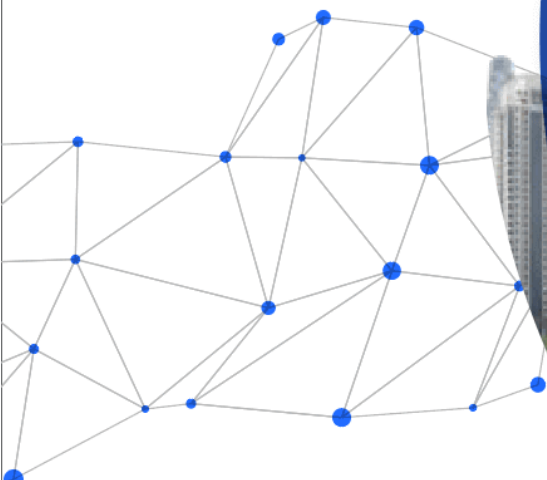


FLASH REPORT

▶ Oct | **Condo**
2021 | Resale Market



Observations

Condo Resale Price Rises 0.7% in October 2021 for 15 Consecutive Months; Volumes Decrease by 6.3%

1. CCR, RCR and OCR prices increase by 0.4%, 0.6% and 0.9% respectively in October 2021.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increase by 0.7% over September 2021.
- Year-on-year, overall prices increase by 9.0% over September 2020.
- Year-on-year, all regions experience price increases: CCR by 8.6%, RCR by 8.3% and OCR by 9.4%.

2. An estimated 1,578 units are resold in October 2021, a 6.3% decrease from the 1,684 units resold in September 2021.

- Volumes are 9.0% higher than in October 2020, and 52.3% higher than the 5-year average volumes for the month of October.
- Breaking down by regions, in October 2021, 60.1% of the volumes are from OCR, 21.7% from RCR and 18.3% from CCR.

3. The highest transacted price for a resale unit in the month is achieved at \$19.7 million at Seven Palms Sentosa Cove.

- In RCR, the highest transacted price is a unit at Reflections at Keppel Bay resold for \$6.4 million.
- In OCR, the highest transacted price is a unit at Breeze By The East resold for \$3.45 million.

4. Overall median capital gain is \$220,960 in September 2021.

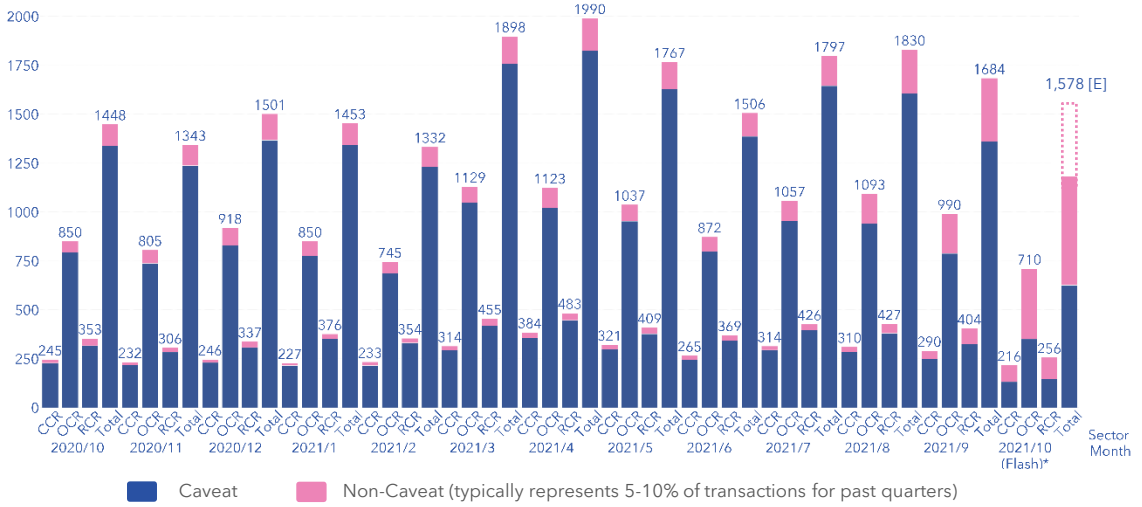
This represents a decrease of \$12,540 from September 2021. The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

- District 21 (Clementi Park / Upper Bukit Timah) posts the highest median capital gain at \$590,000, followed by District 10 (Tanglin / Holland) at \$470,000.
- District 4 (Harbourfront / Telok Blangah) is the only district that posts a median capital loss, at \$63,280.
- Capital gain data only include districts with more than 10 matching transactions.

Condo Resale Market

Resale Volume

Condo Monthly Resale Volume

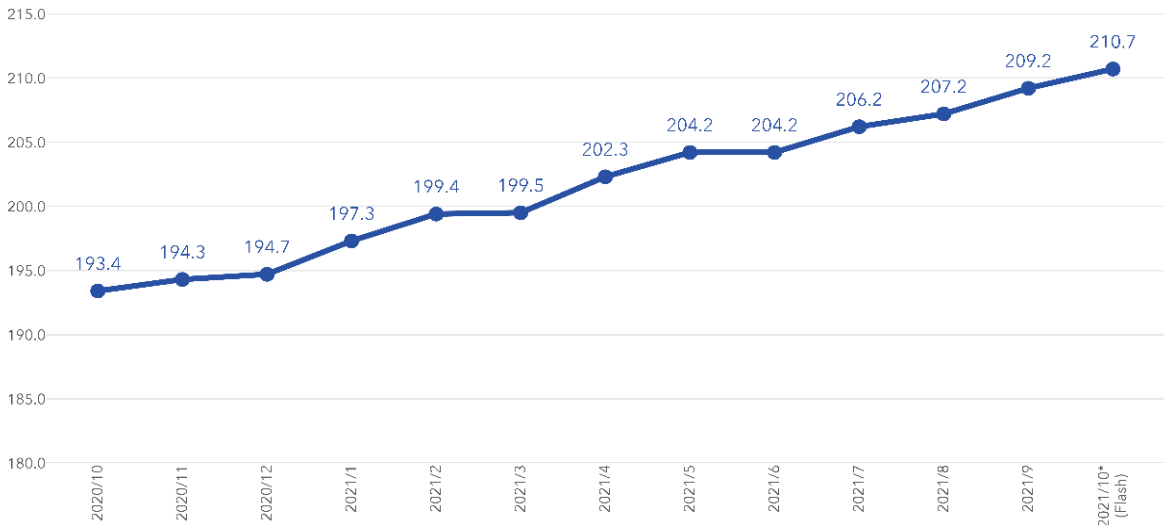


Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2021 October Resale Index	210.7
2021 September Resale Index	209.2
Change (Month-on-Month)	0.7%

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

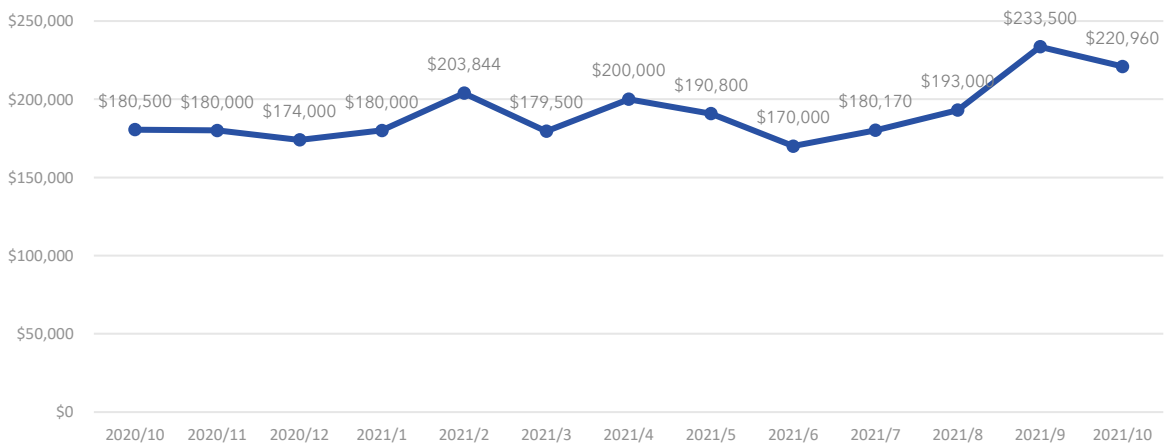
SPI by Region

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
2020/10	193.4	0.7%	177.6	0.8%	205.7	0.7%	188.9	0.6%
2020/11	194.3	0.4%	178.8	0.7%	206.4	0.3%	189.7	0.4%
2020/12	194.7	0.2%	177.6	-0.7%	207.8	0.7%	190.2	0.2%
2021/1	197.3	1.4%	179.1	0.8%	211.6	1.8%	192.5	1.3%
2021/2	199.4	1.1%	182.7	2.0%	213.6	1.0%	194.1	0.8%
2021/3	199.5	0.0%	184.3	0.9%	213.4	-0.1%	193.8	-0.2%
2021/4	202.3	1.4%	186.7	1.3%	216.0	1.2%	196.8	1.6%
2021/5	204.2	0.9%	186.2	-0.3%	220.1	1.9%	198.4	0.8%
2021/6	204.2	0.0%	189.1	1.6%	217.3	-1.3%	198.7	0.2%
2021/7	206.2	1.0%	189.5	0.2%	218.3	0.5%	201.8	1.6%
2021/8	207.2	0.5%	190.3	0.4%	218.1	-0.1%	203.5	0.8%
2021/9	209.2	1.0%	192.1	1.0%	221.4	1.5%	204.9	0.7%
2021/10*	210.7	0.7%	192.9	0.4%	222.8	0.6%	206.7	0.9%

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 October Median Capital Gain/Loss	\$220,960
2021 September Median Capital Gain/Loss	\$233,500
Change (Month-on-Month)	-\$12,540

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: 99-SRX / URA

Median Capital Gain/Loss by District

District	Median Capital Gain/Loss	District	Median Capital Gain/Loss
1	-\$215,980	15	\$344,440
2	\$50,000	16	\$180,044
3	\$311,500	17	\$323,500
4	-\$63,280	18	\$188,140
5	\$234,000	19	\$197,750
6	-	20	\$249,533
7	\$249,944	21	\$590,000
8	\$265,200	22	\$340,000
9	\$62,500	23	\$250,330
10	\$470,000	24	-
11	\$184,000	25	\$139,350
12	\$124,400	26	-
13	\$81,400	27	\$197,500
14	\$85,000	28	\$238,464
		Overall	\$220,960

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

Source: 99-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.

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

For media queries or technical questions, please contact our Head of Research, Mr. Pow Ying Khuan at yingkhuan.pow@99.co or our PR team at pr@99.co. We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.

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