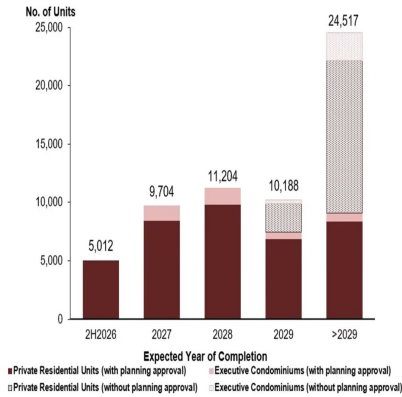




Singapore's Private-Home Pipeline: Read the Completion-Year Chart Before Timing a Move

Description

Answer first: URA expects about 60,600 private residential units, including Executive Condominiums, to be completed over the coming years. The useful question is not only how large the pipeline is, but which units have planning approval, when they may complete and whether they are already sold.

This guide is written for a singapore home buyer or seller trying to interpret the private-housing supply pipeline rather than one quarter of price headlines. The task is to separate completed, under-construction and planning-stage units, then use expected completion years without treating a pipeline count as immediate available stock. It separates official rules from calculations, planning assumptions and outcomes that still require a live readback.

Before acting, write the case-specific date, person, property, account, venue or product at the top of the working note. A source can be authoritative and still be applied to the wrong facts. The controls below are designed to expose that mismatch early.

What the official sources establish

The approved pipeline is not all unsold

At end-Q2 2026, URA recorded 42,472 units with planning approval, of which 15,810 remained unsold. This is stated in the [primary official source](#).

What to do: Do not subtract the whole approved pipeline from future demand as if every unit were available. If the underlying fact changes, reopen this step instead of allowing an old conclusion to travel forward unnoticed.

Planning-stage units form a separate layer

URA also reported 18,153 unsold units without planning approval, including 4,745 units on the 2H2026 Confirmed List. This is stated in the [primary official source](#).

What to do: Keep pre-approval supply outside the near-term completion count. A blank or disputed input is a stop condition. It is not permission to insert a convenient assumption.

Completion years are uneven

The official chart shows 5,012 units expected in 2H2026, 9,704 in 2027, 11,204 in 2028, 10,188 in 2029 and 24,517 after 2029. This is stated in the [primary official source](#).

What to do: Match a household move date to the relevant completion band rather than the grand total. For the reader, that means the next action should be tied to a named record and a date, not to a remembered headline.

Completions and launches are different events

A completed unit can already be occupied or sold; a planning-stage site can still be years from keys. This is stated in the [primary official source](#).

What to do: Use TOP timing for move planning and launch timing for purchase choice. The distinction matters because a broadly correct rule can still produce the wrong decision when applied to the wrong route or date.

Policy keeps adding supply

MND says 4,745 private homes will be on the 2H2026 GLS Confirmed List, bringing full-year confirmed supply to 9,320 units. This is stated in the [supporting official guidance](#).

What to do: Treat later GLS supply as future choice, not immediate inventory. Keep the source beside the decision it supports so that a later reviewer can see both the rule and the case-specific input.

Decision table

Question	Reader action	Authority
The approved pipeline is not all unsold	Do not subtract the whole approved pipeline from future demand as if every unit were available.	primary official source
Planning-stage units form a separate layer	Keep pre-approval supply outside the near-term completion count.	primary official source
Completion years are uneven	Match a household move date to the relevant completion band rather than the grand total.	primary official source
Completions and launches are different events	Use TOP timing for move planning and launch timing for purchase choice.	primary official source
Policy keeps adding supply	Treat later GLS supply as future choice, not immediate inventory.	supporting official guidance

Work down the table in sequence. Do not close an item with a search snippet, an undated screenshot or another person's outcome. For material money, eligibility, safety or legal points, save the current authority page or formal readback and note its date.

Two tools that add practical value

A completion-year reconstruction of URA's pipeline chart with planning-stage units kept separate

Build this as a compact table with columns for the reader's actual input, the dated evidence, the rule it activates, the responsible person and the next irreversible step. The table must preserve alternatives rather than collapse them into one total. Mark estimates and pending confirmations visibly, because an elegant calculation based on the wrong route is still wrong.

A buyer decision grid showing which supply counts can affect choice now, at TOP, or only after future launches

Use this as a separate challenge to the first analysis. Test the strongest contrary scenario, the missing document and the event most likely to make the answer stale. Keep the check practical: it should change a date, amount, route, booking, household rule or go/no-go decision. If it cannot affect the decision, remove it instead of padding the file.

Worked example

A buyer needing keys in 2027 cannot treat the 24,517 units shown after 2029 as an alternative. The household first filters for projects with a credible 2027 completion, then checks unsold availability and financing. A seller deciding when to list watches the same year band, but also considers resale transactions and local competing projects.

The example is labelled as an illustration. Replace its circumstances and figures with current evidence, and preserve the branch that was rejected so the reasoning can be reconstructed later.

Action checklist

1. Do not subtract the whole approved pipeline from future demand as if every unit were available. Retain the evidence supporting this point: At end-Q2 2026, URA recorded 42,472 units with planning approval, of which 15,810 remained unsold.
2. Keep pre-approval supply outside the near-term completion count. Retain the evidence supporting this point: URA also reported 18,153 unsold units without planning approval, including 4,745 units on the 2H2026 Confirmed List.
3. Match a household move date to the relevant completion band rather than the grand total. Retain the evidence supporting this point: The official chart shows 5,012 units expected in 2H2026, 9,704 in 2027, 11,204 in 2028, 10,188 in 2029 and 24,517 after 2029.

4. Use TOP timing for move planning and launch timing for purchase choice. Retain the evidence supporting this point: A completed unit can already be occupied or sold; a planning-stage site can still be years from keys.
5. Treat later GLS supply as future choice, not immediate inventory. Retain the evidence supporting this point: MND says 4,745 private homes will be on the 2H2026 GLS Confirmed List, bringing full-year confirmed supply to 9,320 units.

Assign an owner and due date to every open item. If the earliest irreversible step arrives before the critical evidence, pause. That is especially important before paying, signing, applying, travelling, changing payroll or relying on a health or safety plan.

Limits and final readback

Expected completion dates are developer-reported and can move. Pipeline data describes supply, not price direction, unit quality or actual availability in a buyer's preferred district.

At the point of action, reopen both the [primary official source](#) and the [supporting official guidance](#). Check publication or update dates, confirm that the quoted rule still appears, and use the authority's live service or named operator where a case-specific result is required.

Continue with these LBRD guides

- [URA 1Q2026 Property Statistics: Prices Rose 0.9% As Supply Pipeline Stayed High](#)
- [Singapore Property Market 2026: New Condo Supply Drops 30% as Prices Inch Higher : What Buyers Need to Know](#)

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