

Flash Report

HDB Flats

Resale Market August 2020



SRX

*Based on numbers compiled on 1st September 2020.

Observations

HDB Resale Volume and Price Continue Strong Year-on-Year Increase in August 2020

1. HDB resale price increase 0.7% in August 2020 compared to July 2020. Mature and Non-Mature Estates prices increase 1.0% and 0.6% respectively, as compared to July 2020. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 0.8%, 0.6%, 0.1% and 0.8% respectively.

According to the SRX Property Price Index for HDB Resale:

- Prices in August 2020 are 2.1% higher than the preceding year.
- August 2020 prices are 12.1% lower than the peak in April 2013.
- Prices for all room types are higher than a year ago: 3 Room by 1.2%, 4 Room by 2.7%, 5 Room by 1.8% and Executive by 2.2%.
- Year-on-year, Mature and Non-Matures Estates prices increase by 0.2% and 3.3% respectively.

2. 2,435 HDB resale transactions in August 2020, representing a 1.4% decrease from July 2020.

- Year-on-year, resale volume in August 2020 is 23.5% higher than the previous year.
- Breaking down by room types, in August 2020, 40.3% of the volume comes from HDB 4 Room, 26.0% from 5 Room, 23.2% from 3 Room and 8.8% from Executive. The rest are from 2 Room and Multi-Gen.

3. The highest transacted price for a resale flat in the month is achieved at \$1,185,000 by a 5 Room unit at The Pinnacle@Duxton; In Non-Mature Estates, the highest transacted price is achieved at \$890,000 by an Executive Maisonette unit at Hougang St 21.

- In August 2020, there are five HDB resale flats transacted for at least \$1,000,000.

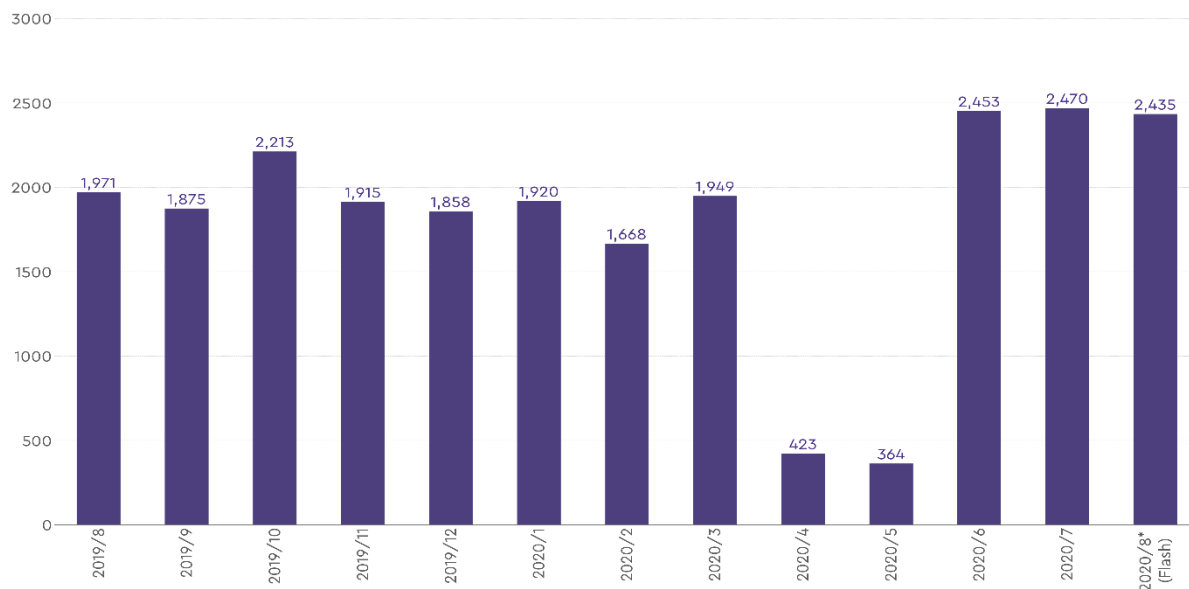
4. Overall median Transaction Over X-Value (T-O-X) is POSITIVE \$3,000 in August 2020. This represented an increase of \$2,000 from July 2020. The median T-O-X for HDB measures whether people are overpaying (POSITIVE T-O-X) or underpaying (NEGATIVE T-O-X) the SRX X-Value estimated market value.

- HDB 3 Room registers a ZERO T-O-X while 4 Room, 5 Room and Executive record POSITIVE \$4,000, \$3,000 and \$8,400 T-O-X respectively.
- Bukit Batok posts the highest median T-O-X at POSITIVE \$10,500 in August 2020, followed by Choa Chu Kang at POSITIVE \$10,000.
- Kallang/Whampoa posts the lowest median T-O-X at NEGATIVE \$4,000, followed by Bedok, Pasir Ris and Punggol at NEGATIVE \$3,000.
- T-O-X data only include HDB towns with more than 10 resale transactions with X-Value.

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume

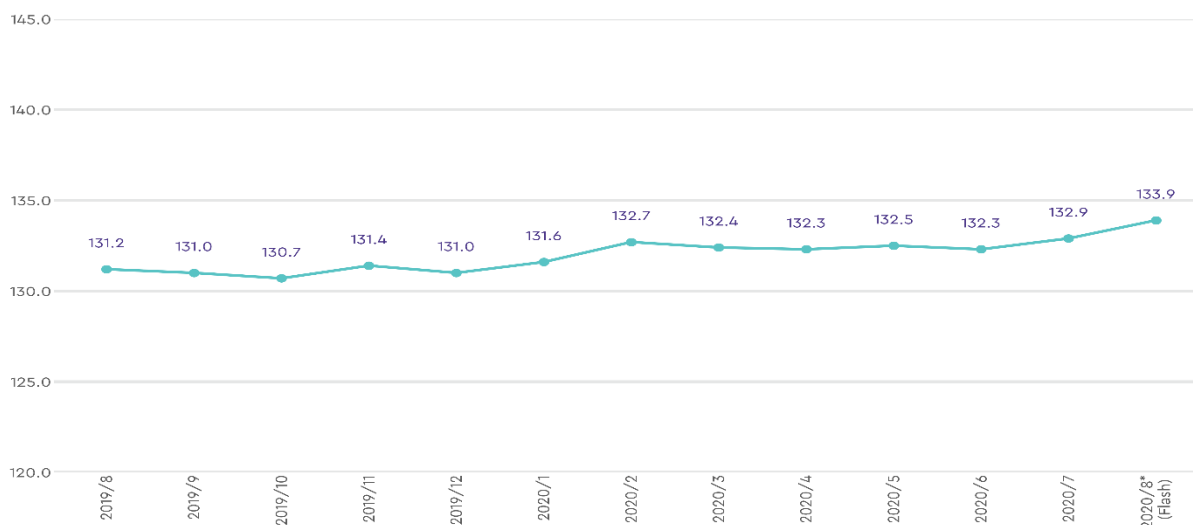


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2020 August Resale Index	133.9
2020 July Resale Index	132.9
Change (Month-on-Month)	0.7%

Source: SRX / 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
2019/8	131.2	0.2%	122.5	0.0%	130.8	0.0%	134.9	0.0%	144.6	-1.4%
2019/9	131.0	-0.2%	121.7	-0.6%	131.4	0.5%	135.5	0.5%	145.0	0.3%
2019/10	130.7	-0.2%	122.3	0.5%	130.2	-0.9%	134.8	-0.6%	146.6	1.1%
2019/11	131.4	0.6%	122.5	0.1%	131.9	1.2%	134.7	-0.0%	148.3	1.1%
2019/12	131.0	-0.3%	121.6	-0.8%	131.2	-0.5%	134.6	-0.1%	149.3	0.7%
2020/1	131.6	0.5%	122.7	0.9%	132.1	0.7%	135.3	0.5%	146.9	-1.6%
2020/2	132.7	0.8%	123.7	0.8%	132.4	0.2%	136.8	1.1%	148.4	1.0%
2020/3	132.4	-0.2%	122.6	-0.9%	132.6	0.2%	137.0	0.1%	148.0	-0.3%
2020/4	132.3	-0.0%	120.8	-1.5%	132.4	-0.2%	137.3	0.2%	145.4	-1.8%
2020/5	132.5	0.1%	122.4	1.4%	132.8	0.3%	135.8	-1.1%	144.5	-0.6%
2020/6	132.3	-0.1%	122.0	-0.4%	133.3	0.4%	136.6	0.6%	146.8	1.6%
2020/7	132.9	0.4%	123.0	0.8%	133.5	0.1%	137.2	0.4%	146.7	-0.1%
2020/8*	133.9	0.7%	124.0	0.8%	134.3	0.6%	137.4	0.1%	147.8	0.8%

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

Median Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	274,000	428,000	613,500	795,000	360,000
Bedok	275,000	390,000	580,000	716,500	363,000
Bishan	312,500	520,000	773,000	845,000	685,444
Bukit Batok	262,000	372,500	534,000	566,500	390,000
Bukit Merah	310,000	625,000	750,000	-	523,888
Bukit Panjang	290,000	410,000	513,000	630,444	440,000
Bukit Timah	-	-	850,000	-	850,000
Central Area	390,000	586,000	1,086,500	-	485,000
Choa Chu Kang	315,000	355,000	425,000	555,000	402,000
Clementi	288,000	723,000	658,000	755,000	375,000
Geylang	288,000	460,000	510,000	751,944	355,000
Hougang	295,000	388,000	530,000	642,000	405,000
Jurong East	286,888	395,000	480,000	640,000	382,000
Jurong West	240,000	355,000	443,000	544,250	390,000
Kallang/Whampoa	311,000	505,000	680,000	790,000	447,500
Marine Parade	370,000	467,500	868,000	-	382,500
Pasir Ris	-	425,000	493,500	588,000	513,500
Punggol	365,000	465,000	532,500	536,444	455,000
Queenstown	333,000	749,500	715,000	938,000	630,000
Sembawang	315,000	346,000	406,500	479,000	414,000
Sengkang	350,000	430,000	460,000	580,000	439,500
Serangoon	341,500	428,000	585,000	737,500	455,000
Tampines	320,500	443,000	520,000	687,500	488,444
Toa Payoh	252,000	490,000	698,000	805,000	390,000
Woodlands	272,500	338,000	425,000	587,500	382,500
Yishun	272,900	370,000	460,000	555,000	375,000
Overall	293,000	416,000	490,000	615,000	426,000

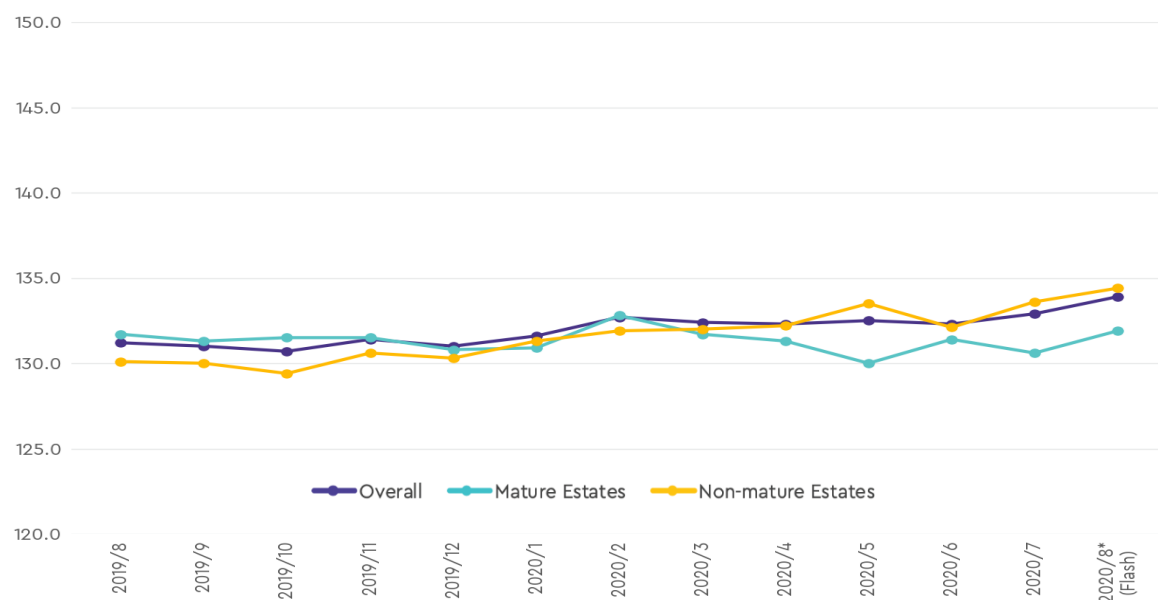
Note: Grey fields contain figures derived from fewer than 10 transactions. Purple fields contain figures derived from only 1 transaction.

Source: SRX / 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.

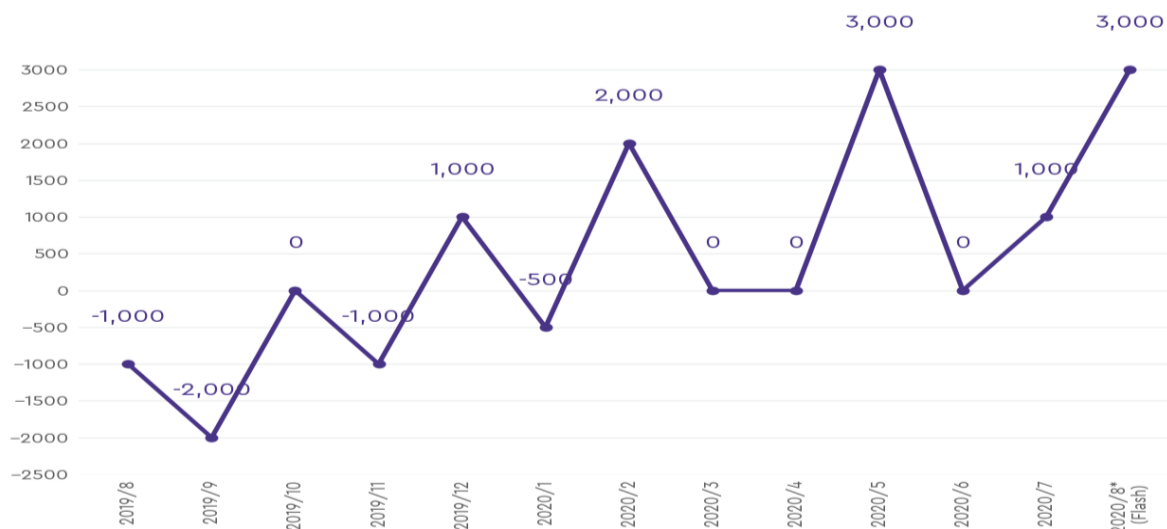
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2019/8	131.2	0.2%	131.7	-0.1%	130.1	0.4%
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2019/10	130.7	-0.2%	131.5	0.2%	129.4	-0.5%
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2020/1	131.6	0.5%	130.9	0.0%	131.3	0.8%
2020/2	132.7	0.8%	132.8	1.5%	131.9	0.4%
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2020/4	132.3	-0.0%	131.3	-0.3%	132.2	0.2%
2020/5	132.5	0.1%	130.0	-1.0%	133.5	0.9%
2020/6	132.3	-0.1%	131.4	1.1%	132.1	-1.0%
2020/7	132.9	0.4%	130.6	-0.6%	133.6	1.1%
2020/8*	133.9	0.7%	131.9	1.0%	134.4	0.6%

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Source: SRX / HDB

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

HDB Resale Median TOX



2020 August Median TOX	\$3,000
2020 July Median TOX	\$1,000
Change (Month-on-Month)	\$2,000

Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	-2,000	500	5,900	-	1,000
Bedok	-3,000	-500	-3,000	-	-3,000
Bishan	-	6,000	-	-	6,000
Bukit Batok	8,000	12,000	14,500	-	10,500
Bukit Merah	-8,000	3,900	0	-	0
Bukit Panjang	-4,000	3,900	4,000	8,900	4,000
Bukit Timah	-	8,000	-	-	8,000
Central Area	-	3,000	-	-	3,000
Choa Chu Kang	-	-14,000	14,000	-	10,000
Clementi	-2,800	-1,000	5,000	-	-1,800
Geylang	1,000	5,500	-	-	3,000
Hougang	-7,000	6,000	3,000	11,900	3,000
Jurong East	14,500	-	-8,500	-	3,000
Jurong West	13,000	6,800	-8,000	-	4,000
Kallang/Whampoa	-11,000	-4,000	6,000	-	-4,000
Marine Parade	-5,000	-	8,000	-	1,500
Pasir Ris	-	2,500	11,000	-13,000	-3,000
Punggol	-600	-4,500	-3,000	-9,000	-3,000
Queenstown	-10,000	-1,500	-	-	-10,000
Sembawang	10,000	5,000	9,500	-4,000	6,000
Sengkang	-	2,000	-8,000	13,000	0
Serangoon	-4,000	4,000	12,000	-	4,000
Tampines	-1,000	6,000	0	10,000	4,000
Toa Payoh	6,000	14,000	-16,000	-	6,000
Woodlands	-	6,000	7,500	-	6,000
Yishun	12,000	6,000	7,000	-	7,000
Overall	0	4,000	3,000	8,400	3,000

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Source: SRX / HDB

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