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SINGAPORE'S LARGEST
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HUTTONS DATA ANALYTICS

LANDED
UPDATES 3Q 2026

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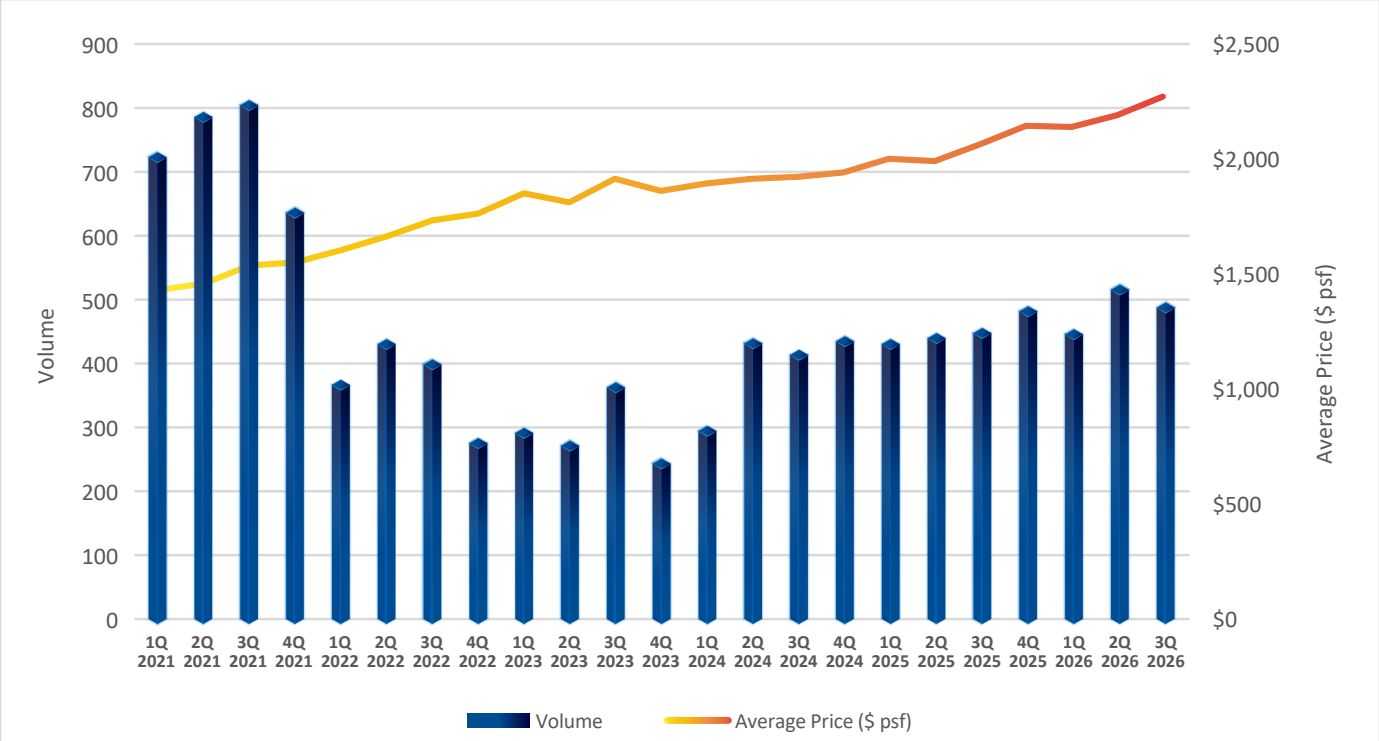
A slowing resale market for both resale HDB flats and private condos weighed on landed homes activities in 3Q 2026. Compounded by the Lunar Seventh Month, total transaction volume dropped by 5.6% to 487 units from 516 units in the previous quarter.

However, prices of landed homes increased by 3.7% in 3Q 2026 despite the lower sales volume.

The biggest increase in prices was in the semi-detached homes segment which saw a gain of 4.7%, followed by the terrace homes segment 2.7% and detached homes segment 1.4%.

Figure 1: Volume and Average Price of Landed Homes



** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

As some buyers were priced out of the semi-detached market, demand shifted toward terrace homes. Transaction volume for semi-detached houses fell 13.3% quarter-on-quarter (QoQ) to 143 units in 3Q 2026, while terrace home sales held steady.

Meanwhile, average quantum for landed homes continued its downward trajectory, easing from a peak of $6.5 million in 1Q 2026 to $6.3 million in 2Q 2026, and further to $6.1 million in 3Q 2026.

Driven by rising land costs on a per-square-foot basis, buyers increasingly adjusted by downsizing. The average land size of transacted landed homes shrank from 3,079 sq ft in 2Q 2026 to 2,910 sq ft in 3Q 2026.

Table 1: Transaction Volume and Price of Landed Homes (99/999/Freehold Tenure)

	2Q 2026		3Q 2026	
	Volume	Price ($ psf)	Volume	Price ($ psf)
Terrace	301	$2,336	300	$2,400
Semi-detached	165	$1,989	143	$2,082
Detached	50	$2,017	44	$2,046
Total	516	$2,194	487	$2,275

** data excludes Good Class Bungalows and strata/cluster houses*

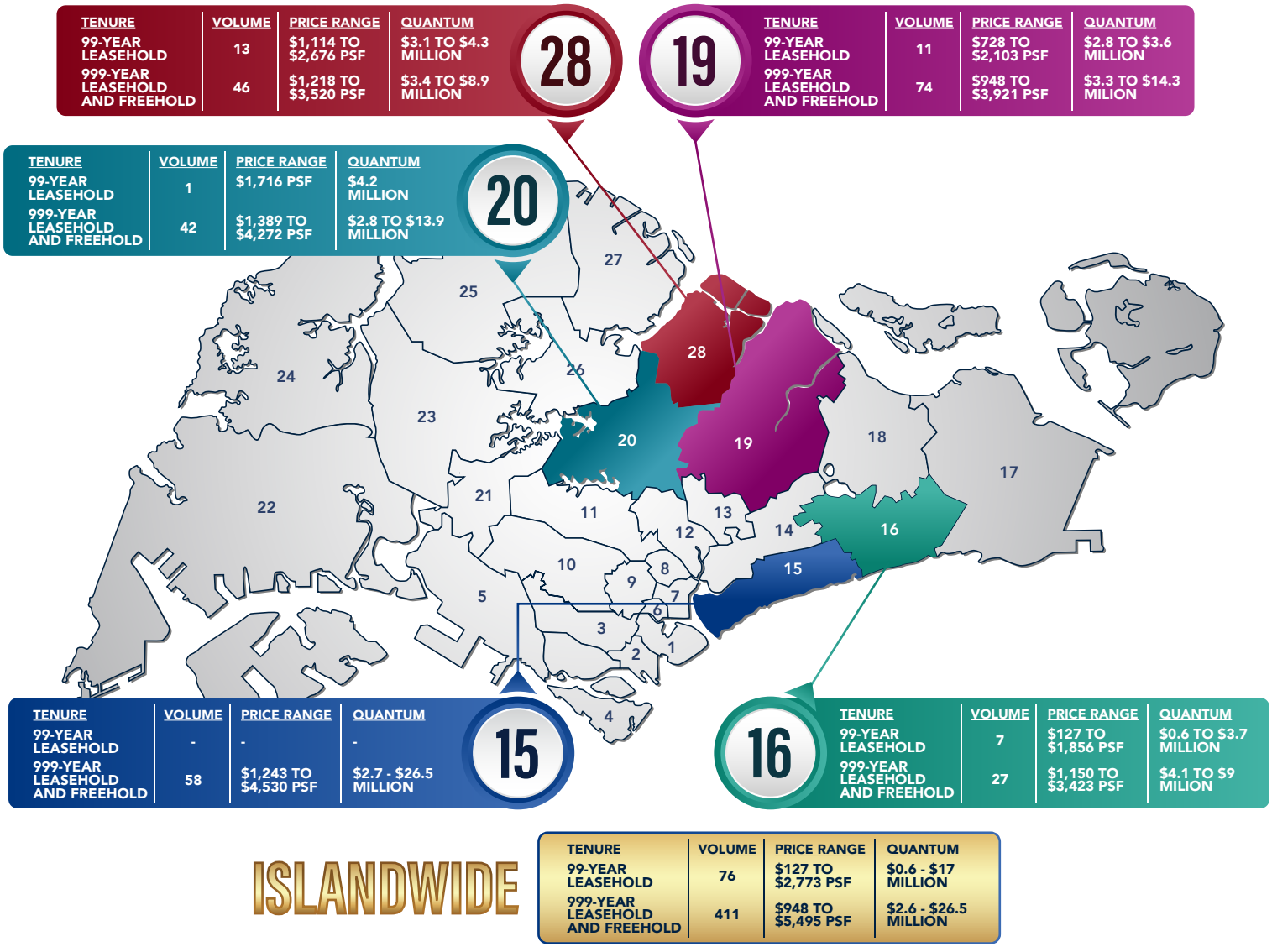
Source: URA, Huttons Data Analytics as of 23 Oct 2026

Buyers of landed homes in 3Q 2026 were primarily concentrated in Districts 15, 16, 19, 20, and 28.

A semi-detached house with less than 8 years remaining on its lease in Siew Lim Park changed hands for $550,000 in 3Q 2026. For some of these landed homes in Siew Lim Park, Jalan Chempaka Kuning and Jalan Chempaka Puteh with very short leases, buyers viewed them as consumption assets than investment assets.

The highest value deal in 3Q 2026 was the sale of a conservation bungalow in Mountbatten Road for $26.5 million.

Map 1: Transactions of Landed Homes by District, Tenure and Price Range in 3Q 2026



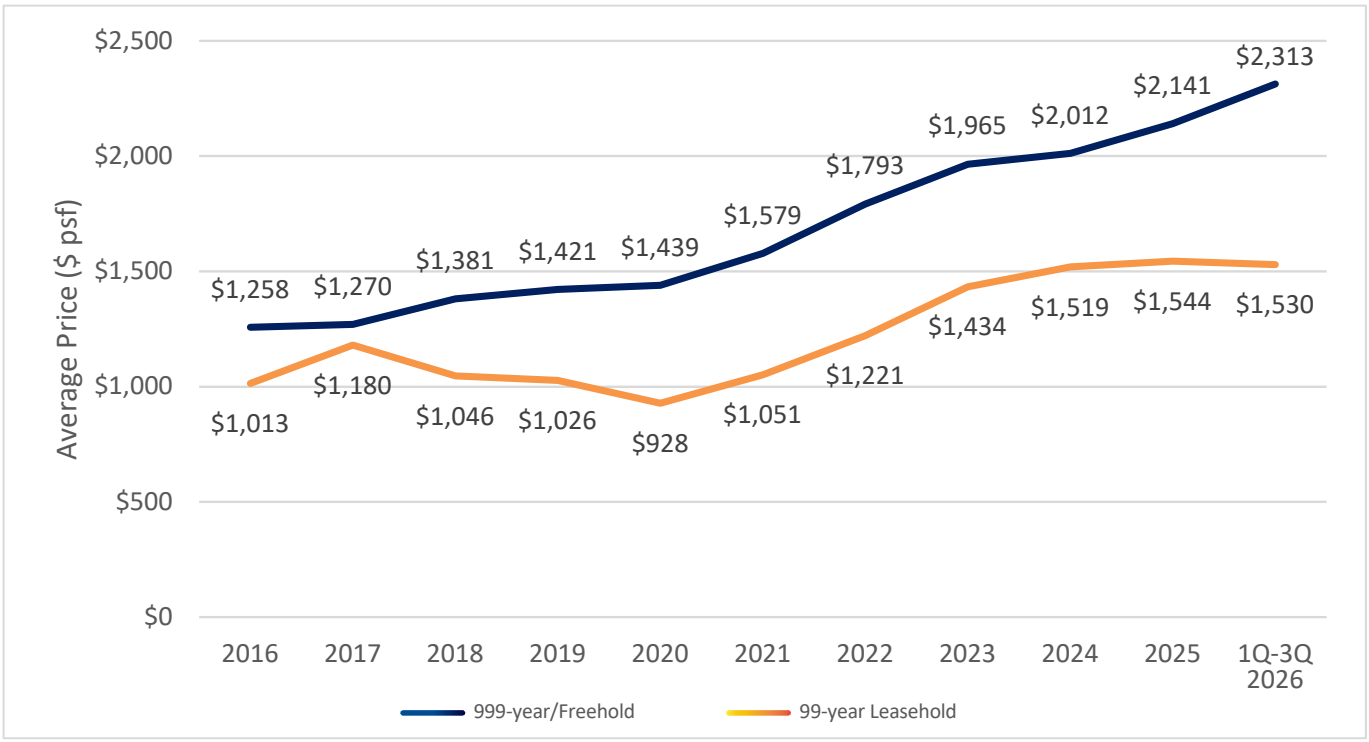
** data excludes Good Class Bungalows and strata/cluster houses, price range based on land area*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

The price gap between 999-year leasehold/freehold and 99-year leasehold landed homes in 3Q 2026 widened to 51.2%, the biggest since 2020. This reflects the demand for and the ability of 999-year leasehold/freehold landed homes to preserve value better than its 99-year leasehold counterparts.

However, the rising values of 999-year leasehold/freehold landed homes have priced out some aspiring buyers. Other than adjusting downwards the land size, more buyers chose to buy 99-year leasehold landed homes in 3Q 2026. The proportion of 99-year leasehold landed homes sold in the quarter increased by 2.4 percentage points to 15.6%, the highest since 1Q 2025.

Figure 2: Comparison of 999-year Leasehold/Freehold and 99-year Leasehold Landed Homes

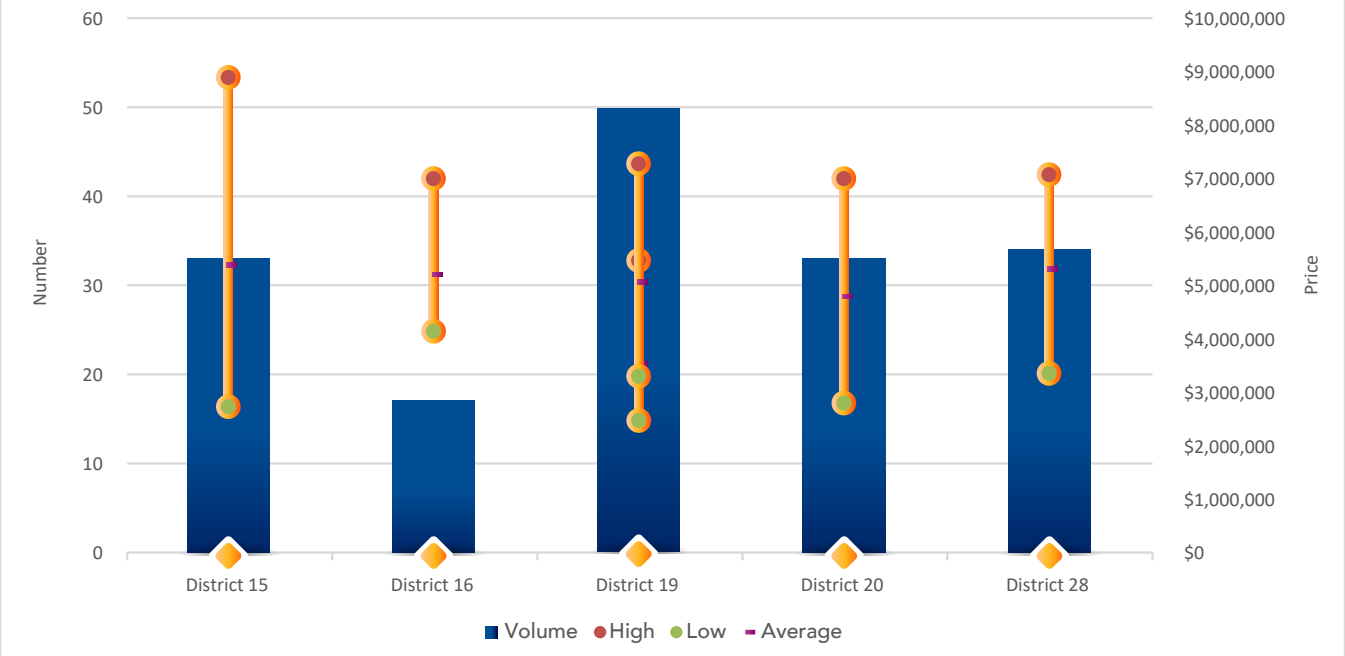


** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

Prices of semi-detached homes jumped by 4.2% in 3Q 2026 to reach $6.9 million on average while that of terrace and detached homes dropped by 1.9% and 4.9% to $4.7 million and $13.0 million, respectively.

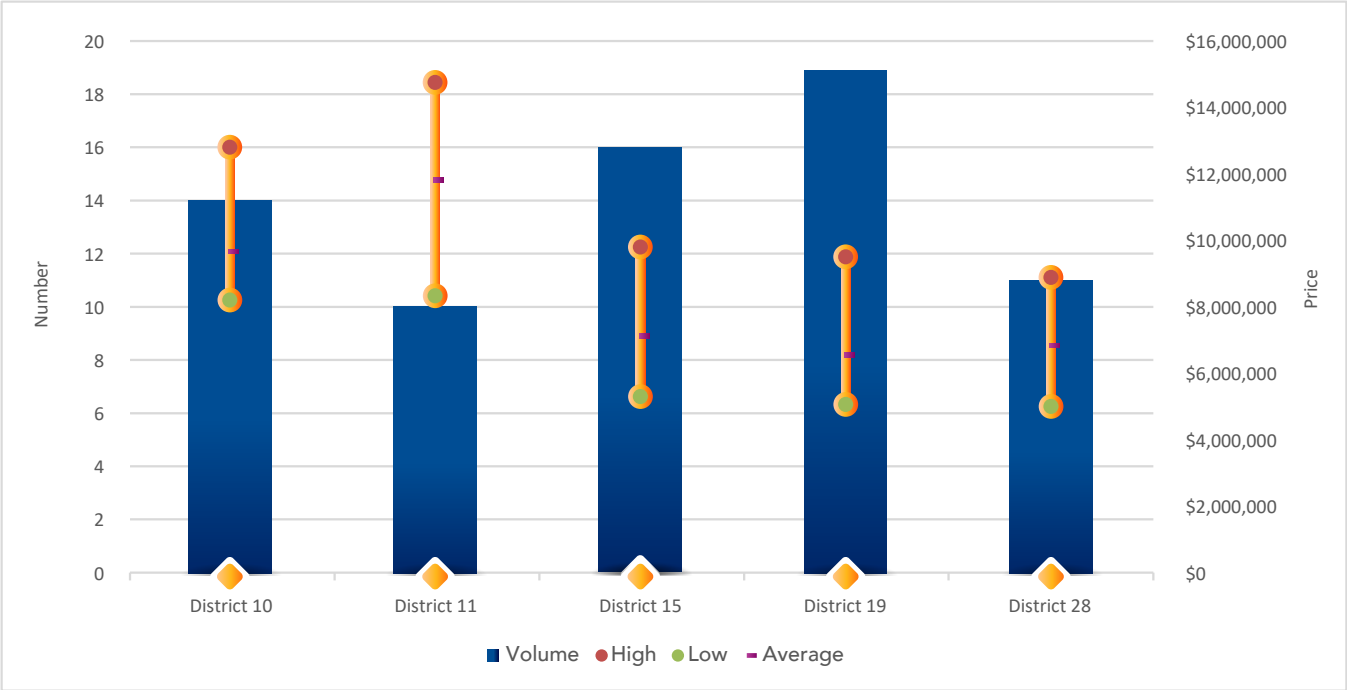
Figure 3: Transactions of 999-year Leasehold and Freehold Terrace Houses in Top 5 Districts in 3Q 2026



** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

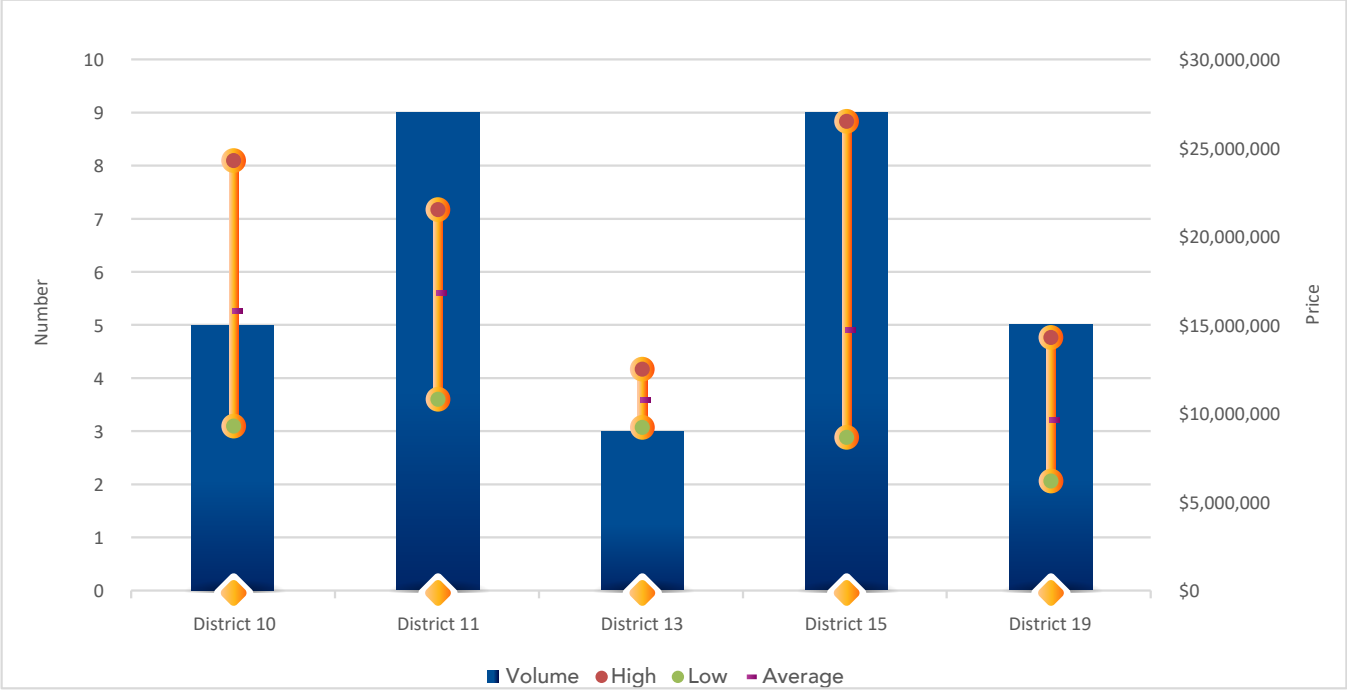
Figure 4: Transactions of 999-year Leasehold and Freehold Semi-Detached Houses in Top 5 Districts in 3Q 2026



** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

Figure 5: Transactions of 999-year Leasehold and Freehold Detached Houses in Top 5 Districts in 3Q 2026



** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

Landed home purchases by HDB upgraders rose to 58 units in 3Q 2026, up from 45 in 2Q 2026. Fearing further price escalation, most buyers in this segment focused their acquisition on terrace houses.

Table 2: Profile of Buyers of Landed Homes

Purchaser Address Indicator	2022	2023	2024	2025	1Q 2026	2Q 2026	3Q 2026
HDB	13.7%	16.3%	13.7%	10.8%	9.4%	8.7%	11.9%
N.A	1.0%	2.6%	2.4%	1.2%	1.3%	0.2%	4.7%
Private	85.3%	81.1%	83.9%	88.1%	89.2%	91.1%	83.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

** data excludes Good Class Bungalows and strata/cluster houses*

Source: URA, Huttons Data Analytics as of 23 Oct 2026

MARKET OUTLOOK

Singapore's GDP expanded 5.4% year-on-year in 3Q 2026 according to MTI flash estimates, with growth projected through 2027. The strong performance spurred upward revisions to full-year 2026 growth forecasts across major institutions. Meanwhile, despite rising interest rates, precedent suggests higher borrowing costs will exert minimal drag on homebuying demand.

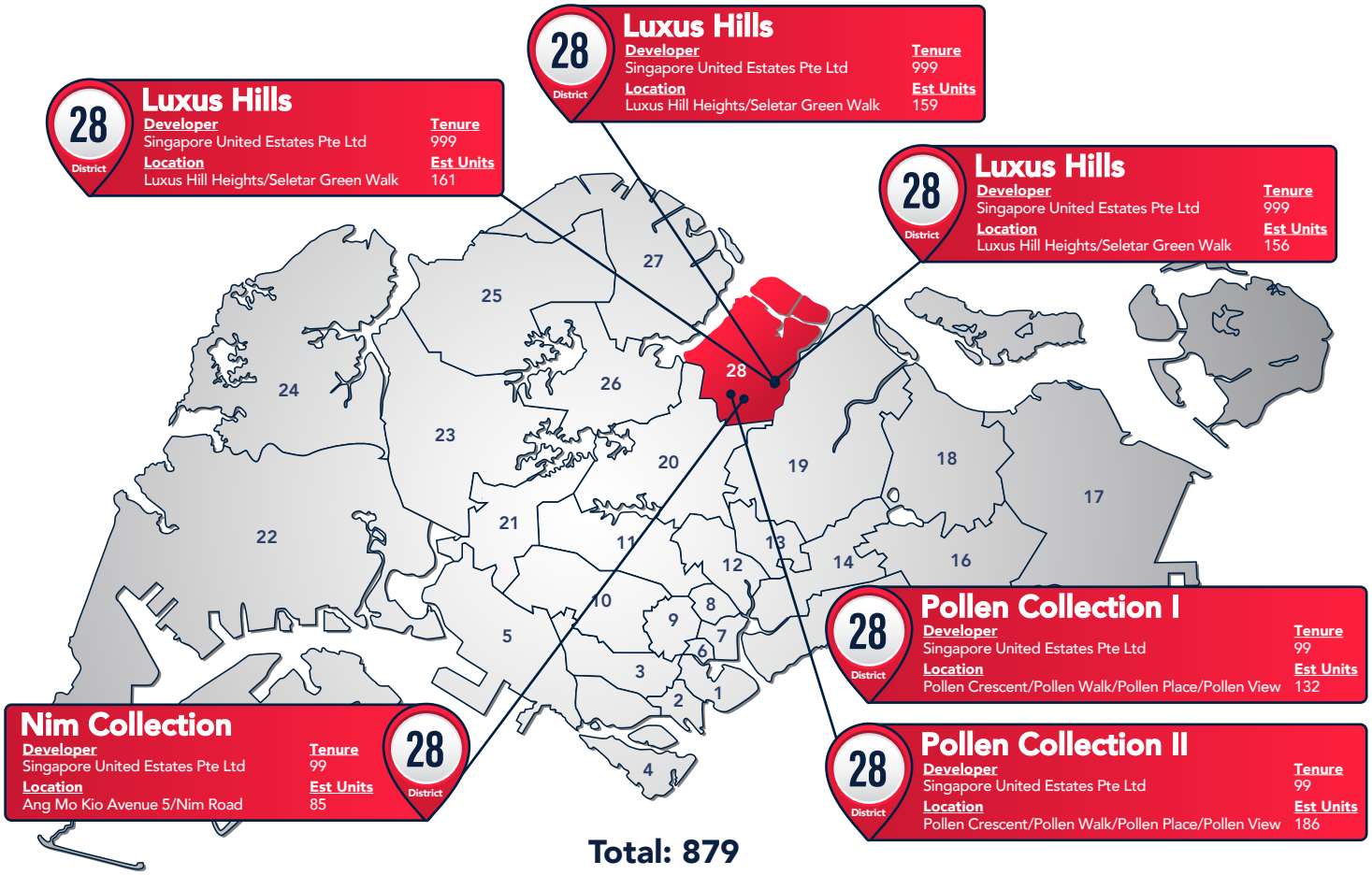
The fourth quarter generally sees reduced activity as year-end holidays approach. Furthermore, recent Primary 1 registration shifts across 12 schools in Bukit Timah, Newton, and Marine Parade could disperse demand into surrounding areas.

Escalating construction costs in the near term may make older landed homes less attractive for redevelopment, shifting interest toward move-in-ready properties.

Long-term, government efforts to offset declining fertility through citizenship growth should maintain sustained capital flow into landed real estate.

Overall, while transaction volumes may dip slightly, 4Q 2026 landed property prices should stay firm, backed by persistent demand for wealth preservation.

Map 2: Major Landed Home Projects in the Pipeline



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