Private Home Prices in Q2 2026: Read Past the Headline

Description

Private home prices rose 0.5% in Q2 2026, but that national figure hides a 2.5% rise for landed homes and a 0.1% fall for non-landed homes. Buyers should test the propertyâ??s segment and region before treating the headline as a bargaining signal.

A Singapore private-home buyer deciding whether a national price headline should change the next offer faces a narrower question than the headline suggests: translate URAâ??s Q2 release into a segment, holding-period and affordability decision. The table separates the branches that change the answer before the practical checks and worked example.

Choose the branch before acting

Situation	Practical next step
Landed home	Stress-test a 2.5% quarterly rise against financing and holding costs
CCR non-landed	Compare the 1.8% regional rise with actual project transactions
RCR non-landed	Do not assume a weak quarter makes every listing cheap; the region fell 1.2%
OCR non-landed	Use the 0.1% dip only as context, then check unit-level caveats

The headline is not your submarket

URAâ??s final statistics show the all-private residential property index up 0.5% in the second quarter, slower than the 0.9% increase in Q1. Across the first half of 2026, the rise was 1.4%. Those numbers describe the market, not the fair value of one unit. URA Q2 2026 private residential release.

The split matters immediately: landed prices increased 2.5%, while non-landed prices edged down 0.1%. Within non-landed property, the Core Central Region rose 1.8%, the Rest of Central Region fell 1.2%, and the Outside Central Region slipped 0.1%. URA Q2 2026 private residential release.

Add rent and vacancy before changing a budget

Private residential rents rose 0.8% in Q2 after a 0.4% rise in Q1. A buyer comparing ownership with renting should therefore run both cash-flow paths rather than infer that softer non-landed prices automatically make purchasing cheaper. URA Q2 2026 private residential release.

The vacancy rate was 6.4% at the end of Q2. Vacancy is a system-level indicator: it can inform rental assumptions, but it does not establish whether a particular development, stack or unit will lease quickly. Project-level evidence still has to come from current listings and completed leases. URA private residential data.

Supply changes the holding-period question

URA reported a pipeline of about 60,600 private residential units, including executive condominiums, with planning approval at the end of the quarter. Future supply affects different locations at different times, so map nearby completions rather than divide the pipeline evenly across Singapore. URA Q2 2026 private residential release.

The second-half 2026 Confirmed List can yield 4,745 private homes, taking the full-year Confirmed List supply to about 9,320 units. A buyer with flexibility should mark launch and completion clusters on a two- to five-year timeline instead of trying to call one national peak. URA Q2 2026 private residential release.

Build an offer from transactions, not momentum

Start with the exact tenure, size band, floor, orientation and condition. Use URAâ??s transaction tools to separate new-sale incentives from resale evidence, then compare the last several relevant deals rather than selecting only the highest or lowest print. URA private residential data.

An offer also needs stamp duty, renovation, maintenance, mortgage-rate and vacancy buffers. The Q2 index is useful when testing assumptions with an agent or valuer; it is not a substitute for affordability, title, planning and physical-condition checks. URA Q2 2026 private residential release.

Put the numbers or sequence to work

Suppose a buyer sees a S$1.8 million RCR resale unit after reading that RCR non-landed prices fell 1.2%. A 1.2% mechanical reduction is S$21,600, but that editorial calculation is not a valuation. The useful test is whether comparable units with similar floor area, tenure and condition actually transacted below the asking price, and whether the mortgage remains comfortable if rates or maintenance costs rise.

The example is a planning model, not a quoted price, official calculator result, medical instruction or promised outcome. Replace its assumptions with the issued notice, live service, signed contract, current timetable or professional advice that controls the real decision.

Before you commit

1. Identify landed or non-landed status and region
2. Pull recent comparable transactions from URA
3. Separate new sale from resale evidence
4. Map nearby launches and completions
5. Compare rent-versus-buy cash flow
6. Add taxes, renovation and rate buffers
7. Record why the final offer differs from the asking price

A useful working note combines **a five-segment price-and-action map** with **a worked S$21,600 mechanical-change check that explicitly separates an index from valuation**. Enter only details that can be tied to a current document or live record.

Missteps that change the answer

- Applying the national 0.5% change to every unit
- Treating one quarter as a price forecast
- Ignoring tenure, floor and condition
- Using asking rents as completed leases
- Letting the index replace financing approval

If one of these conditions appears, pause before payment, submission, travel or implementation and reconcile it through the relevant official service. Save the issued result or acknowledgement; a search snippet or forwarded screenshot cannot establish a current entitlement.

Write a property-specific market note

Put the national, segment and regional changes on one line, then add the nearest comparable transactions, remaining lease or tenure, expected holding period and maximum monthly housing cost. If the final offer cannot be explained without the national index, the unit-level work is incomplete. Revisit the decision when a new transaction, valuation or financing offer changes one of those inputs.

Related next steps

Once this decision is settled, you may need to verify an agent on CEAâ??s public register. The next adjacent check is to check the land-title record before committing.

Common questions

Did every private-home segment rise?

No. Landed prices rose, while non-landed prices edged down overall and regional outcomes differed. URA Q2 2026 private residential release.

Does a 6.4% vacancy rate mean a chosen unit will be hard to rent?

No. It is market-wide context; project and unit evidence still matters. URA private residential data.

Is the pipeline a prediction of falling prices?

No. It is a supply measure whose effect depends on location, timing and demand. URA Q2 2026 private residential release.

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