SINGAPORE PROPERTY · BRIEFING

48,000 flats are on the way

The supply pipeline arriving alongside the 15-month wait-out removal

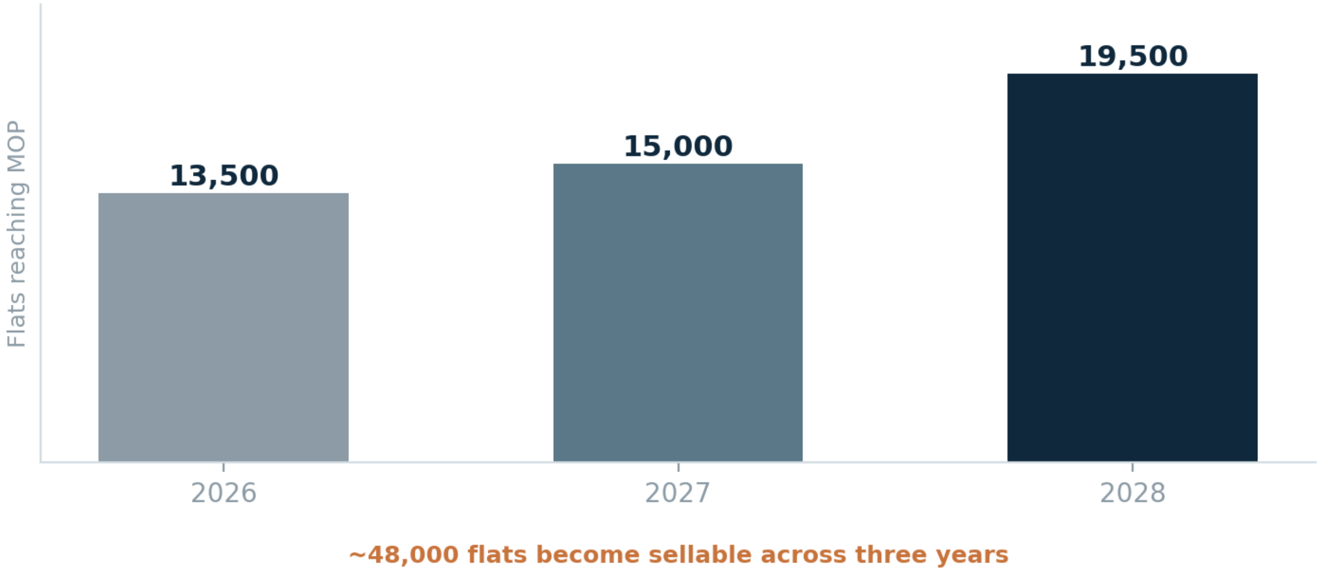
Prepared for you after you messaged **"15SUPPLY"**

Policy announced 28 July 2026 · Data as at 31 July 2026

Sources: HDB, MND, URA, IRAS and published market commentary

01 The number missing from most coverage

The wait-out removal added demand. Almost no one placed it next to the supply arriving over the same period.



Flats reaching Minimum Occupation Period · Source: MND/HDB

YEAR	FLATS REACHING MOP
2026	~13,500
2027	~15,000
2028	~19,500
Total 2026–2028	**~48,000**

Why MOP completions matter more than most indicators. A flat reaching MOP becomes sellable for the first time. This is not a forecast of intent — it is a hard eligibility change, and it is the single most reliable forward indicator of resale supply.

02 The rest of the supply picture

SOURCE	2026 FIGURE	EFFECT
BTO launches	~19,600 flats planned, 4,000+ shorter-wait	Diverts first-timers away from resale
BTO application rate	3.4 in June 2026	Below the 3.9 average since Feb 2022 — better odds, less resale pressure
MOP completions	~13,500 rising to 19,500 by 2028	Direct addition to resale supply
Resale volume	~2,135 in June 2026, −6.1% YoY	Activity easing even before supply peaks

03 Demand against supply

Setting the two sides next to each other is the whole exercise.

DEMAND SIDE	SUPPLY SIDE
Wait-out removed, PPOs return	~48,000 flats reaching MOP over three years
~1,800 appeals a year suggests the scale	~19,600 BTO flats planned for 2026 alone
Concentrated in large flats, mature estates	New MOP supply skews toward newer, non-mature towns
Buyers need cash or bank financing	Rising choice reduces urgency for buyers

Where the two actually collide. Mostly they don't. Returning demand concentrates in mature estates; the new supply is heaviest in newer towns. That mismatch is why prices can firm in one segment and stay soft in another — and why a single national forecast is not much use to anyone.

Want the pipeline for your estates?

Send me the towns you're watching and I'll tell you which projects reach MOP and when — so you can time a purchase or a sale around real supply.

[YOUR NAME] · [AGENCY]

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