

URA Q1 2026 Property Data: What Private Home Buyers Should Read First

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URA Q1 2026 property data gives private-home buyers a calmer but still serious market to read. The Urban Redevelopment Authorityâ??s full first-quarter statistics, released on 24 April 2026, show overall private residential prices rising 0.9% in the quarter, while the rental index edged up 0.3%. That is not a runaway headline, but it is enough to matter if you are deciding whether to enter the market, wait, or adjust your budget.

The more useful reading is in the mix. Landed prices slipped 0.4%, non-landed prices rose 1.3%, and Outside Central Region non-landed homes saw a sharper 2.2% increase. URA also pointed to about 55,800 private homes, including executive condominiums, expected to be completed over the next few years. For buyers, that combination says: prices are still firm, supply is coming, and prudence is not a throwaway line.

Prices Rose, But The Movement Was Uneven

The headline 0.9% rise in private residential prices is similar to the average quarterly increase recorded in 2025, so it does not suggest a sudden break from recent conditions. What matters is that the increase was not evenly spread. Non-landed homes moved up more clearly, while landed property prices fell after a strong rise in the previous quarter.

Core Central Region non-landed prices rose 0.6%, Rest of Central Region prices rose 0.8%, and Outside Central Region prices rose 2.2%. For mass-market condo buyers, the OCR figure is the one to watch because it speaks to the segment many upgrader households and first-time private buyers are likely to compare.

Supply Is The Counterweight



> Private residential towers and the central skyline frame Singaporeâ??s housing-market discussion.

URA said about 55,800 private housing units, including ECs, are expected to be completed in the coming years. Roughly 27,300 units are expected by 2028, with another 28,500 from 2029 onwards. That future supply does not instantly lower todayâ??s asking prices, but it changes how buyers should think about scarcity.

A buyer who is stretching to enter a project should ask whether the specific unit, location and tenure justify the premium, not simply assume that all private property will stay tight. Supply is not distributed evenly across districts, unit types or price bands, so the number is a signal to compare carefully rather than a reason to freeze.

Rental Data Still Matters To Buyers

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The Scala condominium illustrates the non-landed housing segment buyers watch closely.

Rentals rose slightly by 0.3% in Q1 2026, after falling 0.5% in the previous quarter. Non-landed rentals rose 0.4%, while landed rentals rose 0.1%. That matters even for owner-occupiers because rental momentum shapes investor behaviour and affects how sellers frame yield-based asking prices.

If you are buying with a possible future rental plan, do not rely on a broad index alone. Compare actual nearby leases, unit size, age, MRT access and competing new completions. A rental index can say the market is broadly stable, while a specific condo stack or district faces very different competition.

Rachel Ngâ??s Buyer Read

My reading is that the Q1 data rewards patient comparison. A 0.9% quarterly rise is not a panic signal, but it also does not give buyers a discount story. The sensible move is to separate must-have homes from nice-to-have launches, then stress-test the mortgage against higher everyday costs.

For HDB upgraders, the OCR increase deserves attention because the gap between resale-flat proceeds and private-home entry prices can shift quickly. For first-time condo buyers, the supply pipeline is your reminder that there will be more options, but not necessarily in your preferred school zone, commute route or budget band.

Questions To Ask Before Committing

The first question is affordability after renovation, buyerâ??s stamp duty, maintenance fees and a realistic interest-rate buffer. The second is whether you are buying location quality or simply chasing a project name. The third is whether your planned holding period can absorb normal price cycles.

URAâ??s wording about macroeconomic uncertainty is worth taking plainly. It does not mean nobody should buy. It means households should avoid turning a home decision into a bet that prices only move one way.

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Practical Details To Keep In Mind

URA Q1 2026 property data is easiest to assess when you turn the headline into a real calendar or budget decision. Start with the exact date, place, price or eligibility rule, then decide whether it fits your household, work week, travel plan or buying timeline. That keeps the decision grounded in the details above instead of in a vague sense that the topic sounds current.

For Singapore readers, the small logistics often decide whether URA Q1 2026 property data is genuinely useful. Transport time, booking windows, queue risk, payment conditions, weather, school or work schedules, and group size can change the experience more than the headline suggests. If you are going with family or colleagues, settle those details before the day itself.

The linked primary page is also where the final operational terms sit. Use it for the exact session, ticket, fare, opening-hour, eligibility or reservation step named in this guide, especially when the subject involves a live event, a reopening, a bank offer, travel pricing or official market statistics that may be updated after publication.

The stronger choice is usually the one that still makes sense after those checks. If URA Q1 2026 property data helps you save time, avoid a poor booking, compare prices better or plan a more comfortable visit, it belongs on your shortlist. If the numbers, timing or route do not fit, skip it without feeling that you missed the main story.

Keep one practical note with you after reading: the most useful detail is rarely just the name of URA Q1 2026 property data. It is the specific number, address, player, fare, menu, session, validity date or policy condition that changes what you do next. That is the detail to confirm before you spend money, make a booking or adjust your plans.

Use URA Q1 2026 real estate statistics for the exact booking, ticketing, eligibility or programme terms named above.

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Date Created
10/05/2026
Author
rachelng

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