



OrangeTee  
Markets & Analytics



# INVESTMENT POTENTIAL OF LENTOR GARDENS RESIDENCES

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*Consumer investment playbook  
2026*

01

# LENTOR GARDENS RESIDENCES



## AN ENCLAVE OF ELEGANT LIVING

Discover refined living at Lentor Gardens Residences, where modernity meets nature. Designed with a biophilic theme embodied with large green spaces, themed parks and water feature, the development promises tranquility and exclusivity for investors, couples and multi-generational families.

The project is close to the Lentor MRT station along the Thomson-East Coast Line, and a retail mall at Lentor Modern. Travelling will be a breeze for residents who have direct MRT access to the CBD, Orchard Road and the city centre.



# 02

# INVESTMENT ANALYSIS

## **CAPITAL APPRECIATION**

Median prices of new condos in D26 grew by 72.5 per cent from 2017 to 2026 (Jan-Apr).

## **PROFITABILITY - District 26 and recent transactions at Lentor**

99.3 per cent of private residential units were profitable in District 26, with around one third making profits of at least S\$500,000. This year, 28 units at Lentor Modern and Lentor Hills Residences were resold in the subsale market. All were profitable with a holding period of less than 4 years, highest profit reaching half a million dollars.

## **RENTAL RETURNS**

Median rents of condos in Districts grew by 75 per cent from 2017 to Q1 2026.

## **EXIT STRATEGY**

Resale prices of younger HDB flats in Ang Mo Kio, Sembawang, Woodlands and Yishun grew by 53.3 per cent, 45.8 per cent, 49.3 per cent and 50.6 per cent respectively from 2016 to Jan-Apr 2026 giving many flat owners the financial means to upgrade to a private housing.



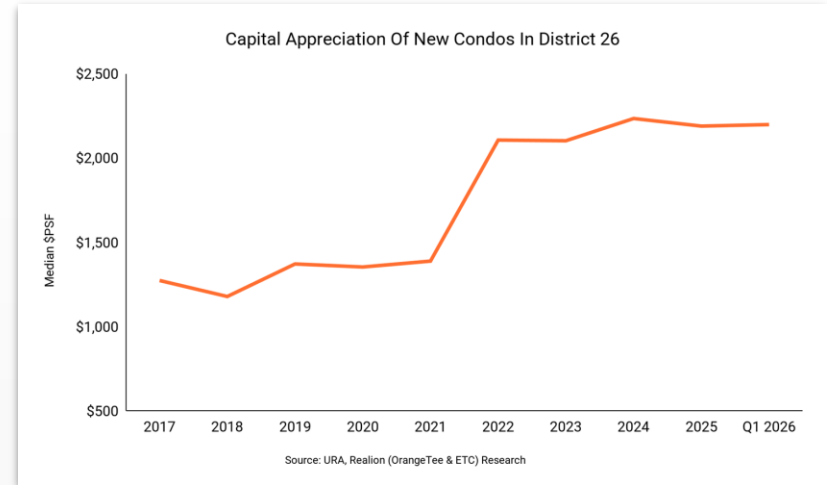
## CAPITAL APPRECIATION



District 26 experienced a sharp price appreciation in recent years, making it a wise option for investors seeking for healthy returns on their investments.



According to data from the Urban Redevelopment Authority (URA), the median price for new sale condominiums in District 26 rose from \$1,275 in 2017 to \$2,200 in 2026 (Jan-April), reflecting an 72.5 per cent increase. On a year-on-year basis, prices have also risen from \$2,191 psf in 2025.





## PROFITABILITY - District 26

■ District 26 presents lucrative opportunities for investors and homeowners alike. Based on URA data from 2006 to Q1 2026, an overwhelming 99.3 per cent of transactions were profitable. Of these profitable transactions, 70.8 per cent of the profitable units were sold within a 10-year holding period. This makes District 26 an ideal location for individuals seeking to maximize profits within a short-mid term investment horizon.

■ Around one third of the profitable units, or 45 condos, yielded gross profits of at least S\$500,000. 24 condos made a gross profit of at least S\$700,000. Impressively, seven units generated profits of at least S\$1 million!

■ The highest profit recorded was for a unit at The Calrose, purchased for about S\$858,000 in 2006 and resold in 2025 for about S\$2.8 million, yielding a substantial gross profit of S\$1.9 million.

■ The second-highest profit came from another unit at The Calrose with a purchase price of S\$747,000 in 2006 and a resale price of S\$2.6 million in 2025, resulting in a gross profit of S\$1.8 million.

■ The third highest profit recorded was for a condo at Meadows@Peirce, purchased for about S\$1.7 million in 2009 and resold in 2025 for about S\$3.3 million, yielding a substantial gross profit of S\$1.6 million.



## HIGHEST PROFITS IN DISTRICT 26 (2006 to Jan-Apr 2026)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
THE CALROSE	Q2-2006	\$ 858,000	Q2-2025	\$ 2,800,000	\$ 1,942,000	19.1	Ang Mo Kio	FH	Condominium	1,528
THE CALROSE	Q2-2006	\$ 747,432	Q3-2025	\$ 2,588,000	\$ 1,840,568	19.4	Ang Mo Kio	FH	Condominium	1,249
MEADOWS @ PEIRCE	Q3-2009	\$ 1,657,500	Q4-2025	\$ 3,250,000	\$ 1,592,500	16.3	Ang Mo Kio	FH	Condominium	1,851
MEADOWS @ PEIRCE	Q3-2009	\$ 1,334,520	Q2-2024	\$ 2,600,000	\$ 1,265,480	14.8	Ang Mo Kio	FH	Condominium	1,518
THE CALROSE	Q1-2006	\$ 931,590	Q1-2021	\$ 2,030,000	\$ 1,098,410	14.8	Ang Mo Kio	FH	Condominium	2,207
MEADOWS @ PEIRCE	Q3-2009	\$ 2,276,000	Q3-2021	\$ 3,350,000	\$ 1,074,000	12.0	Ang Mo Kio	FH	Condominium	2,497
THE CALROSE	Q2-2006	\$ 726,985	Q4-2025	\$ 1,733,334	\$ 1,006,349	19.5	Ang Mo Kio	FH	Condominium	1,249
MEADOWS @ PEIRCE	Q3-2009	\$ 1,131,000	Q3-2024	\$ 2,128,000	\$ 997,000	14.9	Ang Mo Kio	FH	Condominium	1,216
MEADOWS @ PEIRCE	Q3-2009	\$ 1,120,000	Q3-2025	\$ 2,098,000	\$ 978,000	15.9	Ang Mo Kio	FH	Condominium	1,216
MEADOWS @ PEIRCE	Q3-2009	\$ 2,243,000	Q3-2021	\$ 3,200,000	\$ 957,000	11.9	Ang Mo Kio	FH	Condominium	2,573
MEADOWS @ PEIRCE	Q3-2009	\$ 1,166,880	Q4-2024	\$ 2,108,888	\$ 942,008	15.1	Ang Mo Kio	FH	Condominium	1,270
MEADOWS @ PEIRCE	Q3-2009	\$ 1,681,000	Q4-2021	\$ 2,600,000	\$ 919,000	12.4	Ang Mo Kio	FH	Condominium	2,034
THE CALROSE	Q1-2006	\$ 760,890	Q3-2019	\$ 1,668,888	\$ 907,998	12.4	Ang Mo Kio	FH	Condominium	1,389
THE CALROSE	Q2-2006	\$ 721,000	Q2-2018	\$ 1,608,000	\$ 887,000	13.5	Ang Mo Kio	FH	Condominium	1,249
MEADOWS @ PEIRCE	Q3-2009	\$ 1,875,000	Q3-2021	\$ 2,750,000	\$ 875,000	12.0	Ang Mo Kio	FH	Condominium	2,594
MEADOWS @ PEIRCE	Q3-2009	\$ 1,154,300	Q1-2023	\$ 2,000,000	\$ 845,700	11.9	Ang Mo Kio	FH	Condominium	1,270
MEADOWS @ PEIRCE	Q2-2010	\$ 1,180,000	Q2-2025	\$ 2,015,000	\$ 835,000	13.5	Ang Mo Kio	FH	Condominium	1,195



## PROFITABILITY - Condos at Lentor Modern and Lentor Hill Residences

More recently, 28 condominium units at the Lentor precinct were resold in the subsale market. These condos were from Lentor Modern and Lentor Hill Residences that have just obtained TOP. All 28 transactions were profitable with a holding period of less than four years.

Based on caveat matching of URA data, the highest profit recorded was for a unit at Lentor Modern, purchased for S\$2.9 million in September 2022 and resold in February 2026 for about S\$3.4 million, yielding a substantial gross profit of over half a million dollars.

The second-highest profit came from another unit at Lentor Modern a purchase price of S\$3.0 million in September 2022 and resold for S\$3.5 million in 2025, resulting in a gross profit of S\$492,380.

Even for the unit with the shortest holding period of 2.2 years at Lentor Hill Residences purchased in July 2023 for S\$1.96 million, the buyer made S\$129,800 after paying a Sellers' Stamp Duty of S\$87,200 when it was sold in October 2025 for S\$2.18 million.



## HIGHEST PROFITS FOR RECENT TRANSACTIONS IN LENTOR MODERN AND LENTOR HILL RESIDENCES

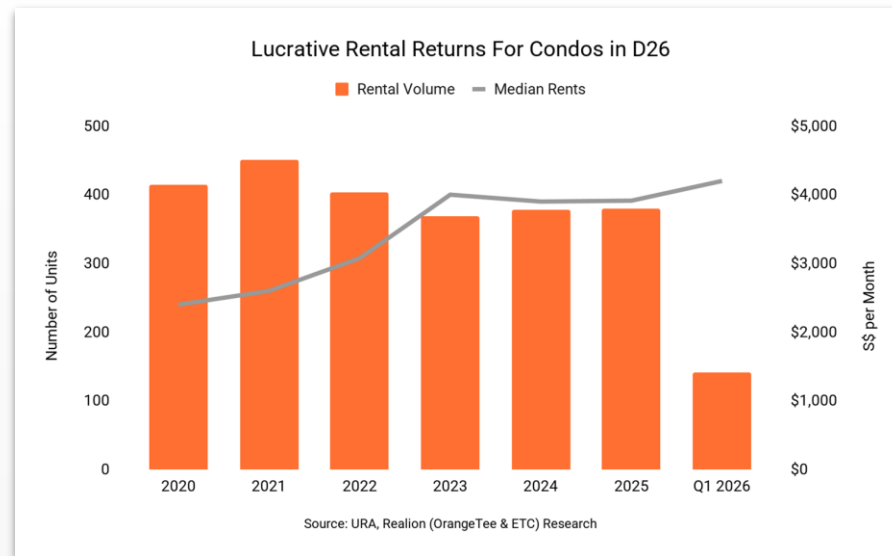
Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
LENTOR MODERN	Q3-2022	\$2,895,750	Q1-2026	\$3,400,000	\$ 504,250	3.4	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	\$3,007,620	Q4-2025	\$3,500,000	\$ 492,380	3.1	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	\$2,279,970	Q1-2026	\$2,768,800	\$ 488,830	3.4	Ang Mo Kio	LH	Apartment	1,130
LENTOR MODERN	Q4-2022	\$2,183,000	Q1-2026	\$2,620,000	\$ 437,000	3.4	Ang Mo Kio	LH	Apartment	1,130
LENTOR MODERN	Q3-2022	\$2,083,950	Q4-2025	\$2,518,888	\$ 434,938	3.1	Ang Mo Kio	LH	Apartment	1,109
LENTOR MODERN	Q3-2022	\$2,034,450	Q4-2025	\$2,440,000	\$ 405,550	3.2	Ang Mo Kio	LH	Apartment	990
LENTOR MODERN	Q3-2022	\$2,278,980	Q2-2026	\$2,675,000	\$ 396,020	3.6	Ang Mo Kio	LH	Apartment	1,109
LENTOR MODERN	Q3-2022	\$2,012,670	Q4-2025	\$2,408,000	\$ 395,330	3.1	Ang Mo Kio	LH	Apartment	990
LENTOR MODERN	Q3-2022	\$2,084,940	Q1-2026	\$2,475,000	\$ 390,060	3.5	Ang Mo Kio	LH	Apartment	990
LENTOR MODERN	Q3-2022	\$1,985,940	Q4-2025	\$2,360,000	\$ 374,060	3.1	Ang Mo Kio	LH	Apartment	990
LENTOR MODERN	Q3-2022	\$1,865,160	Q4-2025	\$2,230,000	\$ 364,840	3.1	Ang Mo Kio	LH	Apartment	980
LENTOR MODERN	Q3-2022	\$1,981,980	Q2-2026	\$2,340,000	\$ 358,020	3.6	Ang Mo Kio	LH	Apartment	980
LENTOR MODERN	Q3-2022	\$1,911,690	Q2-2026	\$2,250,000	\$ 338,310	3.5	Ang Mo Kio	LH	Apartment	980
LENTOR MODERN	Q3-2022	\$2,062,170	Q4-2025	\$2,400,000	\$ 337,830	3.2	Ang Mo Kio	LH	Apartment	990
LENTOR MODERN	Q3-2022	\$2,463,120	Q1-2026	\$2,800,000	\$ 336,880	3.5	Ang Mo Kio	LH	Apartment	1,130

## RENTAL RETURNS

District 26 has experienced strong rental appreciation in recent years, making it a solid option for investors seeking alternative income sources.

According to data from the URA, the median monthly rents for condos in District 26 increased by 75.0 per cent from S\$2,400 per month in 2020 to S\$4,200 per month in Q1 2026. Median rents have also risen from \$3,913 per month in 2025.

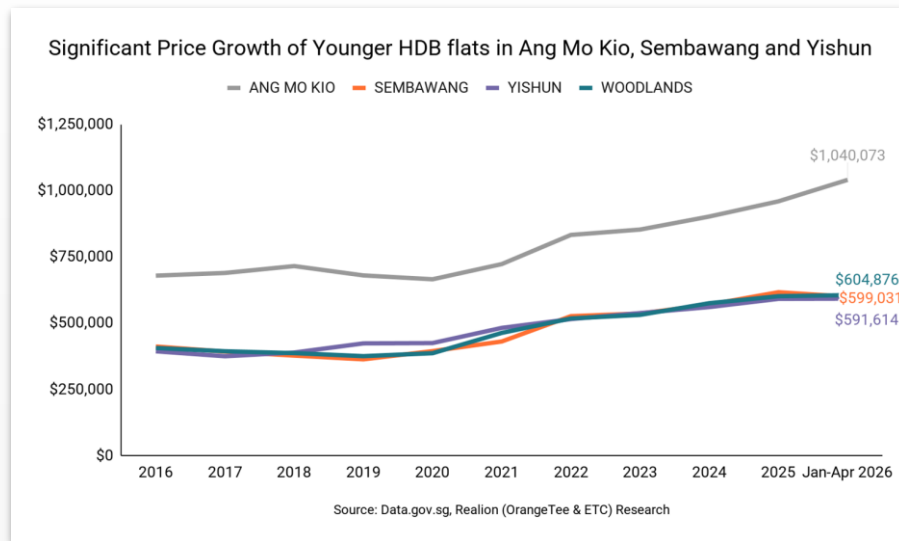
In terms of demand, leasing volume in D26 had been stable from 2023 to 2025. According to URA data, 380 leases were inked in 2025, which is around the same as the 378 leases in 2024, and 368 leases in 2023.



## EXIT STRATEGY

Rising HDB resale prices of flats in the nearby towns of Ang Mo Kio, Sembawang, Woodlands and Yishun may provide homeowners the financial means to upgrade to a condo. The average resale price of younger HDB flats (below 20 years old) in those towns climbed by 53.3 per cent, 45.8 per cent, 49.3 per cent and 50.6 per cent respectively to S\$1.04 million, \$599,031, S\$604,876 and S\$591,614 from 2016 to Jan-Apr 2026.

Moreover, more flats are reaching MOP in these towns, which will continue to form the upgrader base for resale units here. For instance, 4,250 flats have /will be obtaining MOP in Yishun from 2025 to 2027. Similarly, the number of flats reaching MOP is poised to be significant in Woodlands (801 MOP flats), Sembawang (310 MOP flats) and Ang Mo Kio (590 flats).



03

# URA MASTER PLAN FUTURE TRANSFORMATION

## ENHANCED CONNECTIVITY

Lentor Gardens Residences is located within walking distance from Lentor MRT station. Situated on the Thomson-East Coast Line (TEL), this rail link offers residents a direct and convenient connection to the Orchard Road Shopping Belt and the Central Business District.

The upcoming completion of the North-South Corridor (NSC) represents a massive infrastructure catalyst for the region. It features dedicated bus lanes, cycling trunk routes, and a new underground expressway which will allow residences to enjoy significant reduction in drive times to the city center and provides enhanced accessibility to the North-East growth region and Seletar Aerospace Park.

The strategic Inter-Town Connectivity framework introduces an extensive network of sheltered linkways and "Friendly Streets" that prioritize active mobility, connecting the residence directly to Lentor Modern Mall and nearby community amenities.



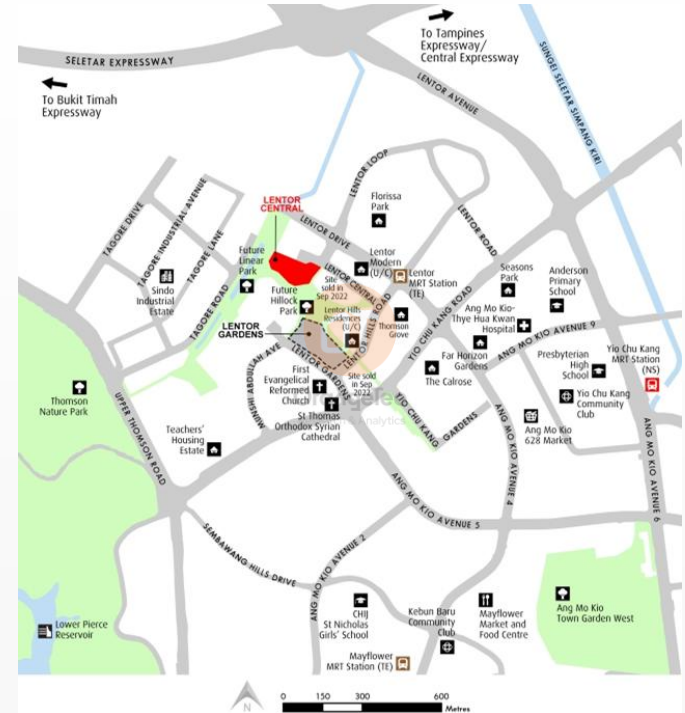
Source: URA

## RECREATION AND LEISURE

Lentor Gardens Residences is set to benefit from its integration with the upcoming Lentor Hillock Park right at its doorstep. This parkland provides residents with immediate, doorstep access to a nature-themed recreational space, ensuring that the development maintains a high-end, low-density atmosphere that prioritises their wellness.

Under the Khatib Nature Corridor Framework, the precinct bridges the gap between urban living and deep greenery. This corridor creates a seamless ecological link to the Thomson Nature Park and the Lower Peirce Reservoir, offering residents an expansive outdoor lifestyle featuring curated hiking trails and protected biodiversity zones that enhance the long-term prestige of the address.

The Lentor Linear Park Network ensures that the estate is interconnected by lush, leafy pedestrian paths. By integrating these green "ribbons" throughout the precinct, the Master Plan guarantees that 90 per cent of residents live within 400 meters of a park, providing permanent green views and a tranquil environment that acts as a significant driver for capital resilience.



Source: URA



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