99.co SRX

# FLASH REPORT

SEPTEMBER 2026

## Condo Resale Market



99 GROUP

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

# Observations

## Condo Resale Volume and Resale Prices Increased in September 2026

1. In September 2026, condo resale prices in the CCR, RCR and OCR increased by 2%, 0.3%, and 0.2%, respectively.

   According to the SRX Condo Resale Price Index:

   - Month-on-month, overall prices increased by 0.7%.
   - Year-on-year, overall prices increased by 3.5% compared with September 2025.
   - Year-on-year, prices in the CCR, RCR, and OCR increased by 2.5%, 4.3%, and 2.4%, respectively

2. An estimated 1,093 units were resold in September 2026, an increase of 10.8% from the 987 units resold in August 2026.

   - Resale volume was 5.1% lower than in September 2025 and 1.3% below the five-year average for September.
   - By region, OCR accounted for 50.3% of transactions in September 2026, followed by RCR at 32.1% and CCR at 17.6%.
   - The percentage of sub-sale transactions among total secondary-market transactions (i.e., resale + sub-sale) was 3.2% in September 2026, down from August 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 September was S$20,000,000 for a unit at Sculptura Ardmore.

   - In RCR, the highest transacted price was S$5,900,000 for a resale unit at Tembusu Grand.
   - In OCR, the highest transacted price was S$4,300,000 for a resale unit at Seaside Residences.

4. The overall median capital gain for resale condos was S$398,000 in September 2026, an increase of S$13,000 from August 2026.

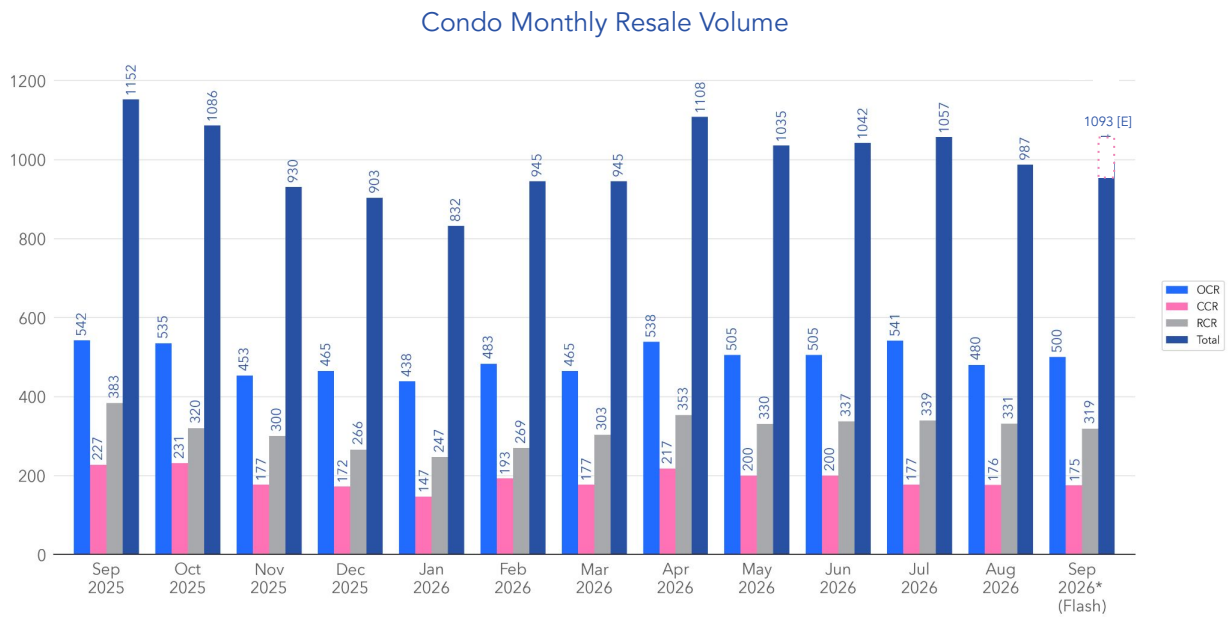
   - District 22 (Boon Lay / Jurong / Tuas) posted the highest median capital gain at S$905,000. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median capital gain at -S$6,000.

5. The overall median unlevered return for resale condos was 30.5% in September 2026.

   - District 22 (Boon Lay / Jurong / Tuas) posted the highest median unlevered return at 70.9%. District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median unlevered return at -0.3%.
   - 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 September Resale Index | 280.8 |
| 2026 August Resale Index | 278.8 |
| 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

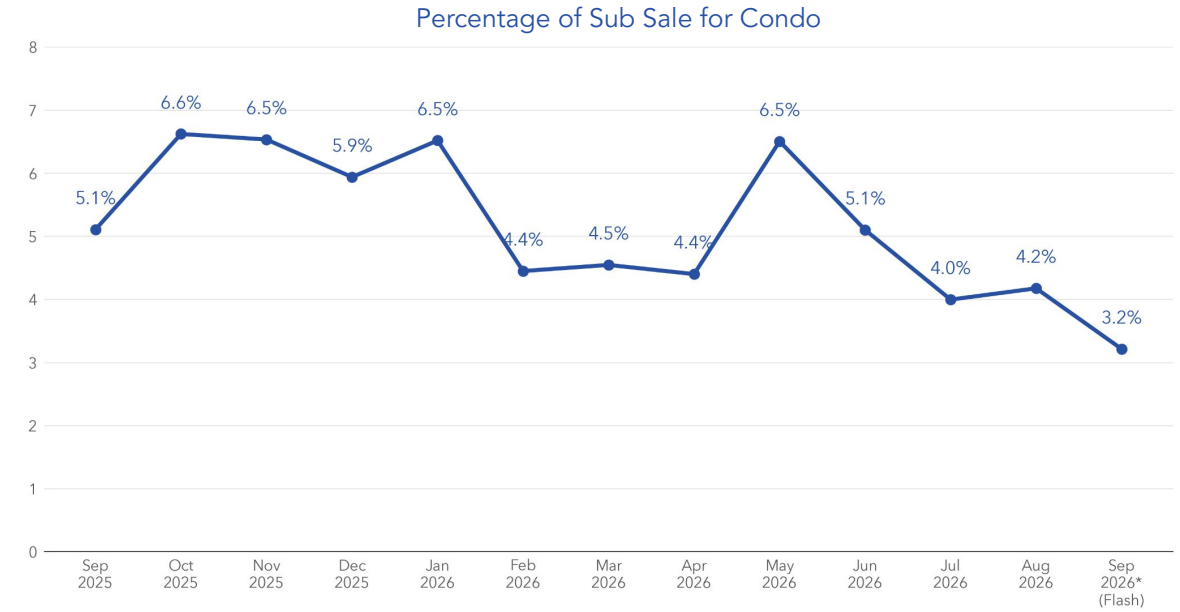
## SPI by Region

| 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 |
| Sep 2025 | 271.4 | -0.7% | 220.1 | -3.4% | 285.4 | -0.7% | 276.8 | 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% | 277.8 | 0.3% |
| Dec 2025 | 274.1 | -0.9% | 218.5 | -2.2% | 290.1 | -1.3% | 280.9 | 1.1% |
| Jan 2026 | 275.2 | 0.4% | 226.3 | 3.6% | 289.2 | -0.3% | 276.4 | -1.6% |
| Feb 2026 | 279.1 | 1.4% | 227.9 | 0.7% | 296.4 | 2.5% | 281.1 | 1.7% |
| Mar 2026 | 279.0 | -0.0% | 229.2 | 0.6% | 293.6 | -0.9% | 282.0 | 0.3% |
| Apr 2026 | 277.9 | -0.4% | 223.0 | -2.7% | 296.3 | 0.9% | 281.4 | -0.2% |
| May 2026 | 281.0 | 1.1% | 230.9 | 3.5% | 293.9 | -0.8% | 285.3 | 1.4% |
| Jun 2026 | 281.6 | 0.2% | 228.6 | -1.0% | 298.0 | 1.4% | 283.9 | -0.5% |
| Jul 2026 | 279.9 | -0.6% | 231.3 | 1.2% | 295.0 | -1.0% | 280.8 | -1.1% |
| Aug 2026 | 278.8 | -0.4% | 221.2 | -4.4% | 296.7 | 0.6% | 282.9 | 0.7% |
| Sep 2026* | 280.8 | 0.7% | 225.5 | 2.0% | 297.6 | 0.3% | 283.4 | 0.2% |

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

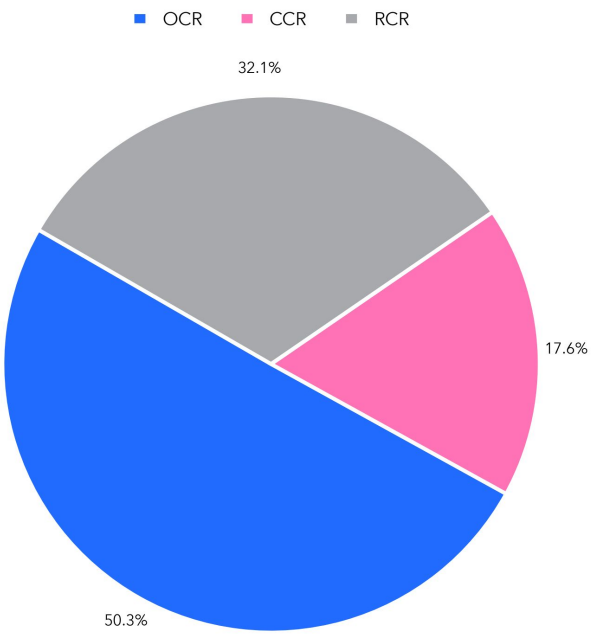
## Percentage of Sub Sale Transactions for the Month




| | |
|---|---|
| 2026 September Sub Sale Percentage | 3.2% |
| 2026 August Sub Sale Percentage | 4.2% |
| Change (Month-on-Month) | -1% |

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

### Median Capital Gain/Loss for Condo Resale




| 2026 September Median Capital Gain/Loss | S$398,000 |
|---|---|
| 2026 August Median Capital Gain/Loss | S$385,000 |
| Change (Month-on-Month) | S$13,000 |

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 | -$6,000 |
| 2 | $177,000 |
| 3 | $283,000 |
| 4 | $230,000 |
| 5 | $381,000 |
| 6 | - |
| 7 | $292,000 |
| 8 | $208,000 |
| 9 | $635,000 |
| 10 | $800,000 |
| 11 | $790,000 |
| 12 | $385,000 |
| 13 | $227,000 |
| 14 | $442,000 |

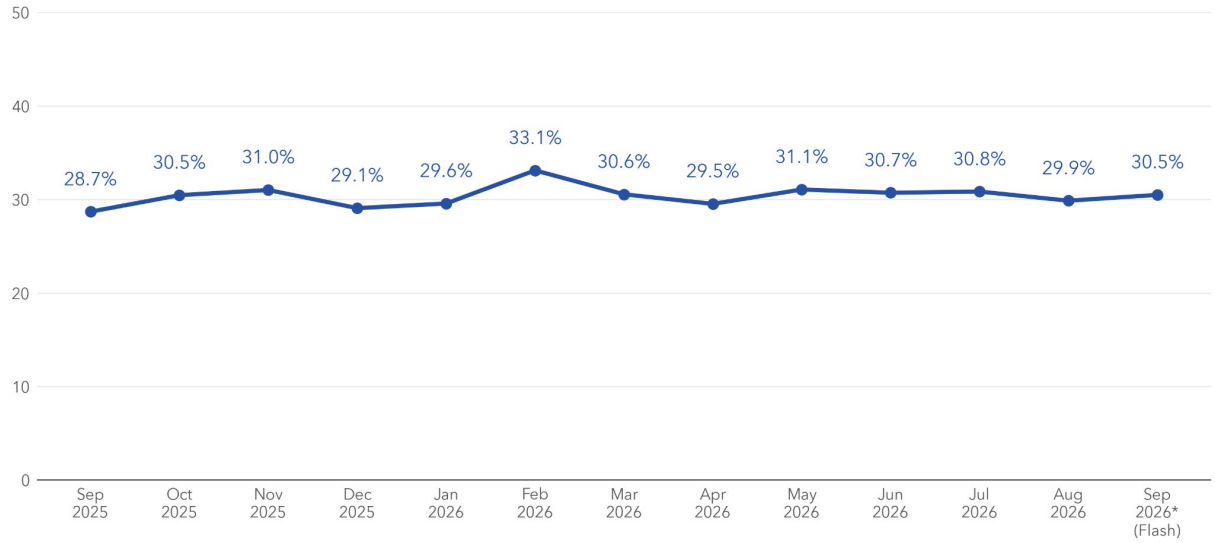
| District | Median Capital Gain/Loss |
|---|---|
| 15 | $550,000 |
| 16 | $416,000 |
| 17 | $325,000 |
| 18 | $421,000 |
| 19 | $338,000 |
| 20 | $631,000 |
| 21 | $427,000 |
| 22 | $905,000 |
| 23 | $360,000 |
| 24 | - |
| 25 | $220,000 |
| 26 | $330,000 |
| 27 | $256,000 |
| 28 | $454,000 |
| Overall | $398,000 |

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 |
|---|---|
| 1 | -0.3% |
| 2 | 6.2% |
| 3 | 19.6% |
| 4 | 13.4% |
| 5 | 28.6% |
| 6 | - |
| 7 | 16.3% |
| 8 | 15.4% |
| 9 | 21.4% |
| 10 | 34.5% |
| 11 | 36.5% |
| 12 | 33.1% |
| 13 | 17.7% |
| 14 | 35.9% |

| District | Median Unlevered Returns |
|---|---|
| 15 | 31.5% |
| 16 | 34.4% |
| 17 | 36.4% |
| 18 | 37.4% |
| 19 | 30.8% |
| 20 | 39.8% |
| 21 | 22.6% |
| 22 | 70.9% |
| 23 | 33.6% |
| 24 | - |
| 25 | 29.7% |
| 26 | 16.0% |
| 27 | 30.1% |
| 28 | 39.3% |
| Overall | 30.5% |

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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