



Artist's Impression of Vela Bay

February 2026

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# Monthly Developer Sales

# New sales dipped amid the festive season | MDS Feb 2026

- New home sales decreased in February due to the Chinese New Year festivities. Many prospective buyers were overseas or busy with home visiting, while developers held back their launches.
- According to the Urban Redevelopment Authority (URA) data, new private home sales (excluding executive condominiums or ECs) declined by 47.2 per cent from 466 units in January 2026 to 246 units in February 2026 (Table 1). On a year-on-year basis, new private home sales fell by 84.6 per cent from the 1,597 transactions in February 2025.
- Including ECs, new home sales dropped by 73.1 per cent month-on-month from 990 units to 266 units. Meanwhile, new home sales (including ECs) dipped by 83.6 per cent from 1,626 units from February 2025.

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

Month	Sales Volume		Launches	
	(Excl. EC)	(Incl. EC)	(Excl. EC)	(Incl. EC)
<b>Feb-25</b>	1,597	1,626	1,694	1,694
<b>Sept-25</b>	255	270	20	20
<b>Oct-25</b>	2,424	2,446	2,233	2,233
<b>Nov-25</b>	325	346	347	347
<b>Dec-25</b>	197	234	52	52
<b>Jan-26</b>	466	990	786	1,534
<b>Feb-26</b>	246	266	15	15
<b>M-o-M % Change</b>	-47.2%	-73.1%	-98.1%	-99.0%
<b>Y-o-Y % Change</b>	-84.6%	-83.6%	-99.1%	-99.1%

Source: URA, Realion (OrangeTee & ETC) Research

## New Launches

- No new launches (including ECs) were recorded for the month of February, and sales were driven by existing launches. Some of the best-selling projects include the recently launched Newport Residences, Pinetree Hill, Chuan Park, and One Marina Gardens which sold 32 units, 19 units, 14 units, and 13 units, respectively.
- Newport Residences, which was launched in January, sold more units last month, bringing total sales to 163 out of 246 units. The project moved 66.3 per cent of its entire project within two months, which is highly commendable given its median price above \$3,000 psf in both months and the ongoing macroeconomic uncertainties.
- The project likely attracted investors seeking to capitalise on rental demand within the Central Business District (CBD), as well as homebuyers who were drawn to the potential for high capital appreciation given its freehold tenure and excellent location.



Artist's Impression of Narra Residences



Artist's Impression of Newport Residences

## By Market Segment

- Last month's new home sales (excluding ECs) were predominantly in the city fringe or Rest of Central region (RCR), accounting for 41.9 per cent or 103 units of the total 246 units transacted. This was followed by the suburbs or Outside Central Region (OCR) at 32.5 per cent or 80 units, and the prime areas or Core Central Region (CCR) at 25.6 per cent or 63 units.

## Luxury Market

- There were six new non-landed homes sold for at least S\$5 million but below S\$10 million in February 2026, slightly down from eight transactions registered in January 2026.
- The highest-priced unit transacted within this price range came from a 2,368 sqft unit at Watten House, which sold for \$7.71 million. Other luxury sales were from UPPERHOUSE at Orchard Boulevard, Promenade Peak, Zyon Grand, Amber House and Skye at Holland, respectively.
- Meanwhile, there were two ultra-luxury condominium (\$10 million and above) transactions recorded last month. The two transactions were a 4,833 sq ft unit at Union Square Residences sold for S\$18.5 million and a 2,906 sqft unit at Park Nova sold for S\$15 million.

Chart 1: Monthly sales by market segment

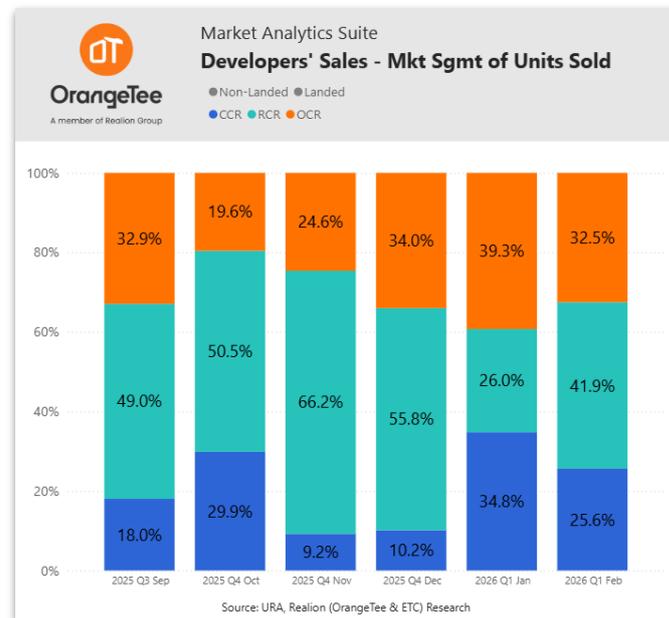
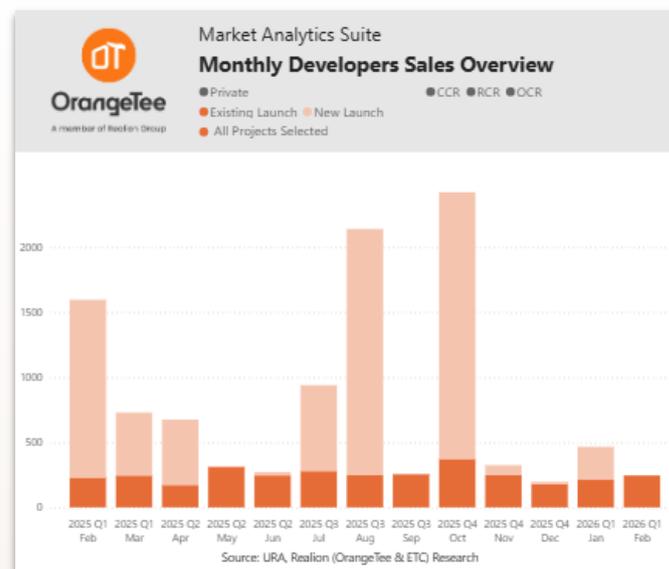


Chart 2: Monthly new home sales



Artist's impression of Rivelle Tampines, River Green, Marina Gardens, Chuan Park and The Sen

- More projects will be launched in the suburban region over the next few months. These include the 572-unit EC project, Rivelle Tampines, as well condominium projects like the 515-unit Vela Bay and the 863-unit Tengah Garden Residences.
- We expect robust demand for these projects despite the ongoing conflict in the Middle East. While the situation in the region remains volatile, its impact on consumer sentiment appears to be limited. Suburban condo buyers are primarily locals and HDB upgraders, who tend to be more influenced by factors like employment and income growth. As long as they remain employed and can use the proceeds from selling their current flats to finance new property purchases, they are likely to continue buying condos.
- Moreover, the current interest rates remain low while condo projects in the OCR are priced more affordably than those in the CCR and RCR. However, if the Middle East conflict intensifies, escalating tensions may dampen market sentiment and slow the overall market.
- As there will be fewer project launches this year when compared to 2025, our market projections remain unchanged. Prices of new homes to moderately increase by 2 to 4 per cent in 2026, potentially selling between 8,500 and 9,500 new homes, in light of the demand for suburban units and the tighter supply.

**Table 2: Best-selling new projects in February 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	163	32	\$3,059	66.3%	66.3%
Pinetree Hill	RCR	520	520	508	19	\$2,576	97.7%	97.7%
Chuan Park	OCR	916	916	837	14	\$2,674	91.4%	91.4%
One Marina Gardens	RCR	937	937	583	13	\$2,989	62.2%	62.2%
Narra Residences	OCR	540	540	129	12	\$2,146	23.9%	23.9%
The Continuum	RCR	816	816	697	12	\$2,915	85.4%	85.4%
Bloomsbury Residences	RCR	358	358	269	12	\$2,550	75.1%	75.1%
Elta	OCR	501	501	373	10	\$2,669	74.5%	74.5%
The Lakegarden Residences	OCR	306	306	288	10	\$2,321	94.1%	94.1%
Parktown Residence	OCR	1,193	1,193	1,125	8	\$2,369	94.3%	94.3%

\*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

A product by Realion (OrangeTee & ETC) Research



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