FLASH REPORT

JULY 2026 | Condo Resale Market

99 GROUP

*Based on numbers compiled on 24th August 2026.
*The term 'Condo' as used herein the report includes non-landed private condominium and apartment units.

Observations

Condo Resale Volume Increased While Resale Prices Decreased in July 2026

1. In July 2026, condo resale prices in the CCR increased by 2.6%, while prices in the RCR and OCR decreased by 1.1% and 0.9%, respectively.

   According to the SRX Condo Resale Price Index:

   - Month-on-month, overall prices decreased by 0.3%.
   - Year-on-year, overall prices increased by 2.7% compared with July 2025.
   - Year-on-year, prices in CCR, RCR and OCR increased by 6.2%, 2.8% and 2.6%, respectively.

2. An estimated 1,075 units were resold in July 2026, an increase of 7.1% from the 1,003 units resold in June 2026.

   - Resale volume was 0.6% lower than in July 2025 and 4.1% below the five-year average for July.
   - By region, OCR accounted for 50.8% of transactions in July 2026, followed by RCR at 31.6% and CCR at 17.6%.
   - The percentage of sub-sale transactions among the total secondary sale transactions (i.e., Resale + Sub-Sale) was 3.5% in July 2026, a decrease from June 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 July was S$14,300,000 for a unit at Leedon Residence.

   - In RCR, the highest transacted price was S$10,000,000 for a resale unit at The View @ Meyer.
   - In OCR, the highest transaction was for a unit at St Patrick's Residences, which was resold for S$4,100,000.

4. The overall median capital gain for resale condos was S$381,000 in July 2026, a decrease of S$19,000 from June 2026.

   - District 10 (Tanglin / Holland / Bukit Timah) posted the highest median capital gain at S$920,000. District 9 (Orchard / River Valley) posted the lowest median capital gain at S$191,000.

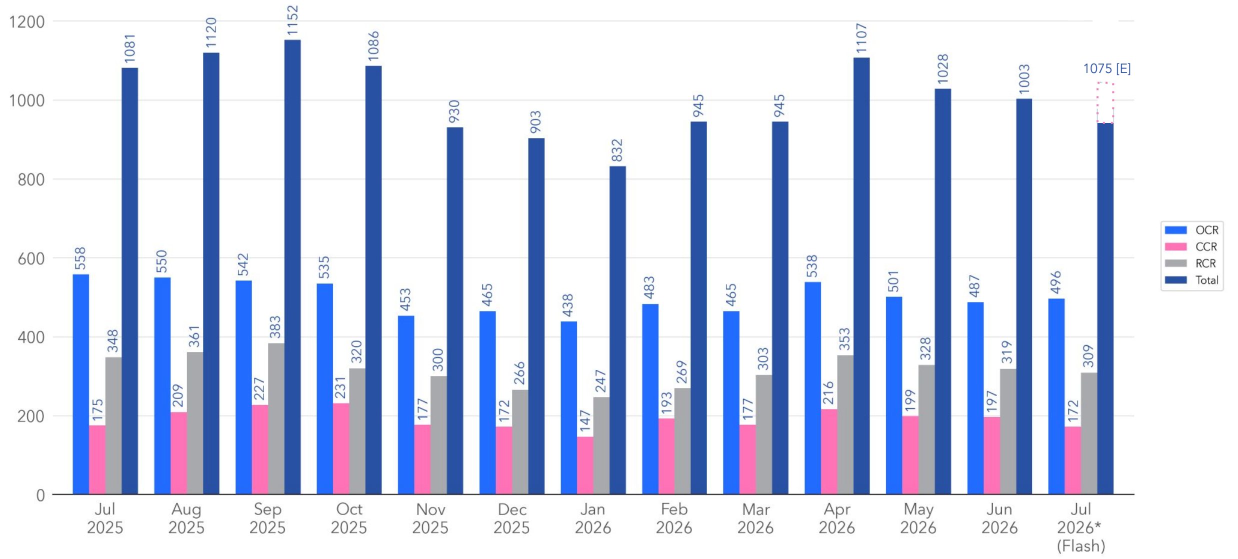
5. The overall median unlevered return for resale condos was 31.1% in July 2026.

   - District 21 (Clementi Park / Upper Bukit Timah) posted the highest median unlevered return at 49.9%. District 9 (Orchard / River Valley) posted the lowest median unlevered return at 10.6%.
   - 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

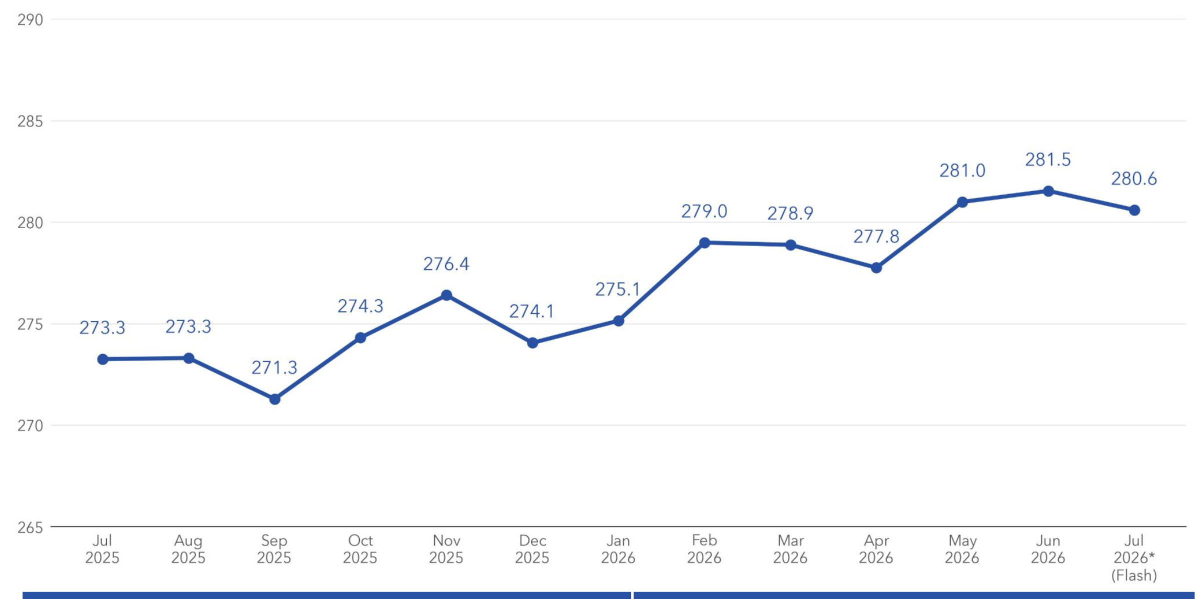


Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2026 July Resale Index	280.6
2026 June Resale Index	281.5
Change (Month-on-Month)	-0.3%

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

Source: 99-SRX

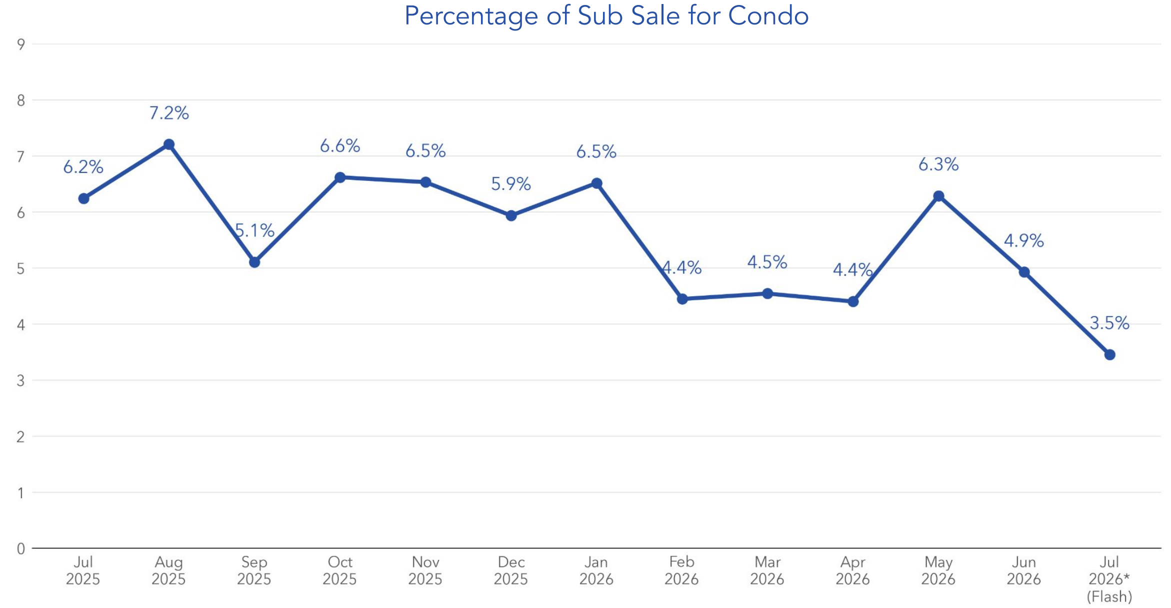
SPI by Region

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
Jul 2025	273.3	0.8%	220.7	-1.7%	287.4	1.9%	274.2	0.2%
Aug 2025	273.3	0.0%	227.8	3.2%	287.5	0.0%	274.8	0.2%
Sep 2025	271.3	-0.7%	220.1	-3.4%	285.4	-0.7%	276.6	0.6%
Oct 2025	274.3	1.1%	222.9	1.3%	291.3	2.1%	276.9	0.1%
Nov 2025	276.4	0.8%	223.5	0.3%	293.8	0.9%	277.6	0.3%
Dec 2025	274.1	-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%	276.3	-1.6%
Feb 2026	279.0	1.4%	227.9	0.7%	296.4	2.5%	280.9	1.7%
Mar 2026	278.9	-0.0%	229.2	0.6%	293.6	-0.9%	281.8	0.3%
Apr 2026	277.8	-0.4%	222.9	-2.8%	296.3	0.9%	281.3	-0.2%
May 2026	281.0	1.2%	230.8	3.5%	293.8	-0.9%	285.3	1.4%
Jun 2026	281.5	0.2%	228.5	-1.0%	298.8	1.7%	283.9	-0.5%
Jul 2026*	280.6	-0.3%	234.4	2.6%	295.4	-1.1%	281.2	-0.9%

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

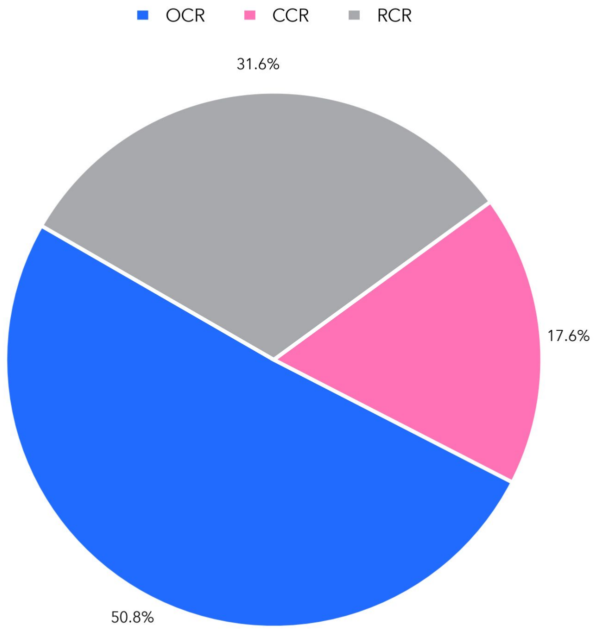
Percentage of Sub Sale Transactions for the Month



2026 July Sub Sale Percentage	3.5%
2026 June Sub Sale Percentage	4.9%
Change (Month-on-Month)	-1.4%

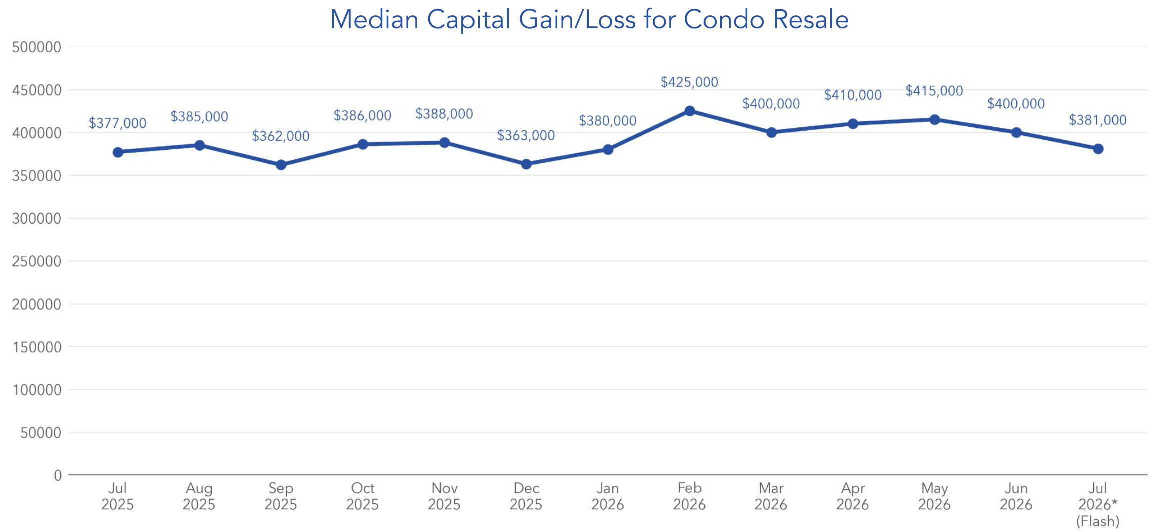
Note: Sub Sale transactions refer to secondary sale transactions that happened before the project is completed. Change (Month-on-Month) is based on subtraction of the percentages.

Volume Breakdown by Region in the Month



Source: 99-SRX / URA

Median Capital Gain/Loss



2026 July Median Capital Gain/Loss	S$381,000
2026 June Median Capital Gain/Loss	S$400,000
Change (Month-on-Month)	-S$19,000

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	-$65,000
2	$90,000
3	$312,000
4	$143,000
5	$338,000
6	-
7	$81,000
8	$213,000
9	$191,000
10	$920,000
11	$452,000
12	$361,000
13	$382,000
14	$264,000

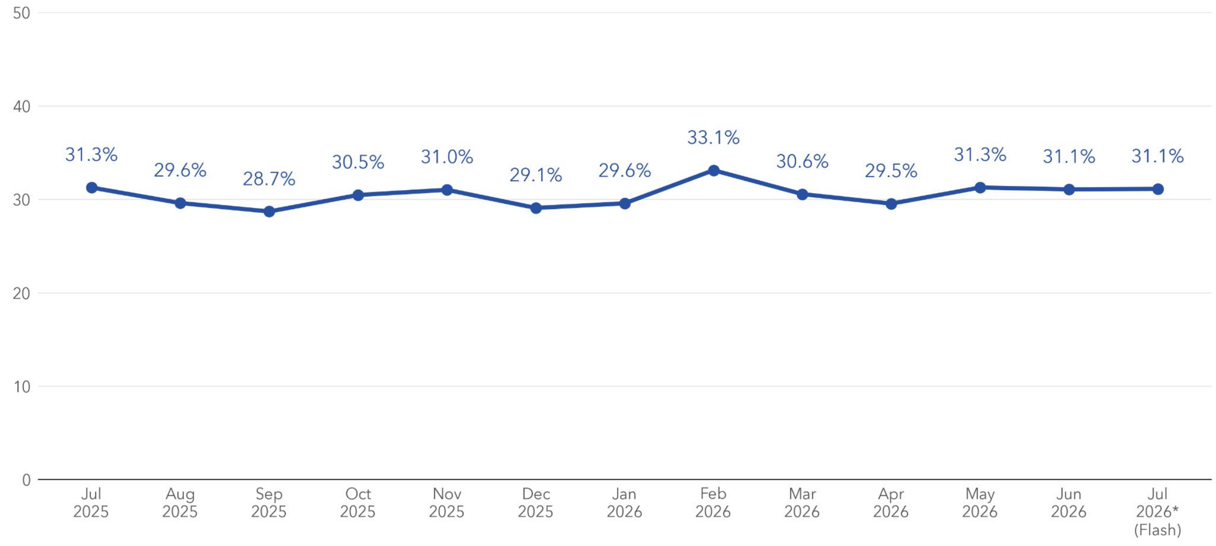
District	Median Capital Gain/Loss
15	$663,000
16	$350,000
17	$293,000
18	$419,000
19	$360,000
20	$568,000
21	$754,000
22	$369,000
23	$298,000
24	-
25	$250,000
26	$404,000
27	$284,000
28	$356,000
Overall	$381,000

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	-5.2%	15	41.8%
2	7.6%	16	31.8%
3	21.5%	17	36.2%
4	5.6%	18	40.2%
5	33.3%	19	25.8%
6	-	20	39.9%
7	5.6%	21	49.9%
8	13.9%	22	39.0%
9	10.6%	23	31.5%
10	35.2%	24	-
11	30.4%	25	41.9%
12	28.9%	26	33.4%
13	27.0%	27	32.7%
14	23.2%	28	32.3%
		Overall	31.1%

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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99 GROUP 99.co rumah123 SRX