CondoWatch.sg

OFFICIAL PROPERTY RESEARCH & MARKET BENCHMARKS

# 2026 Singapore New Condo Launch Master Price Guide

Comprehensive developer indicative price benchmarks, remaining balance units inventory, and TOP completion timelines across all 28 Singapore residential districts.

| TOTAL LAUNCHES | CCR GUIDE BENCHMARK | RCR GUIDE BENCHMARK | OCR & EC BENCHMARK |
|---|---|---|---|
| **120** | **~$2,950** | **~$2,450** | **~$1,480–$2,100** |
| Districts 01–28 | Core Central PSF | City Fringe PSF | Suburbs & EC PSF |

ZERO AGENT FEES

## Dedicated Project Specialists Advisory

CondoWatch buyers work directly with appointed **Project Specialists** with complete layout analyses, direct developer indicative pricing, and priority VIP balloting access. As official project marketers for developers, our advisory services, private showflat tours, and unit allocation assistance are **100% complimentary with strictly zero buyer commission**.

**Appointed Project Core Team • Huttons Asia Pte Ltd**
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# 1. Core Central Region (CCR) — Prime Districts



## Core Central Region (Districts 01, 02, 06, 07, 09, 10, 11) (39 Developments)

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **One Marina Gardens**<br>Kingsford Marina Development Pte Ltd | D01 | 99-Year | 255 units left | From $1.88M | 2029 |
| **Skywaters Residences**<br>Perennial Holdings | D01 | 99-Year | *100% Sold* | Guide On Request | 2028 |
| **Union Square Residences**<br>CDL | D01 | 99-Year | 100 units left | From $1.31M | 2031 |
| **V on Shenton**<br>UIC Investments (Properties) Pte Ltd | D01 | 99-Year | 1 units left | From $16.00M | 2017 |
| **W Residences Marina View - Singapore**<br>IOI Properties Group | D01 | 99-Year | 123 units left | Guide On Request | 2028 |
| **Newport Residences**<br>City Developments Limited | D02 | Freehold | 41 units left | From $1.45M | 2027 |
| **TMW MAXWELL**<br>SingHaiyi & Chuan Investments | D02 | 99-Year | 319 units left | From $1.32M | 2027 |
| **Canninghill Piers**<br>CDL & CapitaLand | D06 | 99-Year | 4 units left | From $1.32M | 2026 |
| **EDEN Residences @ CAPITOL**<br>RESIDENTIAL DEVELOPMENT PTE LTD/CAPITOL | D06 | 99-Year | 2 units left | Guide On Request | 2018 |
| **Aurea**<br>Far East Organization, Perennnial Holdings | D07 | 99-Year | 115 units left | From $1.79M | 2029 |
| **Midtown Bay**<br>Guocoland | D07 | 99-Year | 67 units left | From $1.49M | 2024 |
| **Duet @ Emily**<br>ZACD Property Pte. Ltd. | D09 | Freehold | 16 units left | Guide On Request | 2028 |
| **Irwell Hill Residences**<br>CDL Perseus Pte. Ltd. | D09 | 99-Year | *100% Sold* | From $1.15M | 2026 |
| **Klimt Cairnhill**<br>Glopeak Development | D09 | Freehold | *100% Sold* | Guide On Request | 2025 |
| **Lloyd SixtyFive**<br>TG Development | D09 | Freehold | 2 units left | From $6.60M | 2017 |
| **Reignwood Hamilton Scotts**<br>Sardinia Properties Pte Ltd (Reignwood) | D09 | Freehold | 3 units left | From $10.04M | 2012 |
| **Residences At Emerald Hill**<br>Lafe (Emerald Hill) Development Pte Ltd. | D09 | Freehold | 23 units left | Guide On Request | 2012 |
| **River Green**<br>WINCHAMP INVESTMENT PTE. LTD. | D09 | 99-Year | 26 units left | From $1.40M | 2029 |
| **River Modern**<br>River Modern Pte. Ltd. (GuocoLand) | D09 | 99-Year | 21 units left | Guide On Request | 2030 |
| **Sophia Meadow**<br>Sin Thai Hin Development | D09 | 99-Year | 41 units left | Guide On Request | 2029 |

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **The Collective at One Sophia**<br>Sophia Commercial Pte. Ltd. and Sophia Residential Pte. Ltd. | D09 | 99-Year | 269 units left | From $1.25M | 2029 |
| **The Lumos**<br>Buildhome Pte Ltd | D09 | Freehold | 20 units left | From $3.42M | 2019 |
| **The Ritz-Carlton Residences**<br>KOP | D09 | Freehold | 1 units left | From $13.88M | 2013 |
| **The Robertson Opus**<br>Frasers Property & Sekisui House | D09 | 999-Year | 135 units left | From $1.29M | 2030 |
| **21 Anderson**<br>Kheng Leong | D10 | Freehold | 2 units left | From $10.00M | 2025 |
| **Amberwood at Holland**<br>Sim Lian Group | D10 | 99-Year | 187 units left | Guide On Request | 2030 |
| **Boulevard 88**<br>CDL | D10 | Freehold | *100% Sold* | From $4.81M | 2024 |
| **Grange 1866**<br>Heeton Holdings | D10 | Freehold | 1 units left | From $1.64M | 2025 |
| **Skye At Holland**<br>UOL Group, Singapore Land Group, Kheng Leong and CapitaLand | D10 | 99-Year | *100% Sold* | Guide On Request | 2029 |
| **The Giverny Residences**<br>Robin Development Pte Ltd | D10 | Freehold | 4 units left | From $5.97M | 2026 |
| **The Oliv**<br>TG (Balmoral) Pte Ltd | D10 | Freehold | 1 units left | Guide On Request | 2013 |
| **The River Opus**<br>River Valley Properties Ltd | D10 | 999-Year | Active Units | Guide On Request | 2030 |
| **UPPERHOUSE @ ORCHARD BOULEVARD**<br>UOL & Singland | D10 | 99-Year | 51 units left | Guide On Request | 2028 |
| **10 Evelyn**<br>Creative Investments Pte Ltd (Amara Holdings) | D11 | Freehold | *100% Sold* | Guide On Request | 2022 |
| **26 Newton**<br>Novelty Corp Pte Ltd | D11 | Freehold | 4 units left | From $1.71M | 2016 |
| **Dunearn House**<br>Frasers Property / Sekisui House / CSC Land | D11 | 99-Year | 137 units left | Guide On Request | 2030 |
| **Enchante**<br>Evelyn Pte Ltd | D11 | Freehold | *100% Sold* | Guide On Request | 2026 |
| **Lucida**<br>Novelty Organisation Pte Ltd | D11 | Freehold | 1 units left | From $5.78M | 2011 |
| **The Serra Residences**<br>Far East Organization | D11 | Freehold | 88 units left | Guide On Request | 2030 |

# 2. Rest of Central Region (RCR) — City Fringe

## Rest of Central Region (Districts 03, 04, 05, 08, 12, 13, 14, 15, 20) (38 Developments)

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **Penrith**<br>Hong Leong and Guocoland | D03 | 99-Year | 4 units left | Guide On Request | 2031 |
| **Promenade Peak**<br>Allgreen | D03 | 99-Year | 154 units left | From $1.46M | 2031 |
| **Riviere**<br>Frasers Property Singapore | D03 | 99-Year | *100% Sold* | From $1,548,900.00 | 2022 |
| **Zyon Grand**<br>CDL & Mitsui Fudosan | D03 | 99-Year | 68 units left | Guide On Request | 2032 |
| **Cape Royale**<br>Ho Bee Land | D04 | 99-Year | 130 units left | From $3.49M | 2013 |
| **Reflections at Keppel Bay**<br>Keppel Land | D04 | 99-Year | 1 units left | From $2,900,000.00 | 2013 |
| **Seascape @ Sentosa**<br>Seaview (Sentosa) Pte. Ltd. | D04 | 99-Year | 52 units left | Guide On Request | 2011 |
| **The Green Collection**<br>The Green Collection Pte Ltd | D04 | 99-Year | 20 units left | From $7.25M | 2013 |
| **The Residences at W Singapore Sentosa Cove**<br>City Developments Limited | D04 | 99-Year | 68 units left | From $2.91M | 2011 |
| **Turquoise**<br>Ho Bee Land | D04 | 99-Year | 1 units left | From $4.70M | 2010 |
| **Bloomsbury Residences**<br>QINGJIAN REALTY & FORSEA HOLDINGS | D05 | 99-Year | 35 units left | Guide On Request | 2028 |
| **ELTA**<br>HC Land (MCL & CSC) | D05 | 99-Year | 74 units left | From $1.40M | 2028 |
| **Faber Residence**<br>GuocoLand (Singapore) Pte. Ltd. and Intrepid Investments Pte. Ltd. | D05 | 99-Year | 13 units left | From $2.80M | 2029 |
| **Hudson Place Residences**<br>Qingjian Realty, Forsea Holdings & Hoovasun Holding | D05 | 99-Year | 74 units left | Guide On Request | 2029 |
| **LyndenWoods**<br>CapitaLand | D05 | 99-Year | *100% Sold* | Guide On Request | 2029 |
| **Terra Hill**<br>HOI HUP REALTY & SUNWAY DEVELOPMENTS | D05 | Freehold | 18 units left | From $3.84M | 2028 |
| **The Hill @ One North**<br>Kingsford Real Estate Development Pte Ltd | D05 | 99-Year | *100% Sold* | Guide On Request | 2027 |
| **The Hillshore**<br>Hillside View Development Pte. Ltd. (A subsidiary of FRX Capital Private Limited) | D05 | Freehold | 46 units left | From $1.87M | 2027 |

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **The Ranz**<br>Kefi Development Pte Ltd | D08 | Freehold | 4 units left | From $1.63M | 2025 |
| **Kallang Riverside**<br>The Singapore-Johore Express Pte Ltd | D12 | Freehold | 6 units left | From $1,463,765.00 | 2019 |
| **THE ORIE**<br>CDL, Frasers Property and Sekisui House | D12 | 99-Year | 33 units left | From $1.47M | 2028 |
| **The Arcady At Boon Keng**<br>KSH Ultra Unity Pte Ltd | D12 | Freehold | 54 units left | Guide On Request | 2028 |
| **Gems Ville**<br>East Asia Geylang Development Pte. Ltd | D14 | Freehold | 10 units left | From $1.58M | 2025 |
| **OCHO**<br>Primest Land V1 Pte Ltd | D14 | Freehold | 18 units left | From $1.48M | 2028 |
| **TEDGE**<br>Macly | D14 | Freehold | *100% Sold* | Guide On Request | 2024 |
| **ARDOR RESIDENCE**<br>Nanshan Group | D15 | Freehold | 1 units left | From $3.46M | 2027 |
| **ATLASSIA**<br>K16 Place Pte Ltd | D15 | Freehold | 3 units left | From $2.78M | 2025 |
| **Arina East Residences**<br>ZACD LV Development Pte Ltd | D15 | Freehold | *100% Sold* | Guide On Request | 2027 |
| **Claydence**<br>Hong How Land Pte Ltd | D15 | Freehold | 7 units left | From $1.66M | 2025 |
| **Grand Dunman**<br>SingHaiyi Group | D15 | 99-Year | 73 units left | From $1.35M | 2026 |
| **Koon Seng House**<br>Macly Group | D15 | Freehold | *100% Sold* | From $1,800,000.00 | 2026 |
| **Meyer Blue**<br>UOL Group Limited & Singapore Land Group | D15 | Freehold | 46 units left | From $3.55M | 2028 |
| **Tembusu Grand**<br>City Developments Limited and MCL Land | D15 | 99-Year | *100% Sold* | Guide On Request | 2025 |
| **The Continuum**<br>Hoi Hup Realty & Sunway Developments | D15 | Freehold | *100% Sold* | Guide On Request | 2027 |
| **The Line @ Tanjong Rhu**<br>Lakeview Investments Pte Ltd | D15 | Freehold | 4 units left | From $1,915,000 | 2017 |
| **Verde Joo Chiat**<br>MNG 108 PTE LTD | D15 | Freehold | 5 units left | Guide On Request | 2029 |
| **Artisan 8**<br>Apex Asia Pte Ltd | D20 | Freehold | 16 units left | From $1.27M | 2027 |
| **Thomson Reserve**<br>UOL, SingLand and CapitaLand | D20 | 99-Year | 1268 units left | Guide On Request | 2031 |

# 3. Outside Central Region (OCR) & Executive Condos (EC)



## Outside Central Region (Suburban Districts 16, 17, 18, 19, 21, 22, 23, 25, 26, 27, 28) (37 Developments)

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **Bagnall Haus**<br>Roxy Pacific | D16 | Freehold | 3 units left | From $1.37M | 2028 |
| **Bedok Rise Residences**<br>Allgreen Properties | D16 | 99-Year | Active Units | Guide On Request | 2029 |
| **Shoppes @ Sky Eden**<br>Frasers Property Singapore | D16 | 99-Year | 9 units left | From $1.91M | 2026 |
| **Vela Bay**<br>Sing-Haiyi | D16 | 99-Year | 128 units left | Guide On Request | 2031 |
| **Kassia**<br>Hong Leong Holdings | D17 | Freehold | 40 units left | From $1.58M | 2027 |
| **The Shorefront**<br>165@Loyang Pte Ltd | D17 | 999-Year | 6 units left | Guide On Request | 2026 |
| **VILLAS @ OLD TAMPINES ROAD**<br>Tong Eng Bros | D17 | Freehold | 2 units left | From $5,600,000.00 | 2027 |
| **Parktown Residence**<br>UOL SingLand CapitaLand | D18 | 99-Year | 22 units left | From $3.32M | 2030 |
| **Pinery Residences**<br>Hoi Hup Realty /Sunway Developments | D18 | 99-Year | 33 units left | Guide On Request | 2030 |
| **Chuan Park**<br>Kingsford Development | D19 | 99-Year | 9 units left | From $3.23M | 2027 |
| **Jansen House**<br>MEQUITY GS PTE LTD | D19 | 999-Year | 1 units left | From $2.04M | 2026 |
| **Kovan Jewel**<br>Soon Lian Realty | D19 | Freehold | 15 units left | From $1.38M | 2024 |
| **One Chuan Grove**<br>Sing Holdings Limited/Sunway MCL | D19 | 99-Year | Active Units | Guide On Request | 2029 |
| **8@BT**<br>Bukit One Pte Ltd | D21 | 99-Year | 34 units left | Guide On Request | 2027 |
| **Nava Grove**<br>MCL Land Limited and Sinarmas Land | D21 | 99-Year | 1 units left | From $2.19M | 2028 |
| **Pinetree Hill**<br>UOL Group Limited & Singapore Land Group | D21 | 99-Year | *100% Sold* | Guide On Request | 2026 |
| **The Sen**<br>SL Capital (8) Pte Ltd | D21 | 99-Year | 162 units left | From $1.55M | 2030 |
| **VILLAS @ GREENBANK PARK**<br>Tong Eng Bros | D21 | Freehold | 2 units left | From $9,500,000.00 | 2026 |
| **J'DEN**<br>CapitaLand | D22 | 99-Year | 4 units left | Guide On Request | 2028 |
| **Lucerne Grand**<br>City Developments Limited | D22 | 99-Year | 198 units left | Guide On Request | 2031 |

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **SORA**<br>Lakeside Residential Pte Ltd | D22 | 99-Year | 198 units left | From $1.69M | 2027 |
| **The Lakegarden Residences**<br>Wingtai Asia | D22 | 99-Year | *100% Sold* | Guide On Request | 2026 |
| **Narra Residences**<br>Apex Asia Alpha Investment Two Pte. Ltd, SNC2 Realty Pte. Ltd,Soon Li Heng Civil Engineering Pte Ltd, and Kay Lim Realty Pte. Ltd | D23 | 99-Year | 281 units left | From $1,227,000.00 | 2029 |
| **The Myst**<br>City Developments Limited | D23 | 99-Year | 6 units left | From $3.27M | 2026 |
| **Tengah Garden Residences**<br>Hong Leong, Guocoland and CSC Land | D24 | 99-Year | *100% Sold* | Guide On Request | 2031 |
| **Norwood Grand**<br>City Developments Limited | D25 | 99-Year | 17 units left | From $2.64M | 2026 |
| **Hillock Green**<br>United Engineers (A Yanlord Land Company) / Soilbuild Group Holdings Ltd / Forsea Holdings Pte Ltd | D26 | 99-Year | *100% Sold* | Guide On Request | 2027 |
| **Lentor Central Residences**<br>Hong Leong Holdings, Guocoland & CSC Land Group | D26 | 99-Year | *100% Sold* | Guide On Request | 2028 |
| **Lentor Gardens Residences**<br>Kingsford Lentor Project Pte Ltd | D26 | 99-Year | 185 units left | Guide On Request | 2029 |
| **Lentor Hills Residences**<br>Hong Leong, Guocoland, TiD | D26 | 99-Year | *100% Sold* | Guide On Request | 2026 |
| **Lentor Mansion**<br>Guocoland & Hong Leong Holdings | D26 | 99-Year | *100% Sold* | $1,149,000.00 - | 2028 |
| **Lentor Signature**<br>GuocoLand, Intrepid Investments and TID Residential | D26 | 99-Year | Active Units | Guide On Request | TBA |
| **Lentoria**<br>TID Residential Pte. Ltd. | D26 | 99-Year | 13 units left | From $1.29M | 2027 |
| **Springleaf Residence**<br>GuocoLand (Singapore) Pte. Ltd. and Intrepid Investments Pte. Ltd. | D26 | 99-Year | 12 units left | From $2.73M | 2029 |
| **Canberra Crescent Residences**<br>Kheng Leong, Low Keng Huat | D27 | 99-Year | 23 units left | From $1.99M | 2028 |
| **Skies Miltonia**<br>TG Master Pte Ltd | D27 | 99-Year | 5 units left | Guide On Request | 2015 |
| **Belgravia Ace**<br>Tong Eng Group | D28 | Freehold | 14 units left | From $5.19M | 2026 |

## Executive Condominiums (ECs) & Hybrid Housing (6 Developments)

| DEVELOPMENT & DEVELOPER | DISTRICT | LAND TENURE | AVAILABLE INVENTORY | INDICATIVE STARTING PRICE | EST. TOP |
|---|---|---|---|---|---|
| **Coastal Cabana**<br>CNQC Realty (Progressive) Pte Ltd, Forsea Residence Pte Ltd, ZACD Laserblue Pte Ltd | D17 | 99-Year | 113 units left | Guide On Request | 2029 |
| **Solano Grand**<br>CDL Selesta Pte Ltd | D23 | 99-Year | *100% Sold* | Guide On Request | 2029 |
| **Copen Grand**<br>CDL & MCL | D24 | 99-Year | *100% Sold* | From $1.08M | 2027 |
| **Novo Place**<br>Hoi Hup & Sunway | D24 | 99-Year | *100% Sold* | Guide On Request | 2029 |
| **Wynwood Grand**<br>CDL Divine Pte. Ltd. | D25 | 99-Year | *100% Sold* | Guide On Request | 2029 |
| **North Gaia**<br>Sing Holdings (Yishun) Pte Ltd | D27 | 99-Year | 1 units left | From $1.53M | 2027 |

**Singapore CEA Regulatory Compliance & Information Notice:** All price figures and benchmarks presented in this report represent indicative developer starting guide prices and historical URA Caveat benchmarks as of October 2026. Unit availability and final transacted prices are subject to direct developer release, changes in real-time inventory, and individual stack balloting without prior notice. As appointed Project Specialists with Huttons Asia Pte Ltd (Licence No. L3008899K), our team represents buyers with strictly zero buyer commission. For live balance units, floor-by-floor elevation charts, and official VIP showflat previews, visit **https://condowatch.sg** or WhatsApp our Core Team at **+65 8881 7756**.