

Geographic Profiling of Singapore's Resident Population

by Kok Wai Lin
Household, Income and Population Division
Singapore Department of Statistics

Introduction



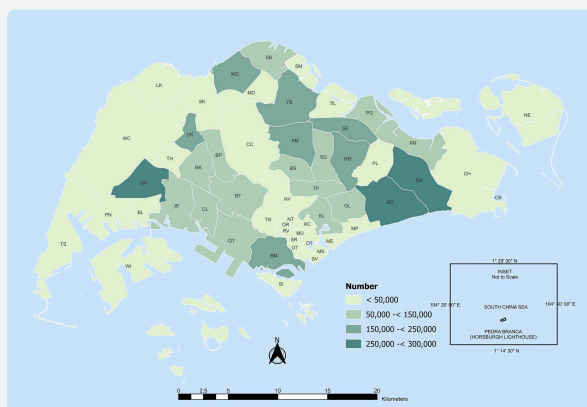
Over the past decade, Singapore's resident ^[1] population grew by 298,000, from 3.9 million in 2016 to 4.2 million in 2026. This growth was accompanied by changes in population structure and socio-economic profiles at the national level, as well as by shifts across geographical areas. This article provides insights from a geographical profiling of Singapore's planning areas ^[2], analysing changes in population size, age composition, education qualification, and household income over the past decade.

Top 10 Planning Areas by Population Size

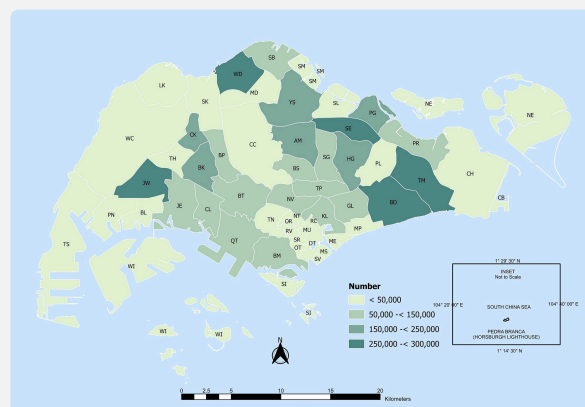
In 2026, the top 10 largest planning areas by resident population size collectively housed more than 2.3 million residents (55.6%) of Singapore resident population. The top five planning areas by population size, namely Tampines, Bedok, Sengkang, Woodlands and Jurong West, each had a population exceeding 250,000 residents (Chart 1). Compared to 2016, Tampines rose from third to first place as the most populous planning area in 2026, while Sengkang climbed to third place, and Punggol and Bukit Batok entered the top 10 (Chart 2).

Chart 1: Number of Singapore Residents by Planning Area, June 2016 and June 2026

June 2016

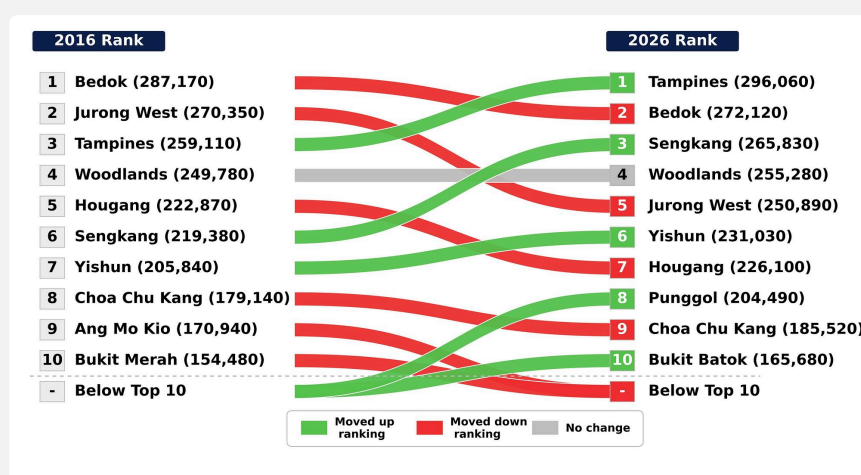


June 2026



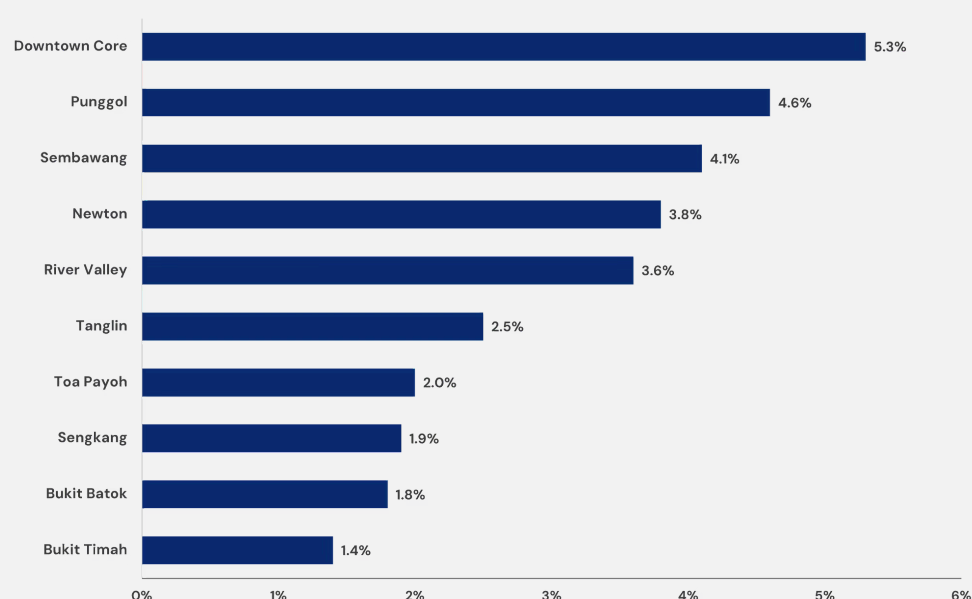
[1] Singapore residents comprises Singapore citizens and permanent residents.

[2] Planning areas in 2015–2016, 2025, and 2026, refer to areas demarcated in the Urban Redevelopment Authority's Master Plan 2014 (URA MP14), Master Plan 2019 (URA MP19), and Master Plan 2025 (URA MP25) respectively.

Chart 2: Top 10 Largest Planning Areas, 2016 and 2026

Top 10 Planning Areas by Population Growth

Between 2016 and 2026, new housing estates like Tengah emerged, while towns developed between the late 1990s and early 2000s such as Punggol, Sengkang and Sembawang experienced rapid growth. Over the same period, Downtown Core had the largest percentage growth of 5.3% per annum, followed by Punggol (4.6%) and Sembawang (4.1%) (Chart 3).

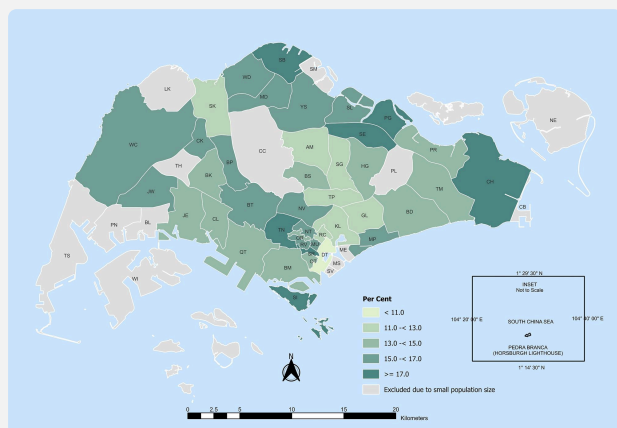
Chart 3: Top 10 Planning Areas by Resident Population Growth, 2016 – 2026

Note: Tengah is excluded as it is a new estate with a small resident count of 10 in 2016 which resulted in an exceptionally large growth over the 10-year period. Downtown Core's growth is partially attributed to the change in boundary from URA MP14 to URA MP25.

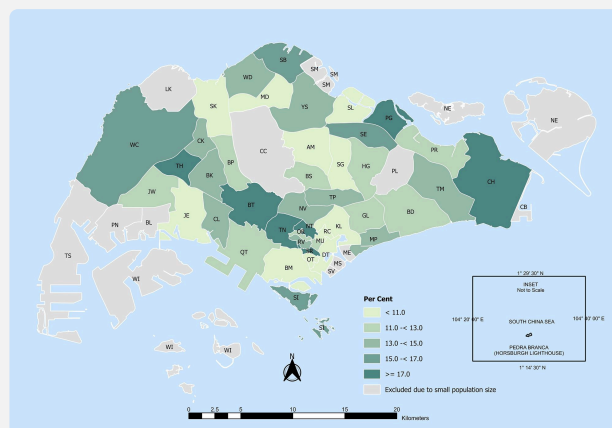
Top 10 Planning Areas by Proportion of Children

The proportion of children aged below 15 years among Singapore residents fell from 15.2% in 2016 to 13.3% in 2026. A similar trend was observed in most planning areas with the proportion of children declining (Chart 4).

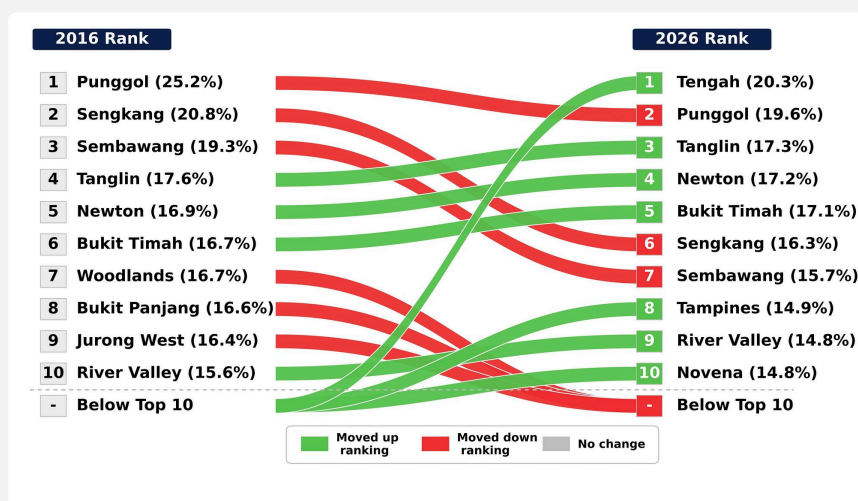
In 2026, Tengah had the largest proportion of children at 20.3%, followed by Punggol with 19.6%. Others in the top 10 list included Tanglin, Newton, Bukit Timah, Sengkang, Sembawang, Tampines, River Valley and Novena, with the proportion of children constituting about 14.8% to 17.3% of the resident population. Woodlands, Bukit Panjang and Jurong West, which were among the top 10 in 2016, fell out of the ranking in 2026 (Chart 5).

Chart 4: Proportion of Children Aged below 15 Years by Planning Area, June 2016 and June 2026**June 2016**

Note: Southern Islands, Changi and Singapore River had small resident counts of 1,600, 2,450 and 2,840 respectively, of which at least 17.0% were children aged 15 below years in each area.

June 2026

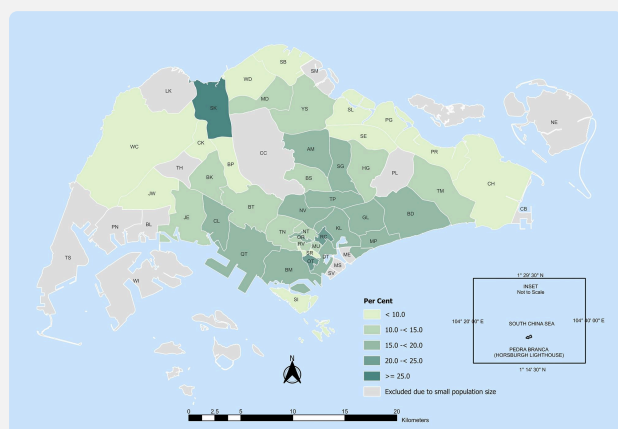
Note: Western Water Catchment, Changi, Southern Islands and Singapore River had small resident counts of 590, 1,950, 2,840 and 4,770 respectively, of which at least 15.0% were children aged 15 below years in each area.

Chart 5: Top 10 Planning Areas with Highest Proportion of Children, 2016 and 2026

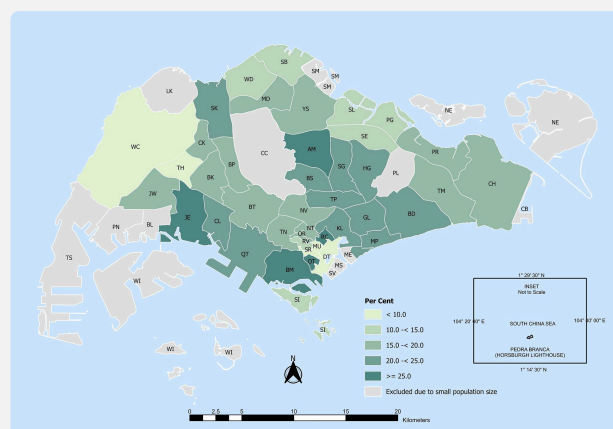
Top 10 Planning Areas by Proportion of Elderly

Conversely, the proportion of elderly aged 65 years and over among Singapore residents rose from 12.4% in 2016 to 19.5% in 2026. The shift towards a composition of larger proportion of older population over the past decade was observed across most planning areas (Chart 6).

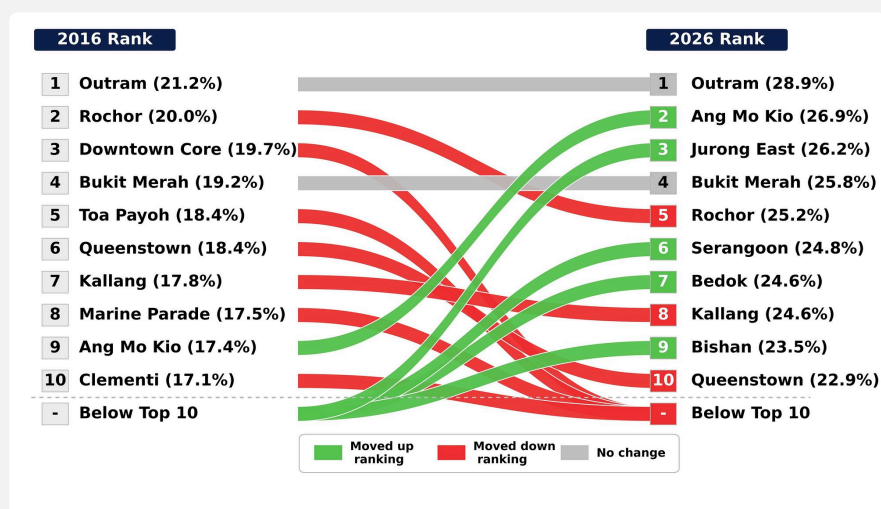
In 2026, Outram, Ang Mo Kio, Jurong East, Bukit Merah and Rochor recorded the highest proportion of elderly residents, with over 25% of the resident population aged 65 years and above. Among the top 10 were Serangoon, Bedok, Kallang, Bishan and Queenstown, where each had at least 22.9% of the residents in this age group. This is a stark contrast to 2016, when the proportion of elderly residents in most planning areas was less than 20.0% (Chart 6 and Chart 7).

Chart 6: Proportion of Elderly Aged 65 Years and Over by Planning Area, June 2016 and June 2026**June 2016**

Note: Sungei Kadut had a small resident count of 860, of which at least 25.0% were aged 65 years and over.

June 2026

Note: Sungei Kadut had a small resident count of 700, of which between 20.0% to 24.9% were aged 65 years and over.

Chart 7: Top 10 Planning Areas with Highest Proportion of Elderly, 2016 and 2026

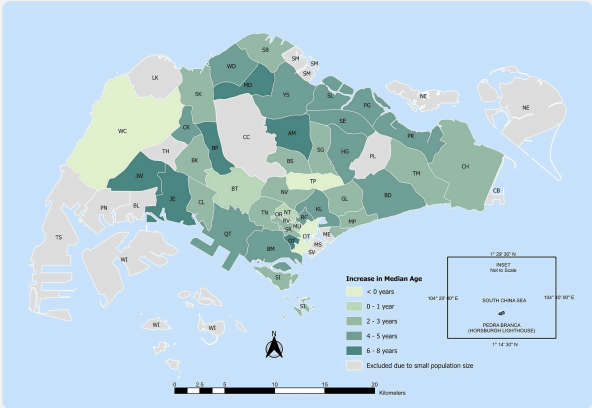
In terms of median age, Outram is the oldest area with a resident population median age of 50, followed by Ang Mo Kio and Jurong East at 49. Residents in Rochor and Bukit Merah each had a median age of 48 years, while the remaining areas had a median age of 47 years and below (Table 1).

Over the past decade, Jurong East, Jurong West, Bukit Panjang, Outram and Ang Mo Kio experienced the largest increase in median age, each ageing approximately 6 to 8 years. Comparatively, Bukit Timah, Newton, Toa Payoh and Downtown Core saw the smallest increase in median age (Chart 8).

Table 1: Top 10 Planning Area by Median Age, June 2026

Planning Area	Median Age
Outram	50
Ang Mo Kio	49
Jurong East	49
Rochor	48
Bukit Merah	48
Bedok	47
Kallang	47
Serangoon	46
Queenstown	46
Marine Parade	45

Chart 8: Increase in Median Age by Planning Area, 2016 - 2026



Note: Mandai had small resident count, of which median age increased between 6 to 8 years from 2016 to 2026.

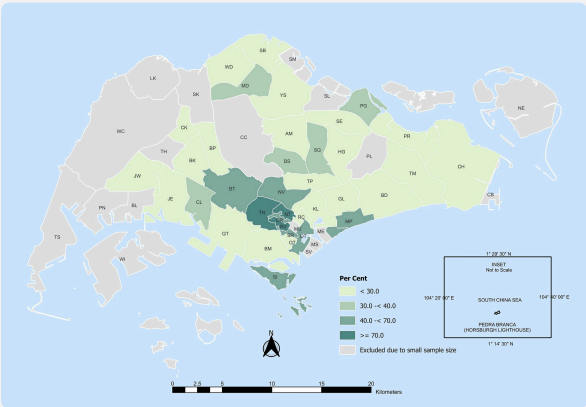
Top 10 Planning Areas by Proportion with University Qualification

The education profile of Singapore residents improved between 2015 and 2025, with most planning areas observing an increase in the proportion of residents with university qualification (Chart 9).

Among the top 10 planning areas with the highest proportion of residents holding university qualification, all except Clementi were concentrated in the central region. In 2025, Tanglin recorded the highest proportion at 83.6%, followed by River Valley, Newton, Downtown Core and Bukit Timah, where more than 70.0% of their residents held university qualification (Chart 10). Clementi and Queenstown rose to the ninth and tenth position respectively, displacing Punggol and Serangoon from the top 10.

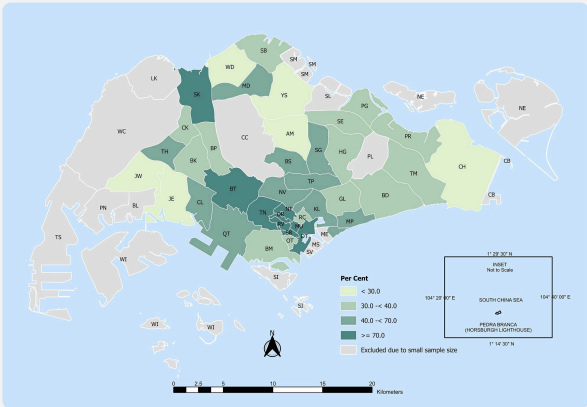
Chart 9: Proportion of Singapore Residents with University Qualification by Planning Area, June 2015 and June 2025

June 2015

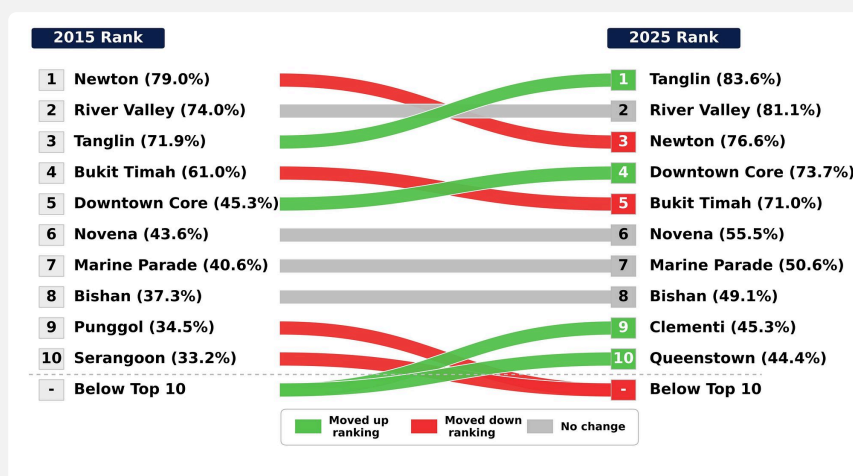


Note: Orchard, Southern Islands, Mandai and Singapore River had small counts of residents aged 15 years and above, of which between 30.0% to 69.9% held university qualifications.

June 2025



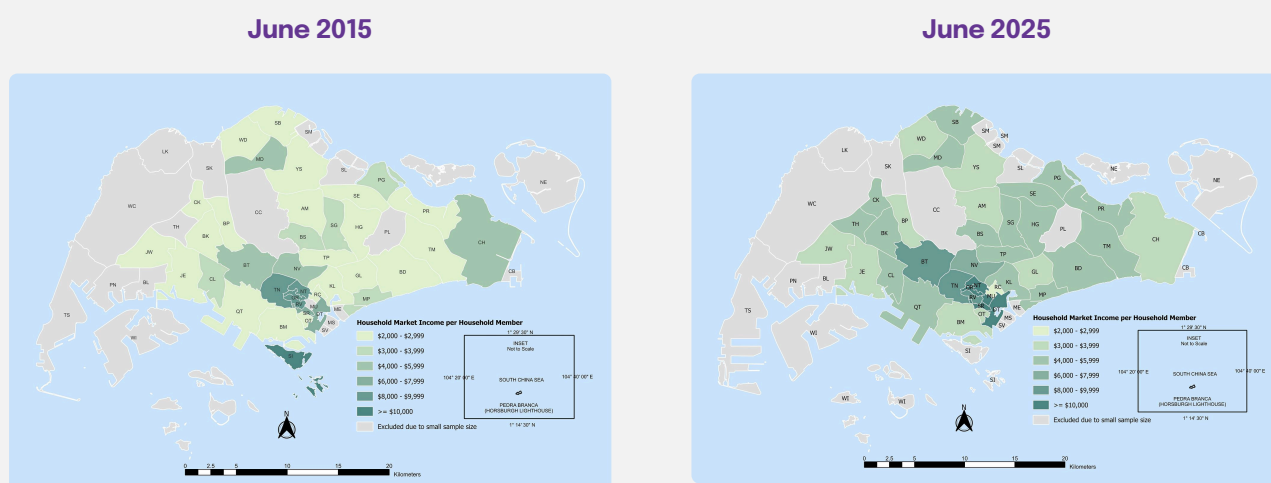
Note: Sungei Kadut, Museum, Orchard and Singapore River had small counts of residents aged 15 years and above, of which at least 70.0% held university qualifications in each area.

Chart 10: Top 10 Planning Areas by Singapore Residents with University Qualification, 2015 and 2025

Top 10 Planning Areas by Household Market Income [3]

Areas with higher proportions of university graduates generally had higher household income levels. During the past decade, areas with highest household income remained concentrated in the central region, although household market income had increased in other regions, with more areas making a median monthly household market income of at least \$4,000 per household member in 2025 (Chart 11).

In 2025, Downtown Core ranked first with a median monthly household market income per household member of \$13,396, followed by Newton (\$12,222) and River Valley (\$9,923) (Chart 12).

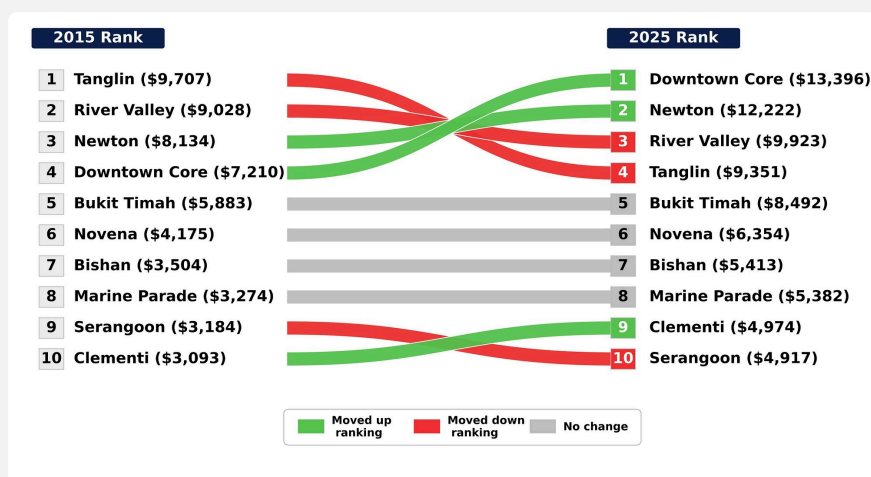
Chart 11: Median Monthly Household Market Income per Household Member Among Resident Households by Planning Area, June 2015 and June 2025

Note: Orchard, Southern Islands, Mandai, Changi and Singapore River had small resident counts with median monthly household market income of at least \$4,000 per household member.

Note: Museum, Orchard, Mandai and Singapore River had small resident counts with median monthly household market income of at least \$4,000 per household member.

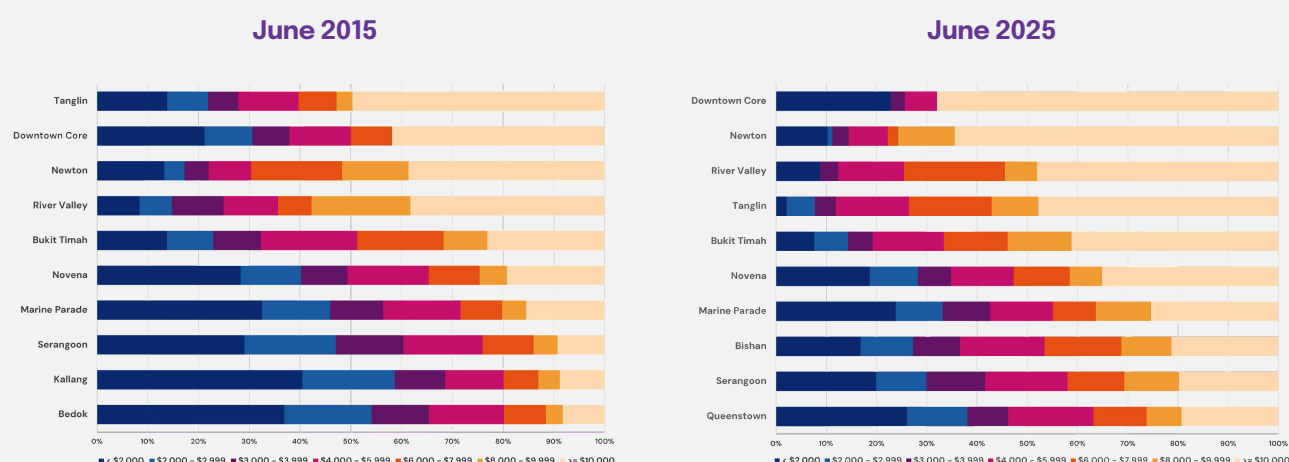
[3] Market income refers to income received by households from the market economy before any government transfers and taxes. It comprises income from employment and non-employment sources including investments (such as interests from savings and/or CPF balances, dividends from investments), rental, contributions from other households (such as allowance from children not staying together, alimony), pensions, annuities, royalties, and regular insurance payouts. For 2015, data on contributions from other households and royalties are not available.

Chart 12: Top 10 Planning Areas by Median Monthly Household Market Income per Household Member Among Resident Households, 2015 and 2025



Similarly, in 2025, Downtown Core had the highest proportion of households with monthly household market income per household member of \$10,000 or more at 68.0%, followed by Newton (64.4%) and River Valley (48.0%) (Chart 13). Between 2015 and 2025, the proportion of such households rose across most planning areas.

Chart 13: Top 10 Planning Areas by Proportion of Households in the Highest Monthly Household Market Income per Household Member Band, June 2015 and June 2025



Conclusion

Over the past decade, Singapore's population growth had been accompanied by changes in the demographic and socio-economic characteristics across the planning areas. The development of new housing estates, the ageing of older areas and shifting profiles of planning areas reflect Singapore's dynamic geographical transformation. Data insights at the planning area level are crucial in understanding and responding to the evolving needs of the nation. More data are available via the [SingStat Website](#).

Note

Data for Highest Qualification Attained and Household Market Income are based on information collected from the General Household Survey conducted by the Singapore Department of Statistics as at June 2015 and June 2025.

Published maps are based on the following Urban Redevelopment Authority's Master Plan planning area boundaries and Singapore Land Authority's Singapore island profiles:

Map	URA MP	SLA Island Profile
June 2015	2014	2015
June 2016	2014	2016
June 2025	2019	2025
June 2026	2025	2026

The Master Plan 2025 is a forward looking guiding plan for Singapore's development in the medium term over the next 10 to 15 years, and the planning boundaries may not coincide with existing developments for some areas.

Codes for Planning Area

AM	Ang Mo Kio	GL	Geylang	OR	Orchard	SL	Seletar
BD	Bedok	HG	Hougang	OT	Outram	SM	Simpang
BK	Bukit Batok	JE	Jurong East	PG	Punggol	SR	Singapore River
BL	Boon Lay	JW	Jurong West	PL	Paya Lebar	SV	Straits View
BM	Bukit Merah	KL	Kallang	PN	Pioneer	TH	Tengah
BP	Bukit Panjang	LK	Lim Chu Kang	PR	Pasir Ris	TM	Tampines
BS	Bishan	MD	Mandai	QT	Queenstown	TN	Tanglin
BT	Bukit Timah	ME	Marina East	RC	Rochor	TP	Toa Payoh
CB	Changi Bay	MP	Marine Parade	RV	River Valley	TS	Tuas
CC	Central Water Catchment	MS	Marina South	SB	Sembawang	WC	Western Water Catchment
CH	Changi	MU	Museum	SE	Sengkang	WD	Woodlands
CK	Choa Chu Kang	NE	North-Eastern Islands	SG	Serangoon	WI	Western Islands
CL	Clementi	NT	Newton	SI	Southern Islands	YS	Yishun
DT	Downtown Core	NV	Novena	SK	Sungei Kadut		