

FLASH REPORT

► JULY 2026 | Condo & HDB
Rental Market

99 GROUP

*Based on numbers compiled on 18th August 2026.

*The term 'Condo' as used herein the report includes non-landed private condominium and apartment units.

Observations

Condo Rental Transaction Volume at ATH in July 2026

A. Condo Rental Market

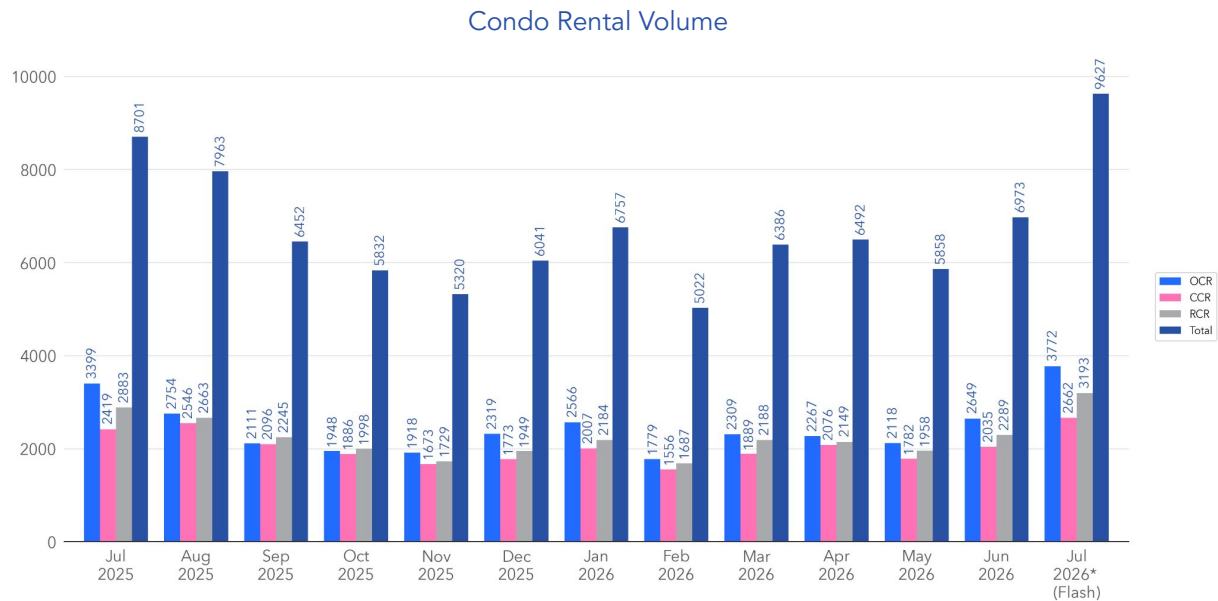
1. In July 2026, overall condo rental prices increased by 1.6% month-on-month. Prices in CCR, RCR, and OCR increased by 0.8%, 1.1%, and 2.2%, respectively, compared to June 2026.
 - Year-on-year, overall rental prices increased by 2.5% compared to July 2025.
 - Year-on-year, rental prices in CCR, RCR, and OCR increased by 2.6%, 2.4%, and 2.2%, respectively.
2. Rental volumes increased by 38.1% month-on-month. An estimated 9,627 units were rented in July 2026, compared to 6,973 in June 2026.
 - Year-on-year, rental volumes were 10.6% higher.
 - Rental volumes were 19.5% higher than the 5-year average for July.
 - Breaking it down by region for July 2026, 39.2% of the total rental volume was from OCR, 33.2% from RCR, and 27.7% from CCR.

B. HDB Rental Market

1. In July 2026, HDB rental prices increased by 1.7% compared to June 2026. Rental prices in Mature and Non-Mature estates increased by 1.2% and 2.2%, respectively. Rental prices for 3-room, 4-room, 5-room, and Executive flats increased by 0.8%, 2.1%, 1.5%, and 4%, respectively.
 - Overall rental prices increased by 1.5% compared to July 2025.
 - Year-on-year, rental prices in both Mature and Non-Mature estates increased by 1.3% and 1.8%, respectively.
 - Year-on-year, rental prices for 3-room, 4-room, 5-room, and Executive flats increased by 1.2%, 1.2%, 2%, and 2.9%, respectively.
2. Rental volumes increased by 13.6% month-on-month. An estimated 3,097 HDB flats were rented in July 2026, compared to 2,727 in June 2026.
 - Year-on-year, rental volumes decreased by 2.6% compared to July 2025.
 - Rental volumes were 1.5% lower than the 5-year average for July.
 - In July 2026, 4-room flats made up the largest share of rental volume at 37.5%, followed by 3-room flats at 31.8%, 5-room flats at 24.4%, and Executive flats at 6.3%.

Condo Rental Market

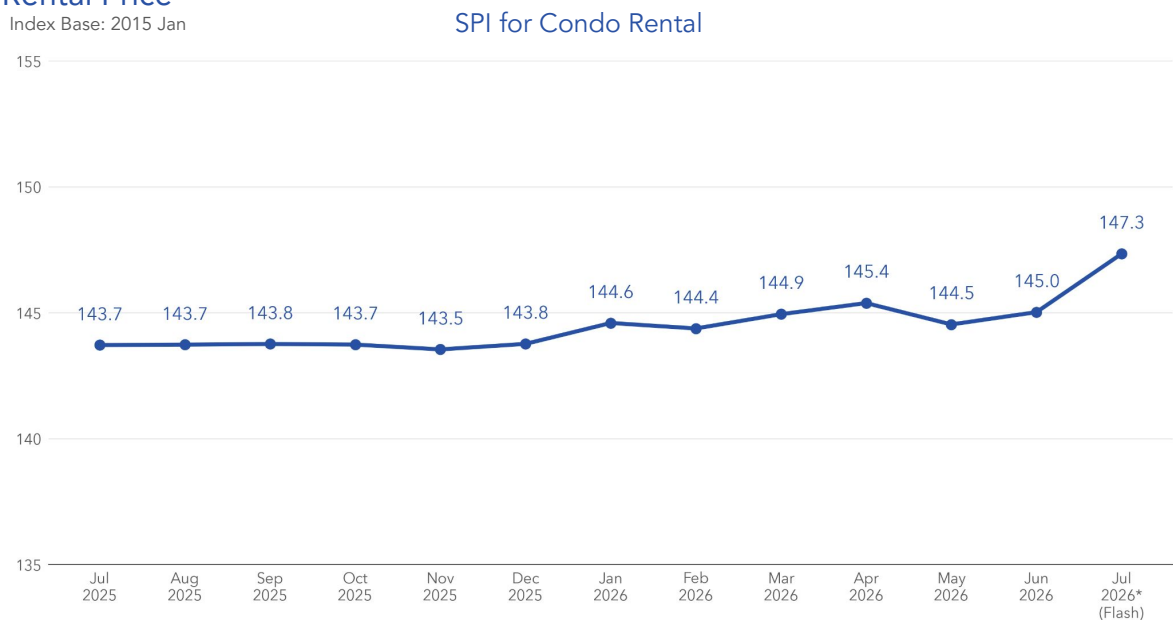
Rental Volume



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.

Rental Price

Index Base: 2015 Jan



2026 July Condo Rental Index	147.3
2026 June Condo Rental Index	145
Change (Month-on-Month)	1.6%

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

Source: 99-SRX / URA

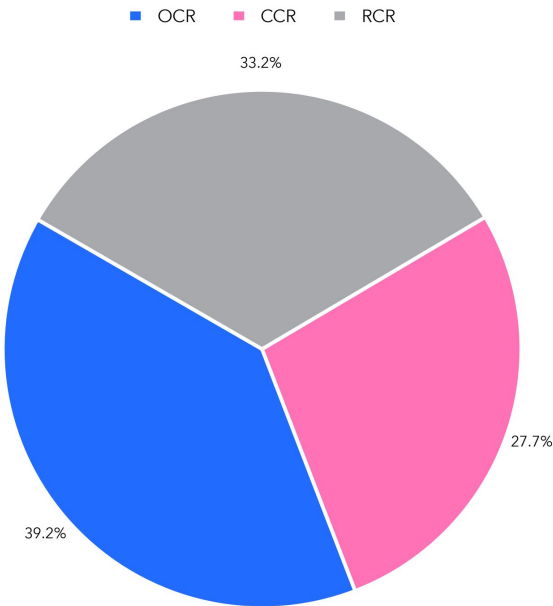
SPI by Region

Month	All Condo		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
Jul 2025	143.7	1.5%	142.6	0.6%	140.3	1.2%	143.8	2.1%
Aug 2025	143.7	0.0%	143.1	0.4%	141.4	0.7%	143.6	-0.1%
Sep 2025	143.8	0.0%	144.2	0.8%	141.4	-0.0%	143.0	-0.5%
Oct 2025	143.7	-0.0%	143.9	-0.2%	142.1	0.5%	142.2	-0.6%
Nov 2025	143.5	-0.1%	142.9	-0.7%	141.6	-0.3%	142.4	0.2%
Dec 2025	143.8	0.2%	143.0	0.1%	141.6	-0.0%	142.6	0.1%
Jan 2026	144.6	0.6%	143.5	0.3%	141.6	-0.0%	144.0	1.0%
Feb 2026	144.4	-0.2%	144.7	0.8%	140.8	-0.5%	143.5	-0.4%
Mar 2026	144.9	0.4%	145.3	0.4%	142.3	1.1%	143.1	-0.3%
Apr 2026	145.4	0.3%	147.3	1.4%	141.8	-0.4%	144.0	0.6%
May 2026	144.5	-0.6%	146.6	-0.4%	140.9	-0.7%	142.6	-1.0%
Jun 2026	145.0	0.3%	145.2	-1.0%	142.1	0.9%	143.8	0.8%
Jul 2026*	147.3	1.6%	146.3	0.8%	143.7	1.1%	147.0	2.2%

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 / URA

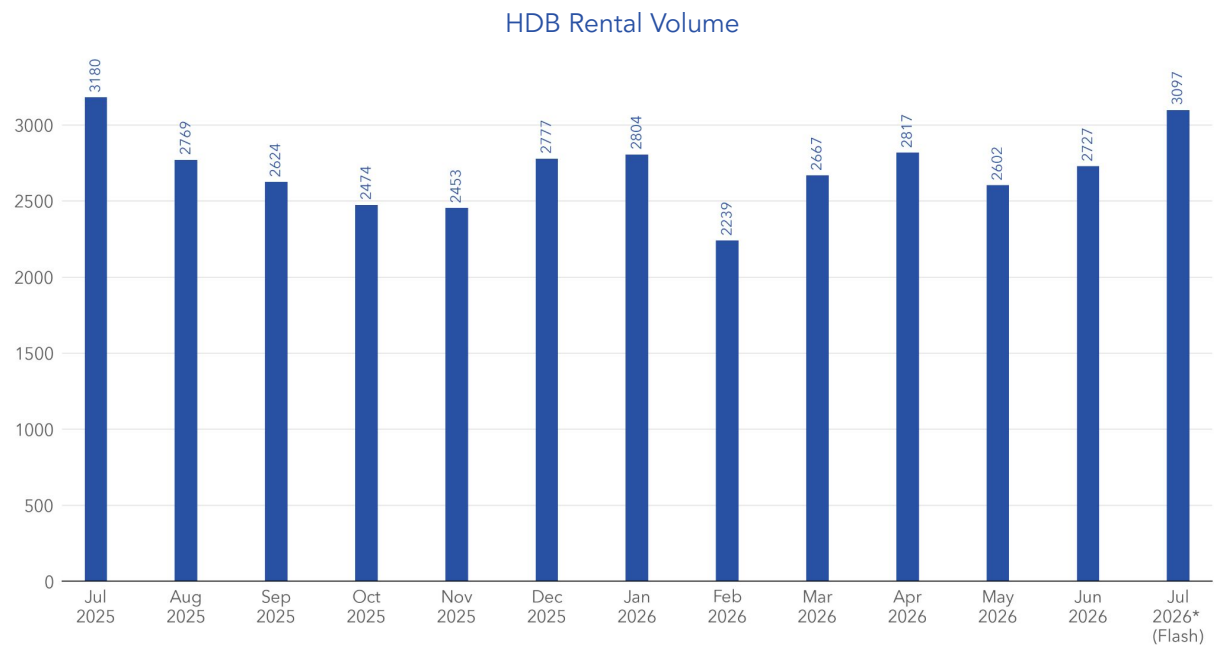
Volume Breakdown by Region in the Month



Source: 99-SRX

HDB Rental Market

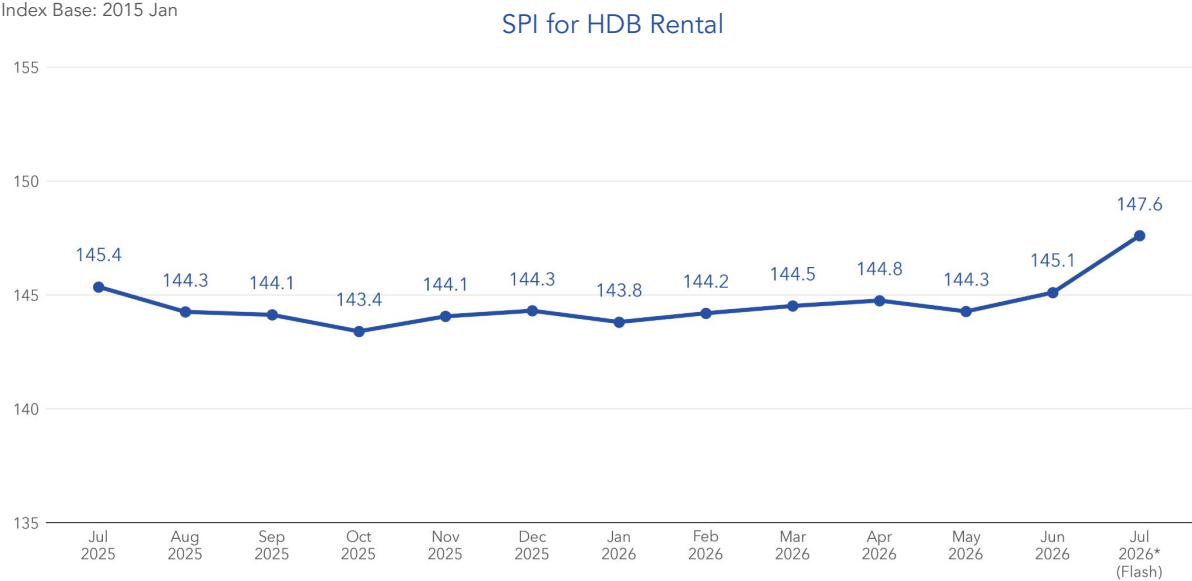
Rental Volume



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.

Rental Price

Index Base: 2015 Jan



2026 July HDB Rental Index	147.6
2026 June HDB Rental Index	145.1
Change (Month-on-Month)	1.7%

Note: Percentage change is calculated from non-rounded values. All values are rounded to one decimal point thereafter.
Source: 99-SRX / HDB

Median HDB Rent (\$)

Town	HDB 3 Rooms	HDB 4 Rooms	HDB 5 Rooms	HDB Executive	Overall
Ang Mo Kio	2,888	3,500	3,625	-	3,000
Bedok	2,800	3,500	3,700	4,100	3,000
Bishan	3,050	3,700	4,000	4,600	3,700
Bukit Batok	2,800	3,325	3,900	4,000	3,300
Bukit Merah	3,075	4,100	4,500	-	4,000
Bukit Panjang	2,700	3,100	3,400	3,900	3,100
Bukit Timah	3,200	4,050	4,500	5,000	3,700
Central Area	3,300	4,350	5,100	-	3,550
Choa Chu Kang	2,550	3,200	3,300	3,500	3,200
Clementi	3,100	4,300	4,500	5,200	3,700
Geylang	2,900	3,800	4,000	3,500	3,100
Hougang	2,800	3,300	3,500	3,750	3,200
Jurong East	2,900	3,600	4,000	4,300	3,650
Jurong West	2,850	3,800	4,000	4,300	3,980
Kallang/Whampoa	3,100	4,000	4,100	4,900	3,400
Marine Parade	3,000	3,400	4,300	-	3,300
Pasir Ris	2,725	3,400	3,800	4,000	3,600
Punggol	2,800	3,200	3,300	3,800	3,225
Queenstown	3,200	4,400	4,500	4,700	3,950
Sembawang	2,900	3,200	3,200	3,600	3,275
Sengkang	3,000	3,200	3,300	3,600	3,300
Serangoon	2,800	3,550	3,675	4,350	3,250
Tampines	2,900	3,400	3,800	4,050	3,400
Toa Payoh	3,000	3,800	4,200	4,500	3,200
Woodlands	2,600	3,200	3,400	3,600	3,225
Yishun	2,700	3,150	3,500	3,900	3,000
Overall	2,900	3,500	3,750	4,000	3,400

Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

SPI by Flat Type

Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
Jul 2025	145.4	1.6%	142.1	1.3%	146.5	2.0%	144.1	1.0%	146.7	1.7%
Aug 2025	144.3	-0.8%	141.3	-0.6%	144.8	-1.2%	144.3	0.1%	145.5	-0.8%
Sep 2025	144.1	-0.1%	142.1	0.6%	144.7	-0.1%	143.8	-0.3%	141.3	-2.9%
Oct 2025	143.4	-0.5%	140.3	-1.3%	144.7	-0.0%	142.7	-0.7%	145.1	2.7%
Nov 2025	144.1	0.5%	142.2	1.4%	144.8	0.1%	142.6	-0.1%	142.5	-1.8%
Dec 2025	144.3	0.2%	142.1	-0.1%	144.9	0.1%	143.2	0.4%	144.4	1.4%
Jan 2026	143.8	-0.3%	141.4	-0.5%	144.4	-0.3%	143.2	0.0%	141.8	-1.8%
Feb 2026	144.2	0.3%	141.8	0.3%	145.2	0.6%	142.7	-0.4%	144.3	1.8%
Mar 2026	144.5	0.2%	142.8	0.7%	145.2	-0.0%	143.7	0.7%	142.1	-1.5%
Apr 2026	144.8	0.2%	142.8	0.0%	145.3	0.1%	143.4	-0.2%	145.7	2.5%
May 2026	144.3	-0.3%	141.6	-0.8%	145.4	0.1%	143.9	0.4%	143.4	-1.6%
Jun 2026	145.1	0.6%	142.6	0.7%	145.2	-0.1%	144.9	0.6%	145.2	1.2%
Jul 2026*	147.6	1.7%	143.8	0.8%	148.3	2.1%	147.0	1.5%	151.0	4.0%

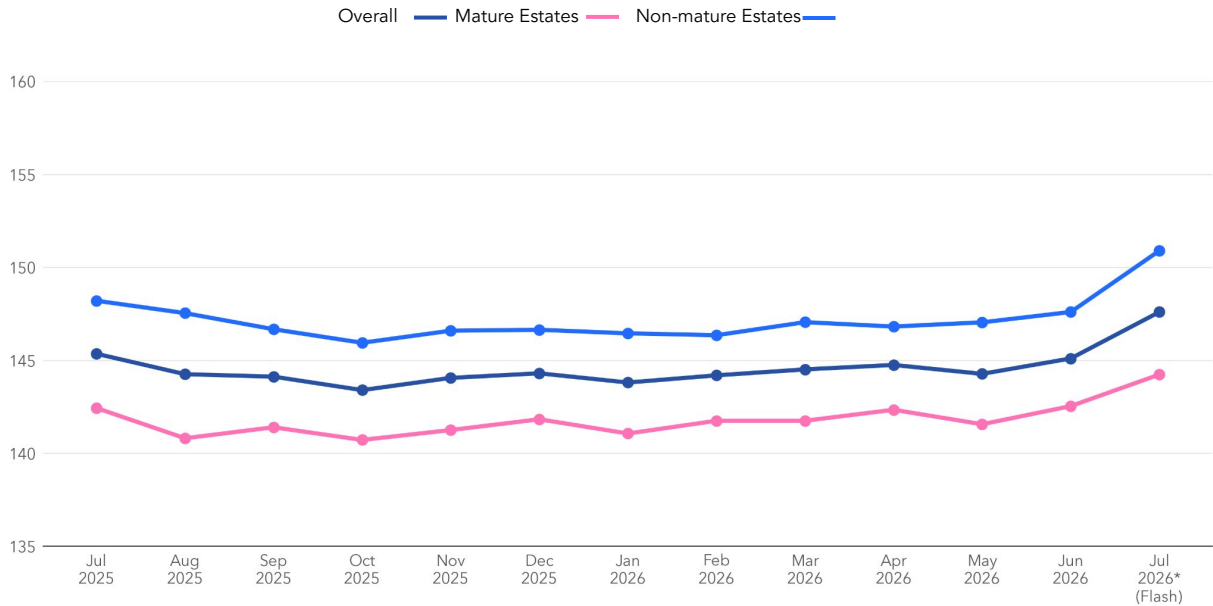
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: 99-SRX

Mature and Non-Mature Estates

Index Base: 2015 Jan

SPI for HDB Rental in Mature and Non-Mature Estates^



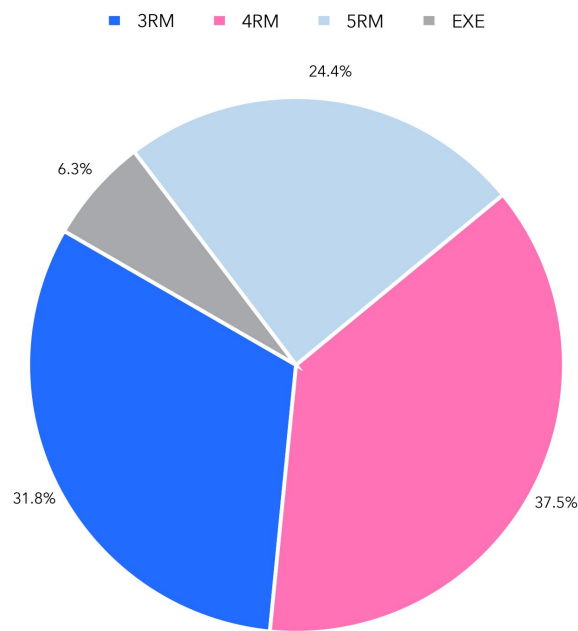
^ Non-Mature Estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
Jul 2025	145.4	1.6%	142.4	1.7%	148.2	1.3%
Aug 2025	144.3	-0.8%	140.8	-1.1%	147.5	-0.4%
Sep 2025	144.1	-0.1%	141.4	0.4%	146.7	-0.6%
Oct 2025	143.4	-0.5%	140.7	-0.5%	145.9	-0.5%
Nov 2025	144.1	0.5%	141.3	0.4%	146.6	0.4%
Dec 2025	144.3	0.2%	141.8	0.4%	146.6	0.0%
Jan 2026	143.8	-0.3%	141.1	-0.5%	146.5	-0.1%
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Mar 2026	144.5	0.2%	141.8	0.0%	147.1	0.5%
Apr 2026	144.8	0.2%	142.3	0.4%	146.8	-0.2%
May 2026	144.3	-0.3%	141.6	-0.5%	147.0	0.2%
Jun 2026	145.1	0.6%	142.5	0.7%	147.6	0.4%
Jul 2026*	147.6	1.7%	144.2	1.2%	150.9	2.2%

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

Volume Breakdown by Room Type in the Month



Source: 99-SRX

About SRX

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