



HDB Flats

FLASH REPORT

Resale Market January 2018



► **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’.

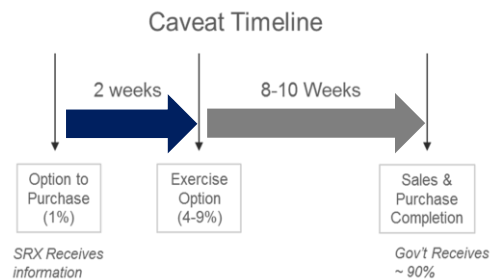


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

Q: What is X-Value?

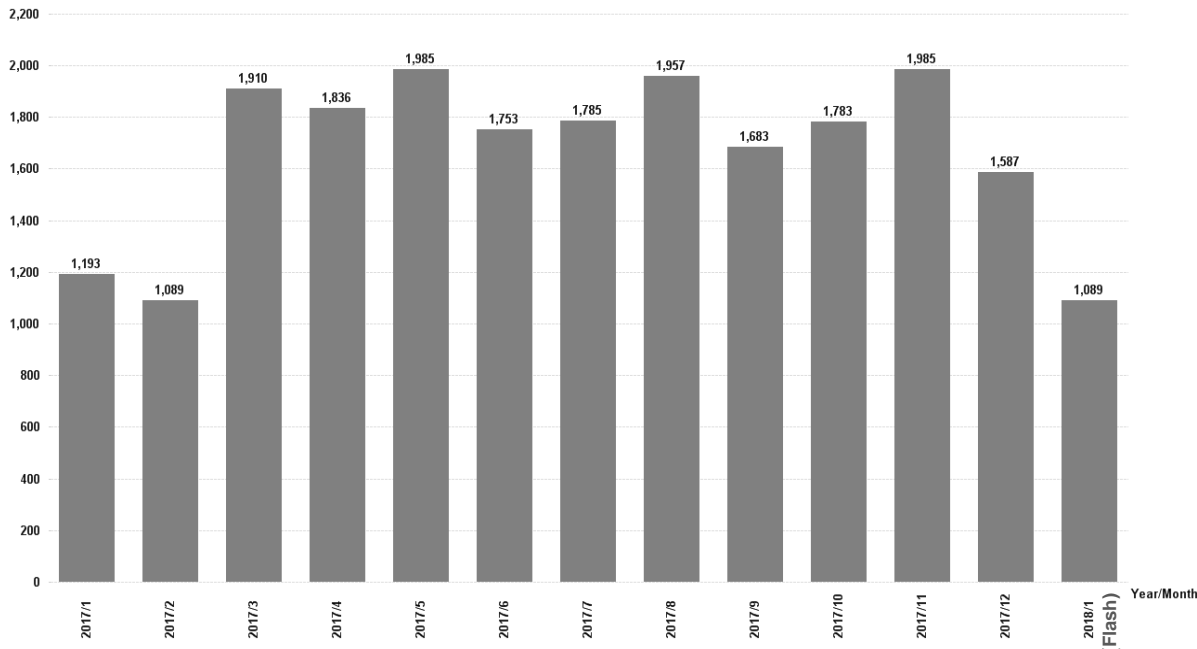
A: The X-Value is a computer-generated property appraisal based on comparable market analysis (CMA). It uses real-time big data from trusted private and public sources, comparable market analysis, machine learning, and SRX property indices to calculate a home’s estimated market value in seconds.

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 HDB Monthly Overall Resale Volume

Resale Volume



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

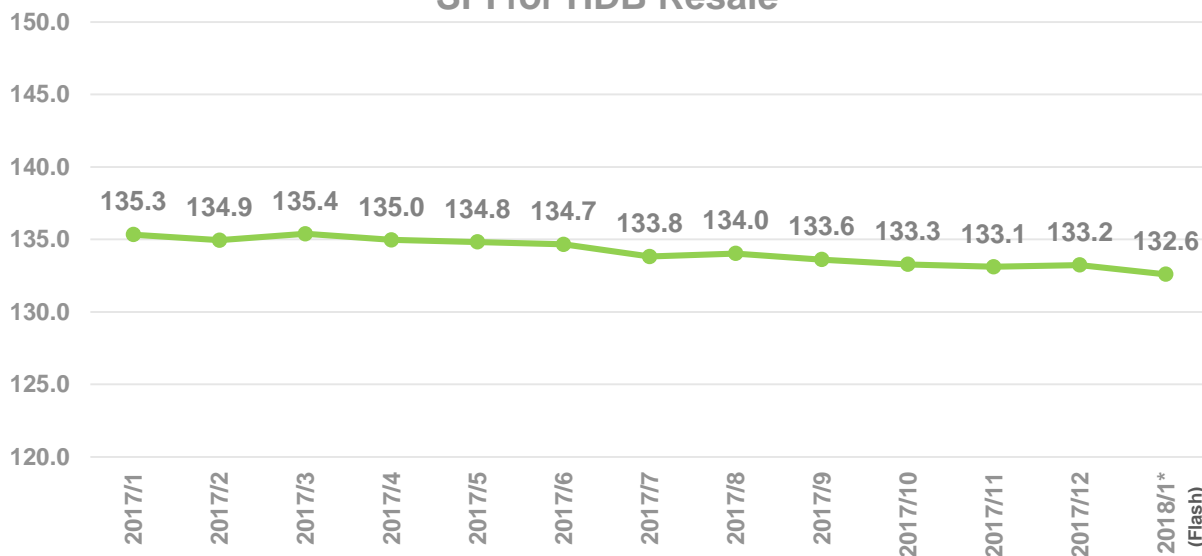
Resale Price

Source: SRX PROPERTY / HDB



Index Base: 2009 Jan

SPI for HDB Resale



2018 January Resale Index	132.6
2017 December Resale Index	133.2
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
2017/1	135.3	-0.3%	133.9	-0.6%	135.1	-0.6%	133.8	0.3%	146.4	0.9%
2017/2	134.9	-0.3%	134.2	0.2%	135.0	-0.1%	133.1	-0.6%	144.0	-1.6%
2017/3	135.4	0.3%	133.4	-0.6%	135.4	0.3%	133.6	0.4%	146.4	1.7%
2017/4	135.0	-0.3%	133.1	-0.2%	134.5	-0.7%	133.8	0.1%	145.2	-0.9%
2017/5	134.8	-0.1%	133.2	0.0%	134.3	-0.1%	134.5	0.5%	145.6	0.3%
2017/6	134.7	-0.1%	132.9	-0.2%	133.9	-0.4%	132.5	-1.5%	148.0	1.7%
2017/7	133.8	-0.6%	131.3	-1.2%	133.2	-0.5%	132.6	0.1%	146.8	-0.8%
2017/8	134.0	0.2%	130.8	-0.4%	133.7	0.4%	132.9	0.2%	147.4	0.4%
2017/9	133.6	-0.3%	130.3	-0.4%	132.7	-0.7%	133.3	0.3%	145.4	-1.4%
2017/10	133.3	-0.2%	130.9	0.5%	132.8	0.0%	133.6	0.2%	144.0	-0.9%
2017/11	133.1	-0.1%	130.5	-0.3%	132.6	-0.2%	134.0	0.3%	143.8	-0.1%
2017/12	133.2	0.1%	130.7	0.1%	131.3	-0.9%	134.1	0.0%	146.0	1.5%
2018/1*	132.6	-0.5%	127.6	-2.3%	133.1	1.3%	132.6	-1.2%	146.6	0.4%

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	302,500	455,000	608,000	660,000	330,000
Bedok	300,000	420,000	615,000	642,500	402,000
Bishan	320,000	544,000	778,000	-	550,000
Bukit Batok	270,000	389,000	510,000	642,000	397,000
Bukit Merah	324,000	690,000	860,000	-	538,000
Bukit Panjang	295,000	372,500	461,944	591,944	415,000
Bukit Timah	-	708,000	810,000	-	805,000
Central Area	386,500	830,000	945,000	-	647,000
Choa Chu Kang	282,900	330,000	381,944	532,500	348,000
Clementi	325,000	552,500	526,000	820,000	431,500
Geylang	298,000	528,000	610,000	725,000	555,000
Hougang	290,000	400,000	485,000	722,000	446,500
Jurong East	278,000	412,500	535,000	860,000	410,000
Jurong West	253,000	351,500	430,000	568,000	385,000
Kallang/Whampoa	338,000	511,500	638,000	805,000	450,000
Marine Parade	385,000	-	861,944	-	395,000
Pasir Ris	295,000	420,000	479,000	590,000	478,000
Punggol	350,000	453,500	440,000	548,000	440,000
Queenstown	342,500	559,000	784,500	968,000	482,500
Sembawang	-	350,000	385,000	460,944	382,500
Sengkang	352,500	405,000	435,000	570,000	416,344
Serangoon	289,444	465,000	518,500	721,500	490,000
Tampines	330,000	440,000	511,500	700,000	465,000
Toa Payoh	275,000	579,444	887,500	954,000	411,944
Woodlands	244,000	330,000	420,000	580,000	340,000
Yishun	269,000	347,500	470,000	550,000	330,000
Overall	295,000	410,000	485,000	628,000	413,800

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

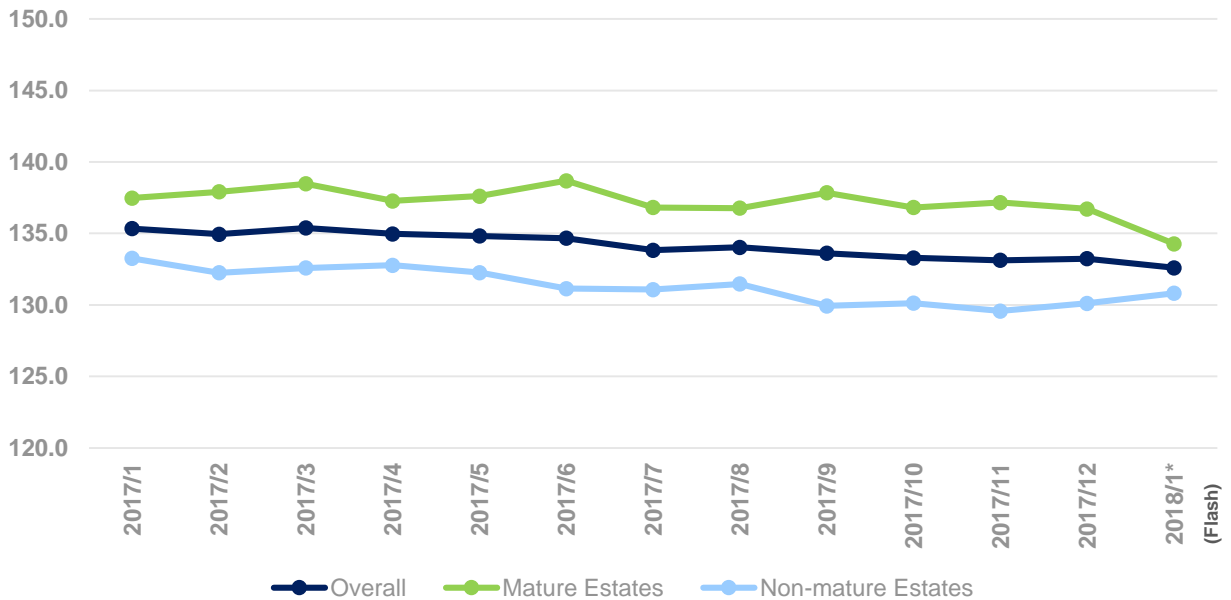
Source: SRX PROPERTY / HDB



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
2017/1	135.3	-0.3%	137.5	-0.6%	133.3	0.0%
2017/2	134.9	-0.3%	137.9	0.3%	132.2	-0.8%
2017/3	135.4	0.3%	138.5	0.4%	132.6	0.3%
2017/4	135.0	-0.3%	137.3	-0.9%	132.8	0.1%
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2017/6	134.7	-0.1%	138.7	0.8%	131.1	-0.8%
2017/7	133.8	-0.6%	136.8	-1.3%	131.1	0.0%
2017/8	134.0	0.2%	136.8	0.0%	131.5	0.3%
2017/9	133.6	-0.3%	137.8	0.8%	129.9	-1.2%
2017/10	133.3	-0.2%	136.8	-0.7%	130.1	0.1%
2017/11	133.1	-0.1%	137.2	0.3%	129.6	-0.4%
2017/12	133.2	0.1%	136.7	-0.3%	130.1	0.4%
2018/1*	132.6	-0.5%	134.3	-1.8%	130.8	0.5%

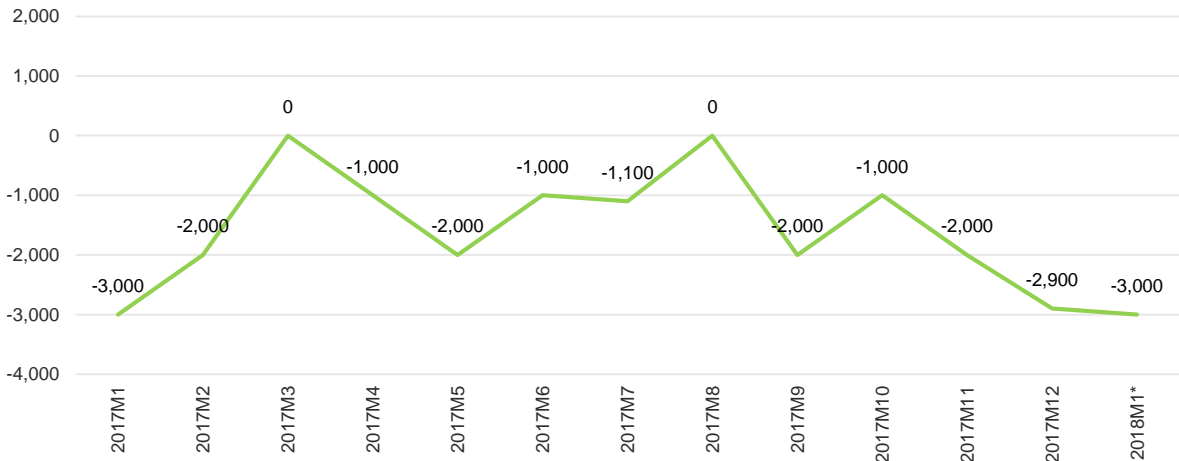
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Source: SRX PROPERTY / HDB



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

HDB Resale Median TOX



2018 January Median TOX	\$-3,000
2017 December Median TOX	-\$2,900
Change (Month-on-month)	-\$100

Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	-4,500	-9,000	-18,000	-	-7,000
Bedok	-4,500	1,000	-12,000	74,500	-2,500
Bishan	-	5,000	-39,000	-42,000	-6,000
Bukit Batok	-5,600	-9,000	-12,000	17,500	-8,000
Bukit Merah	-11,500	-6,500	-12,000	-	-9,000
Bukit Panjang	8,000	-2,000	12,000	-2,200	0
Bukit Timah	-	36,000	-9,000	5,000	5,000
Central Area	-	8,000	-9,500	-	-2,000
Choa Chu Kang	-10,000	-2,500	-17,000	3,000	-2,500
Clementi	-23,000	-11,500	16,500	-	-16,500
Geylang	10,000	28,000	34,000	17,000	17,000
Hougang	-	-8,000	-5,000	5,000	-3,500
Jurong East	-8,000	-12,000	-104,100	-19,000	-16,000
Jurong West	-13,000	1,000	-8,000	-39,100	-8,000
Kallang/Whampoa	-15,000	32,500	36,500	-	17,000
Marine Parade	27,900	-5,000	11,000	-	3,500
Pasir Ris	-2,000	-6,000	-2,000	-3,000	-2,000
Punggol	-11,000	-6,000	1,500	1,500	-4,000
Queenstown	7,500	-13,000	27,000	-	4,000
Sembawang	-	0	-4,000	-15,000	-4,000
Sengkang	500	4,300	1,500	-2,500	4,300
Serangoon	1,000	-3,500	37,000	-14,500	0
Tampines	-2,200	-7,500	3,500	19,500	-3,200
Toa Payoh	-3,600	13,000	-3,000	-	-1,500
Woodlands	-13,000	-2,100	-8,000	-9,500	-6,000
Yishun	-6,000	-3,000	16,000	8,500	-1,000
Overall	-5,000	-2,000	-3,500	2,000	-3,000

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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