

Flash Report

HDB Flats

Resale Market March 2021



SRX

*Based on numbers compiled on 5th April 2021.

Observations

HDB Resale Prices Continue Rising for Nine Straight Months in March 2021;

Year-on-Year Prices Increase 9.5%

1. HDB resale price increases 0.8% in March 2021 compared to February 2021.

Mature and Non-Mature Estates prices increase 0.9% and 0.7% respectively, as compared to February 2021. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 1.5%, 1.2%, 0.8% and 1.4% respectively.

According to the SRX Property Price Index for HDB Resale:

- Year-on-year, the overall price increase is 9.5%.
- Year-on-year, prices for all room types increase in March 2021: 3 Room by 11.0%, 4 Room by 9.1%, 5 Room by 8.8% and Executive by 6.9%.
- Mature and Non-Mature Estates prices increase by 8.1% and 10.4% respectively from a year ago.
- March 2021 prices are 4.9% lower than the peak in April 2013.

2. 2,448 HDB resale transactions in March 2021, representing a 13.1% increase from February 2021.

- Year-on-year, resale volume in March 2021 is 25.6% higher than the previous year.
- Breaking down by room types, in March 2021, 43.3% of the volume comes from HDB 4 Room, 25.5% from 5 Room, 22.9% from 3 Room and 7.0% from Executive. The rest are from 1 Room, 2 Room and Multi-Gen.

3. The highest transacted price for a resale flat in the month is achieved at \$1,220,000

by a 5 Room DBSS unit at Natura Loft; In Non-Mature Estates, the highest transacted price is achieved at \$910,000 by a 5 Room Premium Apartment Loft unit at Treelodge@Punggol.

4. In March 2021, there are 17 HDB resale flats transacted for at least \$1,000,000,

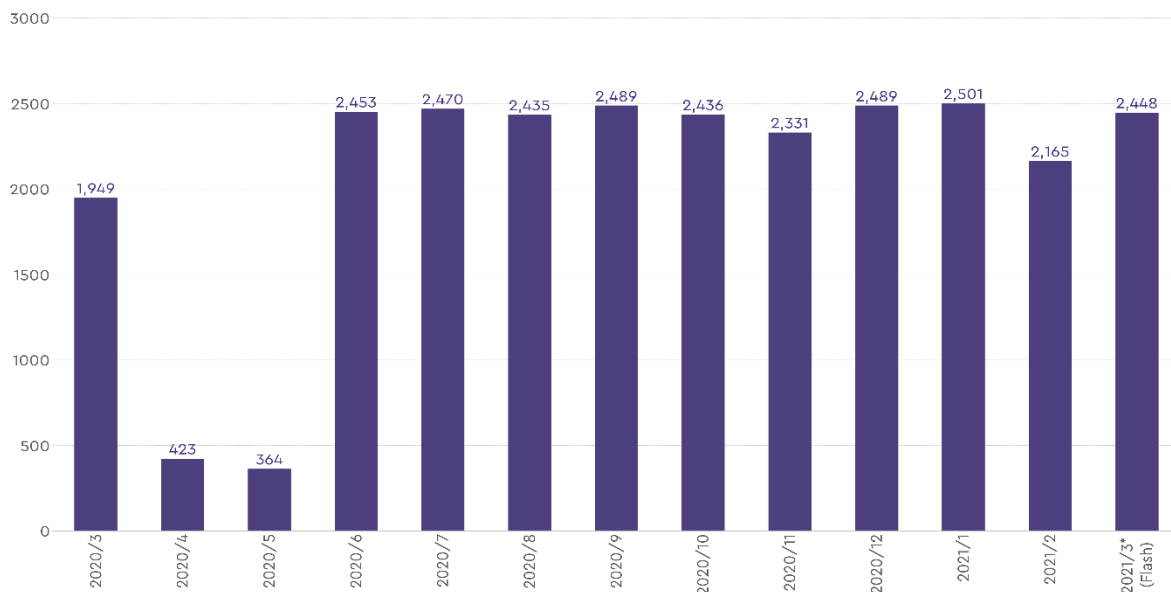
representing a decrease from February 2021 in which 23 such units were transacted.

- The number of million-dollar flats sold comprises 0.7% of the total resale volume in the month.
- In the first three months of 2021, a total of 53 HDB flats have been transacted for more than a million dollars so far, reflecting an increase of 308% when compared to 13 such units during the same period last year.

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume

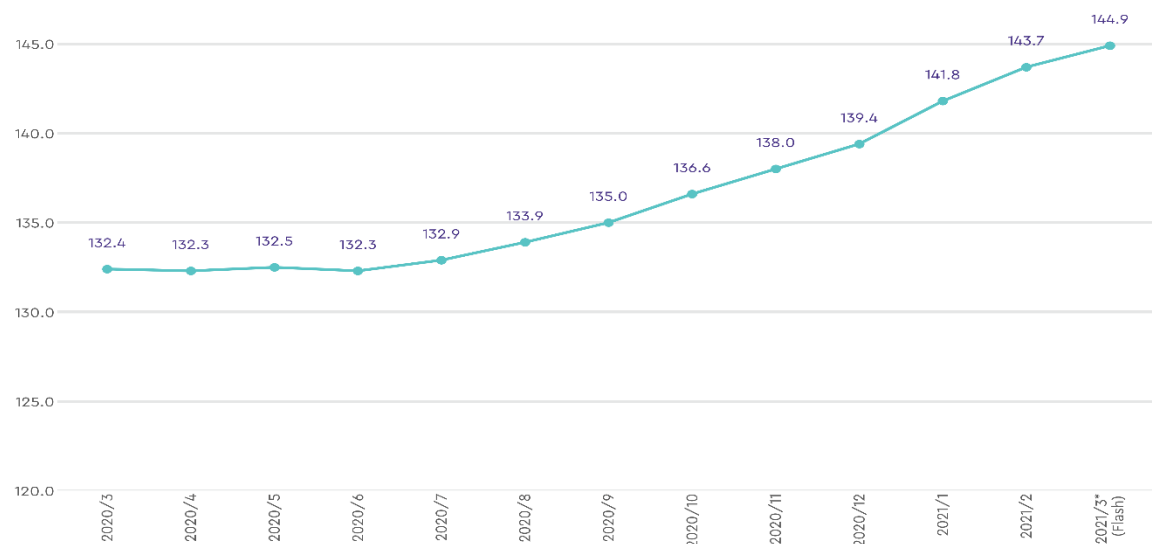


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2021 March Resale Index	144.9
2021 February Resale Index	143.7
Change (Month-on-Month)	0.8%

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
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%	139.4	0.6%	150.1	1.0%
2020/11	138.0	1.0%	128.1	1.3%	137.3	0.6%	140.8	1.0%	152.0	1.3%
2020/12	139.4	1.0%	128.8	0.6%	139.3	1.4%	142.3	1.1%	153.8	1.2%
2021/1	141.8	1.7%	131.8	2.3%	141.7	1.7%	144.6	1.6%	154.7	0.6%
2021/2	143.7	1.4%	134.0	1.7%	142.9	0.9%	147.9	2.3%	156.1	0.8%
2021/3*	144.9	0.8%	136.0	1.5%	144.7	1.2%	149.0	0.8%	158.3	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.

Median Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	309,000	448,000	650,000	-	345,500
Bedok	308,000	525,000	589,500	757,750	435,000
Bishan	370,000	558,000	710,000	950,000	628,000
Bukit Batok	296,500	400,000	530,000	716,000	395,000
Bukit Merah	320,000	715,000	825,000	-	680,000
Bukit Panjang	345,000	430,000	525,000	583,844	455,500
Bukit Timah	-	580,000	862,888	1,000,000	970,000
Central Area	440,000	900,000	814,444	-	567,500
Choa Chu Kang	347,500	439,000	491,000	575,000	456,500
Clementi	329,000	546,500	680,000	797,500	475,000
Geylang	260,000	500,000	880,880	761,500	420,000
Hougang	318,500	420,000	588,444	694,600	440,000
Jurong East	319,500	412,500	565,000	720,000	415,000
Jurong West	246,500	415,000	472,500	574,000	438,000
Kallang/Whampoa	326,000	529,000	807,500	805,000	499,500
Marine Parade	380,000	449,400	770,000	-	449,400
Pasir Ris	532,500	453,500	538,000	688,888	532,250
Punggol	376,500	481,444	587,500	560,000	488,000
Queenstown	360,000	775,000	815,000	945,000	698,000
Sembawang	317,000	396,500	472,000	568,000	450,000
Sengkang	365,000	445,000	521,000	606,500	465,000
Serangoon	350,000	440,000	580,000	835,000	448,000
Tampines	365,000	456,000	570,000	738,000	479,444
Toa Payoh	286,500	683,000	782,944	804,000	520,000
Woodlands	295,000	380,000	467,000	638,000	420,000
Yishun	301,500	416,500	515,000	600,000	400,000
Overall	320,000	455,000	546,000	678,000	465,000

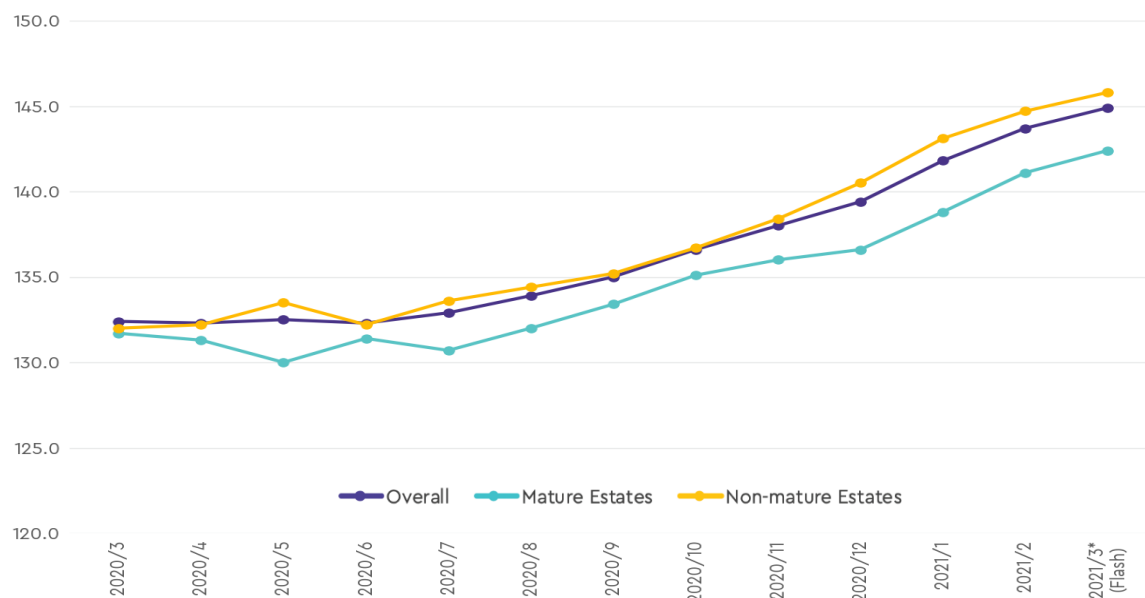
Note: Grey fields contain figures derived from fewer than 10 transactions. Purple fields contain figures derived from only 1 transaction.

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.

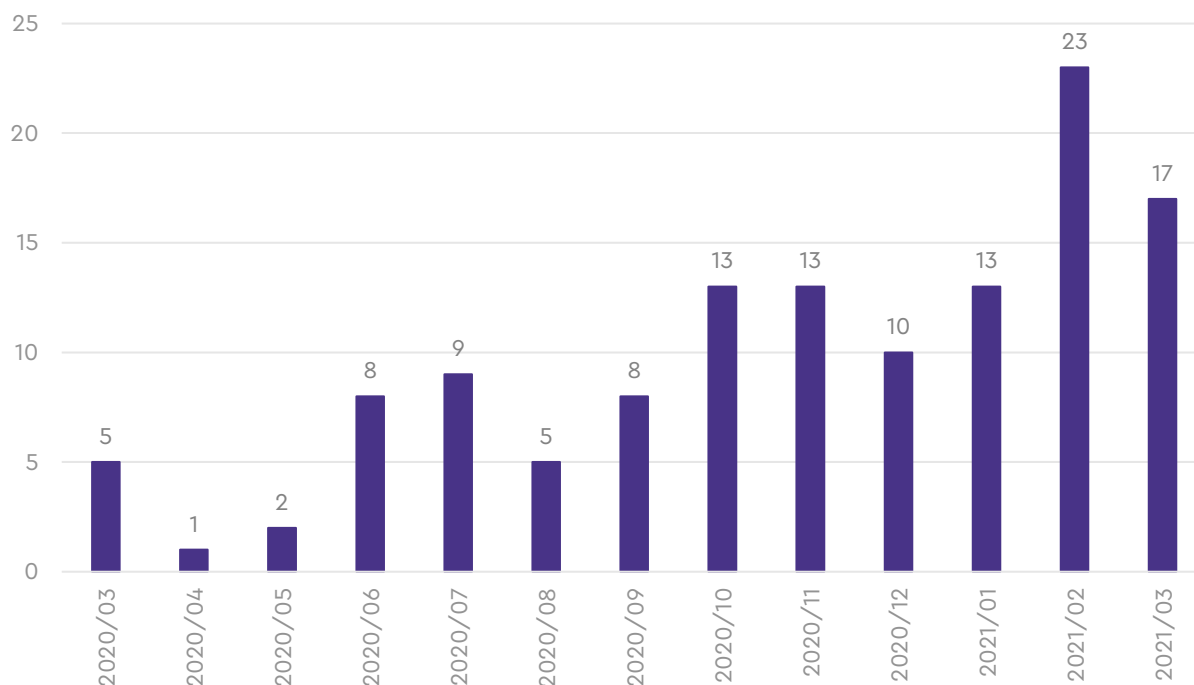
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2020/3	132.4	-0.2%	131.7	-0.8%	132.0	0.1%
2020/4	132.3	-0.0%	131.3	-0.3%	132.2	0.2%
2020/5	132.5	0.1%	130.0	-1.0%	133.5	0.9%
2020/6	132.3	-0.1%	131.4	1.1%	132.2	-1.0%
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2020/11	138.0	1.0%	136.0	0.7%	138.4	1.2%
2020/12	139.4	1.0%	136.6	0.4%	140.5	1.5%
2021/1	141.8	1.7%	138.8	1.6%	143.1	1.9%
2021/2	143.7	1.4%	141.1	1.7%	144.7	1.1%
2021/3*	144.9	0.8%	142.4	0.9%	145.8	0.7%

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Source: SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Monthly Volume of Resale Flats Transacted for At Least \$1 Million



Million-Dollar Resale Flats Transacted in the Month

Town Name	Street Name	Flat Type	Resale Price	SQFT	\$PSF
Bishan	Bishan St 24	5RM	\$1,220,000	1,292	\$945
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,125,000	1,259	\$893
Central Area	Cantonment Rd	4RM	\$1,120,000	1,023	\$1,095
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,095,000	1,227	\$892
Bishan	Bright Hill Dr	EXE	\$1,092,888	2,616	\$418
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,080,000	1,281	\$843
Central Area	Cantonment Rd	5RM	\$1,068,888	1,152	\$928
Kallang/Whampoa	Upp Boon Keng Rd	5RM	\$1,068,000	1,249	\$855
Bukit Timah	Toh Yi Dr	EXE	\$1,050,000	1,572	\$668
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,048,888	1,227	\$855
Bukit Timah	Toh Yi Dr	EXE	\$1,038,000	1,572	\$661
Central Area	Cantonment Rd	4RM	\$1,032,000	1,001	\$1,031
Bishan	Bishan St 24	5RM	\$1,030,000	1,292	\$797
Central Area	Cantonment Rd	4RM	\$1,028,000	1,023	\$1,005
Queenstown	Holland Dr	5RM	\$1,020,000	1,259	\$810
Bukit Timah	Toh Yi Dr	EXE	\$1,020,000	1,572	\$649
Bukit Timah	Toh Yi Dr	EXE	\$1,000,000	1,615	\$619

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.

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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.

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