

Flash Report

Condo

Resale Market December 2020



SRX

*Based on numbers compiled on 8th January 2021.

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

Observations

Condo Resale Prices Increase 1.4% in 2020, Climbing for Fifth Straight Month in December.

2020 Total Volume Up 18.1%

1. RCR and OCR prices increase by 0.3% and 0.5% while CCR price decrease 0.4% in December 2020.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increase by 0.3% over November 2020.
- Price increase for the whole of 2020 is 1.4% (i.e. Dec 20 vs Dec 19), slightly lower than the 1.8% rise in 2019.
- In terms of regions, in 2020, RCR and OCR prices increase by 0.5% and 3.0% respectively while CCR prices decrease by 1.4%.

2. An estimated 1,236 units are resold in December 2020, a 5.1% decrease from the 1,302 units resold in November 2020.

- Volumes are 79.4% higher than in December 2019, and 96.4% higher than the 5-year average volumes for the month of December.
- Breaking down by regions, in December 2020, 60.9% of the volumes are from OCR, 22.9% from RCR and 16.3% from CCR.
- A total of 10,712 resale transactions are recorded for the whole of 2020, which is 18.1% higher than 2019.

3. The highest transacted price for a resale unit in the month is achieved at \$12.2 million at Skyline @ Orchard Boulevard.

- In RCR, the highest transacted price is a unit at Pebble Bay resold for \$4.3 million.
- In OCR, the highest transacted price is a unit at A Treasure Trove resold for \$3.2 million.

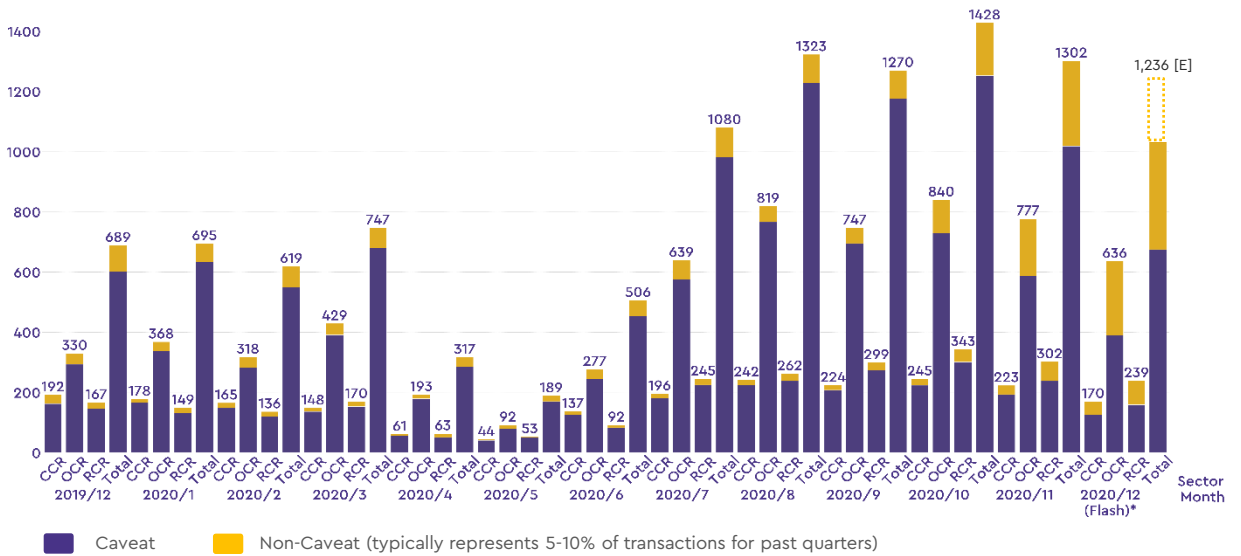
4. Overall Transaction Over X-Value (T-O-X) is \$15,000 in December 2020. This represented an increase of \$4,000 as compared to November 2020. The median T-O-X for Condo Resale measures whether people are overpaying (POSITIVE T-O-X) or underpaying (NEGATIVE T-O-X) the SRX X-Value estimated market value.

- District 4 (Sentosa / Harbourfront) posted the highest median T-O-X at POSITIVE \$50,000, followed by District 10 (Tanglin / Holland / Bukit Timah) at POSITIVE \$40,000 T-O-X.
- District 1 (Boat Quay / Raffles Place / Marina) posted the lowest median T-O-X at NEGATIVE \$22,500, followed by District 7 (Beach Road / Bugis / Rochor) at NEGATIVE \$19,000 T-O-X.
- T-O-X data only include districts with more than 10 resale transactions with X-Value.

Condo Resale Market

Resale Volume

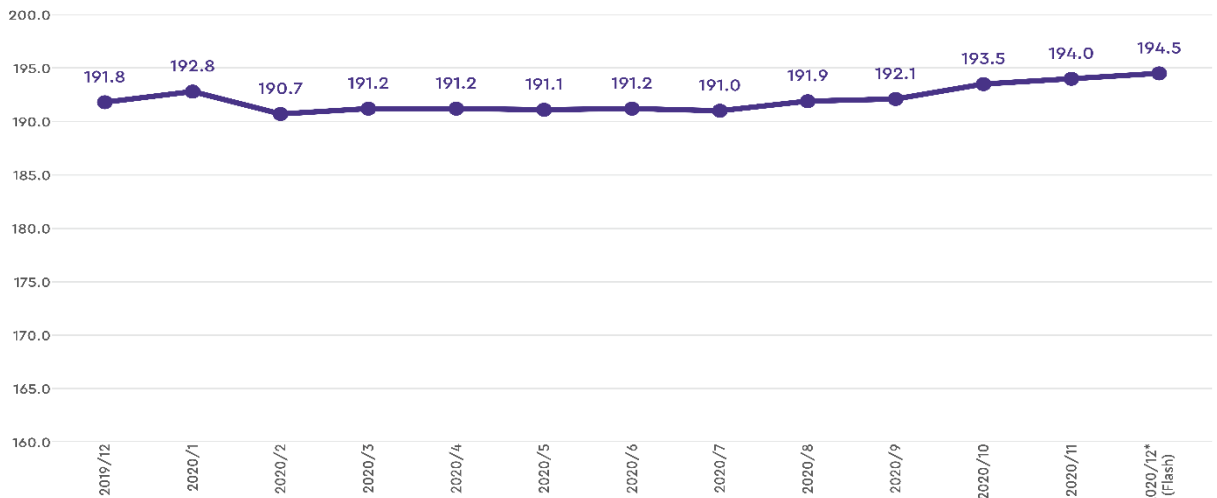
Condo Monthly Resale Volume



Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2020 December Resale Index	194.5
2020 November Resale Index	194.0
Change (Month-on-Month)	0.3%

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

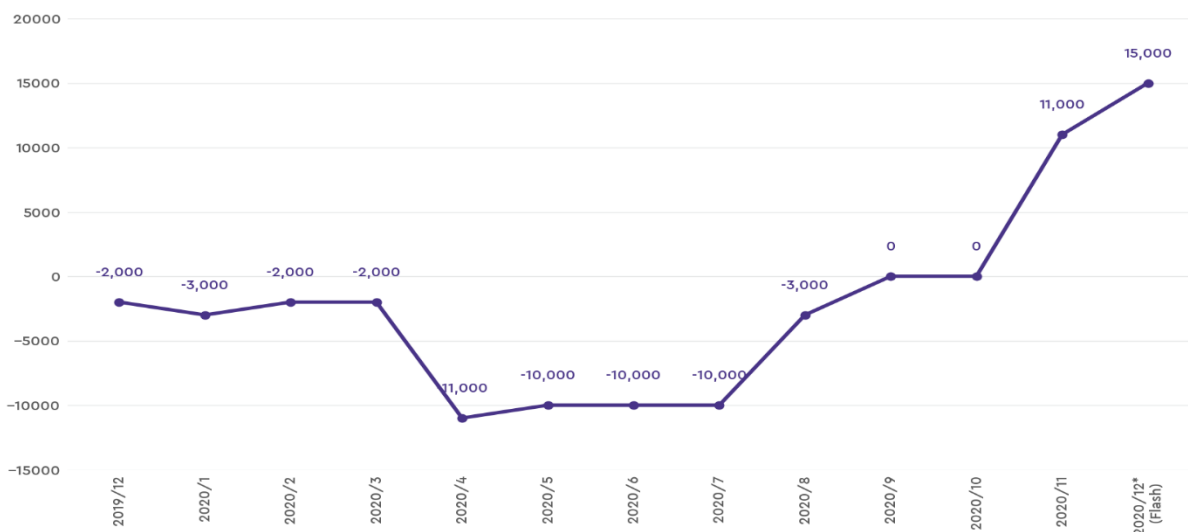
SPI by Region

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
2019/12	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%	181.9	1.9%	204.7	-0.0%	183.5	-0.9%
2020/5	191.1	-0.1%	180.5	-0.7%	207.0	1.1%	182.7	-0.5%
2020/6	191.2	0.1%	177.6	-1.6%	204.0	-1.4%	185.5	1.6%
2020/7	191.0	-0.1%	175.1	-1.4%	201.7	-1.2%	187.4	1.0%
2020/8	191.9	0.5%	175.5	0.2%	202.6	0.5%	188.5	0.6%
2020/9	192.1	0.1%	176.3	0.5%	204.2	0.8%	187.8	-0.4%
2020/10	193.5	0.7%	177.7	0.8%	205.5	0.6%	189.0	0.7%
2020/11	194.0	0.3%	178.7	0.5%	205.9	0.2%	189.5	0.3%
2020/12*	194.5	0.3%	177.9	-0.4%	206.6	0.3%	190.4	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 December Median TOX	\$15,000
2020 November Median TOX	\$11,000
Change (Month-on-Month)	\$4,000

Source: SRX / URA

Median TOX by District

District	Median TOX	District	Median TOX
1	-22,500	15	17,000
2	26,000	16	18,000
3	20,000	17	0
4	50,000	18	10,000
5	15,000	19	18,000
6	-200,000	20	17,400
7	-19,000	21	10,000
8	20,000	22	10,000
9	0	23	21,000
10	40,000	24	-
11	20,000	25	1,500
12	0	26	20,000
13	10,000	27	3,800
14	-2,000	28	33,500
		Overall	15,000

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.

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.

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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.

The logo for SRX, featuring the letters 'SRX' in a bold, sans-serif font. The 'S' and 'R' are white, and the 'X' is a teal color. The 'X' is stylized with a slight gap between the two strokes.

SRX

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