



HDB Flats

FLASH REPORT

Resale Market October 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’.

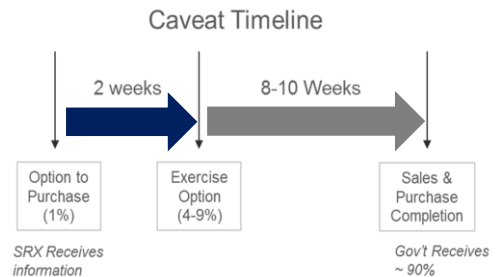


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

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.

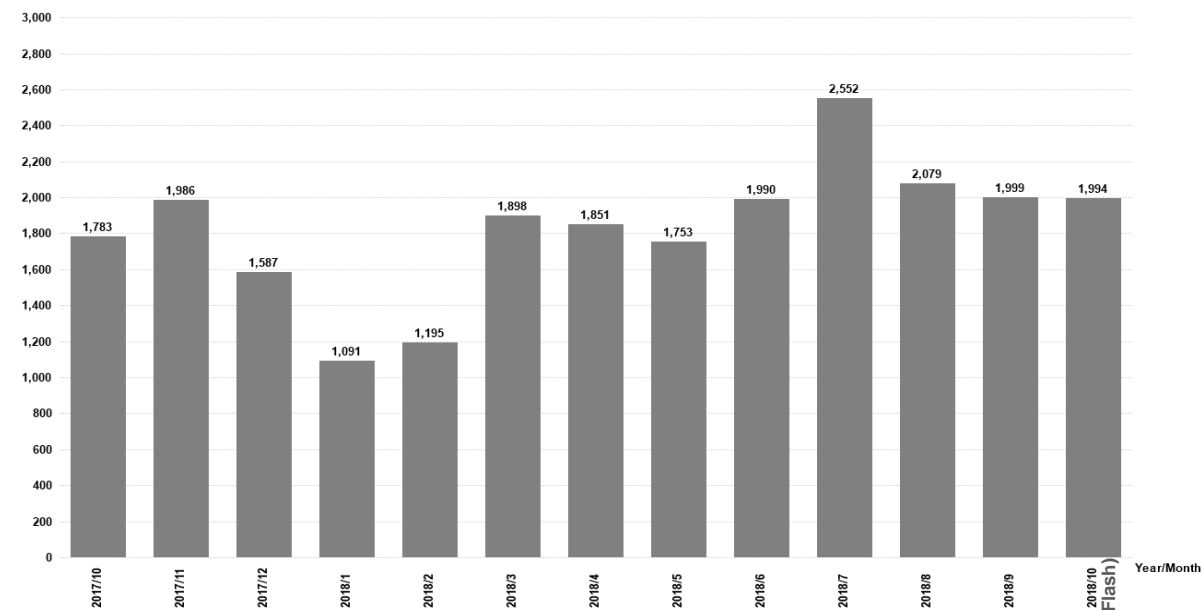
Q: What is Transaction-Over-X-Value (TOX)?

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

Resale Volume

HDB Monthly Overall Resale Volume



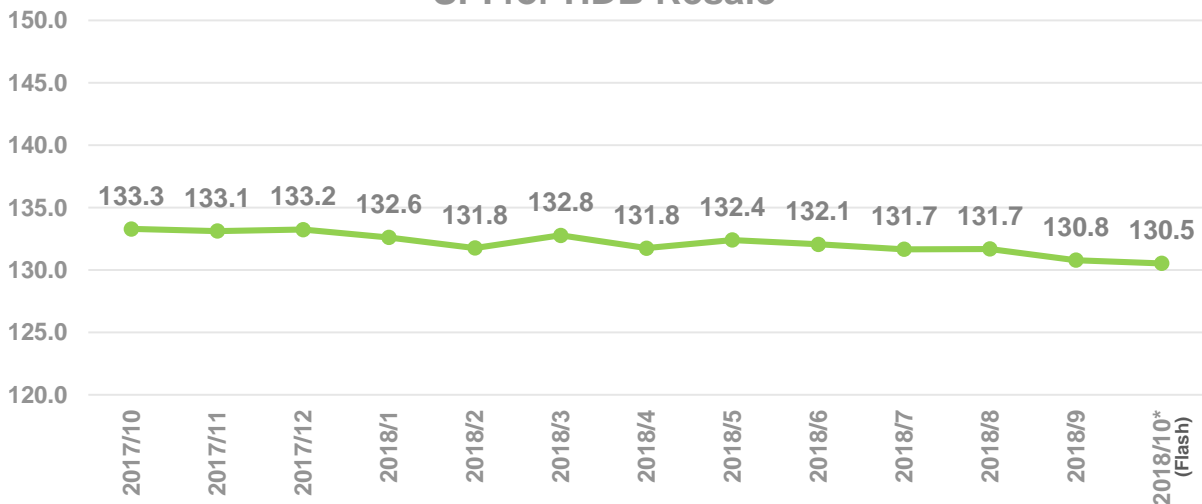
Resale Price

Source: SRX PROPERTY / HDB



Index Base: 2009 Jan

SPI for HDB Resale



2018 October Resale Index	130.5
2018 September Resale Index	130.8
Change (Month-on-month)	-0.2%

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
2017/10	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%	127.0	-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	-0.5%	133.7	0.0%	145.1	0.0%
2018/8	131.7	0.0%	125.4	-0.4%	130.7	-0.3%	133.4	-0.2%	150.1	3.4%
2018/9	130.8	-0.7%	123.7	-1.3%	131.4	0.5%	131.8	-1.2%	147.4	-1.8%
2018/10*	130.5	-0.2%	124.7	0.8%	130.5	-0.7%	133.7	1.5%	144.1	-2.2%

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	442,000	758,000	-	309,000
Bedok	300,000	397,500	550,000	739,000	370,000
Bishan	338,500	572,500	720,000	996,000	639,000
Bukit Batok	258,000	377,500	530,000	600,000	340,000
Bukit Merah	324,000	601,000	780,000	-	549,000
Bukit Panjang	270,000	345,000	481,500	550,000	400,000
Bukit Timah	430,000	540,888	817,500	989,444	817,500
Central Area	380,000	850,000	1,168,000	-	430,000
Choa Chu Kang	263,000	335,000	400,000	485,000	350,000
Clementi	310,000	652,500	812,500	905,000	369,000
Geylang	272,000	465,000	645,888	708,000	369,000
Hougang	298,000	407,500	464,000	670,000	420,000
Jurong East	288,000	375,000	466,444	650,000	375,000
Jurong West	238,888	350,000	420,000	517,000	375,000
Kallang/Whampoa	287,000	614,000	760,000	792,000	548,000
Marine Parade	435,000	540,000	-	-	510,000
Pasir Ris	-	402,500	480,000	639,444	475,000
Punggol	342,000	460,000	445,000	-	445,000
Queenstown	352,000	725,000	803,000	980,000	516,500
Sembawang	-	330,000	378,000	461,500	367,000
Sengkang	342,500	420,000	436,500	538,000	425,000
Serangoon	318,444	403,500	633,000	680,000	490,000
Tampines	330,000	425,400	527,000	652,500	429,000
Toa Payoh	262,500	460,000	818,000	650,000	380,000
Woodlands	255,000	320,000	399,000	550,000	342,500
Yishun	260,000	340,500	458,000	508,000	320,000
Overall	290,000	395,500	470,000	605,000	398,000

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

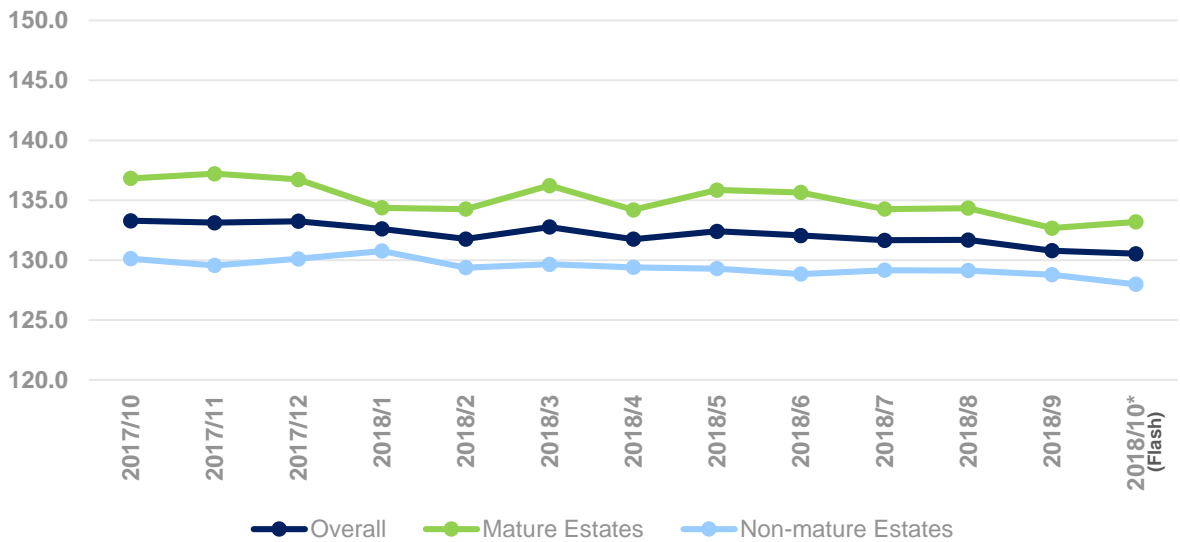
Source: SRX PROPERTY / HDB



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
2017/10	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	1.2%	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%	129.2	0.2%
2018/8	131.7	0.0%	134.3	0.1%	129.1	0.0%
2018/9	130.8	-0.7%	132.7	-1.2%	128.8	-0.3%
2018/10*	130.5	-0.2%	133.2	0.4%	128.0	-0.6%

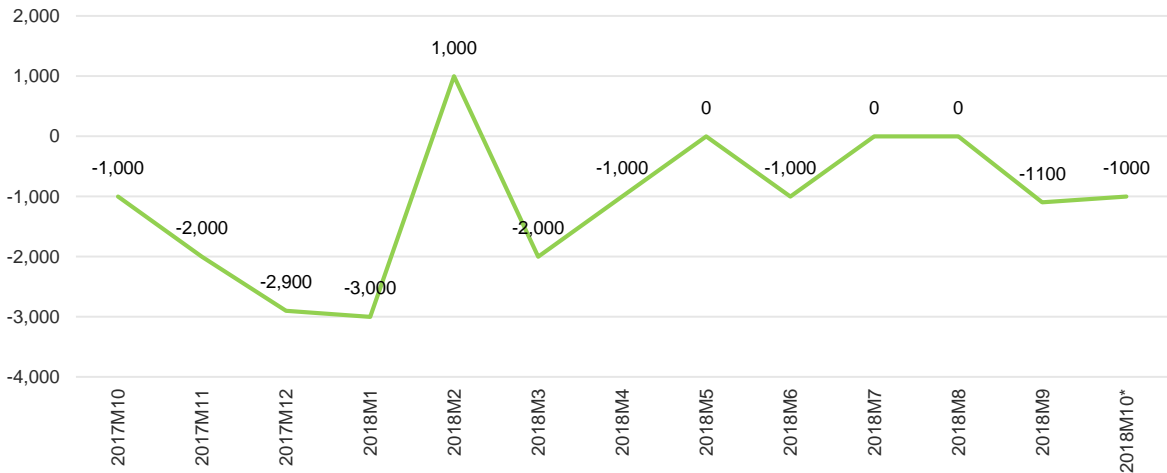
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Source: SRX PROPERTY / HDB



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

HDB Resale Median TOX



2018 October Median TOX	-\$1,000
2018 September Median TOX	-\$1,100
Change (Month-on-month)	\$100

Median Transaction Over X-Value (\$)

Source: SRX PROPERTY



Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	0	8,500	2,500	-	0
Bedok	-5,000	-5,000	-10,000	13,000	-5,000
Bishan	-	1,000	-12,000	-	1,000
Bukit Batok	3,500	1,000	-13,000	-8,500	1,000
Bukit Merah	-5,500	21,500	-4,000	-	1,500
Bukit Panjang	-1,500	1,000	-13,500	-9,000	-4,000
Bukit Timah	-24,000	-25,100	-5,000	78,000	-14,500
Central Area	-18,000	5,000	-	-	-3,000
Choa Chu Kang	4,000	-6,100	0	-16,500	-1,500
Clementi	500	-26,000	-	-	-10,000
Geylang	500	9,500	-20,000	-6,000	6,000
Hougang	-2,000	-1,500	15,500	500	-500
Jurong East	23,000	7,000	-26,000	-8,000	-2,000
Jurong West	2,500	-600	-500	-14,500	-600
Kallang/Whampoa	-4,500	-3,500	-13,000	-	-5,000
Marine Parade	1,500	-21,000	49,000	-	-2,000
Pasir Ris	-	-500	9,000	-27,000	3,500
Punggol	-3,000	0	1,000	-	-500
Queenstown	-1,000	14,000	-32,600	-	900
Sembawang	-8,000	-16,000	-4,000	-2,100	-5,000
Sengkang	7,000	4,000	-7,000	-3,000	1,500
Serangoon	-9,500	9,000	13,500	16,000	3,000
Tampines	3,000	2,000	7,000	9,000	3,000
Toa Payoh	8,000	10,000	8,000	-	8,500
Woodlands	-9,000	-500	-3,000	-4,000	-2,000
Yishun	-4,000	-9,000	-15,000	-9,000	-8,000
Overall	-1,500	0	-2,000	-3,000	-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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