



# HDB & Non-Landed **FLASH REPORT**

Rental Market February 2019



► **About**

**Q: What is the SRX Residential Property Flash Report ?**

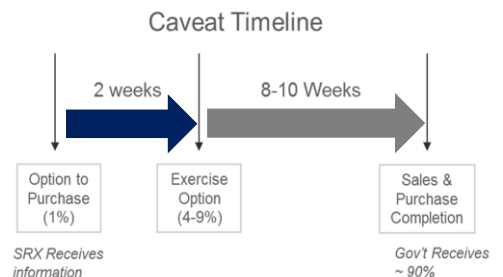
A: The SRX Residential Property Flash Report is a monthly report that tracks and disseminates resale and rental property prices for HDB and Non-Landed Private properties through the SRX Price Index (SPI). Due to the overwhelming amount of information that needs to be covered for public consumption, the 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?**

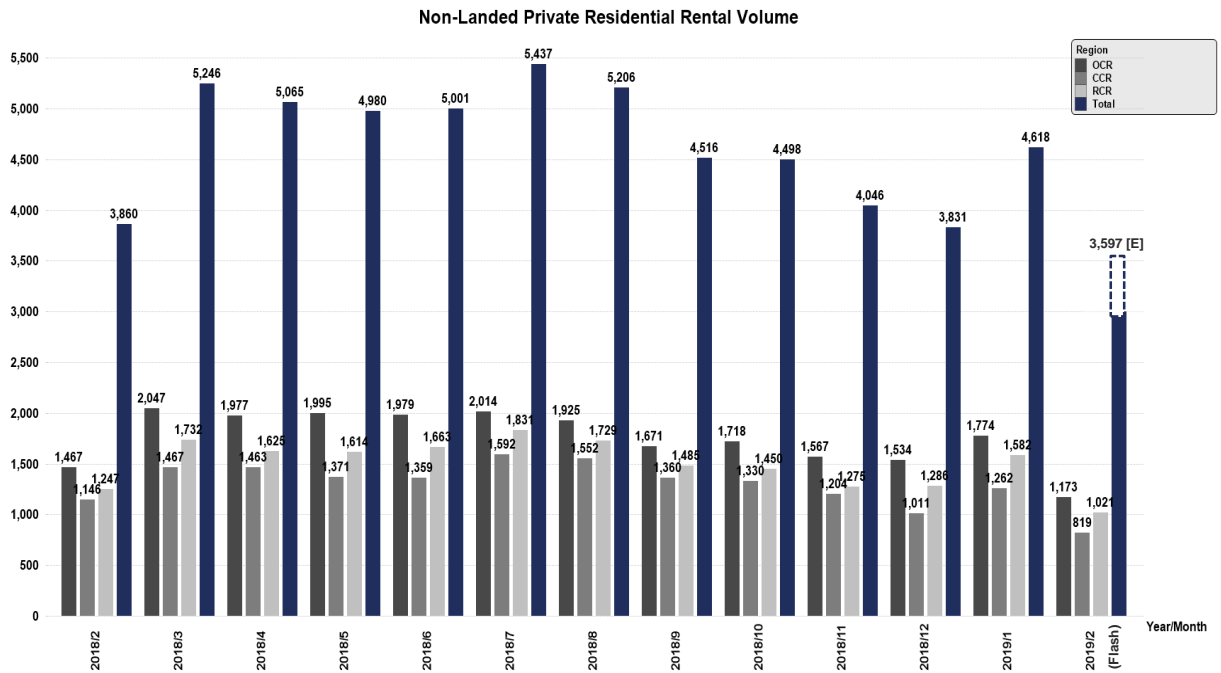
A: The X-Value is a computer-generated property appraisal based on comparable market analysis (CMA). It uses real-time big data from trusted private and public sources, comparable market analysis, machine learning, and SRX property indices to calculate a home’s estimated market value in seconds.

**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.

► Non-landed Private Rental Market

Rental Volume



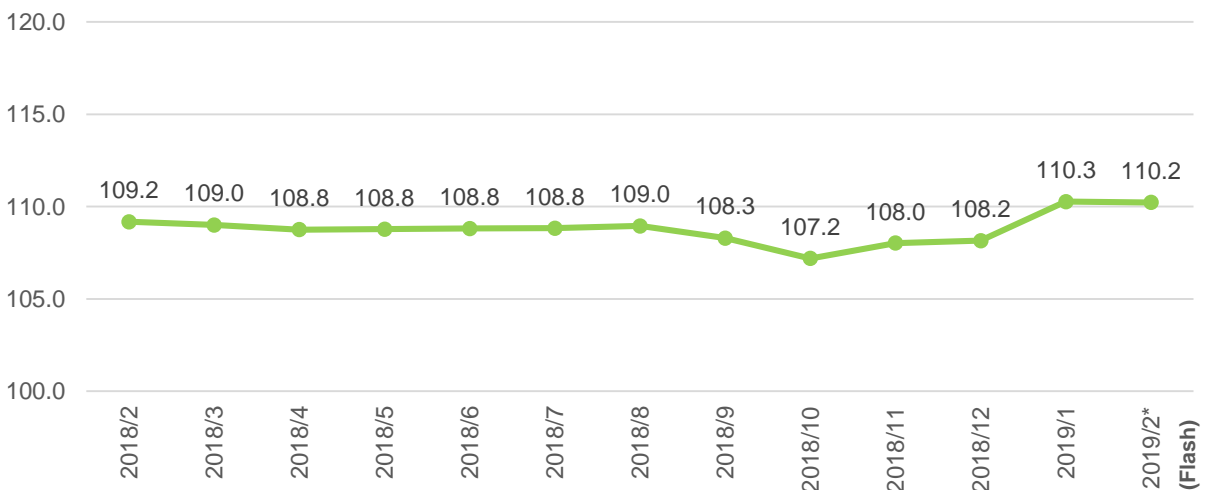
Source: SRX PROPERTY



Rental Price

Index Base: 2009 Jan

SPI for NL Private Rentals



2019 February Private Rental Index	110.2
2019 January Private Rental Index	110.3
Change (Month-on-month)	<b>0.0%</b>

Source: SRX PROPERTY



**SPI by Region**

Year/Month	All Non-Landed Private		Core Central Region		Rest of Central Region		Outside Central Region	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2018/2	109.2	0.9%	113.9	1.5%	109.2	0.3%	105.3	0.8%
2018/3	109.0	-0.2%	113.5	-0.4%	109.4	0.2%	105.1	-0.2%
2018/4	108.8	-0.2%	113.1	-0.4%	108.4	-0.9%	105.5	0.4%
2018/5	108.8	0.0%	113.0	0.0%	108.2	-0.2%	105.8	0.3%
2018/6	108.8	0.0%	111.8	-1.0%	109.0	0.8%	106.0	0.2%
2018/7	108.8	0.0%	111.0	-0.8%	109.5	0.5%	106.2	0.2%
2018/8	109.0	0.1%	111.7	0.7%	109.2	-0.3%	106.3	0.0%
2018/9	108.3	-0.6%	111.0	-0.7%	109.2	0.0%	105.2	-1.0%
2018/10	107.2	-1.0%	108.4	-2.3%	108.6	-0.5%	104.7	-0.5%
2018/11	108.0	0.8%	110.3	1.7%	109.3	0.6%	104.8	0.1%
2018/12	108.2	0.1%	110.8	0.4%	108.6	-0.7%	105.4	0.6%
2019/1	110.3	2.0%	112.9	1.9%	110.7	2.0%	107.5	2.0%
2019/2*	110.2	0.0%	112.8	-0.1%	110.3	-0.4%	107.8	0.2%

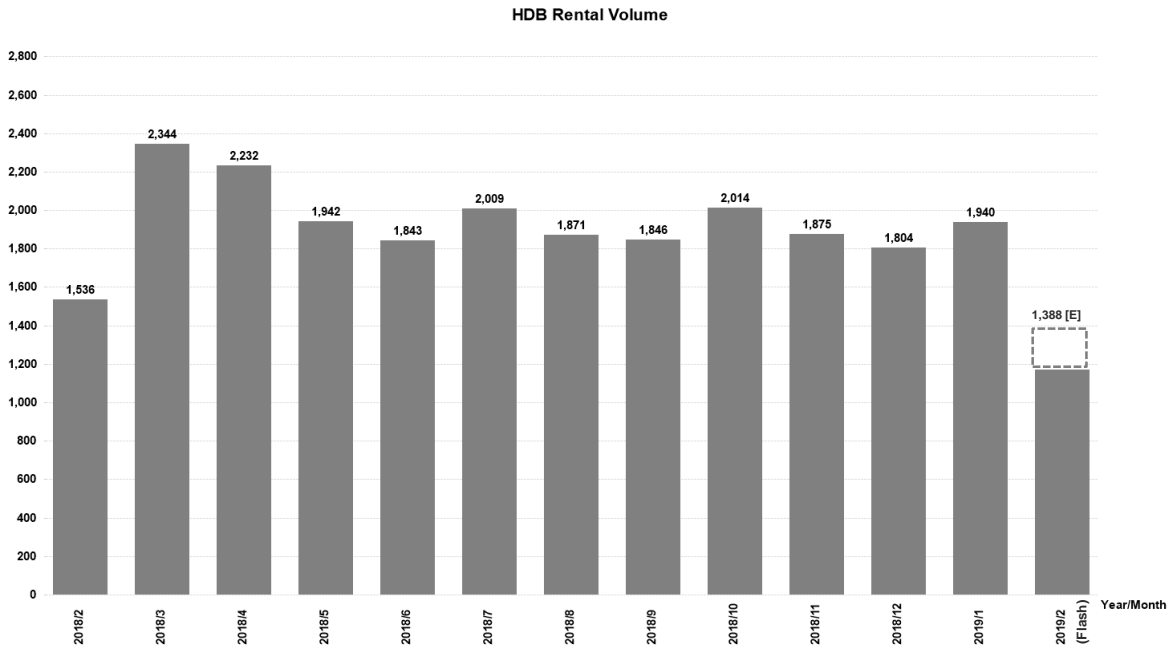
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: SRX PROPERTY



► HDB Rental Market

Rental Volume



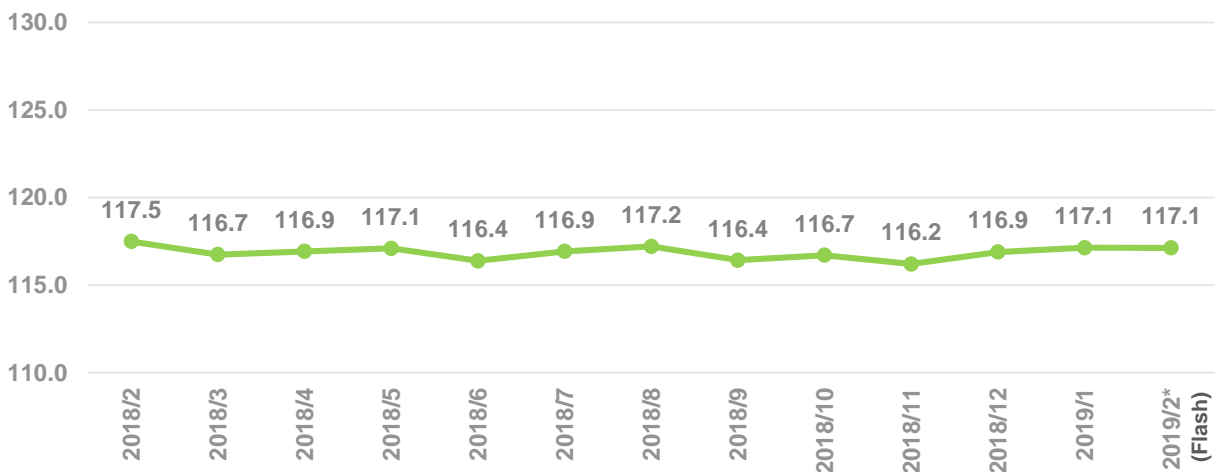
Source: SRX PROPERTY



Rental Price

Index Base: Jan 2009

SPI for HDB Rentals



2019 February HDB Rental Index	117.1
2019 January HDB Rental Index	117.1
Change (Month-on-month)	0.0%

Source: SRX PROPERTY



Median Rent (\$)

TOWN	HDB 3 Rooms	HDB 4 Rooms	HDB 5 Rooms	HDB Executive	Overall
Ang Mo Kio	1,700	2,050	2,600	-	1,800
Bedok	1,700	2,000	2,300	2,600	1,800
Bishan	1,975	2,200	2,400	-	2,200
Bukit Batok	1,650	1,900	2,025	2,000	1,800
Bukit Merah	2,025	2,450	2,700	-	2,400
Bukit Panjang	1,500	1,700	1,900	2,050	1,800
Bukit Timah	2,050	2,150	2,450	2,750	2,175
Central Area	2,150	2,800	3,500	-	2,600
Choa Chu Kang	1,700	1,650	1,900	2,200	1,800
Clementi	1,800	2,300	2,525	-	1,900
Geylang	1,750	2,250	2,400	-	1,800
Hougang	1,600	1,950	2,175	2,250	1,925
Jurong East	1,675	2,100	2,300	2,475	2,100
Jurong West	1,650	1,900	2,100	2,275	1,950
Kallang/Whampoa	1,800	2,250	2,650	-	2,100
Marine Parade	1,975	2,050	2,000	-	2,000
Pasir Ris	-	1,900	2,100	2,150	2,000
Punggol	1,900	1,800	1,850	2,150	1,825
Queenstown	1,900	2,250	2,850	-	2,000
Sembawang	1,150	1,800	1,900	2,000	1,900
Sengkang	1,650	1,800	1,900	1,850	1,850
Serangoon	1,800	2,175	2,150	2,350	2,000
Tampines	1,750	2,000	2,200	2,300	2,050
Toa Payoh	1,800	2,300	2,500	2,700	2,000
Woodlands	1,400	1,700	1,900	2,000	1,800
Yishun	1,550	1,800	2,000	-	1,800
Overall	1,750	2,000	2,075	2,150	1,900

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

Source: SRX PROPERTY



SPI by Flat 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	117.5	0.5%	120.2	1.0%	115.4	0.1%	117.7	0.8%	114.4	-1.0%
2018/3	116.7	-0.6%	119.8	-0.3%	114.3	-1.0%	116.4	-1.1%	116.0	1.4%
2018/4	116.9	0.2%	120.1	0.2%	114.7	0.4%	115.9	-0.5%	114.5	-1.3%
2018/5	117.1	0.2%	119.7	-0.3%	115.4	0.6%	116.1	0.2%	114.6	0.0%
2018/6	116.4	-0.6%	119.1	-0.5%	114.2	-1.1%	116.3	0.2%	113.6	-0.8%
2018/7	116.9	0.5%	120.5	1.1%	115.0	0.7%	115.7	-0.6%	112.0	-1.4%
2018/8	117.2	0.2%	120.9	0.3%	115.2	0.2%	115.8	0.1%	114.5	2.2%
2018/9	116.4	-0.7%	119.2	-1.4%	114.9	-0.3%	116.0	0.2%	112.2	-2.0%
2018/10	116.7	0.2%	120.8	1.3%	114.9	0.1%	115.7	-0.2%	111.7	-0.5%
2018/11	116.2	-0.4%	120.3	-0.4%	114.3	-0.5%	116.1	0.4%	108.5	-2.8%
2018/12	116.9	0.6%	121.2	0.8%	114.6	0.2%	115.9	-0.2%	111.9	3.1%
2019/1	117.1	0.2%	119.8	-1.2%	115.0	0.3%	117.4	1.3%	112.8	0.8%
2019/2*	117.1	0.0%	120.7	0.8%	114.6	-0.3%	117.5	0.1%	110.7	-1.8%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

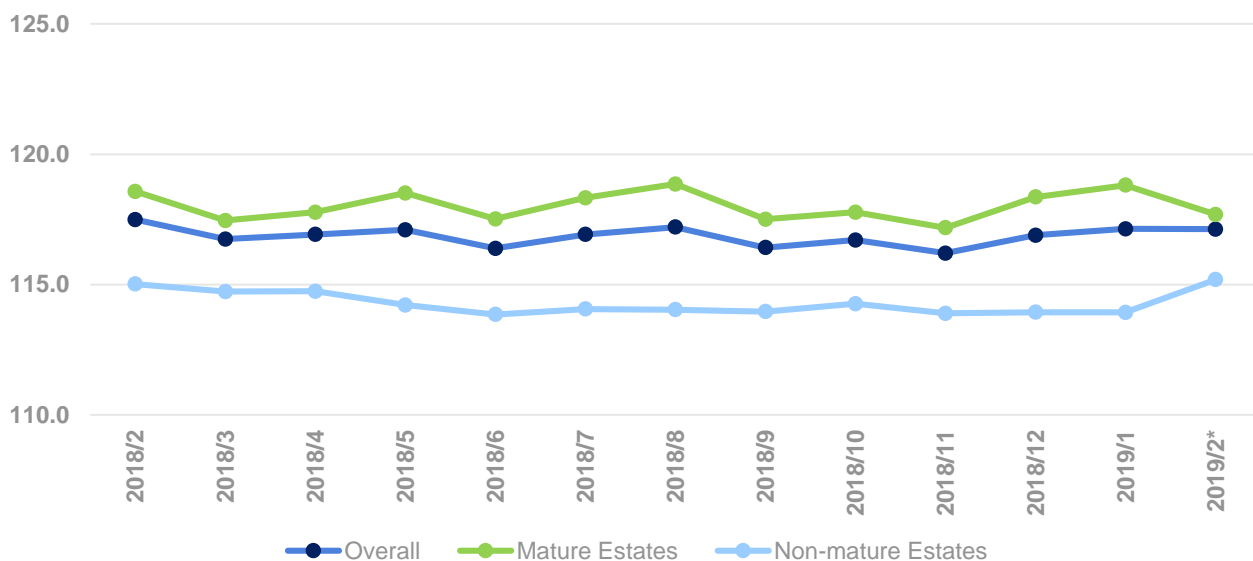
Source: SRX PROPERTY



### Mature and Non-mature estates

Index Base: Jan 2009

#### SPI for HDB Rental in Mature and Non-mature Estates<sup>^</sup>



<sup>^</sup> 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



Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2018/2	117.5	0.5%	118.6	1.0%	115.0	-0.2%
2018/3	116.7	-0.6%	117.5	-0.9%	114.7	-0.3%
2018/4	116.9	0.2%	117.8	0.3%	114.7	0.0%
2018/5	117.1	0.2%	118.5	0.6%	114.2	-0.5%
2018/6	116.4	-0.6%	117.5	-0.8%	113.9	-0.3%
2018/7	116.9	0.5%	118.3	0.7%	114.1	0.2%
2018/8	117.2	0.2%	118.9	0.4%	114.0	0.0%
2018/9	116.4	-0.7%	117.5	-1.1%	114.0	-0.1%
2018/10	116.7	0.2%	117.8	0.2%	114.3	0.3%
2018/11	116.2	-0.4%	117.2	-0.5%	113.9	-0.3%
2018/12	116.9	0.6%	118.4	1.0%	113.9	0.0%
2019/1	117.1	0.2%	118.8	0.4%	113.9	0.0%
2019/2*	117.1	0.0%	117.7	-0.9%	115.2	1.1%

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





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**For technical questions regarding SRX data**, please contact Brodrick Wiley at [brodrick.wiley@srx.com.sg](mailto:brodrick.wiley@srx.com.sg), or visit [www.srx.com.sg](http://www.srx.com.sg). We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.