



Artist's Impression of Newport Residences

December 2025

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## Monthly Developer Sales

# 2025 inks strongest new sales in 4 years | MDS Dec 2025

- New home sales dipped for a second consecutive month in December, as prospective buyers were on holidays and developers typically hold back their launches during the year-end festivities. December registered the lowest monthly sales for 2025.
- According to data from the Urban Development Authority (URA), new home sales (excluding ECs) dipped 39.4 per cent from 325 units in November 2025 to 197 units in December 2025 (Table 1). On a year-on-year basis, new home sales similarly fell by 3 per cent from the 203 units recorded in December 2024. New home sales (including ECs) also decreased by 32.4 per cent month-on-month from 346 units to 234 units.
- For the whole of 2025, a total of 10,821 new units (excluding ECs) were transacted, significantly higher than the 6,469 units sold in 2024. This is also the highest annual new sales volume since 2021 with 13,027 transactions.
- The strong sales in 2025 could be attributed to a combination of factors. The substantial decline in interest rates has improved borrowing costs, enabling more buyers to upgrade, including young families and HDB homeowners.
- There were many large-scale project launches in attractive locations that appealed to many buyers. In addition, the global economy stabilised faster than expected, as the US tariff tensions did not worsen as anticipated. Singapore's economic performance also exceeded expectations last year, further boosting buyer confidence and improved market sentiment.

## New Launches

- New sales were primarily driven by existing launches as there was only 1 new launch, the 186-unit Pollen Collection II. The best-selling projects with the highest sales include The Continuum (31 units sold), Otto Place (28 units), Pollen Collection II (17 units), and Nava Grove (15 units).

**Table 1: New Sales Volume and Launches**

Month	Sales Volume		Launches	
	(Excl. EC)	(Incl. EC)	(Excl. EC)	(Incl. EC)
Dec-24	203	373	20	20
Jul-25	940	1,311	1,092	1,692
Aug-25	2,142	2,338	2,496	2,496
Sept-25	255	270	20	20
Oct-25	2,424	2,446	2,233	2,233
Nov-25	325	346	347	347
Dec-25	197	234	52	52
M-o-M % Change	-39.4%	-32.4%	-85.0%	-85.0%
Y-o-Y % Change	-3.0%	-37.3%	160.0%	160.0%

Source: URA, Realion (OrangeTee & ETC) Research



Artist's Impression of Penrith



Artist's Impression of The Sen

# Quiet luxury sales amid December holidays | MDS Dec 2025

## By Market Segment

- Last month's sales (excluding ECs) were predominantly in the city fringe or Rest of Central Region (RCR), accounting for 55.8 per cent or 110 units of the total 197 units transacted. This was followed by the suburbs or Outside of Central Region (OCR) at 34 per cent or 67 units, and prime areas or the Core Central Region (CCR) at 10.2 per cent or 20 units.

## Prime & Luxury Market

- Buying activity for the luxury market was muted last month. Only four new non-landed homes were sold in December 2025 for at least S\$5 million, but below S\$10 million.
- The four units were from Watten House, Union Square Residences, Aurea, and The Reserve Residences, which sold for S\$5.06 million, S\$5.23 million, S\$5.68 million, and S\$6.72 million, respectively.
- There was only one ultra-luxury condominium transaction (\$10 million and above), down from two transactions in the preceding month. The sole unit was a 4,489 sqft unit on the 5th storey at 21 Anderson, which changed hands for S\$23.3 million.

Chart 1: Monthly sales by Market segment

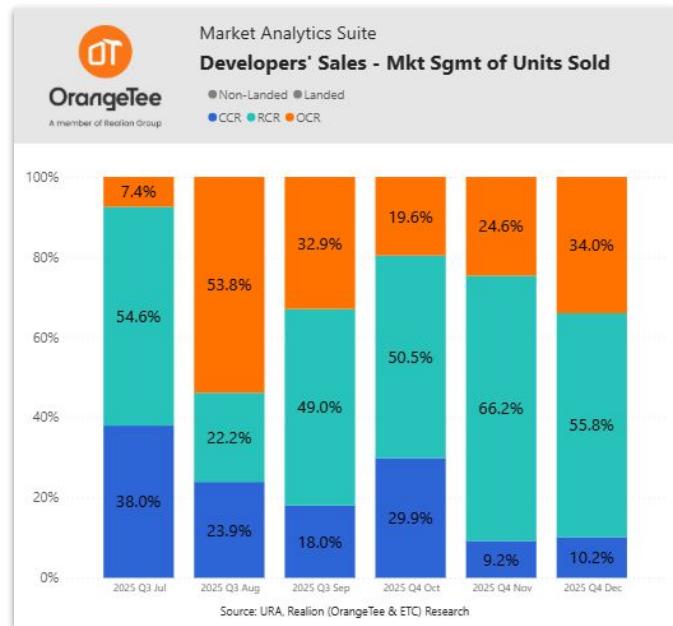
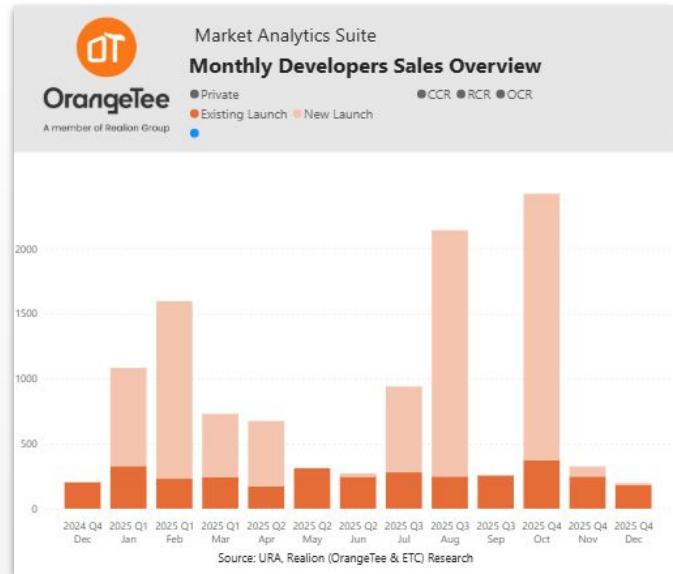


Chart 2: Monthly New home sales



Artist's impression of Promenade Peak, Zyon Grand, Narra Residences and Union Square Residences

# Outlook | MDS Dec 2025

- In 2026, about 8,113 (excluding ECs) new homes are expected to be launched, which will be lower than the 11,482 units launched in 2025.
- Approximately 17 projects and four ECs could be launched this year. Eight of the projects could be large sized with more than 500 units each. These large projects are likely to draw healthy buying interest. Moreover, most of the projects are located in the suburbs where prices are more affordable.
- Some of the upcoming project launches include the 540-unit Narra Residences, the 860-unit project at Tengah Garden Avenue, the 455-unit River Modern, and the 246-unit Newport Residences.
- EC launches include the 572-unit project at Tampines Street 95, the 748-unit Coastal Cabana, a 420-unit development at Woodlands Drive 17, and another 295-unit project at Senja Close.
- With many projects located in the suburbs, where prices tend to be lower than in the city fringe and prime areas, prices of new homes are expected to rise moderately, possibly by 2 to 4 per cent in 2026.
- An estimated 8,500 to 9,500 new homes may be sold this year. This will be less than the 10,821 new units sold in 2025, but more than the 6,469 units transacted in 2024.

**Table 2: Best-selling new projects in December 2025**

Project Name	Locality	Total No. of Units	Cumulative Units Launched to-date	Cumulative Units Sold to-date	Sold in the month	Median Price (\$psf)	Take up Rate^ (%)	Sold out status* (%)
The Continuum	RCR	816	816	672	31	\$2,498	82.4%	82.4%
Otto Place	OCR	600	600	590	28	\$1,751	98.3%	98.3%
Pollen Collection II	OCR	186	52	17	17	\$2,599	32.7%	9.1%
Nava Grove	RCR	552	552	518	15	\$2,641	93.8%	93.8%
Pinetree Hill	RCR	520	520	480	8	\$2,593	92.3%	92.3%
Canberra Crescent Residences	OCR	376	376	297	8	\$2,008	79.0%	79.0%
Aurelle Of Tampines	OCR	760	760	760	8	\$1,932	100.0%	100.0%
UpperHouse At Orchard Boulevard	CCR	301	301	221	7	\$3,410	73.4%	73.4%
Bloomsbury Residences	RCR	358	358	251	6	\$2,542	70.1%	70.1%
One Marina Gardens	RCR	937	937	557	6	\$3,066	59.4%	59.4%

<sup>^</sup>Take up rate is calculated by taking the division of cumulative units sold to date over cumulative units launched to date

<sup>\*</sup>Sold out status is calculated by taking the division of cumulative units sold to date over total no. of units in project

Source: URA, Realion (OrangeTee & ETC) Research

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[OrangeTee & Tie Pte Ltd](#)

430 Lorong 6 Toa Payoh #01-01  
OrangeTee Building  
Singapore 319402

[www.orangetee.com](http://www.orangetee.com)



For sales enquiries, speak with your preferred OrangeTee agent.

For research enquiries, kindly reach out to Realion (OrangeTee & ETC) Research below.



**Christine Sun**

Chief Researcher & Strategist  
[christine.sun@realion.com](mailto:christine.sun@realion.com)



**Timothy Eng**

Assistant Manager  
[timothy.eng@realion.com](mailto:timothy.eng@realion.com)



**Kenneth Wong**

Assistant Manager  
[kenneth.wong@realion.com](mailto:kenneth.wong@realion.com)



**Jia Yi Chow**

Senior Research Analyst  
[jiayi.chow@realion.com](mailto:jiayi.chow@realion.com)



**Kenneth Tan**

Research Analyst  
[kenneth.tan@realion.com](mailto:kenneth.tan@realion.com)



**Yuvana Mahendran**

Research Analyst  
[yuvanalakshmi.m@realion.com](mailto:yuvanalakshmi.m@realion.com)