

Flash Report

Condo

Resale Market August 2020



SRX

*Based on numbers compiled on 4th September 2020.

*The term 'Condo' as used herein the report includes non-landed private condominium and apartment units.

Observations

Condo Resale Volumes Highest in Past Two Years, Prices Increase a Modest 0.4% in August

- 1. CCR, RCR and OCR prices increase by 0.3%, 0.3% and 0.5% in August 2020.** According to the SRX Price Index for Condo Resale:

 - Month-on-month, overall prices increase by 0.4% over July 2020.
 - Year-on-year, overall prices increase by 0.4% over August 2019.
 - In terms of regions, year-on-year, CCR and RCR prices decrease by 3.1% and 1.7% respectively while OCR prices increase by 2.8%.

- 2. An estimated 1,052 units are resold in August 2020, a 7.0% increase from the 983 units resold in July 2020.**

 - August 2020 volumes are also the highest since August 2018.
 - Breaking down by regions, in August 2020, 59.5% of the volumes are from OCR, 20.8% from CCR and 19.7% from RCR.

- 3. The highest transacted price for a resale unit in the month is achieved at \$8.4 million at Hilltops.**

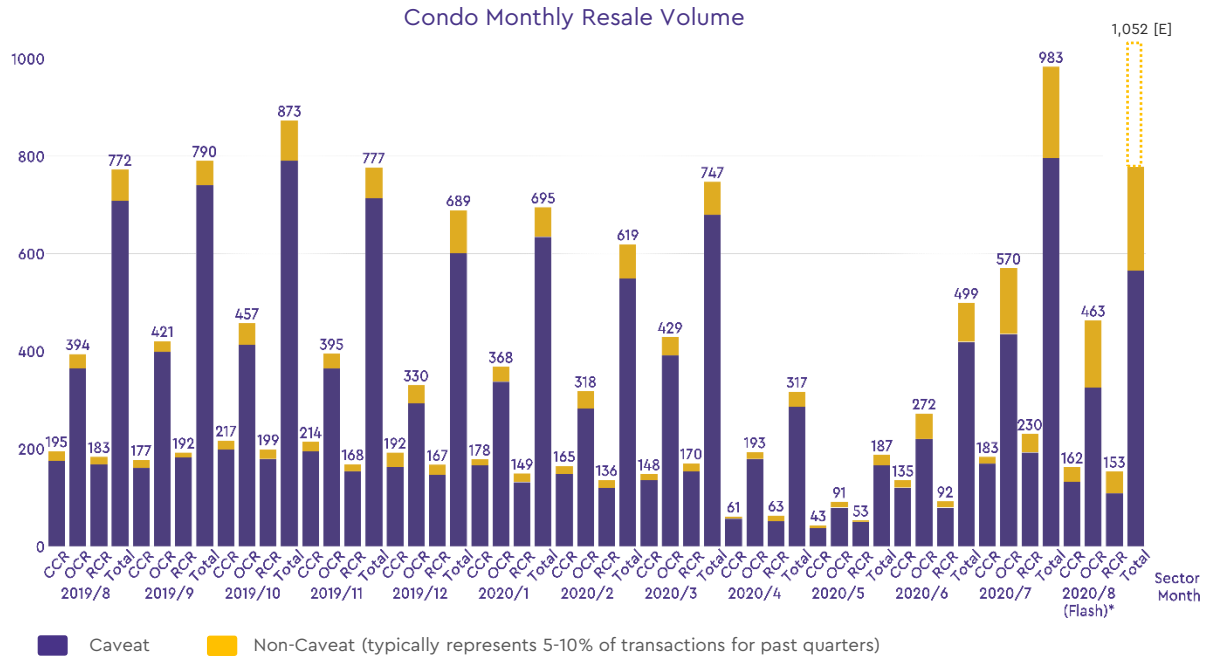
 - In RCR, the highest transacted price is a unit at Amber Skye resold for \$5.1 million.
 - In OCR, the highest transacted price is a unit at Grand Duchess at Saint Patrick's resold for \$3.6 million.

- 4. Overall Transaction Over X-Value (T-O-X) is NEGATIVE \$3,000 in August 2020.** This represented an increase of \$7,000 as compared to July 2020. The median T-O-X for Condo Resale measures whether people are overpaying (POSITIVE T-O-X) or underpaying (NEGATIVE T-O-X) the SRX X-Value estimated market value.

 - District 1 (Boat Quay / Raffles Place / Marina) posted the highest median T-O-X at POSITIVE \$22,600, followed by District 21 (Clementi Park / Upper Bukit Timah) at POSITIVE \$10,000 T-O-X.
 - District 10 (Tanglin / Holland / Bukit Timah) posted the lowest median T-O-X at NEGATIVE \$33,500, followed by District 4 (Sentosa / Harbourfront) at NEGATIVE \$32,000.
 - T-O-X data only include districts with more than 10 resale transactions with X-Value.

Condo Resale Market

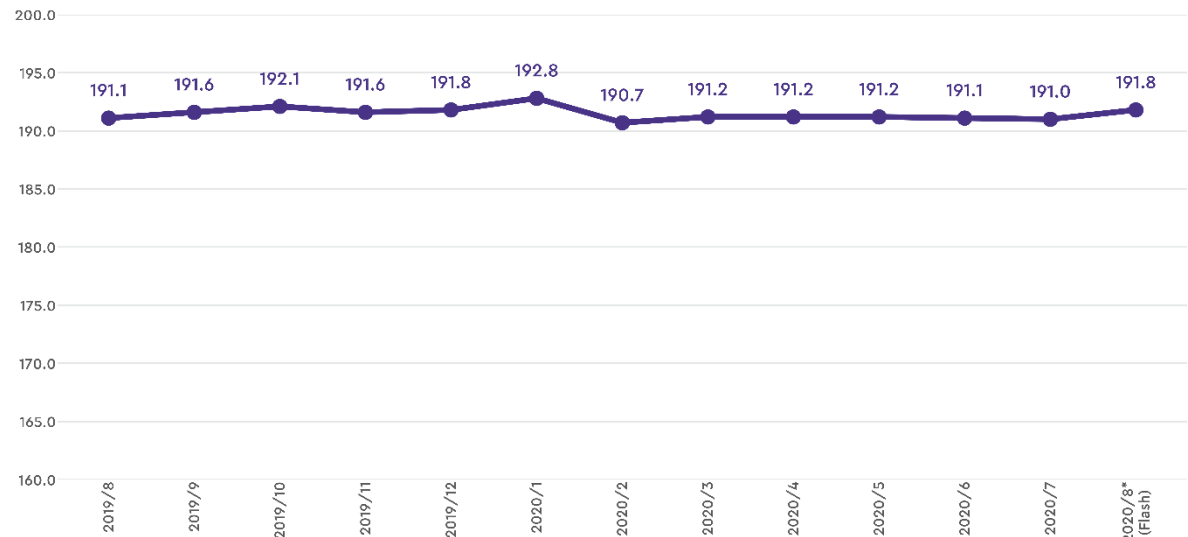
Resale Volume



Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2020 August Resale Index	191.8
2020 July Resale Index	191.0
Change (Month-on-Month)	0.4%

Note: Percentage change is calculated from non-rounded values. All values are rounded to one decimal point thereafter.

SPI by Region

Year/Month	All Condo		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
2019/8	191.1	-0.2%	180.6	0.7%	205.7	0.8%	183.5	-1.1%
2019/9	191.6	0.3%	183.4	1.6%	202.2	-1.7%	185.2	0.9%
2019/10	192.1	0.3%	182.3	-0.6%	204.1	1.0%	185.6	0.2%
2019/11	191.6	-0.2%	179.6	-1.4%	202.3	-0.9%	187.0	0.8%
2019/12	191.8	0.1%	180.4	0.4%	205.5	1.6%	184.9	-1.1%
2020/1	192.8	0.5%	180.1	-0.2%	207.9	1.2%	185.8	0.5%
2020/2	190.7	-1.1%	177.3	-1.6%	207.3	-0.3%	183.4	-1.3%
2020/3	191.2	0.3%	178.5	0.6%	204.7	-1.3%	185.1	1.0%
2020/4	191.2	-0.0%	181.8	1.9%	204.7	0.0%	183.5	-0.9%
2020/5	191.2	-0.0%	180.4	-0.8%	207.5	1.4%	182.7	-0.4%
2020/6	191.1	-0.0%	177.6	-1.6%	204.0	-1.7%	185.4	1.5%
2020/7	191.0	-0.0%	174.5	-1.7%	201.6	-1.2%	187.7	1.3%
2020/8*	191.8	0.4%	175.0	0.3%	202.2	0.3%	188.6	0.5%

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

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

Median Resale TOX



2020 August Median TOX	-\$3,000
2020 July Median TOX	-\$10,000
Change (Month-on-Month)	\$7,000

Source: SRX / URA

Median TOX by District

District	Median TOX	District	Median TOX
1	22,600	15	6,000
2	-12,000	16	0
3	2,000	17	-3,000
4	-32,000	18	7,000
5	-21,500	19	-3,300
6	-	20	-18,500
7	10,000	21	10,000
8	-20,000	22	5,000
9	-30,000	23	-3,000
10	-33,500	24	-
11	-20,000	25	500
12	-9,000	26	45,000
13	-7,000	27	-10,000
14	-9,200	28	5,500
		Overall	-3,000

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

Source: SRX

About SRX

SRX publishes monthly price indices and statistics for condo resale, HDB resale and condo and HDB rentals. The Company has been serving Singapore's real estate industry since 2009, when it first launched the "Home Report" to help property agents and homeowners establish the price to buy, sell or rent a home. In 2014 SRX introduced X-Value, allowing anyone to get a highly accurate estimate of the value of their home instantly online. 1.8 million home reports and 7.0 million X-Value computations later, SRX is Singapore's most trusted source of home pricing information.

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