



HDB Flats

FLASH REPORT

Resale Market May 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’.

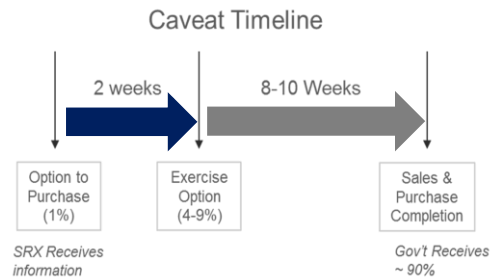


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

Q: What is X-Value?

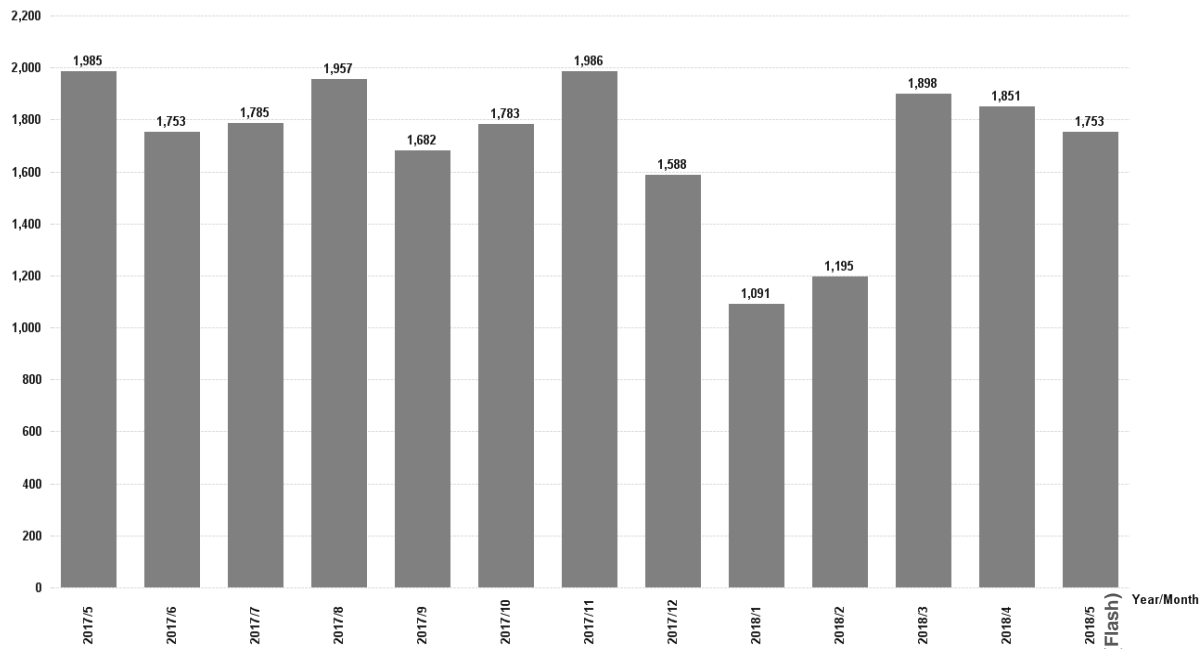
A: The X-Value is a computer-generated property appraisal based on comparable market analysis (CMA). It uses real-time big data from trusted private and public sources, comparable market analysis, machine learning, and SRX property indices to calculate a home’s estimated market value in seconds.

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.

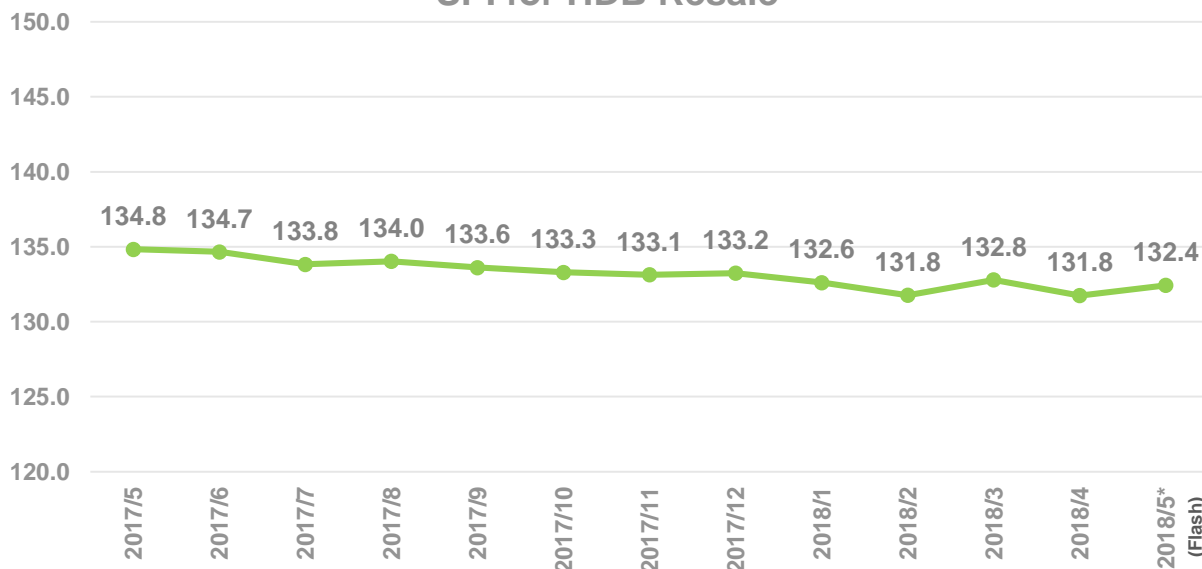
Resale Price

Source: SRX PROPERTY / HDB



Index Base: 2009 Jan

SPI for HDB Resale



2018 May Resale Index	132.4
2018 April Resale Index	131.8
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
2017/5	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	-0.1%	134.2	0.4%	143.8	-0.1%
2017/12	133.2	0.1%	130.7	0.1%	131.3	-0.9%	134.3	0.0%	146.1	1.6%
2018/1	132.6	-0.5%	127.8	-2.2%	133.0	1.3%	132.7	-1.1%	146.6	0.4%
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%	127.1	-0.3%	132.9	1.4%	133.5	0.1%	145.3	0.6%
2018/4	131.8	-0.8%	126.7	-0.2%	132.4	-0.4%	132.8	-0.6%	143.6	-1.2%
2018/5*	132.4	0.5%	126.7	-0.1%	132.5	0.1%	133.5	0.5%	145.8	1.5%

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 Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	275,000	460,000	760,000	837,500	380,000
Bedok	293,000	410,000	620,000	718,000	402,500
Bishan	331,000	611,500	737,500	869,000	666,000
Bukit Batok	260,000	380,000	517,500	603,000	370,000
Bukit Merah	362,500	665,000	815,400	-	600,000
Bukit Panjang	291,000	370,000	452,000	570,000	395,000
Bukit Timah	380,000	-	720,000	-	550,000
Central Area	379,000	671,000	967,000	-	563,000
Choa Chu Kang	270,000	325,000	400,444	557,500	363,000
Clementi	320,000	550,000	564,000	900,000	384,000
Geylang	270,000	470,500	700,000	675,000	384,000
Hougang	282,500	376,500	448,000	621,888	388,000
Jurong East	280,000	445,000	585,000	825,000	370,000
Jurong West	257,500	378,888	440,000	570,000	392,500
Kallang/Whampoa	299,000	670,000	818,000	732,000	610,000
Marine Parade	350,000	492,000	790,000	-	492,000
Pasir Ris	-	410,000	488,000	648,000	488,000
Punggol	343,000	450,000	430,000	558,000	438,000
Queenstown	355,000	645,000	822,500	-	570,000
Sembawang	-	340,444	390,000	490,000	370,000
Sengkang	332,000	407,000	425,000	542,444	415,000
Serangoon	320,000	388,000	515,000	689,444	450,000
Tampines	340,000	440,000	560,000	668,000	505,000
Toa Payoh	288,000	720,000	878,000	758,000	335,000
Woodlands	261,500	322,000	409,888	570,000	341,000
Yishun	262,888	340,000	454,000	535,000	320,000
Overall	295,000	400,000	480,000	629,000	412,000

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

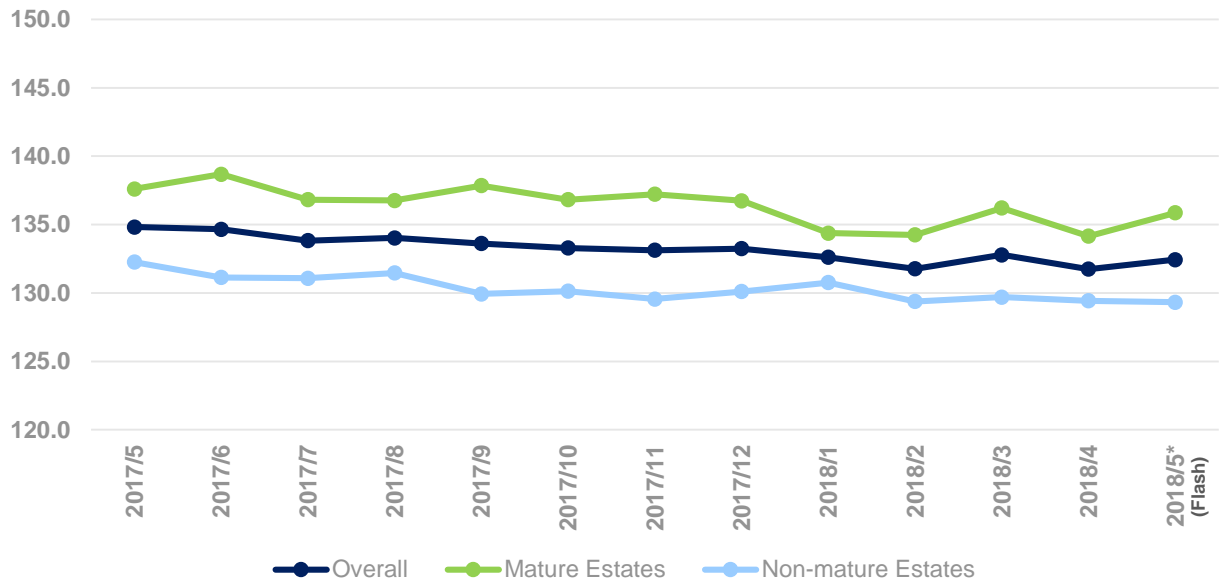
Source: SRX PROPERTY / HDB



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
2017/5	134.8	-0.1%	137.6	0.2%	132.3	-0.4%
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%
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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%	134.4	-1.7%	130.8	0.5%
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	1.3%	129.3	-0.1%

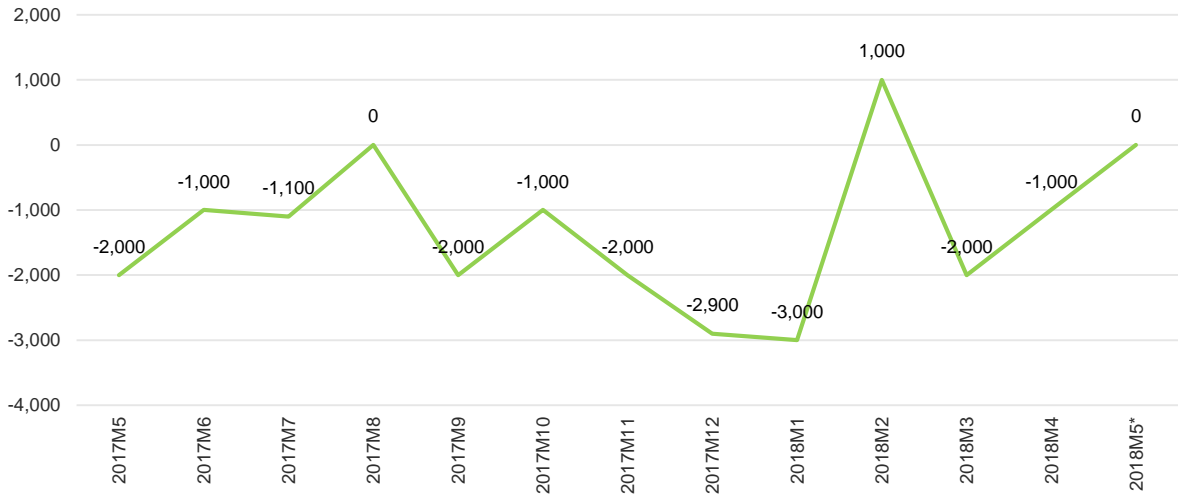
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Source: SRX PROPERTY / HDB



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

HDB Resale Median TOX



2018 May Median TOX	\$0
2018 April Median TOX	-\$1,000
Change (Month-on-month)	\$1,000

Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	-1,000	1,500	-22,000	16,000	2,800
Bedok	-4,000	8,000	-31,000	32,500	-6,000
Bishan	-	11,500	34,000	11,000	12,000
Bukit Batok	-6,000	1,500	13,000	-	1,500
Bukit Merah	-7,000	15,500	-13,000	-	5,500
Bukit Panjang	7,000	1,000	-4,500	-	1,500
Bukit Timah	-17,000	14,000	-	-	-1,500
Central Area	-	7,000	-	-	7,000
Choa Chu Kang	5,000	3,000	11,000	-26,000	0
Clementi	4,000	-17,000	-	-	3,000
Geylang	-18,000	-76,500	-	-14,000	-22,000
Hougang	-15,000	-6,000	-17,000	6,500	-11,500
Jurong East	-8,500	-7,000	1,500	21,000	-5,000
Jurong West	2,000	-4,000	-1,000	-11,000	-3,000
Kallang/Whampoa	0	13,000	-3,500	-3,000	5,000
Marine Parade	20,500	3,000	44,000	-	9,000
Pasir Ris	-	-3,000	0	2,000	0
Punggol	-3,000	-6,000	8,000	-11,000	-2,000
Queenstown	0	-10,000	34,000	-	-3,000
Sembawang	-	-10,500	7,000	-	6,000
Sengkang	3,000	4,900	-8,000	2,000	2,500
Serangoon	-13,000	18,000	6,000	-3,000	-8,000
Tampines	2,000	1,000	26,000	29,000	12,000
Toa Payoh	-6,500	9,000	25,000	-	-2,000
Woodlands	-8,500	1,000	-1,000	10,000	1,000
Yishun	5,500	-8,500	-7,000	-65,000	-6,500
Overall	-4,000	0	1,000	2,000	0

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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