ASIAN PRIME

Smarter Property Decisions, Backed by Numbers.

SINGAPORE REAL ESTATE MARKET UPDATES

SEPTEMBER 2026 ISSUE | REPORTING JULY 2026 DATA

AsianPrime Properties | AsianPrime Capital

Contents

SEPTEMBER 2026 ISSUE
REPORTING JULY 2026 DATA

July New-Home Sales Rebound to a Three-Month High as Two Big Launches Return

Overview of Private New-Home Sales

July new-home sales rebounded to 731 units (excluding ECs), the strongest month since April, on 889 units launched across two major projects. June carried no new private launches at all, so the monthly jump measures the return of supply rather than a shift in buyer appetite.

Two launches did most of the work. Lentor Gardens Residences in D26 sold 270 units at a median $2,357 psf, 54% of the 499-unit project on its opening weekend. Dunearn House at Bukit Timah Turf City followed with 212 units at $3,111 psf, 56% of its 380. Between them, 65.9% of everything sold in July.

The year-to-date picture is the steadier read: 4,885 units sold over the first seven months, down 11.6% on the same period last year, against launches down 21.5%. Sales are falling more slowly than supply, which points to stock on the market rather than demand as the binding constraint this year.

Buying stayed overwhelmingly local: Singaporeans took 635 units or 87.5% of the month, permanent residents 79 and foreigners just 12. Quantum still shaped decisions, with 58.1% of non-landed sales below $2,500,000. Executive Condominium sales stayed thin at 27 units ahead of a fourth quarter bringing fresh EC supply, including the first Woodlands project since 2016.

EXCLUDING EXECUTIVE CONDOMINIUMS

NEW LAUNCH MARKET SNAPSHOT

JULY 2026

UNITS LAUNCHED

889

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
Returns from **no launches** in June 2026	-46.9% from **1,675** in July 2025

UNITS SOLD

731

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+368.6% from **156** in June 2026	-22.2% from **940** in July 2025

Key Project Sales Performance

July's rebound was concentrated, not broad. Two launches took two-thirds of the month: Lentor Gardens Residences in the suburbs and Dunearn House in the core. Beyond them, sales spread thinly across existing stock, led by Union Square Residences and Hudson Place Residences in the city fringe.

- **Lentor Gardens Residences, OCR · 270 units sold at a median price of $2,357 psf**

  July's best-selling project islandwide and the reason the suburbs led the month. The 499-unit Kingsford Huray development in D26 moved 270 units on its launch weekend, a 54% take-up. Efficient layouts and a workable price quantum drew first-time buyers: 222 of the 270 units sold below $2,500,000.

- **Dunearn House, CCR · 212 units sold at a median price of $3,111 psf**

  The month's core-central story and the strongest CCR showing since March. Frasers Property, Sekisui House and CSC Land sold 212 of 380 units (56%) at Bukit Timah Turf City, where buyers are entering a precinct at the start of a long redevelopment. Singaporeans took 83.4% of CCR purchases in July.

- **Union Square Residences & Hudson Place Residences, RCR · 34 and 21 units**

  The city fringe held its floor on take-up at earlier releases. Union Square Residences on Havelock Road led with 34 units at a median $2,798 psf, ahead of Hudson Place Residences in one-north with 21 units at $2,612 psf. One Marina Gardens added 18 units at $3,033 psf.

Regional Sales Breakdown

Private New Homes		July 2025	June 2026	July 2026	M-o-M Changes	Y-o-Y Changes
Overall Sales Volume		**940**	**156**	**731**	**+368.6%**	**-22.2%**
Core Central Region	CCR	357	15	235	**+1,466.7%**	**-34.2%**
Rest of Central Region	RCR	513	84	162	**+92.9%**	**-68.4%**
Outside Central Region	OCR	70	57	334	**+486.0%**	**+377.1%**

Supply decided the shape of July. Two launches landed in two different regions on the same month, so the suburbs and the core both jumped while the city fringe, which had carried the market through the quiet months, gave up the lead. The year-on-year comparison runs the other way for the same reason: July 2025 was a core-and-city-fringe month with no suburban launch.

OCR 334 units transacted, +486.0% M-o-M and +377.1% Y-o-Y, taking a 45.7% share of the month and the top spot islandwide. Lentor Gardens Residences supplied 270 of those units at a median $2,357 psf. Narra Residences added 10 units at $2,185 psf and Vela Bay 9 units at $2,829 psf.

CCR 235 units transacted, +1,466.7% M-o-M from a near-empty June, though still -34.2% Y-o-Y against a launch-heavy July 2025. This was the strongest core-central month since March, a 32.1% share, and almost all of it was Dunearn House with 212 units at a median $3,111 psf.

RCR 162 units transacted, +92.9% M-o-M but -68.4% Y-o-Y, a 22.2% share. With no new city-fringe launch, the region ran on existing stock: Union Square Residences 34 units at $2,798 psf, Hudson Place Residences 21 at $2,612 psf, One Marina Gardens 18 at $3,033 psf and The Continuum 16 at $2,791 psf.

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

Factors Behind Current Market Trends

- **Supply returned, and demand met it:**
  Developers sold 731 private homes (excluding Executive Condominiums) in July, up 368.6% from June's 156 but still 22.2% below the 940 of a year earlier. June had carried no new project at all, so the month-on-month figure measures the return of a launch calendar rather than a change in appetite. 889 units were released during the month, and 82% of them found a buyer.

- **Two launches carried two-thirds of the month:**
  Lentor Gardens Residences sold 270 units at a median $2,357 psf and Dunearn House 212 units at $3,111 psf. Between them they accounted for 65.9% of July's total. Landing in the suburbs and the core in the same month, they lifted both regions at once and pushed the city fringe, which had led through the quiet months, into third place.

- **Price quantum still sets the ceiling:**
  58.1% of non-landed sales were priced below $2,500,000, and at Lentor Gardens 222 of 270 units fell under that mark. Rising construction costs have narrowed that band steadily, from about 72% of sales in 2023 to roughly 62% so far this year, which is why efficient layouts at a workable total price keep outselling larger formats.

- **A local, owner-occupier market:**
  Singaporeans bought 635 units, or 87.5% of the month, with permanent residents on 79 and foreigners on just 12. Even in the core, the Singaporean share was 83.4%. The upper end stayed quietly firm, with 14 deals at $5,000,000 or above against 10 in June, led by a 2,949 sqft unit at Skywaters Residences at $17,300,000.

Market Outlook

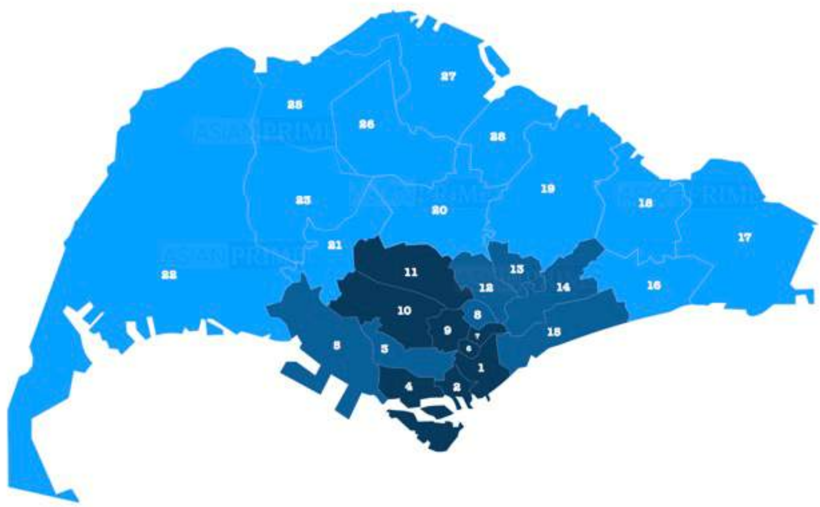
- **A quiet August, then a busy close:**
  The seventh lunar month began in mid-August, and developers have held launches back until it passes in mid-September. Expect August volumes to read soft for calendar reasons alone. From late September the pipeline reopens with Amberwood at Holland in the new Holland Plain precinct, The Serra Residences in Novena and the 1,268-unit Thomson Reserve at Bright Hill Drive.

- **Suburbs and Executive Condominiums lead the fourth quarter:**
  Lucerne Grand brings 570 units to Lakeside Drive in October, and Chuan Grove adds roughly 1,055 units at Lorong Chuan. On the upgrader side, Wynwood Grand will be the first Executive Condominium launched in Woodlands since 2016, alongside further EC sites at Sembawang and Senja Close. With the raised income ceilings announced in August, a wider band of households now qualifies for these projects.

- **Thin supply, resilient demand:**
  Launches are down 21.5% year-to-date against sales down 11.6%, so buyers are absorbing a larger share of a smaller pool. Industry analysts expect full-year sales of roughly 7,500 to 9,000 units on about 7,000 units launched, the lightest launch year since 2023, with private home prices growing 2% to 5%. The swing factor remains employment: restructuring that lifts unemployment would cool buyer confidence faster than any rate move.

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

OCR	**Outside Central Region** Lentor Gardens launch	334	45.7%
CCR	**Core Central Region** Dunearn House launch	235	32.1%
RCR	**Rest of Central Region** Take-up at existing stock	162	22.2%

Total private new homes sold in July 2026, excluding ECs **731 units**

Key Takeaway:

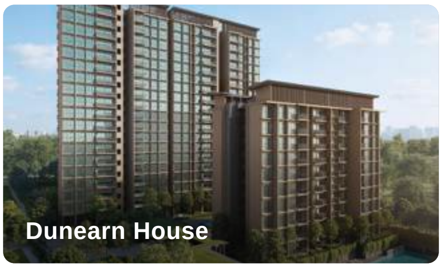
Two launches reordered the map. The suburbs took 45.7% of July on the back of Lentor Gardens Residences, and the core took 32.1% on Dunearn House, its best month since March. The city fringe slipped to 22.2% simply because it had nothing new to sell.

SOURCE: URA

BEST SELLING PROJECTS

JULY 2026, INCLUDING EXECUTIVE CONDOMINIUMS

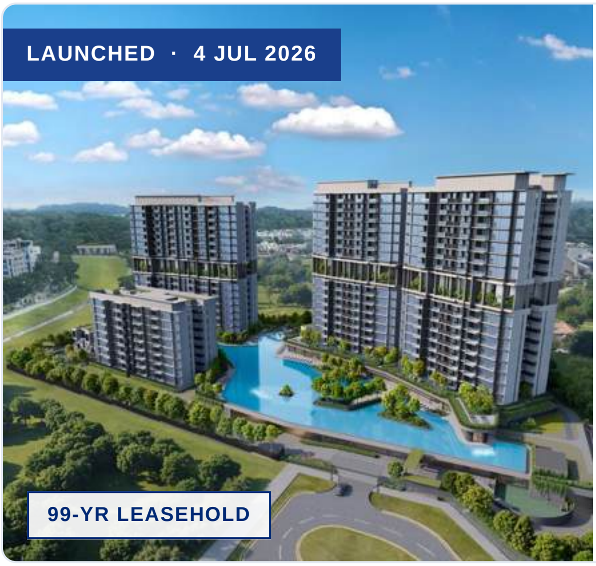
#	PROJECT	REGION	TOTAL UNITS	SOLD TO DATE	JULY 2026 SALES	% SOLD	MEDIAN PSF
1	**Lentor Gardens Residences** D26 • 99-YR	OCR	499	270	**270**	54.1%	$2,357
2	**Dunearn House** D11 • 99-YR	CCR	380	212	**212**	55.8%	$3,111
3	**Union Square Residences** D01 • 99-YR	RCR	366	212	**34**	57.9%	$2,798
4	**Hudson Place Residences** D05 • 99-YR	RCR	327	213	**21**	65.1%	$2,612
5	**Coastal Cabana (EC)** D17 • 99-YR	OCR	748	617	**18**	82.5%	$1,829
6	**One Marina Gardens** D01 • 99-YR	RCR	937	659	**18**	70.3%	$3,033
7	**The Continuum** D15 • FREEHOLD	RCR	816	797	**16**	97.7%	$2,791
8	**Grand Dunman** D15 • 99-YR	RCR	1,008	917	**11**	91.0%	$2,515
9	**The Sen** D21 • 99-YR	RCR	347	143	**11**	41.2%	$2,357
10	**Narra Residences** D23 • 99-YR	OCR	540	202	**10**	37.4%	$2,185



SOURCE: URA, EDGEPROP. CUMULATIVE UNITS SOLD AS AT END JULY 2026; % SOLD DERIVED FROM TOTAL AND CUMULATIVE UNITS.

LATEST LAUNCHES

RECENT & UPCOMING PROJECTS IN THE PIPELINE



LAUNCH 01

Lentor Gardens Residences

DEVELOPER
Kingsford Huray Development

TYPE
Residential with Commercial

TOTAL UNITS
499

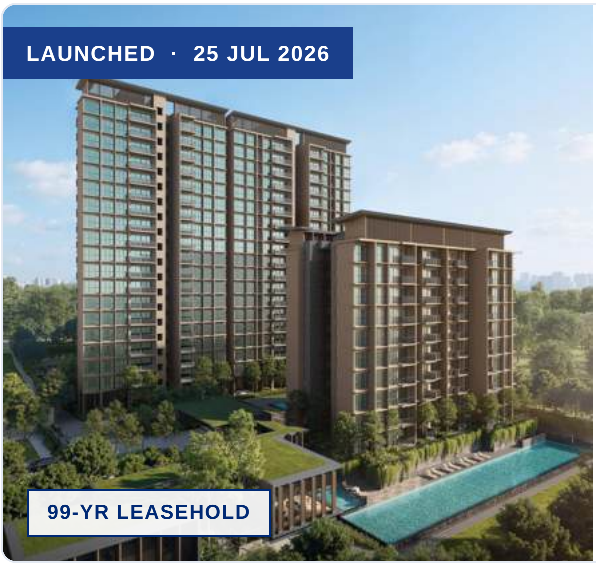
LAUNCHED
4 Jul 2026

EXP TOP
2029

ADDRESS
Lentor Gardens

DISTRICT
D26 · Lentor / Yio Chu Kang (OCR)

LAUNCH WEEKEND
270 of 499 sold (54%) · median $2,357 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%) · median $3,111 psf

LAUNCH 03

Amberwood at Holland

DEVELOPER
Sim Lian JV (Holland) Pte. Ltd.

TYPE
11 blocks · 6 and 4 storeys

TOTAL UNITS
212

SITE AREA
183,729 sqft

EXP TOP
Jun 2030

ADDRESS
Holland Link

DISTRICT
D10 · Tanglin / Holland (CCR)

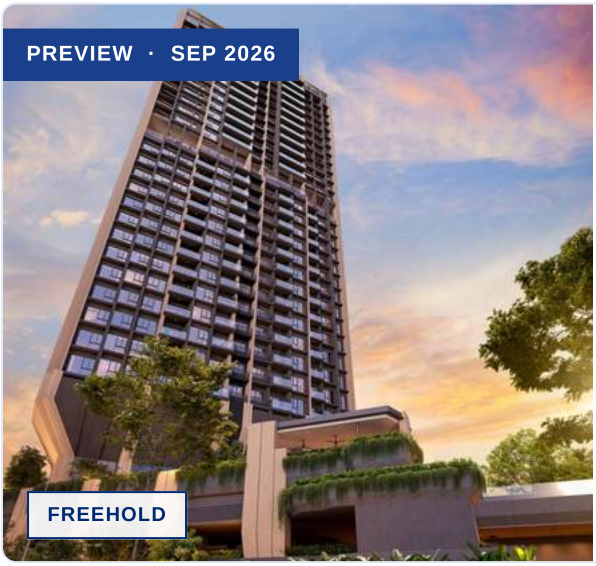
BOOKING OPENS
26 Sep 2026 · lease from 4 Nov 2025

SOURCE: ASIANPRIME RESEARCH

LATEST LAUNCHES

RECENT & UPCOMING PROJECTS · CONTINUED

PREVIEW · SEP 2026



FREEHOLD

LAUNCH 04

The Serra Residences

DEVELOPER
Transurban Properties

TYPE
Residential

TOTAL UNITS
133

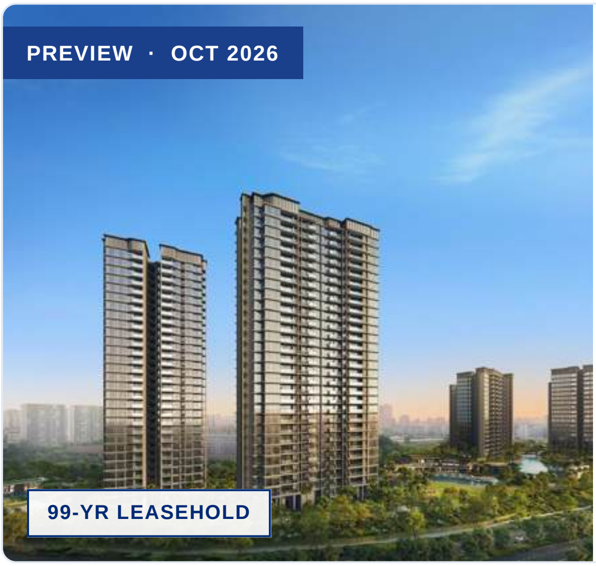
PREVIEW
Sep 2026

EXP TOP
TBC

ADDRESS
7 Bassein Road

DISTRICT
D11 · Novena / Newton (CCR)

PREVIEW · OCT 2026



99-YR LEASEHOLD

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)

PREVIEW · 18 SEP 2026

99-YR LEASEHOLD

LAUNCH 06

Lucerne Grand

DEVELOPER
CDL Polaris Properties Pte Ltd

TYPE
Residential with Commercial 1st Storey

TOTAL UNITS
570

SITE AREA
13,485 sqm

EXP TOP
Dec 2031

ADDRESS
30–38 Lakeside Drive

DISTRICT
D22 · Boon Lay / Jurong / Tuas (OCR)

BOOKING OPENS
3 Oct 2026 · lease from 8 Sep 2025

SOURCE: ASIANPRIME RESEARCH

2026 LAUNCH PIPELINE

SELECTED UPCOMING LAUNCHES · H2 2026 AND BEYOND

OCR OUTSIDE CENTRAL REGION

4 LAUNCHES

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 CDL Polaris Properties | D22 Lakeside Drive | 570 units · Preview 18 Sep, booking 3 Oct

OCT 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, CapitaLand and Singapore Land Group | D20 Bright Hill Drive | 1,268 units · Mature-estate redevelopment

Q4 2026

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

Q4 2026

Island Residence
By Keppel Land | D04 Keppel Island | 86 units · Waterfront boutique launch

TBA

CCR CORE CENTRAL REGION

3 LAUNCHES

Amberwood at Holland
By Sim Lian JV (Holland) | D10 Holland Link | 212 units · Preview 11 Sep, booking 26 Sep

SEP 2026

The Serra Residences
By Transurban Properties | D11 Bassein Road | 133 units · Freehold boutique near Novena MRT

Q3 2026

One Leonie Residences
By Far East Lighthouse / Orchard Landmark | D09 Leonie Hill | 37 units · Freehold boutique, TOP 2028

TBA

EC EXECUTIVE CONDOMINIUMS

5 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

Q1 2027

Solano Grand EC
By City Developments Limited | D23 Senja Close | 295 units · First new EC in Bukit Panjang in 15 years

Q4 2026

Woodlands Drive 17 EC (Plot B)
By Sim Lian Group | D25 Woodlands Drive 17 | 560 units · Second EC plot on the same road

Q2 2027

Miltonia Close EC
By Hoi Hup Realty | D27 Yishun | 450 units · Yishun's first EC site in five years

2027

LANDED LANDED WATCH

2 PROJECTS

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

NEW LAUNCH

Natura Collection
By Aurum Gravis | D27 · 20 Tung Po Avenue | 10 semi-detached + 1 villa bungalow

2026

Condo Resale Volumes Climb as Prices Ease

Overview of Condo Resale Performance

Condo resale volumes picked up in July 2026 while prices edged lower. An estimated 1,075 units changed hands during the month, a 7.1% month-on-month increase from the 1,003 units resold in June. Even so, activity was 0.6% below July 2025 and about 4.1% under the five-year average for the month, so the gain reads as a rebound within a steady range rather than a step up.

Overall condo resale prices slipped 0.3% month-on-month but remained 2.7% higher year-on-year. The regions moved in opposite directions: the Core Central Region rose 2.6% on the month, while the Rest of Central Region eased 1.1% and the Outside Central Region softened 0.9%.

The top of the market set the tone in prime. July's highest resale was a $14,300,000 unit at Leedon Residence in District 10. The overall median capital gain eased to $381,000, down $19,000 from June, while the median unlevered return on resale deals held at 31.1% — still a substantial gain for owners selling after a long hold.

By region, the OCR took the largest share of resale activity at 50.8%, followed by the RCR at 31.6% and the CCR at 17.6% — a slimmer prime share than in recent months, which is worth holding in mind when reading the CCR's price gain.

PRIVATE NON-LANDED RESALE

CONDO RESALE MARKET SNAPSHOT

JULY 2026

RESALE PRICE INDEX

280.6 JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
-0.3%	+2.7%
from **281.5** in Jun 2026	from **273.3** in Jul 2025

RESALE VOLUME

1,075 JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+7.1%	-0.6%
from **1,003** in Jun 2026	from **1,081** in Jul 2025

Regional Performance

CONDO RESALE PRICE INDEX		July 2025	June 2026	July 2026	M-o-M Changes	Y-o-Y Changes
Overall Resale Index		**273.3**	**281.5**	**280.6**	**-0.3%**	**+2.7%**
Core Central Region	CCR	220.7	228.5	234.4	**+2.6%**	**+6.2%**
Rest of Central Region	RCR	287.4	298.8	295.4	**-1.1%**	**+2.8%**
Outside Central Region	OCR	274.2	283.9	281.2	**-0.9%**	**+2.6%**

Core Central Region (CCR): The Core Central Region was the only segment to gain on price in July, with resale values rising 2.6% M-o-M and 6.2% year-on-year — the strongest annual growth of the three regions. It also drew the month's top deal, a $14,300,000 unit at Leedon Residence in District 10. CCR accounted for about 189 units, or 17.6% of monthly resale activity, the smallest regional share, so the index move rests on a thin base of high-value transactions.

Rest of Central Region (RCR): The Rest of Central Region gave up ground on price, with the index easing 1.1% M-o-M while still holding 2.8% above July 2025. RCR resale volume came in at about 340 units, a 31.6% share of monthly transactions. The region's highest resale was $10,000,000 at The View @ Meyer, a city-fringe address on the Meyer Road stretch.

Outside Central Region (OCR): The Outside Central Region eased 0.9% M-o-M but stayed 2.6% higher year-on-year. OCR again led the market on volume at about 546 units, accounting for the largest share (50.8%) of July resale activity — back above half the market for the first time since February, as upgraders and owner-occupiers continued to favour value and space. The region's top deal was $4,100,000 at St Patrick's Residences.

CONDO RESALE VOLUME		July 2025	June 2026	July 2026	M-o-M Changes	Y-o-Y Changes
Overall Volume		**1,081**	**1,003**	**1,075** [E]	**+7.1%**	**-0.6%**
Core Central Region	CCR	175	197	189 [E]	**-4.1%**	**+8.0%**
Rest of Central Region	RCR	348	319	340 [E]	**+6.6%**	**-2.3%**
Outside Central Region	OCR	558	487	546 [E]	**+12.1%**	**-2.2%**

Overall volume view: Resale volume rose to an estimated 1,075 units in July 2026, up 7.1% M-o-M from 1,003 in June, even with a busy month of new launches competing for the same buyers. Measured against a year ago the market is flat to slightly softer — 0.6% below July 2025 and about 4.1% under the five-year July average — while the overall index eased 0.3% M-o-M and held 2.7% Y-o-Y. Sub-sales fell to 3.5% of secondary transactions from 4.9% in June, pointing to completed homes rather than uncompleted stock driving the month.

Note: July 2026 total resale volume is a flash estimate compiled on 24 August 2026. Regional volume figures apply the reported regional shares to that headline estimate; 99-SRX's own confirmed-to-date regional counts as at that date were OCR 496, RCR 309 and CCR 172. June 2026 figures are as restated in the July flash report and differ from the earlier June estimates.

SOURCE: 99-SRX CONDO RESALE FLASH REPORT, JULY 2026

High-Value Transactions

The top end of the market did the heavy lifting in July, even as the overall resale index eased 0.3% month-on-month. Prime deals in District 10 lifted the CCR index while the broader market posted a median capital gain of $381,000, down $19,000 from June, and a median unlevered return of 31.1% on resale transactions.

- **Leedon Residence, CCR · $14,300,000**
  The month's highest condo resale, a 4,704 sq ft unit in the Leedon Park enclave at about $3,040 psf, transacted on 30 July for a gain of roughly $3,750,000.
- **The View @ Meyer, RCR · $10,000,000**
  The highest resale in the Rest of Central Region, reflecting sustained appetite for large sea-facing homes along the Meyer Road stretch.
- **St Patrick's Residences, OCR · $4,100,000**
  The highest resale in the Outside Central Region, showing the premium buyers will pay for spacious, established homes in mature east-coast locales.

By district, **District 10** (Tanglin / Holland / Bukit Timah) posted the highest median capital gain at **$920,000**, while **District 21** (Clementi Park / Upper Bukit Timah) led on median unlevered return at 49.9%. These transactions remain exceptions rather than the norm, with high-end resale demand driven by freehold tenure, larger floor areas, scarcity and established addresses.

Factors Contributing to Sales Performance

Resale volume rose to an estimated 1,075 units in July, up 7.1% from 1,003 units in June, but still 0.6% below July 2025 and around 4.1% under the five-year average for the month. July was a busy month for new launches, so the secondary market held its ground against fresh primary supply rather than being crowded out — the persistent gap between new-launch and resale pricing continued to send buyers to resale homes for better value, larger layouts and immediate occupancy.

Sub-sales slipped to 3.5% of secondary transactions from 4.9% in June, and the median unlevered return held at 31.1%. Together these point to demand led by owner-occupiers and long-term holders rather than short-term trading, with the softer index reflecting a mix shift toward the suburbs more than any broad repricing.

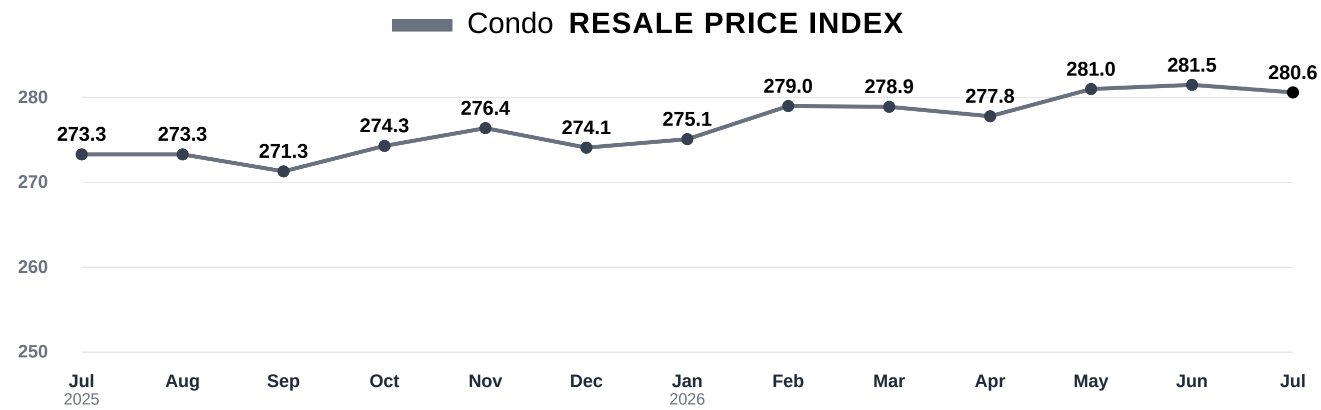
Market Outlook

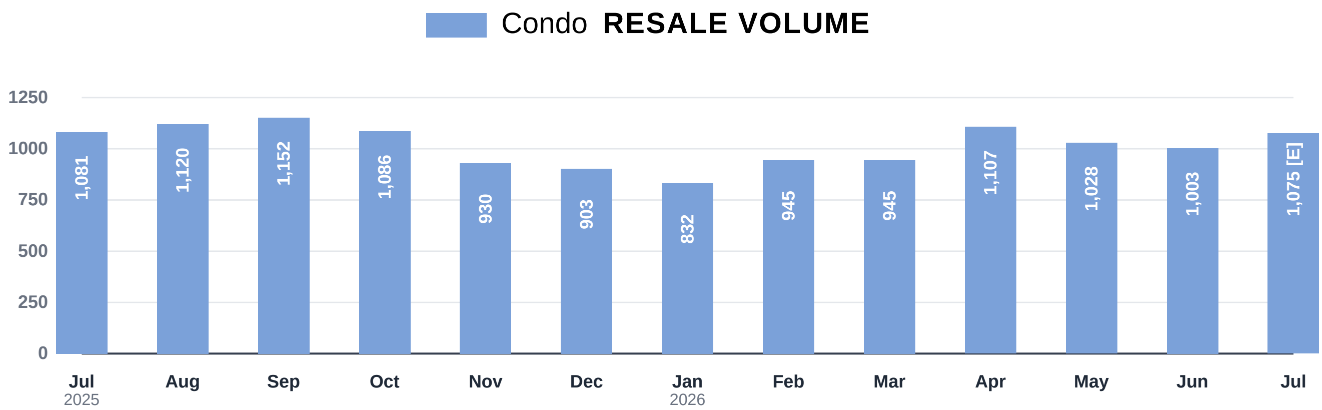
The resale market is likely to keep benefiting from the new-launch pricing gap, particularly in the OCR, which accounted for 50.8% of July resale activity. Demand should remain supported by HDB upgraders and owner-occupiers seeking larger homes and immediate move-in options. Price growth is expected to stay moderate as buyers remain selective, but the index's 2.7% year-on-year rise points to firm underlying values even as the monthly reading dips.

Prime should stay resilient, though read the CCR's 2.6% monthly gain with care: it sits on the smallest regional share of the month, so a handful of large deals such as Leedon Residence can move the index. What it does confirm is that buyers remain willing to pay for scarcity, freehold tenure and an established address.

Looking ahead, the seventh lunar month from mid-August typically slows viewings and completions, and the raised income ceilings announced at the National Day Rally may hold some upgraders in the public market a little longer. Buyers will keep comparing resale homes against new launches on total quantum, floor area and readiness for occupation, while sellers may need to price realistically to close. That should keep volumes reasonably healthy, with price movement selective and project-specific rather than broad-based.

SOURCE: 99-SRX CONDO RESALE FLASH REPORT, JULY 2026; EDGEPROP CAVEAT DATA





UNITS SOLD BY REGION

OCR — **Outside Central Region**
Largest resale segment by volume
546
50.8%

RCR — **Rest of Central Region**
Selective city-fringe demand
340
31.6%

CCR — **Core Central Region**
Selective prime-market activity
189
17.6%

Total condo resale transactions in July 2026 (flash estimate) **1,075 units**

Key Takeaway:

OCR led on volume with just over half of all monthly transactions, its largest share since February. CCR took the smallest share of the three regions, yet posted the only monthly price gain.

** July 2026 figures are flash estimates compiled on 24 August 2026. Regional unit counts apply the reported regional shares to the headline estimate; 99-SRX's confirmed-to-date regional counts as at that date were OCR 496, RCR 309 and CCR 172.*

SOURCE: 99-SRX CONDO RESALE FLASH REPORT, JULY 2026

Condo Rents and Leasing Volume Both Set New Records in July

Overview of Condo Rental Market

Singapore's private non-landed rental market set two records in July 2026. Overall condo rents rose 1.6% month-on-month to their highest level on record, while leasing volume climbed 38.1% to a record 9,627 units. Both marks were reached in the same month, after a quieter June.

Rents rose across all three segments. The Outside Central Region led with a 2.2% monthly gain, ahead of the Rest of Central Region at 1.1% and the Core Central Region at 0.8%. Year-on-year the three sit close together, with the CCR up 2.6%, the RCR 2.4% and the OCR 2.2%, for an overall 2.5%.

The gap between the monthly and annual figures is the point worth holding on to. A 1.6% month against a 2.5% year says the record was reached in one step, not through sustained acceleration, and part of the step is seasonal: leasing reliably picks up once the June school holidays end. The steadier readings are 10.6% higher year-on-year and 19.5% above the five-year July average.

Supply is the other support. Just 2,483 private units, including ECs, were completed in the first half of 2026, against 7,996 for all of 2025. With the rental pool growing this slowly, rents should stay firm for well-connected homes, though a repeat of July's monthly gain is unlikely. By region, the OCR took 39.2% of leasing, the RCR 33.2% and the CCR 27.7%.

PRIVATE NON-LANDED RENTAL

CONDO RENTAL MARKET SNAPSHOT

JULY 2026

RENTAL PRICE INDEX

147.3

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+1.6%	+2.5%
from **145.0** in June 2026	from **143.7** in July 2025

RENTAL VOLUME

9,627

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+38.1%	+10.6%
from **6,973** in June 2026	and 19.5% above the 5-year July average

Note: July 2026 figures are flash estimates and may be revised as more transactions are confirmed.

CCR RCR OCR

Regional Rental Trends

July's gains were broad, not narrow. Rents rose in all 3 segments, and for once the suburbs led on price as well as volume: the Outside Central Region was up 2.2% M-o-M, ahead of the RCR at 1.1% and the CCR at 0.8%. The annual picture is flatter and more telling, with all 3 regions clustered between +2.2% and +2.6%. Leasing volume set a record at 9,627 units, though the OCR-RCR-CCR share split barely moved from June.

CONDO RENTAL INDEX		July 2025	June 2026	July 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Index		**143.7**	**145.0**	**147.3**	**+1.6%**	**+2.5%**
Core Central Region	CCR	142.6	145.2	146.3	**+0.8%**	**+2.6%**
Rest of Central Region	RCR	140.3	142.1	143.7	**+1.1%**	**+2.4%**
Outside Central Region	OCR	143.8	143.8	147.0	**+2.2%**	**+2.2%**

Outside Central Region (OCR): The suburbs led on price for the first time in several months, with rents up 2.2% M-o-M and 2.2% Y-o-Y - the one region where the monthly and annual figures match, which suggests the gain is a genuine catch-up rather than a one-month spike. Leasing climbed to an estimated 3,772 units (+42.4% M-o-M), the largest jump of the three regions, keeping the OCR the biggest segment by share at 39.2% on tenant demand for larger units at a workable monthly quantum.

Rest of Central Region (RCR): The city fringe rose 1.1% M-o-M and 2.4% Y-o-Y, holding the middle ground on both measures. Leasing volume reached an estimated 3,193 units (+39.5% M-o-M), lifting its share to 33.2% from 32.8% in June, as tenants continued to trade central access against price for newer stock with strong connectivity.

Core Central Region (CCR): Prime rents rose 0.8% M-o-M, the smallest monthly gain, yet the CCR leads on the annual measure at +2.6%. Demand there has been skewed toward smaller apartments rather than large prime units. Leasing came in at an estimated 2,662 units (+30.8% M-o-M) - real growth, but the slowest of the three - so its share eased to 27.7% from 29.2% in June, the only region to give up ground as suburban activity surged.

CONDO RENTAL VOLUME		July 2025	June 2026	July 2026	M-o-M Changes	Y-o-Y Changes
Overall Rental Volume		**8,701**	**6,973**	**9,627** [E]	**+38.1%**	**+10.6%**
Core Central Region	CCR	2,419	2,035	2,662 [E]	**+30.8%**	**+10.0%**
Rest of Central Region	RCR	2,883	2,289	3,193 [E]	**+39.5%**	**+10.8%**
Outside Central Region	OCR	3,399	2,649	3,772 [E]	**+42.4%**	**+11.0%**

Note: July 2026 figures are flash estimates based on numbers compiled on 18 August 2026. Regional volumes are the 99-SRX monthly regional counts and sum to the headline total. Volumes may be adjusted in subsequent flash reports as more transactions are confirmed and recorded.

SOURCE: 99-SRX CONDO & HDB RENTAL FLASH REPORT, JULY 2026

Factors Contributing to Rental Trends

- **Two records in the same month:**
  Overall condo rents rose 1.6% M-o-M to their highest level on record, while leasing volume reached a record 9,627 units. Gains were broad: the OCR led at +2.2%, ahead of the RCR at +1.1% and the CCR at +0.8%.

- **The annual figure is the honest one:**
  Rents were 2.5% higher Y-o-Y, with the 3 regions clustered between +2.2% and +2.6%. A 1.6% month against a 2.5% year means the record was reached in a single step. URA's data agrees: private residential rents rose 0.7% in Q2 2026 and 1% across the first half.

- **A seasonal rebound off a soft June:**
  Leasing reliably picks up once the June school holidays end, and July 2024 recorded a comparable 35.1% M-o-M rise. July 2026's +38.1% looks outsized partly because June was quiet. The steadier readings are +10.6% Y-o-Y and 19.5% above the 5-year July average.

- **Completions have slowed sharply:**
  Only 2,483 private units, including Executive Condominiums, were completed in the first half of 2026, against 7,996 for all of 2025. A rental pool growing this slowly gives landlords more pricing room, particularly for well-connected homes, and is the main structural support under current rents.

- **Suburban demand set the tone:**
  The OCR took 39.2% of July leasing, ahead of the RCR at 33.2% and the CCR at 27.7%. The core was the only segment to lose share, and prime demand has skewed toward smaller apartments rather than large units.

Market Outlook

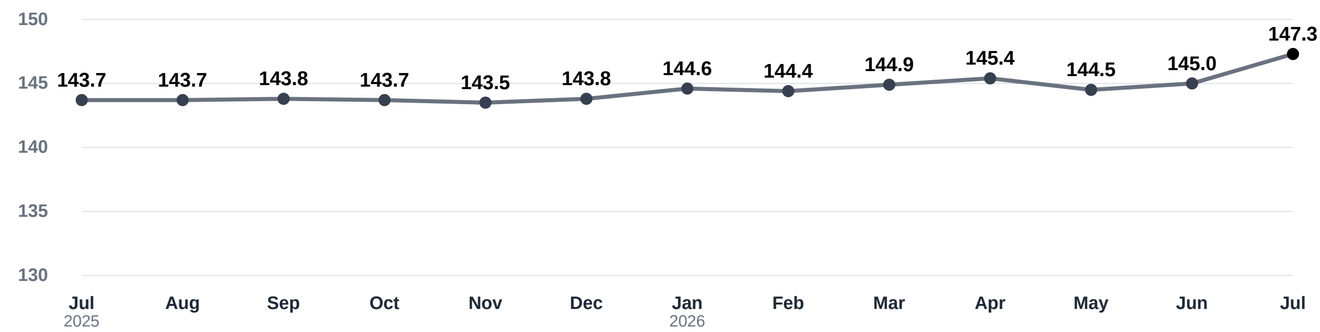
- **Near-term outlook:**
  Expect rents to hold firm rather than repeat July's monthly gain. The seasonal surge unwinds from August, and a record base makes further large increases harder to achieve. Thin completions should keep a floor under well-located stock, while affordability continues to cap the top end, especially for higher-quantum prime homes.

- **Watch the second-half supply wave:**
  The first half's light completion schedule is not the year's shape. A materially larger volume of private homes is due to complete across the second half, and that stock reaches the leasing market with a lag. Industry analysts expect full-year rental growth of roughly 2% to 3%, which would imply a distinctly quieter run of months from here.

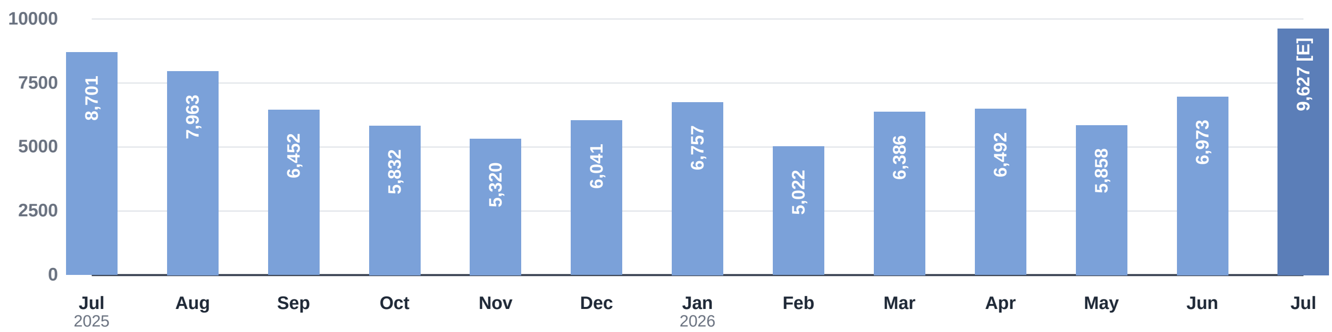
- **Overall view:**
  July was a strong month, but a record is a level, not a trend. The gap between the monthly and annual figures is the signal here. For landlords, the read is to price to the market rather than to the headline. For tenants, more choice is coming as second-half completions land and the MOP pipeline feeds HDB alternatives.

SOURCE: 99-SRX CONDO & HDB RENTAL FLASH REPORT, JULY 2026

Condo RENTAL PRICE INDEX



Condo RENTAL VOLUME



UNITS RENTED BY REGION

OCR	**Outside Central Region** Largest rental segment by volume	3,772	39.2%
RCR	**Rest of Central Region** Led on rents and on volume	3,193	33.2%
CCR	**Core Central Region** Smallest monthly rent gain	2,662	27.7%

Total condo rental transactions in July 2026 (flash estimate) **9,627 units**

Key Takeaway:

Leasing jumped 38.1% to a record 9,627 units in July and tilted further towards the suburbs. The OCR led on volume share and on rents, while the CCR was the only region to give up share.

** 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: 99-SRX CONDO & HDB RENTAL FLASH REPORT, JULY 2026

HDB Resale Volume Hits a 2026 High While Prices Keep Easing

Overview of HDB Resale Market

The HDB resale market recorded its busiest month of 2026 in July, with an estimated 2,660 flats changing hands, up 24.5% on June. Prices moved the other way: the overall resale index fell 0.7% to 207.3.

Volume up and prices down in the same month is a market where buyers, not sellers, are setting the terms. Much of July's activity was demand deferred from June: buyers waiting on BTO ballot results held off, the school holidays slowed viewings, and unsuccessful applicants returned to the resale market once both had passed. The rebound reads more as activity normalising than as a shift in sentiment.

The price correction is concentrated, not general. Mature Estates fell 1.7% month-on-month against just 0.3% in Non-Mature Estates. By flat type, Executive flats gave up the most at 1.5%, followed by 5-room at 1.1%. Year-on-year, 5-room flats are the sole gainers at +0.2%.

The median resale price islandwide was $635,000. Two towns posted median prices above $1,000,000: Bukit Timah and the Central Area, where the 5-room median approached $1,500,000. By volume share, 4-room flats led at 45.1%, ahead of 5-room at 26.3%, 3-room at 22.5% and Executive at 6.1%. Non-Mature Estates accounted for 57.8% of transactions.

HDB RESALE

HDB RESALE MARKET SNAPSHOT

JULY 2026

RESALE PRICE INDEX

207.3

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
-0.7%	-0.7%
from **208.9** in June 2026	from **208.8** in July 2025

RESALE VOLUME

2,660

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+24.5%	+3.1%
from **2,137** in June 2026	from **2,580** in July 2025

HDB Resale Price and Volume Trends

Prices Eased Across Every Major Flat Type

The overall resale index fell 0.7% M-o-M to 207.3 in July, from 208.9 in June. The decline was broad-based, with every major flat type softer on the month and Executive flats giving up the most.

3-room flats: ↓ 0.4% M-o-M | ↓ 1.3% Y-o-Y
4-room flats: ↓ 0.9% M-o-M | ↓ 0.9% Y-o-Y
5-room flats: ↓ 1.1% M-o-M | ↑ 0.2% Y-o-Y
Executive flats: ↓ 1.5% M-o-M | ↓ 1.0% Y-o-Y

The correction is concentrated in Mature Estates, down 1.7% M-o-M, against 0.3% in Non-Mature Estates. That is where quantums had run furthest ahead, and where buyers are now pushing back hardest. The median resale price islandwide was $635,000.

Volume Rebounded to the Strongest Month of 2026

An estimated 2,660 flats were resold in July, up 24.5% M-o-M from 2,137 in June and 3.1% higher Y-o-Y. This was the busiest month of the year so far, reversing the softer run recorded earlier in 2026.

The rebound reflects timing more than a change in appetite. Buyers awaiting June BTO ballot results paused their resale search, and the June school holidays slowed viewings. Once both cleared, unsuccessful applicants returned and that delayed demand was released in a single month. 4-room flats took 45.1% of volume, with Non-Mature Estates accounting for 57.8% of all transactions.

Million-Dollar Flat Transactions

Million-dollar HDB resale deals stayed near their record even as the broader index fell. A total of 187 flats transacted at $1,000,000 or above in July, just one short of June's all-time high of 188. These accounted for 7.0% of resale volume. Price moderation has clearly not reached the flats that command a premium.

Highest-priced flat:

A 5-room flat at Natura Loft on Bishan Street 24 transacted at $1,580,000, July's highest HDB resale price. Completed in 2011 under the Design, Build and Sell Scheme, Natura Loft offers flats above 1,000 sqft with private-developer finishes, and sits within reach of Junction 8, the Bishan wet market and hawker centre, Catholic High School and Townsville Primary School.

Highest in Non-Mature Estates:

A 5-room flat at Punggol Field sold for $1,288,000, almost double Punggol's median resale price of $680,000 for the month. July also set a monthly high of 21 million-dollar deals in the Non-Mature Estates, led by Hougang with seven and including Woodlands, Yishun and Punggol.

Leading towns:

Queenstown led with 32 million-dollar flats, followed by Toa Payoh with 28 and Bukit Merah with 20. Those 3 towns accounted for roughly 43% of such deals. By flat type, 4-room flats made up 85 of the 187, 5-room flats 64 and Executive flats 35, with the balance made up of two multi-generation flats and one 3-room.

July shows a two-speed market. Headline prices turned down after two flat months, and the fall is concentrated in the mature estates, while the top end holds within one deal of its record and spreads into towns that had never seen a million-dollar flat. Buyers have become more price-sensitive on ordinary stock without losing appetite for flats with attributes that are genuinely scarce.

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

Factors Contributing to Current Market Trends

- **Deferred demand released in a single month:**
  July resale volume jumped 24.5% M-o-M to 2,660 flats, the strongest month of 2026 and 3.1% above July 2025. Two things had held buyers back in June: ballot results from the June BTO exercise, and the school holidays, which slow viewings as families travel. Once both cleared, unsuccessful applicants returned and that postponed demand arrived at once.

- **The price correction is a mature-estate story:**
  The index fell 0.7% M-o-M to 207.3, its sharpest monthly fall since October 2025 after two broadly flat months. But Mature Estates gave up 1.7% against just 0.3% in Non-Mature Estates. Executive flats fell the most at 1.5%, followed by 5-room at 1.1%. Buyers are resisting where quantums had run furthest ahead, not across the board.

- **The top end has not followed prices down:**
  187 flats sold at $1,000,000 or above in July, one short of June's record 188, and 7.0% of all transactions. Queenstown (32), Toa Payoh (28) and Bukit Merah (20) took roughly 43% of them, but a record 21 were recorded in Non-Mature Estates, including Woodlands, Yishun and Punggol. Scarcity, not the index, is setting prices at the top.

Market Outlook

- **Near term:**
  Expect September to be quieter. The next BTO exercise has moved to November, with around 7,960 flats across Bedok, Geylang, Sembawang, Tengah, Toa Payoh and Yishun, and HDB Flat Eligibility applications due by 25 September. The same pause that emptied June is likely to repeat as buyers wait to see whether they ballot successfully before committing to a resale purchase.

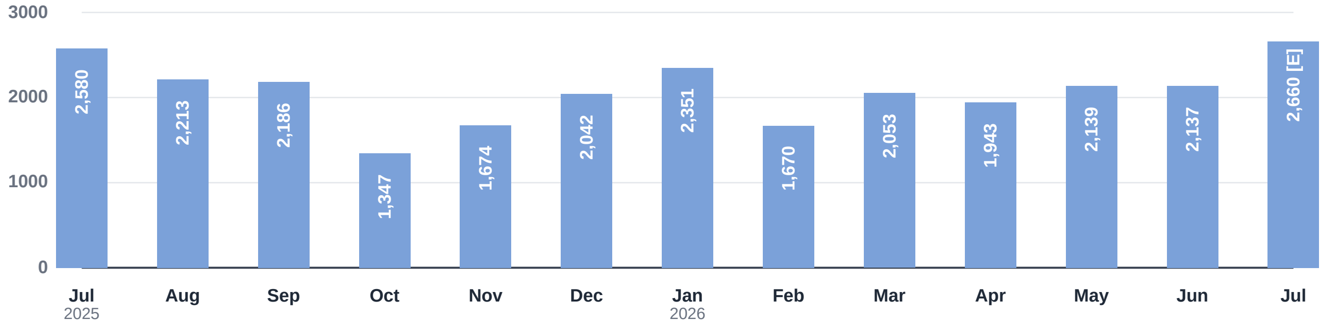
- **Higher income ceilings widen the buyer pool:**
  The August raise in the CPF Housing Grant income ceiling from $14,000 to $16,000 brings households back into grant eligibility for resale purchases, and the matching rise in the HDB housing loan ceiling improves financing options for the same group. Both apply from 24 August 2026. This should support resale demand at the margin, particularly for 4-room and 5-room flats in non-mature towns.

- **Overall view:**
  Around 13,500 flats reach their Minimum Occupation Period by the end of 2026, a substantial addition to resale choice that should keep price growth measured. Industry analysts expect 26,000 to 27,000 resale transactions this year, with prices broadly stable to up 1%. For sellers, the read is that pricing to the market matters more than it did a year ago, particularly in the mature estates.

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	45.1% of volume
5R	**5-Room** Sustained upgrader demand	26.3% of volume
3R	**3-Room** Steady mid-segment demand	22.5% of volume
EX	**Executive** Niche large-format flats	6.1% of volume

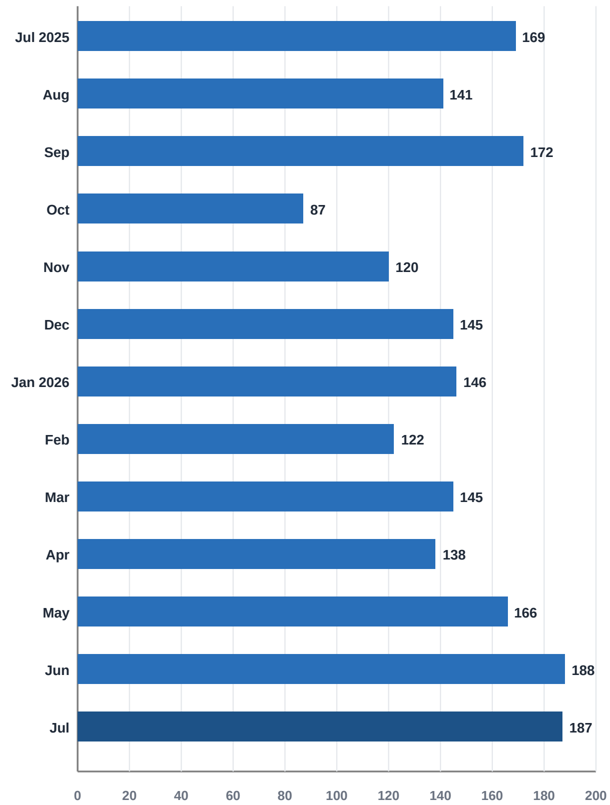
Total HDB resale in July 2026 (flash estimate) **2,660 units**

Key Takeaway:

4-room flats took 45.1% of July's resale volume, ahead of 5-room at 26.3% and 3-room at 22.5%, with Executive flats on 6.1%. Non-Mature Estates accounted for 57.8% of all transactions.

MILLION-DOLLAR RESALE FLATS SOLD

*Past 12 months (Aug 2025 - Jul 2026): **1,757 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 Post Their Strongest Month of the Year as Leasing Rebounds

Overview of HDB Rental Market

HDB rents rose 1.7% month-on-month in July 2026, the sharpest monthly gain of the year, and were 1.5% higher year-on-year. Leasing activity rebounded alongside it, with an estimated 3,097 flats rented, up 13.6% from 2,727 in June.

The annual figure is worth holding against the monthly one. A 1.7% month against a 1.5% year means most of this year's rental growth arrived in July. Rents across every flat type are up less than 3% on the year, so the underlying trend remains gradual even though this particular month was not.

Gains ran wider in the newer towns. Non-Mature Estates rose 2.2% month-on-month against 1.2% in Mature Estates. By flat type, Executive flats led decisively at +4.0%, ahead of 4-room at +2.1%, 5-room at +1.5% and 3-room at +0.8%. Executive flats also lead year-on-year at +2.9%, reflecting how few of them come to market.

Volume tells a more cautious story than price. Although July was up sharply on June, it was 2.6% lower year-on-year and 1.5% below the five-year July average - the opposite of the condo market, which set a record. By share, 4-room flats led at 37.5%, followed by 3-room at 31.8%, 5-room at 24.4% and Executive at 6.3%.

HDB RENTAL

HDB RENTAL MARKET SNAPSHOT

JULY 2026

RENTAL PRICE INDEX

147.6

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+1.7%	+1.5%
from **145.1** in June 2026	from **145.4** in July 2025

RENTAL VOLUME

3,097

JULY 2026

MONTH-ON-MONTH	YEAR-ON-YEAR
+13.6%	-2.6%
from **2,727** in June 2026	and 1.5% below the 5-year July average

Rental Trends

HDB Rental Price & Volume	July 2025	June 2026	July 2026	M-o-M	Y-o-Y
Overall Rental Index	145.4	145.1	147.6	**+1.7%**	**+1.5%**
Mature Estates	142.4	142.5	144.2	**+1.2%**	**+1.3%**
Non-Mature Estates	148.2	147.6	150.9	**+2.2%**	**+1.8%**
Overall Rental Volume	3,180	2,727	3,097 [E]	**+13.6%**	**-2.6%**

- **The year's growth arrived in a single month:**
  HDB rents rose 1.7% M-o-M in July, the sharpest monthly move of 2026, while the Y-o-Y figure sits at 1.5%. When one month exceeds the whole year, the right read is a step change rather than an acceleration. Rents across every flat type remain up less than 3% on the year.

- **Executive flats led on scarcity:**
  Executive rents jumped 4.0% M-o-M, well clear of 4-room at +2.1%, 5-room at +1.5% and 3-room at +0.8%. Executive flats also lead Y-o-Y at +2.9%. They make up just 6.3% of leasing volume, so a handful of deals moves the number, but the direction is consistent: the largest flats are the hardest to find.

- **Volume rebounded but stayed below last year:**
  An estimated 3,097 flats were rented in July, up 13.6% M-o-M from 2,727 in June. Unlike the condo market, which set a record, HDB leasing was 2.6% lower Y-o-Y and 1.5% below the 5-year July average. Newer towns carried the price gains, with Non-Mature Estates up 2.2% M-o-M against 1.2% in Mature Estates.

Market Outlook

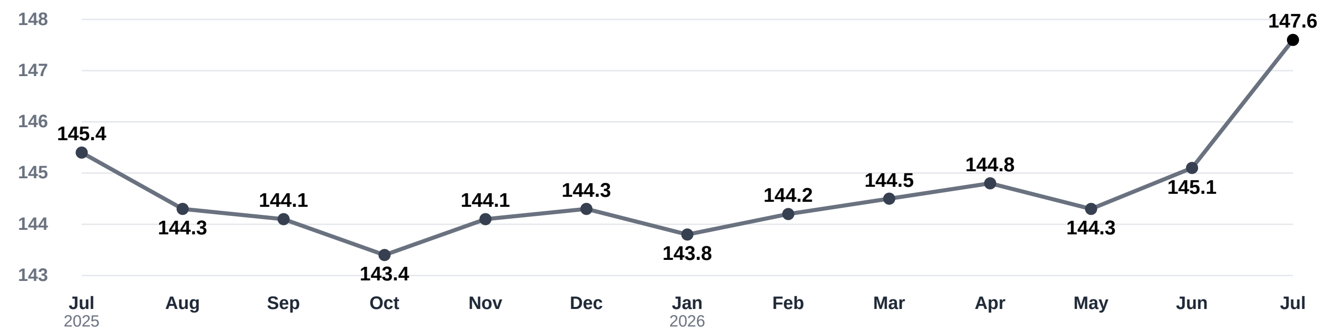
- **Near-term outlook:**
  A repeat of July's 1.7% is unlikely. The month combined a post-holiday leasing rebound with a thin pool of available flats, and the seasonal part of that unwinds from August. Rents should stay firm rather than keep climbing, with Executive and larger flats holding their premium while 3-room stock stays the most price-sensitive.

- **The MOP pipeline is the counterweight:**
  Around 13,500 flats reach their Minimum Occupation Period by the end of 2026. Not every one becomes a rental, but enough will to widen tenant choice and increase competition among landlords. That supply is the main reason to expect the annual growth rate, rather than July's monthly figure, to describe the year ahead.

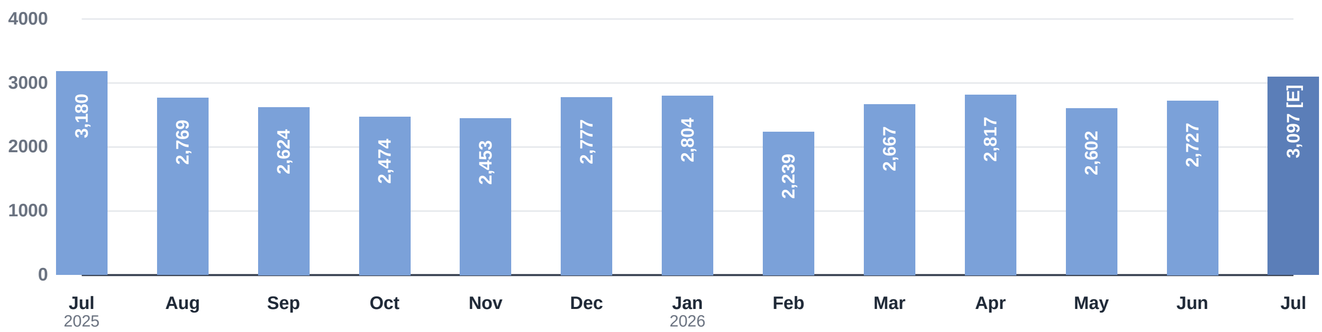
- **Overall view:**
  HDB flats remain the affordable alternative for tenants who do not need condominium facilities, and that role holds regardless of the monthly print. With volume still below last year while rents climb, the market is supply-tight rather than demand-driven. Location, flat condition and accessibility will continue to separate outcomes more than broad rental escalation.

SOURCE: 99-SRX CONDO & HDB RENTAL FLASH REPORT, JULY 2026

HDB **RENTAL PRICE INDEX**



HDB **RENTAL VOLUME**



UNITS RENTED BY ROOM TYPE

4R — **4-Room**
Largest rental segment by volume
37.5% of volume

3R — **3-Room**
Steady tenant demand for compact homes
31.8% of volume

5R — **5-Room**
Sustained demand for larger family flats
24.4% of volume

EX — **Executive**
Niche large-format flats
6.3% of volume

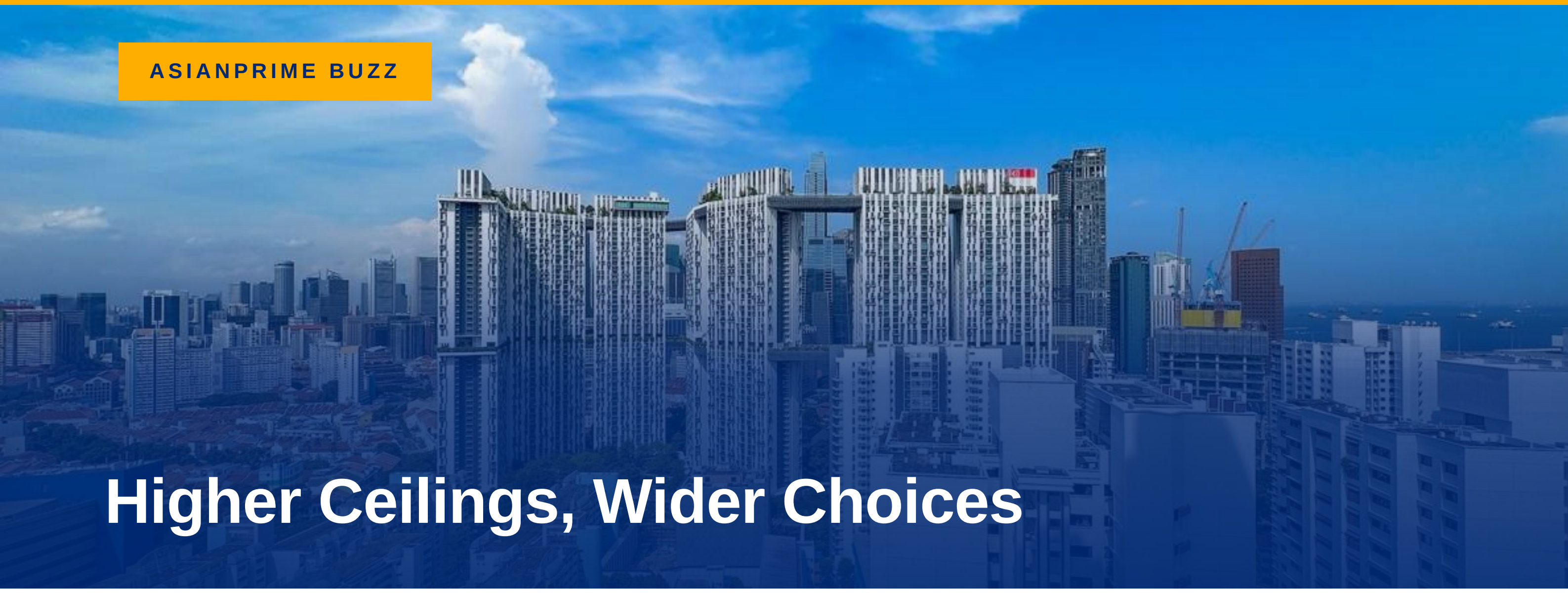
Total HDB rental transactions in July 2026 (flash estimate) — **3,097 units**

Key Takeaway:

4-room and 3-room flats together took 69.3% of July leasing. Executive flats are just 6.3% of volume but led on price, with rents up 4.0% on the month.

** 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: 99-SRX CONDO & HDB RENTAL FLASH REPORT, JULY 2026



ASIANPRIME BUZZ

Higher Ceilings, Wider Choices

At the National Day Rally on 23 August 2026, Prime Minister Lawrence Wong raised the household income ceiling for BTO flats from $14,000 to $16,000, and for Executive Condominiums from $16,000 to $18,000. The change took effect the next day. It is the first adjustment in seven years, and it brings a large band of households back into eligibility. Here is what moved, when it applies, and what to do about it.

$16,000	$8,000	$18,000	24 Aug
SUBSIDISED HDB, FAMILIES	SUBSIDISED HDB, SINGLES	NEW EXECUTIVE CONDO	EFFECTIVE 2026

More middle-income households can now choose between a BTO flat, a resale flat with a CPF Housing Grant, or a new Executive Condominium. For those at the top of the revised limits, the higher assessed income may also support a materially larger housing loan.

The New Ceilings

MONTHLY HOUSEHOLD INCOME CEILING	BEFORE	NOW
SUBSIDISED HDB FLAT, FAMILIES	$14,000	$16,000
SUBSIDISED HDB FLAT, SINGLES	$7,000	$8,000
NEW EXECUTIVE CONDOMINIUM	$16,000	$18,000

- **Closing an awkward gap.** Some young professionals and dual-income couples earned too much for subsidised housing, yet private property remained beyond a comfortable budget.
- **Where the $16,000 applies.** Subsidised HDB flats including BTO, and qualifying first-timers buying a resale flat with the CPF Housing Grant.
- **Clearing the ceiling is not qualifying.** Citizenship, family nucleus, property ownership and other scheme conditions still apply. Grant amounts and loan approvals remain subject to individual assessment.

What It Means for Your Loan

The figures below illustrate a couple aged 30 whose household income sits at the relevant ceiling. They show how much the borrowing envelope can move.

ILLUSTRATIVE MAXIMUM ELIGIBLE LOAN	BEFORE	NOW	INCREASE
HDB SUBSIDISED FLAT, HDB LOAN	$885,681	$1,012,207	$126,526 +14.3%
HDB SUBSIDISED FLAT, BANK LOAN	$795,700	$909,372	$113,672 +14.3%
NEW EXECUTIVE CONDOMINIUM, BANK LOAN	$1,005,414	$1,131,091	$125,677 +12.5%

- **Illustrations, not entitlements.** Actual financing turns on age, loan tenure, interest-rate assumptions, existing commitments, Mortgage Servicing Ratio, Total Debt Servicing Ratio, loan-to-value limits and the lender's credit assessment.
- **The real benefit is flexibility.** A larger eligible loan can reduce the cash shortfall, or leave more savings for renovation, stamp duty and the other costs of moving.
- **Borrowing the maximum is rarely the plan.** Keep a prudent buffer. Do not stretch a budget simply because a bigger loan has become available.

How the Market Absorbs It

BTO

- Households on $14,000 to $16,000 can now apply
- Subsidised price, fresh 99-year lease
- Keenest interest in larger flats near MRT and schools

HDB RESALE

- More first-timers qualify for the CPF Housing Grant
- Some higher earners may switch to BTO instead
- Still preferred by those needing a home now

NEW EC

- $18,000 widens the public-to-private bridge
- Sites tendered from 8 May 2026 carry a 10-year MOP
- Deferred Payment Scheme no longer available

Supply Is Rising at the Same Time

FLATS REACHING MOP AND ENTERING THE RESALE MARKET

Alongside this, HDB plans about **19,600 BTO flats in 2026** and remains on track for roughly **55,000 flats across 2025 to 2027**.

SUPPORTS DEMAND

- ✓ More households qualify for resale grants
- ✓ Larger eligible loans for the same band
- ✓ Private owners can right-size in one step, the 15-month wait-out having gone

MODERATES PRICES

- ✗ BTO launches running at high volume
- ✗ MOP supply climbing to 19,500 by 2028
- ✗ Sellers face more competition where similar flats list together

ASIANPRIME VIEW

Greater eligibility creates more choices. Affordability stays the priority.

BTO and EC projects should draw a larger eligible buyer pool, while resale gains support from newly grant-eligible first-timers and returning right-sizers. Rising BTO and MOP supply pulls the other way. Together these should sustain resale activity while keeping the market balanced, rather than driving prices sharply higher. Choose on financial comfort, waiting time, location, remaining lease and long-term family needs, not on the maximum you are permitted to borrow. **Talk to us before you commit.**

Loan figures illustrate a couple aged 30 at the stated income ceilings; actual eligibility and financing will differ. The removal of the 15-month wait-out applies only to non-subsidised HDB resale purchases, and a 30-month wait-out continues to apply to subsidised housing and grant-assisted resale flats unless an exemption applies. Accurate as at 28 August 2026, for general information only. Eligibility, grants and loan approvals are subject to prevailing regulations and individual assessment.

SPOTLIGHT 01 · FOR SALE

FOR SALE · SENGKANG · DISTRICT 19

Rivervale Crest - High-Floor 3-Bedder with Yard and Utility

3 Bed · 3 Bath · 1,195 sqft · Condominium · Vacant Possession

TYPE	TENURE	BUILT	PSF
Condo	99 Yrs (1997)	2002	$1,130

WHY IT STANDS OUT

Renovated **high-floor 1,195 sqft three-bedder** on an efficient layout, with an enclosed naturally ventilated kitchen, plus a yard and utility room. Sold with vacant possession.

LOCATION & ACCESS

5 Rivervale Crescent. Rumbia LRT two minutes' walk, Sengkang MRT two stops on. Rivervale Mall 150 m; Rivervale Plaza and Compass One close by.

BEST FIT FOR

Families wanting **space and a short school run**. Within 1 km: Rivervale, Compassvale and North Spring Primary, and Mee Toh School.

ASKING PRICE

$1,350,000

$1,130 PSF

Sherry Tang

+65 9844 4400

SCAN TO ENQUIRE

SPOTLIGHT 02 · FOR RENT

FOR RENT · ANG MO KIO · DISTRICT 20

Blk 157 Ang Mo Kio Avenue 4 - Ground-Floor Shop by Mayflower MRT

Retail Shop · 743 sqft · Ground Floor · Commercial

TYPE	AREA	FLOOR	MRT
Retail	743 sqft	Ground	Mayflower

WHY IT STANDS OUT

Practical **743 sqft ground-floor shopfront** in an established HDB catchment - suits retail, beauty and wellness, TCM, tuition or a collection point.

LOCATION & ACCESS

Walk to **TE6 Mayflower MRT** (TEL). Mayflower Market and Food Centre adjoin, with Sheng Siong and Gim Tim Restaurant at the doorstep.

BEST FIT FOR

Operators wanting **steady neighbourhood footfall** without mall rents. Clinic use subject to approvals.

MONTHLY RENT

$5,200

ABOUT $7 PSF

Sherry Tang

+65 9844 4400

SCAN TO ENQUIRE

SPOTLIGHT 01 · FOR SALE

FOR SALE · TELOK BLANGAH · DISTRICT 4

61 Telok Blangah Heights - Tenanted Two-Storey Shophouse

HDB Shophouse · 1,442 sqft over Two Levels · Sale with Tenancies

TYPE	LEASE	AREA	PSF
Shophouse	**40 Yrs Left**	**1,442 sqft**	**$1,179**

WHY IT STANDS OUT

Two-storey shophouse of **721 sqft per level**, sold with both tenancies running - $6,970 a month combined, residential to Jan 2027 and commercial to Mar 2027.

LOCATION & ACCESS

Blk 61 Telok Blangah Heights #01-103. Telok Blangah MRT (CCL) 610 m and Labrador Park 1.09 km, with buses 120, 124 and 273 within 160 m.

BEST FIT FOR

Investors wanting **income from day one**. Zoned Residential with Commercial at 1st Storey, so the ground floor suits a wide range of trades.

ASKING PRICE

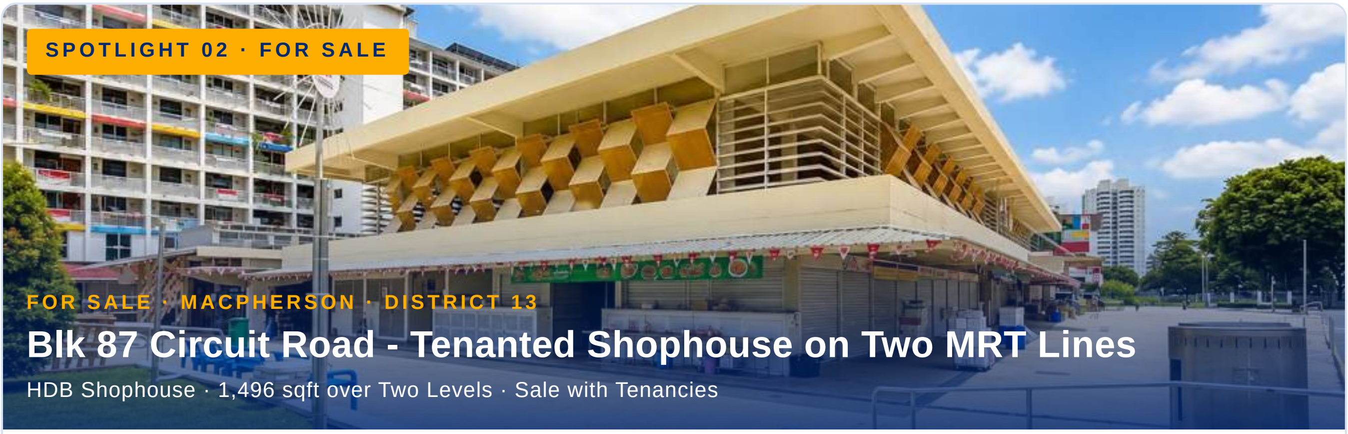
$1,699,999

$1,179 PSF

Martin Koh

+65 8666 6944

SCAN TO ENQUIRE



SPOTLIGHT 02 · FOR SALE

FOR SALE · MACPHERSON · DISTRICT 13

Blk 87 Circuit Road - Tenanted Shophouse on Two MRT Lines

HDB Shophouse · 1,496 sqft over Two Levels · Sale with Tenancies

TYPE	LEASE	AREA	PSF
Shophouse	**42 Yrs Left**	**1,496 sqft**	**$1,524**

WHY IT STANDS OUT

Two-storey shophouse of **139 sqm across both levels**, both units tenanted at $6,100 a month combined. No GST payable.

LOCATION & ACCESS

Blk 87 Circuit Road, Macpherson. MacPherson MRT on the Circle and Downtown Lines, with Mattar MRT (DTL) a second option nearby.

BEST FIT FOR

Investors after a **two-line interchange catchment**. Zoned Residential with Commercial at 1st Storey; ABSD applies to the residential portion.

ASKING PRICE

$2,280,000

$1,524 PSF

Martin Koh

+65 8666 6944

SCAN TO ENQUIRE

FOR SALE

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

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

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

SIMPANG BEDOK · D16

East Village

Retail Shop 172 sqft

- Freehold ground-floor unit at 430 Upper Changi Road
- Large glass frontage for display and natural light
- Tenanted at $1,800/mo to 30 June 2027
- Tanah Merah MRT (EWL) 700m
- Suits retail, F&B, clinic or education use

$799,000

FREEHOLD · RETAIL (GST PAYABLE)

Martin Koh
8666 6944

FOR RENT

MIDDLE ROAD · D7

The M

2 Bed 1 Bath 613 sqft

- 38 Middle Road · Bugis MRT (EWL & DTL)
- Mid-floor with pool and garden outlook
- Open-concept island kitchen · balcony
- Bugis Junction, Suntec & Guoco Midtown close by
- Available 17 Sep 2026

$5,200/mo

99 YEAR LEASEHOLD · CONDOMINIUM

Sherry Tang
9844 4400

FOR RENT

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

$16,800/mo

SEMI-DETACHED

Jonathan Mak
9674 0939

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.

Daily Property News

Curated Singapore market coverage from The Business Times and The Straits Times - launches, land sales, collective sales and policy.

Read the News

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

Buying & Selling Guide

Step-by-step timelines and payment milestones for HDB resale, private resale, rental and new launch purchases.

Follow the Steps

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

Smarter Property Decisions, Backed by Numbers.

ASIANPRIME GROUP

AsianPrime Properties Pte Ltd | L3010623G

AsianPrime Capital Pte Ltd | L3011010B

LEARN MORE

www.asianprime.sg

enquiry@asianprime.sg

FOLLOW US

OUR ADDRESS

60 Paya Lebar Road, #06-28

Paya Lebar Square, Singapore 409051

Thank you for reading our September 2026 issue.