

Flash Report

Condo

Resale Market March 2021



SRX

*Based on numbers compiled on 9th April 2021.

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

Observations

Condo Resale Prices Rising for Eighth Straight Month, Monthly Volumes Estimated to Hit 10-Year High

1. CCR prices increase 1.1% while RCR and OCR prices decrease by 0.1% and 0.2% respectively in March 2021.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increase by 0.1% over February 2021.
- Year-on-year, overall prices increase by 4.2% over March 2020.
- Year-on-year, all regions experience price increases: CCR by 3.2%, RCR by 4.1% and OCR by 4.6%.

2. An estimated 1,662 units are resold in March 2021, a 28.9% increase from the 1,289 units resold in February 2021.

- This is the highest monthly volume seen since May 2011.
- Volumes are 122.5% higher than in March 2020, and 75.3% higher than the 5-year average volumes for the month of March.
- Breaking down by regions, in March 2021, 60.2% of the volumes are from OCR, 23.2% from RCR and 16.5% from CCR.

3. The highest transacted price for a resale unit in the month is achieved at \$18.3 million at Eden.

- In RCR, the highest transacted price is a unit at Reflections at Keppel Bay resold for \$7 million.
- In OCR, the highest transacted price is a unit at Archipelago resold for \$2.8 million.

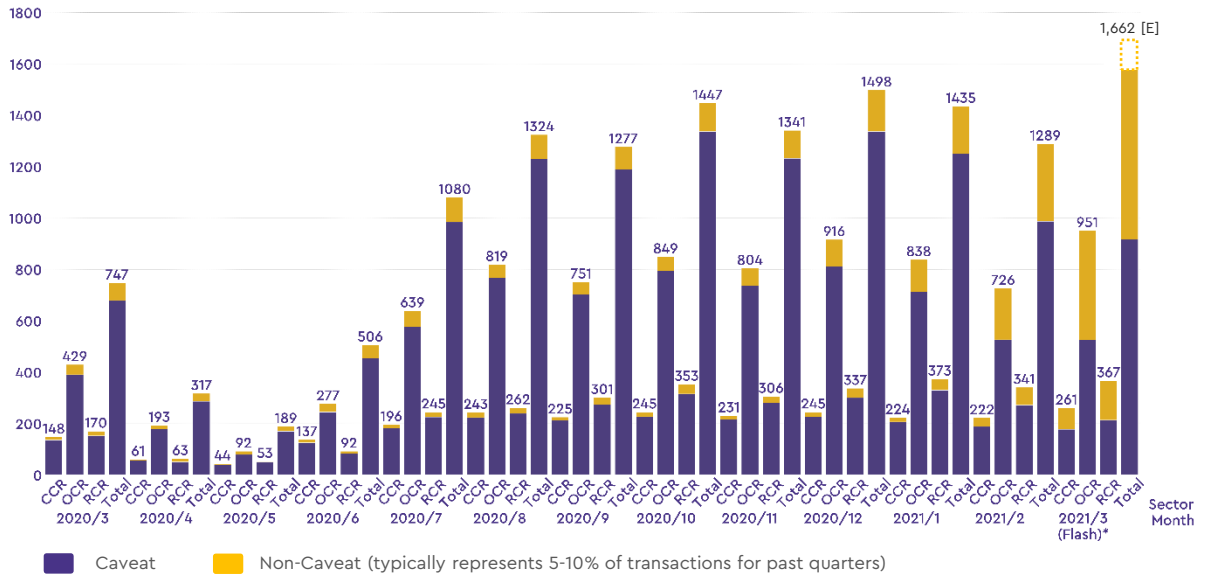
4. Overall median capital gain is \$179,500 in March 2021. This represented a decrease of \$24,344 as compared to February 2021. The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

- District 21 (Clementi Park / Upper Bukit Timah) posted the highest median capital gain at \$380,000, followed by District 15 (East Coast / Marine Parade) at \$356,000.
- District 8 (Farrer Park / Serangoon Rd) posted the lowest median capital gain at \$71,080, followed by District 14 (Eunos / Geylang / Paya Lebar) at \$114,994.
- Capital gain data only include districts with more than 10 matching transactions.

Condo Resale Market

Resale Volume

Condo Monthly Resale Volume

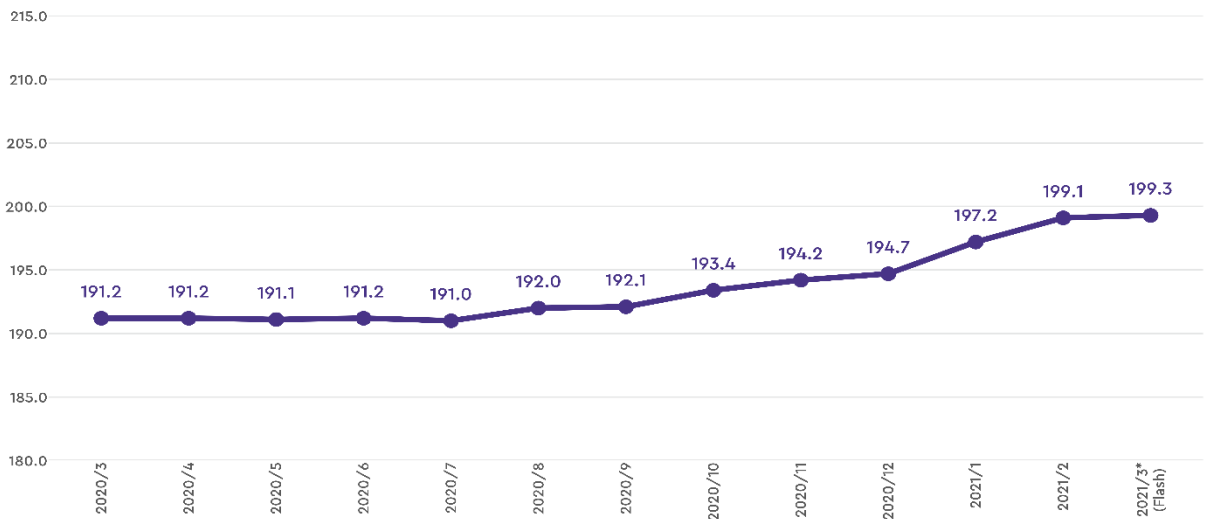


Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2021 March Resale Index	199.3
2021 February Resale Index	199.1
Change (Month-on-Month)	0.1%

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

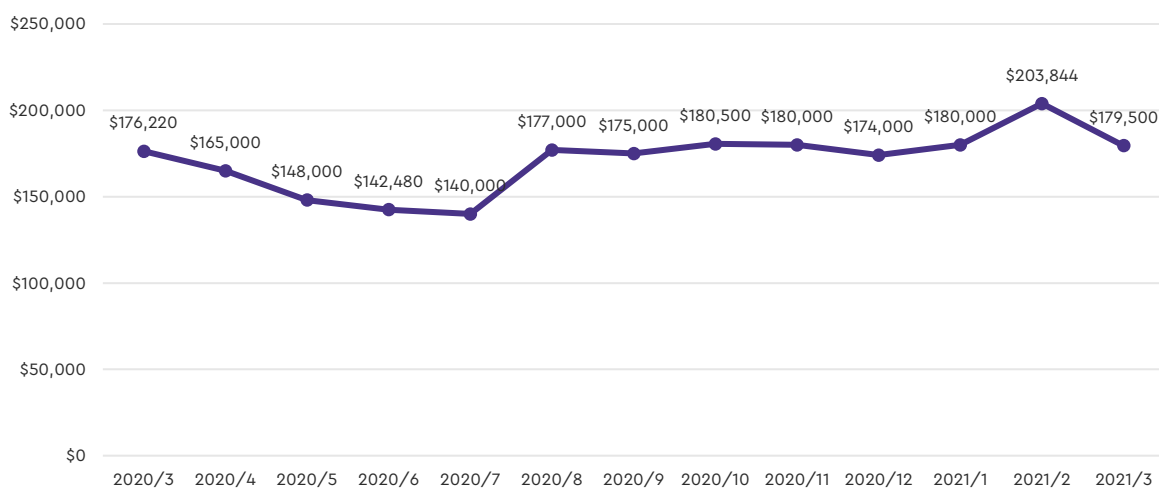
SPI by Region

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
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	192.0	0.5%	175.5	0.3%	202.6	0.5%	188.6	0.6%
2020/9	192.1	0.1%	176.2	0.4%	204.2	0.7%	187.8	-0.4%
2020/10	193.4	0.7%	177.6	0.8%	205.7	0.7%	188.9	0.6%
2020/11	194.2	0.4%	178.8	0.7%	206.3	0.3%	189.6	0.4%
2020/12	194.7	0.3%	178.3	-0.3%	207.8	0.7%	190.0	0.2%
2021/1	197.2	1.3%	179.2	0.5%	211.7	1.9%	192.2	1.2%
2021/2	199.1	1.0%	182.2	1.6%	213.2	0.7%	194.0	0.9%
2021/3*	199.3	0.1%	184.2	1.1%	213.1	-0.1%	193.6	-0.2%

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 Capital Gain/Loss

Median Capital Gain/Loss for Condo Resale



2021 March Median Capital Gain/Loss	\$179,500
2021 February Median Capital Gain/Loss	\$203,844
Change (Month-on-Month)	-\$24,344

Note: The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

Source: SRX / URA

Median Capital Gain/Loss by District

District	Median Capital Gain/Loss	District	Median Capital Gain/Loss
1	-\$122,000	15	\$356,000
2	\$105,700	16	\$155,000
3	\$133,000	17	\$120,000
4	\$120,000	18	\$147,400
5	\$193,000	19	\$206,888
7	\$65,000	20	\$274,326
8	\$71,080	21	\$380,000
9	\$228,800	22	\$209,000
10	\$352,800	23	\$199,000
11	\$350,000	25	\$125,460
12	\$147,000	26	\$228,000
13	\$146,000	27	\$117,575
14	\$114,994	28	\$199,956
		Overall	\$179,500

Note: Purple fields contain figures derived from fewer than 10 matching transactions.

Source: SRX / URA

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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