ANNEX A1

HDB Resale Price Index, 3Q2025-3Q2026 (1Q2009 = 100)

Period		Index	Percentage Change From The Previous Quarter
2026	3Q	202.5	-0.1%
	2Q	202.8	-0.3%
	1Q	203.4	-0.1%
2025	4Q	203.6	0.0%
	3Q	203.7	0.4%

HDB resale price index slips 0.1 per cent to 202.5 in the third quarter, a third straight dip

Description

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The Housing & Development Boardâ??s Resale Price Index slipped 0.1 per cent to 202.5 in the third quarter of 2026, the third straight quarterly decline, while resale transactions rose 19.5 per cent to 7,645. HDB published the figures on 23 October in its third-quarter public housing data release.

The index, which is set at 100 for the first quarter of 2009, stood at 203.4 in the first quarter of 2026 and 202.8 in the second. Prices fell 0.1 per cent in the first quarter, 0.3 per cent in the second and 0.1 per cent in the third. The third-quarter reading is 1.2 index points below the 203.7 recorded in the third quarter of 2025.

Volume rises from the second quarter

Resale transactions climbed from 6,396 in the second quarter to 7,645 in the third. That is also 5.9 per cent above the 7,221 registered a year earlier. Four-room flats made up 3,378 of the third-quarter total, up from 2,791 in the second quarter, followed by 1,867 five-room flats, 1,645 three-room flats and 545 executive flats.

QUARTER	1-ROOM	2-ROOM	3-ROOM	4-ROOM
3Q2025	1	224	1,713	3,176
4Q2025	1	171	1,328	2,266
1Q2026	3	192	1,504	2,777
2Q2026	5	199	1,543	2,791
3Q2026	**1**	**209**	**1,645**	**3,378**

Note: * Includes Multi-Generation flats.

Resale applications registered by flat type, 3Q2025 to 3Q2026. Table: HDB (Annex B)

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HDB said it has not observed a significant increase in the prices and number of resale flats bought by private residential property owners and ex-owners since the 15-month wait-out period for non-subsidised resale flats was removed on 28 July 2026. The wait-out period was introduced on 30 September 2022. HDB said it was lifted after several quarters of price moderation and with more flats expected to reach the resale market as they meet the Minimum Occupation Period.

Town medians

Among four-room flats, the highest median resale prices for the quarter were S$1,065,000 in Queenstown and S$1,023,500 in Toa Payoh, followed by S$934,000 in Bukit Merah. The lowest were S$538,000 in Jurong West and S$540,900 in Jurong East, a gap of S$527,000 between Queenstown and Jurong West.

Executive flats reached S$1,130,000 in Serangoon and S$1,039,400 in Bedok. HDB shows a median only where a town and flat type had at least 20 resale transactions in the quarter, and rounds figures to the nearest S$100.

Median Resale Prices by Town and Flat Type
for Resale Cases Registered in 3rd Quarter 20

TOWN/ESTATE	1-ROOM	2-ROOM	3-ROOM	4-ROOM
ANG MO KIO	-	*	$415,000	$620,000
BEDOK	-	*	$405,000	$608,500
BISHAN	-	-	*	$750,000
BUKIT BATOK	-	$375,000	$409,000	$603,900
BUKIT MERAH	*	*	$431,500	$934,000
BUKIT PANJANG	-	*	$465,000	$575,000
BUKIT TIMAH	-	-	*	*
CENTRAL AREA	-	*	*	$830,000
CHOA CHU KANG	-	*	$417,500	$550,000
CLEMENTI	-	*	$440,000	$915,000
GEYLANG	-	*	$387,500	$767,500
HOUGANG	-	*	$450,000	$613,000
JURONG EAST	-	*	$396,800	$540,900
JURONG WEST	-	*	$375,000	$538,000
KALLANG/WHAMPOA	-	*	$425,500	$878,000
MARINE PARADE	-	-	*	*
PASIR RIS	-	*	*	$629,000
PUNGGOL	-	$395,000	$540,000	$680,000
QUEENSTOWN	-	*	$491,500	$1,065,00
SEMBAWANG	-	*	$508,500	$605,000
SENGKANG	-	$380,000	$540,000	$635,000
SERANGOON	-	-	$475,000	$663,900
TAMPINES	-	*	$495,000	$670,000
TOA PAYOH	-	*	$363,500	$1,023,50
WOODLANDS	-	*	$387,500	$545,000
YISHUN	-	*	$435,000	$550,000

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Notes:

1. (-) indicates no resale transactions in the quarter.
2. Asterisks (" * ") refer to cases where there are less than 20 resale transactions in

Median resale prices by town and flat type for cases registered in 3Q2026. Table: HDB (Annex C)

Rentals and new supply

Approved applications to rent out HDB flats fell 6.2 per cent to 9,381 in the third quarter from 10,002 in the second, and were 7.3 per cent below the 10,123 approved a year earlier. At the end of the quarter 59,378 flats were rented out, up 0.9 per cent from 58,855.

HDB will launch about 7,960 flats in the November 2026 Build-To-Order exercise, in Bedok, Geylang, Sembawang, Tengah, Toa Payoh and Yishun, with Community Care Apartments also offered in Toa Payoh.

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