



HDB Flats

FLASH REPORT

Resale Market September 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’.

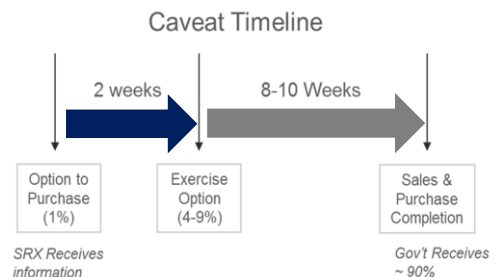


Figure 1. SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

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.

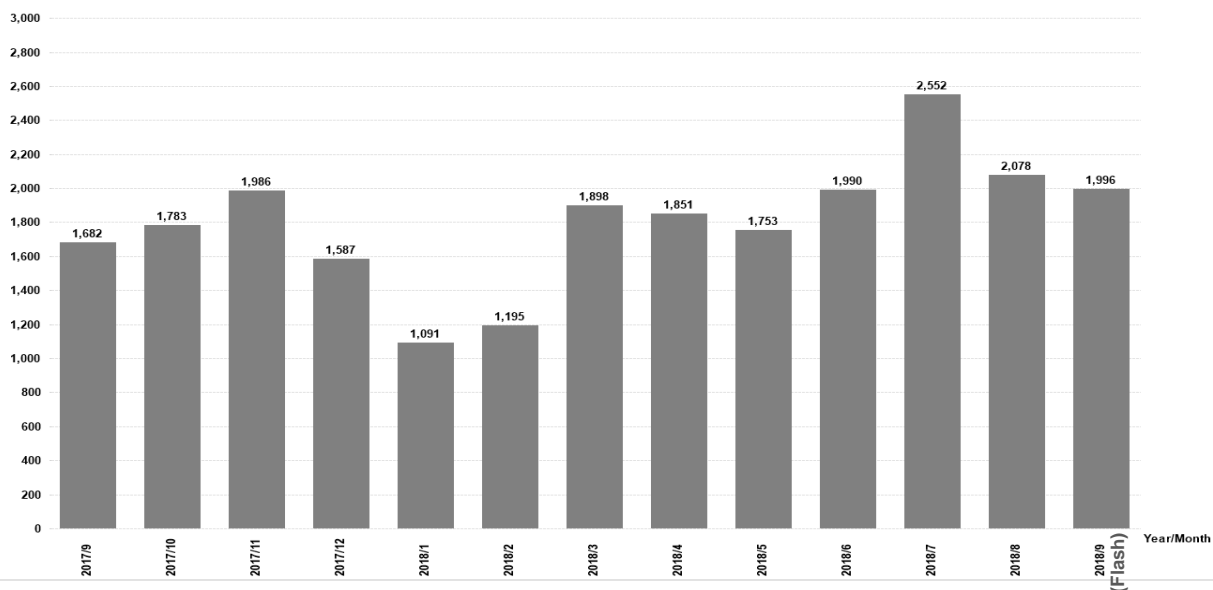
Q: What is Transaction-Over-X-Value (TOX)?

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

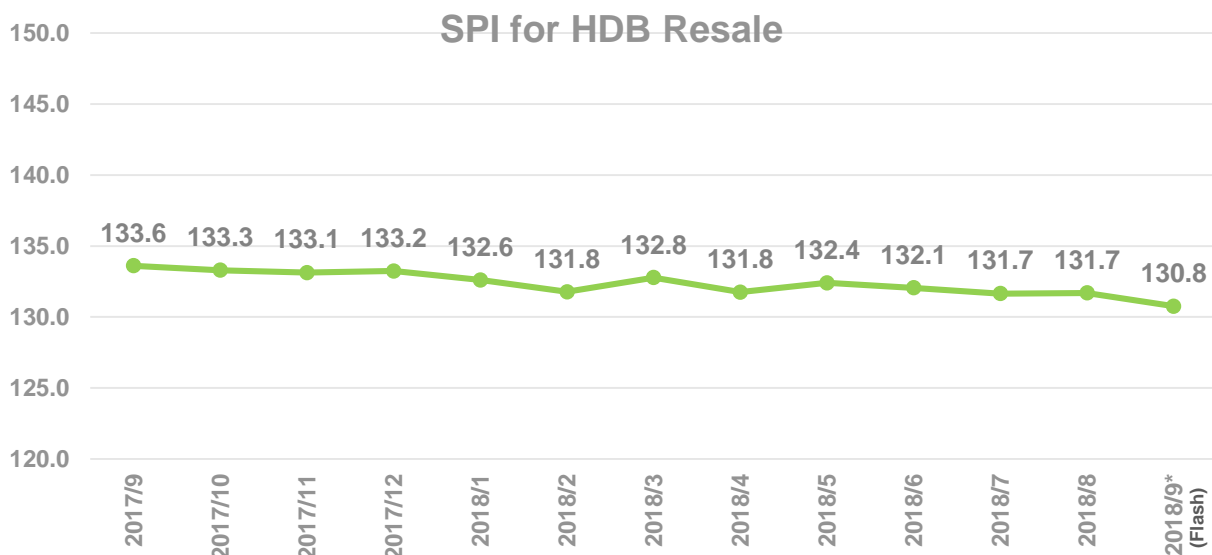


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-rooms.

Resale Price

Source: SRX PROPERTY / HDB

Index Base: 2009 Jan



2018 September Resale Index	130.8
2018 August Resale Index	131.7
Change (Month-on-month)	-0.7%

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
2017/9	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%	127.0	-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	-1.0%	131.1	-0.5%	133.6	-0.1%	145.1	0.0%
2018/8	131.7	0.0%	125.4	-0.4%	130.7	-0.3%	133.4	-0.2%	150.1	3.5%
2018/9*	130.8	-0.7%	123.7	-1.3%	131.5	0.6%	131.7	-1.3%	147.3	-1.9%

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	420,000	699,888	815,000	346,000
Bedok	286,350	395,000	585,000	787,500	343,500
Bishan	347,500	570,000	732,500	890,000	714,500
Bukit Batok	261,000	378,444	520,000	612,890	365,000
Bukit Merah	315,000	708,944	809,500	-	580,000
Bukit Panjang	269,000	380,000	440,000	627,500	418,000
Bukit Timah	415,000	-	755,000	985,000	602,500
Central Area	390,000	803,000	1,035,000	-	623,000
Choa Chu Kang	275,001	332,000	395,000	550,000	356,888
Clementi	296,500	610,000	590,000	820,000	380,000
Geylang	279,000	487,500	686,944	-	363,444
Hougang	282,500	386,500	466,000	668,000	409,500
Jurong East	282,500	431,000	519,000	600,000	420,000
Jurong West	246,000	351,500	422,500	520,000	366,000
Kallang/Whampoa	305,000	525,000	968,888	-	356,500
Marine Parade	435,000	495,500	855,000	-	506,000
Pasir Ris	-	402,000	469,000	626,500	477,000
Punggol	345,000	455,000	440,000	540,000	448,000
Queenstown	333,750	715,000	875,000	1,095,000	462,500
Sembawang	283,000	335,500	389,400	464,500	376,500
Sengkang	348,000	418,000	422,500	560,000	420,000
Serangoon	329,444	480,000	490,000	700,000	500,000
Tampines	331,500	420,000	520,000	681,944	425,000
Toa Payoh	280,000	585,000	726,400	872,000	409,000
Woodlands	255,000	325,000	402,500	535,000	350,000
Yishun	260,000	347,500	440,000	570,000	340,000
Overall	285,000	400,000	460,000	616,944	400,000

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

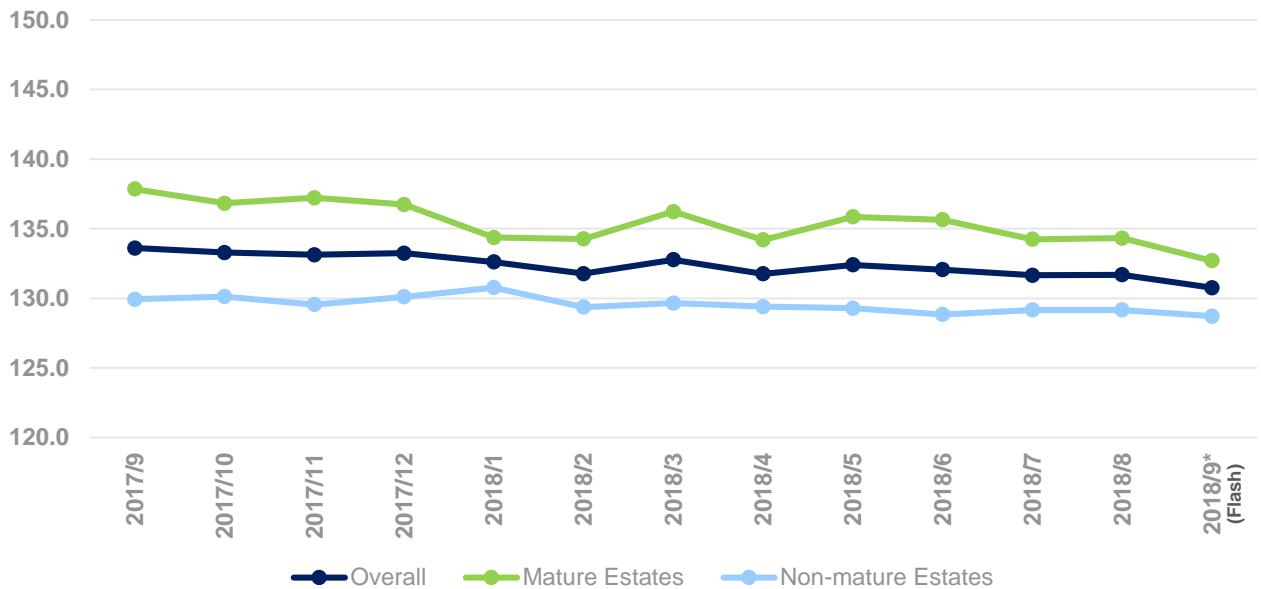
Source: SRX PROPERTY / HDB



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
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%	134.4	-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%	135.6	-0.2%	128.8	-0.3%
2018/7	131.7	-0.3%	134.2	-1.0%	129.2	0.2%
2018/8	131.7	0.0%	134.3	0.1%	129.2	0.0%
2018/9*	130.8	-0.7%	132.7	-1.2%	128.7	-0.3%

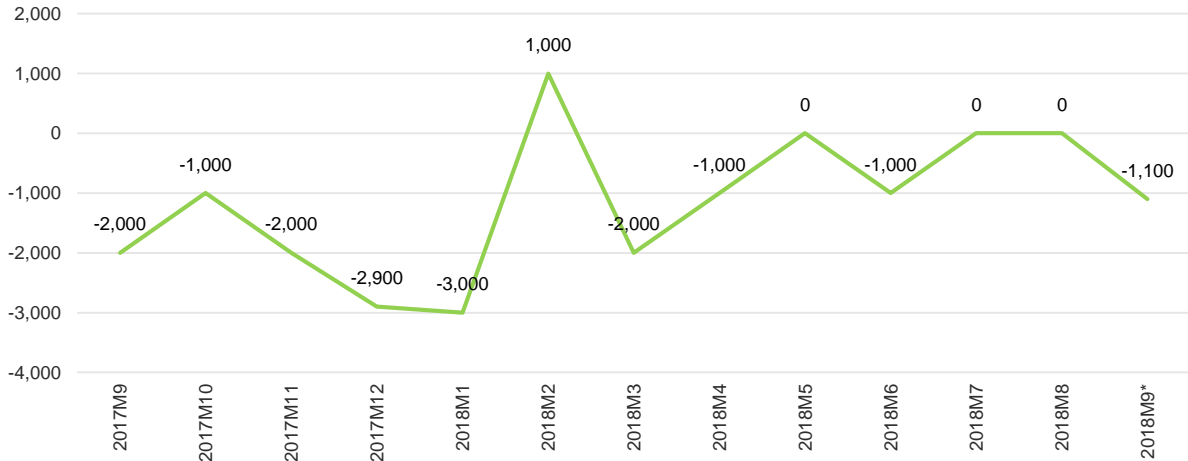
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Source: SRX PROPERTY / HDB



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

HDB Resale Median TOX



2018 September Median TOX	-\$1,100
2018 August Median TOX	\$0
Change (Month-on-month)	-\$1,100

Median Transaction Over X-Value (\$)

Source: SRX PROPERTY



	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	-7,000	-1,000	23,000	-	-6,000
Bedok	-4,000	2,000	-19,000	33,000	1,500
Bishan	-68,000	-3,000	-10,000	7,000	-6,500
Bukit Batok	-1,000	-1,500	-4,000	-	-1,500
Bukit Merah	-27,000	0	-21,000	-	-22,000
Bukit Panjang	-3,500	2,000	-7,000	-53,000	-4,000
Bukit Timah	-15,000	-	-	-	-15,000
Central Area	10,000	-	-	-	10,000
Choa Chu Kang	-5,000	-7,000	-7,000	9,000	-5,500
Clementi	1,000	27,000	-	-	5,900
Geylang	2,000	-2,000	65,000	-	6,000
Hougang	-2,000	2,000	-12,000	23,500	1,000
Jurong East	2,400	-31,000	-2,100	29,000	-2,100
Jurong West	-3,000	-5,000	-4,000	3,000	-4,000
Kallang/Whampoa	-10,000	-5,500	24,000	-	-5,500
Marine Parade	-1,100	-	-	-	-1,100
Pasir Ris	-	5,000	3,000	2,000	3,000
Punggol	2,000	2,000	0	1,000	1,000
Queenstown	1,000	14,000	-26,000	-	1,000
Sembawang	-	1,000	6,000	-41,000	1,000
Sengkang	-	7,800	-2,000	-3,000	500
Serangoon	21,500	-9,500	4,000	-10,000	500
Tampines	-2,000	-500	11,000	12,000	3,000
Toa Payoh	5,500	-27,000	20,000	3,500	4,000
Woodlands	1,000	-5,500	-1,500	20,900	1,000
Yishun	4,000	-2,000	-500	-83,000	-2,000
Overall	-2,000	-2,000	-2,100	3,500	-1,100

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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