

ANNEX A

Comparison of property price index for 2nd Quarter 2026 and 3rd Quarter 2026

	Price Index ¹⁾		% Change over Previous Quarter	
	2Q/26	3Q/26	2Q/26	3Q/26
All Residential (1Q00=100)	219.4	222.8	0.8	1.4
Landed Property	208.4	209.8	2.0	2.0
Non-landed Property	210.8	212.5	-0.1	0.9
CCRF ²⁾	161.5	161.3	1.8	-0.1
RCRF ³⁾	228.2	228.7	-1.2	0.2
CCRN	271.1	277.1	-0.1	2.2

1) The index for 3rd Quarter 2026 is a flash estimate.

2) Core Central Region comprises Postal Districts 9, 10, 11, Downtown Core Planning Area and Districts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

3) Rest of Central Region comprises the area within Central Region that is outside postal districts 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Private home prices rise 1.4 per cent in Q3 as landed leads the climb

Description

Private home prices in Singapore rose **1.4 per cent** in the third quarter of 2026, the [Urban Redevelopment Authority](#)’s flash estimate showed on Thursday (**1 October**).

ANN

Comparison of property price index for 2nd Quarter 2026 and 3rd Quarter 2026

	Price Index ^{1/}		% Change over Previous Quarter	
	2Q/26	3Q/26	2Q/26	3Q/26
All Residential (1Q09=100)	219.4	222.5	0.5	1.4
Landed Property	258.4	265.6	2.5	2.8
Non-landed Property	210.6	212.5	-0.1	0.9
CCR ^{2/}	161.5	161.3	1.8	-0.1
RCR ^{3/}	226.2	226.7	-1.2	0.2
OCR	271.1	277.1	-0.1	2.2

1/ The index for 3rd Quarter 2026 is a flash estimate.

2/ Core Central Region comprises Postal Districts 9, 10, 11, Downtown Core Planning Area and Sentosa. A map of Central Region showing the Core Central Region (CCR) and the Rest of Central Region (RCR) is available at: <https://go.gov.sg/map-ccr>

3/ Rest of Central Region comprises the area within Central Region that is outside postal districts 9, 10, 11, Downtown Core Planning Area and Sentosa. A map of Central Region showing the Core Central Region (CCR) and the Rest of Central Region (RCR) is available at: <https://go.gov.sg/map-ccr>

Annex A of URA's flash estimate compares price indices for Q2 and Q3 2026. Chart:
URA

That is sharper than the 0.5 per cent rise in the second quarter. Across the first three quarters of 2026, the private residential property price index still averaged a 0.9 per cent quarterly gain, unchanged from the same stretch of 2025.

Landed leads, OCR climbs

Landed prices rose **2.8 per cent**, after a 2.5 per cent gain in the previous quarter. Non-landed prices rose **0.9 per cent**, reversing a 0.1 per cent dip. Inside that group, the Outside Central Region climbed **2.2 per cent**, the Rest of Central Region edged up 0.2 per cent, and the Core Central Region slipped 0.1 per cent.

Fewer deals, more supply ahead

Sale transaction volume fell **30 per cent** quarter on quarter. URA counted 4,296 deals up to mid-September, against 6,148 in the second quarter. Year to date, volume is 15,857, down from 19,793 in the same period of 2025.

The Government Land Sales Confirmed List for the second half of 2026 will launch 4,745 private residential units, taking the full-year Confirmed List to 9,320 units. Pipeline completions, including executive condominiums, stand at 60,600 units over the next few years. URA will publish the full third-quarter statistics on **23 October 2026**.

Date Created

03/10/2026

Author

rachelng