June 2026

Monthly Developer Sales

New Home Sales Slow On Cyclical Lull During The Mid-Year School Holidays

A product by Realion (OrangeTee & ETC) Research

Overview | MDS June 2026

- New private home sales in June slowed on a cyclical lull during the mid-year school holidays. It is unsurprising that monthly sales fell to their lowest levels in the first six months of this year, as developers typically scale back their project launches during the month-long school holidays, since many prospective buyers will either be travelling or away on vacation during this period.

- In contrast, sales transactions were higher in March and April 2026 driven by several high-profile project launches; this was despite the Middle East tension in February. The sales trend indicates resilient underlying demand for new homes, with sales volume softening when there are few or no launches.

- According to data from the Urban Redevelopment Authority (URA), new home sales, excluding executive condominiums (ECs), fell to 156 units in June 2026, representing a 65.1 per cent drop from 447 units in the preceding month.

- On a year-on-year basis, new home sales (excluding ECs) fell by 42.6 per cent from 272 units in June 2025. Including ECs, new sales declined by 62.7 per cent, from 493 units in May to 184 units in June.

- Despite the relatively muted sales in June, the 2,151 new private home sales (excluding ECs) in Q2 2026 still exceeded the 2,013 units transacted in the first quarter*. In the first half of 2026, a total of 4,164 new homes were sold, 2,275 units more than the 1,889 units sold in 1H 2024*, but fewer than the 4,587 units transacted in 1H 2025.*

* Using full quarter URA data from https://isomer-user-content.by.gov.sg/467/96c40188-e3ba-4859-b668-c59fbd250c14/pr26-31d.pdf

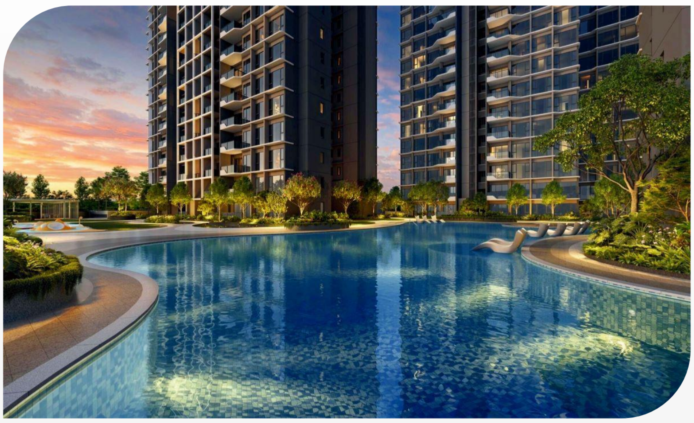
New Launches

- No new projects were launched in June and sales were driven primarily by existing launches. This is the first time since 2007, when data was available, that no new units were launched in a month. Some of the best-selling projects in June 2026 (excluding ECs) were Hudson Place Residences, Union Square Residences, The Continuum, and Chuan Park.

Table 1: New Sales Volume and Launched Units

Month	Sales Volume		Launched Units	
	(Excl. EC)	(Incl. EC)	(Excl. EC)	(Incl. EC)
Jun-25	272	305	103	103
Jan-26	466	990	786	1,534
Feb-26	246	266	15	15
Mar-26	1,300	1,937	1,043	1,615
Apr-26	1,548	1,649	1,426	1,426
May-26	447	493	357	357
Jun-26	**156**	**184**	**0**	**0**
M-o-M % Change	-65.1%	-62.7%	-100.0%	-100.0%
Y-o-Y % Change	-42.6%	-39.7%	-100.0%	-100.0%

Source: URA, Realion (OrangeTee & ETC) Research



Artist's Impression of Tengah Gardens Residences

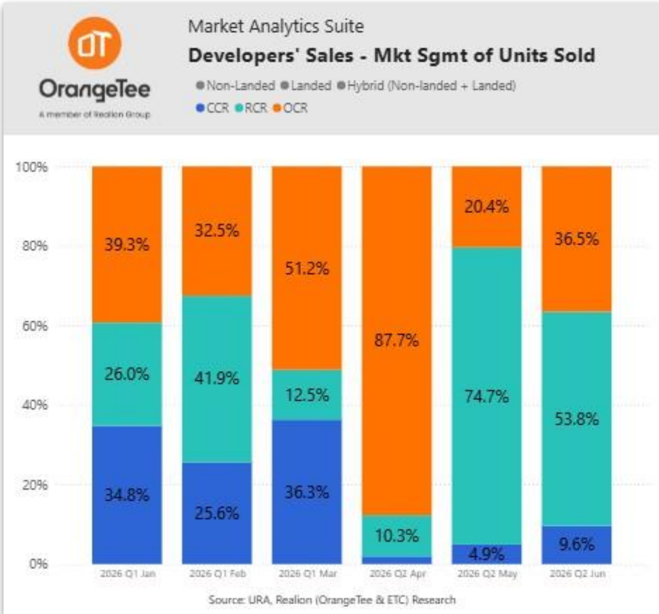
Artist's Impression of Dunearn House

Luxury market recovered in 1H 2026 | MDS June 2026

By Market Segment

- The Rest of Central Region (RCR) accounted for the bulk of developer sales in June, making up 53.8 per cent or 84 units of the total 156 units sold (excluding ECs). This was followed by the suburbs or Outside Central region (OCR), at 36.5 per cent or 57 units, and the prime areas or Core Central Region (CCR) at 9.6 per cent or 15 units.

Chart 1: Monthly sales by market segment

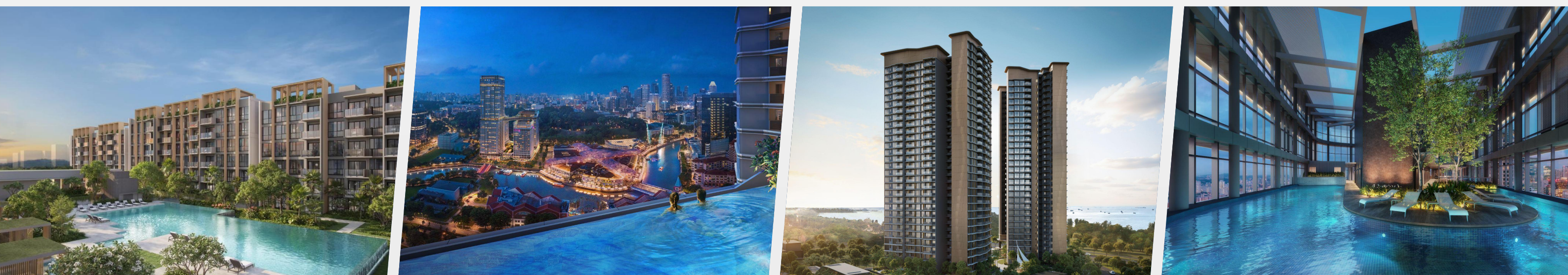


Luxury Market

- In the first half of 2026, new luxury residential sales rebounded strongly. New non-landed homes in CCR (excluding bulk deals of more than one transaction) that were sold for at least S$5 million but below S$10 million soared by 185.7 per cent year-on-year to 60 units in 1H 2026, compared to 21 units in 1H 2025 and 36 units in 1H 2024. This could be due to wealthy investors seeking prime assets in Singapore as safe-haven investments amid the global macroeconomic uncertainties. For new ultra luxury homes above S$10 million, nine units were sold in 1H 2026 which was fewer than the 15 units in 1H 2025, but more than the seven units in 1H 2024.

- On a monthly basis, sales activity remained relatively stable, with 3 new non-landed homes sold for at least S$5 million and below S$10 million in June, matching the 3 transactions recorded in May. The priciest new home transacted in June was a 2,368 sqft unit at Watten House, which was sold for S$7.8 million. This is followed by a 2,056 sqft unit at UPPERHOUSE at Orchard Boulevard sold for S$7.2 million and a 1,830 sqft unit at River Modern transacted for S$6.2 million.

Chart 2: Monthly new home sales


Artist's impression of Narra Residences, Union Square Residences, Vela Bay, Newport Residences

- Developers will usually bring forward their launches ahead of the lunar seventh month. Some of the upcoming launches include Lentor Gardens Residences, Dunearn House, Amberwood Holland and Lucerne Grand.

- New home sales are expected to rebound in July due the new launches - Lentor Gardens Residences and Dunearn House. Sales are expected to be robust, underpinned by the projects' locations and attractive product attributes.

- For Lentor Gardens Residences, it is the seventh residential project to be released in the Lentor precinct. With close proximity to Lentor MRT station on the Thomson-East Coast Line (TEL), the condo enjoys great connectivity and easy access to Orchard and the Central Business District.

- Dunearn House is the first condo to be launched in the new Turf City precinct. Demand is expected to be strong as it has been a while since a new project is launched in District 11.

- Similarly, Amberwood Holland is the first condo launch in the new Holland Plain precinct. As prime land is highly limited, investors and homeowners looking to buy a private home in a new area will consider this new growth area.

- Lucerne Grand is located near Jurong Lake Gardens. The project is expected to appeal to buyers looking to capitalise on the growth potential of the upcoming Jurong Lake District.

Table 2: Best-selling new projects in June 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* (%)
Coastal Cabana	OCR	748	748	617	21	$1,836	82.5%	82.5%
Hudson Place Residences	RCR	327	327	221	12	$2,577	67.6%	67.6%
Union Square Residences	RCR	366	200	178	11	$2,762	89.0%	48.6%
The Continuum	RCR	816	816	781	11	$2,789	95.7%	95.7%
Chuan Park	OCR	916	916	883	11	$2,631	96.4%	96.4%
Terra Hill	RCR	270	270	204	9	$2,654	75.6%	75.6%
The Sen	RCR	347	347	133	6	$2,341	38.3%	38.3%
Elta	OCR	501	501	412	6	$2,825	82.2%	82.2%
Rivelle Tampines	OCR	572	572	560	6	$1,947	97.9%	97.9%
Bloomsbury Residences	RCR	358	358	311	6	$2,551	86.9%	86.9%

^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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