

Flash Report

HDB Flats

Resale Market December 2020



SRX

*Based on numbers compiled on 5th January 2021.

Observations

HDB Resale Prices Increase 6.4% in 2020, Rising for Sixth Straight Month in December.

2020 Total Volume 4.3% Higher than 2019.

1. HDB resale price increases 1.0% in December 2020 compared to November 2020.

Mature and Non-Mature Estates prices increase 0.4% and 1.4% respectively, as compared to November 2020. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 0.6%, 1.4%, 1.0% and 1.2% respectively.

According to the SRX Property Price Index for HDB Resale:

- Price increase for the whole of 2020 is 6.4% (i.e. Dec 19 vs Dec 20), an increase from the 0.3% rise in 2019.
- Prices for all room types increase in 2020: 3 Room by 6.0%, 4 Room by 6.1%, 5 Room by 5.7% and Executive by 3.0%.
- Mature and Non-Mature Estates prices increase by 4.3% and 7.8% respectively in 2020.
- December 2020 prices are 8.6% lower than the peak in April 2013.

2. 2,489 HDB resale transactions in December 2020, representing a 6.8% increase from November 2020.

- Year-on-year, resale volume in December 2020 is 34.0% higher than the previous year.
- Breaking down by room types, in December 2020, 40.0% of the volume comes from HDB 4 Room, 28.0% from 5 Room, 22.0% from 3 Room and 8.8% from Executive. The rest are from 2 Room.
- A total of 23,427 resale transactions are recorded for the whole of 2020, which is 4.3% higher than 2019.

3. The highest transacted price for a resale flat in the month is achieved at \$1,218,888 by a 5 Room DBSS unit at Natura Loft; In Non-Mature Estates, the highest transacted price is achieved at \$845,888 by an Executive Maisonette unit at Hougang St 21.

- In December 2020, there are 10 HDB resale flats transacted for at least \$1,000,000.
- A total of 82 million-dollar HDB resale flats are recorded for the whole of 2020 – the highest ever in a year.

4. Overall median Transaction Over X-Value (T-O-X) is POSITIVE \$1,000 in December 2020.

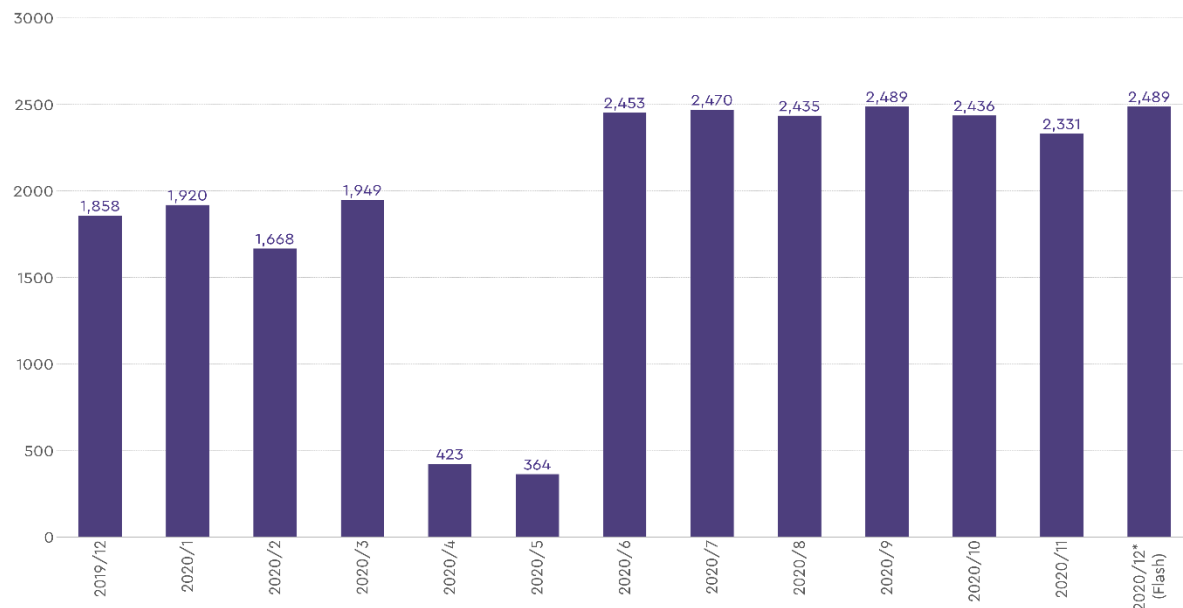
This represented no change from November 2020. The median T-O-X for HDB measures whether people are overpaying (POSITIVE T-O-X) or underpaying (NEGATIVE T-O-X) the SRX X-Value estimated market value.

- HDB 3 Room registers a NEGATIVE \$500 while 4 Room, 5 Room and Executive register POSITIVE \$2,400, \$1,000 and \$1,000 median T-O-X respectively.
- Clementi and Hougang post the highest median T-O-X at POSITIVE \$7,000 in December 2020, followed by Geylang and Tampines at POSITIVE \$6,000.
- Serangoon posts the lowest median T-O-X at NEGATIVE \$10,200, followed by Ang Mo Kio at NEGATIVE \$8,000.
- 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

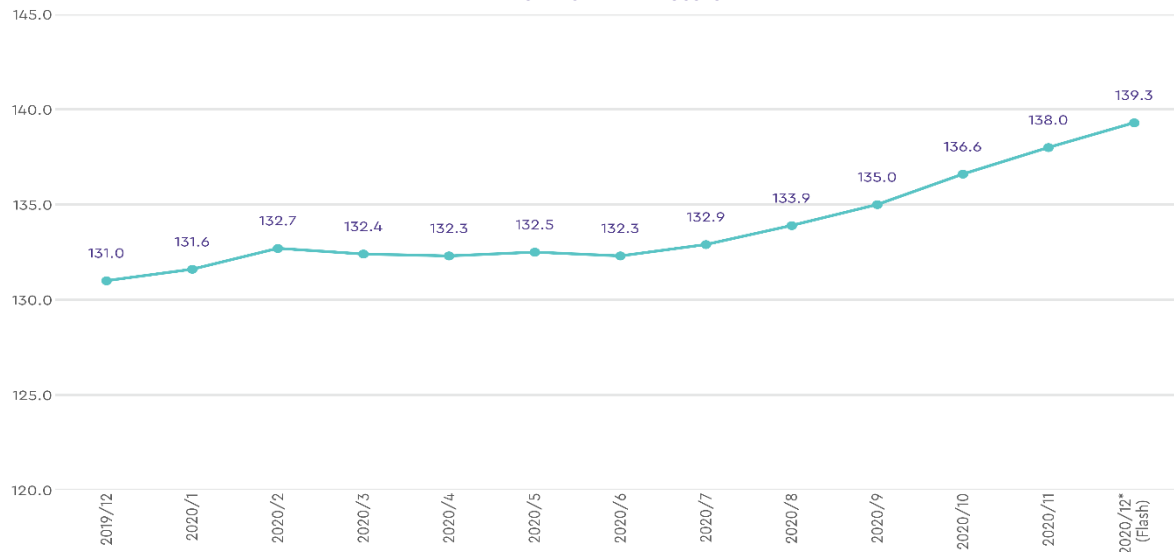


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

Resale Price

Index Base: 2009 Jan
145.0

SPI for HDB Resale



2020 December Resale Index	139.3
2020 November Resale Index	138.0
Change (Month-on-Month)	1.0%

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
2019/12	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%	136.7	0.6%	146.8	1.6%
2020/7	132.9	0.4%	123.0	0.8%	133.5	0.1%	137.3	0.5%	146.7	-0.1%
2020/8	133.9	0.7%	124.0	0.8%	134.2	0.6%	137.5	0.2%	147.8	0.8%
2020/9	135.0	0.8%	124.9	0.7%	134.9	0.5%	138.6	0.8%	148.6	0.5%
2020/10	136.6	1.2%	126.5	1.3%	136.5	1.2%	139.3	0.5%	150.1	1.0%
2020/11	138.0	1.0%	128.1	1.3%	137.4	0.6%	140.8	1.0%	152.0	1.3%
2020/12*	139.3	1.0%	128.8	0.6%	139.2	1.4%	142.2	1.0%	153.9	1.2%

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

Median Resale Price (\$)

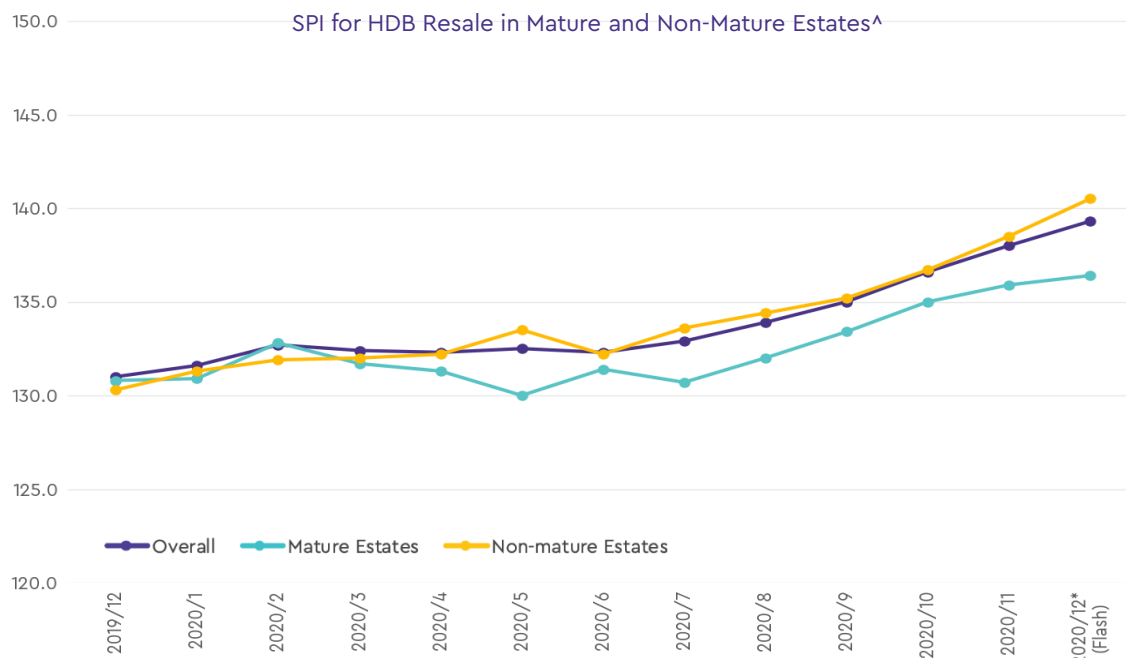
HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	300,000	419,000	754,444	840,000	360,000
Bedok	294,500	419,000	604,000	700,000	388,000
Bishan	359,000	525,000	758,000	905,000	608,000
Bukit Batok	280,000	377,500	527,500	655,000	418,000
Bukit Merah	328,000	692,500	645,000	-	576,500
Bukit Panjang	310,000	420,500	530,000	665,000	450,000
Bukit Timah	378,000	710,888	899,000	846,500	817,500
Central Area	411,000	672,500	768,000	-	474,444
Choa Chu Kang	335,000	400,000	457,500	579,000	430,000
Clementi	328,500	490,000	618,000	-	398,000
Geylang	258,000	635,000	702,500	790,000	398,000
Hougang	304,000	410,000	515,000	657,500	445,000
Jurong East	305,000	425,000	497,500	630,000	427,500
Jurong West	285,000	378,000	480,000	585,000	443,944
Kallang/Whampoa	301,500	552,500	663,000	799,000	455,000
Marine Parade	374,000	500,000	785,000	-	481,000
Pasir Ris	385,000	445,000	515,000	675,000	515,000
Punggol	380,000	477,500	570,000	580,000	475,000
Queenstown	320,000	790,000	932,500	-	727,500
Sembawang	-	390,000	422,000	514,000	420,000
Sengkang	346,888	440,000	520,000	575,000	458,000
Serangoon	322,000	442,000	582,500	712,000	468,888
Tampines	330,000	434,000	553,000	695,000	490,000
Toa Payoh	270,000	569,000	760,000	838,000	355,000
Woodlands	270,000	385,000	450,000	638,000	440,900
Yishun	290,000	417,500	520,000	599,000	415,000
Overall	305,000	440,000	528,000	650,000	454,000

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



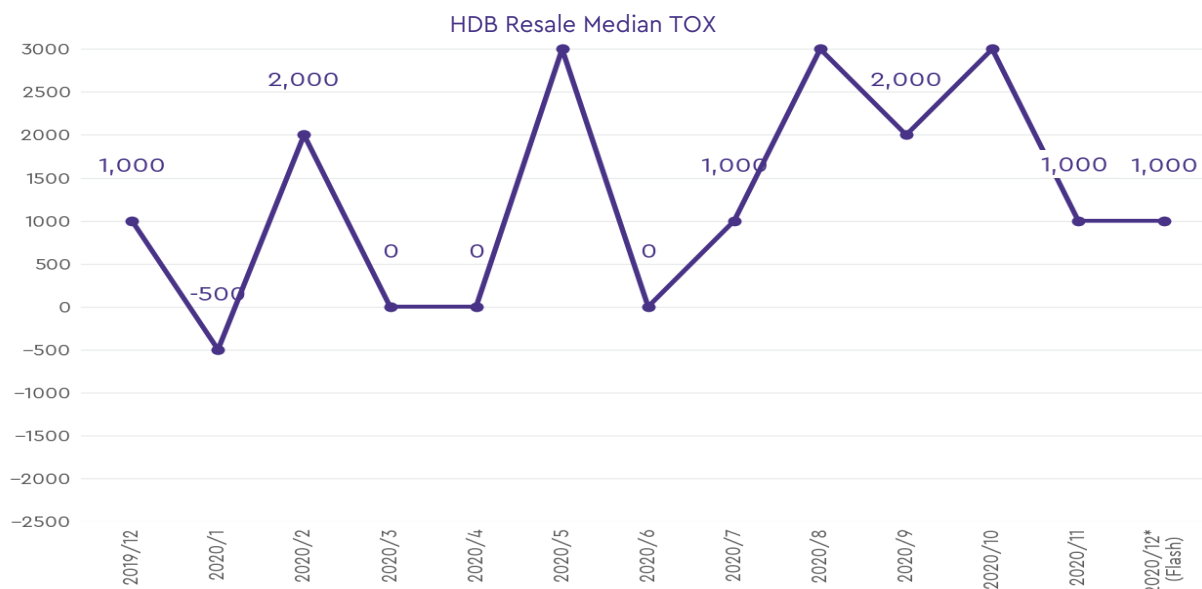
[^] Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2019/12	131.0	-0.3%	130.8	-0.5%	130.3	-0.2%
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%
2020/3	132.4	-0.2%	131.7	-0.8%	132.0	0.1%
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%	132.2	-1.0%
2020/7	132.9	0.4%	130.7	-0.6%	133.6	1.1%
2020/8	133.9	0.7%	132.0	1.0%	134.4	0.6%
2020/9	135.0	0.8%	133.4	1.1%	135.2	0.6%
2020/10	136.6	1.2%	135.0	1.2%	136.7	1.1%
2020/11	138.0	1.0%	135.9	0.7%	138.5	1.3%
2020/12*	139.3	1.0%	136.4	0.4%	140.5	1.4%

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 / HDB

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



2020 December Median TOX	\$1,000
2020 November Median TOX	\$1,000
Change (Month-on-Month)	\$0

Town	3 Room	4 Room	5 Room	Executive	Overall
Ang Mo Kio	-500	-12,000	-8,000	-	-8,000
Bedok	-4,000	3,000	0	6,900	1,000
Bishan	-1,500	0	3,900	3,000	1,500
Bukit Batok	-2,000	6,000	-3,000	4,000	4,000
Bukit Merah	-1,000	3,900	-2,000	-	-1,500
Bukit Panjang	-2,000	2,000	1,000	-	1,000
Bukit Timah	-	2,000	-	-	2,000
Central Area	-9,100	4,900	-	-	-3,000
Choa Chu Kang	-1,000	4,000	8,000	0	4,000
Clementi	-600	7,000	-13,000	17,000	7,000
Geylang	9,000	4,000	4,000	-	6,000
Hougang	3,000	6,900	4,000	13,000	7,000
Jurong East	-5,000	4,500	-4,000	-	-5,000
Jurong West	0	1,000	1,000	5,400	1,000
Kallang/Whampoa	4,500	-4,000	4,000	-	1,000
Marine Parade	-	-	-	-	-
Pasir Ris	-	-4,500	-500	2,000	0
Punggol	-2,500	4,000	500	-	2,000
Queenstown	8,000	-	-	-	2,500
Sembawang	7,000	-3,000	8,900	1,000	5,000
Sengkang	1,000	0	2,500	5,500	1,000
Serangoon	-	-2,800	-	-13,000	-10,200
Tampines	7,000	6,000	11,000	-11,000	6,000
Toa Payoh	-2,000	6,000	9,000	-10,000	1,500
Woodlands	-500	-1,000	-2,500	-18,000	-2,000
Yishun	-2,500	6,000	-3,500	1,000	0
Overall	-500	2,400	1,000	1,000	1,000

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

Source: SRX / HDB

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.

SRX is all about making the home seeking and home ownership journey a pleasure by connecting home-seekers to their ideal property and helping homeowners manage their most important asset. SRX provides easy-to-use tools, extensive quality property listings, data and insights to real estate professionals and home-seekers. The SRX App is available in the App Store and Google Play Store.

SRX is operated by StreetSine Singapore Pte Ltd, a subsidiary of 99 Group.

For media queries regarding SRX, please contact Esperanza G. Canlas on +65 8157 6290 or pr@99.co.

For technical questions regarding SRX data, please contact Luqman Hakim at luqman.hakim@99.co, or visit www.srx.com.sg. We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.



71 Ayer Rajah Crescent
#05-14 Singapore
139951