

Finding hidden gems in Singapore's private housing market - Clementi

Clementi – landed homes at the education belt



Clementi Planning Area, located in the West Region of Singapore, is a mature residential hub characterised by a diverse housing mix comprising public HDB flats, high-rise private apartments and condominiums, and landed estates. Data from the Department of Statistics Singapore revealed that as of June 2024, Clementi was home to 102,960 residents housed in 44,160 public and private homes across nine planning subzones in the planning area (Exhibit 1).

As the 19th largest planning area in terms of population size, its

relatively modest population and corresponding lower housing density makes the town attractive to homebuyers, due to its proximity to top educational institutions, diverse retail amenities and well-connected transport nodes. However, what is not typically known to most homebuyers is that there are landed housing areas in Clementi that also benefit from the amenities in the neighbourhood.

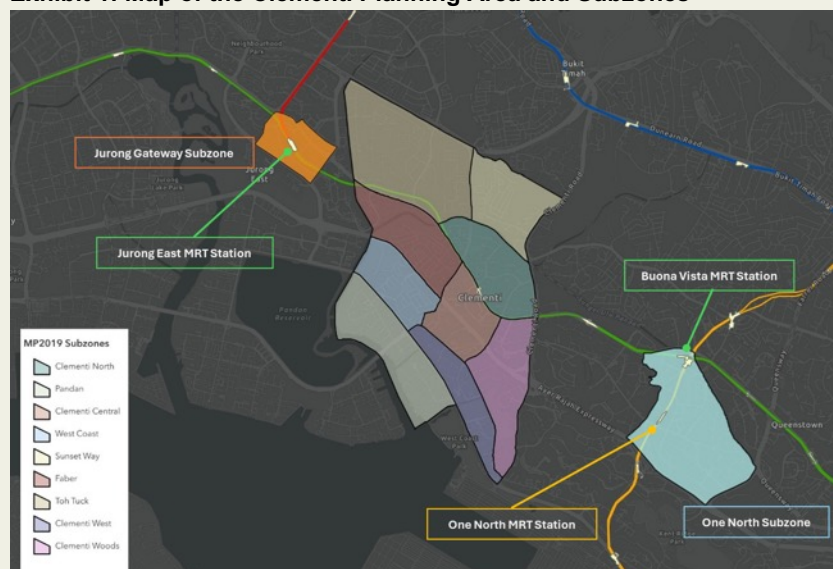
Among the nine subzones, the largest concentrations of landed homes can be found in West Coast (530 units), Faber (460 units), and Sunset Way (310 units).

LANDED ESTATE IN FABER SUBZONE

As with other established residential towns, HDB flats form the predominant housing stock. Nonetheless, private non-landed developments and landed enclaves remain integral components of the housing landscape, with landed homes accounting for around 3.9% of the total dwellings (Exhibit 2).

Between Q2 2020 and Q2 2025, the landed housing stock in Clementi grew by just 1.0%, rising from 1,717 to 1,735 units. In contrast,

Exhibit 1: Map of the Clementi Planning Area and Subzones

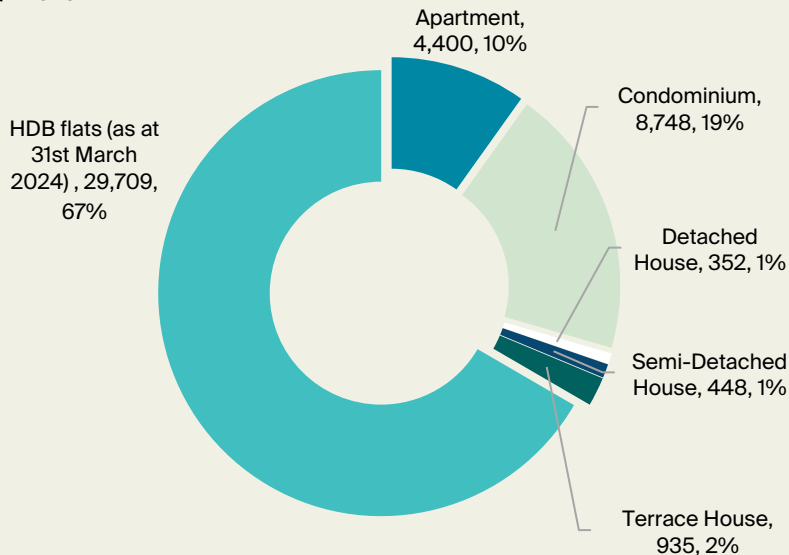


Photos of Landed Homes in Faber Subzone



Source: Knight Frank Research

Exhibit 2: Breakdown of Housing Stock in Clementi Planning Area as at Q2 2025



Source: HDB, URA, Knight Frank Research

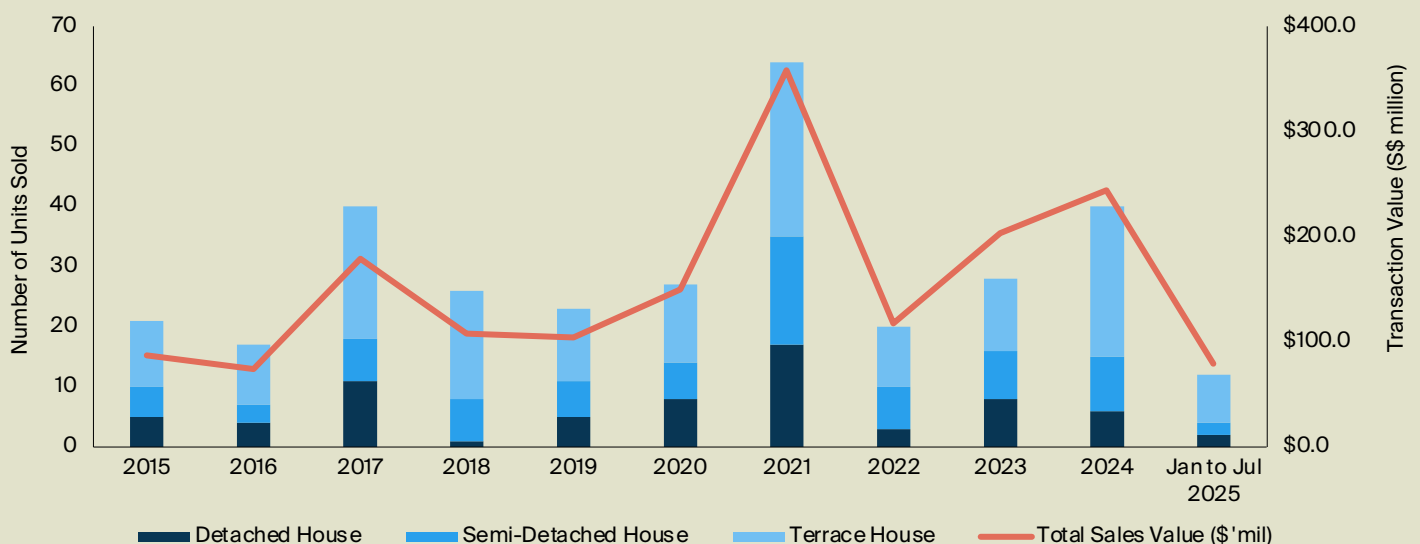
non-landed private homes expanded by a significant 43.5% over the same period, reaching 13,148 units by Q2 2025. These mirror broader island-wide trends where the organic growth of landed housing appears to stagnant in contrast to the increase in non-landed private home stock. This highlights the relative scarcity of landed homes and reinforces this housing type as a valuable residential asset class within Clementi and across Singapore.

LANDED HOMES SALES IN CLEMENTI

Over the past decade, landed property sales in Clementi were generally stable, averaging between 20 and 30 transactions annually (Exhibit 3). This steady trend was upended in 2021, when sales activity surged to 64 transactions worth S\$358.0 million. The spike reflected a broader post-pandemic rebound in landed demand across Singapore, as buyers rushed to secure homes amid expectations of rising prices and strong owner-occupier interest. Thereafter, volumes eased back to normative levels, with 20 sales recorded in 2022 (S\$117.6 million), 28 in 2023 (S\$203.1 million), and 40 in 2024 (S\$244.0 million). In the first seven months of 2025, 12 landed homes were transacted, amounting to S\$79.1 million in total sales value.

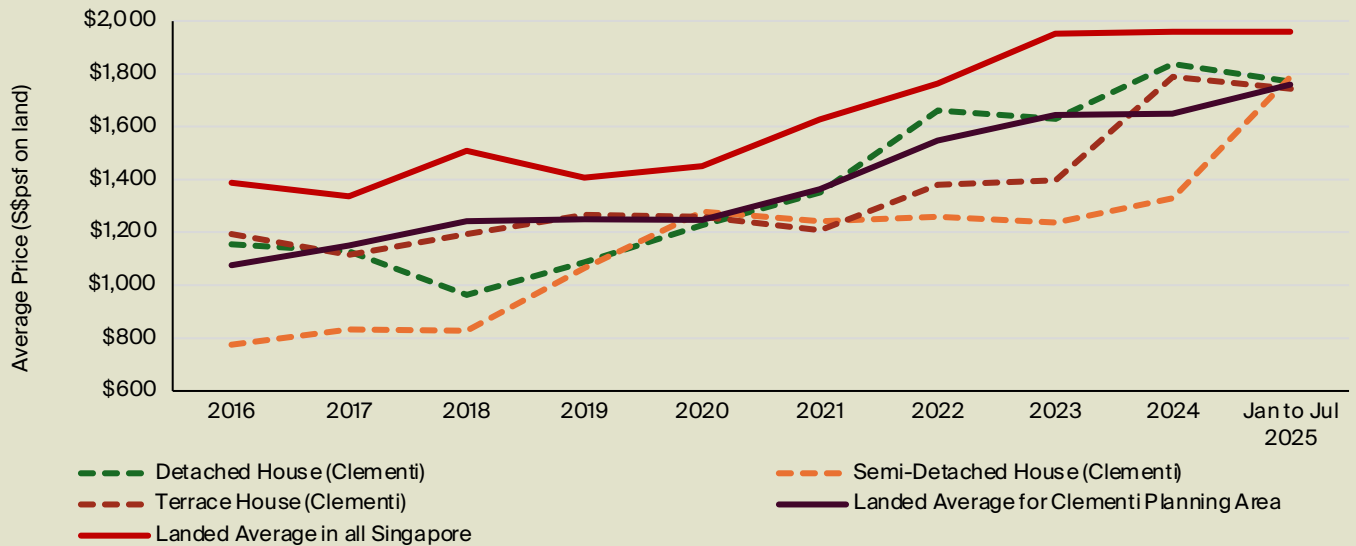
While the pace of landed transactions in Clementi has cooled since 2021, prices of all landed housing types (detached, semi-detached and terrace) were consistently on the increase in the past ten years (Exhibit 4). On the whole, price increases for landed homes are inevitable given

Exhibit 3: Sales Volume and Transaction Value of Landed Homes in Clementi Planning Area



Source: URA Realis (based on data as at 20 August 2025), Knight Frank Research

Exhibit 4: Non-landed residential price and transaction volume analysis in Geylang Planning Area



Source: URA Realis (based on data as at 20 August 2025), Knight Frank Research

the scarcity. And barring an unexpected extraordinary crisis, these homes tend to hold their value, giving buyers a certain degree of security for capital preservation.

LANDED HOMES AS A SOURCE OF CAPITAL PRESERVATION AND APPRECIATION

Over the past decade, landed homes in Clementi consistently traded below the island-wide average, offering comparatively greater affordability for buyers seeking entry into this exclusive segment of land-scarce Singapore's housing pyramid. The real value, however, has been long-term capital appreciation. In 2024, among 40 owners who had purchased their Clementi landed homes since 1997, 24 resold their properties at profits ranging from 23.3% to 410.9%, after an average holding period of 17.6 years (Exhibit 5). The remaining 16 sales had acquired their properties prior to 1997 where the original purchase details were not available.

More recently, between January and July 2025, five sellers who had bought in 2007 achieved gains of 35.2% to 340.9%, with an average holding period of 11.0 years. These figures illustrate not only the resilience of Clementi's landed market but also its potential as a long-term wealth-building asset for retirement and legacy planning. For many buyers, the combination of better affordability and significant upside upon exit positions Clementi as a unique niche proposition in Singapore's coveted landed housing segment.

CONNECTED TO EDUCATIONAL INSTITUTIONS, AMENITIES AND BEYOND

Clementi has always had a unique locational character in the West with its proximity to tertiary institutions such as the National University of Singapore (NUS), the Singapore Institute of Management (SIM), the Singapore University of Social Sciences (SUSS), Ngee Ann Polytechnic (NP), Singapore Polytechnic (SP), as well as international schools. Staff and the student population from these institutions often congregate in and around Clementi, transiting through the MRT stations at Clementi and Dover. At the same time, Clementi is served by amenities such as Clementi Mall, West Coast Plaza, neighbourhood markets, and diverse recreational options that include West Coast Park, Pandan Reservoir, and the Rail Corridor.

The draw to reside around this educational nucleus will be enhanced by the future transformation of the entire western corridor of Singapore. A key part of this change is transport connectivity. The Cross Island Line (CRL) will thread its way through Clementi and West Coast,

Exhibit 5: Top Five Property Gains of Landed Homes in the Clementi Planning Area Transacted Between January and July 2025

Development Name	Street	Sales Price (\$ million)	Date of Sale	Land Area (sf)	Total Return	Estimated No. Years Held
CLEMENTI PARK	SUNSET WAY	\$9.7	Jan 2025	3,871	340.9%	18
FABER HILLS	FABER WALK	\$6.5	Jul 2025	3,569	194.5%	16
WEST COAST GARDENS	WEST COAST GROVE	\$4.8	Jan 2025	1,805	82.0%	4
THE CLEMENTVALE	MAS KUNING TERRACE	\$2.9	May 2025	1,615	51.6%	4
FABER HILLS	FABER GROVE	\$7.1	Jan 2025	4,000	35.2%	12

Source: URA Realis (based on data as at 20 August 2025), Knight Frank Research

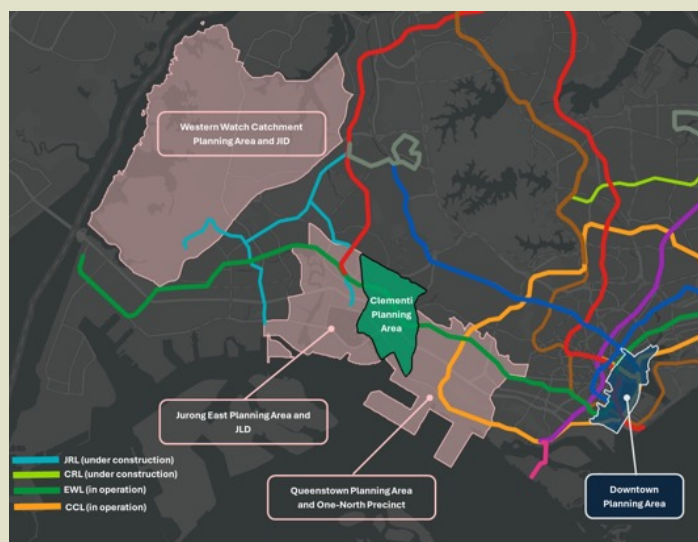
offering residents a new straight line across the island. This is further boosted by the Jurong Region Line (JRL), rolling out from 2027 to 2029, that link Clementi to places of leisure and employment, such as Jurong Lake District (JLD) and the industrial estates in Jurong and beyond.

Just a train station away, Jurong itself is undergoing transformation. The Jurong Innovation District (JID) is taking shape as a hub for advanced manufacturing and

cutting-edge research, drawing in innovators and creators. Further west at Tuas, one of the world's largest automated container ports has been and continues to steadily expand.

Clementi possesses the established stability and provision of amenities and facilities of a mature estate, while at the same time paired with the dynamism of being connected to Singapore's next wave of growth in the Western corridor (Exhibit 6).

Exhibit 6: Key Growth Areas in the West and the Western Corridor



Source: ArcGIS, URA, LTA, Knight Frank Research



Source: Knight Frank Research

EXCLUSIVE LIVING IN BUSY CLEMENTI

And in the midst of this, landed homes in Clementi remain a largely quiet niche housing type that can prove to be more than suitable homes for professional leaders of industries in the west and academics working in the education hub in the area. For landed housing in particular, Clementi presents a rare and distinctive opportunity, as new supply in this mature estate is virtually non-existent, making existing plots especially sought-after. These homes, that are more affordable than those in the primes areas of central Singapore are well-suited for multigenerational households who value proximity to schools, tertiary institutions, and healthcare facilities like the National University Hospital (NUH),

proximity to schools, tertiary institutions, and healthcare facilities like the National University Hospital (NUH), while also enjoying the privacy and space that landed living affords. The presence of nearby employment and research clusters can also generate consistent leasing demand from academics, expatriates, and professionals, underpinning both rental viability and long-term capital resilience.

Ultimately, landed homes in Clementi offer exclusivity in a developed residential enclave, strong connectivity to growth corridors, and family appeal. This combination ensures that such properties are not just highly liveable but also poised to hold their value over time in Singapore's competitive property landscape.

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