

FLASH REPORT

▶ AUGUST | Condo & HDB
2026 | Rental Market

99 GROUP

*Based on numbers compiled on 15th September 2026.

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

Observations

Condo and HDB Rental Transaction Volumes Decline in August 2026

A. Condo Rental Market

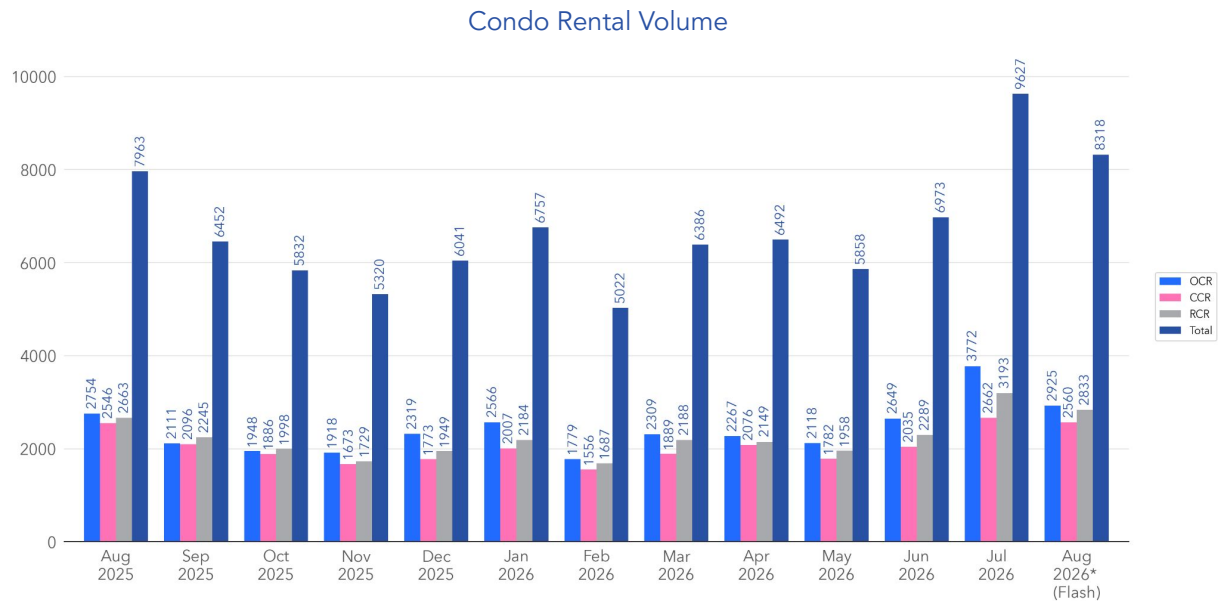
1. In August 2026, overall condo rental prices remained stable. Prices in CCR and RCR increased by 0.7% and 0.6%, respectively, compared to July 2026, while OCR decreased by 0.4%.
 - Year-on-year, overall rental prices increased by 2.5% compared to August 2025.
 - Year-on-year, rental prices in CCR, RCR, and OCR increased by 3%, 2.2%, and 2%, respectively.
2. Rental volumes decreased by 13.6% month-on-month. An estimated 8,318 units were rented in August 2026, compared to 9,627 in July 2026.
 - Year-on-year, rental volumes were 4.5% higher.
 - Rental volumes were 11.6% higher than the 5-year average for August.
 - Breaking it down by region for August 2026, 35.2% of the total rental volume was from OCR, 34.1% from RCR, and 30.8% from CCR.

B. HDB Rental Market

1. In August 2026, HDB rental prices decreased by 0.7% compared to July 2026. Rental prices in Mature and Non-Mature estates decreased by 0.5% and 1%, respectively. Rental prices for 3-room flats remained stable, while those for 4-room, 5-room, and Executive flats decreased by 0.8%, 0.8%, and 2.5%, respectively.
 - Overall rental prices increased by 1.6% compared to August 2025.
 - Year-on-year, rental prices in both Mature and Non-Mature estates increased by 1.9% and 1.3%, respectively.
 - Year-on-year, rental prices for 3-room, 4-room, 5-room, and Executive flats increased by 1.7%, 1.7%, 1.1%, and 1.2%, respectively.
2. Rental volumes decreased by 9.5% month-on-month. An estimated 2,805 HDB flats were rented in August 2026, compared to 3,099 in July 2026.
 - Year-on-year, rental volumes increased by 1.3% compared to August 2025.
 - Rental volumes were 1.9% higher than the 5-year average for August.
 - In August 2026, 4-room flats made up the largest share of rental volume at 38.8%, followed by 3-room flats at 32.7%, 5-room flats at 23.5%, and Executive flats at 5%.

Condo Rental Market

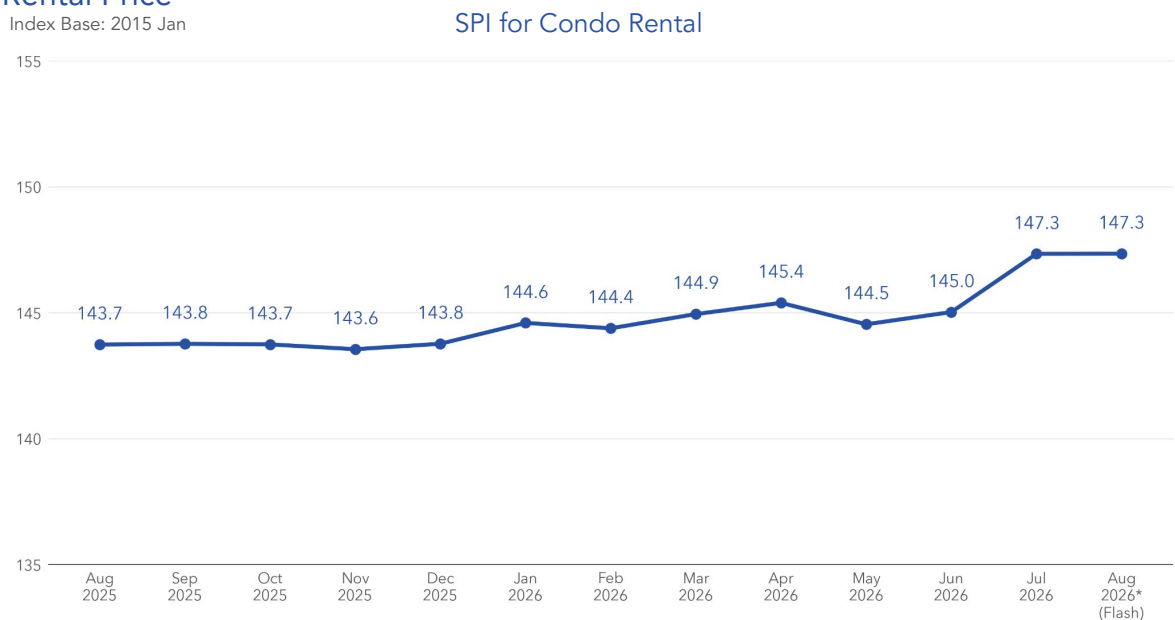
Rental Volume



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 August Condo Rental Index	147.3
2026 July Condo Rental Index	147.3
Change (Month-on-Month)	No change

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

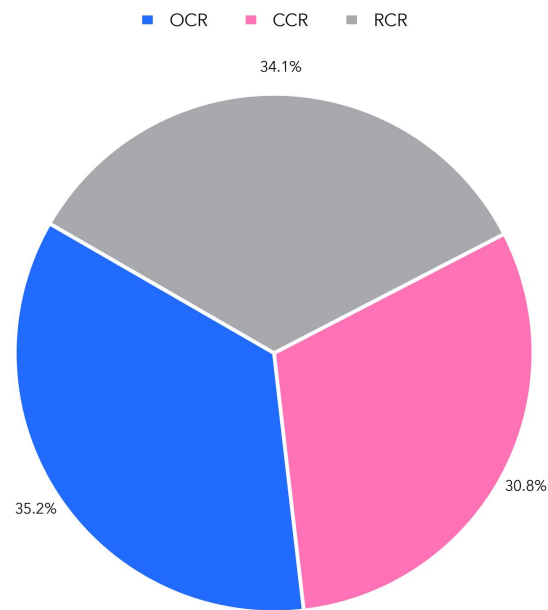
SPI by Region

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
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	143.6	-0.1%	142.9	-0.7%	141.6	-0.3%	142.5	0.2%
Dec 2025	143.8	0.2%	143.0	0.1%	141.6	-0.0%	142.7	0.1%
Jan 2026	144.6	0.6%	143.5	0.3%	141.6	-0.0%	144.0	1.0%
Feb 2026	144.4	-0.1%	144.7	0.8%	140.8	-0.5%	143.5	-0.4%
Mar 2026	144.9	0.4%	145.3	0.4%	142.4	1.1%	143.1	-0.3%
Apr 2026	145.4	0.3%	147.3	1.4%	141.8	-0.4%	144.0	0.7%
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%
Aug 2026*	147.3	0.0%	147.4	0.7%	144.5	0.6%	146.5	-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 / URA

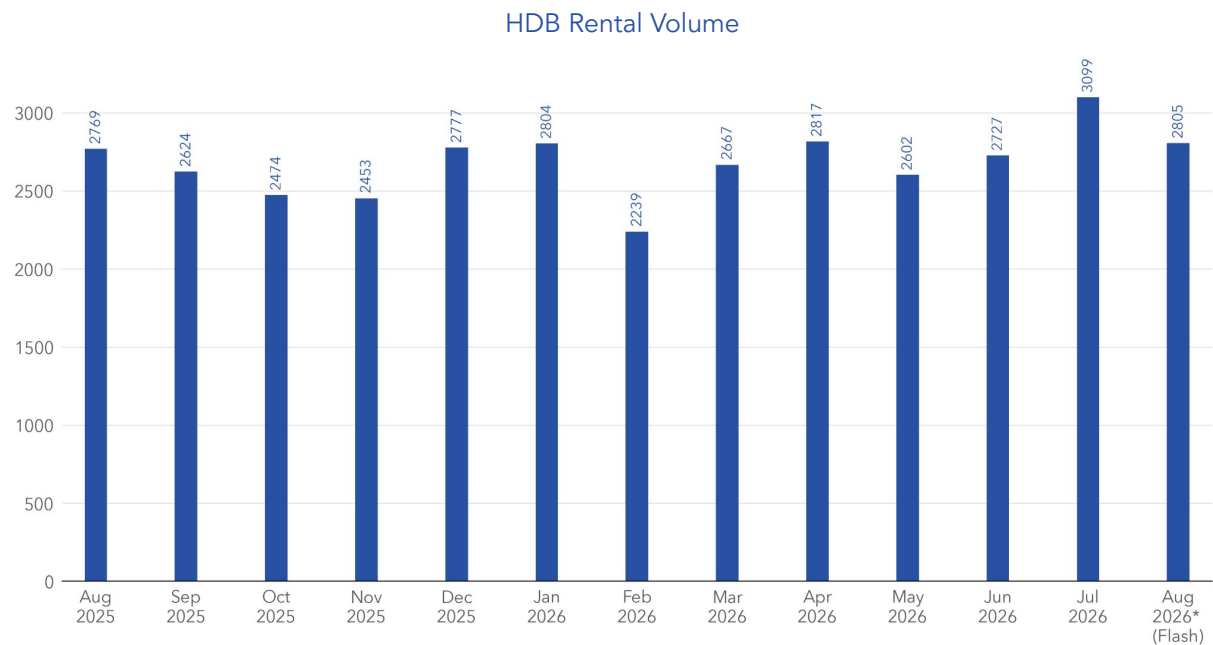
Volume Breakdown by Region in the Month



Source: 99-SRX

HDB Rental Market

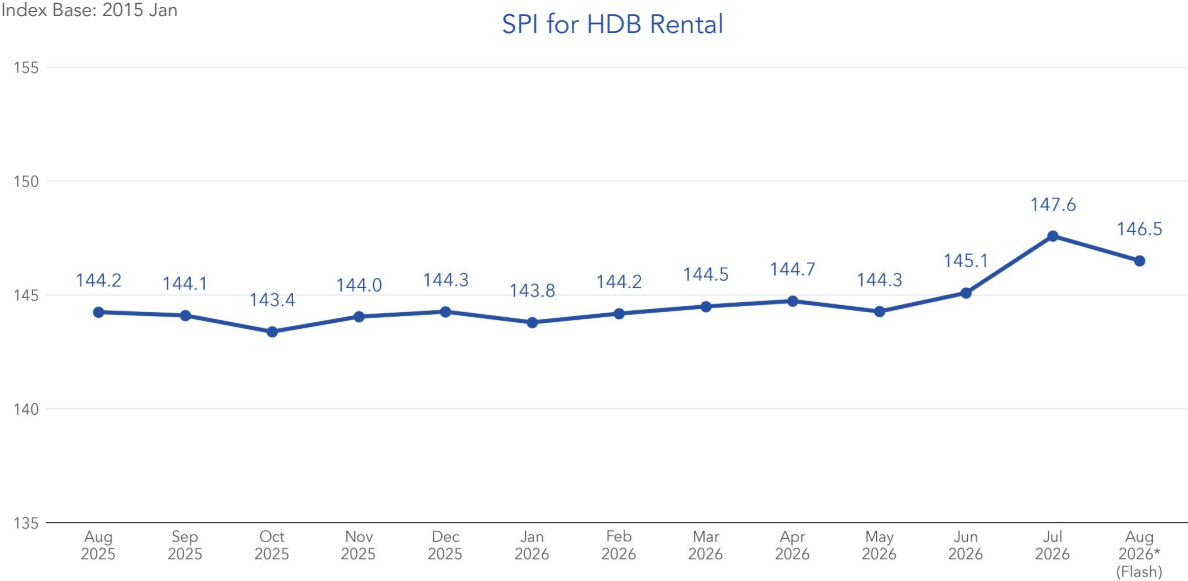
Rental Volume



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 August HDB Rental Index	146.5
2026 July HDB Rental Index	147.6
Change (Month-on-Month)	-0.7%

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	2,850	3,400	3,800	-	3,000
Bedok	2,800	3,400	3,650	3,500	3,000
Bishan	3,150	3,700	4,150	4,600	3,700
Bukit Batok	2,800	3,400	3,850	4,000	3,250
Bukit Merah	3,075	4,000	4,350	-	3,750
Bukit Panjang	2,700	3,069	3,300	3,300	3,100
Bukit Timah	3,100	3,900	3,800	-	3,450
Central Area	3,300	4,500	5,200	-	3,800
Choa Chu Kang	2,700	3,200	3,400	3,500	3,200
Clementi	3,200	4,075	4,825	4,900	3,500
Geylang	2,875	3,750	4,200	3,800	3,300
Hougang	2,725	3,250	3,400	4,000	3,225
Jurong East	2,825	3,375	3,900	4,500	3,325
Jurong West	2,800	3,800	4,000	4,050	3,800
Kallang/Whampoa	3,100	3,800	4,400	4,600	3,500
Marine Parade	3,000	3,375	4,550	-	3,300
Pasir Ris	3,400	3,300	3,600	4,000	3,600
Punggol	2,925	3,250	3,300	3,550	3,250
Queenstown	3,100	4,415	4,500	4,800	3,400
Sembawang	2,850	3,100	3,400	3,400	3,300
Sengkang	2,900	3,300	3,300	3,650	3,300
Serangoon	2,875	3,500	3,700	4,100	3,400
Tampines	2,900	3,500	3,800	4,100	3,500
Toa Payoh	3,000	4,000	4,200	4,300	3,340
Woodlands	2,600	3,100	3,400	3,750	3,150
Yishun	2,750	3,150	3,300	3,600	3,100
Overall	2,900	3,400	3,600	3,900	3,300

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
Aug 2025	144.2	-0.7%	141.3	-0.6%	144.8	-1.2%	144.3	0.1%	145.5	-0.8%
Sep 2025	144.1	-0.1%	142.0	0.5%	144.7	-0.0%	143.8	-0.3%	141.3	-2.9%
Oct 2025	143.4	-0.5%	140.2	-1.3%	144.7	-0.0%	142.7	-0.7%	145.1	2.7%
Nov 2025	144.0	0.5%	142.2	1.4%	144.8	0.1%	142.6	-0.1%	142.4	-1.8%
Dec 2025	144.3	0.2%	142.0	-0.1%	144.9	0.1%	143.2	0.4%	144.4	1.4%
Jan 2026	143.8	-0.3%	141.4	-0.4%	144.4	-0.4%	143.2	0.0%	141.7	-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%	142.7	0.7%	145.2	-0.0%	143.8	0.7%	142.1	-1.5%
Apr 2026	144.7	0.2%	142.7	0.0%	145.3	0.1%	143.4	-0.3%	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%	144.8	0.6%	145.1	1.2%
Jul 2026	147.6	1.7%	143.7	0.8%	148.3	2.1%	147.0	1.5%	150.9	4.0%
Aug 2026*	146.5	-0.7%	143.7	-0.0%	147.2	-0.8%	145.9	-0.8%	147.2	-2.5%

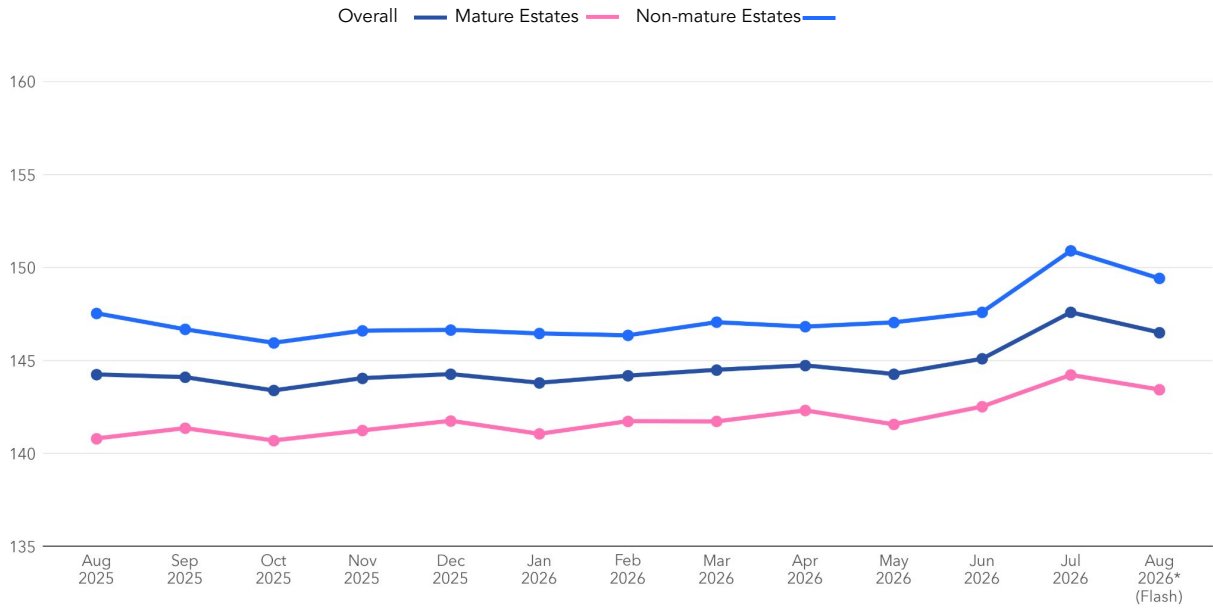
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: 99-SRX

Mature and Non-Mature Estates

Index Base: 2015 Jan

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



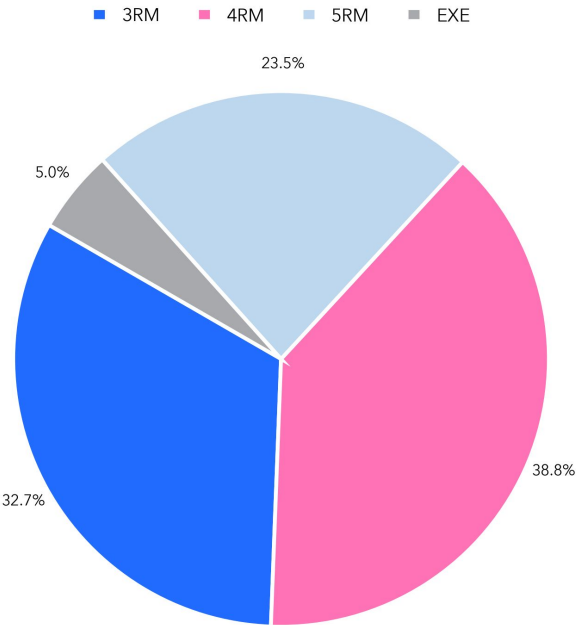
^ Non-Mature Estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
Aug 2025	144.2	-0.7%	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	144.0	0.5%	141.2	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%	146.4	-0.1%
Feb 2026	144.2	0.3%	141.7	0.5%	146.3	-0.1%
Mar 2026	144.5	0.2%	141.7	-0.0%	147.1	0.5%
Apr 2026	144.7	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%
Aug 2026*	146.5	-0.7%	143.4	-0.5%	149.4	-1.0%

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

Volume Breakdown by Room Type in the Month



Source: 99-SRX

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.

SRX is operated by StreetSine Singapore Pte Ltd, a subsidiary of 99 Group. The information and publications are not intended to constitute financial advice, investment advice, or any other advice or recommendation of any sort offered or endorsed by 99 Group.

For media queries, please contact our PR team at pr@99.co.

99 GROUP  **99.co**  **rumah123** **SRX**