HDB Resale Prices Fell Again in Q2 2026: What to Check

### Description



**HDBâ??s resale price index eased to 202.7 in Q2 2026, a 0.3% quarter-on-quarter decline after a 0.1% decline in Q1. That is a market signal, not permission to cut or raise every flat by the same percentage.**

An HDB resale buyer or seller deciding how Q2 2026 market data should affect a live negotiation faces a narrower question than the headline suggests: move from the quarterly index to a flat-specific transaction range and affordability ceiling. The table separates the branches that change the answer before the practical checks and worked example.

## Choose the branch before acting

| Situation | Practical next step |
|---|---|
| Choosing towns | Compare budget, transport and flat-type records rather than the national index alone |
| Setting an offer | Build a narrow comparable set by block area, storey, age and flat type |
| Setting an asking price | Separate renovation value from recent completed transactions |
| Considering BTO instead | Place waiting time, eligibility and upcoming supply beside the resale premium |

## What a 202.7 index can and cannot tell you

HDBâ??s final second-quarter release puts the resale price index at 202.7, down 0.3% from Q1. The movement follows a 0.1% decline in the preceding quarter, so the direction softened without proving that every town or flat type became cheaper. [HDB Q2 2026 public housing data](#).

The index is normalised market evidence. It does not adjust an individual asking price for remaining lease, exact floor, orientation, noise, ethnic quota availability, extension of stay, defects or renovation condition. Those factors belong in the unit file, not in a national headline. HDB Q2 2026 public housing data.

## Volume tells you about activity, not value

About 6,268 resale transactions were registered in Q2. Volume helps describe market activity, but a busy market can still contain overpriced units and a quiet submarket can contain strong comparables. Use the count as context rather than a valuation shortcut. HDB Q2 2026 public housing data.

For a live search, download recent official transactions and filter first by town and flat type, then by storey band, floor area and lease commencement. A smaller defensible set is more useful than a long spreadsheet of superficially similar flats. data.gov.sg HDB resale prices.

## Build the negotiation range

Use a median or middle cluster from the closest completed deals, then document adjustments for floor, view, condition and timing. Do not add renovation spending dollar-for-dollar: buyers may value a design differently, and some work has little remaining useful life. data.gov.sg HDB resale prices.



Keep the valuation process separate from the sellerâ??s asking price. If the agreed price exceeds valuation, the buyer may need cash over valuation; that possibility belongs in the financing ceiling before an option is exercised. HDB Q2 2026 public housing data.

## Compare resale with the next-best route

HDBâ??s supply announcements matter when a household is eligible and can wait. Compare the full decision: application uncertainty, completion timing, temporary housing, location, grant eligibility and the resale unitâ??s immediate usabilityâ??not just headline prices. HDB Q2 2026 public housing data.

A seller should run the same discipline in reverse. An optimistic listing is not transaction evidence, and one unusually high deal is not a new floor. Keep the chosen comparable set and adjustment notes so the counter-offer can be explained. HDB Q2 2026 public housing data.

## Put the numbers or sequence to work

A buyer shortlists a four-room flat listed at S$650,000. Applying the national 0.3% quarterly fall would reduce it by only S$1,950, an editorial calculation with no valuation status. The buyer instead finds five recent transactions in the same town and storey band, removes one with a materially longer remaining lease, and uses the remaining cluster to set an offer ceiling that also leaves room for renovation and any cash over valuation.

The example is a planning model, not a quoted price, official calculator result, medical instruction or promised outcome. Replace its assumptions with the issued notice, live service, signed contract, current timetable or professional advice that controls the real decision.

# Before you commit

1. Confirm flat type, town and lease start
2. Pull recent completed HDB resale records
3. Filter by floor area and storey band
4. Note condition, orientation and extension terms
5. Set a financing ceiling before negotiating
6. Compare the viable BTO route
7. Save the comparable set used for the offer

A useful working note combines **a flat-specific comparable-filter ladder** with **a worked contrast between a S$1,950 index calculation and a real transaction-based offer**. Enter only details that can be tied to a current document or live record.

# Missteps that change the answer



- Multiplying an asking price by the national index change
- Comparing different flat types as if interchangeable
- Treating renovation cost as resale value
- Ignoring cash over valuation risk
- Using listing prices as completed evidence

If one of these conditions appears, pause before payment, submission, travel or implementation and reconcile it through the relevant official service. Save the issued result or acknowledgement; a search snippet or forwarded screenshot cannot establish a current entitlement.

# Keep the comparable set honest

Date the transaction download and record why each flat was included or excluded. A comparable that is much older, on a different storey band or has a materially different lease can distort the range even when it is in the same town. Share the final set with every household decision-maker before paying an option fee.

# Related next steps

Once this decision is settled, you may need to separate HDB fire cover from contents protection. The next adjacent check is to update owner-occupier tax status after moving.

# Common questions

## Did HDB resale prices crash in Q2?

No. The official index recorded a modest 0.3% quarterly decline. HDB Q2 2026 public housing data.

## How many Q2 resale deals were there?

HDB reported about 6,268 transactions. data.gov.sg HDB resale prices.

## What is the best comparison source?

Use the official transaction dataset and narrow it to genuinely comparable flats. HDB Q2 2026 public housing data.

Rules, service details and schedules can change. Reopen the linked official page before acting when the date, eligibility, payment destination, safety instruction or live availability is decisive.

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