FLASH REPORT

JUNE 2026 | Condo Resale Market

*Based on numbers compiled on 23rd July 2026.
*The term 'Condo' as used herein the report includes non-landed private condominium and apartment units.

Observations

Condo Resale Volume Rebounded in June 2026

1. In June 2026, condo resale prices in CCR and OCR decreased by 0.6% and 0.4%, respectively, while prices in RCR increased by 1.4%.

   According to the SRX Price Index for Condo Resale:

   - Month-on-month, overall prices increased by 0.1%.
   - Year-on-year, overall prices increased by 3.7% compared with June 2025.
   - Year-on-year, prices in CCR, RCR and OCR increased by 2.2%, 5.7% and 3.8%, respectively.

2. An estimated 1,042 units were resold in June 2026, an increase of 4.2% from the 1,000 units resold in May 2026.

   - Resale volumes were 7.2% higher than in June 2025 and 4.1% above the five-year average for June.
   - By region, OCR accounted for 48.3% of transactions in June 2026, followed by RCR at 31.7% and CCR at 20.1%
   - The percentage of sub-sale transactions among the total secondary sale transactions (i.e., Resale + Sub-Sale) was 4.3% in June 2026, a decrease from May 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 June was S$22,950,000 for a unit at Nassim Park Residences.

   - In RCR, the highest transacted price was S$6,388,000 for a resale unit at Dakota Residences.
   - In OCR, the highest transaction was for a unit at The Hacienda, which was resold at S$5,250,000.

4. The overall median capital gain for resale condos was S$406,000 in June 2026, a decrease of S$9,000 from May 2026.

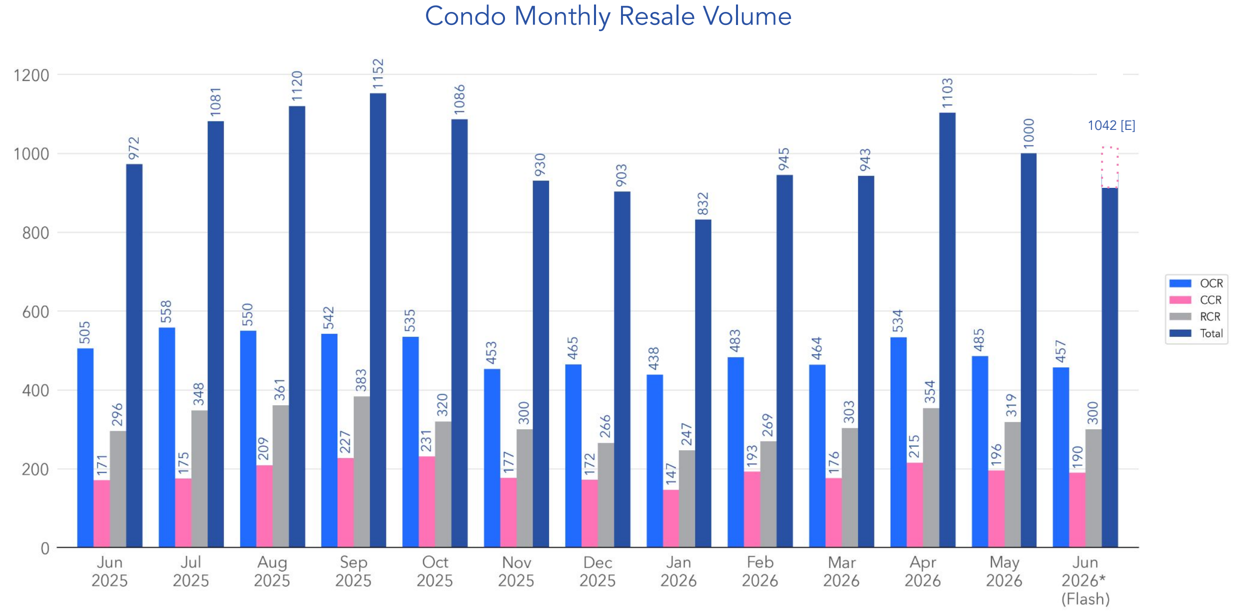
   - District 20 (Ang Mo Kio / Bishan / Thomson) posted the highest median capital gain at S$726,000. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median capital gain at -S$346,000.

5. The overall median unlevered return for resale condos was 31.7% in June 2026.

   - District 28 (Seletar / Yio Chu Kang) posted the highest median unlevered return at 58.8%. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median unlevered return at -18.3%.
   - 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

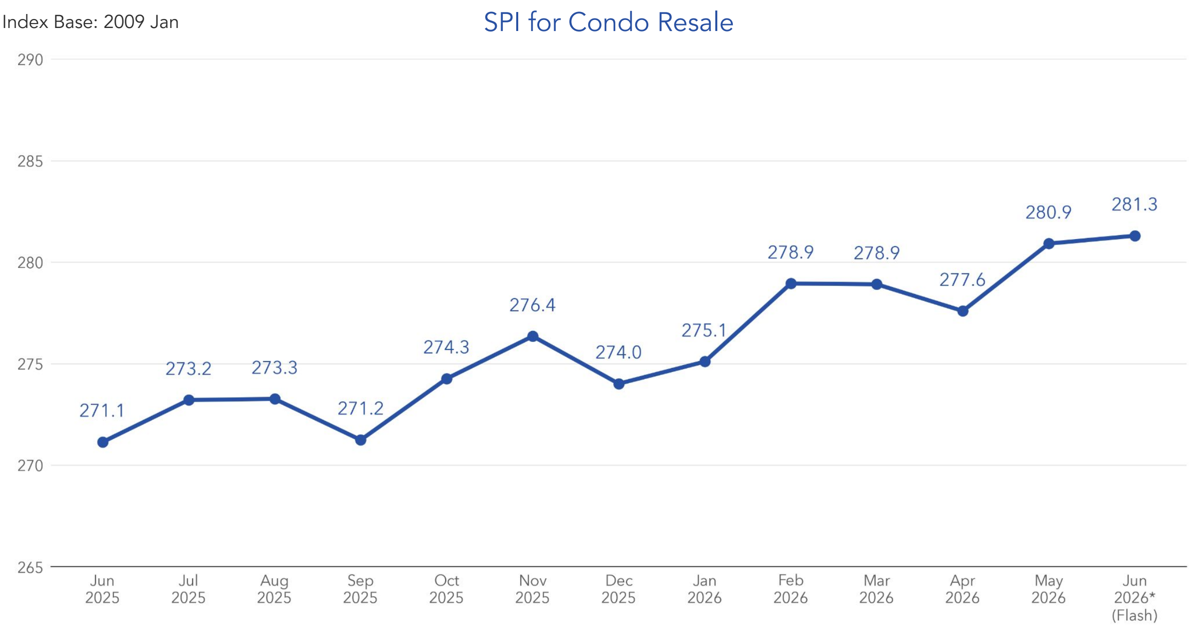
Resale Volume



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



2026 June Resale Index	281.3
2026 May Resale Index	280.9
Change (Month-on-Month)	0.1%

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

Source: 99-SRX

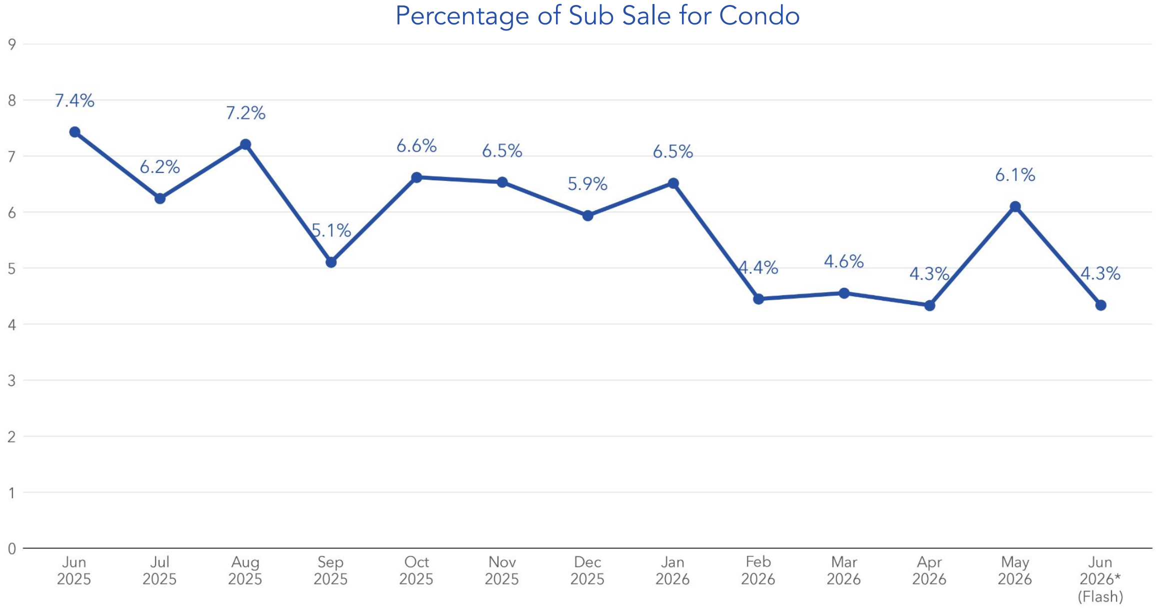
SPI by Region

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
Jun 2025	271.1	0.1%	224.4	1.0%	282.1	-0.9%	273.6	0.2%
Jul 2025	273.2	0.8%	220.7	-1.7%	287.4	1.9%	274.1	0.2%
Aug 2025	273.3	0.0%	227.8	3.2%	287.5	0.0%	274.8	0.2%
Sep 2025	271.2	-0.7%	220.0	-3.4%	285.4	-0.7%	276.6	0.6%
Oct 2025	274.3	1.1%	222.8	1.3%	291.3	2.1%	276.8	0.1%
Nov 2025	276.4	0.8%	223.5	0.3%	293.8	0.9%	277.6	0.3%
Dec 2025	274.0	-0.8%	218.5	-2.2%	290.1	-1.3%	280.7	1.1%
Jan 2026	275.1	0.4%	226.3	3.6%	289.1	-0.3%	276.2	-1.6%
Feb 2026	278.9	1.4%	227.9	0.7%	296.4	2.5%	280.9	1.7%
Mar 2026	278.9	-0.0%	229.0	0.5%	293.6	-0.9%	281.9	0.3%
Apr 2026	277.6	-0.5%	222.8	-2.7%	296.3	0.9%	280.9	-0.3%
May 2026	280.9	1.2%	230.9	3.6%	293.9	-0.8%	285.0	1.5%
Jun 2026*	281.3	0.1%	229.4	-0.6%	298.0	1.4%	283.8	-0.4%

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

Source: 99-SRX

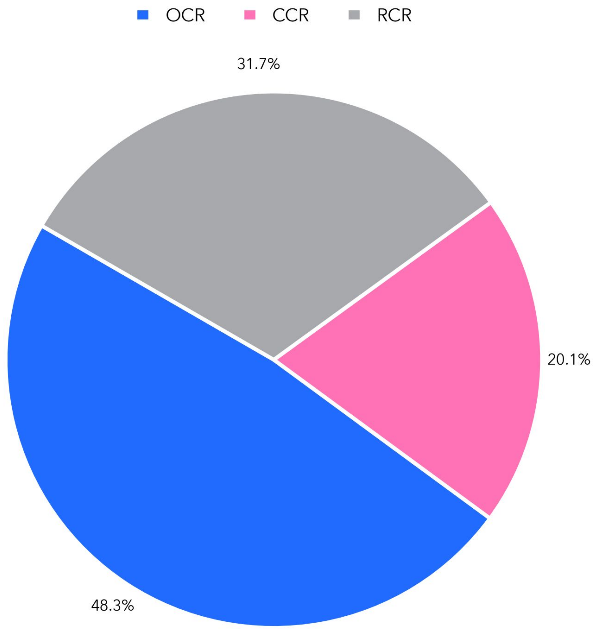
Percentage of Sub Sale Transactions for the Month



2026 June Sub Sale Percentage	4.3%
2026 May Sub Sale Percentage	6.1%
Change (Month-on-Month)	-1.8%

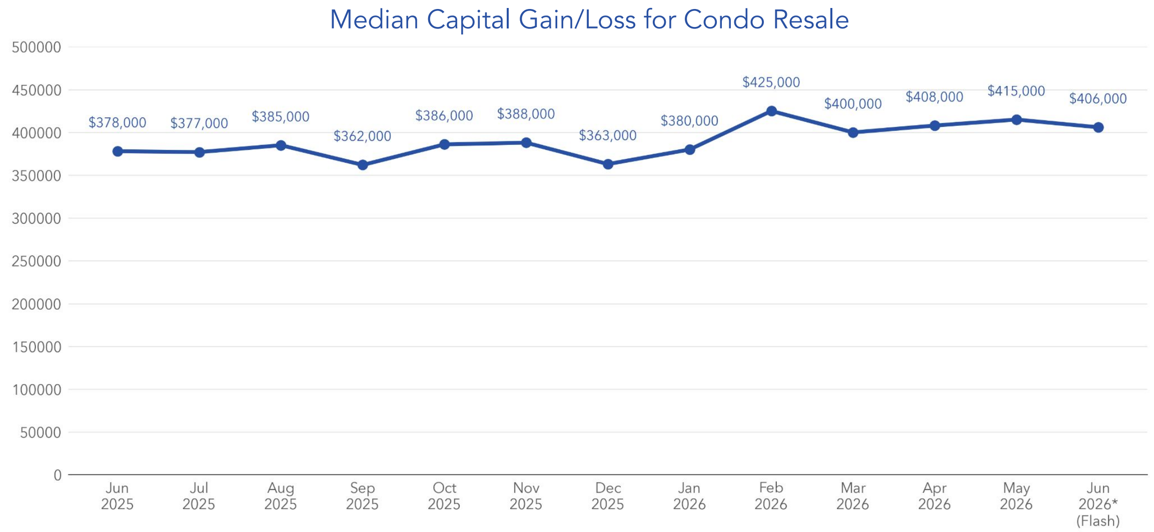
Note: Sub Sale transactions refer to secondary sale transactions that happened before the project is completed. Change (Month-on-Month) is based on subtraction of the percentages.

Volume Breakdown by Region in the Month



Source: 99-SRX / URA

Median Capital Gain/Loss



2026 June Median Capital Gain/Loss	S$406,000
2026 May Median Capital Gain/Loss	S$415,000
Change (Month-on-Month)	-S$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
1	-$346,000
2	$79,000
3	$383,000
4	$59,000
5	$415,000
6	-
7	$290,000
8	$521,000
9	$530,000
10	$520,000
11	$500,000
12	$246,000
13	$384,000
14	$244,000

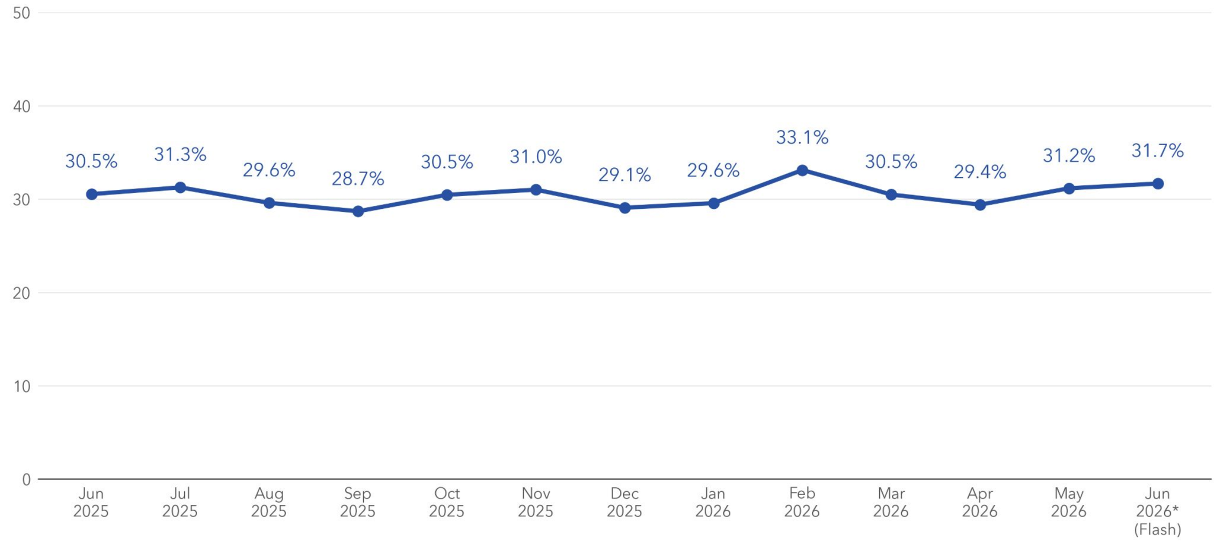
District	Median Capital Gain/Loss
15	$599,000
16	$437,000
17	$420,000
18	$374,000
19	$367,000
20	$726,000
21	$660,000
22	$485,000
23	$306,000
24	-
25	$167,000
26	$383,000
27	$270,000
28	$478,000
Overall	$406,000

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	-18.3%	15	43.1%
2	6.9%	16	36.5%
3	28.3%	17	43.4%
4	2.8%	18	38.9%
5	29.7%	19	36.8%
6	-	20	46.9%
7	23.6%	21	39.7%
8	40.3%	22	46.4%
9	24.6%	23	31.8%
10	26.0%	24	-
11	31.5%	25	26.2%
12	27.9%	26	19.7%
13	28.3%	27	23.1%
14	26.0%	28	58.8%
		Overall	31.7%

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.

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