



Singapore Property Market 2026: EC Sales Hit Record High, June BTO Launch Around the Corner

Description

Singapore's property market is off to a roaring start in 2026, with a surge in new launches, record-breaking executive condominium (EC) sales, and the next BTO exercise just around the corner. Whether you are an HDB upgrader, a first-time buyer, or a seasoned investor, here is everything you need to know about what is happening in the Singapore property market right now.

Developer Sales Rebound Sharply in March 2026

After a subdued start to the year, developer sales roared back to life in March 2026, with approximately 1,300 new private homes sold during the month. The strong showing was driven by the entry of three notable projects – Pinery Residences, River Modern, and Rivelle Tampines EC – all of which generated significant buyer interest and moved swiftly at their respective launches.

This bounce-back reinforces what analysts have been saying for some time: demand for well-located, well-priced new launches in Singapore remains robust, and buyers are ready to commit when the right project comes along.

Rivelle Tampines EC: 92.5% Sold on Launch Day

The headline of the month belongs to Rivelle Tampines, the first executive condominium ever launched in Tampines West. Developed by Sim Lian Group, the 572-unit project achieved a stunning 92.5% take-up rate on its 21 March launch day – one of the best EC launch performances Singapore has seen in years.

Units sold at an average price of S\$1,893 per square foot (psf), while the land cost of S\$768 psf per plot ratio set a new record for ECs at the time of the government land sale. Buyers were drawn to the project's location, its status as the first EC in Tampines West, and the value proposition that ECs continue to offer compared to private condominiums.

For eligible first-time buyers, a CPF Housing Grant of up to S\$30,000 is available, making the effective entry price even more attractive. At indicative pricing, 3-bedroom units started from approximately S\$1.4 million, while 4-bedroom units ranged from S\$1.7 million to S\$2.1 million.

June 2026 BTO Launch: What to Expect

If you are on the BTO hunt, mark your calendar. HDB's next Build-To-Order exercise is slated for June 2026, and early indications suggest it will include flats in some of Singapore's most sought-after estates.

The June exercise is expected to feature projects in Bishan, Ang Mo Kio, and Bukit Merah — all mature estates that perennially attract strong demand. For buyers who missed out in the February 2026 exercise, this is the next major opportunity to apply for a new flat.

HDB has committed to launching approximately 19,600 BTO flats across three exercises in 2026 (February, June, October), as part of the government's ongoing effort to ensure sufficient housing supply for Singaporeans. This represents a significant ramp-up in supply that should help moderate waiting times and give buyers more options.

Private Condo Prices: Moderate Growth Ahead

For those eyeing the private residential market, the outlook for 2026 is one of moderate, sustainable growth. Analysts are forecasting private housing prices to rise by approximately 3% over the year — a more measured pace compared to the sharp increases seen in 2024 and 2025.

Several factors are driving this stabilisation. Higher completions — approximately 7,006 private units are expected to be completed in 2026, up from 5,249 in 2025 — give buyers more choice and negotiate leverage. At the same time, new launch supply is shrinking, with only around 19 major launches forecast for the year, down from the bumper crop of 2025.

At the premium end of the market, prices remain elevated, with select projects in the Core Central Region achieving up to S\$7,000 psf. But for HDB upgraders and owner-occupiers in the Rest of Central Region (RCR) and Outside Central Region (OCR), the 3% price growth outlook means the market remains accessible — particularly with the current interest rate environment and the strong CPF contributions most Singaporeans have accumulated.

Upcoming New Launch Condos to Watch in 2026

At least 18 new private condominiums and ECs are expected to launch across Singapore in 2026. Some of the most anticipated include projects in Tengah (the eco-town that continues to attract attention), the Dunearn Road corridor, and the Vela Bay waterfront development.

For buyers looking at eastern Singapore in particular, the success of Rivelle Tampines EC has set a strong precedent. Future EC launches in the east will likely be keenly watched, given the established amenities, strong transport connectivity, and enduring demand from families in that region.

Key Takeaways for Buyers and Sellers

- **BTO buyers:** Apply in the June 2026 exercise for Bishan, Ang Mo Kio, or Bukit Merah flats. These mature estates offer strong resale value and excellent amenities.
- **EC buyers:** Watch out for the next EC launch. With Rivelle Tampines nearly sold out, the next EC in a well-connected location will likely see similar demand.
- **Private condo buyers:** A 3% price growth environment means you are not buying at a market peak. If your holding power is strong and the location is right, 2026 remains a reasonable time to enter.
- **HDB resale buyers:** The resale market continues to see healthy transaction volumes. With more BTO completions adding supply, resale prices should remain relatively stable.
- **Investors:** Keep an eye on RCR and OCR projects with strong rental yields. The return of foreign talent and students continues to support rental demand across Singapore.

The Singapore property market in 2026 is one of measured confidence. Buyers who do their homework, understand their budget, and choose well-located projects will be well-positioned whether for own occupation or as a long-term investment.

For the latest BTO application details and eligibility criteria, visit the [HDB official website](#).

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