

# Stay, sell or restructure?

A neutral seven-page playbook for HDB owners

# 73.9%

said their current HDB still meets their needs, yet 55.1% still hope to own a private home one day.

**Sentiment is not a decision. Staying may be right. Exiting may also be right if the numbers and next-home plan are stronger.**

## MARKET CONTEXT

# The market is moderating, not moving as one

**-0.1%**HDB resale price index, Q1  
2026**-0.3%**HDB resale price index, Q2  
2026

The two quarterly declines followed nearly seven years of price growth. They suggest stabilisation, not the same outcome for every town or flat type.

**491**

million-dollar resale flats in Q2 2026 were a record, but they remained a premium slice while the overall index fell 0.3%.

**Seller takeaway**

**Use live competing listings, current buyer response and recent comparable sales together.**

POLICY UPDATE · EFFECTIVE 28 JUL 2026

# The 15-month wait was removed, with conditions

## THE CHANGE APPLIES WHEN

A private residential property owner or former owner buys a non-subsidised HDB resale flat without taking an HDB housing loan.

## IT DOES NOT REMOVE

The existing 30-month wait for subsidised housing routes such as a new HDB flat, a resale flat with housing grants, a developer-sale EC or a purchase using an HDB housing loan.

## THREE PROCESS CHECKS

**1 A valid HFE letter is still required.**

2 If a current owner buys first, all private homes in Singapore and overseas must be sold within six months of HDB completion.

3 Confirm grants, financing and eligibility for the household before committing.

## DECISION POINT

# A market change does not mean you must sell

Start with household fit, finances and what the next move improves.

**STAYING MAY BE SENSIBLE WHEN**

- The home still fits the next life stage
- Monthly commitments remain comfortable
- Location continues to support daily needs
- There is no clearly better use for the proceeds

**EXIT MAY BE WORTH TESTING WHEN**

- The flat no longer suits the household
- Usable proceeds can support a stronger plan
- Right-sizing or upsizing has a clear purpose
- The replacement-home timeline is workable

## The policy is context, not the trigger

More eligible right-sizers may enquire about selected larger or well-connected flats. That does not create a market-wide price forecast or a reason to act without a personal plan.

## SELLER'S EXIT STRATEGY

# Eight factors to test before deciding

1

**Current housing stage**

Does this home still fit the household's next three to five years?

2

**Peak-price comparison**

Compare a realistic range with relevant past and current transactions.

3

**Cash-out and restructuring**

What could the usable cash and CPF support after the sale?

4

**Net outcome strength**

Test the result after loan redemption, CPF refund and sale costs.

5

**Price stagnation assessment**

Separate the flat's performance from broad market headlines.

6

**Upsizing or right-sizing**

Will the next home improve space, location, cost or retirement fit?

7

**Net worth upside potential**

Compare staying with reallocating proceeds to the next plan.

8

**Redevelopment or SERS**

Treat future selection as uncertain. Never build a plan on an assumption.

## IF EXIT IS UNDER CONSIDERATION

# Calculate before you list

Five checks turn an intention into a workable plan.

1

## Latest property valuation

Establish a realistic range using relevant transactions, live competition and the flat's condition.

2

## CPF refund and loan review

Check the outstanding housing loan and CPF principal used plus accrued interest.

3

## Net outcome determination

Estimate the result after loan redemption, CPF refund and sale-related expenses.

4

## Cash and CPF calculation

Separate estimated cash proceeds from CPF returned for housing or retirement needs.

5

## Restructuring balance workout

Compare the replacement home, financing, renovation, timing and contingency.

## Before granting an Option to Purchase

Verify eligibility and the formal HDB resale requirements in the HDB Flat Portal. Obtain legal and financial advice where needed.

## COMPLIMENTARY ZOOM SESSIONS

# Upcoming consumer education

Choose the session that best supports your next property decision.



PropNex Consumer Seminar  
Complimentary

**Lim Yong Hock**  
Key Executive Officer, PropNex

**Eddie Lim**  
Chief Agency Officer, PropNex

**HDB MARKET UPDATE 2026**  
What the **LATEST CHANGE** and data is telling us

**15 AUG | SAT**  
10:00 AM - 11:30 AM

ATTEND VIA  
**zoom**



PropNex Consumer Seminar  
Complimentary

**Latest Property Policy Changes**

**Will Prices Go Up, Down... or Stay Flat?**

**20<sup>TH</sup> AUG | THU**  
7.30 PM

**Kelvin Fong**  
PropNex CEO

Attend Via  
**Zoom**