



HDB Flats

FLASH REPORT

Resale Market April 2017



► About

Q: What is the SRX Residential Property Flash Report ?

A: The SRX Residential Property Flash Report is a monthly report that tracks and disseminates resale and rental property prices for HDB and Non-Landed Private properties through the SRX Price Index (SPI). Due to the overwhelming amount of information that needs to be covered for public consumption, the report is released in 3 separate phases covering different aspects of the property market:

1. HDB Resale
2. Non-Landed Private Resale
3. HDB and Non-Landed Private Rental

Q: What are the advantages of this report over other property data and reports?

A:

- Our monthly reporting provides a more real-time update on the property market.
- We supplement property transactions from URA and HDB with real-time, pre-caveat transactions from 14 major real estate agencies, ensuring completeness and timeliness of the numbers (Figure 1).
- We augment each transaction with geospatial and project-level attributes from public and proprietary data sources to account for each home's hedonic factors (e.g. distance to MRT and good schools).
- We provide more granular data, such as 'Median Resale Price broken down by HDB Estates', 'Median TOX in HDB Estates and Private Housing Districts', 'Sub-indices of HDB Mature and Non-Mature Estates' and 'Monthly Rental and Resale Volume'.

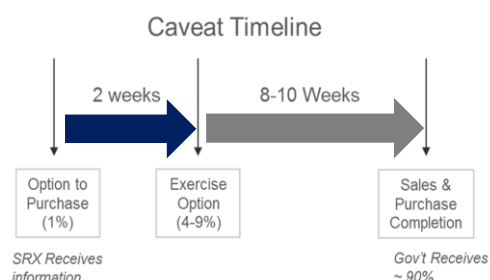


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

Q: What is X-Value?

A: The X-Value is a computer-generated property appraisal based on comparable market analysis (CMA). It uses real-time big data from trusted private and public sources, comparable market analysis, machine learning, and SRX property indices to calculate a home's estimated market value in seconds.

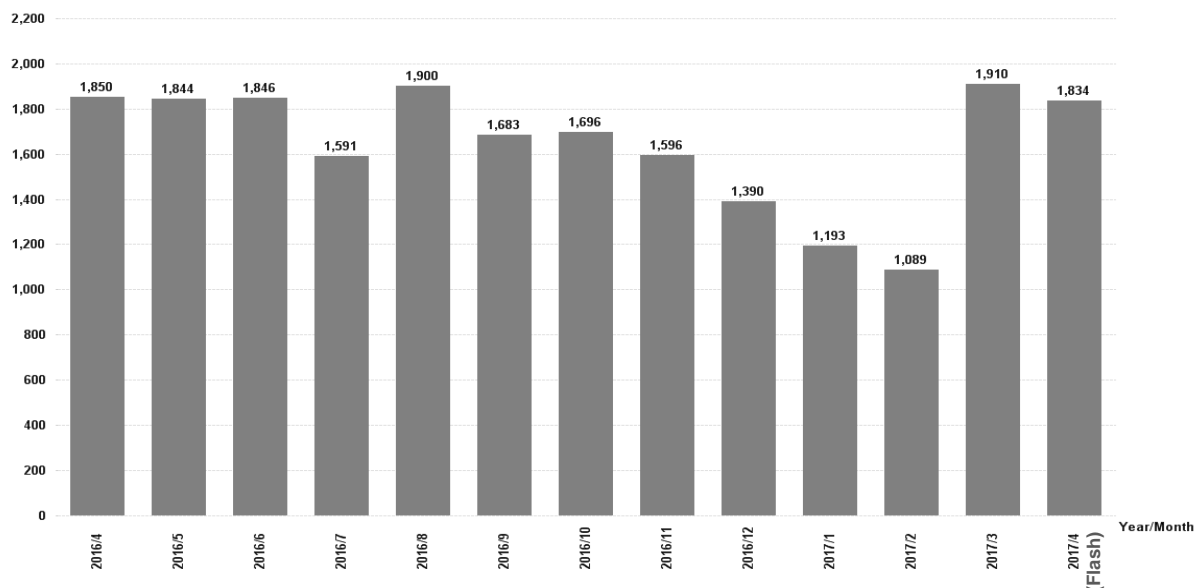
Q: What is Transaction-Over-X-Value (TOX)?

A: TOX measures how much a buyer is overpaying or underpaying the SRX Property X-Value's estimated market value. It is analogous to the previously-used property market's term of Cash-Over-Valuation (COV). The difference is the "V" is computer-generated. In the report for HDB Resale and Non-Landed Private Resale, the SPI and the median TOX are used complementarily to gauge overall property market sentiments.

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume



Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-rooms.

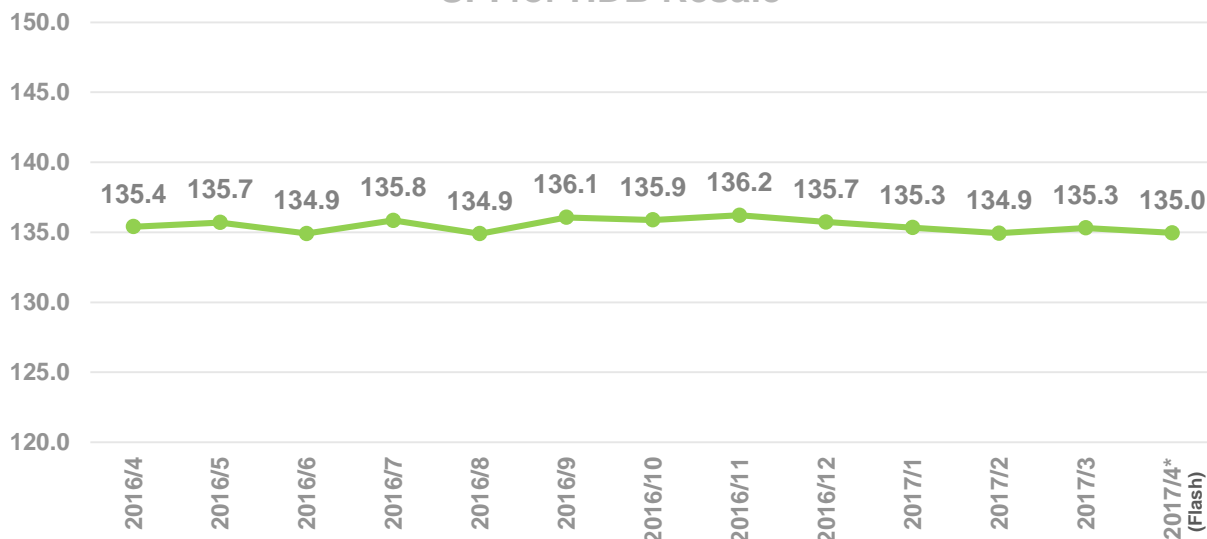
Resale Price

Source: SRX PROPERTY / HDB



Index Base: 2009 Jan

SPI for HDB Resale



2017 Apr Resale Index

135.0

2017 Mar Resale Index

135.3

Change (Month-on-month)

- 0.3%

Source: SRX PROPERTY / HDB



SPI by Property Type

Year/Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2016/4	135.4	-0.1%	135.1	0.6%	135.3	0.1%	133.1	-0.9%	144.3	0.1%
2016/5	135.7	0.2%	136.0	0.7%	134.3	-0.7%	134.0	0.7%	144.7	0.3%
2016/6	134.9	-0.6%	135.1	-0.7%	134.3	0.0%	132.9	-0.8%	144.9	0.1%
2016/7	135.8	0.7%	135.9	0.6%	134.7	0.3%	133.7	0.6%	144.2	-0.4%
2016/8	134.9	-0.7%	135.1	-0.6%	133.4	-1.0%	133.0	-0.5%	145.5	0.9%
2016/9	136.1	0.9%	133.9	-0.9%	135.8	1.8%	135.4	1.8%	145.9	0.3%
2016/10	135.9	-0.1%	134.6	0.6%	135.9	0.1%	134.1	-1.0%	147.0	0.8%
2016/11	136.2	0.2%	135.0	0.2%	136.2	0.2%	134.6	0.3%	146.6	-0.3%
2016/12	135.7	-0.4%	134.8	-0.1%	135.9	-0.2%	133.4	-0.9%	145.2	-1.0%
2017/1	135.3	-0.3%	134.0	-0.6%	135.2	-0.5%	133.9	0.4%	146.3	0.8%
2017/2	134.9	-0.3%	134.3	0.2%	134.9	-0.2%	133.2	-0.5%	143.9	-1.7%
2017/3	135.3	0.3%	133.4	-0.7%	135.3	0.3%	133.7	0.4%	146.3	1.7%
2017/4*	135.0	-0.3%	133.2	-0.2%	134.4	-0.7%	133.9	0.2%	145.1	-0.9%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: SRX PROPERTY / HDB



Median Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	310,000	440,000	620,000	770,000	400,000
Bedok	295,000	411,000	565,000	671,250	380,000
Bishan	370,000	565,000	780,000	882,500	603,888
Bukit Batok	278,000	398,944	535,000	646,000	325,500
Bukit Merah	372,000	647,000	725,888	-	572,500
Bukit Panjang	287,500	370,000	470,000	585,000	408,000
Bukit Timah	-	662,500	785,000	941,944	785,000
Central Area	410,000	850,000	774,500	-	458,750
Choa Chu Kang	279,000	348,000	426,500	520,000	365,000
Clementi	333,000	515,000	901,500	827,000	385,500
Geylang	280,000	570,000	602,000	762,500	365,000
Hougang	290,000	394,500	495,000	610,000	415,000
Jurong East	290,000	390,000	603,500	769,000	380,000
Jurong West	266,000	360,000	475,000	570,000	380,000
Kallang/Whampoa	325,000	604,000	709,000	804,000	525,000
Marine Parade	385,500	542,500	802,000	-	460,000
Pasir Ris	320,000	388,888	475,000	624,000	462,500
Punggol	380,000	440,000	460,000	552,500	445,000
Queenstown	366,500	682,500	790,000	-	590,000
Sembawang	-	346,000	404,000	472,800	368,000
Sengkang	345,000	420,000	450,000	556,944	433,500
Serangoon	290,000	430,750	496,888	747,000	455,000
Tampines	333,000	435,000	523,500	670,000	447,000
Toa Payoh	298,000	539,000	589,000	861,444	365,000
Woodlands	262,000	356,500	415,000	573,000	380,000
Yishun	280,000	350,000	430,000	585,000	330,000
Overall	304,500	400,000	487,444	593,500	408,000

Note: Grey fields contain figures derived from less than 10 transactions.
Blue fields contain figures derived from only 1 transaction.

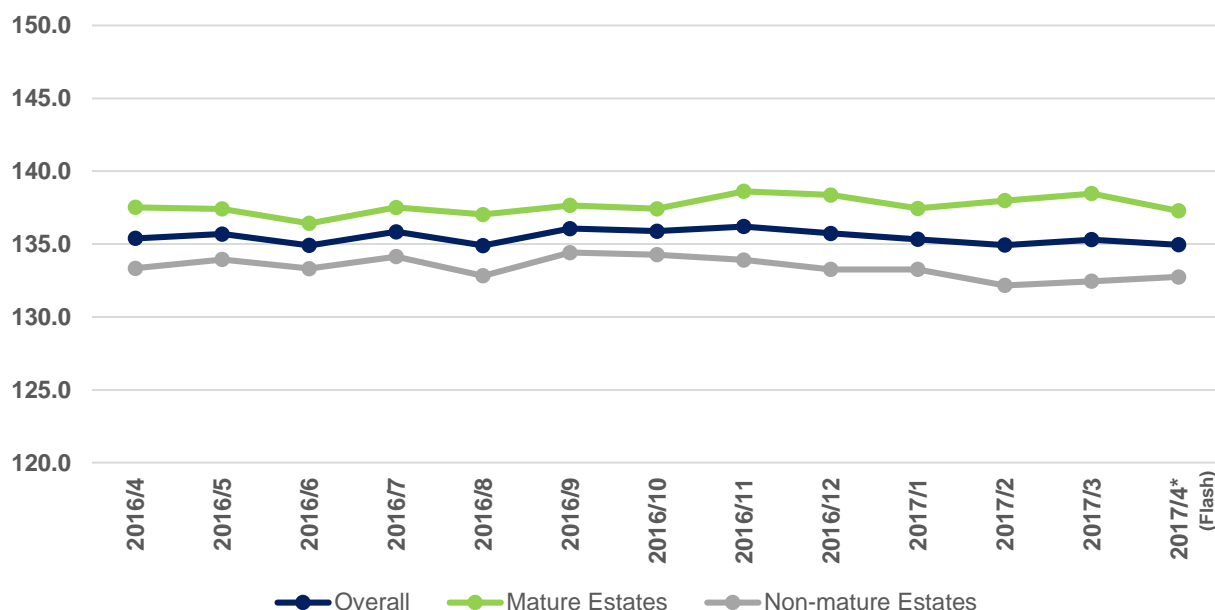
Source: SRX PROPERTY / HDB



Mature and Non-mature estates

Index Base: Jan 2009

SPI for HDB Resale in Mature and Non-mature Estates[^]



[^] Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Source: SRX PROPERTY / HDB



Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2016/4	135.4	-0.1%	137.5	1.0%	133.3	-0.9%
2016/5	135.7	0.2%	137.4	-0.1%	133.9	0.5%
2016/6	134.9	-0.6%	136.4	-0.7%	133.3	-0.5%
2016/7	135.8	0.7%	137.5	0.8%	134.1	0.6%
2016/8	134.9	-0.7%	137.0	-0.3%	132.8	-1.0%
2016/9	136.1	0.9%	137.7	0.5%	134.4	1.2%
2016/10	135.9	-0.1%	137.4	-0.2%	134.3	-0.1%
2016/11	136.2	0.2%	138.6	0.9%	133.9	-0.3%
2016/12	135.7	-0.4%	138.4	-0.2%	133.3	-0.5%
2017/1	135.3	-0.3%	137.4	-0.7%	133.3	0.0%
2017/2	134.9	-0.3%	138.0	0.4%	132.2	-0.8%
2017/3	135.3	0.3%	138.5	0.4%	132.4	0.2%
2017/4*	135.0	-0.3%	137.3	-0.9%	132.7	0.2%

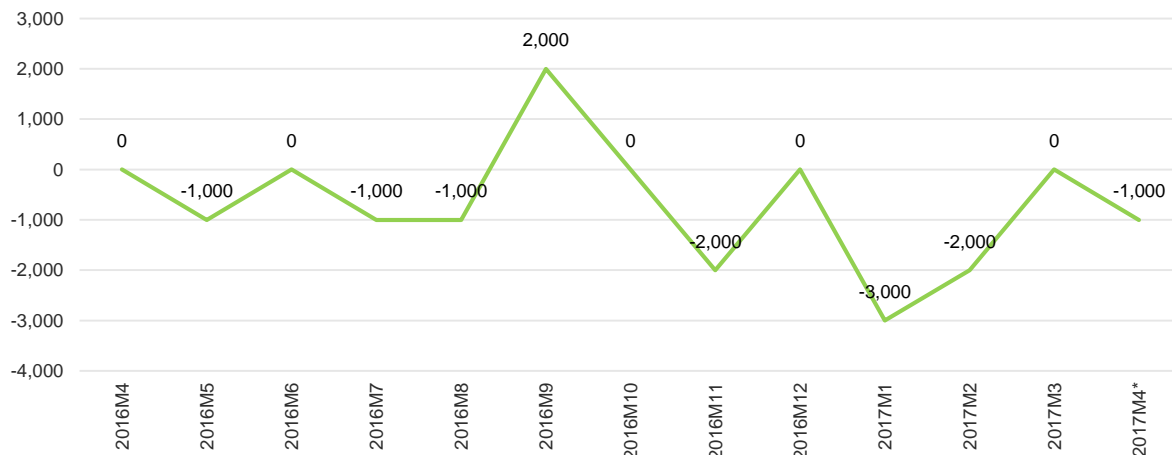
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Source: SRX PROPERTY / HDB



► Median HDB Transaction Over X-Value (TOX) (\$)

HDB Resale Median TOX



2017 Apr Median TOX

-\$1,000

2017 Mar Median TOX

\$0

Change (Month-on-month)

-\$1,000

Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	6,500	-16,100	-33,000	-	-2,000
Bedok	2,000	2,500	-1,000	-18,000	1,000
Bishan	11,000	1,500	12,000	-	11,500
Bukit Batok	-500	1,900	-12,000	-9,000	-1,500
Bukit Merah	-1,000	-10,000	-4,600	-	-10,000
Bukit Panjang	22,900	5,500	-10,000	14,000	8,400
Bukit Timah	-	6,000	-	35,500	33,000
Central Area	-30,000	27,000	-65,000	-	-30,000
Choa Chu Kang	-6,000	1,000	3,500	-	1,000
Clementi	-1,500	7,000	-67,000	-	-3,000
Geylang	11,000	17,000	-26,000	-	9,500
Hougang	-1,500	10,000	-21,100	29,000	-2,000
Jurong East	5,000	3,500	-18,500	-59,500	1,000
Jurong West	-3,000	-4,500	-4,000	6,000	-3,500
Kallang/Whampoa	-2,000	1,000	-11,000	-	-8,000
Marine Parade	27,800	-	-25,000	-	16,000
Pasir Ris	-	-1,500	-14,500	-4,000	-8,000
Punggol	-	-7,000	1,000	-	-4,000
Queenstown	-1,000	-2,000	36,500	-	1,000
Sembawang	-	-4,000	18,500	25,000	9,000
Sengkang	-	0	7,000	0	2,000
Serangoon	-1,000	-11,000	19,000	-62,000	-10,000
Tampines	-2,000	6,000	-2,500	2,500	2,000
Toa Payoh	0	-2,000	86,000	-	2,000
Woodlands	2,000	-4,000	-500	17,000	-3,000
Yishun	0	-2,500	11,000	33,000	-2,000
Overall	1,000	-2,000	-3,000	7,500	-1,000

Note: Grey fields contain figures derived from less than 10 transactions.
Blue fields contain figures derived from only 1 transaction.

Source: SRX PROPERTY



► About SRX

The Singapore Real Estate Exchange (SRX) is an information exchange formed by the leading real estate agencies in Singapore and powered by The StreetSine Technology Group. Its purpose is to disseminate market pricing information and facilitate property transactions. With property Big Data spanning over 30 sources and over 85% market share on its property apps and analytics suites, SRX is the authoritative analytics provider on property trends and analysis.

For media queries regarding SRX Property, please contact Esperanza G. Canlas on +65 8157 6290 or media@srx.com.sg.

For technical questions regarding SRX data, please contact Jeremy Lee on +65 9561 6756 or jeremy.lee@srx.com.sg, or visit www.srx.com.sg. We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.