



Artist's Impression of Narra Residences

January 2026

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# Monthly Developer Sales

# New home sales rebounded in January | MDS Jan 2026

- 2026 began with a roaring start as new private home sales rebounded strongly in January 2026 on the back of three project launches.
- According to data from the Urban Redevelopment Authority (URA), new private home sales (excluding executive condominiums or ECs) rose by 136.5 per cent from 197 units in December 2025 to 466 units in January 2026 (Table 1). On a year-on-year basis, new private home sales fell by 57 per cent from the 1,083 units recorded in January 2025.
- Including ECs, new home sales climbed by 323.1 per cent month-on-month from 234 units to 990 units, due to the launch of a new EC project. Compared to January 2025, new home sales (including ECs) saw a 10.3 per cent decline from 1,104 units.

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

Month	Sales Volume		Launches	
	(Excl. EC)	(Incl. EC)	(Excl. EC)	(Incl. EC)
Jan-25	1,083	1,104	896	896
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
Jan-26	466	990	786	1,534
M-o-M % Change	136.5%	323.1%	1411.5%	2850.0%
Y-o-Y % Change	-57.0%	-10.3%	-12.3%	71.2%

Source: URA, Realion (OrangeTee & ETC) Research

## New Launches

- There were three new project launches in January 2026 (including ECs), including the 246-unit Newport Residences, the 540-unit Narra Residences and the 748-unit Coastal Cabana (EC).
- Newport Residences was the best-selling project (excluding ECs), which moved 53.7 per cent or 132 of its 246 units. Located within the Central Business District (CBD) in District 2, the luxury project attracted home buyers who are looking for properties near their workplaces. The project is also desirable for capital appreciation given its freehold status, which is scarce in the CBD.
- Another new launch was Narra Residences which sold 122 units or 22.6 per cent of the entire project within the launch month. The first EC to be launched this year, Coastal Cabana, sold 67.4 per cent of its 748 units in January.



Artist's Impression of Newport Residences



Artist's Impression of Grand Dunman

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## By Market Segment

- Last month's new home sales (excluding ECs) were predominantly in the suburbs or Outside Central Region (OCR), accounting for 39.3 per cent or 183 units of the total 466 units transacted. This was followed by the prime areas or Core Central Region (CCR) at 34.8 per cent or 162 units, and the city fringe or Rest of Central Region (RCR) at 26 per cent or 121 units.

## Luxury Market

- Buying activity for the luxury market picked up last month. Eight new non-landed homes were sold for at least S\$5 million but below S\$10 million in January 2026, up from four units in December 2025. There was no ultra-luxury condominium (\$10 million and above) transaction last month.
- Among the eight units, five were from Grand Dunman, with the other three units were from Newport Residences, Skye at Holland and Watten House respectively. The largest transaction came from the newly launched luxury project Newport Residences whereby a 2,067 sqft unit on the 28th floor was transacted for S\$8.7 million.

Chart 1: Monthly sales by market segment

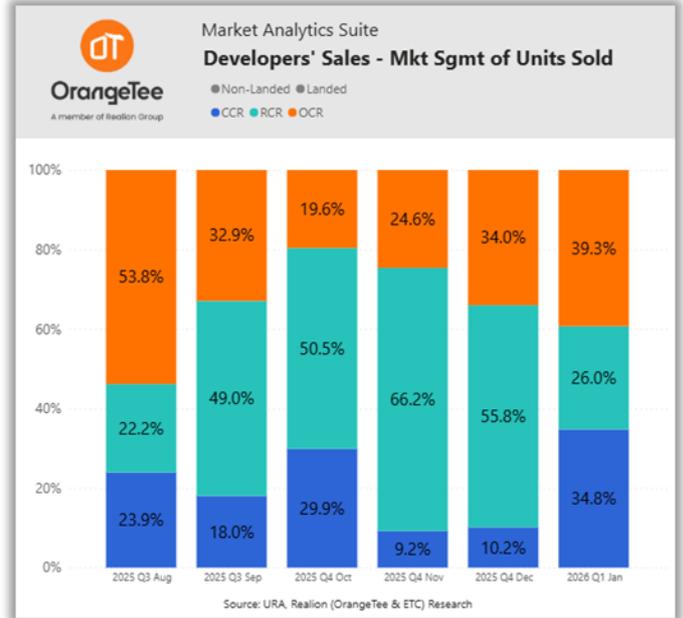
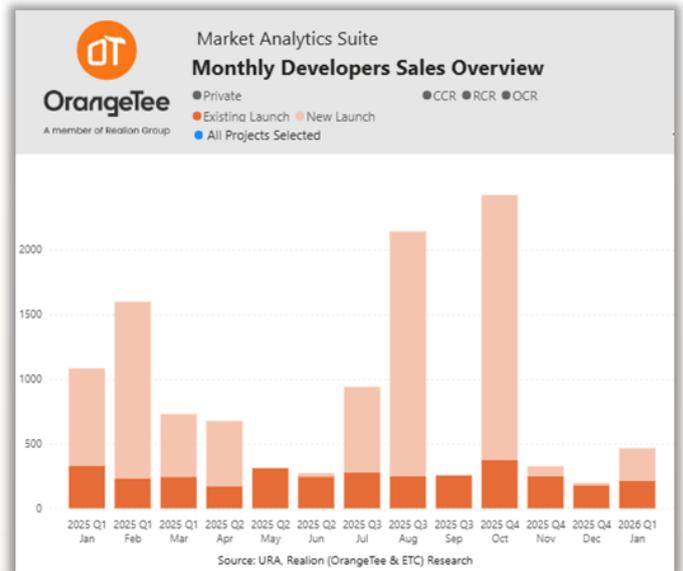


Chart 2: Monthly new home sales



Artist's impression of One Marina Gardens, The Sen, Zyon Grand and Nava Grove

# Outlook | MDS Jan 2026

- Looking ahead, we anticipate a tighter supply of newly launched units this year. Fewer private homes will be launched in 2026 compared to the previous year, which saw new home sales reaching a four-year high.
- More projects will also be launched in the suburbs. We anticipate healthy demand since homes in these market segment tend to be lower priced when compared to the city fringe and luxury home segments.
- Some of the upcoming project launches to look out for include the 515-unit Vela Bay, the 860-unit Tengah Garden Residences, and the 572-unit EC project Rivelle Tampines.
- With interest rates showing some signs of stability following the Fed's rate cuts last year, we expect rates to bottom out in the second quarter of this year and flatline thereafter.
- Prices of new homes are projected to rise moderately, possibly by 2 to 4 per cent in 2026.
- In light of the tightened supply, an estimated 8,500 to 9,500 new homes may be sold this year. This will be lower than the 10,821 new units sold in 2025, but significantly higher than the 6,469 units transacted in 2024.

**Table 2: Best-selling new projects in January 2026**

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* (%)
Newport Residences	CCR	246	246	132	132	\$3,070	53.7%	53.7%
Narra Residences	OCR	540	540	122	122	\$2,148	22.6%	22.6%
Grand Dunman	RCR	1,008	1,008	895	17	\$2,475	88.8%	88.8%
The Continuum	RCR	816	816	686	16	\$2,826	84.1%	84.1%
Chuan Park	OCR	916	916	824	14	\$2,684	90.0%	90.0%
One Marina Gardens	RCR	937	937	570	13	\$3,013	60.8%	60.8%
Bloomsbury Residences	RCR	358	358	258	11	\$2,536	72.1%	72.1%
Pinetree Hill	RCR	520	520	489	9	\$2,534	94.0%	94.0%
Canberra Crescent Residences	OCR	376	376	306	8	\$1,984	81.4%	81.4%
UPPERHOUSE at Orchard Boulevard	CCR	301	301	229	8	\$3,469	76.1%	76.1%

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

\*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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