ASIANPRIME

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SINGAPORE REAL ESTATE MARKET UPDATES

AUGUST 2026 ISSUE | REPORTING JUNE 2026 DATA

AsianPrime Properties | AsianPrime Capital

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REPORTING JUNE 2026 DATA

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June New-Home Sales Fall to a Two-Year Low as Developers Launch No New Projects

Overview of Private New-Home Sales

June private new-home sales fell to a two-year low of **156 units** (excluding ECs), as developers launched **no new private projects** during the month - the second such month this year after February. With no fresh supply, the market ran entirely on take-up at previously launched projects.

Demand held up best at established city-fringe and suburban projects clearing their remaining stock. **Hudson Place Residences** (Media Circle, one-north) led the month with **12 units** at a median **$2,577 psf**, followed by **The Continuum** and **Union Square Residences** with **11 units** each, and **Chuan Park**, the top suburban seller, also on **11 units**.

Sales fell **65.1% month-on-month** from 447 units in May, and eased **42.6% year-on-year** from 272 units in June 2025. The drop reflects launch timing rather than weaker demand, with a full H2 pipeline, led by **Thomson Reserve** and **Chuan Grove Residences**, due from July. About **4,164 units** have sold across the first half of 2026, down about **9.2%** year-on-year.

Executive Condominium sales also stayed thin as the pipeline emptied ahead of a heavy fourth quarter, when three new EC projects at **Woodlands**, **Sembawang** and **Bukit Panjang** are due to reach the market and refresh upgrader supply.

EXCLUDING EXECUTIVE CONDOMINIUMS

NEW LAUNCH MARKET SNAPSHOT

JUNE 2026

UNITS LAUNCHED

0

JUNE 2026

MONTH-ON-MONTH
-100.0%
from **357** in May 2026

LAUNCH CALENDAR
Zero
no new private launches in June

UNITS SOLD

156

JUNE 2026

MONTH-ON-MONTH
-65.1%
from **447** in May 2026

YEAR-ON-YEAR
-42.6%
from **272** in June 2025

Key Project Sales Performance

With no new launches in June, demand ran entirely on existing stock. Repeat top-seller Hudson Place Residences led for a second straight month, keeping the city-fringe RCR on top. Sales otherwise spread thinly - The Continuum and Union Square Residences in the RCR, Chuan Park in the suburbs, and Coastal Cabana pacing the Executive Condominium segment.

- **Coastal Cabana, OCR · 21 units sold · top-selling Executive Condominium**

  June's best-selling Executive Condominium for a second straight month, moving 21 units at a median $1,836 psf. Launched before May's tightened EC rules, it still lets buyers in under the earlier framework, pulling some upgrader demand forward as stock thins.

- **Hudson Place Residences, RCR · 12 units sold at a median price of $2,577 psf**

  June's best-selling project islandwide for a second straight month since its May debut, taking cumulative sales to about 221 of its 327 units (~68% take-up) at its Media Circle site in one-north. Demand stayed anchored by the Biopolis and one-north working population and city-fringe upgraders, with 8 of the 12 June deals below $2.5mil.

- **The Continuum, Union Square Residences & Chuan Park · 11 units each**

  Three established projects tied for second, each adding 11 units. In the city-fringe RCR, freehold The Continuum at Thiam Siew Avenue sold at a median $2,789 psf and Union Square Residences on Havelock Road at $2,762 psf, while suburban Chuan Park in Lorong Chuan moved units at $2,631 psf, as buyers kept picking up well-located freehold, central and suburban stock.

Regional Sales Breakdown

Private New Homes		June 2025	May 2026	June 2026	M-o-M Changes	Y-o-Y Changes
Overall Sales Volume		**272**	**447**	**156**	**-65.1%**	**-42.6%**
Core Central Region	CCR	14	22	15	**-31.8%**	**+7.1%**
Rest of Central Region	RCR	189	334	84	**-74.9%**	**-55.6%**
Outside Central Region	OCR	69	91	57	**-37.4%**	**-17.4%**

With no new projects launched anywhere on the island in June, every regional figure below is pure take-up at previously released stock. Volumes fell across all three regions, and the city-fringe RCR - home to May's Hudson Place debut - gave back the most.

CCR

15 units transacted, -31.8% M-o-M but +7.1% Y-o-Y, the only region to grow year-on-year. Newport Residences on Anson Road again led the core with 4 units at a median $3,056 psf, as buyers picked off well-located city-centre stock selectively.

RCR

84 units transacted, -74.9% M-o-M as the Hudson Place launch surge unwound. Hudson Place Residences in Media Circle (one-north) still led with 12 units at a median $2,577 psf, lifting cumulative sales to about 221 of 327 units (~68%). Freehold The Continuum added 11 units at $2,789 psf and Union Square Residences on Havelock Road another 11 at $2,762 psf.

OCR

57 units transacted, -37.4% M-o-M, with no new OCR launches. Demand came from take-up at earlier releases, led by Chuan Park in Lorong Chuan with 11 units at a median $2,631 psf.

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

Factors Behind Current Market Trends

- **A zero-launch month:**

  Developers sold **156 private homes** (excluding Executive Condominiums) in June, down **65.1%** from May's 447 and **42.6%** below the roughly 272 a year earlier. With no new project released anywhere on the island - only the second zero-launch month this year, after February - the total reflects an empty launch calendar rather than any loss of buyer appetite. Monthly volumes track the timing of new launches, and June simply had none.

- **Take-up carried the market:**

  With nothing new to sell, every deal was take-up at previously launched projects. **Hudson Place Residences** in Media Circle again led islandwide with **12 units** at a median **$2,577 psf**, lifting cumulative sales to about **221 of 327 units (~68%)**, with 8 of the 12 deals below $2.5mil. Freehold **The Continuum** and **Union Square Residences** followed with **11 units each**, at $2,789 psf and $2,762 psf respectively, with suburban **Chuan Park** in Lorong Chuan matching them on **11 units** at $2,631 psf.

- **ECs kept selling without new supply:**

  Executive Condominium demand held up even with no new EC launched. **Coastal Cabana** in Pasir Ris was June's best-selling EC, moving **21 units** at **$1,836 psf**. New rules adding a 10-year minimum occupation period and removing the deferred payment scheme on EC land sold after 8 May continue to steer buyers toward projects launched under the previous framework, where take-up remains firm.

- **An owner-occupier, local-led market:**

  Buyers stayed overwhelmingly local and owner-occupier-led, with foreign participation minimal, underlining a market driven by genuine demand rather than speculative or overseas money. In a month with no launches, the steady flow of take-up at city-fringe and prime projects showed underlying appetite for well-located, sensibly priced stock remains intact.

Market Outlook

- **A lull before the H2 pipeline:**

  June's zero-launch lull should give way to a busier second half as fresh projects reach the market and rebuild monthly volumes. The H2 pipeline 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:**

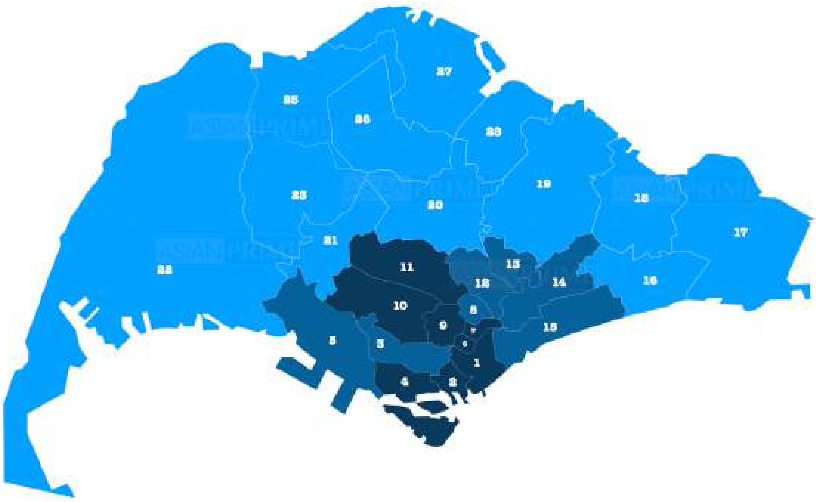
  Three Executive Condominium projects at **Woodlands Drive 17**, **Senja Close** and **Sembawang** sit outside the new rules, as their land was awarded earlier, and should draw firm interest, particularly from second-timers. RCR launch supply looks thin near term, limited to the 1,268-unit **Thomson Reserve** 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 **4,164 homes** sold in the first half 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



- Core Central Region (CCR)
- Rest of Central Region (RCR)
- Outside Central Region (OCR)

UNITS SOLD BY REGION

RCR	**Rest of Central Region** Take-up at Hudson Place	84	53.8%
OCR	**Outside Central Region** Steady on existing stock	57	36.5%
CCR	**Core Central Region** Selective prime buying	15	9.6%

Total private new homes sold in June 2026, excluding ECs **156 units**

Key Takeaway:

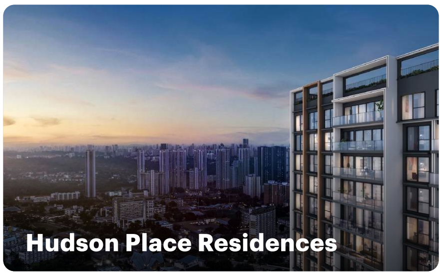
With no new launches anywhere on the island, June's 156 sales were pure take-up. The city-fringe RCR still led with about 54% of volume as Hudson Place kept selling, while OCR held existing-stock demand and CCR saw selective prime buying.

SOURCE: URA

BEST SELLING PROJECTS

JUNE 2026, INCLUDING EXECUTIVE CONDOMINIUMS

#	PROJECT	REGION	TOTAL UNITS	SOLD TO DATE	JUNE 2026 SALES	% SOLD	MEDIAN PSF
1	**Coastal Cabana (EC)** D17 • 99-YR	OCR	748	617	21	82.5%	$1,836
2	**Hudson Place Residences** D05 • 99-YR	RCR	327	221	12	67.6%	$2,577
3	**Chuan Park** D19 • 99-YR	OCR	916	883	11	96.4%	$2,631
4	**The Continuum** D15 • FREEHOLD	RCR	816	781	11	95.7%	$2,789
5	**Union Square Residences** D01 • 99-YR	RCR	366	178	11	48.6%	$2,762
6	**Terra Hill** D05 • FREEHOLD	RCR	270	204	9	75.6%	$2,654
7	**Bloomsbury Residences** D05 • 99-YR	RCR	358	311	6	86.9%	$2,551
8	**ELTA** D05 • 99-YR	RCR	501	412	6	82.2%	$2,825
9	**Narra Residences** D23 • 99-YR	OCR	540	185	6	34.3%	$2,219
10	**Rivelle Tampines (EC)** D18 • 99-YR	OCR	572	560	6	97.9%	$1,947



SOURCE: URA

LATEST LAUNCHES

RECENT & UPCOMING PROJECTS IN THE PIPELINE

LAUNCH 01

Lentor Gardens Residences

DEVELOPER
Kingsford Development

TYPE
Residential with Commercial

TOTAL UNITS
499

LAUNCHED
4 Jul 2026

EXP TOP
2029

ADDRESS
Lentor Gardens

DISTRICT
D26 · Lentor / Yio Chu Kang (OCR)

LAUNCH WEEKEND
270 of 499 sold (54%) · avg $2,350 psf

LAUNCH 02

Dunearn House

DEVELOPER
Frasers Property / Sekisui House / CSC Land

TYPE
Residential

TOTAL UNITS
380

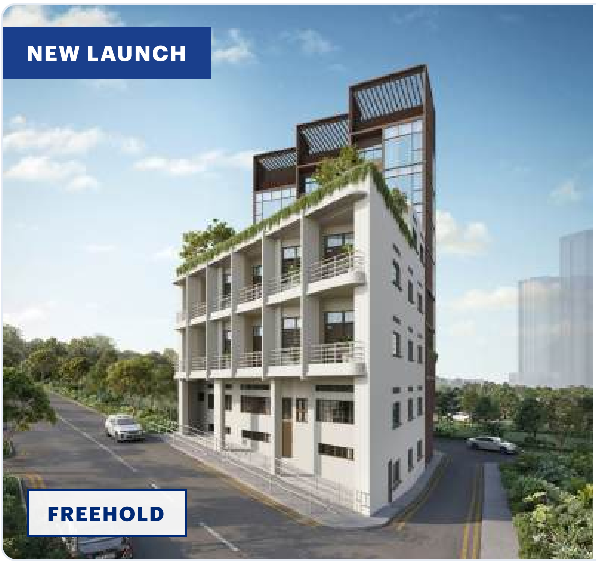
LAUNCHED
25 Jul 2026

EXP TOP
TBA

ADDRESS
Dunearn Road

DISTRICT
D11 · Bukit Timah / Newton (CCR)

LAUNCH WEEKEND
212 of 380 sold (56%) · avg $3,140 psf



LAUNCH 03

Duet @ Emily

DEVELOPER
ZACD Property Pte. Ltd.

TYPE
Residential Lowrise

TOTAL UNITS
20

SITE AREA
5,549 sqft

EXP TOP
Dec 2028

ADDRESS
2, 4 & 6 Mount Emily Road

DISTRICT
D9 · Orchard / River Valley (CCR)

SOURCE: ASIANPRIME RESEARCH

LATEST LAUNCHES

RECENT & UPCOMING PROJECTS · CONTINUED

LAUNCH 04

The Serra Residences

DEVELOPER
Far East Organization

TYPE
Residential

TOTAL UNITS
133

PREVIEW
Sep 2026

EXP TOP
TBA

ADDRESS
Bassein Road

DISTRICT
D11 · Novena / Newton (CCR)

LAUNCH 05

Thomson Reserve

DEVELOPER
UOL / Singapore Land / CapitaLand

TYPE
Residential

TOTAL UNITS
1,268

PREVIEW
Oct 2026

EXP TOP
2030

ADDRESS
Bright Hill Drive

DISTRICT
D20 · Upper Thomson / Bishan (RCR)

LAUNCH 06

Chancery Hill Collection

DEVELOPER
Sustained Land

TYPE
Landed · 4 Detached + 4 Semi-Detached

TOTAL HOMES
8

FROM
$12,388,000

EXP COMPLETION
2028

ADDRESS
Chancery Hill Road

DISTRICT
D11 · Novena / Newton (CCR)

SOURCE: ASIANPRIME RESEARCH

2026 LAUNCH PIPELINE

SELECTED UPCOMING LAUNCHES · H2 2026

OCR OUTSIDE CENTRAL REGION
4 LAUNCHES

Chuan Grove GLS — Q3 2026
By Sing Holdings and Sunway Developments | D19 Chuan Grove | 1,055 units · Largest OCR launch of H2

Lucerne Grand — Q3 2026
By City Developments Limited | D22 Lakeside Drive | 575 units · Jurong Lake District

Chencharu Close GLS — Q4 2026
By Evia, Gamuda Land and Ho Lee | D27 Chencharu Close | 875 units · Integrated heartland hub

Upper Thomson Road GLS — Q4 2026
By Wee Hur Holdings | D26 Upper Thomson | 595 units · Nature-fringe location

RCR REST OF CENTRAL REGION
3 LAUNCHES

Thomson Reserve — Q4 2026
By UOL, CapitaLand and Singapore Land Group | D20 Bright Hill Drive | 1,268 units · Mature-estate redevelopment

Dorset Road GLS — Q4 2026
By UOL, Singapore Land Group and Kheng Leong | D8 Farrer Park | 428 units · City-fringe transformation

Keppel Bay Plot 6 — TBA
By Keppel Land | D4 Keppel Island | 86 units · Waterfront boutique launch

CCR CORE CENTRAL REGION
3 LAUNCHES

Amberwood at Holland — Q3 2026
By Sim Lian Group | D10 Holland Link | 212 units · New prime residential precinct

The Serra Residences — Q3 2026
By Far East Organization | D11 Bassein Road | 133 units · Freehold boutique (former Pastoral View)

Duet @ Emily — Q3 2026
By ZACD Group | D9 Mount Emily Road | 20 units · Freehold boutique

EC EXECUTIVE CONDOMINIUMS
3 UPCOMING · 2 LAUNCHED IN H1

Wynwood Grand EC — Q4 2026
By City Developments Limited | D25 Woodlands | 420 units · North-region upgrader catchment

Sembawang Road EC — Q4 2026
By Oriental Pacific Development | D27 Sembawang | 265 units · North-coast upgrader demand

Senja Close EC — Q4 2026
By City Developments Limited | D23 Bukit Panjang | 295 units · First new EC in the area in 15 years

LANDED LANDED WATCH
2 PROJECTS

Chancery Hill Collection — NEW LAUNCH
By Sustained Land | D11 Chancery Hill Road | 8 freehold homes · from $12.39mil

Vila Natura — 2026
By Aurum Gravis | D26 Tung Po Avenue | 11-home semi-D & detached release from $7M

Condo Resale Prices Hold Steady as Volumes Rebound

Overview of Condo Resale Performance

Singapore's condo resale prices held broadly steady in June 2026, while transaction activity rebounded. An estimated **1,042 units** changed hands during the month, a **4.2% month-on-month increase** from the 1,000 units resold in May. The pick-up in volume reflected buyers turning to the secondary market in a month with no new private launches, even as pricing stayed largely flat.

Prices held largely flat during the month. Overall condo resale prices edged up **0.1% month-on-month** and were **3.8% higher year-on-year**, in line with a market that has been stabilising. Performance varied by region: the **Rest of Central Region** led with a **1.4%** monthly gain, while the **Core Central Region** slipped **0.6%** and the **Outside Central Region** eased **0.4%**.

High-value transactions remained selective. June's highest resale deal was a **$22,950,000** unit at **Nassim Park Residences** in the prime Nassim enclave. The overall median capital gain stood at **$406,000**, down about $9,000 from May, while the median unlevered return on resale deals firmed to a healthy **31.7%**, 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 **48.3%**, followed by the **RCR** at **31.7%** and the **CCR** at **20.1%**.

PRIVATE NON-LANDED RESALE

CONDO RESALE MARKET SNAPSHOT

JUNE 2026

RESALE PRICE INDEX

281.3 JUNE 2026

MONTH-ON-MONTH
+0.1%
from **280.9** in May 2026

YEAR-ON-YEAR
+3.8%
from **271.1** in Jun 2025

RESALE VOLUME

1,042 JUNE 2026

MONTH-ON-MONTH
+4.2%
from **1,000** in May 2026

YEAR-ON-YEAR
+7.2%
from **972** in Jun 2025

CCR RCR OCR

Regional Performance

CONDO RESALE PRICE INDEX		June 2025	May 2026	June 2026	M-o-M Changes	Y-o-Y Changes
Overall Resale Index		**271.1**	**280.9**	**281.3**	**+0.1%**	**+3.8%**
Core Central Region	CCR	224.4	230.9	229.4	**-0.6%**	**+2.2%**
Rest of Central Region	RCR	282.1	293.9	298.0	**+1.4%**	**+5.6%**
Outside Central Region	OCR	273.6	285.0	283.8	**-0.4%**	**+3.7%**

Core Central Region (CCR): The Core Central Region was the softest segment on price in June, with resale values easing 0.6% M-o-M even as they held 2.2% higher year-on-year. The prime district still drew the month's top deal, a **$22,950,000** unit at Nassim Park Residences. CCR accounted for about **209 units**, or 20.1% of monthly resale activity, the smallest regional share.

Rest of Central Region (RCR): The Rest of Central Region led on price in June, with the index rising 1.4% M-o-M and posting the strongest annual growth of the three regions at 5.6% Y-o-Y. RCR resale volume came in at about **330 units**, holding a 31.7% share of monthly transactions. The region's highest resale was **$6,388,000 at Dakota Residences**, a well-located city-fringe project near Dakota MRT.

Outside Central Region (OCR): The Outside Central Region eased 0.4% M-o-M but stayed 3.7% higher year-on-year. OCR again led the market on volume at about **503 units**, accounting for the largest share (48.3%) of June resale activity as upgraders and owner-occupiers continued to favour the suburbs for value and space. The region's top deal was **$5,250,000 at The Hacienda**.

CONDO RESALE VOLUME		June 2025	May 2026	June 2026	M-o-M Changes	Y-o-Y Changes
Overall Volume		**972**	**1,000**	**1,042** [E]	**+4.2%**	**+7.2%**
Core Central Region	CCR	171	196	209 [E]	**+6.6%**	**+22.2%**
Rest of Central Region	RCR	296	319	330 [E]	**+3.4%**	**+11.5%**
Outside Central Region	OCR	505	485	503 [E]	**+3.7%**	**-0.4%**

Overall volume view: Resale volume rose to an estimated **1,042 units** in June 2026, up 4.2% M-o-M from 1,000 in May as buyers turned to the secondary market in a month with no new private launches. Prices held firm with the overall index up 0.1% M-o-M and 3.8% Y-o-Y, indicating a market settling into a more balanced phase rather than any sharp move in either direction.

Note: June 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. May 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 stayed firm in June, even as overall condo resale prices held broadly steady at 0.1% month-on-month. The standout deal underscored continued demand for distinctive, well-located prime homes, while the broader market posted a healthy median capital gain of $406,000 and a median unlevered return of 31.7% on resale transactions.

- **Nassim Park Residences, CCR · $22,950,000**
  The month's highest condo resale, a low-density freehold residence in the prime Nassim enclave, anchoring the top end of the Core Central Region.
- **Dakota Residences, RCR · $6,388,000**
  The highest resale in the Rest of Central Region, reflecting sustained appetite for larger city-fringe homes within walking distance of Dakota MRT.
- **The Hacienda, OCR · $5,250,000**
  The highest resale in the Outside Central Region, showing the premium buyers will pay for spacious, established homes in mature suburban 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 rose to an estimated 1,042 units in June, up 4.2% from 1,000 units in May and around 4.1% above the five-year average for the month. With no new private launches drawing buyers away in June, activity rotated back into the secondary market even as prices held broadly steady at 0.1% M-o-M and 3.8% Y-o-Y. The widening gap between new-launch and resale prices continued to support secondary demand, as buyers turned to resale homes for better value, larger layouts and immediate occupancy.

The combination of firmer volume and broadly flat 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 31.7%.

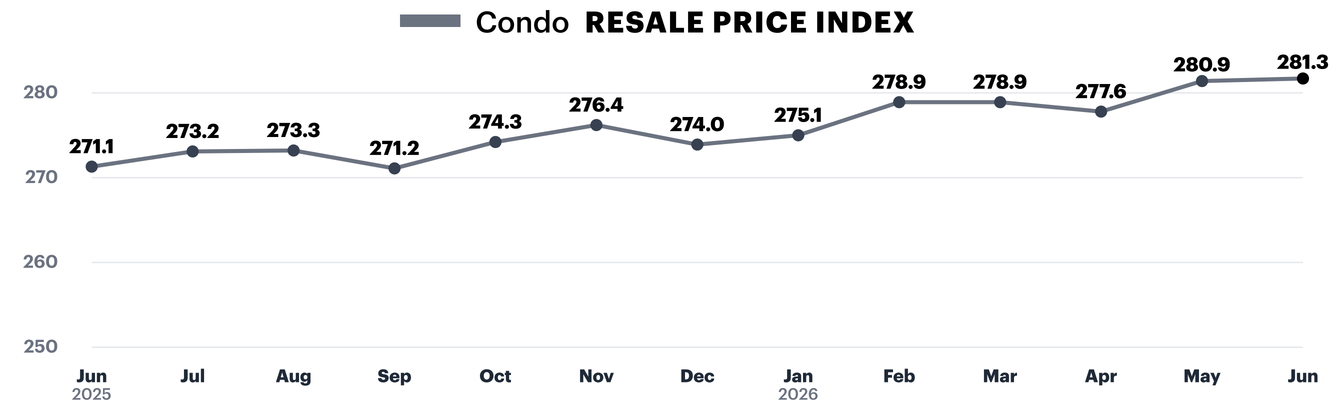
Market Outlook

The resale market is likely to keep benefiting from the new-launch pricing gap, particularly in the OCR, which accounted for 48.3% of June 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 June's 0.1% monthly gain and 3.8% year-on-year rise point to firm underlying values even as volumes rebound.

Prime and selected city-fringe projects should remain resilient. Transactions such as Nassim Park Residences 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 supported, though the return of new launches in July, including Lentor Gardens Residences and Dunearn House, may draw some buyers back to the primary market. 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 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



UNITS SOLD BY REGION

OCR — **Outside Central Region**
Largest resale segment by volume
503 48.3%

RCR — **Rest of Central Region**
Selective city-fringe demand
330 31.7%

CCR — **Core Central Region**
Selective prime-market activity
209 20.1%

Total condo resale transactions in June 2026 (flash estimate) **1,042 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 Firm as Leasing Rebounds 19%

Overview of Condo Rental Market

The private non-landed rental market regained momentum in June 2026, with the overall condo rental index rising **0.3% month-on-month** to **145.0**, partially reversing May's dip. Rents remained **2.4% higher than in June 2025**, pointing to continued appreciation, albeit at a considerably more sustainable pace than the earlier rental boom.

By region, city-fringe and suburban markets led the gains. The **RCR** recorded the strongest monthly increase at **0.9%**, followed closely by the **OCR** at **0.8%**, while the **CCR** slipped **1.0%**. On a year-on-year basis, all three regions stayed firmly positive, with rents up **2.5%** in both the CCR and RCR and **2.0%** in the OCR.

The more significant story was leasing activity, which rebounded sharply. An estimated **6,973 condo units** were rented in June, up **19% month-on-month** from **5,858 units** in May. Volume was **4.3% higher year-on-year** and stood **10.1% above the five-year June average**, reflecting robust tenant demand as the market absorbs newly completed supply.

Regionally, leasing activity was concentrated in the suburbs. The **OCR** accounted for the largest share of rental volume at **38.0%**, followed by the **RCR** at **32.8%** and the **CCR** at **29.2%**.

Overall, June's figures point to a rental market finding its balance. Transaction volumes rose faster than rents, suggesting additional housing supply is being absorbed without renewing upward pressure on prices. Demand remains healthy, while a wider pool of available homes is helping to keep price growth restrained.

PRIVATE NON-LANDED RENTAL

CONDO RENTAL MARKET SNAPSHOT

JUNE 2026

RENTAL PRICE INDEX

145.0 JUNE 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+0.3%	+2.4%
from **144.5** in May 2026	from **141.6** in June 2025

RENTAL VOLUME

6,973 JUNE 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+19.0%	+4.3%
from **5,858** in May 2026	from **6,683** in June 2025

CCR RCR OCR

Regional Rental Trends

June's regional rental data shows city-fringe and suburban markets leading the recovery, with the Rest of Central Region posting the strongest monthly gain. Rents rose 0.9% M-o-M in the RCR and 0.8% in the OCR, while the CCR eased 1.0%. On a Y-o-Y basis, all 3 regions remained higher, led by the CCR and RCR at +2.5% each. This confirms rental fundamentals remain intact as the market normalises. Leasing volume also rebounded strongly, holding well above the 5-year June average as additional supply is absorbed.

CONDO RENTAL INDEX		June 2025	May 2026	June 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Index		**141.6**	**144.5**	**145.0**	**+0.3%**	**+2.4%**
Core Central Region	CCR	141.7	146.6	145.2	**-1.0%**	**+2.5%**
Rest of Central Region	RCR	138.7	140.9	142.1	**+0.9%**	**+2.5%**
Outside Central Region	OCR	140.9	142.6	143.7	**+0.8%**	**+2.0%**

Core Central Region (CCR): The Core Central Region was the only region to soften on price, slipping 1.0% M-o-M, though rents stayed 2.5% higher Y-o-Y, level with the RCR for the strongest annual gain. Leasing activity rebounded to an estimated **2,035 units** (+14.2% M-o-M), as prime-market tenant demand picked up alongside the broader recovery near the CBD.

Rest of Central Region (RCR): The Rest of Central Region led on price, with rents up 0.9% M-o-M and 2.5% higher Y-o-Y. Leasing volume firmed to an estimated **2,289 units** (+16.9% M-o-M), reflecting healthy tenant appetite for accessible city-fringe locations offering newer stock and strong connectivity.

Outside Central Region (OCR): The Outside Central Region posted a firm monthly gain, with rents up 0.8% M-o-M and 2.0% higher Y-o-Y. Volume surged to an estimated **2,649 units** (+25.1% M-o-M), the strongest rebound among the 3 regions. The OCR remained the largest segment by volume share at **38.0%**, supported by upgrader and right-sizer demand for larger units at more manageable quantum.

CONDO RENTAL VOLUME		June 2025	May 2026	June 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Volume		**6,683**	**5,858**	**6,973** [E]	**+19.0%**	**+4.3%**
Core Central Region	CCR	2,002	1,782	2,035 [E]	**+14.2%**	**+1.6%**
Rest of Central Region	RCR	2,181	1,958	2,289 [E]	**+16.9%**	**+5.0%**
Outside Central Region	OCR	2,500	2,118	2,649 [E]	**+25.1%**	**+6.0%**

Note: June 2026 figures are flash estimates based on numbers compiled on 15 July 2026. 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 resumed a modest upward trend:**
  Overall condo rents rose 0.3% M-o-M in June, partially reversing May's dip, with city-fringe and suburban markets leading: the RCR gained +0.9% M-o-M, followed by the OCR at +0.8%, while the CCR eased -1.0%. On a Y-o-Y basis, all 3 regions remained higher (CCR +2.5%, RCR +2.5%, OCR +2.0%), with the overall pace at +2.4% pointing to sustainable rather than aggressive growth.

- **Leasing activity rebounded sharply:**
  An estimated 6,973 condo units were rented in June, up 19% M-o-M from 5,858 in May and 4.3% higher Y-o-Y, with leasing volume 10.1% above the 5-year June average, underscoring robust tenant demand as the market absorbs additional completed supply.

- **Suburban-led tenant demand:**
  Volume share tilted towards the suburbs, with the OCR contributing 38.0% of June rentals, followed by the RCR at 32.8% and the CCR at 29.2%. This reflects the growing importance of newer, value-for-money suburban stock in the leasing market.

- **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

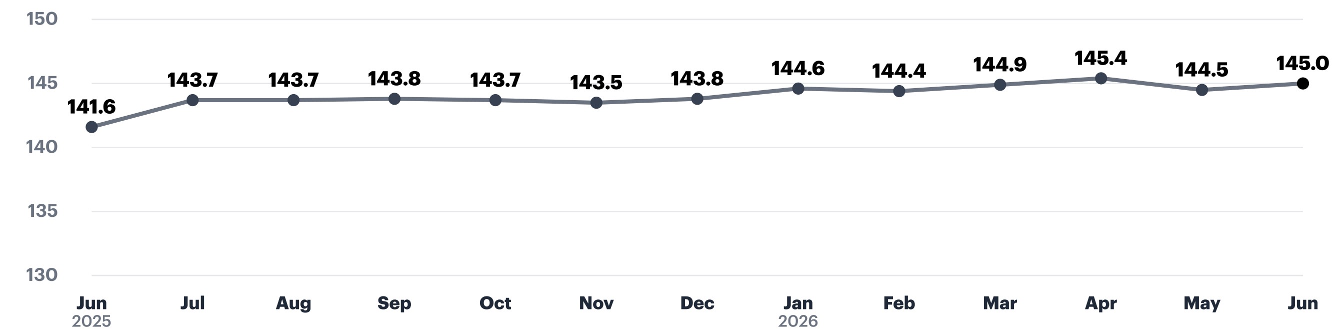
- **Near-term outlook:**
  Condo rents are likely to keep rising at a measured pace, with modest M-o-M movements driven by region, unit type and leasing mix. With supply gradually catching up to demand, affordability remains the key tenant constraint, especially for higher-quantum prime homes - though June's firm RCR and OCR gains suggest value-for-money city-fringe and suburban demand remains robust.

- **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.

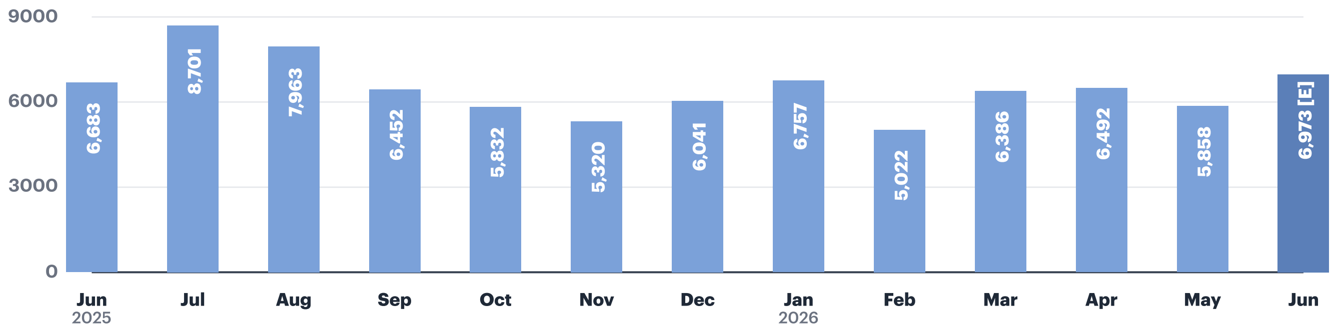
- **Overall view:**
  June's figures point to a rental market finding its balance, with leasing activity rebounding strongly, rents firming only modestly and demand tilting to the suburbs. In our view, the condo rental market is now in a more balanced phase, where performance will be shaped less by broad 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

OCR — **Outside Central Region**
Largest rental segment by volume
2,649
38.0%

RCR — **Rest of Central Region**
Strongest rent growth this month
2,289
32.8%

CCR — **Core Central Region**
Eased on price, firmer leasing
2,035
29.2%

Total condo rental transactions in June 2026 (flash estimate) **6,973 units**

Key Takeaway:

Leasing activity rebounded 19% in June and tilted towards the suburbs, with the OCR leading volume share, the RCR close behind, and the CCR still near three in ten 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 Steady as Million-Dollar Sales Peak

Overview of HDB Resale Market

The HDB resale market held steady in June 2026, with the overall resale index unchanged M-o-M at 208.9 and also flat Y-o-Y. Prices are holding firm even as sales activity softened, a pattern that points to a market moving into a more balanced phase, where buyers are more selective at current price levels and the adjustment is coming through slower activity rather than lower prices.

Resale activity eased slightly. An estimated 2,137 HDB flats were transacted in June, down 0.1% M-o-M from 2,139 in May and 6.1% lower Y-o-Y. Some buyers are thought to have held back ahead of the June 2026 BTO launch, weighing a shorter wait for a new flat against the faster move-in and wider location choice offered by the resale market.

Performance varied by flat type. 5-room flats led with +0.6% M-o-M and 3-room flats firmed +0.3%, while 4-room (-0.4%) and Executive (-0.8%) flats eased. Year-on-year, 5-room (+0.8%) and Executive (+0.1%) flats stayed positive, 4-room prices were flat and 3-room (-1.1%) slipped. By estate, Mature Estates rose 0.6% M-o-M while Non-Mature Estates eased 0.3%.

By volume share, 4-room flats remained the largest segment at 44.7%, followed by 3-room at 24.7% and 5-room at 24.1%, with Executive flats the smallest at 6.4%. By estate, Non-Mature Estates accounted for 56.8% of resale volume, with the remaining 43.2% from Mature Estates.

HDB RESALE

HDB RESALE MARKET SNAPSHOT

JUNE 2026

RESALE PRICE INDEX

208.9

JUNE 2026

MONTH-ON-MONTH
0.0%
unchanged from **208.9** in May 2026

YEAR-ON-YEAR
0.0%
unchanged from **208.8** in June 2025

RESALE VOLUME

2,137

JUNE 2026

MONTH-ON-MONTH
-0.1%
from **2,139** in May 2026

YEAR-ON-YEAR
-6.1%
from **2,276** in June 2025

HDB Resale Price and Volume Trends

- **Resale Prices Held Steady With Mixed Flat-Type Moves**

  HDB resale prices held steady in June 2026, with the overall resale index unchanged M-o-M at 208.9. By flat type the picture was mixed: 5-room and 3-room flats posted small M-o-M gains, while 4-room and Executive flats eased.

  3-room flats: ↑ 0.3% M-o-M | ↓ 1.1% Y-o-Y
  4-room flats: ↓ 0.4% M-o-M | – 0.0% Y-o-Y
  5-room flats: ↑ 0.6% M-o-M | ↑ 0.8% Y-o-Y
  Executive flats: ↓ 0.8% M-o-M | ↑ 0.1% Y-o-Y

  On a Y-o-Y basis the overall index was unchanged, pointing to a steadier market. Sellers are holding asking prices firm even as buyers take more time to commit, so the market is adjusting through activity rather than price.

- **Sales Transaction Volume Eased Slightly**

  Resale activity softened marginally in June, with 2,137 HDB resale flats transacted, a 0.1% dip M-o-M from 2,139 in May. Some buyers are thought to have held back ahead of the June 2026 BTO launch.

  On a Y-o-Y basis, resale volume was 6.1% lower than the 2,276 units transacted in June 2025, a step-down pointing to buyer caution as resale quantums climb to record levels and BTO supply ramps up.

Million-Dollar Flat Transactions

Million-dollar HDB resale transactions hit a new all-time high in June. A total of 188 flats were transacted at prices of $1,000,000 or above, up from 166 units in May. These transactions accounted for 8.8% of total resale volume for the month, a sign that activity at the top end keeps growing even as overall volume softens.

- **Highest-priced flat:**

  A 5-room flat at SkyTerrace @ Dawson (Queenstown) transacted at $1,650,000, the highest-priced HDB resale flat of the month. Dawson remains one of the most closely watched resale markets given its city-fringe location and strong appeal among buyers seeking public housing in a prime area.

- **Highest in Non-Mature Estates:**

  An Executive flat in Hougang Central transacted at $1,275,000, the highest million-dollar resale price recorded in the Non-Mature Estates for the month.

- **Leading towns:**

  Bukit Merah and Toa Payoh tied for the lead with 28 million-dollar flats each, followed by Queenstown with 23. The balance was spread across Kallang/Whampoa, Clementi, Ang Mo Kio, Tampines, Bishan, Bedok and other estates, a wider footprint that shows high-value deals are no longer confined to a handful of central towns.

Overall, June's figures point to a resale market where prices hold firm even as volume eases and record million-dollar deals keep being set. A growing pool of high-value transactions is lifting the top end without pushing up median prices, so overall indices stay broadly stable, anchored in prime mature towns where location scarcity supports pricing.

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

Factors Contributing to Current Market Trends

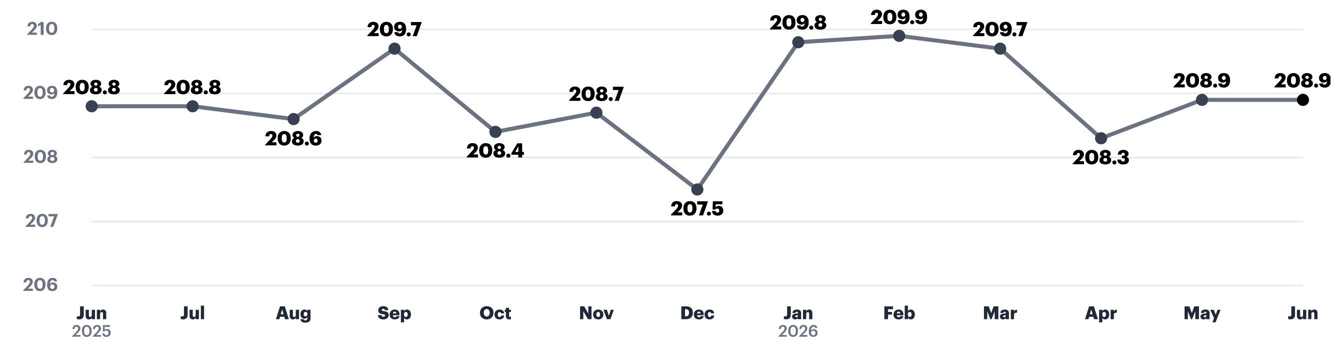
- **Activity eased as buyers awaited the June BTO launch:**
  June resale volume dipped 0.1% M-o-M to 2,137 flats, essentially holding at May's level. The more telling read is the 6.1% Y-o-Y decline from 2,276 units in June 2025, as Y-o-Y strips out seasonal swings. Some demand was likely held back ahead of the June 2026 BTO launch, with buyers weighing a cheaper new flat against the faster move-in and wider choice of resale.
- **Flat-type moves were mixed:**
  5-room (+0.6%) and 3-room (+0.3%) flats posted small M-o-M gains, while 4-room (-0.4%) and Executive (-0.8%) flats eased. By estate, Mature Estates rose 0.6% while Non-Mature Estates slipped 0.3%, reflecting the steadier support for well-located established towns.
- **Million-dollar segment hit a new high:**
  Million-dollar HDB transactions reached a record 188 in June, up from 166 in May and accounting for 8.8% of total volume - a new all-time high. A 5-room flat at SkyTerrace @ Dawson (Queenstown) was the month's highest resale at $1,650,000, with Bukit Merah and Toa Payoh (28 deals each) and Queenstown (23) 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

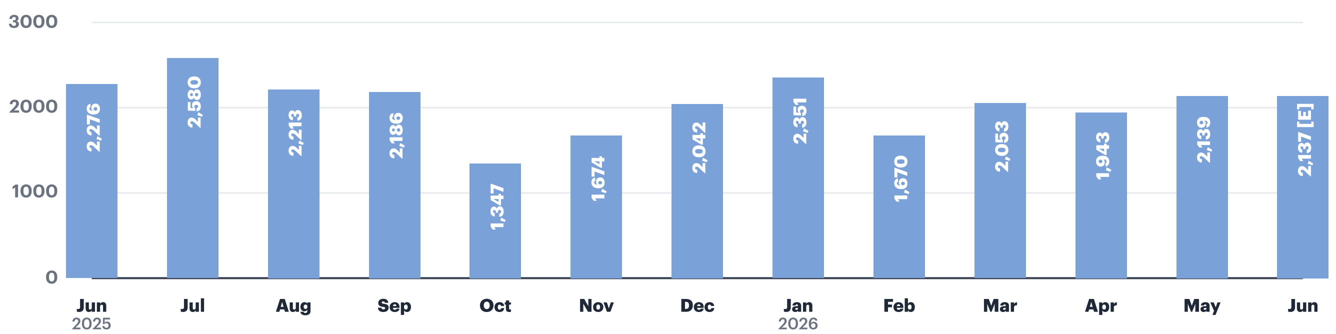
- **Near term:**
  HDB resale prices are expected to hold firm, with modest fluctuations across flat types and estates. After June's flat print and slightly softer volume, the coming months may see the market absorb the June BTO launch, with resale activity guided by seller flexibility and buyer affordability.
- **Medium-term outlook:**
  Price growth is likely to remain measured rather than aggressive. A rising supply of flats reaching their Minimum Occupation Period - more than 13,000 in 2026, up around 93% from roughly 6,980 in 2025 - should broaden resale choice and temper sharper price increases, even as household formation and upgrader demand support activity.
- **Overall view:**
  June's figures point to a market in a balanced phase, with prices holding firm even as volume eases and record million-dollar deals underline resilient demand for prime flats. In our view, the HDB resale market is settling into a healthier equilibrium, where any adjustment comes through slower activity rather than falling prices, and price strength 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

4R	**4-Room** Largest segment by volume	955	44.7%
3R	**3-Room** Steady mid-segment demand	528	24.7%
5R	**5-Room** Sustained upgrader demand	515	24.1%
EX	**Executive** Niche large-format flats	137	6.4%

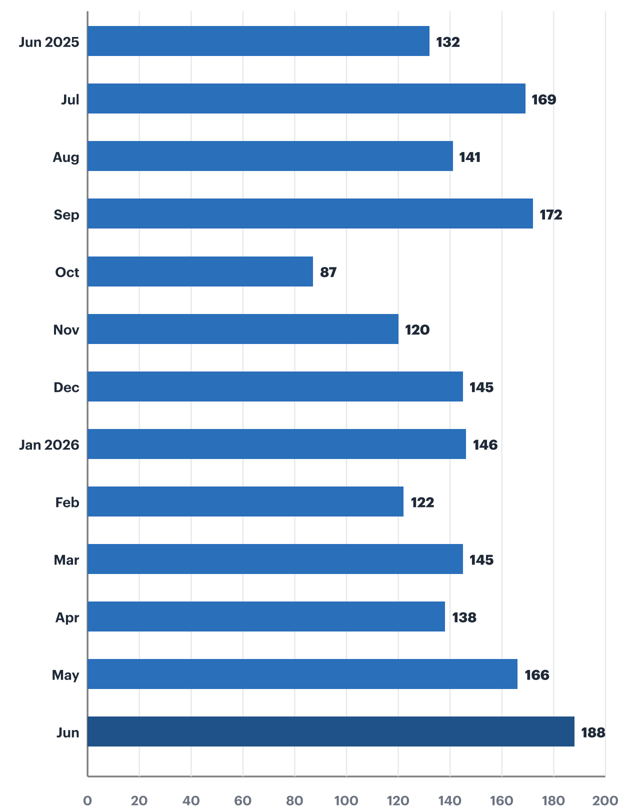
Total HDB resale in June 2026 (flash estimate) **2,137 units**

Key Takeaway:

4-room flats led resale volume at 44.7%, followed by 3-room (24.7%) and 5-room (24.1%), with Executive flats making up the remaining 6.4%.

MILLION-DOLLAR RESALE FLATS SOLD

*Past 12 months (Jul 2025 - Jun 2026): **1,739 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.*

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

HDB Rents Climb Further in June as Leasing Activity Rebounds

Overview of HDB Rental Market

The HDB rental market firmed further in June 2026, with the HDB Rental Price Index rising **0.6% M-o-M** to **145.1**, from **144.3** in May. On a Y-o-Y basis, overall HDB rental prices were **1.4% higher** than June 2025, pointing to rental growth that remains positive though still measured.

Leasing activity rebounded in June, with an estimated **2,725 HDB flats** rented, up **4.8% M-o-M** from **2,601 units** in May. Volume was **0.1% higher Y-o-Y** but remained **4.1% below the 5-year June average**, suggesting that leasing momentum has normalised after May's softer print.

Performance was positive across segments. Mature town rents rose **0.7% M-o-M**, while Non-Mature town rents firmed by **0.4% M-o-M**. By flat type, Executive rents led with a **1.2% M-o-M** gain on scarce supply, followed by 3-room rents up **0.7%** and 5-room rents up **0.6%**, while 4-room rents edged down **0.1% M-o-M**, reflecting the steady premium on larger and smaller flat types alike.

By volume share, 4-room flats accounted for the largest segment at **38.8%**, followed by 3-room flats at **31.8%**, 5-room flats at **23.7%** and Executive flats at **5.7%**. Overall, June's figures point to an HDB rental market that remains underpinned by steady tenant demand for affordability-driven housing, with leasing activity back on a firmer footing.

HDB RENTAL

HDB RENTAL MARKET SNAPSHOT

JUNE 2026

RENTAL PRICE INDEX

145.1 JUNE 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+0.6%	+1.4%
from **144.3** in May 2026	from **143.1** in Jun 2025

RENTAL VOLUME

2,725 JUNE 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+4.8%	+0.1%
from **2,601** in May 2026	from **2,722** in Jun 2025

Rental Trends

HDB Rental Price & Volume	June 2025	May 2026	June 2026	M-o-M	Y-o-Y
Overall Rental Index	143.0	144.3	145.1	+0.6%	+1.5%
Overall Rental Volume	2,722	2,601	2,725	+4.8%	+0.1%

- **Rental prices firmed further off a steady base:**
  HDB rental prices rose by 0.6% M-o-M in June 2026, with the overall rental index climbing to 145.1 from 144.3 in May. On a Y-o-Y basis, rents were 1.5% higher, indicating that the HDB rental market remains well-supported, with the pace of growth holding at a measured, sustainable level.

- **Leasing activity rebounded after May's softer print:**
  Leasing activity picked up in June, with an estimated 2,725 HDB flats rented during the month, up 4.8% M-o-M from 2,601 units in May. Volume was 0.1% higher Y-o-Y but 4.1% below the 5-year June average, indicating that momentum has normalised back towards longer-term seasonal norms after a softer May.

- **Segment performance was broadly positive:**
  Mature town rents rose 0.7% M-o-M, while Non-Mature town rents firmed by 0.4% M-o-M. By flat type, Executive rents led with a 1.2% M-o-M gain on scarce supply, followed by 3-room rents up 0.7% and 5-room rents up 0.6%, while 4-room rents edged down 0.1% M-o-M. This points to a tenant market that remains active and broadly firm across both mature and non-mature towns.

Market Outlook

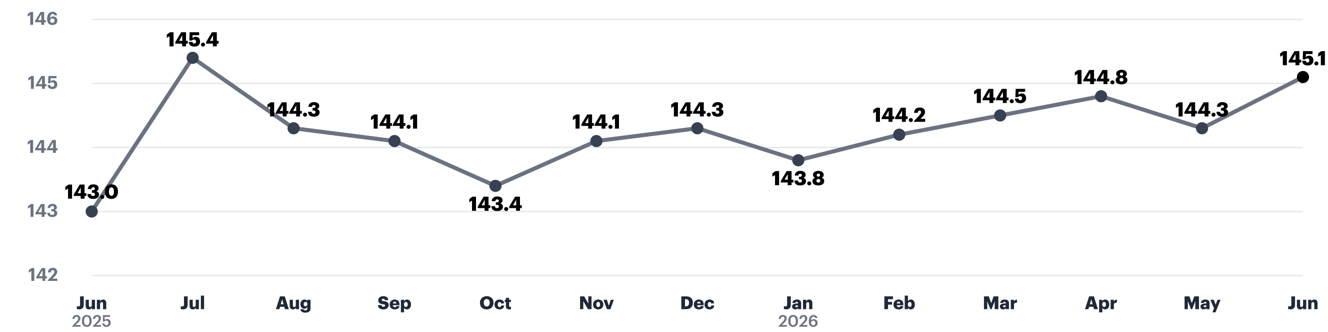
- **Near-term outlook:**
  HDB rental prices are expected to remain broadly firm, with only modest M-o-M fluctuations across flat types and towns. June's rebound in leasing volume points to a normalisation after May's softer print, while affordability remains a key constraint that should continue to 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.

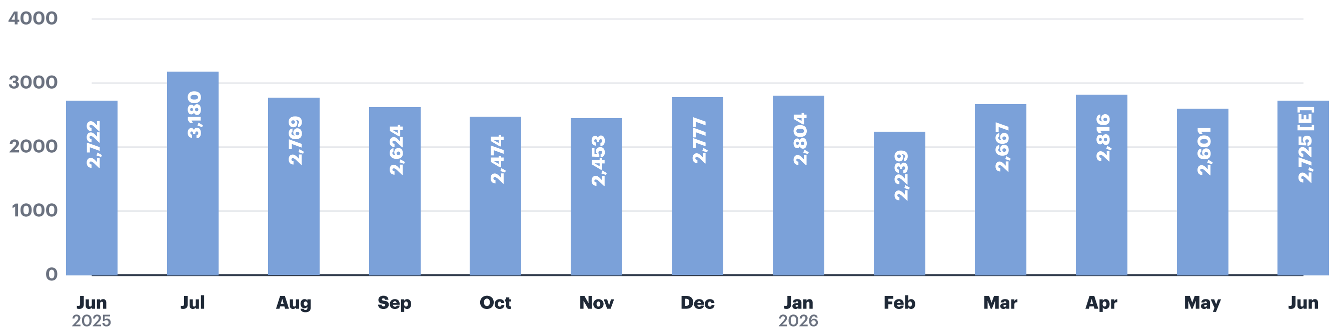
- **Overall view:**
  June's figures point to a healthy HDB rental market that has firmed further while remaining underpinned by steady tenant demand. In our view, the market is settling into a more balanced phase, where rental outcomes will be shaped by location, flat condition, accessibility and pricing 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

4R **4-Room**
Largest rental segment by volume
1,057
38.8%

3R **3-Room**
Steady tenant demand for compact homes
867
31.8%

5R **5-Room**
Sustained demand for larger family flats
646
23.7%

EX **Executive**
Niche large-format flats
155
5.7%

Total HDB rental transactions in June 2026 (flash estimate) **2,725 units**

Key Takeaway:

4-room and 3-room flats together accounted for 70.6% of HDB rental volume in June, 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

SECTION

02 QUARTERLY REPORT

Q2 2026
REPORTING PERIOD

INSIDE THIS SECTION

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ASIAN PRIME

SINGAPORE PROPERTY MARKET | PRIVATE RESIDENTIAL MARKET

PRICES STEADY, VOLUME REBOUNDS

A quarterly dashboard-style review of official URA indicators, highlighting where the market strengthened, where activity softened and what this means for buyers, sellers, landlords and investors in the second quarter of 2026.

Executive Market Dashboard

01 KEY METRICS AT A GLANCE

ALL PRIVATE RESIDENTIAL
+0.5%
Price index edged up from **218.3** to **219.4** in Q2 2026, easing from +0.9% in Q1 2026.

NON-LANDED PRIVATE
-0.1%
Non-landed prices dipped as the RCR and OCR softened, while the CCR firmed.

LANDED PRIVATE
+2.5%
Landed homes rebounded strongly after a **-0.4% Q-o-Q** dip in Q1 2026.

PRIVATE RENTAL
+0.7%
Rental index firmed, rising from **161.4** to **162.5**, led by the CCR.

TOTAL TRANSACTIONS
6,148
Total private residential transactions rose **13.6% Q-o-Q** from **5,413** units in Q1 2026.

UNSOLD INVENTORY
15,810
Unsold units with planning approval incl EC eased **-7.2% Q-o-Q** from 17,032.

02 QUARTERLY COMPARISON · Q1 2026 VS Q2 2026

Market Indicator	Q1 2026	Q2 2026	Q-o-Q Change	Market Read
All Residential Price Index	218.3	219.4	+0.5%	**Growth cooled**
Landed Price Index	252.1	258.4	+2.5%	**Strong rebound**
Non-Landed Price Index	210.8	210.6	-0.1%	**Eased, CCR-led**
All Residential Rental Index	161.4	162.5	+0.7%	**Firming**
Total Transactions	5,413	6,148	+13.6%	**Higher volume, resale-led**

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Takeaway

Overall prices kept rising in Q2 2026, but growth cooled to **+0.5%** from +0.9% in Q1. The gain was led entirely by landed homes, which rebounded **+2.5%**, while non-landed prices slipped **-0.1%** as the RCR and OCR gave up some of their earlier momentum and the CCR firmed.

Transaction activity rebounded, with total volume up **+13.6% Q-o-Q**. Resale stayed the market anchor and rents firmed, leaving first-half price growth at **+1.4%**, a touch below the +1.8% seen in the same period a year earlier.

AsianPrime View

The market is not uniformly rising. It is becoming more selective, more region-specific and more sensitive to supply. Future performance will depend on launch pricing, resale alternatives, rental affordability and the ability of buyers and tenants to absorb higher total costs.

SOURCE: URA, JTC, HDB, BUSINESS TIMES, THE STRAITS TIMES

PRIVATE RESIDENTIAL | TRANSACTION MIX

RESALE ANCHORS MARKET ACTIVITY

Total transaction volume rebounded in Q2 2026, and resale activity remained the largest component of the private residential market, deepening its share as new sale activity recovered more slowly.

01 Q2 2026 TRANSACTION SNAPSHOT

TOTAL TRANSACTIONS
6,148
Up from **5,413** units in Q1 2026.

NEW SALE
2,141
Developer sales rose even as new launches thinned.

RESALE
3,813
Resale remained the largest transaction category.

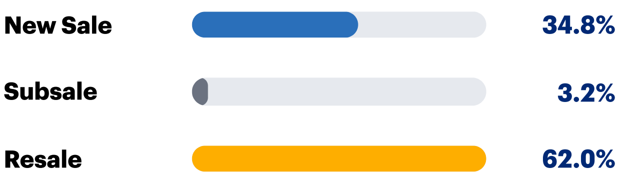
RESALE SHARE
62.0%
Higher than **59.6%** in Q1 2026.

02 TRANSACTION BREAKDOWN · SALE TYPE

Whole-Island Transaction Mix

Type	Q1 2026	Q2 2026	Change	Q2 Share
New Sale	2,013	2,141	+6.4%	34.8%
Subsale	175	194	+10.9%	3.2%
Resale	3,225	3,813	+18.2%	62.0%
Total	5,413	6,148	+13.6%	100.0%

Q2 2026 Transaction Share



Market signal: Resale rose **+18.2% Q-o-Q** and deepened its share to **62.0%**, as buyers continued to value completed homes, established locations and clearer price benchmarks amid a thin new launch slate.

03 REGIONAL VIEW · CCR / RCR / OCR

Regional Price, Rental & Vacancy · Non-Landed

Region	Price Q-o-Q	Rental Q-o-Q	Vacancy	Vacancy Q-o-Q	Market Read
CCR	+1.8%	+1.2%	8.3%	+0.1 pp	Prime firmed
RCR	-1.2%	0.0%	6.1%	-0.2 pp	City-fringe eased
OCR	-0.1%	-0.3%	5.6%	+0.4 pp	Suburbs digesting supply

04 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

Total private residential transactions rose from **5,413 units** in Q1 2026 to **6,148 units** in Q2 2026. Resale led the recovery, climbing 18.2% Q-o-Q, while new sales rose a more modest 6.4% against a thin launch pipeline.

Resale transactions increased from **3,225** to **3,813 units**. As a result, resale accounted for **62.0%** of total transactions, up from 59.6% a quarter earlier and reinforcing its role as the market anchor.

AsianPrime View

The transaction data suggests a market that is active but more selective. Buyers are not withdrawing entirely, but weighing new launches against resale alternatives and completed homes. This keeps underlying demand intact, but makes pricing discipline increasingly important for developers and sellers.

SOURCE: URA, JTC, HDB, BUSINESS TIMES, THE STRAITS TIMES

SINGAPORE PROPERTY MARKET | LANDED RESIDENTIAL

LANDED PRICES SET NEW RECORD

Landed homes rebounded to lead Q2's private price gains, setting a record index high as buyers rotated toward scarce, higher-value freehold assets.

01 Q2 2026 LANDED SNAPSHOT

LANDED PRICE INDEX
+2.5%
Q-o-Q rebound to a **record high**, reversing Q1's **-0.4%**.

LANDED TRANSACTIONS
568
Up from **512** in Q1 2026 as buying activity picked up.

GCB CAVEATED DEALS
7
Up from **4** in Q1; below the **9** seen in Q2 2025.

AVERAGE GCB LAND RATE
$2,341 psf
Up from **$1,803 psf**; highest quarterly average since Q1 2025.

02 LANDED MARKET · Q1 VS Q2 2026

Landed Market · URA

Indicator	Q1 2026	Q2 2026	Q-o-Q
Price Index (Q-o-Q)	-0.4%	+2.5%	**Rebound**
Landed Transactions	512	568	**+10.9%**
GCB Caveated Deals	4	7	**+3 deals**
Average GCB Land Rate	$1,803 psf	$2,341 psf	**+29.8%**

Deal signal: A Nassim Road GCB led the quarter at **$64.9mil**, with two adjacent Belmont Park bungalows trading at **$34.8mil** and **$25.2mil**. The landed index set a new record high, reversing the prior quarter's decline.

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

Landed homes led the private market in Q2 2026, with prices up +2.5% Q-o-Q to a record high after a -0.4% dip in Q1. Some **568 landed homes** changed hands, up from **512**, as buyers sought scarce, higher-value freehold assets.

The Good Class Bungalow segment firmed to **7 caveated deals** from four, and the average land rate climbed to **$2,341 psf**, the highest quarterly average since early 2025. The quarter's largest deal was a Nassim Road GCB at **$64.9mil**.

AsianPrime View

Landed remains the private market's firmest segment, insulated by tight supply and buyers rotating away from condo affordability pressure. We expect prices to stay well supported, though thin deal counts mean the index will keep swinging on a handful of trophy transactions rather than broad-based volume.

SOURCE: URA Q2 2026 STATISTICS, URA CAVEATS, BUSINESS TIMES, THE STRAITS TIMES

PRIVATE RESIDENTIAL | LAUNCHES, INVENTORY & PIPELINE

LAUNCHES THIN, INVENTORY EASES

Q2 2026 saw fewer new launches, with June recording no new project launches for the first time since 2007. Firm developer sales drew down unsold stock, even as islandwide vacancy edged higher.

01 Q2 2026 SUPPLY SNAPSHOT

Q2 LAUNCHES
1,783
Private units launched in Q2 2026, excluding ECs; no new EC launches this quarter.

DEVELOPER SALES
2,141
Developer sales excl EC, up **+6.4% Q-o-Q** despite fewer launches.

UNSOLD INVENTORY
15,810
Down **-7.2% Q-o-Q** from 17,032; unsold units with planning approval, incl EC.

VACANCY RATE
6.4%
Up from **6.2%** in Q1 2026; islandwide private residential vacancy.

02 SUPPLY TREND & VACANCY BY REGION

Private Residential Supply · Q1 vs Q2 2026

Indicator	Q1	Q2	Change
Developer Launches (excl EC)	1,844	1,783	-3.3%
Developer Sales (excl EC)	2,013	2,141	+6.4%
Unsold w/ Planning Approval	17,032	15,810	-7.2%
Vacancy Rate	6.2%	6.4%	+0.2 pp

Vacancy by Region

Vacancy signal: The CCR held the highest islandwide vacancy at **8.3%** (+0.1 pp Q-o-Q), the RCR eased **-0.2 pp**, and the OCR rose **+0.4 pp** as newly completed projects entered the count.

03 UNSOLD STOCK & EXPECTED SUPPLY

Unsold Stock & Expected Supply · End Q2 2026

Supply Measure	Units (incl EC)	Q-o-Q	Notes
Unsold with planning approval	15,810	-7.2%	Drawn down by firm developer sales
Unsold pending planning approval	18,153	–	Incl 4,745 on 2H2026 Confirmed List
Total unsold potential supply	33,963	–	Sum of both categories
Completions in Q2 2026	1,212	–	H1 total: 1,611 private + 872 EC
Expected completions through 2028	~25,900	–	Incl EC; plus ~34,700 from 2029

04 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

Q2 2026 was a notably thin quarter for launches, with June recording **no new project launches** for the first time since 2007. Developers released **1,783 units** excluding ECs, down -3.3% Q-o-Q, yet still sold **2,141 units**, up +6.4% Q-o-Q on healthy take-up of existing stock.

Firm sales drew unsold inventory with planning approval down -7.2% Q-o-Q to **15,810 units**. With **18,153 units** still pending approval, total unsold potential supply is **33,963 units**.

AsianPrime View

Thinning launches against firm sales point to a market working through existing inventory rather than one starved of demand. With roughly 25,900 units due through 2028 and a large tranche beyond, buyer choice will deepen. Developer pricing discipline and site selection will matter more as the Confirmed List refills the pipeline.

SINGAPORE PROPERTY MARKET | HDB RESALE & RENTAL

PRICES EASE, VOLUMES HOLD UP

The HDB resale price index slipped for a second straight quarter in Q2 2026, even as transaction volumes rose and million-dollar flats set a fresh quarterly record.

01 Q2 2026 HDB MARKET SNAPSHOT

Q2 RESALE VOLUME
6,396
Official HDB resale transactions, up **+1.8% Q-o-Q** from 6,285 in Q1 2026.

Q2 2026 HDB RPI
202.8
Official HDB Resale Price Index eased **-0.3% Q-o-Q**, a second straight quarterly decline.

Q2 RENTAL CASES
10,002
Approved subletting cases, up **+4.9% Q-o-Q**; 58,855 flats let out at quarter-end.

MILLION-DOLLAR FLATS
491
Record quarter, beating 480 in Q3 2025; **7.7%** of Q2 resale volume.

02 RESALE & RENTAL COMPARISON · Q1 VS Q2 2026

HDB Resale · Quarterly Snapshot

Indicator	Q1 2026	Q2 2026	Q-o-Q
Resale Volume	6,285	6,396	+1.8%
HDB Resale Price Index (RPI)	203.4	202.8	-0.3%
Million-Dollar Flats	413	491	+18.9%

HDB Rental · Quarterly Snapshot

Indicator	Q1 2026	Q2 2026	Q-o-Q
Approved Subletting Cases	9,535	10,002	+4.9%
Flats Let Out (quarter-end)	58,120	58,855	+1.3%

Rental signal: 4-room and 3-room flats continued to anchor HDB leasing demand, keeping activity concentrated in mid-sized, affordable homes.

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

The official **HDB Resale Price Index** eased -0.3% Q-o-Q to **202.8**, a second straight quarterly decline. Across the first half, prices were down -0.4% versus H1 2025's +2.5%, pointing to a market cooling from its earlier pace as fresh BTO supply widens buyer options.

Even so, resale volume rose +1.8% Q-o-Q to **6,396 flats** and subletting demand firmed, with approved rental cases up +4.9%. Million-dollar flats hit a record **491 transactions**, 7.7% of resale volume, showing sustained appetite at the top of the market.

AsianPrime View

Softer prices alongside firmer volumes point to a healthier, better-supplied market rather than a weakening one. Buyers have more room to negotiate, while genuine demand keeps activity resilient. Mature estates and larger flats continue to anchor million-dollar deals, and rental affordability remains the key constraint on leasing.

SOURCE: HDB, 99.CO / SRX, URA, BUSINESS TIMES, THE STRAITS TIMES

SINGAPORE PROPERTY MARKET | OFFICE & RETAIL

RENTS FIRM UP, VACANCY TICKS HIGHER

URA's official islandwide indices show office and retail rents both rising in Q2 2026, even as vacancy edged up on fresh completions. Prices held their measured upward path.

01 Q2 2026 COMMERCIAL SNAPSHOT

OFFICE RENTALS
+0.8%
Islandwide office rental index Q-o-Q, up from **-0.2%** in Q1 2026.

OFFICE VACANCY
11.0%
Up from **10.8%** in Q1 2026; occupied space rose ~8,000 sq m nett.

RETAIL RENTALS
+0.6%
Central Region retail rental index Q-o-Q, up from **-0.6%** in Q1 2026.

RETAIL VACANCY
6.5%
Up from **6.3%** in Q1 2026; occupied space fell ~37,000 sq m nett.

02 OFFICE & RETAIL COMPARISON · Q1 VS Q2 2026

Office Market Snapshot

Indicator	Q1 2026	Q2 2026	Trend
Price Index (Q-o-Q)	+0.2%	+0.4%	Firmer
Rental Index (Q-o-Q)	-0.2%	+0.8%	Turned up
Vacancy Rate	10.8%	11.0%	+0.2 pp
Supply Pipeline (sq m GFA)	867,000	848,000	Eased

Retail Market Snapshot

Indicator	Q1 2026	Q2 2026	Trend
Price Index (Q-o-Q)	+2.2%	+0.8%	Slower gain
Rental Index (Q-o-Q)	-0.6%	+0.6%	Turned up
Vacancy Rate	6.3%	6.5%	+0.2 pp
Supply Pipeline (sq m GFA)	605,000	604,000	Flat

Retail signal: Rents turned positive after a soft Q1, but a small rise in vacancy and a net drawdown in occupied space point to a market that is firm but still selective by location.

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

On URA's official islandwide measures, office rents rose +0.8% Q-o-Q in Q2 2026, reversing Q1's small dip, while prices firmed +0.4%. Vacancy edged up to **11.0%** as new completions entered the stock, even though occupied space grew by around **8,000 sq m** nett.

Retail rents also turned positive at +0.6% Q-o-Q after a soft Q1, and prices rose +0.8%. Vacancy ticked up to **6.5%** with occupied space down about **37,000 sq m** nett, keeping the recovery uneven across locations.

AsianPrime View

Both segments are firming on rents while supply stays disciplined, but rising vacancy is a reminder that demand is selective. Prime, well-connected office and destination retail should keep pricing power; secondary space will lag. Landlords hold a modest edge into the rest of 2026.

SOURCE: URA Q2 2026 REAL ESTATE STATISTICS, BUSINESS TIMES, THE STRAITS TIMES

SINGAPORE PROPERTY MARKET | INDUSTRIAL

INDUSTRIAL RENTS HIT 30-YEAR HIGH

Industrial rents rose to their highest level since 1996 on tightening occupancy, with business parks leading a broad-based improvement in demand.

01 Q2 2026 INDUSTRIAL SNAPSHOT

ALL INDUSTRIAL OCCUPANCY
89.1%
Up **+0.2 pp Q-o-Q** from 88.9% in Q1 2026.

INDUSTRIAL RENT INDEX
+0.5%
Q-o-Q gain to **113.8**, highest since 1996; Y-o-Y growth **+2.1%**.

BUSINESS PARK OCCUPANCY
77.9%
Up **+1.2 pp Q-o-Q** from 76.7%, leading the improvement.

INDUSTRIAL PRICE INDEX
+0.6%
Q-o-Q rise; Y-o-Y growth **+3.8%** on firm underlying values.

02 INDUSTRIAL MARKET · Q1 VS Q2 2026

Industrial Market · JTC

Indicator	Q1 2026	Q2 2026	Q-o-Q
All Industrial Occupancy	88.9%	89.1%	+0.2 pp
Business Park Occupancy	76.7%	77.9%	+1.2 pp
Rental Index (Q-o-Q)	+0.4%	+0.5%	Firmer
Price Index (Q-o-Q)	+1.2%	+0.6%	Slower gain

Index signal: The rental index reached **113.8**, its highest since 1996 and a 23rd straight quarterly rise. Y-o-Y: rent **+2.1%**, price **+3.8%**. Multi-user factory occupancy rose +0.3 pp, single-user +0.1 pp, warehouse unchanged.

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

Industrial demand firmed further in Q2 2026, lifting all-industrial occupancy to **89.1%** and pushing the rental index to **113.8**, its highest reading since 1996 and a 23rd consecutive quarterly gain. Business parks led the improvement, with occupancy up +1.2 pp to **77.9%**.

Beneath the headline, multi-user factory occupancy rose +0.3 pp, single-user +0.1 pp and warehouse held steady, while the price index gained +0.6% Q-o-Q (+3.8% Y-o-Y) on firm underlying values.

AsianPrime View

Industrial fundamentals remain the standout. Tight occupancy and record rents point to well-supported values into 2026, with business parks now joining factories and warehouses in the upcycle. We expect landlords to retain pricing power while quality space stays scarce.

SOURCE: JTC Q2 2026 MARKET REPORT, BUSINESS TIMES, THE STRAITS TIMES

SINGAPORE PROPERTY MARKET | SHOPHOUSE

SHOPHOUSE SALES BOUNCE BACK

Shophouse investment sales rebounded strongly after a subdued start to the year, led by larger, higher-value deals in scarce heritage assets.

01 Q2 2026 SHOPHOUSE SNAPSHOT

CAVEATED DEALS
16
Q2 2026 caveated transactions, up from 14 in Q1 2026.

SALES VALUE
$193.7mil
Up **+115.2% Q-o-Q** from about $90mil in Q1 2026.

AVERAGE DEAL SIZE
$12.1mil
Up from about $6.4mil in Q1; over 60% of deals priced above $5mil.

H1 2026 DEALS
~30
Caveated shophouse deals in H1 2026; provisional pending URA confirmation.

02 SHOPHOUSE MARKET · Q1 VS Q2 2026

Shophouse Market

Indicator	Q1 2026	Q2 2026	Q-o-Q
Caveated Transactions	14	16	+14.3%
Sales Value	~$90mil	$193.7mil	+115.2%
Average Deal Size	~$6.4mil	~$12.1mil	+89.1%

Shophouse signal: Over 60% of Q2 deals were priced above $5mil, lifting average deal size sharply. H1 2026 recorded around 30 caveated deals. Figures are drawn from a single market report and remain provisional pending URA confirmation.

03 ANALYSIS & ASIANPRIME VIEW

Quarterly Performance

Shophouse investment sales rebounded, with value up +115.2% Q-o-Q to **$193.7mil** across 16 caveated deals as larger, higher-value transactions returned. More than 60% of deals were priced above $5mil, lifting the average deal size to about **$12.1mil**.

Deal count rose more modestly, from 14 to **16** caveats (+14.3% Q-o-Q), with H1 2026 recording around **30** caveated deals in total. H1 2026 value came to **$283.6mil**, still -19.4% Y-o-Y off a low base. Figures remain provisional pending URA confirmation.

AsianPrime View

The shophouse rebound looks led by a few large deals rather than broad-based volume, so we read it as selective conviction in scarce heritage assets rather than a return to frothy trading. With H1 caveats near 30, we would treat quarterly swings as noisy and watch full-year totals for the real trend.

SOURCE: URA CAVEATS, MARKET REPORTS, LIANHE ZAOBAO, BUSINESS TIMES, THE STRAITS TIMES

SINGAPORE PROPERTY MARKET | OUTLOOK & FORECAST

A MORE SELECTIVE SECOND HALF

Across private residential, HDB, commercial, industrial and shophouse markets, H1 2026 points to measured growth, sharper segmentation and deeper buyer choice. Pricing discipline becomes the differentiating factor into the second half.

01 H1 2026 YEAR-SO-FAR SUMMARY

PRIVATE RESIDENTIAL
+1.4%
H1 2026 price growth. Q2 gain cooled to **+0.5%**; landed led, non-landed eased.

HDB RESALE
-0.4%
H1 2026 RPI change, versus **+2.5%** in H1 2025; a second straight quarterly dip.

OFFICE RENTALS
+0.8%
Q2 rental index turned up; vacancy edged to **11.0%** on new completions.

INDUSTRIAL RENT
+2.1%
Y-o-Y. Index at **113.8**, highest since 1996; occupancy firm at 89.1%.

02 FORWARD READ · DIRECTION BY MARKET

Forward Read by Market · Rest of 2026

Market	Q2 2026 Pulse	2026 Direction	Watch Items
Private Residential	Price +0.5%, Volume +13.6%	Selective Growth	Launch pricing vs resale
HDB Resale	RPI -0.3% Q-o-Q, Vol +1.8%	Cooling	Fresh BTO supply
HDB Rental	Cases +4.9% Q-o-Q	Stable	Affordability ceiling
Office	Rent +0.8%, Vacancy 11.0%	Firm	New completions
Retail	Rent +0.6%, Vacancy 6.5%	Steady	Location selectivity
Industrial	Occupancy 89.1%, Rent +0.5%	Firm	Business park recovery
Shophouse	Deals 16, Value +115.2%	Recovering	Large-deal concentration

03 CLOSING SYNTHESIS & ASIANPRIME VIEW

H1 2026 Closing Read

The first half confirms a market that is broadly resilient but increasingly segmented. **Private residential** growth turned more selective, cooling to +0.5% in Q2 even as volumes rebounded. **HDB** prices eased for a second straight quarter, while **office and industrial** firmed on solid demand and **shophouses** rebounded on a handful of large deals.

The pipeline ahead remains substantial, and buyers will face wider choice from 2028 onwards. **Pricing discipline**, **location quality** and **product differentiation** will be the deciding factors for both developers and resale sellers across the second half.

AsianPrime View

We expect the rest of 2026 to bring measured, uneven growth, with well-located developments leading. Office and industrial remain landlord markets; HDB is cooling into better balance; shophouses are recovering selectively. The overarching theme: selectivity rewards research and discipline rewards conviction.

SOURCE: URA Q2 2026 STATISTICS, JTC, HDB, BUSINESS TIMES, THE STRAITS TIMES

ASIANPRIME BUZZ

The 15-Month Wait-Out Is Gone

From 28 July 2026, private homeowners can buy an HDB resale flat the moment they sell their private property. The 15-month wait-out, imposed in 2022 to cool a runaway resale market, has been scrapped now that prices have steadied. Here is what actually changed, and what it means if you are weighing a move between the private and public markets.

15-Mth	28 Jul	-0.3%	13,500
WAIT-OUT REMOVED	EFFECTIVE 2026	Q2 HDB RESALE INDEX	FLATS REACHING MOP 2026

What Changed

Introduced in September 2022 at the peak of the last resale surge, the rule required anyone who owned, or had recently owned, a private home to wait **15 months** after selling it before buying a resale flat on the open market. The aim was to stop cash-rich private downgraders from bidding up resale prices against first-time and HDB-upgrader buyers. Seniors aged 55 and above moving to a 4-room or smaller flat were the main exemption.

With the resale market now cooling - annual price growth has eased from double digits in 2022 to under 3% - the authorities judged the measure had served its purpose. From **28 July 2026** the wait-out is removed entirely. A private owner who sells today can proceed with a resale flat purchase straight away, subject to the usual eligibility and the standard rule that any private property is disposed of within six months of completing the flat.

In practice the change collapses a two-step move into one. Where a downgrader once had to sell, rent for more than a year, then buy, the path from private property to resale flat is now continuous. That removes both the interim rental cost and the risk of buying back into a rising market after the wait. The mechanics for buyers of new subsidised flats and Executive Condominiums are unchanged, and the eligibility rules that always applied to resale purchases still stand - the overleaf comparison sets out exactly what moves and what stays the same.

ASIANPRIME BUZZ

What Moves, What Stays

The Change at a Glance

SITUATION	BEFORE 28 JUL 2026	FROM 28 JUL 2026
BUYING AN HDB RESALE FLAT	Wait 15 months after selling a private home	**No wait-out** - may buy once eligible
SENIORS AGED 55 & ABOVE	Already exempt (4-room or smaller)	Remains exempt
EXISTING PRIVATE PROPERTY	Sell before the 15-month clock could start	Sell within **6 months** of the flat purchase
SUBSIDISED FLAT OR EXECUTIVE CONDOMINIUM	30-month wait-out applies	Unchanged - 30 months still applies

Points to Note

The removal applies only to **open-market resale flats**. Buyers must still meet the usual eligibility, and a private property owner has to dispose of that property within six months of completing the flat purchase. Miss the window and the standard penalties apply, so the sale of the private home still needs to be planned, not assumed.

The **30-month wait-out for new subsidised flats and Executive Condominiums stays in place**. Anyone who has owned private property within the past 30 months remains barred from a fresh BTO or EC purchase - only the open resale market has reopened. Seniors aged 55 and above right-sizing into a 4-room or smaller flat were never affected and keep their exemption.

Resale purchases on the open market carry **no income ceiling**, though CPF housing grants and an HDB loan remain subject to the usual limits. Buyers relying on a bank loan and cash from a sold private home are the most immediate beneficiaries, since they can move without waiting for grant or loan eligibility to clear.

How This Could Affect the Private Property Market

1. More owners may right-size. Removing the 15-month wait lets an owner sell a private home and move straight into an HDB resale flat, sparing the temporary accommodation, rental and storage costs the old rule imposed - helping retirees unlock equity, owners with high holding costs, and families whose space needs have changed.

2. More private homes could reach the market. As right-sizing gets easier, some owners who held off may now sell, gradually adding larger or older condominium units to resale supply. Each decision still turns on value, outstanding loan, CPF refund, Seller's Stamp Duty and replacement cost, so the effect should be gradual.

3. Prices should move less than volumes. Better mobility should lift resale activity, but private prices are set by wider forces - rates, incomes, supply and land costs - so the price impact is likely limited, even as some buyers pick a well-located flat over a compact condominium.

How This Could Affect the HDB Resale Market

1. Demand for larger flats may rise. The clearest effect is stronger demand for five-room and executive flats: owners aged 55 and above could previously skip the wait only for a four-room or smaller flat, but may now buy any flat type immediately, subject to eligibility and a non-subsidised purchase.

2. Sought-after locations may draw more interest. Former private owners are likelier to target larger flats in mature or central estates, near MRT or with long leases - lifting premium and million-dollar segments while smaller flats in less convenient spots change little, widening the price gap.

3. New supply may help balance demand. More flats reach the market as recent projects pass their Minimum Occupation Period - roughly 13,500 in 2026, 15,000 in 2027 and 19,500 in 2028. Growth has already cooled: HDB resale price growth eased from 10.4% in 2022 to 2.9% in 2025, with the Resale Price Index down 0.1% in Q1 and 0.3% in Q2 2026.

ASIANPRIME VIEW

A clean window for well-timed moves

For clients holding private property, the removed wait-out restores a one-step path to right-sizing into an HDB resale flat and freeing up capital. Sellers of larger, central flats can expect renewed interest from cash-ready buyers - price with evidence, not hope. We do not read this as a broad resale boom: cooling demand and a strong MOP pipeline keep the market in balance. **Talk to us before you list or buy.**

SOURCE: HDB, MINISTRY OF NATIONAL DEVELOPMENT, URA Q2 2026 STATISTICS.

SPOTLIGHT 01 · FOR SALE

FOR SALE · SERANGOON GARDENS · DISTRICT 19

Marlene Avenue - Freehold Corner Terrace with 5 Bedrooms

5 Bed · 5 Bath · ~4,000 sqft Built-up · 4,691 sqft Land · Freehold Corner Terrace

TYPE	TENURE	LAND	PSF
Corner Terrace	**Freehold**	**4,691 sqft**	**$1,701**

WHY IT STANDS OUT

Freehold **corner terrace** of about 4,000 sqft over two storeys, renovated and well maintained, with 5 bedrooms ideal for large or multi-generational families.

LOCATION & ACCESS

Quiet **Serangoon Gardens** landed enclave. Serangoon MRT interchange and Lorong Chuan MRT; future Tavistock MRT (CRL). myVillage, Chomp Chomp and Serangoon Garden Market nearby.

BEST FIT FOR

Families seeking **space, privacy and convenience** in a mature landed estate. Within 1 km: CHIJ Our Lady of Good Counsel and Zhonghua Primary.

ASKING PRICE

$7,980,000

$1,701 PSF

Sherry Tang

+65 9844 4400

SCAN TO ENQUIRE

SPOTLIGHT 02 · FOR RENT

FOR RENT · MIDDLE ROAD · DISTRICT 7

The M - 2-Bed City-Centre Condo with Pool View

2 Bed · 1 Bath · 613 sqft · Condominium · Available 17 Sep 2026

TYPE	BUILT	VIEW	MRT
Condo	**2023**	**Pool**	**Bugis**

WHY IT STANDS OUT

Bright mid-floor **2-bed** with an open-concept island kitchen and a balcony over the pool and landscaped grounds. Available from 17 September 2026.

LOCATION & ACCESS

38 Middle Road, city centre. Bugis MRT (EWL & DTL), Esplanade and Bras Basah (CCL) and City Hall nearby, with Bugis Junction, Suntec and Guoco Midtown close by.

BEST FIT FOR

Professionals or couples wanting **move-in-ready city-centre living** near the CBD, Marina Bay and Orchard Road.

MONTHLY RENT

$5,200

AVAILABLE 17 SEP 2026

Sherry Tang

+65 9844 4400

SCAN TO ENQUIRE

JERVOIS · D10

Mon Jervois

3 Bed 3 Bath 1,475 sqft

- 740m to Redhill MRT (EWL)
- 2 MRT stops to Orchard
- Sale with tenancy till Oct 2026
- Valley Point & Great World City nearby
- Alexandra Primary & Crescent Girls' within reach
- Fully furnished · Miele & Hansgrohe
- 109 units · TOP 2016

$2,950,000

99 YEAR LEASEHOLD · CONDOMINIUM

Sherry Tang
9844 4400

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

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

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

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

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

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

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

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

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

BAN GUAN PARK · D10

Greenleaf Place

3+1 Bed 3 Bath 3,643 sqft

- Renovated 3+1 Bed semi-detached
- Quiet Ban Guan Park landed enclave off Holland Road
- Henry Park Primary & Methodist Girls' within 1 km
- Holland Green Linear Park ~280m
- Open-concept kitchen · walk-in wardrobe
- Private rooftop terrace

$16,800/mo

SEMI-DETACHED

Jonathan Mak
9674 0939

CHINATOWN · D1

People's Park Complex

2 Bed 1 Bath 409 sqft

- Beside Chinatown MRT (NEL & DTL)
- Heart of Chinatown · CBD fringe
- Mall downstairs · shops & eateries
- Efficient 2-Bed layout
- Good natural light & ventilation
- Iconic heritage mixed-use landmark
- Walk to Maxwell & Chinatown hawker fare
- Minutes to Raffles Place & Tanjong Pagar CBD

$3,999/mo

APARTMENT

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.

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

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ASIANPRIME

Smarter Property Decisions, Backed by Numbers.

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Thank you for reading our August 2026 issue.