SINGAPORE PROPERTY · BRIEFING

Does this reach your estate?

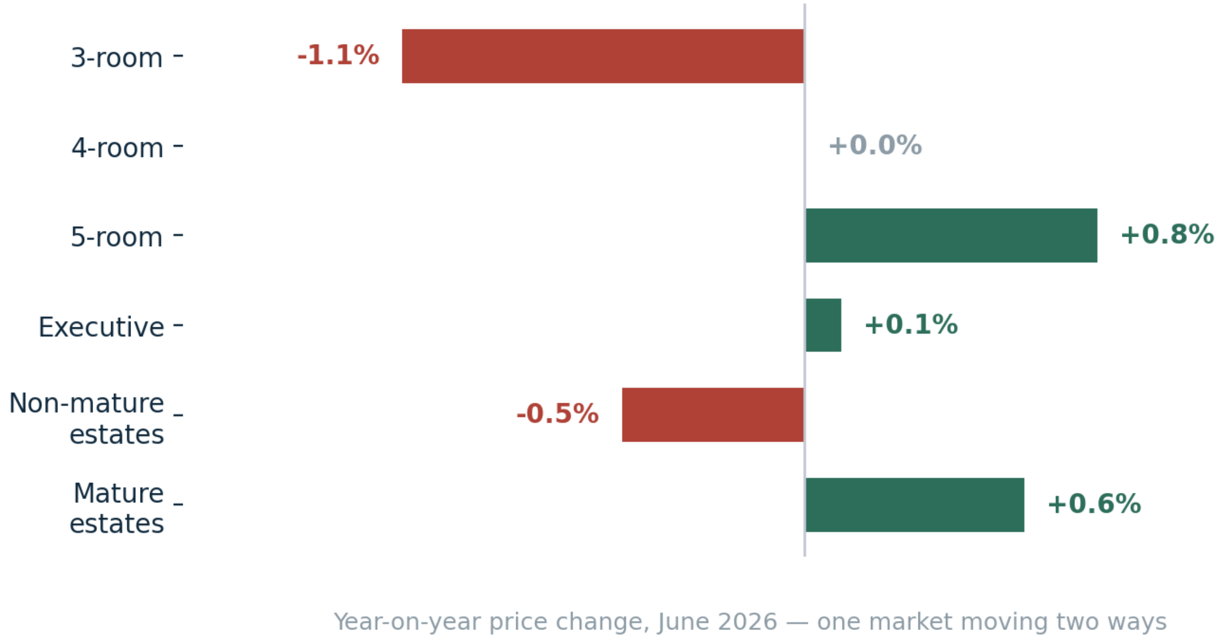
An estate-level read on where the 15-month wait-out removal actually lands

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

Policy announced 28 July 2026 · Data as at 31 July 2026
Sources: HDB, MND, URA, IRAS and published market commentary

01 Location decides this, not the policy

Someone leaving a $2 million condo is trading down on tenure, not on lifestyle. Their shopping list is geographic before it is anything else — which means the policy's effect is a map, not a market-wide event.



Year-on-year price change, June 2026 · Source: HDB

The split predates the policy. Mature estates were already +0.6% year on year while non-mature estates were −0.5%. The wait-out removal widens an existing gap rather than creating a new one.

02 What puts an estate in the path

THE CHARACTERISTICS THAT MATTER

- [ ] **Mature estate status** — Established amenities, schools, transport
- [ ] **MRT within a comfortable walk** — Often the single strongest factor for this buyer group
- [ ] **Established food and retail** — Hawker centre, wet market, mall
- [ ] **Stock of large flats** — 5-room, Executive, maisonettes
- [ ] **Longer average remaining lease** — Supports bank financing and future resale
- [ ] **Limited new supply nearby** — Fewer MOP completions competing in the same area

Estates satisfying most of these are where the returning demand concentrates. Million-dollar transactions have clustered in mature towns including Queenstown, Toa Payoh, Bishan and Bukit Merah — a useful signal of where this buyer group already looks.

03 Reading your own estate

Rather than rely on a national headline, work through this for your town.

QUESTION	WHERE TO CHECK
What have your blocks actually transacted at?	HDB resale flat prices portal, filtered to your block
How many flats reach MOP near you in the next two years?	Ask for the local pipeline — it varies enormously by town
Is your town mature or non-mature?	Determines which side of the +0.6% / −0.5% split you sit on
What's the large-flat stock like?	Estates with few 5-room and Executive units see less of this demand
How far to the MRT, honestly?	Measured walking minutes, not "near"

The likely answer for most estates. Singapore has around 24 HDB towns. Returning demand concentrates in perhaps a third of them, and within those, in specific block types. If your estate is not on that list, the national headlines this week are genuinely not about you.

Want your estate checked properly?

Send me your estate name and I'll tell you straight whether downgrader demand reaches you — and what the last quarter actually transacted at in your blocks.

[YOUR NAME] · [AGENCY]

CEA Reg. No. [XXXXXXX] · Agency Licence [XXXXXXX]

[MOBILE] · [EMAIL] · [@HANDLE]