

FLASH REPORT

► AUGUST | Condo
2026 | Resale Market

The logo for 99 Group, featuring the number "99" in a large, bold, blue font, followed by the word "GROUP" in a smaller, blue, sans-serif font.

99 GROUP

*Based on numbers compiled on 23rd September 2026.

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

Observations

Condo Resale Volume and Resale Prices Decreased Slightly in August 2026

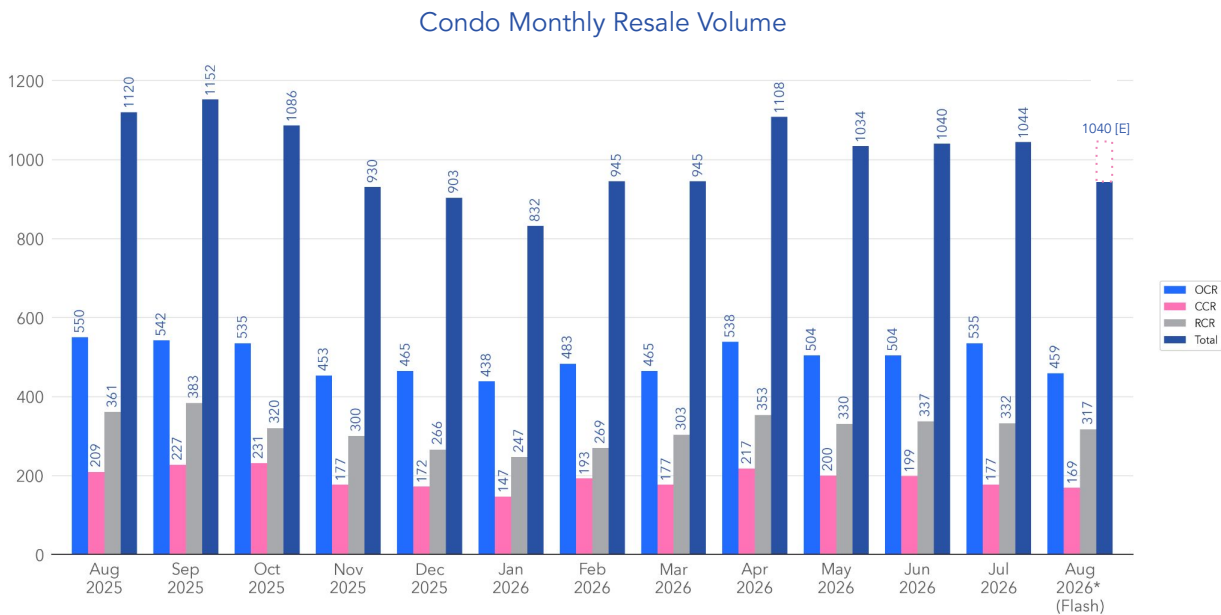
1. In August 2026, condo resale prices in the CCR decreased by 4.3%, while prices in the RCR and OCR increased by 0.5% and 0.8%, respectively.

According to the SRX Condo Resale Price Index:

 - Month-on-month, overall prices decreased by 0.3%.
 - Year-on-year, overall prices increased by 2.2% compared with August 2025.
 - Year-on-year, prices in the CCR decreased by 2.6%, while prices in RCR and OCR increased by 3.3% and 3%, respectively.
2. An estimated 1,040 units were resold in August 2026, a decrease of 0.4% from the 1,044 units resold in July 2026.
 - Resale volume was 7.2% lower than in August 2025 and 9.4% below the five-year average for August.
 - By region, OCR accounted for 48.6% of transactions in August 2026, followed by RCR at 33.5% and CCR at 17.9%.
 - The percentage of sub-sale transactions among total secondary sale transactions (i.e., Resale + Sub-Sale) was 3.9% in August 2026, remaining stable compared with July 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 August was S\$7,883,000 for a unit at Four Seasons Park.
 - In RCR, the highest transacted price was S\$5,300,000 for a resale unit at Reflections At Keppel Bay.
 - In OCR, the highest transacted price was S\$5,180,000 for a resale unit at The Hillside.
4. The overall median capital gain for resale condos was S\$382,000 in August 2026, an increase of S\$4,000 from July 2026.
 - District 20 (Ang Mo Kio / Bishan / Thomson) posted the highest median capital gain at S\$795,000. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median capital gain at -S\$288,000.
5. The overall median unlevered return for resale condos was 30.1% in August 2026.
 - District 28 (Seletar / Yio Chu Kang) posted the highest median unlevered return at 44.1%. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median unlevered return at -11.5%.
 - Capital gains and returns are calculated by comparing the current transacted price of each unit with its previous transacted price. 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 August Resale Index	279.3
2026 July Resale Index	280.1
Change (Month-on-Month)	-0.3%

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

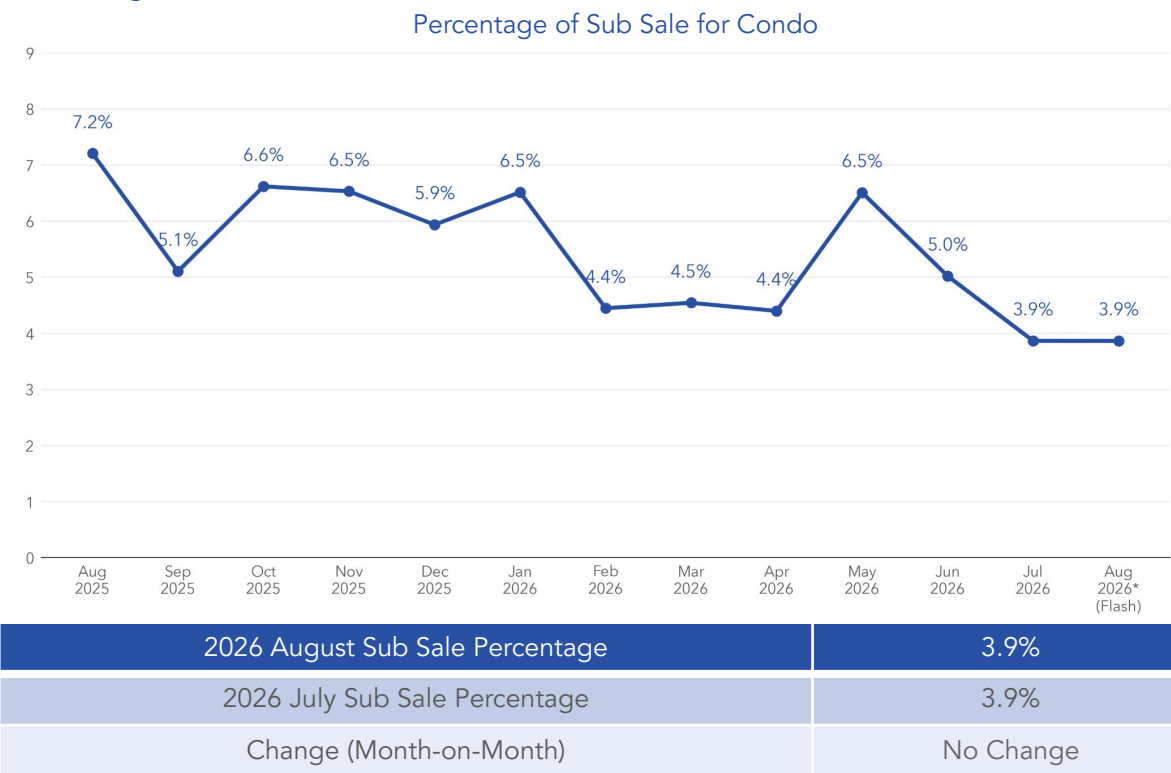
Source: 99-SRX

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
Aug 2025	273.4	0.0%	227.8	3.2%	287.5	0.0%	274.9	0.2%
Sep 2025	271.3	-0.7%	220.1	-3.4%	285.4	-0.7%	276.7	0.6%
Oct 2025	274.4	1.1%	222.9	1.3%	291.3	2.1%	277.0	0.1%
Nov 2025	276.5	0.8%	223.5	0.3%	293.9	0.9%	277.7	0.3%
Dec 2025	274.1	-0.8%	218.5	-2.2%	290.1	-1.3%	280.8	1.1%
Jan 2026	275.2	0.4%	226.3	3.6%	289.2	-0.3%	276.4	-1.6%
Feb 2026	279.0	1.4%	227.9	0.7%	296.4	2.5%	281.0	1.7%
Mar 2026	278.9	-0.0%	229.2	0.6%	293.6	-0.9%	281.9	0.3%
Apr 2026	277.8	-0.4%	223.0	-2.7%	296.3	0.9%	281.3	-0.2%
May 2026	281.0	1.1%	230.9	3.5%	293.9	-0.8%	285.3	1.4%
Jun 2026	281.7	0.3%	228.3	-1.1%	298.2	1.5%	284.0	-0.5%
Jul 2026	280.1	-0.6%	232.0	1.6%	295.4	-0.9%	280.8	-1.1%
Aug 2026*	279.3	-0.3%	222.0	-4.3%	297.0	0.5%	283.1	0.8%

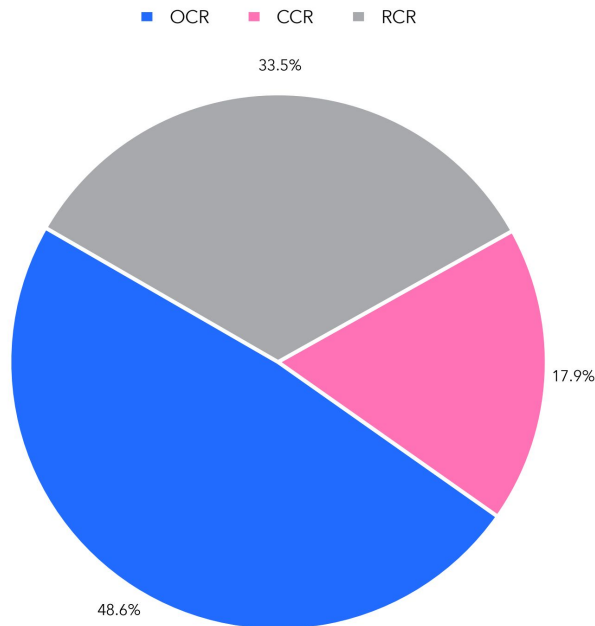
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Percentage of Sub Sale Transactions for the Month



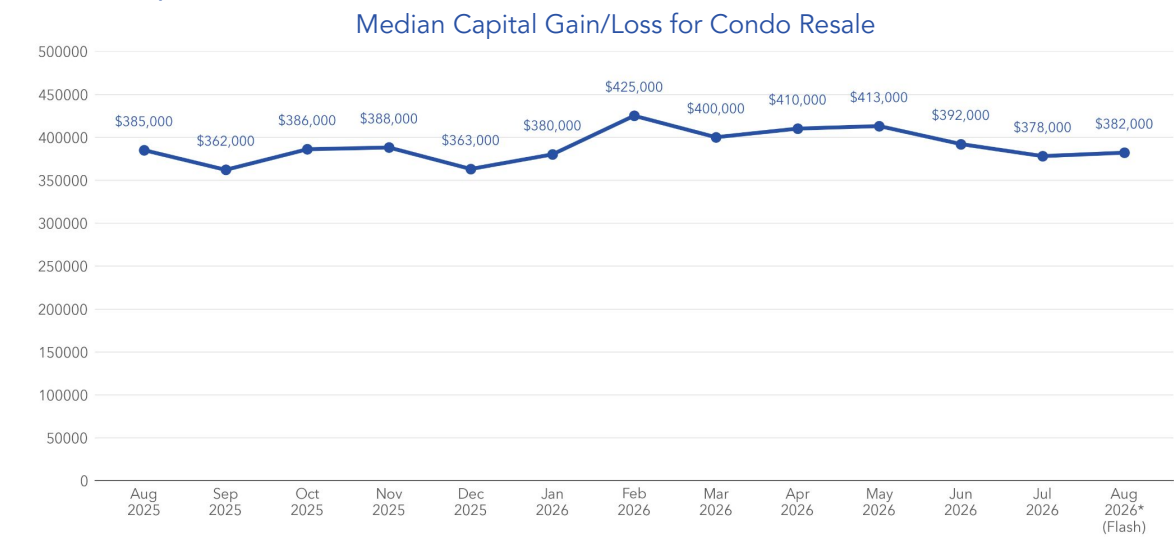
Note: Sub Sale transactions refer to secondary sale transactions that happened before the project is completed. Change (Month-on-Month) is based on subtraction of the percentages.

Volume Breakdown by Region in the Month



Source: 99-SRX / URA

Median Capital Gain/Loss



2026 August Median Capital Gain/Loss	S\$382,000
2026 July Median Capital Gain/Loss	S\$378,000
Change (Month-on-Month)	S\$4,000

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

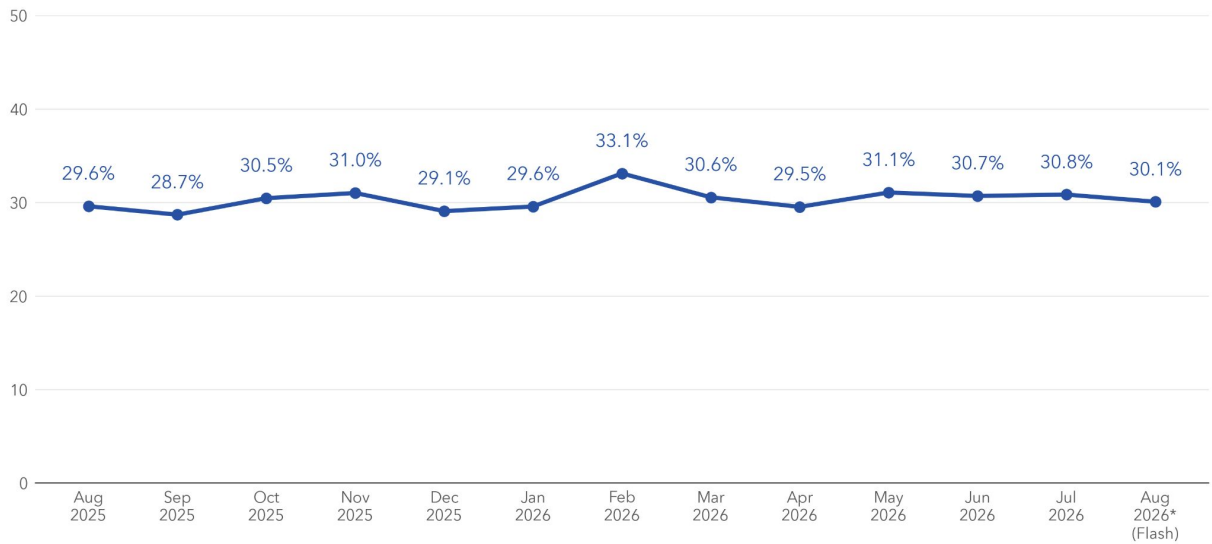
District	Median Capital Gain/Loss	District	Median Capital Gain/Loss
1	-\$288,000	15	\$612,000
2	\$4,000	16	\$593,000
3	\$301,000	17	\$310,000
4	\$152,000	18	\$407,000
5	\$358,000	19	\$407,000
6	-	20	\$795,000
7	\$80,000	21	\$380,000
8	\$492,000	22	\$521,000
9	\$240,000	23	\$434,000
10	\$440,000	24	-
11	\$195,000	25	\$320,000
12	\$318,000	26	\$398,000
13	\$356,000	27	\$288,000
14	\$236,000	28	\$465,000
		Overall	\$382,000

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	-11.5%	15	36.9%
2	0.4%	16	43.5%
3	22.9%	17	32.2%
4	7.7%	18	40.2%
5	28.8%	19	33.1%
6	-	20	43.7%
7	3.9%	21	26.0%
8	30.2%	22	38.9%
9	14.5%	23	33.7%
10	19.9%	24	-
11	19.4%	25	43.4%
12	28.5%	26	19.3%
13	29.7%	27	31.5%
14	21.0%	28	44.1%
		Overall	30.1%

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.

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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