



HDB Flats

FLASH REPORT

Resale Market January 2016



Right Home. Right Price.

► **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’.

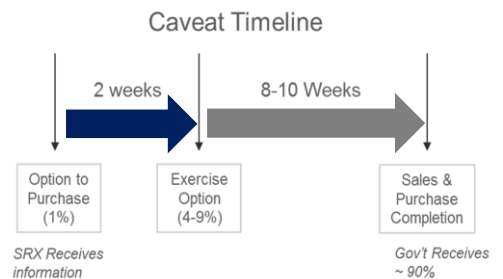


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

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.

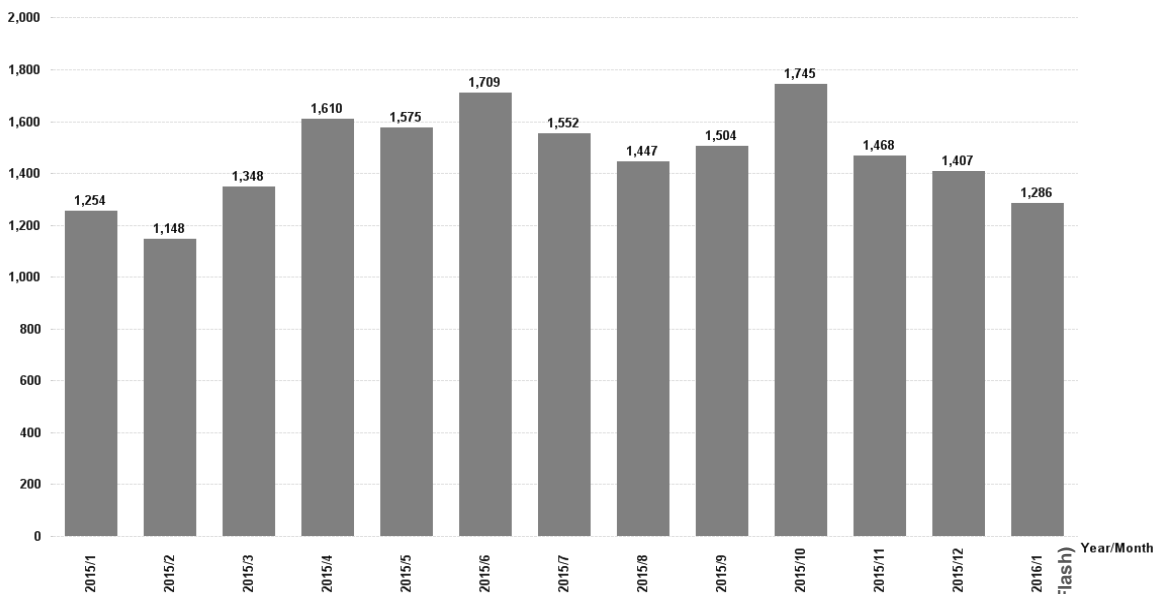
Q: What is Transaction-Over-X-Value (TOX)?

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



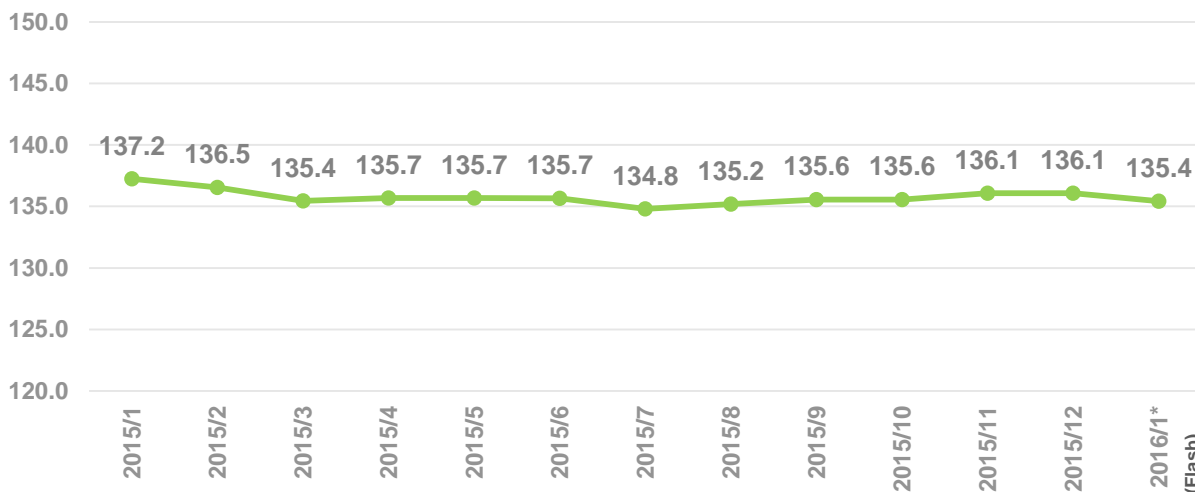
Source: SRX PROPERTY / HDB



Resale Price

Index: Base 2009 Jan

SPI for HDB Resale



2016 Jan Resale Index	135.4
2015 Dec Resale Index	136.1
Change (Month-on-month)	-0.5%

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
2015/1	137.2	-0.4%	138.5	-0.3%	136.4	-0.4%	134.1	0.0%	143.1	-2.0%
2015/2	136.5	-0.5%	137.5	-0.7%	135.8	-0.5%	133.3	-0.6%	144.6	1.1%
2015/3	135.4	-0.8%	136.2	-0.9%	134.4	-1.1%	132.7	-0.5%	146.1	1.1%
2015/4	135.7	0.2%	136.7	0.3%	135.6	0.9%	131.6	-0.8%	143.1	-2.1%
2015/5	135.7	0.0%	136.4	-0.2%	134.4	-0.9%	132.5	0.7%	145.0	1.3%
2015/6	135.7	0.0%	136.2	-0.2%	134.8	0.3%	133.2	0.5%	146.1	0.8%
2015/7	134.8	-0.6%	136.1	0.0%	133.7	-0.8%	131.4	-1.4%	144.5	-1.1%
2015/8	135.2	0.3%	135.2	-0.7%	135.6	1.4%	132.5	0.9%	141.7	-1.9%
2015/9	135.6	0.3%	135.6	0.3%	135.9	0.2%	131.9	-0.5%	144.2	1.8%
2015/10	135.6	0.0%	136.5	0.7%	135.0	-0.7%	131.8	-0.1%	145.4	0.9%
2015/11	136.1	0.4%	135.5	-0.8%	135.8	0.6%	133.8	1.5%	145.1	-0.2%
2015/12	136.1	0.0%	135.8	0.3%	135.9	0.1%	133.3	-0.4%	144.8	-0.2%
2016/1*	135.4	-0.5%	135.1	-0.5%	134.5	-1.0%	133.5	0.2%	146.8	1.4%

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	333,000	485,000	680,000	-	359,000
Bedok	305,000	400,000	532,500	750,000	388,888
Bishan	260,000	580,000	776,000	882,000	610,000
Bukit Batok	293,000	403,800	499,000	650,000	366,500
Bukit Merah	350,000	605,000	715,000	-	544,500
Bukit Panjang	277,500	337,000	470,000	642,500	349,500
Bukit Timah	-	540,000	950,000	-	745,000
Central Area	537,500	836,444	1,020,000	-	760,000
Choa Chu Kang	275,000	358,000	410,000	574,444	370,000
Clementi	331,000	471,944	715,000	-	360,000
Geylang	268,000	515,000	631,500	726,500	325,000
Hougang	314,000	386,000	519,000	660,000	388,000
Jurong East	305,500	399,444	635,000	666,000	320,000
Jurong West	288,000	375,000	459,900	603,000	391,444
Kallang/Whampoa	305,000	580,000	685,000	752,000	480,000
Marine Parade	406,500	496,000	889,000	-	436,500
Pasir Ris	-	403,000	470,000	570,000	450,000
Punggol	407,000	440,000	450,000	569,000	450,000
Queenstown	365,000	680,000	780,000	-	660,000
Sembawang	-	365,000	410,000	484,000	395,000
Sengkang	360,000	420,000	457,500	555,000	441,000
Serangoon	312,000	460,000	490,000	825,000	490,000
Tampines	324,000	430,000	522,000	680,000	450,000
Toa Payoh	306,888	485,000	592,000	-	416,000
Woodlands	280,000	359,000	421,500	602,500	376,000
Yishun	282,500	365,000	485,000	540,000	347,000
Overall	310,000	400,000	478,000	620,000	400,000

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

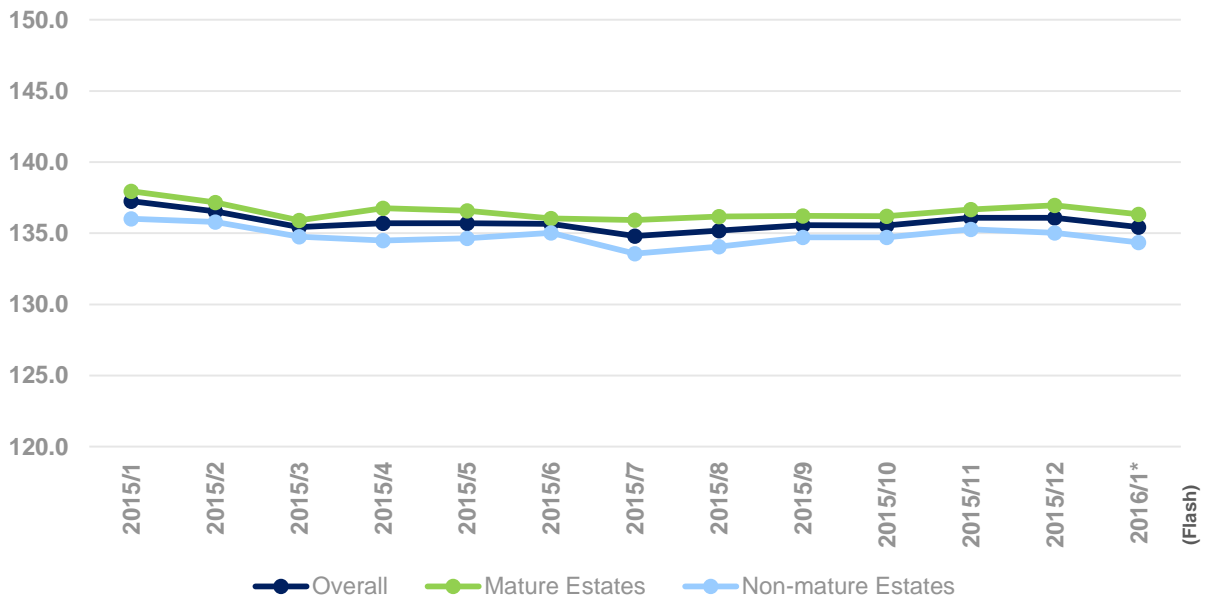
Source: SRX PROPERTY / HDB



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



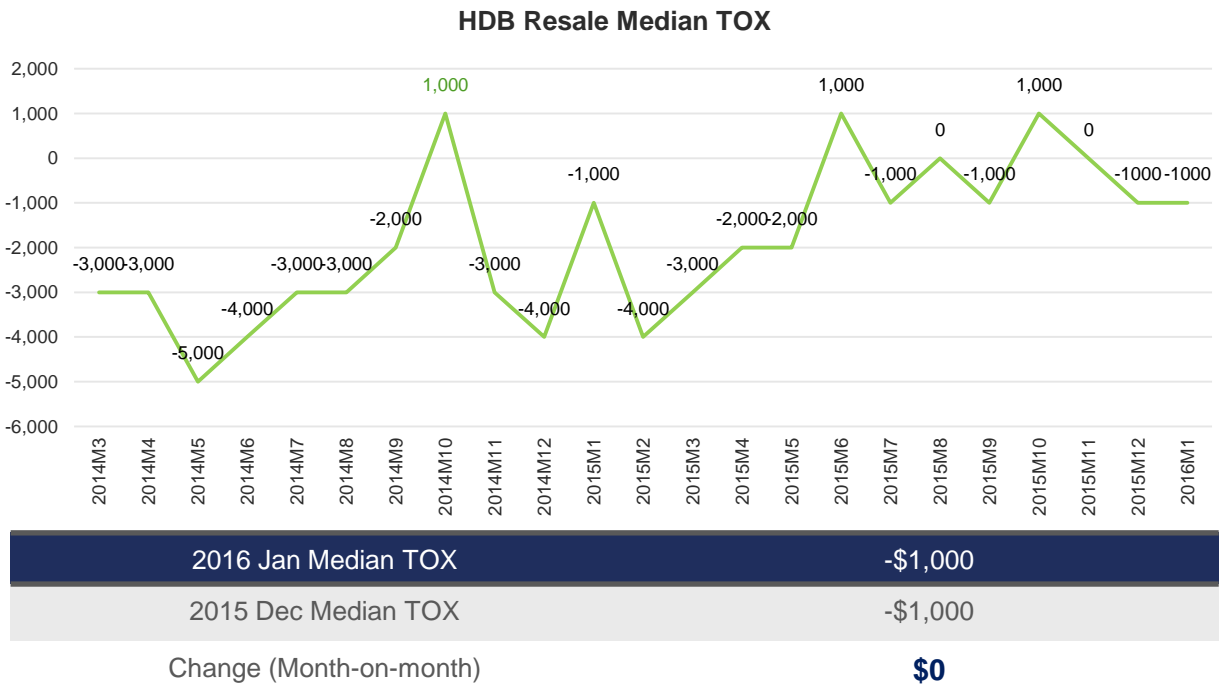
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2015/1	137.2	-0.4%	138.0	-0.1%	136.0	-0.8%
2015/2	136.5	-0.5%	137.2	-0.6%	135.8	-0.2%
2015/3	135.4	-0.8%	135.9	-0.9%	134.8	-0.8%
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2015/7	134.8	-0.6%	135.9	-0.1%	133.6	-1.1%
2015/8	135.2	0.3%	136.2	0.2%	134.1	0.4%
2015/9	135.6	0.3%	136.2	0.0%	134.7	0.5%
2015/10	135.6	0.0%	136.2	0.0%	134.7	0.0%
2015/11	136.1	0.4%	136.7	0.3%	135.3	0.4%
2015/12	136.1	0.0%	137.0	0.2%	135.0	-0.2%
2016/1*	135.4	-0.5%	136.3	-0.5%	134.4	-0.5%

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



Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	7,000	5,000	17,000	-	7,000
Bedok	2,500	4,000	4,500	31,500	4,000
Bishan	-11,000	8,000	31,000	7,000	19,000
Bukit Batok	11,000	-4,000	3,000	37,000	6,000
Bukit Merah	1,000	-6,000	-9,000	-	-1,000
Bukit Panjang	-5,000	-5,700	-14,000	26,000	-5,000
Bukit Timah	-	-10,000	44,000	-	17,000
Central Area	8,000	-	29,400	-	11,000
Choa Chu Kang	1,000	-5,000	-10,000	28,900	-5,000
Clementi	-10,200	-4,000	-21,000	-	-10,200
Geylang	0	-4,000	-25,500	-	0
Hougang	-1,600	-10,000	18,000	-	-5,200
Jurong East	500	-4,000	-13,500	-1,000	-1,500
Jurong West	-3,500	1,400	500	-9,000	-1,100
Kallang/Whampoa	8,000	-1,000	-27,000	-	7,000
Marine Parade	3,500	9,500	12,000	-	9,000
Pasir Ris	-	5,000	-6,000	-4,000	-1,000
Punggol	-	7,000	-6,000	-	-3,000
Queenstown	-4,000	12,500	-42,000	-	-5,000
Sembawang	-	-18,000	7,000	2,500	3,000
Sengkang	42,500	-1,100	-8,000	4,500	-1,100
Serangoon	12,000	19,000	-5,500	-	8,000
Tampines	4,000	-3,000	-34,500	2,000	1,000
Toa Payoh	3,000	2,000	34,000	67,000	5,800
Woodlands	1,000	-1,500	4,000	-23,000	-2,000
Yishun	-8,000	-3,000	-12,000	-57,000	-7,000
Overall	0	-1,600	-3,500	3,000	-1,000

Note: Grey fields contain figures derived from less than 10 transactions.
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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.

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