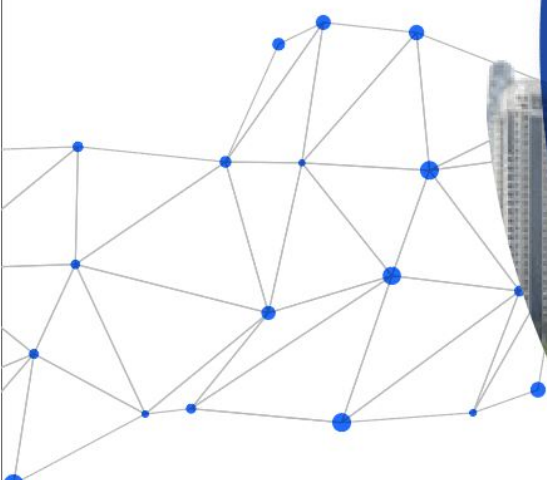


FLASH REPORT

▶ MAY | Condo
2026 | Resale Market



Observations

Condo Resale Volumes Decreased While Prices Rebounded in May 2026

1. In May 2026, condo resale prices in CCR, and OCR increased by 3.7% and 1.6%, respectively, while RCR decreased by 0.7%.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increased by 1.3%.
- Year-on-year, overall prices increased by 3.7% compared to May 2025.
- Year-on-year, CCR, RCR, and OCR experienced price increases of 3.8%, 3.2%, and 4.6%, respectively.

2. An estimated 989 units were resold in May 2026, a decrease of 8.9% from the 1,086 units resold in April 2026.

- Resale volumes were 0.7% higher than in May 2025 and 15.4% lower compared to the 5-year average for May.
- By region, in May 2026, 47.6% of transactions were from OCR, 32.3% from RCR, and 20.1% from CCR.
- The percentage of sub-sale transactions among the total secondary sale transactions (i.e., Resale + Sub-Sale) was 5.7% in May 2026, an increase from April 2026.
- Sub-sale transactions refer to secondary sale transactions occurring before the project is completed.

3. The highest transacted price for a resale unit in May was S\$19,280,000 for a unit at Reflections At Keppel Bay.

- In CCR, the highest transacted price was S\$15,600,000 for a resale unit at Nassim Park Residences.
- In OCR, the highest transaction was for a unit at Thomson Grove, which was resold at S\$4,138,000.

4. The overall median capital gain for resale condos was S\$419,000 in May 2026, an increase of S\$9,000 from April 2026.

- District 10 (Tanglin / Holland / Bukit Timah) posted the highest median capital gain at S\$1,020,000. District 4 (Sentosa / Harbourfront) posted the lowest median capital gain at S\$210,000.

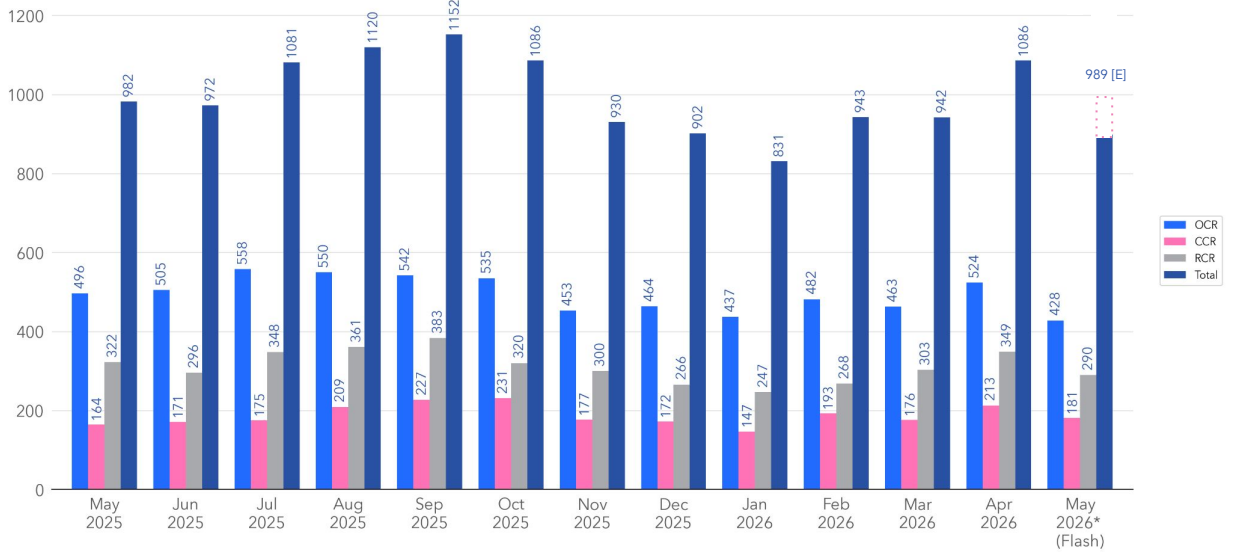
5. The overall median unlevered return for resale condos was 30.8% in May 2026.

- District 16 (Bedok / Upper East Coast) posted the highest median unlevered return at 49.3%. District 2 (Chinatown / Tanjong Pagar) posted the lowest median unlevered return at 7.2%.
- Capital gains and returns are calculated by comparing each current transacted price with the previous transacted price of the same unit. Districts with fewer than 10 matching transactions are excluded from the ranking.

Condo Resale Market

Resale Volume

Condo Monthly Resale Volume

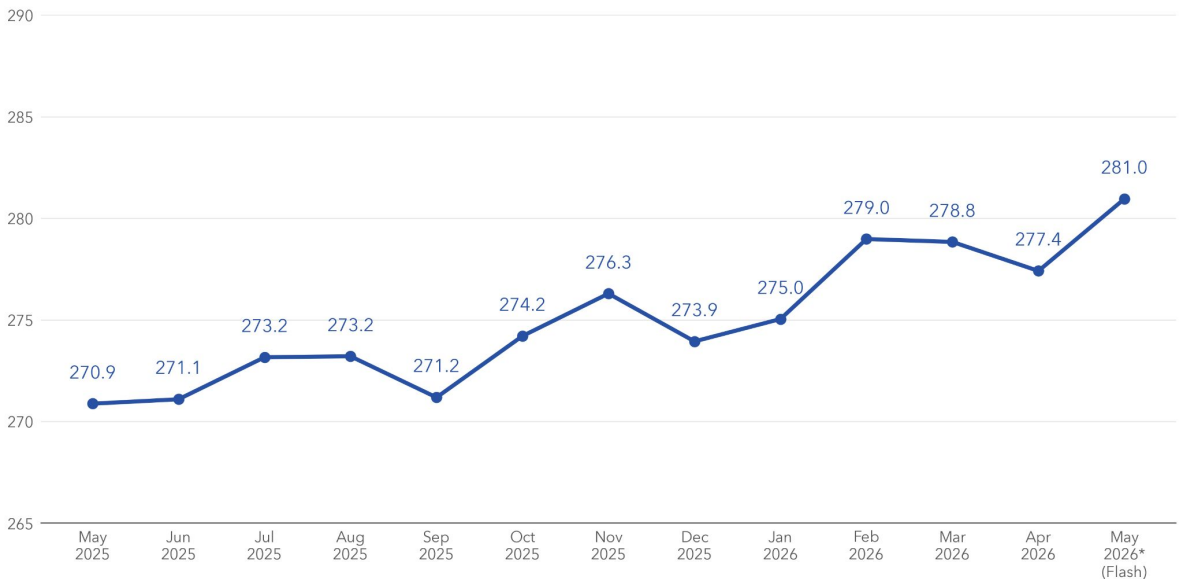


Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2026 May Resale Index	281
2026 April Resale Index	277.4
Change (Month-on-Month)	1.3%

Note: Percentage change is calculated from non-rounded values. All values are rounded to one decimal point thereafter.

Source: 99-SRX

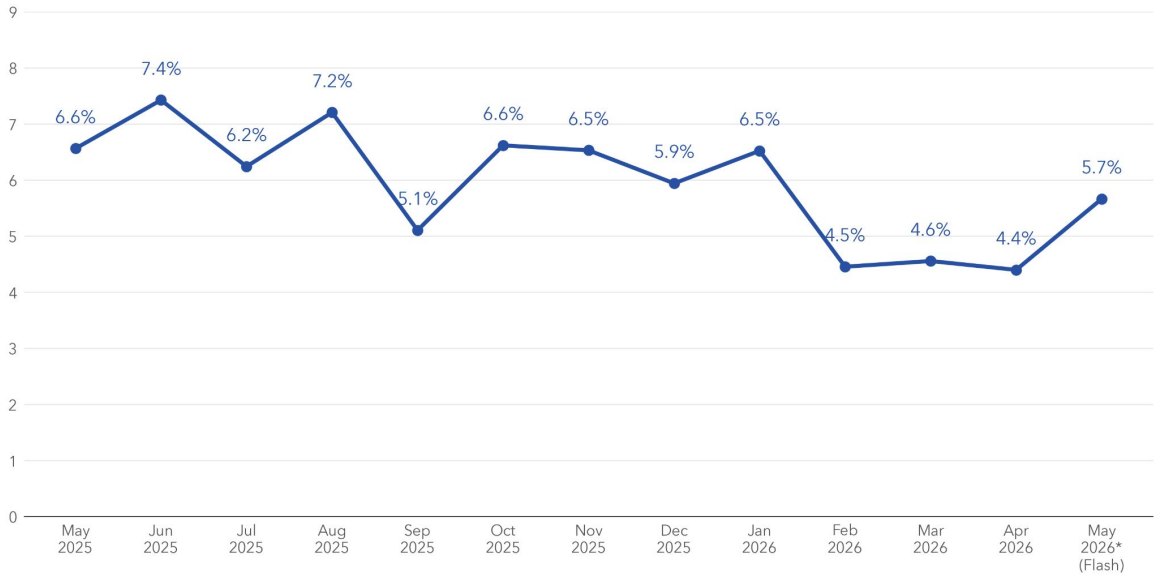
SPI by Region

Month	All Non-Landed Private		Core Central Region		Rest of Central Region		Outside Central Region	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
May 2025	270.9	0.1%	222.2	-0.2%	284.8	-0.2%	272.9	0.4%
Jun 2025	271.1	0.1%	224.4	1.0%	282.1	-0.9%	273.5	0.2%
Jul 2025	273.2	0.8%	220.6	-1.7%	287.3	1.9%	274.1	0.2%
Aug 2025	273.2	0.0%	227.7	3.2%	287.5	0.0%	274.7	0.2%
Sep 2025	271.2	-0.7%	220.0	-3.4%	285.3	-0.7%	276.5	0.6%
Oct 2025	274.2	1.1%	222.8	1.3%	291.3	2.1%	276.7	0.1%
Nov 2025	276.3	0.8%	223.4	0.3%	293.8	0.9%	277.5	0.3%
Dec 2025	273.9	-0.9%	218.4	-2.3%	290.0	-1.3%	280.6	1.1%
Jan 2026	275.0	0.4%	226.2	3.6%	289.1	-0.3%	276.2	-1.6%
Feb 2026	279.0	1.4%	227.8	0.7%	296.7	2.6%	280.8	1.7%
Mar 2026	278.8	-0.1%	229.0	0.5%	293.5	-1.1%	281.7	0.3%
Apr 2026	277.4	-0.5%	222.6	-2.8%	295.9	0.8%	281.0	-0.3%
May 2026*	281.0	1.3%	230.8	3.7%	294.0	-0.7%	285.5	1.6%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Percentage of Sub Sale Transactions for the Month

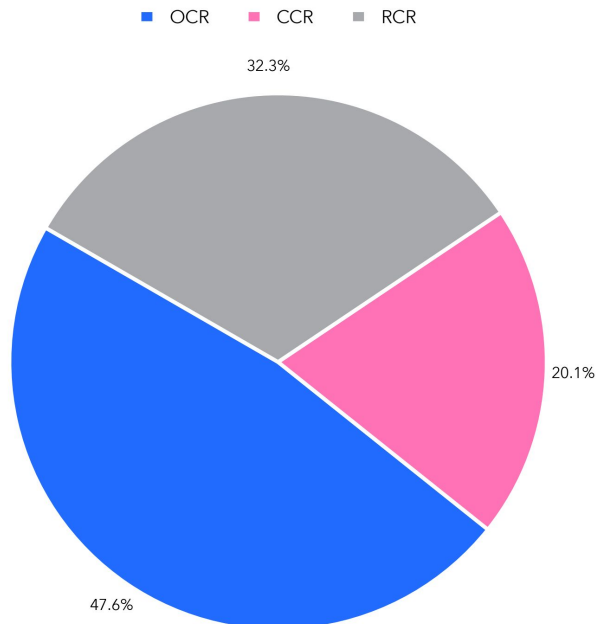
Percentage of Sub Sale for Condo



2026 May Sub Sale Percentage	5.7%
2026 April Sub Sale Percentage	4.4%
Change (Month-on-Month)	1.3%

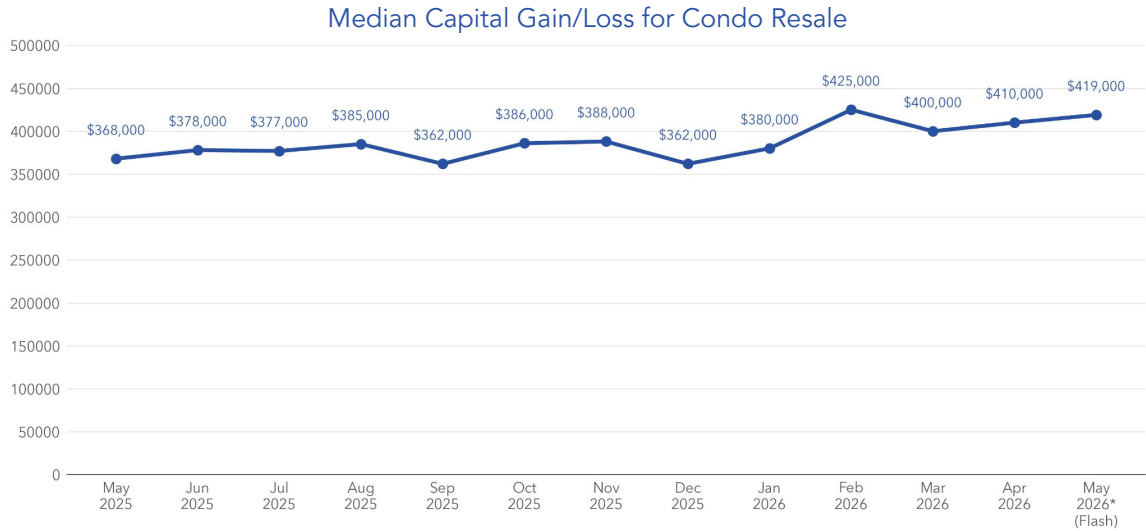
Note: Sub Sale transactions refer to secondary sale transactions that happened before the project is completed. Change (Month-on-Month) is based on subtraction of the percentages.

Volume Breakdown by Region in the Month



Source: 99-SRX / URA

Median Capital Gain/Loss



2026 May Median Capital Gain/Loss	\$419,000
2026 April Median Capital Gain/Loss	\$410,000
Change (Month-on-Month)	\$9,000

Note: The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

Median Capital Gain/Loss by District

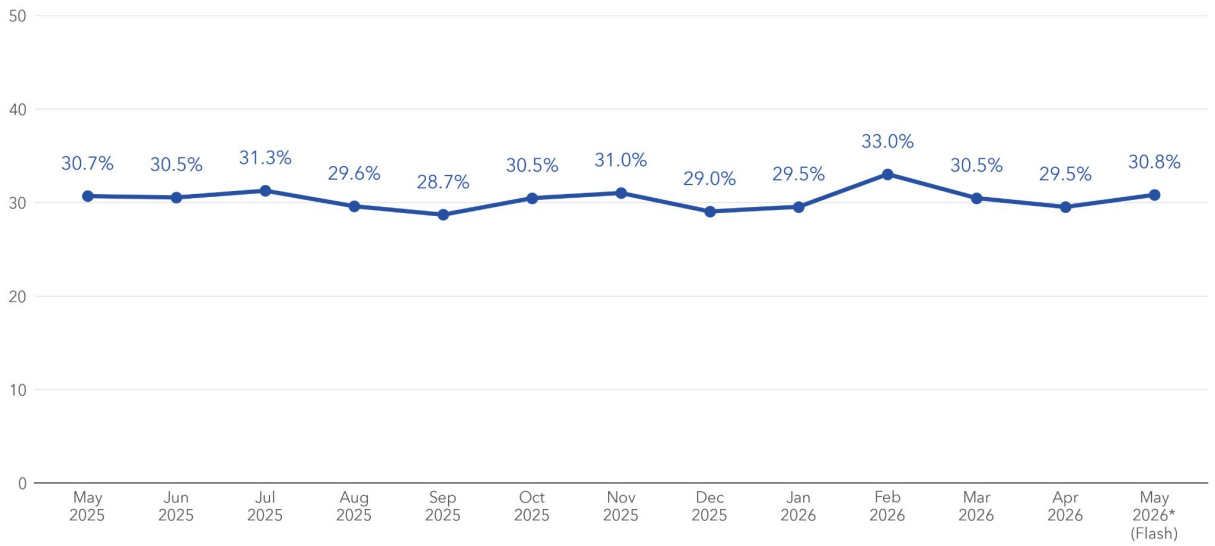
District	Median Capital Gain/Loss	District	Median Capital Gain/Loss
1	-\$330,000	15	\$542,000
2	\$65,000	16	\$630,000
3	\$444,000	17	\$340,000
4	\$210,000	18	\$432,000
5	\$473,000	19	\$354,000
6	-	20	\$581,000
7	\$349,000	21	\$388,000
8	\$280,000	22	\$588,000
9	\$293,000	23	\$278,000
10	\$1,020,000	24	-
11	\$581,000	25	\$420,000
12	\$421,000	26	\$662,000
13	\$319,000	27	\$242,000
14	\$260,000	28	\$308,000
		Overall	\$419,000

Note: Grey fields contain figures derived from fewer than 10 matching transactions.

Source: 99-SRX / URA

Median Unlevered Returns

Median Unlevered Returns for Condo Resale



Note:

The returns of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

Median Unlevered Returns by District

District	Median Unlevered Returns	District	Median Unlevered Returns
1	-15.9%	15	33.1%
2	7.2%	16	49.3%
3	25.7%	17	33.3%
4	12.2%	18	42.9%
5	32.3%	19	32.3%
6	-	20	31.7%
7	24.4%	21	25.9%
8	24.0%	22	47.4%
9	10.9%	23	24.4%
10	31.2%	24	-
11	37.6%	25	51.4%
12	32.4%	26	36.0%
13	35.0%	27	27.0%
14	25.6%	28	28.6%
		Overall	30.8%

Note: Grey fields contain figures derived from fewer than 10 matching transactions.

Source: 99-SRX / URA

About SRX

SRX publishes monthly price indices and statistics for condo resale, HDB resale and condo and HDB rentals. The Company has been serving Singapore's real estate industry since 2009, when it first launched the "Home Report" to help property agents and homeowners establish the price to buy, sell or rent a home. In 2014 SRX introduced X-Value, allowing anyone to get a highly accurate estimate of the value of their home instantly online. 1.8 million home reports and 7.0 million X-Value computations later, SRX is Singapore's most trusted source of home pricing information.

SRX is all about making the home seeking and home ownership journey a pleasure by connecting home-seekers to their ideal property and helping homeowners manage their most important asset. SRX provides easy-to-use tools, extensive quality property listings, data and insights to real estate professionals and home-seekers. The SRX App is available in the App Store and Google Play Store.

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