2026

MONTH-ON-MONTH**-0.3%**from **144.7** in Apr 2026**YEAR-ON-YEAR****+1.1%**from **142.7** in May 2025

RENTAL VOLUME

2,595

MAY 2026

MONTH-ON-MONTH**-7.7%**from **2,813** in Apr 2026**YEAR-ON-YEAR****~0.0%**broadly unchanged
from **May 2025**



Rental Trends

HDB Rental Price & Volume	May 2025	April 2026	May 2026	M-o-M	Y-o-Y
Overall Rental Index	142.7	144.7	144.3	-0.3%	+1.1%
Overall Rental Volume	2,595	2,813	2,595	-7.7%	-0.0%

○ Rental prices eased modestly off recent highs:

HDB rental prices eased by **0.3% M-o-M** in May 2026, with the overall rental index slipping to **144.3** from **144.7** in April. On a Y-o-Y basis, rents were still **1.1% higher**, indicating that the HDB rental market remains well-supported even as the pace of growth moderates to a more sustainable level than earlier in the cycle.

○ Leasing activity cooled after April's print:

Leasing activity eased in May, with an estimated **2,595 HDB flats** rented during the month, down **7.7% M-o-M** from **2,813 units** in April. Volume was broadly unchanged Y-o-Y and **3.3% below the 5-year May average**, indicating that momentum has eased back towards longer-term seasonal norms after a stronger April.

○ Segment performance varied across flat types:

Mature town rents eased **0.5% M-o-M**, while **Non-Mature town** rents firmed by **0.2% M-o-M**. By flat type, 5-room rents led with a **0.4% M-o-M** gain and 4-room rents edged up **0.1%**, while 3-room and Executive rents slipped **0.8%** and **1.6% M-o-M** respectively. This points to a tenant market that remains active but increasingly selective, particularly in the larger flat types.



Market Outlook

○ Near-term outlook:

HDB rental prices are expected to remain broadly stable, with only modest M-o-M fluctuations across flat types and towns. May's pullback in leasing volume points to a normalisation after April's stronger print, while affordability remains a key constraint that should continue to limit aggressive rental increases in the months ahead.

○ 2026 outlook:

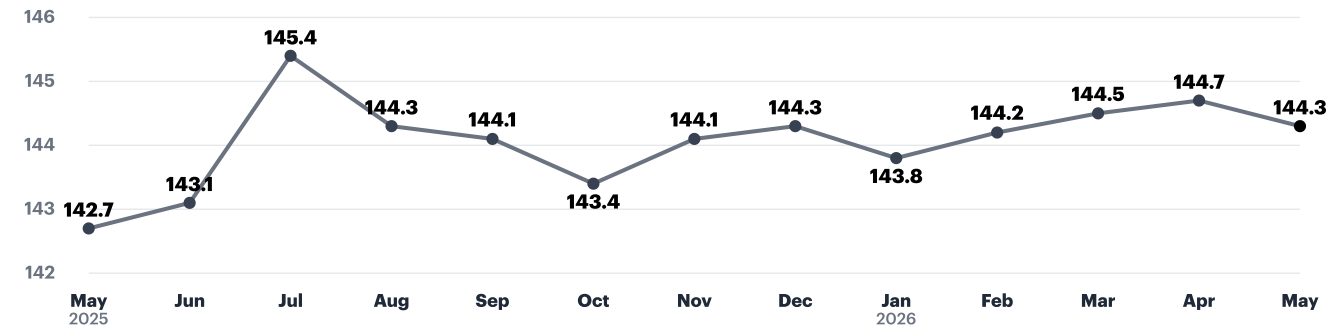
Rental growth in the HDB market is expected to stay measured rather than aggressive. Demand should remain supported by households seeking more affordable rental options, but wider rental supply choices and tenant price sensitivity are likely to keep overall growth contained. Well-located flats near MRT stations, employment nodes and established amenities should continue to command stronger tenant interest.

○ Overall view:

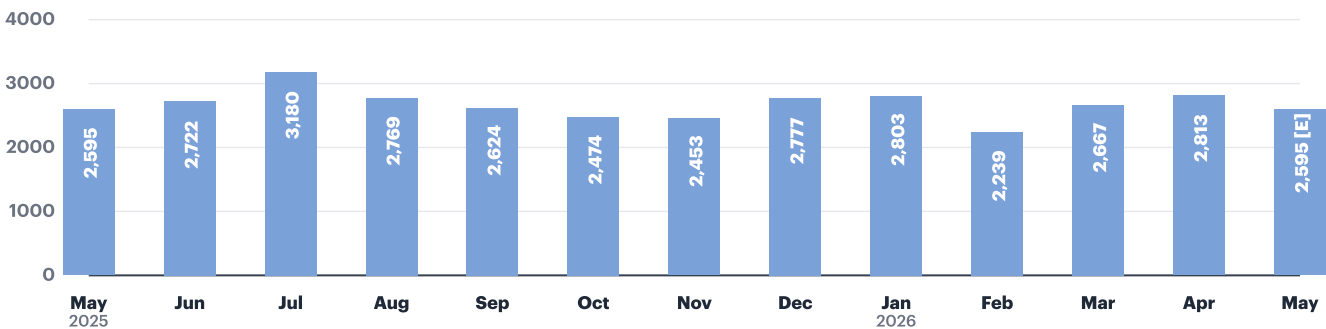
May's figures point to a healthy HDB rental market that has eased modestly off recent highs while remaining underpinned by steady tenant demand. In our view, the market is settling into a more balanced phase, where rental outcomes will be shaped by location, flat condition, accessibility and pricing discipline rather than broad-based rent escalation.

SOURCE: HDB, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO

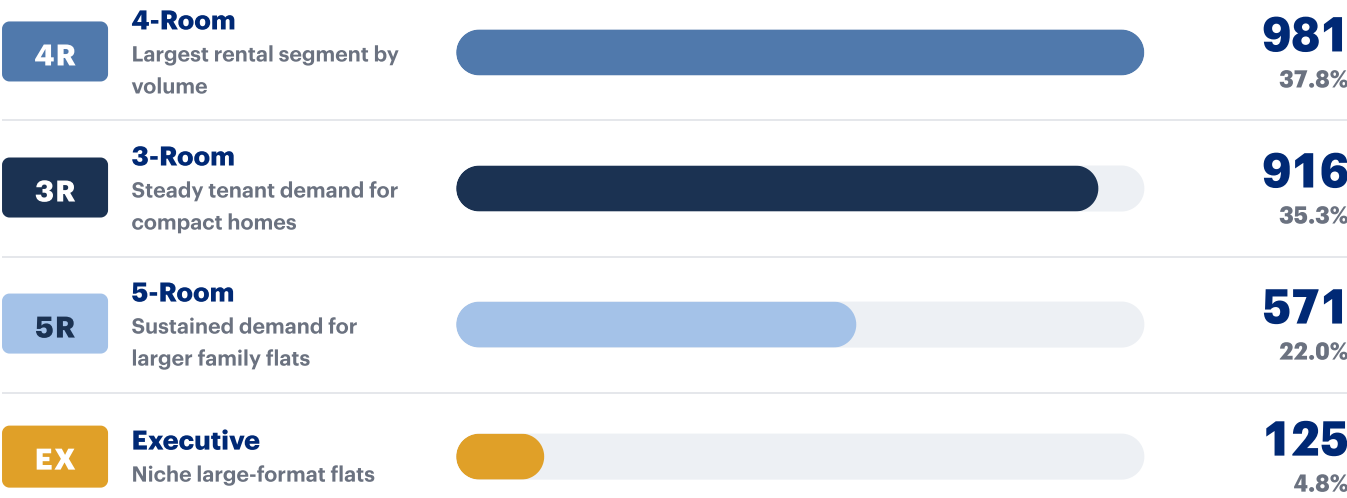
HDB RENTAL PRICE INDEX



HDB RENTAL VOLUME



UNITS RENTED BY ROOM TYPE



Total HDB rental transactions in May 2026 (flash estimate) **2,595 units**

Key Takeaway:

4-room and 3-room flats together accounted for 73.1% of HDB rental volume in May, showing that tenant demand remained anchored in mid-sized affordable homes.

* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

SOURCE: HDB, BUSINESS TIMES, THE STRAITS TIMES, LIANHE ZAOBAO

PUBLIC HOUSING • BTO FRAMEWORK

Standard, Plus or Prime HDB Flats: Which Should Buyers Choose?

HDB's new flat classification framework has changed the way buyers should assess BTO flats. Instead of simply looking at whether a project is in a mature or non-mature estate, new BTO flats are now classified as Standard, Plus or Prime flats.

The framework is designed to keep well-located public housing more affordable and accessible, while also managing future resale gains and ensuring that these flats continue to serve genuine owner-occupation needs.

6,952

FLATS LAUNCHED

7

BTO PROJECTS

2 • 2 • 3PRIME • PLUS •
STANDARD**Jun 2026**

LAUNCH EXERCISE

Under the June 2026 BTO exercise, HDB launched 6,952 flats across seven projects in Ang Mo Kio, Bishan, Bukit Merah, Sembawang and Woodlands. The launch included two Prime projects, two Plus projects and three Standard projects, giving buyers a useful comparison of how the new classification works in practice.

What Are the Key Differences?

Standard flats form the broadest category of new HDB flats. They come with the usual 5-year Minimum Occupation Period, no subsidy recovery on resale, and the most flexibility for future resale and rental plans.

Plus flats sit in more attractive areas with stronger locational attributes, such as better transport connectivity or proximity to amenities. To keep them affordable at launch, HDB provides additional subsidies; in return, owners accept tighter conditions, including a 10-year MOP and subsidy recovery on resale.

Prime flats are in the most attractive, central locations, usually with very strong connectivity or scarcity value. They receive the highest subsidies among the three tiers and carry the strictest resale and rental conditions, also with a 10-year MOP and subsidy recovery on resale.

What Does Subsidy Recovery Mean?

Subsidy recovery applies when owners of Plus or Prime flats bought directly from HDB later sell or transfer them. The owner must return a set percentage of the resale price, or the valuation if that is required and higher, to HDB. For example, on a Prime flat with a 10% recovery rate, the seller returns **10%** of the applicable resale price or valuation on resale. This is separate from any resale levy that may apply when the owner later buys another subsidised flat.

The practical lesson is that buyers should not look only at the launch price. They should weigh the longer-term implications too: the 10-year MOP, resale restrictions, rental limits and subsidy recovery all shape the real cost of ownership.

Is It Worthwhile to Choose a Plus or Prime Flat?

In our view, Plus and Prime flats can be worthwhile for buyers who value location, convenience and long-term occupation more than flexibility. The main draw is securing a home in a highly desirable spot at a subsidised entry price. Berlayer Rise, for instance, sits near Telok Blangah MRT station within the Greater Southern Waterfront, while Lakeview Cascadia is close to Marymount MRT station and MacRitchie Reservoir.

“ The trade-off is time: after construction and a 10-year MOP, the holding period before resale can easily stretch beyond 14 years. ”

Owners also cannot rent out the whole flat, even after the MOP. So Plus and Prime flats are not suited to buyers who need flexibility, may relocate, intend to upgrade quickly, or are focused mainly on future capital gains.

Who Should Consider Each Tier?

PRIME

- › Intend to stay for the long term
- › Value MRT access, centrality and lifestyle convenience
- › Comfortable with a 10-year MOP
- › Accept that part of the resale value returns to HDB

PLUS

- › Want a good location, but not the rarest sites
- › Value transport, schools, parks and amenities
- › Willing to accept the 10-year MOP and recovery
- › Ang Mo Kio projects suit families near Mayflower MRT

STANDARD

- › Prefer a shorter 5-year MOP
- › May upgrade, right-size or move in future
- › Want more resale flexibility, or are budget-conscious
- › Sembawang offered waits of around three years or less

Standard, Plus and Prime at a Glance

STANDARD	PLUS	PRIME
LOCATION PROFILE General HDB locations island-wide; the bulk of BTO supply.	LOCATION PROFILE Choicer sites - stronger transport, near town centres & amenities.	LOCATION PROFILE Choicest, most central - strong connectivity, scarcity or city-fringe appeal.
AFFORDABILITY & SUBSIDIES Significant market discount; the most accessible tier.	AFFORDABILITY & SUBSIDIES Extra subsidies on top of regular BTO discounts.	AFFORDABILITY & SUBSIDIES Highest level of additional subsidies.
INDICATIVE PRICING Generally more affordable, by flat type & location.	INDICATIVE PRICING May price above Standard for the better location, but subsidised.	INDICATIVE PRICING Strongest location premium, held down by higher subsidies.
MINIMUM OCCUPATION PERIOD 5 years	MINIMUM OCCUPATION PERIOD 10 years	MINIMUM OCCUPATION PERIOD 10 years
WHOLE-FLAT RENTAL AFTER MOP Allowed, subject to HDB approval & rules.	WHOLE-FLAT RENTAL AFTER MOP Not allowed, even after MOP.	WHOLE-FLAT RENTAL AFTER MOP Not allowed, even after MOP.
SUBSIDY RECOVERY ON RESALE None.	SUBSIDY RECOVERY ON RESALE Yes, on first resale by the original owner; rate depends on project.	SUBSIDY RECOVERY ON RESALE Yes, on first resale; rate generally higher than Plus.
RESALE BUYER RULES Usual HDB resale eligibility applies.	RESALE BUYER RULES Added conditions: income ceiling & private property rules.	RESALE BUYER RULES Stricter conditions: income ceiling & private property rules.
JUNE 2026 PROJECTS Sembawang Brook, Sembawang Portico, Woodgrove Acres.	JUNE 2026 PROJECTS Kebun Baru Breeze, Kebun Baru Ridge.	JUNE 2026 PROJECTS Berlayar Rise, Lakeview Cascadia.
JUNE 2026 SUBSIDY RATE Not applicable.	JUNE 2026 SUBSIDY RATE 8% (Ang Mo Kio projects).	JUNE 2026 SUBSIDY RATE 14% Berlayar Rise; 10% Lakeview Cascadia.

OUR VIEW

Match the tier to how long you plan to stay.

Standard flats suit buyers who want flexibility, a shorter 5-year MOP and a more affordable entry price, and who are comfortable with more suburban locations. **Plus** flats are a sensible middle ground for those who want a stronger location and can commit to the longer 10-year MOP and subsidy recovery. **Prime** flats reward buyers who prize centrality and long-term location value; expect the highest prices among the three, offset by higher subsidies, and treat them as long-term homes rather than short-term asset plays.

DISCLAIMER

This article is for general information only and does not constitute financial, legal or property advice. HDB classification rules, subsidy recovery rates and eligibility conditions may change; buyers should verify the latest details with HDB before committing to a purchase.

Source: HDB flat classification framework (Standard, Plus, Prime) and June 2026 BTO launch details, including project-level subsidy recovery rates.

SPOTLIGHT 01 · FOR SALE

FOR SALE · JERVOIS ROAD · DISTRICT 10

Mon Jervois - Tenanted 3-Bed with Direct Pool View

3 Bed · 3 Bath · 1,475 sqft · 99 Year Leasehold · Sale with Tenancy

TYPE
CondoTENURE
99-Yr LHPSF
\$2,000MRT
Redhill

WHY IT STANDS OUT

Fully furnished with **premium fittings** (Miele, Hansgrohe). Direct pool view, no afternoon sun. Sold with tenancy at \$6,300/mo till Oct 2026.

LOCATION & ACCESS

740m to Redhill MRT (EWL). Valley Point and Great World City nearby. Alexandra Primary and Crescent Girls' within easy reach.

BEST FIT FOR

Investors wanting **immediate rental income**, or buyers seeking a move-in-ready, furnished city-fringe home in prime District 10.

ASKING PRICE

\$2,950,000

TENANTED \$6,300/MO TILL OCT 2026

Sherry Tang

+65 9844 4400



SCAN TO ENQUIRE

SPOTLIGHT 02 · FOR RENT

FOR RENT · BAN GUAN PARK · DISTRICT 10

Greenleaf Place - Renovated 3+1 Bed Semi-Detached

3+1 Bed · 3 Bath · 3,643 sqft Land · Semi-Detached · Partial Furnishing

TYPE
Semi-DBUILT-UP
~3,700 sqftFURNISHING
PartialVIEW
Greenery

WHY IT STANDS OUT

Renovated **3+1 Bed semi-detached** in a quiet landed enclave. Open-concept kitchen, walk-in wardrobe, ensuite bath and a private rooftop terrace.

LOCATION & ACCESS

Peaceful **Ban Guan Park** off Holland Road. Henry Park Primary and Methodist Girls' School within 1 km. Holland Green Linear Park ~280m.

BEST FIT FOR

Families wanting a **spacious landed home** with greenery, near top schools and Holland Village.

MONTHLY RENT

\$16,800**Jonathan Mak**

+65 9674 0939



SCAN TO ENQUIRE



FOR SALE

TANJONG PAGAR · D2

Sky Everton

3 Bed 3 Bath 915 sqft

- 425m to Cantonment MRT (CCL)
- Walk to Tanjong Pagar & Outram Park MRT
- Sale with tenancy till Nov 2026
- Minutes to CBD & Marina Bay
- Walk to 100 AM, Tanjong Pagar F&B belt
- High floor · corner unit · city view
- 262 units · TOP 2023

\$2,900,000

FREEHOLD · CONDOMINIUM



Jonathan Mak
9674 0939



FOR SALE

BUANGKOK · D19

Sengkang Grand Residences

3 Bed 2 Bath 936 sqft

- 68m to Buangkok MRT (NEL)
- Integrated mall & bus interchange below
- Hawker centre & community club integrated
- High floor · bright, away from main road
- Balcony · city view
- 680 units · TOP 2024

\$2,200,000

99 YEAR LEASEHOLD · CONDOMINIUM



Jonathan Mak
9674 0939



FOR SALE

PUNGGOL · D19

Twin Waterfalls

4 Bed 3 Bath 1,238 sqft

- 484m to Punggol MRT (NEL)
- 313m to Soo Teck LRT · future CRL
- Rare 4-Bed family layout
- 6 primary schools within 1 km
- Waterway Point at the doorstep
- Move-in ready · bright & breezy
- High floor · quiet, breezy facing
- Resort-style facilities · pools
- 728 units · TOP 2015

\$2,180,000

99 YEAR LEASEHOLD · CONDOMINIUM



Sherry Tang
9844 4400



FOR SALE

ALEXANDRA · D3

Alex Residences

2 Bed 2 Bath 678 sqft

- 261m to Redhill MRT (EWL)
- East-facing · unblocked outlook
- Walk to Alexandra retail belt & IKEA
- Crescent Girls' & Gan Eng Seng schools
- Pool deck · rooftop pool · sky terrace
- Below #10 · modern kitchen & wardrobes
- 429 units · TOP 2018

\$1,650,000

99 YEAR LEASEHOLD · CONDOMINIUM



Jonathan Mak
9674 0939



FOR SALE

BARTLEY · D19

Botanique at Bartley

2 Bed 1 Bath 657 sqft

- 4 min walk to Bartley MRT (271m)
- 1 stop to Serangoon (NEL) & NEX mall
- Renovated, owner-occupied · move-in ready
- Maris Stella High School nearby
- Paya Lebar Methodist Girls' Primary
- Pool · gym · clubhouse on-site
- No tenancy · vacant possession
- 797 units · TOP 2018

\$1,385,000

99 YEAR LEASEHOLD · CONDOMINIUM



Eugene Quek
8606 8886



FOR SALE

BUKIT TIMAH · D21

Nottinghill Suites

1 Bed 1 Bath 506 sqft

- 8 min walk to Beauty World MRT (DTL)
- Direct DTL to Botanic Gardens, Newton & Bugis
- Beauty World Centre, Bukit Timah Plaza & KAP Mall
- Bukit Timah Primary & Pei Hwa Presbyterian <1 km
- 124 units · TOP 2016

\$899,999

FREEHOLD · CONDOMINIUM



Sherry Tang
9844 4400



FOR SALE

BUKIT MERAH ESTATE · D2

8 Cantonment Close

3 Bed 2 Bath 969 sqft

- 390m to Cantonment MRT (CCL)
- Close to Outram Park MRT (3 lines)
- Eligibility: Indian/Malay/Other Ethnic Groups
- Walk to Tanjong Pagar & CBD
- Walk to Maxwell & Chinatown hawker heritage
- 24th floor corner · N-S facing
- Master bedroom with Sentosa views

\$1,150,000

HDB · 4-ROOM



Sherry Tang

9844 4400



FOR SALE

JURONG WEST ESTATE · D22

120 Ho Ching Road

3 Bed 2 Bath 721 sqft

- 1.06km to Lakeside MRT (EWL)
- Original condition · well-maintained
- 500m to Taman Jurong Shopping Centre & FairPrice
- Jurong Secondary & Yuvabharathi International <1 km
- Low floor (above #02)
- SE main door · NW kitchen facing
- 3I layout: 2 bedrooms + utility room

\$315,000

HDB · 3-ROOM



Jonathan Mak

9674 0939



FOR RENT

BALESTIER · D12

Public Mansion

5 Bed 2 Bath 1,873 sqft

- Near Toa Payoh & Novena MRT (NSL)
- Mount Pleasant MRT (TEL) coming up
- Beautifully renovated 5-Bed · move-in ready
- Zhongshan Mall, Shaw Plaza & Balestier Plaza nearby
- Balestier food belt
- Herringbone floors
- 42 units · TOP 1974

\$6,500/mo

APARTMENT



Sherry Tang

9844 4400



FOR RENT

RIVER VALLEY · D9

UE Square

1 Bed 1 Bath 494 sqft

- 210m to Fort Canning MRT (DTL)
- Clarke Quay (NEL) & Dhoby Ghaut nearby
- Within UE Square mall · Cold Storage
- Robertson Quay cafes & dining at doorstep
- Fully furnished · Scandinavian-renovated
- 345 units · TOP 1997

\$3,900/mo

CONDOMINIUM



Sherry Tang

9844 4400



FOR SALE

BUKIT MERAH ESTATE · D4

61 Telok Blangah Heights

HDB Shophouse 1,442 sqft

- 610m to Telok Blangah MRT (CCL)
- 1.09km to Labrador MRT (CCL)
- Sale with tenancy · \$6,970/mo income
- Bus 120/124/273 within 140m
- Zoning: Residential + Commercial G/F
- Versatile trade use
- Tenancies expiring Q1 2027

\$1,699,999

80-YR LH (40 YRS LEFT) · MIXED USE



Martin Koh

8666 6944



FOR RENT

ANG MO KIO ESTATE · D20

Blk 157 Ang Mo Kio Avenue 4

Retail 743 sqft

- Walk to TE6 Mayflower MRT (TEL)
- Practical 743 sqft ground-floor retail
- Mayflower Market & Food Centre nearby
- Sheng Siong · Gim Tim Restaurant doorstep
- Mature HDB catchment
- Ample nearby HDB parking
- Versatile retail or services shopfront

\$5,999/mo

COMMERCIAL · RETAIL



Sherry Tang

9844 4400

PLAN YOUR NEXT PROPERTY MOVE

SMARTER PROPERTY DECISIONS START WITH THE RIGHT NUMBERS

Use AsianPrime's calculators and planning resources to assess affordability, financing, stamp duties, CPF rules and investment returns before making your next property move.

Σ

Before You Buy, Sell, Rent or Invest, Run the Numbers First.

Market data is useful only when it helps you make better decisions. These tools are designed to turn market insights into practical next steps for homeowners, buyers, sellers and investors.



Mortgage Repayment Calculator

Estimate monthly instalments, total interest and repayment schedule for different loan assumptions.

[Estimate Payment](#)


New Launch Calculator

Plan stamp duties, home loan, progressive payments and instalments for a new private property.

[Plan New Launch](#)


Stamp Duty Calculator

Estimate BSD, ABSD and SSD before committing to a residential or non-residential purchase.

[Calculate Duties](#)


Affordability & TDSR Calculator

Estimate maximum loan size, purchase budget and monthly repayment under TDSR rules.

[Check Affordability](#)


HDB Affordability & MSR Calculator

Estimate HDB budget, loan amount and monthly repayment under MSR and TDSR limits.

[Check HDB Budget](#)


Property Tax Calculator

Estimate annual property tax for owner-occupied, non-owner and non-residential properties.

[Estimate Tax](#)


CPF Usage for Older HDBs

Review CPF limits, age 95 rule, loan impact and planning considerations for older flats.

[Review CPF Limits](#)


Buy vs Rent Guide

Compare renting now, buying later, cash flow, duties and long-term ownership trade-offs.

[Compare Options](#)


CPF Housing Grants Guide

Learn who qualifies, how much buyers may receive and which grants may apply to HDB buyers.

[Check Grants](#)

Need a clearer strategy? Use the tools as a starting point, then speak with AsianPrime to review the numbers, risks and next steps for your situation.

[Start Planning](#)

Meet Our Team

01 LEADERSHIP



Martin Koh | 許志剛
AsianPrime Capital Pte Ltd
Managing Director, KEO | 执行董事
 +65 8666 6944
 martin@asianprime.sg



Sherry Tang | 鄧民潔
AsianPrime Properties Pte Ltd
Managing Director, KEO | 执行董事
 +65 9844 4400
 sherry@asianprime.sg

02 DISTRICT DIRECTORS



Jonathan Mak | 麥照光
AsianPrime Properties Pte Ltd
Associate District Director | 区域总监
 +65 9674 0939
 jonathan@asianprime.sg



Eugene Quek | 郭文斌
AsianPrime Properties Pte Ltd
Associate District Director | 区域总监
 +65 8606 8886
 eugene@asianprime.sg

03 SALES DIRECTORS



Alan Mei | 梅偉倫
AsianPrime Properties Pte Ltd
Associate Sales Director | 销售总监
 +65 9674 6871
 alanmei@ymail.com



Christine Thexeira
AsianPrime Properties Pte Ltd
Associate Sales Director | 销售总监
 +65 9822 6600
 ccluniesross1812@gmail.com



Lim Sze Yhee
AsianPrime Properties Pte Ltd
Associate Sales Director | 销售总监
 +65 9826 3980
 szey33@gmail.com

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ASIANPRIME GROUP

AsianPrime Properties Pte Ltd | L3010623G

AsianPrime Capital Pte Ltd | L3011010B

LEARN MORE

www.asianprime.sg

enquiry@asianprime.sg

+65 9844 4400 | +65 8831 5255

FOLLOW US



OUR ADDRESS

60 Paya Lebar Road, #06-28

Paya Lebar Square, Singapore 409051

Thank you for reading our July 2026 issue.

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