



## Singapore Condo Supply Crunch 2026: Just 17 New Launches as Prices Plateau â?? What Buyers Need to Know

### Description

Singaporeâ??s private condo market is heading into uncharted territory in 2026, with new launch supply plunging 30% year-on-year to just 17 projects and around 8,100 units. For HDB upgraders and property investors, this supply crunch is already reshaping pricing, location choices and timing strategies. Here is what you need to know.

### The Numbers: A Sharp Drop in New Supply

After a bumper 2025 that saw 26 new launch projects delivering approximately 11,400 units, the pipeline has contracted sharply. Developers are expected to bring only 17 projects to market in 2026, offering roughly 8,100 units â?? a 30% decline that represents the tightest new launch market in recent years.

The first half of 2026 alone will yield just 4,575 private residential units, down from 4,725 in the second half of 2025. This compression is already being felt in showrooms, where early launches have drawn strong interest from buyers who fear missing out.

### Where Are the New Launches?

The geographic distribution of 2026 launches tells a clear story: developers are betting heavily on the suburbs and city fringe.

Approximately **64% of all private homes launching in 2026 will be in the Outside Central Region (OCR)**, with 22% in the Rest of Central Region (RCR). The Core Central Region (CCR) â?? Orchard, Marina Bay, Sentosa â?? accounts for a much smaller share, reflecting both land availability and buyer demographics.



Singapore HDB resale prices dipped 0.1% in Q1 2026, the first quarterly decline in nearly seven years, even as million-dollar flat transactions hit a record 412.

## Key Projects to Watch

**Rivelle Tampines EC** – Launching in April/May 2026, this will be the first-ever executive condominium in Tampines West. While it lacks a direct underground MRT link (unlike its neighbour Pinery Residences), it remains within walking distance of Tampines West MRT on the Downtown Line. ECs continue to offer a compelling value proposition for eligible buyers, sitting between HDB and full private pricing.

**Pinery Residences (Tampines)** – Developed by Hoi Hup Sunway with approximately 588 units, this project's headline feature is a direct underground link to Tampines West MRT. Expect strong interest from upgraders in the Tampines heartland.

**Lentor Gardens Residences** – Expected in Q3 2026 with approximately 502 units. The Lentor precinct has emerged as one of Singapore's most active new launch clusters, benefiting from Lentor MRT, new retail amenities and adjacency to green corridors. As [we reported](#), the broader property market is seeing interesting divergences between HDB and private segments.

## Q1 2026: Price Growth Slows But Does Not Stop

URA flash estimates for Q1 2026 show that private residential property prices grew just 0.3% quarter-on-quarter – the slowest pace in eight quarters and a marked deceleration from Q4 2025's 3.8% surge. The Additional Buyer's Stamp Duty (ABSD) adjustments implemented in December 2025 appear to be tempering demand at the margins.

However, a 0.3% increase is still an increase. With land costs at Government Land Sales (GLS) sites averaging S\$1,463 per square foot per plot ratio as of February 2026, developers have limited room to cut prices. The result: a market where prices plateau rather than correct, particularly in sought-after suburban locations.

Non-landed private homes in the CCR posted flat growth for the first time since Q2 2024, suggesting that the luxury segment is feeling the ABSD pinch more acutely than the mass market.

## HDB Resale: A Counterintuitive Divergence

While private prices inched up, the HDB resale price index dipped 0.1% in Q1 2026 – the first quarterly decline in nearly seven years. Yet this headline figure masks a striking contradiction: million-dollar HDB resale transactions hit a record **412 in Q1 2026**, up from 350 in Q4 2025.

The explanation lies in supply dynamics. A surge of over 13,000 HDB resale flats is entering the market in 2026, roughly doubling last year's availability. This influx is cooling the broader index even as top-tier flats in prime locations continue to command premium prices. For more detail on the HDB resale trend, see our [full analysis from last week](#).

## What Should Singapore Property Buyers Do?

**HDB upgraders eyeing a condo:** The supply crunch means fewer choices in 2026. If a project in your preferred location launches, be prepared to act quickly – popular launches may ballot within days. The OCR concentration means suburban upgraders have more options than those targeting central locations.

**Investors weighing rental yield:** With approximately 7,000 completed units entering the resale market in 2026, rental supply is expanding. This could pressure rental yields in certain districts even as capital values hold steady. Focus on locations with genuine transport connectivity – the Tampines and Lenton projects exemplify this trend.

**EC buyers:** Rivelle Tampines and other upcoming ECs represent some of the best value in 2026, particularly for first-time buyers and young couples meeting the eligibility criteria. The income ceiling for ECs was raised to S\$16,000 in recent years, broadening the pool of qualified buyers.

**Patience may pay:** If 2026's launches do not suit your needs, the pipeline is expected to pick up modestly in 2027. But with land costs elevated, do not expect prices to fall – the question is pace of increase, not direction.

## The Bottom Line

Singapore's 2026 condo market is defined by a paradox: fewer new homes are being launched, yet prices are growing at their slowest pace in two years. The ABSD measures are working to moderate demand, but structural factors – high land costs, tight supply, and genuine upgrader need – mean that meaningful price declines remain unlikely. For buyers and investors alike, the watchword is selectivity: pick the right location, the right project, and the right timing.

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