



HDB Flats

FLASH REPORT

Resale Market February 2019



► **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’.

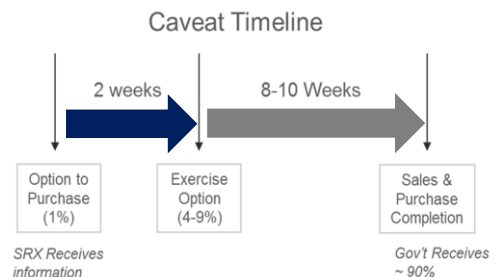


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

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.

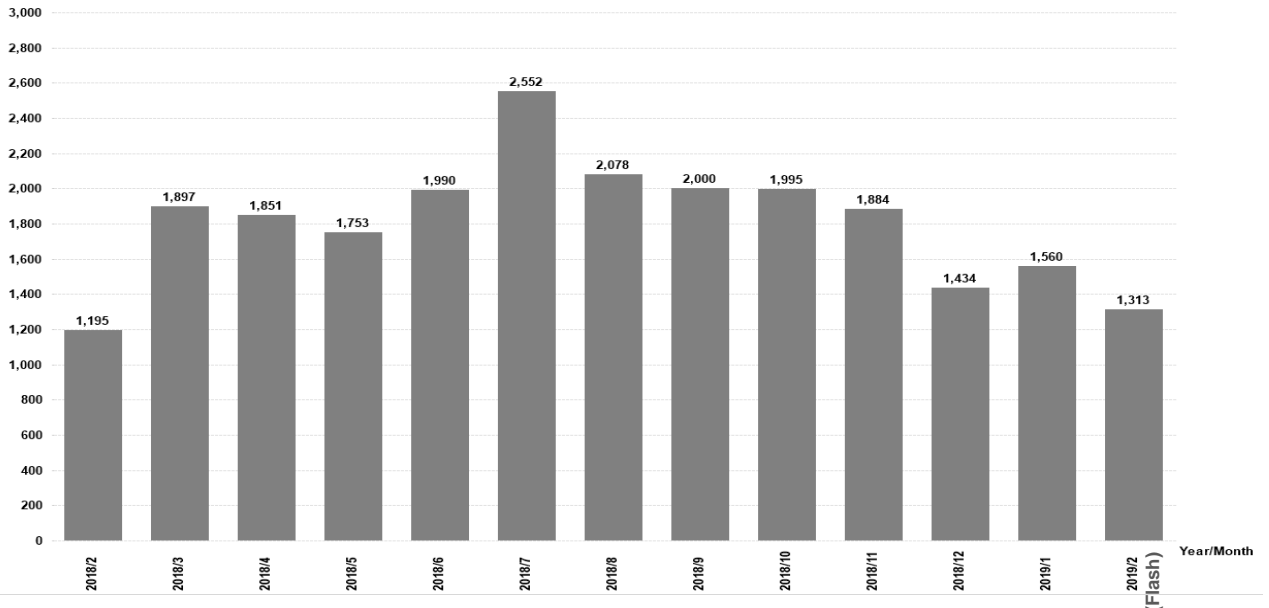
Q: What is Transaction-Over-X-Value (TOX)?

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.

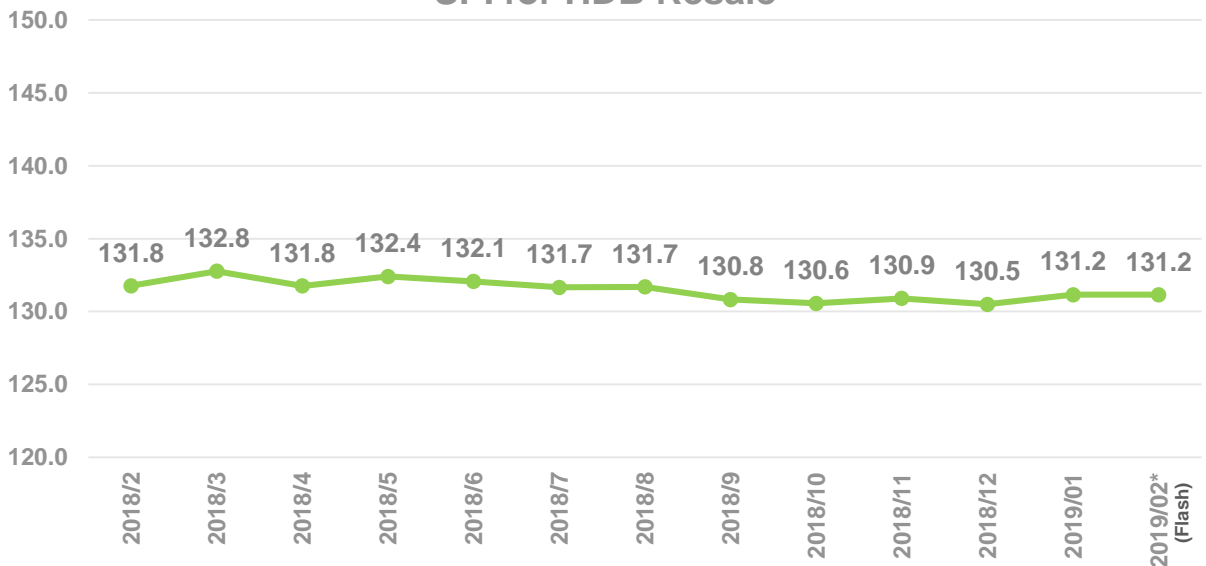
Resale Price

Source: SRX PROPERTY / HDB



Index Base: 2009 Jan

SPI for HDB Resale



2019 February Resale Index	131.2
2019 January Resale Index	131.2
Change (Month-on-month)	0.0%

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
2018/2	131.8	-0.6%	127.4	-0.3%	131.0	-1.5%	133.4	0.5%	144.4	-1.5%
2018/3	132.8	0.8%	127.0	-0.3%	132.8	1.4%	133.7	0.2%	145.3	0.6%
2018/4	131.8	-0.8%	126.7	-0.2%	132.4	-0.4%	133.0	-0.5%	143.6	-1.2%
2018/5	132.4	0.5%	126.6	-0.1%	132.4	0.1%	133.7	0.5%	145.7	1.4%
2018/6	132.1	-0.3%	127.2	0.5%	131.8	-0.5%	133.7	0.0%	145.1	-0.4%
2018/7	131.7	-0.3%	125.9	-1.1%	131.1	-0.6%	133.7	0.0%	145.1	0.1%
2018/8	131.7	0.0%	125.4	-0.4%	130.7	-0.3%	133.4	-0.2%	150.2	3.4%
2018/9	130.8	-0.7%	123.7	-1.3%	131.5	0.6%	131.9	-1.1%	147.4	-1.8%
2018/10	130.6	-0.2%	124.7	0.8%	130.5	-0.8%	133.9	1.5%	144.2	-2.2%
2018/11	130.9	0.3%	124.7	0.0%	130.2	-0.2%	133.2	-0.5%	147.7	2.4%
2018/12	130.5	-0.3%	124.2	-0.4%	130.7	0.4%	133.6	0.3%	143.6	-2.8%
2019/01	131.2	0.5%	124.0	-0.1%	131.7	0.8%	134.0	0.3%	146.3	1.9%
2019/02*	131.2	0.0%	124.0	0.0%	131.3	-0.3%	135.0	0.8%	146.7	0.3%

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	289,000	415,000	715,000	-	320,000
Bedok	290,000	398,000	575,000	739,888	334,444
Bishan	403,000	523,500	788,000	904,000	550,000
Bukit Batok	255,000	367,500	525,000	650,000	338,000
Bukit Merah	341,444	700,000	810,000	-	628,000
Bukit Panjang	265,250	419,000	447,500	595,000	414,000
Bukit Timah	450,000	725,000	-	983,000	725,000
Central Area	373,000	600,000	856,500	-	492,500
Choa Chu Kang	281,500	340,000	427,000	533,000	350,000
Clementi	307,500	471,944	728,000	855,000	396,000
Geylang	283,000	550,000	804,000	695,000	406,944
Hougang	271,500	369,444	519,000	703,500	370,000
Jurong East	260,000	385,000	530,000	718,000	382,000
Jurong West	257,500	354,000	419,000	537,500	380,000
Kallang/Whampoa	316,000	484,000	652,500	-	458,000
Marine Parade	315,000	521,500	730,000	-	521,500
Pasir Ris	-	395,000	475,000	602,500	468,000
Punggol	361,500	450,000	467,500	590,000	445,000
Queenstown	321,500	685,900	821,000	-	524,750
Sembawang	292,500	332,000	380,000	462,500	355,000
Sengkang	339,444	398,000	450,000	530,000	414,000
Serangoon	302,500	441,500	535,000	675,000	447,500
Tampines	325,000	435,000	525,000	710,000	435,000
Toa Payoh	250,000	546,000	816,000	-	415,000
Woodlands	254,000	320,000	406,500	588,000	350,000
Yishun	255,000	320,000	420,000	580,000	320,000
Overall	283,000	393,000	475,000	600,000	393,000

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

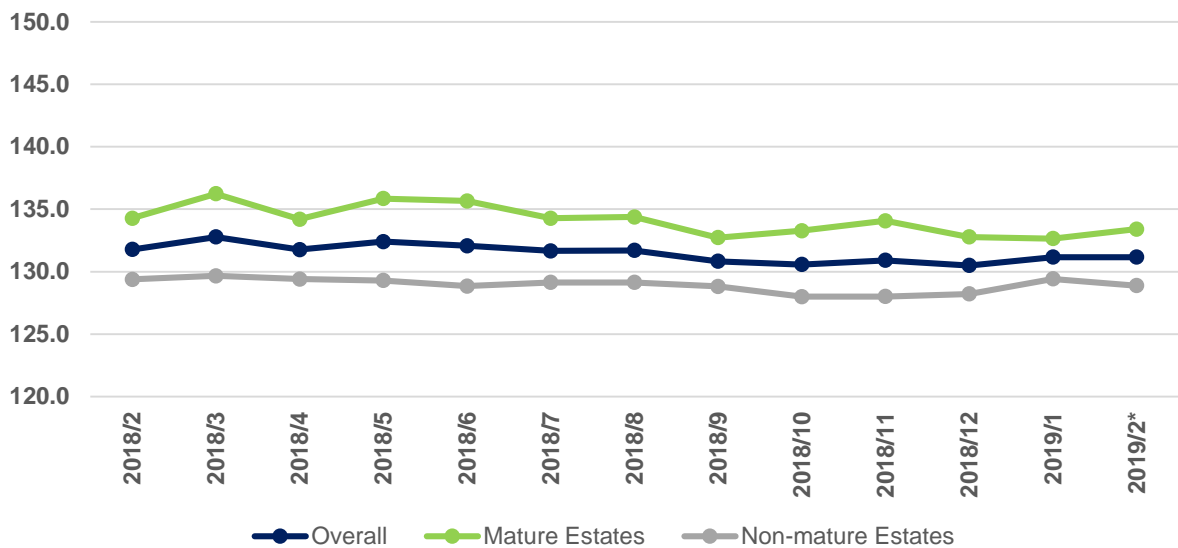
Source: SRX PROPERTY / HDB



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
2018/2	131.8	-0.6%	134.3	-0.1%	129.4	-1.1%
2018/3	132.8	0.8%	136.2	1.5%	129.7	0.2%
2018/4	131.8	-0.8%	134.2	-1.5%	129.4	-0.2%
2018/5	132.4	0.5%	135.9	1.2%	129.3	-0.1%
2018/6	132.1	-0.3%	135.7	-0.1%	128.8	-0.3%
2018/7	131.7	-0.3%	134.3	-1.0%	129.1	0.2%
2018/8	131.7	0.0%	134.4	0.1%	129.1	0.0%
2018/9	130.8	-0.7%	132.7	-1.2%	128.8	-0.2%
2018/10	130.6	-0.2%	133.3	0.4%	128.0	-0.6%
2018/11	130.9	0.3%	134.1	0.6%	128.0	0.0%
2018/12	130.5	-0.3%	132.8	-1.0%	128.2	0.2%
2019/1	131.2	0.5%	132.6	-0.1%	129.4	0.9%
2019/2*	131.2	0.0%	133.4	0.6%	128.9	-0.4%

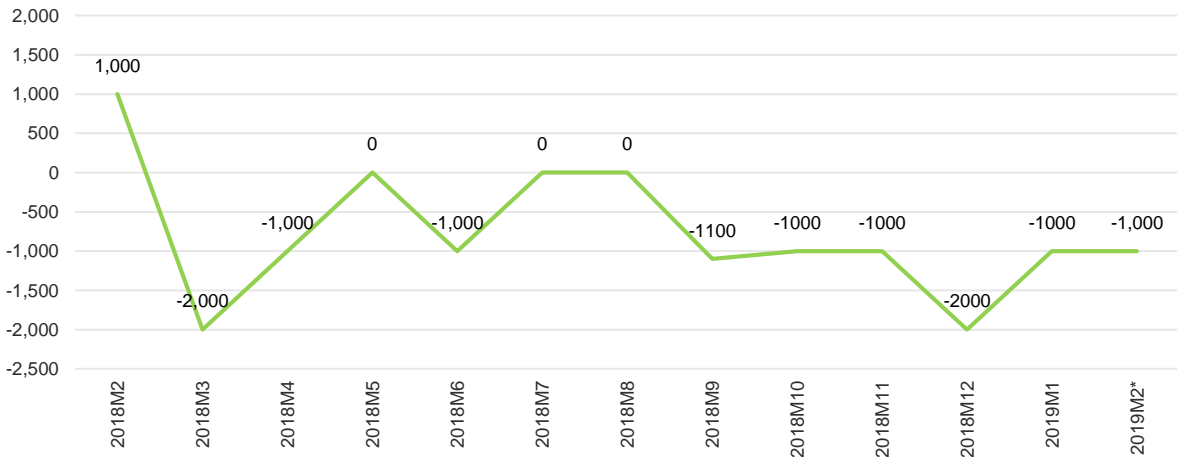
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Source: SRX PROPERTY / HDB



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

HDB Resale Median TOX



2019 February Median TOX	-\$1,000
2019 January Median TOX	-\$1,000
Change (Month-on-month)	\$0

Median Transaction Over X-Value (\$)

Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	6,000	-14,500	-4,000	-	3,000
Bedok	-1,000	-3,500	-15,000	-	-6,000
Bishan	-500	-27,000	-39,000	-	-7,000
Bukit Batok	1,000	2,000	8,000	10,000	2,500
Bukit Merah	6,500	-13,000	-4,000	-	-4,000
Bukit Panjang	4,000	-6,000	-17,000	-39,000	-8,500
Bukit Timah	-	-	57,000	-	57,000
Central Area	6,000	-33,000	-33,000	-	-26,500
Choa Chu Kang	7,500	5,500	3,000	-49,000	4,500
Clementi	19,000	-6,600	-65,000	-	4,000
Geylang	13,000	10,000	-	-64,000	8,500
Hougang	-8,500	-9,000	-12,000	13,000	-9,000
Jurong East	-22,000	1,000	-68,000	-	-21,500
Jurong West	1,000	-6,000	-6,000	-19,100	-3,500
Kallang/Whampoa	-2,000	-7,000	-33,000	-88,000	-15,000
Marine Parade	44,900	-32,000	67,000	-	8,400
Pasir Ris	-	-14,000	3,000	22,500	-10,500
Punggol	2,000	7,000	-2,000	-	4,000
Queenstown	-7,000	8,000	-53,500	-	-14,500
Sembawang	-	-2,000	-5,000	-	-3,000
Sengkang	1,000	1,000	12,500	20,000	2,000
Serangoon	-15,000	34,000	12,000	-	11,000
Tampines	-2,000	2,000	4,000	-	2,500
Toa Payoh	-4,500	-14,500	-27,000	-	-16,000
Woodlands	7,000	500	1,000	13,500	5,000
Yishun	-9,500	-1,500	-13,500	-3,500	-6,000
Overall	1,000	-1,000	-5,500	-9,000	-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.

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