THE FLORENCE RESIDENCES 悦湖苑

MARKET UPDATE · OCTOBER 2026

3-bedroom owners are up $250k to $340k

That's the typical gain on a 3-bedroom bought from the developer in 2021–22 and resold this year. Here's where your unit stands, and what the latest sales mean if you're selling or renting out.

+16–20%
typical 3-bedroom gain since 2021–22

$2,141
record psf, reached twice in 2026

$1,900
average psf, 26 resales Jul–Sep

6
October sales to 19 Oct, top $2,108 psf

WHERE YOUR UNIT STANDS

4- and 5-bedrooms are up 24–27% per sq ft since 2021–22

UNIT	$ PSF, DEVELOPER → 2026	GAIN
5BR	$1,572 → $1,996	**+26.9%**
4BR	$1,616 → $1,996	**+23.5%**
3BR	$1,690 → $2,001	**+18.4%**
2BR	$1,852 → $1,898	**+2.5%**

1-bedrooms are climbing again: average $1,742 psf in 2026, up 2.5% from their 2023 low of $1,700.

Median psf of developer sales (Oct 2021 to Sep 2022) against median psf of 2026 resales, by unit type. 4BR and 5BR are based on 3 and 4 resales. A typical guide, not a promise for any one unit: floor, stack and condition move the price.

IF YOU'RE SELLING

Buyers compete hardest for 3-bedrooms

12 of 23 3-bedroom resales this year topped $2,000 psf, against 1 of 40 2-bedrooms.

The 667 sq ft 2-bedroom is the most traded layout, with 17 sales this year. Expect competing listings: your floor and condition are what set you apart.

IF YOU'RE RENTING OUT

Renewing? Use these ranges

Leases signed Jul–Sep: 1-bedroom $2,700–$3,200, 2-bedroom $3,000–$4,000, 3-bedroom $4,200–$4,850 a month.

Selling a 2-bedroom gives up about $39,600 a year in rent (3.2% gross). 3-bedrooms yield least (2.8%) and have gained most.

Roger Ong · PropNex · CEA R044769F · +65 8333 3636

Your unit's price range overleaf · 1 / 2

WHAT'S MY UNIT WORTH?

Find your layout and floor

Price range of resales from 1 January to 19 October 2026, with the number of sales in brackets.

LAYOUT	LOW · FLOORS 1–5	MID · FLOORS 6–10	HIGH · FLOORS 11+
1BR 474–484 sq ft	**$772k–$835k** (3)	**$835k–$858k** (3)	**$835k–$900k** (6)
1BR + study 527 sq ft	**$865k–$900k** (3)	**$910k** (1)	**$915k–$988k** (5)
2BR 624–646 sq ft	**$1.13M–$1.14M** (2)	**$1.13M–$1.18M** (4)	**$1.19M–$1.29M** (6)
2BR 667 sq ft	**$1.22M–$1.27M** (4)	**$1.26M–$1.30M** (3)	**$1.25M–$1.33M** (10)
2BR 700–797 sq ft	**$1.18M–$1.32M** (3)	–	**$1.35M–$1.49M** (7)
3BR 915–936 sq ft	**$1.60M–$1.83M** (3)	**$1.82M–$1.87M** (4)	**$1.86M–$1.92M** (4)
3BR 980–1,076 sq ft	**$1.97M–$2.03M** (2)	**$2.02M–$2.15M** (2)	**$1.94M–$2.25M** (6)
4BR 1,270–1,389 sq ft	**$2.54M–$2.73M** (2)	**$2.72M** (1)	–
5BR 1,668–1,679 sq ft	–	**$3.28M–$3.42M** (2)	**$3.26M–$3.40M** (2)

88 of 91 resales in 2026. Penthouses and one odd-sized unit are left out. A dash means no sale on those floors this year.

RENTS

58 leases from July to September, rents steady

TYPE	LEASES	MEDIAN, SEP	RANGE	GROSS YIELD
1 bedroom	21	**$2,925**	$2,700 – $3,200	**3.9%**
2 bedroom	31	**$3,300**	$3,000 – $4,000	3.2%
3 bedroom	5	**$4,500**	$4,200 – $4,850	2.8%

Median monthly rent. One 4-bedroom leased at $6,600 in August. Yield: a year of median rent over median sale price.



GET YOUR UNIT'S OWN REPORT

The 5 closest sales to your stack and floor, by WhatsApp within 24 hours.

Roger Ong · +65 8333 3636
Senior Associate Director, PropNex · since 2010
rogerongwy@gmail.com · rogerong.com

Scan to WhatsApp me
with your block and floor

Ong Wee Yong, Roger · CEA Reg. No. R044769F · PropNex Realty Pte Ltd (L3008022J). Sources: URA caveats (URA e-Service, 28 Oct 2026) and PropNex Property Analysis (26 to 28 Oct 2026). Sales to 19 Oct 2026; rents 1 Jul to 30 Sep 2026. Gains compare median developer sales (Oct 2021 to Sep 2022) with median 2026 resales: by price for the same size, and by psf for each unit type. For general information only; a valuation is an agent's opinion, not a bank or professional valuation.